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

December 22, 2016

Mr. Morgan Muir 6639 Forestland Way Oakland, CA 94611

(Sent via electronic mail to: morganmuir64@gmail.com)

Subject:

Closure Transmittal; Site Cleanup Program (SCP) Case RO0003177 and Geotracker Global ID T10000007146, Tidewater Subsite; 4723 Tidewater Avenue, Oakland, CA

94601

Dear Mr. Muir:

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 Environmental Health website (http://www.acgov.org/aceh/index.htm).

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, 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 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.

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: Cheryl Prowell, San Francisco Bay Regional Water Quality Control Board, 1515 Clay Street,

Suite 1400, Oakland, CA 94612, (Sent via electronic mail to:

cheryl.prowell@waterboards.ca.gov)

Gopakumar Nair, City of Oakland Public Works, 250 Frank H. Ogawa Plaza, Suite 4314, Oakland, CA 94612 (Sent via electronic mail to: gnair@oaklandnet.com)

Mr. Morgan Muir RO0003177 December 22, 2016, Page 2

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)

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: December:	22.	2016
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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: Tidewater Subsite			
Facility Address: 4723 Tidewater A	Avenue, Oakland, CA 94601		
Regional Water Board LUSTIS Case No:	Former ACDEH Case No.:	Current SCP Case No.: RO0003177	
Unauthorized Release Form Filing Date:	State Water Board GeoTracker Global ID: T10000007146		
Assessor Parcel Number: 34-2300-19	Current Land Use: Commercial		
Responsible Party(s):	Address:	Phone:	
Morgan Muir	6639 Forestland Way Oakland, CA 94611		
Tidewater 2004 Real Estate Holdings LLC	4723 Tidewater Avenue Oakland, CA 94601		
TRIN 2015 Real Estate Inc.	4723 Tidewater Avenue Oakland, CA 94601		

Tank Information

Tank No.	Size (gal)	Contents	Closed in-Place / Removed	Date

Case Closure Summary Form

Site Closure Evaluation Summary

This case was opened in 2015 to address Total Petroleum Hydrocarbons as motor oil (TPHmo) contamination along an abandoned railroad spur located on the property. The contamination was discovered in a soil sampling event in June 1988 for a proposed redevelopment project (former case RO0002664) which documented historic rail spur contamination to be present in near surface soil at the site. Subsequent to sampling event, the proposed redevelopment site was subdivided into six smaller parcels and each redeveloped (34-2300-19, 34-2300-20,34-2300-21, 34-2300-22, 34-2300-23, and 34-2300-24. This case (RO0003177 Tidewater Subsite, Global Id T10000007146) was opened subsequent to the parcel split to address the TPHmo contamination on APN 34-2300-19. Case number RO0002664 for the remaining five parcels was closed without further investigation.

This parcel is currently developed as a commercial property on fill marshlands along the bay margin. The subject parcel is entirely capped with pavement and a building, with a landscaped area in the eastern third of the parcel in the location of the former rail spur alignment.

Potential source areas associated with the former rail tracks were investigated and analyzed for petroleum hydrocarbons, volatile organic compounds (VOC; full analytical suite), semi-volatile organic compounds (SVOC), polychlorinated biphenyls (PCBs), and metals in soil and groundwater. Downgradient soil and grab groundwater samples were also collected.

The analytical results detected TPHmo, TPH as diesel, and metals in soil, and dissolved metals in groundwater. 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 commercial land use restriction to manage limited residual petroleum contamination at the site.

The non-petroleum contamination has been 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.

Refer to Attachments 1 through 5 for analysis details.

Site Management Requirements

Case closure is granted for the current commercial land use.

Due to limited residual subsurface contamination remaining at the site, if any redevelopment occurs, 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 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

Not Applicable

Engineering Controls

Not Applicable

Case Closure Summary Form

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 7	

Local Agency Signatures

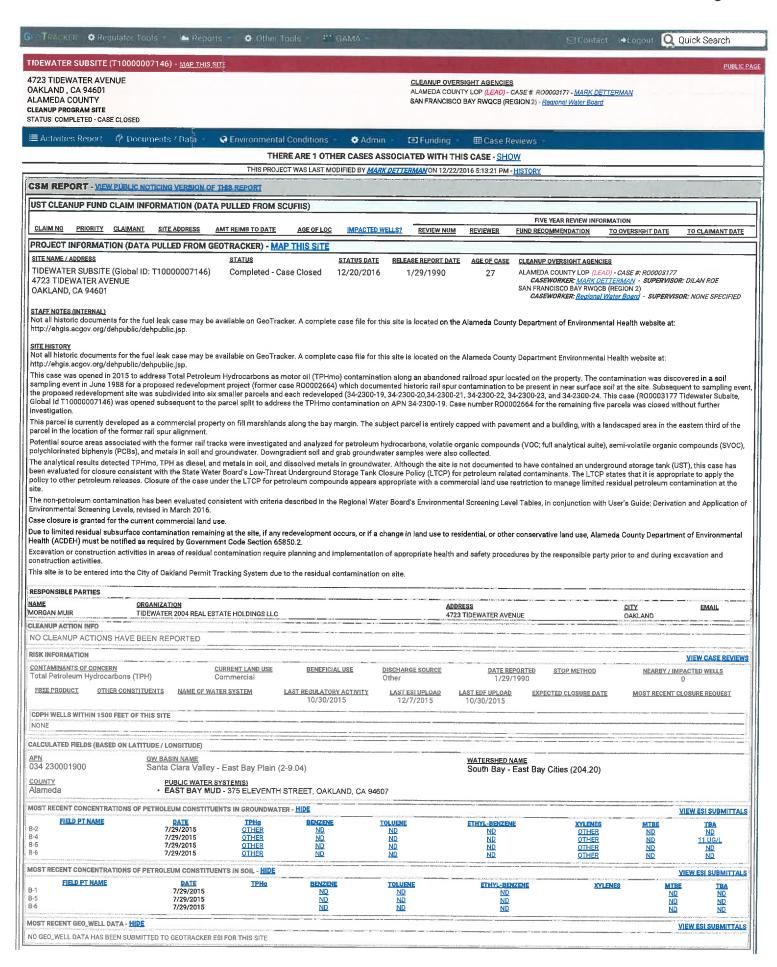
Mark Detterman	Case Worker: Senior Hazardous Materials Specialist
Signature:	Date: 12/22/2016 Title: Chief Land Water Division
Dilan Roe	Title: Chief, Land Water Division
Signature: Plu Poe	Date: 2/22/2016

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 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, 1 page)
Groundwater Evaluation and Data (Attachment 2, 37 pages)
Vapor Intrusion Evaluation and Data (Attachment 3, 3 pages)
Soil Evaluation and Data (Attachment 4, 51 pages)
Responsible Party Information (Attachment 5, 2 pages)
Case Closure Public Notification Information (Attachment 6, 2 pgs)

ATTACHMENT 1

TIDEWATER SUBSITE



ATTACHMENT 2

Attachment 2 - Groundwater Evaluation and Data

	LTCP GROUN	DWATER SPE	CIFIC CRITE	RIA - PETRO	LEUM	
Scenario 5	ot affected groundwate This case should b	r; <u>X</u> Scena e closed in spi	te of not meet	ing the ground	dwater specifi	c media criteria
Sha	ading indicates Site S	pecific Data a	nd Bold Text	indicates Ev	aluation Crite	eria
Site Sp	ecific Data	Scenario 1	Scenario 2	Scenario 3	Scenario 4	Scenario 5
Plume Length	< 100 feet	<100 feet	<250 feet	<1,000 feet	<1,000 feet	
Free Product	No free product	No free product	No free product	Removed to maximum extent practicable	No free product	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.
Plume Stable or Decreasing	Stable or decreasing	Stable or decreasing	Stable or decreasing	Stable or decreasing for minimum of 5 years	Stable or decreasing	
Distance to Nearest Water Supply Well (from plume boundary)	> 1,320 feet (ACPWA) >2,000 (GAMA)	>250 feet	>1,000 feet	>1,000 feet	>1,000 feet	
Distance to Nearest Surface Water Body (from plume boundry)	Downgradient: 1,220 feet Cross Gradient: 830 feet Upgradient: 1,890 feet	>250 feet	>1,000 feet	>1,000 feet	>1,000 feet	
Benzene Concentrations (µg/l)	Historic Max: < 0.5 Current Max: < 0.5	No criteria	<3,000	<1,000	<1,000	
MTBE Concentrations (μg/l)	Historic Max: < 1.0 Current Max: < 1.0	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 2 - Groundwater Evaluation and Data

	Analysis
Plume Length	The site can be considered to be 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	Not applicable. The site can be considered to be a soils only case for petroleum compounds. No detectable concentrations of petroleum hydrocarbons, at standard limits or reporting, were documented in grab groundwater samples. All hydrocarbon detection reporting limits were at or below the February 2016 ESLs.
Water Supply Wells	An Alameda County Public Works Agency (ACPWA) well survey indicates no public water supply wells, irrigation wells within 1,320 feet of the site. The closest well at 1,460 feet, is located to the north and is considered to be upgradient of any potential, undocumented, plume. The well survey results from the GeoTracker Groundwater Ambient Monitoring Assessment (GAMA) website indicates there are no public water supply wells, irrigation wells, California Department of Public Health wells, Department of Pesticide Regulation wells located within a 2,000 foot radius of the site.
Surface Water Bodies	Based on the flow direction established at vicinity sites, San Leandro Bay, a part of the San Francisco Bay is downgradient to the south at an approximate distance of 1,220 feet. San Francisco Bay also cross gradient at an approximate distance of 830 feet to the southwest. East Creek Slough is approximately 1,890 feet upgradient.

Attachment 2 – 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

A determination has been made that under current land use scenarios, dissolved metal concentrations pose a low threat to human health and safety and to the environment.

Groundwater Concentrations for Primary Constituents of Concern			
Barium (µg/l)	Historic Max: 1,200 Current Max: 1,200	II Human Health Rick ESL 2 000 - I	
Cobalt (µg/l)	Historic Max: 74 Current Max: 74	Drinking Water ESL: 6.0 Human Health Risk ESL: 6.0 Salt Water Ecotox ESL:3.0	Source – Th
Copper (µg/l)	Historic Max: 81 Current Max: 81	Drinking Water ESL: 1,000 Human Health Risk ESL: 300 Ceiling Value ESL: 5,000	appears the are either groundwater material for
Nickel (µg/l)	Historic Max: 88 Current Max: 88	Drinking Water ESL: 100 Human Health Risk ESL: 12 Salt Water Ecotox ESL: 8.2	both. (See b
Vanadium (μg/l)	Historic Max: 96 Current Max: 96	Drinking Water ESL: 5.0 Human Health Risk ESL: 5.0 Salt Water Ecotox ESL: 19	

Source - The subject site is in a large area of Bay margin fill. It appears the metal concentrations are either high-biased grab groundwater or associated with fill material for the site or vicinity or both. (See below and Attachment 4).

Evaluation Criteria

Criteria

Site Specific Data

Based on a review of the analytical data for soil collected at the site (See Direct Contact Evaluation and Data - Attachment 4) the concentration of metals in soil do not exceed Tier 1 residential ESLs, or Direct Contact ESLs for residential or commercial properties. Limited areas were sampled to investigate the rail spur as a source of contamination and the potential for TPH impacts to groundwater. In areas sampled the five metals in groundwater listed above exceeded multiple ESLs as listed. Proper sample handling including filtering and preservation appear to have been observed in the collection of the grab groundwater samples from the site. While metal concentrations can be biased high in grab groundwater sample collection, it has also been established in peer reviewed technical articles that metal concentrations and metal mobility in marine sediment and fill materials will change and groundwater concentrations will increase beneath "reclaimed" land such as the subject site due to physico-chemical changes to the soils in the marine environment. This has been attributed to pH reductions and salinity. Additionally, analytical testing conducted in 1988 (Soil Sampling Activities, June 15, 1988, Baseline Environmental Consulting) on soil at the site indicate soluble fractions of some of these metals (lead, nickel, and vanadium) are present in site soils that produced laboratory soluble concentrations higher than those observed during the current investigation. Peer reviewed technical literature indicates reductions over time are typical beneath "reclaimed" land. Therefore, because the subject site is in a large area of Bay margin fill, it appears the metal concentrations are either high-biased grab groundwater or associated with fill material for the

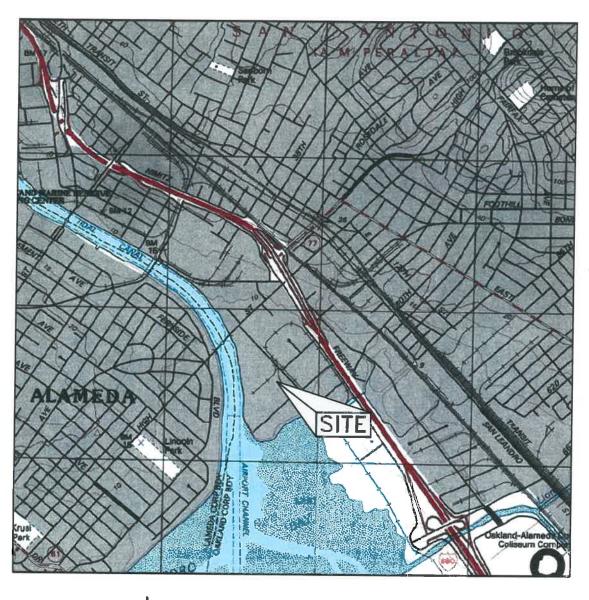
Plume Length

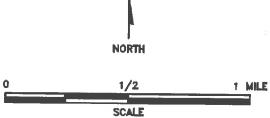
Attachment 2 – Groundwater Evaluation and Data

	site or vicinity or both.
Estimated Age of Plume	Not Applicable
Non-Aqueous Phase Liquid (NAPL)	No NAPL
Plume Stability	The stability of a non-petroleum hydrocarbon plume has not been assessed.
Distance to Nearest Water Supply Well (from plume boundary)	Downgradient: > 1,320 feet Cross Gradient: > 1,320 feet Upgradient: 1,460 feet
Distance to Nearest Surface Water Body (from plume boundry)	Downgradient: 1,220 feet; San Francisco Bay, south Cross Gradient: 830 feet; San Francisco Bay, west Upgradient: 1,890 feet; East Creek Slough, north
	Groundwater Analysis
Pollutant Sources are Identified and Evaluated	Not applicable.
	Potential source areas associated with the former rail tracks were investigated and analyzed for petroleum hydrocarbons, volatile organic compounds (VOC; full analytical suite), semi-volatile organic compounds (SVOC), polychlorinated biphenyls (PCBs), and metals in soil and groundwater. Grab groundwater samples were also collected.
Site is Adequately Characterized	In addition to no petroleum hydrocarbon compounds, no contaminant concentrations of concern were documented for VOCs, SVOCs, and PCBs in groundwater. Concentrations of metals in soil are all below residential ESLs. Concentrations of metals in groundwater over ESLs were documented in each bore from which grab groundwater was collected and appear to be related to the nature of grab groundwater sample collection (a general tendency to bias high) or are natural background concentrations as discussed above.
Exposure Pathways, Receptors, and Potential Risks, Threats, and Other Environmental Concerns are Identified and Assessed	A water well survey was conducted and found no water supply wells within ¼-mile (1,320 feet) of the site. The closest distance to the bay / estuary is approximately 830 feet cross-gradient to the west; however, the presumed downgradient direction based on groundwater flow at vicinity sites is approximately 1,220 feet to the south. Due to the distance, the concentrations detected in the grab groundwater analytical results are not expected to be of concern to Bay waters.
Pollutant Sources Are Remediated to The Extent Possible	Not applicable; all non-petroleum (metal, VOC, SVOC, and PCBs) concentrations in soil are below residential ESLs. There appears to be no soil sources.
	Unacceptable risks do not appear to be present at the site. Mitigation is not required.
Unacceptable Risk to Human Health, Ecologic Health, and Sensitive Receptors, Considering Current Land Uses and Water Uses are Mitigated	Land use in the site vicinity is commercial / industrial. No human sensitive receptors are present. A water well survey was conducted and found no water supply wells within ¼-mile (1,320 feet) of the site. The closest distance to the bay / estuary is approximately 830 feet cross-gradient to the west; however, the presumed downgradient direction based on groundwater flow at vicinity sites is approximately 1,220 feet to the south. Due to the distance, concentrations detected in the grab groundwater samples are not expected to be of concern to Bay waters.

Attachment 2 – Groundwater Evaluation and Data

Unacceptable Threats to Groundwater and Surface Water Resources, Considering Existing Beneficial Uses Are Mitigated	
Groundwater Plume is Decreasing	A non-petroleum hydrocarbon plume stability has not been assessed.
Cleanup Standards Can be Met in a Reasonable Timeframe	Not applicable. A groundwater plume does not appear to be documented. Metals concentrations appear to be either high-biased grab groundwater analytical results or are natural background concentrations.
Risk Management Measures are Appropriate, are Documented, and do not Require Further ACDEH Oversight	Yes; see Site Management Requirements above on page 2 of the Closure.





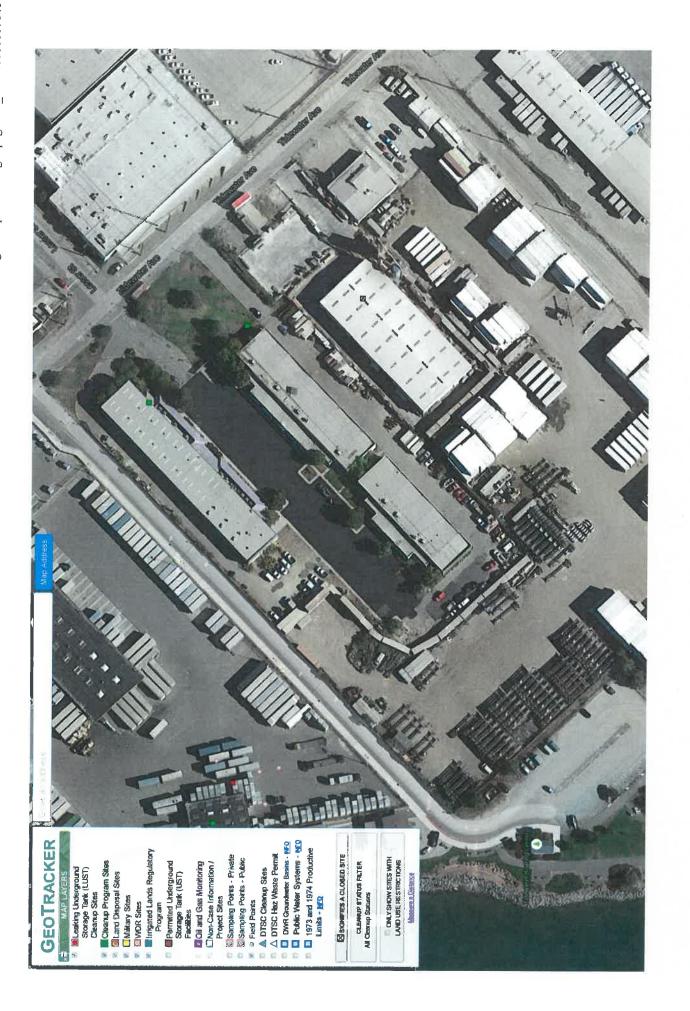
REFERENCE:

U.S.G.S. OAKLAND EAST, CALIFORNIA, 7.5 MINUTE SERIES TOPOGRAPHIC MAP, DATED 1997.

(23)	Information To Build On
Engineering • Co	msulting • Testing

4703 Tidewater Avenue, Suite B Oakland, California 94601 (510) 434-9200

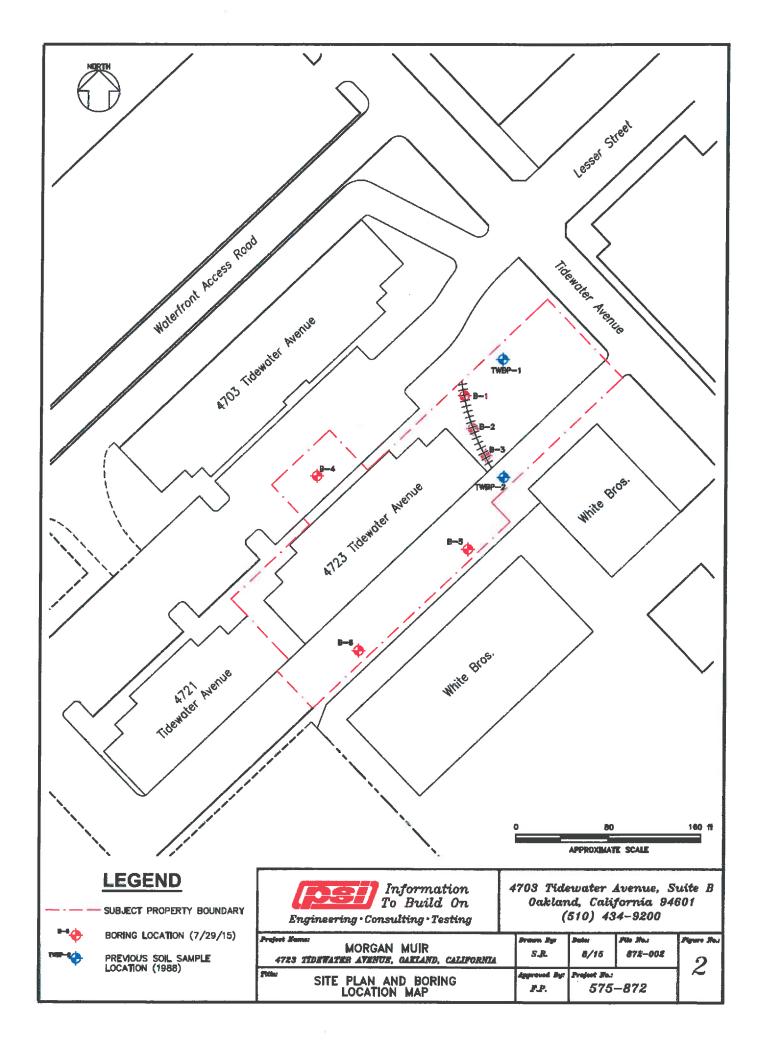
Project Fame: MORGAN MUIR 4728 TIDEWATER AVENUE, GAEZAND, CALIFORNIA	From By: S.R.		Pile Heat 872-001	Figure Heal
SITE LOCATION MAP	Approved Dy: F.P.	Project Ha.: 575-		/



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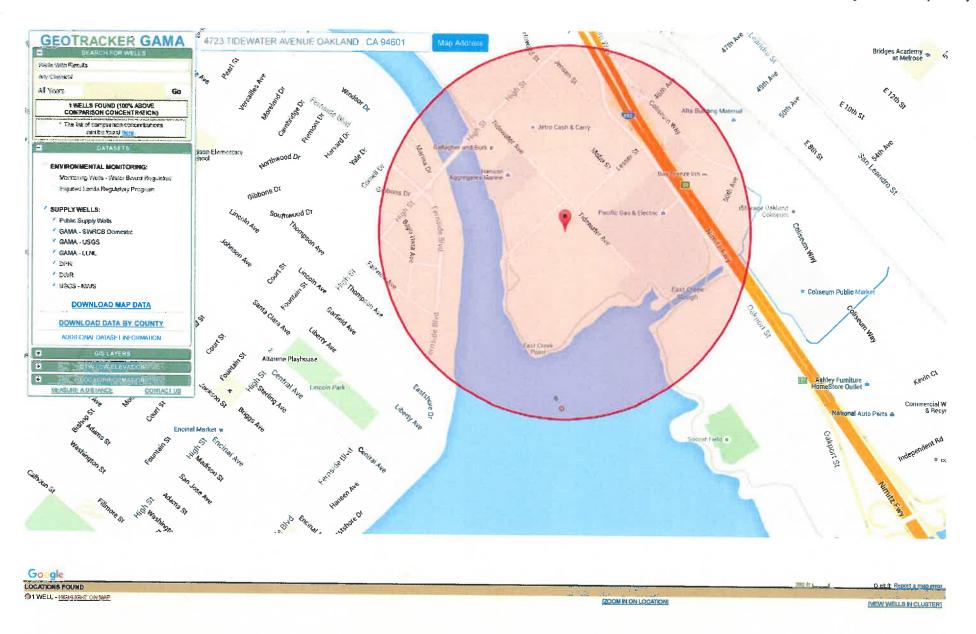


TABLE 1 SUMMARY OF ANALYTICAL RESULTS - ORGANICS Tidewater Business Park

4723 Tidewater Avenue, Oakland, California

SAMPLE NUMBER	SAMPLE MATRIX	DEPTH SAMPLED (FEET)	Total Petroleum Hydrocarbons as Gasoline	Total Petroleum Hydrocarbons as Diesel	Total Petroleum Hydrocarbons as Motor Oil	VOCs	SVOCs	PCBs
8-1-1.0	Soil	1.0	<10	<10	46	ND	ND	ND
B-2-1.0	Soil	1.0	<10	<10	<10			ND
B-3-1.0	Soil	1.0	<10	<10	<10		~52	ND
B-3-5.0	Soil	5.0	<10	<10	<10	***	_	
B-4-1.0	Soil	1.0	<10	<10	<10	an man		
B-5-1.0	Soil	1.0	<10	36	570	ND	ND	ND
B-5-2.5	Soil	2.5	<10	<10	<10		_	-
8-5-5.0	Soil	5.0	<10	<10	<10	nien.	0000	
B-6-1.0	Soil	1.0	<10	<10	110	ND	ND	ND
B-6-2.5	Soil	2.5	<10	65	630	***	Medical	700
B-6-5.0	Soil	5.0	<10	<10	<10	-	_	
B-2	Groundwater	NA	<50	<50	<100	ND	8.9 Di-n-butyl phthalate	ND
B-4	Groundwater	NA	<50	<50	<100	ND	11 Tert butyl alcohol (TBA)	ND
B-5	Groundwater	NA	<50	<50	<100	ND	25 Di-n-butyl phthalate	ND
B-6	Groundwater	NA	<50	<50	<100	ND	29 Di-n-butyl phthalate	ND

Notes: Analytical results for soil are reported as total concentration in milligrams per kilogram (mg/kg)

Analytical results for water are reported as total concentration in micrograms per liter (µg/L)

<= not detected at presented laboratory reporting limit.</p>

NA = Not applicable

ND = Not detected at laboratory reporting limits presented in Appendix D.

VOCs = Volatile Organic Compounds

SVOCs = Semi-Volatile Organic Compounds

PCBs = Polychlorinated Biphenyls

Soil and groundwater samples were collected on 7/29/2015

TABLE 2

SUMMARY OF ANALYTICAL RESULTS: METALS

Tidewater Business Park

4723 Tidewater Avenue, Oakland, California

SAMPLE	SAMPLE	DEPTH	- Catharine and	an ilina valvo ex							4 · 3 4, s.								
NUMBER	MATRIX	(FEET)	SB	AS	BA	BE	CD	CR	CO	CU	PB	HG	MO	NI	SE	AG	TL	V	ZN
B-1-1.0	Soil	1.0	<3.0	<5.0	72	<1.0	<1.0	5.8	5.0	26	<3.0	<0.1	<5.0	6.0	<5.0	<5.0	<2.0	27	28
B-2-1.0	Soil	1.0	<3.0	<5.0	150	<1.0	<1.0	28	10	28	<3.0	<0.1	<5.0	54	<5.0	<5.0	<2.0	22	38
B-3-1.0	Soil	1.0	<3.0	<5.0	120	<1.0	<1.0	26	8.3	23	<3.0	<0.1	<5.0	46	<5.0	<5.0	<2.0	20	34
B-5-1.0	Soil	1.0	<3.0	<5.0	94	<1.0	<1.0	16	5.5	20	41	0.11	<5.0	30	<5.0	<5.0	<2.0	25	150
B-6-1.0	Soil	1.0	<3.0	<5.0	85	<1.0	<1.0	21	6.9	15	32	<0.1	<5.0	33	<5.0	<5.0	<2.0	26	120
B-2	Groundwater	NA	<50	<50	90	<50	<50	<50	74	<50	<50	<0,5	<50	<50	<50	<50 <50	<50		
B-4	Groundwater	NA	<50	<50	1.200	<50	<50	<50	<50	81	<50	<0.5	<50	88	<50			56	<50
B-5	Groundwater	NA	<50	<50	160	<50	<50	<50	<50	63	<50	<0.5	<50		<50 <50	<50	<50	96	<50
B-6	Groundwater	NA	<50	<50	110	<50	<50	<50	<50	<50				<50		<50	<50	50	<50
7710											<50	<0.5	<50	<50	<50	<50	<50	58	<50
STLC	17 2		500 15	500	10,000	75	100	500	8,000	2,500	1,000	20	3,500	2,000	100	500	700	2,400	5,000
OILU			15	5	100	0.75	1	5	80	25	5	0.2	350	20	1	5	7	24	250

Notes:

Depth is presented in feet below ground surface

< = not detected at presented laboratory reporting limit.

Metals are designated by their symbol on the periodic table of elements.

Analytical results for soil are reported as total concentration in milligrams per kilogram (mg/kg)

Analytical results for water are reported as total concentration in micrograms per liter (µg/L)

TTLC = Total Threshold Limit Concentration for soil

STLC = Soluble Threshold Limit Concentration for soil

TABLE 2

ANALYTICAL RESULTS SUMMARY FOR METALS ANALYSES COMPOSITE SAMPLE 1

PROPOSED TIDEWATER BUSINESS PARK

Tidewater Avenue and Lesser Street Oakland, California

	Resi	alts	Regulato	ry Limits
Analyte	Total Metals (mg/kg) ¹	Soluble Metals (mg/l) ²	STLC ³ (mg/l)	TTLC (mg/kg)
Antimony (Sb)	0.02	ے۔	15.0	500.0
Arsenic (As)	4.79	•	5.0	500.0
Barium (Ba)	96.2	••	100.0	10,000.0
Beryllium (Be)	ND^6		0.75	75.0
Cadmium (Cd)	•		1.0	100.0
Chromium (Cr)	comium (Cr) 26.1		560.0	2,500.0
Cobalt (Co)	5.48		80.0	8,000.0
Copper (Cu)	17.5	(**)	25.0	2,500.0
Lead (Pb)	43.6	2.05	5.0	1,000.0
Mercury (Hg)	0.181	***	0.2	20.0
Molybdenum (Mo)	ND	NT.	350.0	3,500.0
Nickel (Ni)	28.8	0.57	20.0	2,000.0
Selenium (Se)	ND	**	1.0	100.0
Silver (Ag)	0.26	(** *)	5.0	500.0
Thallium (Tl)	ND	==	7.0	700.0
Vanadium (V)	46.8	0.696	24.0	2,400.0
Zinc (Zn)	91.4	-	250.0	5,000.0

Milligrams per kilogram (parts per million [ppm]).
 Milligrams per liter (parts per million [ppm]).
 Soluble Threshold Limit Concentration.

⁴ Total Threshold Limit Concentration.

Analyses not performed.
 Not detected.



PSI - Oakland

Project: Morgan Muir-Tidewater

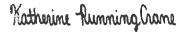
4703 Tidewater Ave Ste B Oakland CA, 94601 Project Number: 575-872 Project Manager: Frank Poss Reported:

08/21/15 15:23

B-2 T151838-08 (Water)

Analyte	Rosult	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
		SunStar L	aboratori	ies, Inc.					
Extractable Petroleum Hydrocarbons by &	015C								
C6-C12 (GRO)	ND	0.050	mg/l	1	5073101	07/31/15	07/31/15	EPA 8015C	SGEL
C13-C28 (DRO)	ND	0.050		#	Ħ	49	0	**	SGEL
C29-C40 (MORO)	ND	0.10	π		**	67	*)	N	SGEL
Surrogate: p-Terphenyl	· · · · · · · · · · · · · · · · · · ·	79.9 %	65-	135		*	(#)	W	SGEL
Metals by EPA 6010B									
Antimony	ND	50	ug/l	1	5080112	08/01/15	08/06/15	EPA 6010b	FILT
Silver	ND	50	99	+4	a	a)	*	34	FILT
Arsenic	ND	50	**					19	FILT
Barium	90	50	**	м	e	e e	64	н	FILT
Beryllium	ND	50	*	**	D	D	*	*	FILT
Cadmium	ND	50	*		H		*	10	FILT
Chromium	ND	50	*	*	.**	*		H	FILT
Cobalt	ND	50	**	*	6)	0	17	N	FALT
Copper	74	50	**	#	W	149	94.9	N	FILT
Lead	ND	50	**	н	v		300	(SM	FILT
Molybdenum	ND	50	**	#	*	W	01	(14)	FILT
Nickel	ND	50	41	N	49	0)		M	FILT
Selenium	ND	50	11	#		*			FILT
Thallione	ND	50	*	и		*	*	**	FILT
Vanadium	56	50	**	н	n	-	49	N	FILT
Zine	ND	50	н	н	o	n	-	м	FILT
Cold Vapor Extraction EPA 7470/7471									
Mercury	ND	0.50	បន្ទ/1	1	5080110	08/01/15	08/06/15	EPA 7470A Water	FILT

SunStar Laboratories, Inc.





PSI -- Oakland

Project: Morgan Muir-Tidewater

4703 Tidewater Ave Ste B Oakland CA, 94601 Project Number: 575-872 Project Manager: Frank Poss Reported: 08/21/15 15:23

B-2

T151838-08 (Water)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
		SunStar La	aborator	ies, Inc.					
Polychlorinated Biohenvis by EPA Me	ethod 8082								
PCB-1016	ND	2.00	ug/l	1	5080606	08/06/15	08/07/15	EPA 8082	O-05
PCB-1221	ND	2.00			*	69	49	*	O-05
PCB-1232	ND	2.00	"				**	20	0-05
PCB-1242	ND	2.00	*	fn			•	95	O-05
PCB-1248	ND	2.00	"	н	Ð	a		4	O-05
PCB-1254	ND	2.00	19	**				м	O-05
PCB-1260	ND	2.00	49		3#0		67	Э.	0-05
Surrogate: Tetrachloro-meta-xylenz		88.3 %	35-	140	"			10	0-03
Surrogate: Decachlorobiphenyl		90.1 %	35-	140	*		n	9.07	0-03
Volatile Organic Compounds by EPA	Method 8269B								
Bromobenzene	ND	1.0	ug/l	1	5073107	07/31/15	08/04/15	EPA 8260B	
Bromochloromethane	ND	1.0	#	**			4	THE STATE OF THE S	
Bromodichloromethane	ND	1.0	*	11			40	7/in	
Bromeform	ND	1.0	**	н		ø			
Bromomethane	ND	1.0	19		**	89	100	- 18	
n-Butylbenzene	ND	1.0	π:	Ħ	**	ŧ	(#.)	II iu	
sec-Butylbenzene	ND	1.0	n	**	10	ŧ		184	
tert-Butylbenzene	ND	1.0	11	69	49	Đ	41	14	
Carbon tetrachloride	ND	0.50		ø	89	or .	69		
Chlorobenzene	ND	1.0	11	*	63		to	W	
Chloroethane	ND	1.0	89	*	-	**	67	н	
Chloroform	ND	1.0		*	1)		•	**	
Chloromethane	ND	1.0	24	44	i)	q		Ne	
2-Chlorotoluene	ND	1.0	29	**	4)	*		gel	
4-Chlorotoluene	ND	1.0	¥	24	a)	a a	é1	P 1	
Dibromochloromethane	ND	1.0		н	**	н	40	pl	
1,2-Dibromo-3-chloropropane	ND	5.0		μĒ	6	ø	•	30	
1,2-Dibromoethane (EDB)	ND	1.0		ţo.	10	44	88	38	
Dibromomethane	ND	1.0	*	H	*			H	
1,2-Dichlorobenzene	ND	1.0	•	"н	19		+	4	
,3-Dichlorobenzene	ND	1.0	**		v	-	<u>.</u>		

SunStar Laboratories, Inc.





PSI ~ Oakland

Project: Morgan Muir-Tidewater

4703 Tidewater Ave Ste B

Oakland CA, 94601

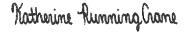
Project Number: 575-872 Project Manager: Frank Poss Reported:

08/21/15 15:23

B-2 T151838-08 (Water)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
		SunStar L	aboratori	es, Inc.					
Volatile Organic Compounds by EP	A Method 8260B	<u>.</u>							
1,4-Dichlorobenzene	ND	1.0	ug/l	1	5073107	07/31/15	08/04/15	EPA 8260B	
Dichlorodifluoromethane	ND	0.50	*	+1	49			**	
1,1-Dichloroethane	ND	1.0		*	-		+	PE	
1,2-Dichloroethane	ND	0.50	**	**	és		*	и	
1,1-Dichloroethene	ND	1.0	**	н		*		(M)	
cis-1,2-Dichloroethene	ND	1.0	**	M	799	1460	100	N	
trans-1,2-Dichloroethene	ND	1.0	**	**	0	*	0	S. #4.	
1,2-Dichloropropane	ND	1.0	44	н	49	47	69		
1,3-Dichloropropane	ND	1.0	11	84		300	*	CHC	
2,2-Dichloropropane	ND	1.0	*	'n	**		p	N.	
1,1-Dichloropropene	ND	1.0	**	_ N	*		**	*	
cis-1,3-Dichloropropene	ND	0.50	*	H		49)M	
irans-1,3-Dichloropropene	ND	0.50	44	*	*	n		м	
Hexachlorobutadiene	ND	1.0	*					4	
Isopropylbenzene	ND	1.0	14	**		340	P#1		
p-Isopropyltoluene	ND	1.0	**	Ħ		es .		: *	
Methylene chloride	ND	1.0	69	'n	*	ŧ			
Naphthalene	ND	1.0	*	#	Đ	O		l le	
n-Propylbenzene	ND	1.0	**	W	*	**	*	EM .	
Styrene	ND	1.0	**		et			*	
1,1,2,2-Tetrachloroethane	ND	1.0	44	at .	. *	44		н	
1,1,1,2-Tetrachloroethane	ND	1.0	44	66	10	Đ.	*		
Tetrachloroethene	ND	1.0	11	66	49	49		**	
1,2,3-Trichlorobenzene	ND	1.0	п	*	*	49	7.	*	
1,2,4-Trichlorobenzene	ND	1.0	. 10	**		**		et .	
1,1,2-Trichloroethane	ND	1.0	16	#	11	19		1.41	
1,1,1-Trichloroethane	ND	1.0	19		40		40	*	
Trichloroethene	ND	1.0	68	**	**	**	40	160	
Trichlorofluoromethane	ND	1.0	sq	Ħ	1)			#	
1,2,3-Trichloropropane	ND	1.0	19	#5	E)	62	42	**	
1,3,5-Trimethylbenzene	ND	1.0	4	*	1)	99		•	
1,2,4-Trimethylbenzene	ND	1.0	49	*	ŧ	-	40	40	

SunStar Laboratories, Inc.





PSI -- Oakland

Project: Morgan Muir-Tidewater

4703 Tidewater Ave Ste B

Project Number: 575-872

Reported: 08/21/15 15:23

Oakland CA, 94601

Project Manager: Frank Poss

B-2 T151838-08 (Water)

Reporting Unita Dilution Method Result Limit Batch Prepared Analyzed Note Analyte SunStar Laboratories, Inc. Volatile Organic Compounds by EPA Method 8260B Vinyl chloride 1.0 ug/l 5073107 07/31/15 08/04/15 EPA 8260B 1 ND Benzene 0.50 Toluene ND 0.50 Ethylbenzene ND 0.50 ND 1.0 m,p-Xylene o-Xylene ND 0.50 Tert-amyl methyl ether ND 2.0 Tert-butyl alcohol ND 10 ND Di-isopropyl ether 2.0 ND 2.0 Ethyl tert-butyl ether Methyl tert-butyl ether ND 1.0 109 % 83.5-119 Surrogate: 4-Brumofluorobenzene Surrogate: Dibromofluoromethane 97.4% 81-136 95.6% 88.8-117 Surrogate: Tcluene-d8 Semivolatile Organic Compounds by EPA Method 8270C Carbazole 10 ug/l 5080109 08/01/15 08/07/15 EPA 8270C 1 Aniline ND 10 Phenol ND 10 Acenaphthylene ND 10 2-Chlorophenol 10 ND 1,4-Dichlorobenzene ND 10 Anthracene ND 10 N-Nitrosodi-n-propylamine ND 5.0 1,2,4-Trichlorobenzene ND 5.0 1-Methylnaphthalene ND 10 4-Chloro-3-methylphenol ND 10 2-Methylnaphthalene ND 20 ND 10 Benzo (a) anthracene Acenaphthene ND 10 Benzo (b) fluoranthene ND 10 4-Nitrophenol ND 10

SunStar Laboratories, Inc.

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PSI - Oakland

Project: Morgan Muir-Tidewater

4703 Tidewater Ave Ste B Oakland CA, 94601 Project Number: 575-872 Project Manager: Frank Poss Reported: 08/21/15 15:23

B-2

T151838-08 (Water)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
		SunStar La	boratori	es, Inc.					<u> </u>
Semivolatile Organic Compounds by	EPA Method 8270C								
Benzo (k) fluoranthene	ND	10	ug/l	1	5080109	08/01/15	08/07/15	EPA 8270C	
2,4-Dinitrotoluene	ND	10	44	60		*	*	М	
Benzo (g,h,i) perylene	ND	20	**	н			N	M	
Pentachlorophenol	ND	10	*		17.	*	11.00	M	
Benzo (a) pyrene	ND	10	44	(#1)			((*)	M .	
утеле	ND	10		*	*		. 41	**	
Benzyl alcohol	ND	50	**	N	**	99	(4	*	
3is(2-chloroethoxy)methane	ND	10	44	46	*				
Bis(2-chloroethyl)ether	ND	5.0	**	*		er			
3is(2-chloroisopropyl)ether	ND	20	44	*		4)	07	H	
3is(2-ethylhexyl)phthalate	ND	10	44	н	+	67	1)	Ħ	
-Bromophenyl phenyl ether	ND	5.0	66	N	0	н	и		
Butyl benzyl phthalate	ND	10	24		62	140	1.00	N.	
-Chloroaniline	ND	20	"	И	960		ø	N	
-Chloronaphthalene	ND	10	**	**	* .	(#)	0	H .	
-Chlorophenyl phenyl ether	ND	20	**	*	(4)	*	(*)	c 40	
Chrysene	ND	10	56	41	49		n ė	e ^d	
Dibenz (a,h) anthracene	ND	10	Ħ	49	e	0	4	**	
Pibenzofuran	ND	20	59	ង		61		е	
li-n-butyl phthalate	8.9	5.0	м	*	*	at .	89	84	
,2-Dichlorobenzene	ND	5.0	99	н	*	0	40	91	
,3-Dichlorobenzene	ND	5.0	87	♦ 1	*	69	41		
,4-Dichlorophenol	ND	10	*	*	*		e	H	
Piethyl phthalate	ND	10	н	to	69	69		· M	
,4-Dimethylphenol	ND	5.0	Ħ		49	**	p#≥5		
Dimethyl phthalate	ND	10	44	it .	*	*			
,6-Dinitro-2-methylphenol	ND	5.0	1090	**	*	**	(Mr.)	M	
,4-Dinitrophenol	ND	10	1000	*		0		19	
,6-Dinitrotoluene	ND	20		**	40	ø	in I	47	
ri-n-octyl phthalate	ND	10		#		u	**	10	
luoranthene	ND	5.0	44	*	Ð		н	in .	
luorene	ND	10	*	*	*			*	

SunStar Laboratories, Inc.

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PSI - Oakland

Project: Morgan Muir-Tidewater

4703 Tidewater Ave Ste B

Oakland CA, 94601

Project Number: 575-872 Project Manager: Frank Poss Reported:

08/21/15 15:23

B-2 T151838-08 (Water)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
		SunStar L	aborator	ies, Inc.					
Semivolatile Organic Compounds by EPA	Method 8270C								
Hexachlorobenzene	ND	20	ug/l	1	5080109	08/01/15	08/07/15	EPA 8270C	
Hexachlorobutadiene	ND	10	*	и	Ð	0		N	
Hexachlorocyclopentadiene	ND	20	*	*		17	**	M	
Hexachloroethane	ND	5.0	**	*	74	47	(40)	∴N	
Indeno (1,2,3-cd) pyrene	ND	10	**	и	**	(#0)	(#)	.4.	
Isophorone	ND	10	**	H	**			ØN.	
2-Methylphenol	ND	10	**		**	*		EN	
4-Methylphenol	ND	20	"	"	42	**	*	*	
Naphthalene	ND	5.0	**	н		44		N	
2-Nitroaniline	ND	10	77.	**	89	*	4	20	
3-Nitroaniline	ND	10	**	44	*	•	•	10	
4-Nitroaniline	ND	20	н	**	99	6)	•	39	
Nitrobenzeae	ND	20	11	8	40	6)	18.0	M	
2-Nitrophenol	ND	10	99	(4	47	0	**		
N-Nitrosodiphenylamine	ND	10		90	¥	()	24.3	D#LL	
N-Nitrosodimethylamine	ND	25	11	×		980	ot	10	
Phenanthrene	ND	10	49	tt	•	ø	40	1940	
2,4,5-Trichlorophenol	ND	20	34	N		0	*1	- 00	
2,4,6-Trichlorophenol	ND	10	70	*		**		Ħ	
2,3,4,6-Tetrachlorophenol	ND	10	**	N	t)	49	0	Ħ	
2,3,5,6-Tetrachlorophenol	ND	10	98	*	O	**	*	N	
1,4-Dinitrobenzene	ND	10	. 41	*	Ð	Θ	a	19	
Pyridine	ND	10		Μ,	*		ø	4	
Surrogate: 2-Fluorophenol		33.4 %	15-	121	w		*	*	
Surrogate: Phenol-d6		23.5 %	24-	113	, u	H	H	*	S-GC
Surrogate: Nitrobenzene-d5		69.6 %	14.7	-110		<i>n</i>		*	
Surrogate: 2-Fluorobiphenyl		72.8 %	33.3	-110	27	"	и		
Surrogate: 2,4,6-Tribromophenol		104%	12.9	-110	*	н	; # (ja .	
Surrogate: Terphenyl-d84		152%	158	-136	H	p	1863		S-GC

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PSI -- Oakland

Project: Morgan Muir-Tidewater

4703 Tidewater Ave Ste B Oakland CA, 94601 Project Number: 575-872

Project Manager: Frank Poss

Reported:

08/21/15 15:23

B-4 T151838-09 (Water)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
		SunStar L	aborator	ies, Inc.					
Extractable Petroleum Hydrocarbons by	7 8015C								
C6-C12 (GRO)	ND	0.050	mg/l	1	5073101	07/31/15	07/31/15	EPA 8015C	SGEL
C13-C28 (DRO)	ND	0.050	44	H	*	69		IN .	SGEL
C29-C40 (MORO)	ND	0.10	**	20	47		•	N	SGEL
Surrogate: p-Terphenyl		83.0 %	65-	135	n	41	H	и	SGEL
Metals by EPA 6010B									
Antimony	ND	50	ug/1	N	5080112	08/01/15	08/06/15	EPA 6010b	FILT
Silver	ND	50	**	+1		40	09	N	FILT
Arsenic	ND	50	**	н	*	*		#	FILT
Barium	1200	50	#	н				8	FILT
Beryllium	ND	50	*	и	0	•)	4)	N	Filt
Cadmium	ND	50	**	10	49	*	•	8.	FILT
Chromium	ND	50	44	•	69	•		н	FILT
Cobalt	ND	50	**			es es	ø	N	FILT
Copper	81	.50	*	41		Ð		M	FILT
Lead	ND	50	*	7	Ð	0	9)	**	FILT
Molybdenum	ND	50	54	\$1	*	0		(年)	FILT
Nickel	88	50	*	*	301			p r	FILT
Selenium	ND	50	**	н	**		(4)	(14)	FILT
Thallium	ND	50	*	ж	**		(#)	N	FILT
Vanadium	96	50	ж	н	40	-	*	0.40	FILT
Zine	ND	50	ec	#	47	*	67	N	FILT
Cold Vapor Extraction EPA 7479/7471	<u></u>							<u> </u>	
Mercury	ND	0.50	ug/l	1	5080110	08/01/15	08/06/15	EPA 7470A Water	FILT

SunStar Laboratories, Inc.





PSI -- Oakland

Project: Morgan Muir-Tidewater

4703 Tidewater Ave Ste B

Oakland CA, 94601

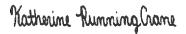
Project Number: 575-872 Project Manager: Frank Poss Reported: 08/21/15 15:23

B-4

T151838-09 (Water)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Note
		SunStar La	aborator	ies, Inc.					
Polychlorinated Biohenyls by EPA Me	thod 8082	-							
PCB-1016	ND	2.00	ug/l	1	5080606	08/06/15	08/07/15	EPA 8082	0-0
PCB-1221	ND	2.00	**	**	0		*	×	0-0
PCB-1232	ND	2.00	*	10		100	•	u.	0-0
PCB-1242	ND	2.00		94	•	**	*		O-0
PCB-1248	ND	2.00		н		7.60		*	0-0
PCB-1254	ND	2.00	"	a		10	*	**:	0-0
PCB-1260	ND	2.00	**	(#)	*			N	0-0
Surrogate: Tetrachloro-meta-xylesc		90.5 %	35-	140	30		п	#	0-0
Surrogata: Decachlorobiphenyl		90.0 %	35-	140	pp.		#	*	0-0.
Volatile Organic Compounds by EPA	Method 8260B								
Bromobenzene	ND	1.0	ug/l	1	5073107	07/31/15	08/01/15	EPA 8260B	
Bromochloremethane	ND	1.0	69	н	*			M	
Bromodichloromethane	ND	1.0	H	*	40		5.77.4	M.:	
Bromeform	ND	1.0	50	n	65	97		20	
Bromemethane	ND	1.0	19	34	•	300	0	N	
n-Butylbenzene	ND	1.0	181	н	29	69		-	
sec-Butylbetizene	ND	1.0	и	*	0	19	67	*	
lent-Butylbenzene	ND	1.0	н	60	м	n			
Carbon tetrachloride	ND	0.50	**	*	77	*	49	W	
Chilomologazene	ND	1.0	19	**	**	*	*	H	
Chloroethane	ND	1.0	**	*		n	*	M	
Oblowform	ND	1.0		98	. #	60			
Chloromethane	ND	1.0		**		o	#f	10 4 0	
2-Chlorotoluene	ND	1.0	30	н	es es	v	60	2000	
I-Chlorotoluene	ND	1.0	÷ •	8	**	.00	(44)	N	
Dibromochloromethane	ND	1.0	44	ø	**	Ð		S au	
,2-Dibromo-3-chloropropane	ND	5.0		¥				19	
1,2-Dibromoethane (EDB)	ND	1.0	**	*	#		49		
Dibromomethane	ND	1.0	66	и	H	10		*	
,2-Dichlorobenzene	ND	1.0	**	#	**	-	65	(H	
,3-Dichlorobenzene	ND	1.0	n	94	Đ	**		74	

SunStar Laboratories, Inc.





PSI -- Oakland

Project: Morgan Muir-Tidewater

4703 Tidewater Ave Ste B

Oakland CA, 94601

Project Number: 575-872 Project Manager: Frank Poss Reported: 08/21/15 15:23

B-4

T151838-09 (Water)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Note
		SunStar La	boratori	es, Inc.					-
Volatile Organic Compounds by EP	A Method 8260B								·
1,4-Dichlorobenzene	ND	1.0	ug/l	1	5073107	07/31/15	08/01/15	EPA 8260B	
Dichlorodifluoromethane	ND	0.50	н		0	9.00		30	
1,1-Dichloroethane	ND	1.0	**					H	
1,2-Dichloroethane	ND	0.50	**	*	0		(*)	н	
1,1-Dichloroethene	ND	1.0		**	(+)	*	47	(c 4)	
cis-1,2-Dichloroethene	ND	1.0	**	*	6)				
trans-1,2-Dichloroethene	ND	1.0	84				-	S 641	
1,2-Dichloropropane	ND	1.0	#	**	**	*	6	l se	
1,3-Dichloropropane	ND	1.0	*	u	49	•		**	
2,2-Dichloropropane	ND	1.0	69	*	49		•		
1,1-Dichloropropene	ND	1.0	49		69	47	89	*	
cis-1,3-Dichloropropene	ND	0.50		şs.	49			334	
trans-1,3-Dichloropropene	ND	0.50	44	08	*	**	0	S. H .2	
Hexachlorobutadiene	ND	1.0	**	*		3,000		8.40	
Isopropylbenzene	ND	1.0	99	*	**	344 3		(I et s	
p-Isopropyltoluene	ND	1.0	w	ęu .	60	er	640	≘at	
Methylene chloride	ND	1.0		*		69	*	н	
Naphthalene	ND	1.0	7	A	82	**	<i>(</i> *)	и	
n-Propylbenzene	ND	1.0		N	H	07			
Styrene	ND	1.0	*	н	*	*)	62	Я	
1,1,2,2-Tetrachloroethane	ND	1.0	*	*		o			
1,1,1,2-Tetrachloroethane	ND	1.0	**	н		*	(4)	N	
Tetrachloroethene	ND	1.0	77	и	62	44		∋N	
1,2,3-Trichlorobenzene	ND	1.0				(*)			
1.2.4-Trichlorobenzene	ND	1.0	₩.	*	160	89	9.00	39	
1.1.2-Trichloroethane	ND	1.0	89	*	*	n		He	
1,1,1-Trichloroethane	ND	1.0	**	34	*1	0	4)	Tita	
Trichloroethene	ND	1.0	*	9	0	te	•		
Trichlorofluoromethane	ND	1.0	24	*	42	ø		.31	
1,2,3-Trichloropropane	ND	1.0	in.	#	*		44	- 10	
1,3,5-Trimethylbenzene	ND	1.0	44	н	a)		**	M	
1,2,4-Trimethylbenzene	ND	1.0		\$1	6)		45	5 H	

SunStar Laboratories, Inc.





PSI -- Oakland

Project: Morgan Muir-Tidewater

4703 Tidewater Ave Ste B

Oakland CA, 94601

Project Number: 575-872
Project Manager: Frank Poss

Reported: 08/21/15 15:23

B-4 T151838-09 (Water)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
		SunStar L	aborator	ies, Inc.					
Volatile Organic Compounds by EPA	Method 8260B								
Vinyl chloride	ND	1.0	ug/l	1	5073107	07/31/15	08/01/15	EPA 8260B	
Benzene	ND	0.50	es	*		89	n	80	
Toluene	ND	0.50	49	*		*	89	N ;	
Ethylbenzene	ND	0.50	64	*	67		3)	н	
m,p-Xylene	ND	1.0	99	*	67	in the	*	N .	
o-Xylene	ND	0.50	99	(44	8)	*	Đ	***	
Tert-amyl methyl ether	ND	2.0	44	*	н		н	*	
Fert-butyl alcohol	11	10	99	#	0	49	*	. a)	
Di-isopropyl ether	ND	2.0	**	*	92		**	66	
Ethyl tert-butyl ether	ND	2.0	44	Ħ	er di	e	**		
Methyl tert-butyl ether	ND	1.0	.44	24	Ð	11	•	pe	
Surrogate: 4-Bromofluorobenzene		99.8 %	83.5	-119	(m)	(#/:	34	+0	
Surrogate: Dibromoftworomethane		102 %	81-	136	*		liv.	**	
Surrogate: Tolwene-d8		92.5 %	88.8	-117	W		**	u u	
Semivolatile Organic Compounds by	EPA Method 8270C								
Carbazole	ND	10	ug/l	1	5080109	08/01/15	08/07/15	EPA 8270C	
Aniline	ND	10	#	H		4	0	p ¹	
Phenol	ND	- 10		*	4)	*	+	N	
Acenaphthylene	ND	10	44	н	-	•	**		
2-Chlorophenol	ND	10	**		**			OH.	
,4-Dichlorobenzene	ND	10	**	#1	41	-		UN .	
Anthracene	ND	10	#	*		69	4	0.00	
N-Nitrosodi-n-propylamine	ND	5.0		ы	**	a)	40	38	
,2,4-Trichlorobenzene	ND	5.0	997	**	**	ø	49	la	
-Chloro-3-methylphenol	ND	10	11	Ħ		a	17	(44)	
-Methylnaphthalene	ND	10	41	**	*	40	е	1	
-Methylnaphthalene	ND	20	**	*	-	69	49	en.	
Acenaphthene	ND	10	•		-	40	**	en -	
Benzo (a) anthracene	ND	10		н	**	*		ei	
-Nitrophenol	ND	10	84	46	42	e		m	
-				u	4)	6)		и	

SunStar Laboratories, Inc.

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Kotherine Running Crane



PSI -- Oakland

Project: Morgan Muir-Tidewater

4703 Tidewater Ave Ste B Oakland CA, 94601

Project Number: 575-872

Project Manager: Frank Poss

Reported: 08/21/15 15:23

B-4 T151838-09 (Water)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
		SunStar La	tboratori	es, Inc.					
Semivolatile Organic Compounds by	EPA Method 8270C	·							
2,4-Dinitrotoluene	ND	10	ug/l	1	5080109	08/01/15	08/07/15	EPA 8270C	
Benzo (k) fluoranthene	ND	10	19	?1	**	#)	*	*	
Pentachlorophenol	ND	10		H	(4)	N	*	N	
Benzo (g,h,i) perylene	ND	20	***	()	61	0.40		**	
Benzo (a) pyrene	ND	10	н	(#.)		5.00	0)	w	
Pyrene	ND	10	30	н			n	N	
Benzyl alcohol	ND	50	**	60	0		63	8.	
Bis(2-chloroethoxy)methane	ND	10		10	*	•		8	
Bis(2-chloroethyl)ether	ND	5.0		n		•		**	
Bis(2-chloroisopropyl)ether	ND	20	*	Ħ	*	40		90	
Bis(2-ethylhexyl)phthalate	ND	10	**	H	115		1.40	K	
4-Bromophenyl phenyl ether	ND	5.0	44	*	65	ej		₩.	
Butyl benzyl phthalate	ND	10		*1		69		N	
4-Chloroaniline	ND	20	69	*	42	**************************************		M	
2-Chloronaphthalene	ND	10	**		9	49	(4)	N.	
4-Chlorophenyl phenyl ether	ND	20	**		42		el		
Chrysene	ND	10	Ħ	*	19	•	(*)	H	
Dibenz (a,h) anthracene	ND	10	80	#	17	0		н	
Dibenzofuran	ND	20	*	*				. #	
Di-n-butyl phthalate	ND	5.0	*	×		ŧi	66	н	
1,2-Dichlorobenzene	ND	5.0	*	**	**	67		33440	
1,3-Dichlorobenzene	ND	5.0	*	*	•	ø	*1	M	
2,4-Dichlorophenol	ND	10	π.	н	**	49	S#3		
Diethyl phthalate	ND	10	1 111	н	40	69		1941	
2,4-Dimethylphenol	ND	5.0	89	N	144	0)		Um:	
Dimethyl phthalate	ND	10	46	ų		*	*	*	
4,6-Dinitro-2-methylphenol	ND	5.0	44	#	9	0		- 19	
2,4-Dinitrophenol	ND	10	14		69	*		i ja	
2,6-Dinitrotoluene	ND	20	66		4)	N.	0	i P	
Di-n-octyl phthalate	ND	10	*		D	U		N	
Fluoranthene	ND	5.0			**	Ð	19	*	
Fluorene	ND	10	W	Ņ			64	м	

SunStar Laboratories, Inc.

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Katherine Running Crane



PSI -- Oakland

Project: Morgan Muir-Tidewater

4703 Tidewater Ave Ste B

Oakland CA, 94601

Project Number: 575-872 Project Manager: Frank Poss Reported:

08/21/15 15:23

B-4 T151838-09 (Water)

ı										
			Reporting							
1	Austral	Result	Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
	Analyte	Result	THEFTE	Omes	Duddon	Datical	rrepareu	Analyzeu		INUICS

SunStar Laboratories, Inc.

Hexachlorobenzene	ND	20	ug/l	1	5080109	08/01/15	08/07/15	EPA 8270C	
Hexachlorobutadiene	ND	10	*	н	62		100	pt .	
Hexachlorocyclopentadiene	ND	20	**	**	a)		47	1,00	
Hexachioroethane	ND	5.0	**	н	•	(***)		S(#):	
Indeno (1,2,3-cd) pyrene	ND	10	21	14	19	(#0	** 2	M	
Isophorone	ND	10	w	66	47	***	**	8#0	
2-Methylphenol	ND	10	н	ŧ0	85			N	
4-Methylphenol	ND	20	**	65	44	**	**		
Naphthalene	ND	5.0	*	м	41	*		N	
2-Nitroaniline	ND	10	**	м	-	**		, M	
3-Nitroaniline	ND	10	19	н		n	**	*	
4-Nitrosniline	ND	20	94	(4	*	41		7.	
Nitrobenzene	ND	20	1.79	44	19	4	300	ж	
2-Nitrophenol	ND	10	99	*	49	40	300)	*	
N-Nitrosodiphenylamine	ND	10	196	*	*	49	500)	16	
N-Nitrosodimethylamine	ND	25	€9 н	н	**			(44)	
Phenanthrene	ND	10	49		93	19		*	
2,4,5-Trichlorophenol	ND	20	**	**	**	**	177	w	
2,4,6-Trichlorophenol	ND	10	44	н		*	•	N	
2,3,4,6-Tetrachlorophenol	ND	10	M	*	Ð	*	•	44	
2,3,5,6-Tetrachlorophenol	ND	10	19	39	4)	67	40	et	
1,4-Dinitrobenzene	ND	10	ห	н	n		29	*	
Pyridine	NĐ	10	n	**	B	н	M 1	(H)	
Surrogate: 2-Fluorophenol		24.0 %	15-12	21	- **	-	*	•	
Surrogate: Phenol-d6		18.1 %	24-1	!3	#	#	•		S-GC
Surrogate: Nitrobenzene-d5		59.3 %	14.7-1	10	**	#	#	*	
Surrogate: 2-Fluorohiphenyl		64.4 %	33.3-1	10		"	**	9 4 1	
Surrogate: 2,4,6-Tribromophenol		91.0 %	12.9-1	10		#	H	((#))	
Surrogate: Terphenyl-dl4		135 %	15.8-1	36	**	**	*	**	

SunStar Laboratories, Inc.

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PSI -- Oakland

Project: Morgan Muir-Tidewater

4703 Tidewater Ave Ste B

Oakland CA, 94601

Project Number: 575-872 Project Manager: Frank Poss Reported:

08/21/15 15:23

B-5 T151838-10 (Water)

		Reporting	Y Y 14	White-Ad-	Donah	D	A confirme of	Markad	NY
Analyte	Result	Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Note
		SunStar L	aborator	ies, Inc.					
Extractable Petroleum Hydrocarb	ons by 8015C								
C6-C12 (GRO)	ND	0.050	mg/l	1	5073101	07/31/15	07/31/15	EPA 8015C	SGE
C13-C28 (DRO)	ND	0.050	**	H	J#. /	44	*	M	SGE
C29-C40 (MORO)	ND	0.10	W	46				, #C	SGEI
Surrogate: p-Terphenyl		89.2 %	65-	135	N	41	p	м	SGE
Metals by EPA 6010B			<u> </u>						
Antimony	ND	50	ug/l	1	5080112	08/01/15	08/06/15	EPA 6010b	FIL
Silver	ND	50	99	N	AM	*	**	*	FELT
Arsenic	ND	50	64	H	69	49	*	. 19	FIL
Barium	160	50	64	и				N	FILT
Beryllium	ND	50	**	*	10	19	6	M	FIL:
Cadmium	ND	50	28	10	-	•	*	M	FIL
Chromium	ND	50	*	*			**	N	FIL
Cobalt	ND	50	66	**	29	N.	940	(8)	FIL
Copper	63	50	**	44	**	e	6)	: N .	FIL:
Lead	ND	50	66	*		0	(44.)	, M ,	FIL
Molybdenum	ND	50	75	н	**	(+)		. 14	FIL
Nickel	ND	50	19	#1	n	Q	•		FILT
Selenium	ND	50	**	8	67	**	**	M	FILT
Thallium	ND	50	44	10	49		- (4)	100	FILT
Vanadium	50	50		*	19	*	*		FILT
Zinc	ND	50		*	- 4	-	43	- 20	FIL1
Cold Vapor Extraction EPA 7470/	7471						<u>-</u>		
Mercury	ND	0.50	ug/l	1	5080110	08/01/15	08/06/15	EPA 7470A Water	FILT

SunStar Laboratories, Inc.





PSI -- Oakland

Project: Mongan Mais-Tidewater

4703 Tidewater Ave Ste B Oakland CA, 94601 Project Number: 575-872
Project Manager: Frank Poss

Reported:

08/21/15 15:23

B-5 T151838-10 (Water)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Note
		SunStar L	aborator	es, Inc.					
Polychlorinated Biohenvis by EPA Me	thod 8082						- ·		
PCB-1016	ND	2.00	ug/l	1	5080606	08/06/15	08/07/15	EPA 8082	O-0
PCB-1221	ND	2.00	90	31	-		*		0.0
PCB-1232	ND	2.00	60			N		#	0-0
PCB-1242	ND	2.00	14	.**	e .	ø		N.	O-0;
PCB-1248	ND	2.00	**	#1	**	*	(• · ·	м	0-0
PCB-1254	ND	2.00	**	*	62	0	*	M	O-0
PCB-1260	ND	2.00	er	N	40			N	O-03
Surrogate: Tetrachloro-meta-xylene		93.5%	35-	140	N	4	*	n	O-0.
Surrogate: Devachlorohiphenyl		86.7%	35-	140	-	*	G#	#	0-0.
Volatile Organic Compounds by EPA	Method 8260B								
Bromobenzene	ND	1.0	սջ/I	1	5073107	07/31/15	08/01/15	EPA 8260B	
Bromochloromethane	ND	1.0	**		10		49	69	
Bromodichloromethane	ND	1.0	88	#		6)	/	M	
Bromoform	ND	1.0	**	H	Ð	0	***	0.00	
Bromomethane	ND	1.0	*	n	*	σ	00	95	
n-Butylbenzene	ND	1.0	38	n			(40)	e	
sec-Butylbenzene	ND	1.0	19	¥		ae			
tert-Butylbenzene	ND	1.0	91	**	*	*	41		
Carbon tetrachloride	ND	0.50	61	*	47	w	-		
Chlorobenzene	ND	1.0	40	#1	89	0		н	
Chloroethane	ND	1.0	19	to the	e e	**	69	. 4	
Chloroform	ND	1.0	44	žI.	0	*		2.40	
Chloromethane	ND	1.0	14	*	89	**	(100)	(#/	
2-Chlorotoluene	ND	1.0	· m	*	**	H		29	
4-Chlorotoluene	ND	1.0	99	*	# .	w	*	l in	
Dibromochloromethane	ND	1.0	20	**	ii .	o		**	
1,2-Dibromo-3-chloropropane	ND	5.0		N	89	0		10	
1,2-Dibromoethane (EDB)	ND	1.0	**	**	*	10	30	84	
Dibromomethane	ND	1.0	**	*		ŧi.	Ð	16	
1,2-Dichlorobenzene	ND	1.0		71	u	'41			
1.3-Dichlorobenzene	ND	1.0		₽ I	*	17	n	18	

SunStar Laboratories, Inc.





PSI -- Oakland

Project: Morgan Muir-Tidewater

4703 Tidewater Ave Ste B Oakland CA, 94601 Project Number: 575-872
Project Manager: Frank Poss

Reported: 08/21/15 15:23

B-5 T151838-10 (Water)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Note
		SunStar La	aboratori	es, Inc.					
Volatile Organic Compounds by EPA	Method 8260B								
1,4-Dichlorobenzene	ND	1.0	ug/l	1	5073107	07/31/15	08/01/15	EPA 8260B	
Dichlorodifluoromethane	ND	0.50	69	н	e	19		**	
1,1-Dichloroethane	ND	1.0	**	es	49	967	ø	N	
1,2-Dichloroethane	ND	0.50	44	*	00		47		
1,1-Dichloroethene	ND	1.0	*		10			1.46	
cis-1,2-Dichloroethene	ND	1.0	60	N		•	40	**	
trans-1,2-Dichloroethene	ND	1.0	69	ęt.			•	10	
1,2-Dichloropropane	ND	1.0	*	84		n	*	M	
1,3-Dichloropropane	ND	1.0	*	*		10			
2,2-Dichloropropane	ND	1.0	**		.**	0	(4)	M	
1,1-Dichloropropene	ND	1.0		.**	*	3000	0.00	38.	
cis-1,3-Dichloropropene	ND	0.50	44	**	**	e		(1 4)	
trans-1,3-Dichloropropene	ND	0.50	84	**		0		CM.	
Hexachlorobutadiene	ND	1.0	44	Ħ	0		61	ll a	
Isopropylbenzene	ND	1.0	4.8	Ħ		o			
p-Isopropyltoluene	ND	1.0	84	68	**	0	н	*	
Methylene chloride	ND	1.0	70	14	- **	0		*	
Naphthalene	ND	1.0	•	W	*	•	49	н	
n-Propylbenzene	ND	1.0	99	11	47		0	re .	
Styrene	ND	1.0	68	•	6)	*	69	168	
1,1,2,2-Tetrachloroethane	ND	1.0	1000	*	*	**	09	((#1)	
1,1,1,2-Tetrachloroethane	ND	1.0	99	51	**	*	*	(44)	
Tetrachloroethene	ND	1.0	(146)	н	44		60	141	
1,2,3-Trichlorobenzene	ND	1.0		Ħ	*	41		10	
1,2,4-Trichlorobenzene	ND	1.0		10	u u	N		61	
1,1,2-Trichloroethane	ND	1.0		Ħ	a	H	0	PE	
1,1,1-Trichloroethane	ND	1.0	64	Ħ	*	69	*	(8)	
Trichloroethene	ND	1.0	**	н	0	*	6)	18	
Trichlorofluoromethane	ND	1.0	60			0	*	н	
1,2,3-Trichloropropane	ND	1.0	n	*	**	43		N	
1,3,5-Trimethylbenzene	ND	1.0	**	**	*	4	69	19	
1,2,4-Trimethylbenzene	ND	1.0	**	p	40	la v		N	

SunStar Laboratories, Inc.

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PSI -- Oakland

Oakland CA, 94601

Project: Morgan Muir-Tidewater

4703 Tidewater Ave Ste B

Project Number: 575-872 Project Manager: Frank Poss

Reported: 08/21/15 15:23

B-5

T151838-10 (Water)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Non
		SunStar L:	aboratori	es, Inc.					
Volatile Organic Compounds by EPA	Method 8260B								
Vinyl chloride	MD	1.0	ug/l	1	5073107	07/31/15	08/01/15	EPA 8260B	
Benzene	ND	0.50	"	n	160		ŧŧ	18.	
Γoluene	ND	0.50	И	**	19	89		66	
Ethylbenzene	ND	0.50	N		U	(#.)		e	
n,p-Xylene	ND	1.0	**	.**		(WC)	60		
o-Xylene	ND	0.50		W	**	*	*	(M)	
Fert-amyl methyl ether	ND	2.0	w	*	**		Ð	O.M.	
Tert-butyl alcohol	ND	10	**	*	4	0	61		
Di-isopropyl ether	ND	2.0	49	*	-	e	**		
Ethyl tert-butyl ether	ND	2.0	**	*	12	44	(4)	H	
Methyl tert-butyl ether	ND	1.0	**	*	*	6		N	
urrogate: 4-Bromoftworobenzene		94.4 %	83.5	-119	**	(#)	190	er	
iurrogate: Dibromofluoromethane		95.6%	81-	136	F	*	*	W	
lurrogate: Toluene-d8		100 %	88,8	-117	N	*	99	N	
Semivolatile Organic Compounds by	EPA Method 8270C							9	
Carbazole	ND	10	ug/l	1	5080109	08/01/15	08/07/15	EPA 8270C	
Phenoi	ND	10	e	**		*	34	er	
Aniline	ND	10	n	*	D	*	63		
-Chlorophenol	ND	10	*	H	Ð			H	
Acenaphthylene	ND	10	76	in .	U	*		*	
,4-Dichlorobenzene	ND	10	Ħ	*	**		W .	66	
V-Nitrosodi-n-propylamine	ND	5.0	m	#1	47	*1		Ħ	
Anthracene	ND	10	H	N	*	N	**	je.	
,2,4-Trichlorobenzene	ND	5.0		ŧ	*	u	Ф	N	
l-Methylnaphthalene	ND	20				a		я	
-Methylnaphthalene	ND	10	*	N	-		**	(*)	
-Chloro-3-methylphenol	ND	10		#1	9	e G		. m	
Acenaphthene	ND	10		96		-			
Benzo (a) anthracene	ND	10	*	M	11	*		м	
Benzo (b) fluoranthene	ND	10	19	H	0	19	*	.0	
-Nitrophenol	ND	10	500	7.40				THE STATE OF THE S	

SunStar Laboratories, Inc.

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Katherine Running Crane



PSI -- Oakland

Project: Morgan Muir-Tidewater

4703 Tidewater Ave Ste B Oakland CA, 94601

Project Number: 575-872
Project Manager: Frank Poss

Reported: 08/21/15 15:23

B-5

T151838-10 (Water)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
		SunStar L	aboratori	ies, Inc.					
Semivolatile Organic Compounds by	EPA Method 8270C								
2,4-Dinitrotoluene	ND	10	ug/l	1	5080109	08/01/15	08/07/15	EPA 8270C	
Benzo (k) fluoranthene	ND	10	øų	н	41	. + .	(1.00)	*	
Pentachlorophenol	ND	10		N		a	0.00	π.	
Benzo (g,h,i) perylene	ND	20	60	н	0	63	1.00	*	
Pyrene	ND	10	40	91	*40	43	30	H.	
Benzo (a) pyrene	ND	10	19			*		N	
Benzyl alcohol	ND	50	*		69		*	N	
Bis(2-chloroethoxy)methane	ND	10	8	*	**	•		×	
Bis(2-chloroethyl)ether	ND	5.0	**	**	39	•	•		
Bis(2-chloroisopropyl)ether	ND	20	**	H	n	•	69	O F	
Bis(2-ethylhexyl)phthalate	ND	10	89	u	Đ	ø		6.46	
4-Bromophenyl phenyl ether	ND	5.0	46	Ħ	-	47	49	90	
Butyl benzyl phthalate	ND	10	*	Ħ		63		M	
4-Chloroaniline	ND	20	**	*	10	Đ			
2-Chloronaphthalene	ND	10	90	w	**	**		M	
4-Chlorophenyl phenyl ether	ND	20	99	М				at	
Chrysene	ND	10	19	*	0	**	•	3. A	
Dibenz (a,h) anthracene	ND	10	64	M	0	**	•		
Dibenzofuran	ND	20	bi	N	×		•	**	
Di-n-butyl phthalate	25	5.0	*		н		49	±#	
1,2-Dichlorobenzene	ND	5.0		н	0	**	**	(9	
1,3-Dichlorobenzene	ND	5.0	**	11		H	42	19	
2,4-Dichlorophenol	ND	10	n	и	Đ	47	(99)	49	
Diethyl phthalate	ND	10	**	*	**		*	100	
2,4-Dimethylphenol	ND	5.0		N	44	0	n n	66	
Dimethyl phthalate	ND	10		a	19	n	42	14	
4,6-Dinitro-2-methylphenol	ND	5.0	*	ŧ0	87	B		N	
2,4-Dinitrophenol	ND	10		**	**	n	H	•	
2,6-Dinitrotoluene	ND	20	89	n	a	4	49	M	
Di-n-octyl phthalate	ND	10					*		
Fluoranthene	ND	5.0		*	Ð	"		[M	
Fluorene	ND	10	n		Đ	*	ø	.ep	

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PSI -- Oakland

Project: Morgan Muir-Tidewater

4703 Tidewater Ave Ste B

Project Number: 575-872

Reported:

08/21/15 15:23

Oakland CA, 94601

Project Manager: Frank Poss

Reporting

B-5

T151838-10 (Water)

		recounting							,
Analyte	Result	Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
		SunStar La	aboratori	les, Inc.					
Semivolatile Organic Compounds by	EPA Method 8270C								
Hexachlorobenzene	ND	20	ոճ/J	1	5080109	08/01/15	08/07/15	EPA 8270C	
Hexachlorobutadiene	ND	10	75.	19	**	Ð	•		
Hexachlorocyclopentadiene	ND	20	D.	*	**	**		10	
Hexachloroethane	ND	5.0	10	*	ø	er	(**)		
Indeno (1,2,3-cd) pyrene	ND	10	**	#	·w	*		5.8	
Isophorone	ND	10	**	*	*	ø		*	
2-Methylphenol	ND	10	70	*	**	Q		N	
4-Methylphenol	ND	20	**	ti .	7	40	*	**	
Naphthalene	ND	5.0	**	+	#	D	*		
2-Nitroaniline	ND	10	**	н		40		*	
3-Nitroaniline	ND	10	10	н	.**	Ð	*	•	
4-Nitroaniline	ND	20	111	H	**	47	9# 9	M	
Nitrobenzene	ND	20	*		**		· ·	: M .	
2-Nitrophenol	ND	10	20	H	**	*	*	(+)	
N-Nitrosodiphenylamine	ND	10	**	*	*	*	*	M	
N-Nitrosodimethylamine	ND	25	44	#1	ii.	*		. 34	
Phenanthrene	ND	10	91	91	•			and .	
2,4,5-Trichlorophenol	ND	20	#	н	**		19		
2,4,6-Trichlorophenol	ND	10	81	Ħ	H			M	
2,3,4,6-Tetrachlorophenol	ND	30	40	Ħ	"	*	*	N	
2,3,5,6-Tetrachlorophenol	ND	10	. 10	**	Đ			N	
1,4-Dinitrobenzene	ND	10	Ħ	99.	44	"	S## 1/	11.00	
Pyridine	ND	10	84	W.	e e		44	N	
Sarrogate: 2-Fluorophenol		27.5 %	15-	121	**	*	"	*	
Surrogate: Phenol-d6		21.2 %	24-	113	#	"	n	*	S-GC
Surrogate: Nitrobenzene-d5		64.9 %	14.7	-110	**	W	**	*	
Surrogate: 2-Fluorobiphenyl		72.4 %	33.3	-110	56	n	#	E #0.	
Surrogate: 2,4,6-Tribromophened		92.4 %	12.9	-110	*		"	*	
Surrogate: Terphenyl dl4		137 %	15.8	-136	in.	#	W2	de	S-GC

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PSI -- Oakland

Project: Morgan Muir-Tidewater

4703 Tidewater Ave Ste B Oakland CA, 94601

Project Number: 575-872 Project Manager: Frank Poss Reported: 08/21/15 15:23

B-6 T151838-11 (Water)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Note
		SunStar L	aborator	ies, Inc.					
Extractable Petroleum Hydrocarbons by 80	15C								
C6-C12 (GRO)	ND	0.050	mg/l	1	5073101	07/31/15	07/31/15	EPA 8015C	SGEL
C13-C28 (DRO)	ND	0.050	19	*		· M) #	94	SGEL
C29-C40 (MORO)	ND	0.10	99	(6)	N	(180)	10	14	SGEL
Surroyate: p-Terphenyl		83.2 %	65-	135	79	40	.#		SGEL
Metals by EPA 6010B		u e							
Antimony	ND	50	ug/l	1	5080112	08/01/15	08/06/15	EPA 6010b	FILT
Silver	ND	50	99	*	47		07		FILT
Arsenic	ND	50	N	34		69		H	FILT
Barium	110	50	49	**	#			<u>[_H</u>	FILT
Beryllium	ND	50	*	.85				W	FILT
Cadmium	ND	50	64	69	49		1. *	N	FILT
Chromium	ND	50	75	н	49	0	0	200	FILT
Cobalt	ND	50	90	*	*	•	*	ON	FILT
Copper	ND	50	**	#	-	e)	69	м	FILT
Lead	ND	50	49	н	*			, M	FILT
Molybdenum	ND	50	40	9		69		N	FILT
Nickel	ND	50	**	Ħ	- *	*	*	×	FILT
Selenium	ND	50	44	v	80		•	и	FILT
Thallium	ND	50	10	b	.2)	n	11	1.189	FILT
Vanadium	58	50	14	*	Ð			and the same of th	FILT
Zinc	ND	50	70	ŧI	49	n	-	UN	FILT
Cold Vapor Extraction EPA 7470/7471									
Mercury	ND	0.50	ug/l	1	5080110	08/01/15	08/06/15	EPA 7470A Water	FILT

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PSI -- Oakland

Project: Morgan Muir-Tidewater

4703 Tidewater Ave Ste B

Oakland CA, 94601

Project Number: 575-872
Project Manager: Frank Poss

Reported: 08/21/15 15:23

B-6 T151838-11 (Water)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
		SunStar La	aborator	es, Inc.					
Polychlorinated Biphenyls by EPA Me	thod 8082								
PCB-1016	ND	2.00	ug/l	1	5080606	08/06/15	08/07/15	EPA 8082	O-0:
PCB-1221	ND	2.00			19	. 44.	**	al.	Q-0:
PCB-1232	ND	2.00	91	44	61	967	40	N	Q-0
PCB-1242	ND	2.00	96	3#	(46)	(#/: <u>"</u>	(100)	N	O-0:
PCB-1248	ND	2.00	Ħ	м	69	II #	40	H	O-05
PCB-1254	ND	2.00	**	**	**			N	O-0:
PCB-1260	ND	2.00	11	Ħ		n		N	O-0
Surrogate: Tetrochloro-meta-sylene	E	88.3 %	35-	140	*	W	11	,,	0-0.
Surrogate: Decachlorobiphenyl		89.4 %	35-	140		#	n	μ	0-0.
Volatile Organic Compounds by EPA	Method 8260B								
Bromobenzene	ND	1.0	ug/l	1	5073107	07/31/15	08/01/15	EPA 8260B	
Bromochloromethane	ND	1.0	89	39			89	Ħ	
Bromodichloromethane	ND	1.0	*	14		0		01	
Bromoform	ND	1.0	**	Ð	0	**		Mag	
Bromomethane	ND	1.0	**	Ħ	**	*	69	90	
n-Butylbenzene	ND	1.0	49	64	47		*	84	
sec-Butylbenzene	ND	1.0	•	42	**	•	49	и	
tert-Butylbenzene	ND	1.0	64	11		48	0	N	
Carbon tetrachloride	ND	0.50	**	pi .		67	192	(#)	
Chlorobenzene	ND	1.0	*	41		o	90	.M.	
Chloroethane	ND	1.0	**	*	**	a	**	0.00	
Chloroform	ND	1.0	76	H	49	ø	(.40.)	0.400	
Chloromethane	ND	1.0	**	H	40	ю	*	н	
2-Chlorotoluene	ND	1.0	**	\$1	49	**	4		
4-Chlorotoluene	ND	1.0	W	н	**	()			
Dibromochloromethane	ND	1.0		66	99	te	•	Viet	
1,2-Dibromo-3-chloropropane	ND	5.0	**	tt.	*	*	•		
1,2-Dibromoethane (EDB)	ND	1.0	111	*	W	*	(*)	7 9	
Dibromomethane	ND	1.0	77	*	19			0.	
1,2-Dichlorobenzene	ND	1.0	te		**		W	181	
1,3-Dichlorobenzene	ND	1.0		\$1	**		66	(6)	

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PSI -- Oakland

Project: Morgan Muir-Tidewater

4703 Tidewater Ave Ste B Oakland CA, 94601 Project Number: 575-872 Project Manager: Frank Poss Reported: 08/21/15 15:23

B-6

T151838-11 (Water)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
		SunStar La	aboratori	es, Inc.					
Volatile Organic Compounds by EF	A Method 8260B						<u>-</u> -		
1,4-Dichlorobenzene	ND	1.0	ug/l	1	5073107	07/31/15	08/01/15	EPA 8260B	
Dichlorodifluoromethane	ND	0.50	**	*	60		241	7.	
1,1-Dichloroethane	ND	1.0)	11	*	03		60	Я	
1,2-Dichloroethane	ND	0.50	59	n		(4)	69	м,	
1,1-Dichloroethene	ND	1.0	11.	*	69	(w):	((*)	N	
cis-1,2-Dichloroethene	ND	1.0	**		*	**	69	ж	
trans-1,2-Dichloroethene	ND	1.0	*	**	*	99	*	**	
1,2-Dichloropropane	ND	1.0	*	9		4)	*	or .	
1,3-Dichloropropane	ND	1.0	*	19	*	n	49	el.	
2,2-Dichloropropane	ND	1.0	**	н	-	87		*	
1,1-Dichloropropene	ND	1.0	w	н	8	U	**	190	
cis-1,3-Dichloropropene	ND	0.50	99	p		50		pr	
trans-1,3-Dichloropropene	ND	0.50	W.	ы		65		W	
Hexachlorobutadiene	ND	1.0	€ 46.	*		49	(*)	(N	
Isopropylbenzene	ND	1.0	98	н	**	**	*	((#)	
p-Isopropyltoluene	ND	1.0	11	44	49		46	33 4 0	
Methylene chloride	ND	1.0	96		**	*		4	
Naphthalene	ND	1.0	**	Ħ	40	•	*		
n-Propylbenzene	ND	1.0		Ħ	n	45	*	Я	
Styrene	ND	1.0	99	46	Ð	7		get .	
1,1,2,2-Tetrachloroethane	ND	1.0	**		n			(N	
1,1,1,2-Tetrachloroethane	ND	1.0	u		1)	Ð	67	N	
Tetrachloroethene	ND	1.0		*	Ð	10		Þ	
1,2,3-Trichlorobenzene	ND	1.0		*	N	**	*	*	
1,2,4-Trichlorobenzene	ND	1.0	N	**	Ð	Đ	98	. 19	
1,1,2-Trichloroethane	ND	1.0		H	**	29		**	
1,1,1-Trichloroethane	ND	1.0	**	н	*	**			
Trichloroethene	ND	1.0	**	*	*	a)	**	**	
Trichlorofluoromethane	ND	1.0	**	н		69		•	
1,2,3-Trichloropropane	ND	1.0	94	н	**		41	**	
1,3,5-Trimethylbenzene	ND	1.0		**	75	u	9	61	
1,2,4-Trimethylbenzene	ND	1.0		si .	*	19	**		

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PSI -- Oakland

Project: Morgan Muir-Tidewater

4703 Tidewater Ave Ste B Oakland CA, 94601 Project Number: 575-872 Project Manager: Frank Poss Reported:

08/21/15 15:23

B-6 T151838-11 (Water)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
		SunStar L	aborator	ies, Inc.					
Volatile Organic Compounds by EPA	Method 8260B								
Vinyl chloride	ND	1.0	ug/l	1	5073107	07/31/15	08/01/15	EPA 8260B	
Benzene	ND	0.50	46	*	(#3)	(**		4	
Toluene	ND	0.50	**	*	49	;; **	49	(8)	
Ethylbenzene	ND	0.50	**	an	40	0	a i	H	
m,p-Xylene	ND	1.0	**	(**	87	46	***	H	
o-Xylene	ND	0.50	**	14	N		**	M	
Tert-amyl methyl ether	ND	2,0	20	**		*)	M	6 #	
Tert-butyl alcohol	ND	10	*	н		*	•	pr	
Di-isopropyl ether	ND	2.0	*	*	**			19	
Ethyl tert-butyl ether	ND	2.0	*	ж	**	80		-M	
Methyl tert-butyl ether	ND	1.0	**	n		49	(UNI	
Surrogate: 4-Bromofluorobenzene		95.0%	83.5	-119	² P	#	*		
Survogate: Dibromofluoromethana		107 %	81-	136	60	•		80	
Surrogate: Toluene-d8		95.9 %	88.8	-117	***	"	•	**	
Semivolatile Organic Compounds by	EPA Method 8270C								
Carbazole	ND	10	ug/I	1	5080109	08/01/15	08/07/15	EPA 8270C	
Phenol	ND	10	62	H	0		**		
Aniline	ND	10	24	#	••	44	*		
Acenaphthylene	ND	10	**	*	**	6	69	27	
2-Chlorophenol	ND	10	*		49	.**	•	N	
1,4-Dichlorobenzene	ND	10	(36)	#	0	H		(**)	
N-Nitrosodi-n-propylamine	ND	5.0	100	**	87		6)	M.	
			11000				150.5	3549	

10

5.0

10

10

10 10

10

10

20

ND

ND

ND

ND

ND

ND

ND

ND

ND

SunStar Laboratories, Inc.

Anthracene

1,2,4-Trichlorobenzene

2-Methylnaphthalene

1-Methylnaphthalene

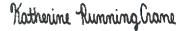
Benzo (a) anthracene

Benzo (b) fluoranthene

Acenaphthene

4-Nitrophenol

4-Chloro-3-methylphenol





PSI -- Oakland

Project: Morgan Muir-Tidewater

4703 Tidewater Ave Ste B

Project Number: 575-872

Reported:

Oakland CA, 94601

Project Manager: Frank Poss

Reporting

08/21/15 15:23

B-6 T151838-11 (Water)

Analyte	Result	Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
		SunStar La	aboratori	ies, Inc.					
Semivolatile Organic Compounds by	EPA Method 8270C						_		
Benzo (k) fluoranthene	ND	10	ug/l	1	5080109	08/01/15	08/07/15	EPA 8270C	
2,4-Dinitrotoluene	ND	10	•	şı	0	en en	61		
Benzo (g,h,i) perylene	ND	20	81	(9	0			*	
Pentachlorophenol	ND	10	**	н		Ø	•	*	
Pyrene	ND	10	*		47	99	49	N	
Benzo (a) pyrene	ND	10	44	.#	0	**	198	*	
Benzyl alcohol	ND	50	44	**	67	09	40	99	
Bis(2-chloroethoxy)methane	ND	10	*	*		*		*	
Bis(2-chloroethyl)ether	ND	5.0	44		*		*	M.	
Bis(2-chloroisopropyl)ether	ND	20	*				99	*	
Bis(2-ethylbexyl)phthalate	ND	10	Ħ	*	**	**			
4-Bromophenyl phenyl ether	ND	5.0	10	a	89	49	49	N	
Butyl benzyl phthalate	ND	10	**	悬	10	•	49	47	
4-Chloroaniline	ND	20	*	*			-	*	
2-Chloronaphthalene	ND	10	44		.99	2 # 4	10	11.90	
4-Chlorophenyl phenyl ether	ND	20	**	b	**	5#0	49	100	
Chrysene	ND	10	*	9	44	0)		14	
Dibenz (a,h) anthracene	ND	10	14	H	43	49	Z ++)	14	
Dibenzofuran	ND	20	*	*			89		
Di-n-butyl phthalate	29	5.0	*	ц				N.	
1,2-Dichlorobenzene	ND	5.0	**	W		69	*		
1,3-Dichlorobenzene	ND	5.0	11	н	#	*			
2,4-Dichlorophenol	ND	10	•	Ħ	00	•	•	н	
Diethyl phthalate	ND	10	**	н	-	*	•	H	
2,4-Dimethylphenol	ND	5.0	44	44	-	77		*	
Dimethyl phthalate	ND	10	_#F	9	ø		**	к	
4,6-Dinitro-2-methylphenol	ND	5.0	99	**	0	"	0	191	

ND

ND

ND

ND

ND

10

20

10

5.0

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2,4-Dinitrophenol

2,6-Dinitrotoluene

Fluoranthene

Fluorene

Di-n-octyl phthalate

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Katherine Running Crane



PSI - Oakland

Project: Morgan Muir-Tidewater

4703 Tidewater Ave Ste B Oakland CA, 94601 Project Number: 575-872 Project Manager: Frank Poss Reported: 08/21/15 15:23

B-6 T151838-11 (Water)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
		SunStar L	aboratori	ies, Inc.					
Semivolatile Organic Compounds by	EPA Method 8270C								
Hexachlorobenzene	ND	20	மை∕!	1	5080109	08/01/15	08/07/15	EPA 8270C	
Hexachlorobutadiene	ND	10	**	н	20	4)		*	
Hexachlorocyclopentadiene	ND	20	*	н	49	ŧ	*	м	
Hexachloroethane	ND	5.0	99	19	67	**	47	M	
Indeno (1,2,3-cd) pyrene	ND	10	*	Ħ		87			
Isophorone	ND	10	99	+	-	*		¥	
2-Methylphenol	ND	10	*	*	69		69	и	
4-Methylphenol	ND	20	44	н		99		M	
Naphthalene	ND	5.0	89		49	3.00	HE 2	4	
2-Nitroaniline	ND	10	**	*	**	4)	69	(0)	
3-Nitroaniline	ND	10	89	н	*	ŧ	P	**	
4-Nitroaniline	ND	20	*	*	33	68	**	99	
Nitrobenzene	ND	20	**	ы	*	Θ	•	84	
2-Nitrophenol	ND	10	**	#	*			H	
N-Nitrosodiphenylamine	ND	10	*	39	**		•		
N-Nitrosodimethylamine	ND	25	ed	*	*				
Phenanthrene	ND	10	**	N	et		**	::#	
2,4,5-Trichlorophenol	ND	20	64		4)	**	5403	0000	
2,4,6-Trichlozophenol	ND	10		*	**	44	90	3.M	
2,3,4,6-Tetrachlorophenol	ND	10	**	N	n		40	×	
2,3,5,6-Tetrachlorophenol	ND	10	5 W)	31	46	40	44	lin.	
1,4-Dinitrobenzene	ND	10	66	H	a	a a	47	· ·	
Pyridine	ND	10	- 89	**	D	t#	20	39	
Surrogate: 2-Fluorophenol		34.2 %	15-	121	~	,et	(40)	((#))	
Surrogate: Phenol-d6		24.6%	24-	113	-	и	89	: 10	
Surrogate: Nitrobenzene-d5		73.3 %	14.7-	-110	10	-	*		
Surrogate: 2-Fluorabiphenyl		79.4 %	33.3-	110	"	n	**	¥	
Surrogate: 2.4,6-Tribromophenol		101 %	12.9-	110	7	*	#		
Surrogate: Terphenyl-dl4		145 %	15.8-	136	21	**	21	29	S-GC

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ATTACHMENT 3

Attachment 3 – Vapor Intrusion Evaluation and Data

L ⁻	TCP VAPOI	R SPECIFIC	CRITERIA -	PETROLEUI	VI					
		Closure	Scenario							
Exemption: Active fuelin	g station ex	empt from v	apor specific o	criteria; Ad	ctive as of o	late:	<u></u>			
Scenario 4b with bioattenuatio	Scenario 1; Scenario 2; Scenario 3a; Scenario 3b; Scenario 4a without bioattenuation zone; Scenario 4b with bioattenuation zone; Site specific risk assessment demonstrates human health is protected; Exposure controlled through use of mitigation measures or institutional controls; X_ Case closed in spite of not meeting the vapor specific media criteria									
Shading indicates Site Specific Data and Bold Text Indicates Evaluation Criteria										
Site Specific Data	Scenario 1	Scenario 2	Scenario 3A	Scenario 3B	Scenario 3C	Scenario 4a	Scenario 4b			
		1	ı		1					

S	Shading indicates Site Specific Data and Bold Text Indicates Evaluation Criteria								
Site Specif	îc 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	~ 2.5 feet	≥30 feet	≥30 feet	≥5 feet	≥10 feet	≥5 feet	No criteria	≥ 5 feet	
Depth to Shallowest Groundwater	4 feet	≥30 feet	≥30 feet	≥5 feet	≥10 feet	≥ 5 feet	≥ 5 feet	≥ 5 feet	
Total TPHg & TPHd in Soil in Bioattenuation Zone	65 mg/kg	<100 mg/kg	<100 mg/kg	<100 mg/kg	<100 mg/kg	<100 mg/kg	No criteria	<100 mg/kg	
Maximum Current Benzene Concentration in Groundwater	< 0.5 µg/L	No criteria	No criteria	<100 µg/L	≥100 and <1,000 µg/L	<1,000 µg/L	No criteria	No criteria	
Oxygen Data in Bioattenuation Zone	No oxygen data	No criteria	No criteria	No oxygen data or <4%	No oxygen data or <4%	≥4%	No criteria	≥4% at bottom of zone	
Soil Vapor Depth Beneath Foundation	Not collected	No criteria	No criteria	No criteria	No criteria	No criteria	5 feet	5 feet	
Benzene Concentrations (µg/m³)	Historic Max: Not Analyzed Current Max: Not Analyzed	No criteria	No criteria	No criteria	No criteria	No criteria	Res: < 85; Com: < 280	Res: < 85K; Com: < 280K	
Ethylbenzene Concentrations (µg/m³)	Historic Max: Not Analyzed Current Max: Not Analyzed	No criteria	No criteria	No criteria	No criteria	No criteria	Res: < 1,100; Com: < 3,600	Res: < 1,100K; Com: < 3,600K	
Naphthalene Concentrations (µg/m³)	Historic Max. Not Analyzed Current Max. Not Analyzed	No criteria	No criteria	No criteria	No criteria	No criteria	Res: < 93; Com: < 310	Res: < 93K; Com: < 310K	

Attachment 3 – Vapor Intrusion Evaluation and Data

	LTCP VAPOR SPECIFIC CRITERIA – PETROLEUM (cont.)							
	Vapor Intrusion to Indoor Air Analysis							
Onsite	The site does not meet the vapor specific criteria of the Low Threat Closure Policy due to the lack of a bioattenuation zone. However, there were no detectable concentrations of petroleum volatile organic compounds, including naphthalene, in soil or groundwater reported at the site that would pose a vapor intrusion risk at the site or downgradient of the site. The site can be considered to be a soils only case for petroleum compounds (TPH as diesel and TPH as motor oil). Therefore, the case is closed in spite of not meeting the vapor specific media criteria.							
Offsite	A petroleum hydrocarbon groundwater plume does not appear to be present at the site based on the lack of detection of petroleum hydrocarbons and associated compounds at standard reporting limits in groundwater at the site, and thus does not extend offsite.							

Attachment 3 - Vapor Intrusion Evaluation and Data

VAPOR EVALUATION – NON-PETROLEUM

Closure Guidance Groundwater Screening Levels for Evaluation of Potential Vapor Intrusion (Table E-1)

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.

threat to human heal	th and safety and to the environ	nment.							
	On-Site Vapor Concentr	ations for Primary Constitue	ents of Concern						
Land Use	Foundation Type	Depth to Water Below Foundational Element (> 10 feet for ESL use)	Depth of Soil Vapor Probe						
Onsite: Commercial	Onsite: Slab	Onsite: ~2.5 feet	Onsite: NA						
Offsite: Commercial	Offsite: Unknown	Offsite: Unknown	Offsite: NA						
Contaminant	Maximum Concentrations	RWQCB ESLs	Source						
Vapor Intrusion to Indoor Air Analysis									
Pollutant Sources are	e Identified and Evaluated	There are no documente compound sources at the sit	ed non-petroleum hydrocarbon volatile te.						
Site is Adequately Ch	naracterized	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.							
	Receptors, and Potential Other Environmental Concerns		of evidence (soil and groundwater by risk of vapor intrusion to indoor air for nercial building.						
are Identified and Ass		Off-Site: Multiple lines of evidence (soil and groundwater concentrations) support a low risk of vapor intrusion to indoor air for workers in the existing commercial building.							
Maximum soil vapor o	concentrations less than		petroleum compounds (metals) at the site o not have associated vapor ESLs.						
relevant screening cri	iteria		petroleum compounds (metals) at the site o not have associated vapor ESLs.						

ATTACHMENT 4

Attachment 4 – Direct Contact Evaluation and Data

LTCP DIRECT CONTACT AND OUTDOOR AIR EXPSURE CRITERIA

Closure Scenario

__ Exemption (no petroleum hydrocarbons in upper 10 feet), _X_ 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, __ 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.

	Shading indica	ates Site Speci	fic Data and Bol	d Text indicate	es Evaluation Cri	teria
Are maximum o	oncentrations les	s than those in	Table 1 below?	Yes; current	land use; commer	cial only
		Resi	dential	Commerc	cial/Industrial	Utility Worker
Cons	tituent	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	< 0.30	< 0.30	< 0.30	< 0.30	< 0.30
LTCP Criteria	Naphthalene	≤ 9.7	≤ 9.7	≤ 45	≤ 45	≤ 219
Site Maximum	PAHs	< 0.525	< 0.629	< 0.525	< 0.629	< 0.629
LTCP Criteria	PAHs	≤ 0.063	NA	≤ 0.68	· NA	≤ 4.5

Direct Contact and Outdoor Air Analysis

While the site is not known to have contained an underground storage tank containing motor oil, the presence of shallow TPH as motor oil below residential ESLs suggests that the detectable concentrations of TPH as motor oil may require consideration as waste oil. Therefore, ACDEH has evaluated the potential for Poly-Nuclear Hydrocarbons (PAHs) to be present at the site.

Onsite

This site does not meet the residential LTCP criterion due to an elevated non-detectable concentration of PAHs in soil samples that yielded a calculated non-detectable benzo (a) pyrene toxicity equivalent (BaPe) above the residential LTCP value when calculated in accordance with LTCP guidance (non-detectable concentrations were conservatively set equal to the limit of detection). Under the current commercial land use, the LTCP indicates it is appropriate to close the site with these potential residual PAH concentrations.

Excavation or construction activities in areas of potential residual contamination will be managed with a commercial land use restriction, that requires 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 in the vicinity of residual contamination.

Offsite

A petroleum hydrocarbon soil plume has not been established at the site, and therefore does not extend offsite.

Attachment 4 – 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

X Maximum concentrations of contaminants are less than or equal to those in Table 1 below, __ Site-specific risk assessment, __ 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.	3
------------	-----------	---------	-----------	---------------	---

Are maximum conce than those in Table 1			Y	es	
Constitu	iont.	Residential	Commercial / Industrial	Any Land Use / Construction Worker	Tier 1 ESL
Constitu	ent	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	PCBs	0.010	0.010	0.010	0.010
Direct Contact ESL	PCBs	0.25	1.0	5.6	0.25
Site Maximum	Barium	150	150	150	150
Direct Contact ESL	Barium	15,000	3,000	3,000	3,000
Site Maximum	Cobalt	10	10	10	10
Direct Contact ESL	Cobalt	23	28	28	23
Site Maximum	Copper	28	28	28	28
Direct Contact ESL	Copper	3,100	14,000	14,000	3,100
Site Maximum	Chromium III	28	28	28	28
Direct Contact ESL	Chromium III	120,000	530,000	530,000	120,000
Site Maximum	Lead	41	41	41	41
Direct Contact ESL	Lead	80	160	160	80
Site Maximum	Mercury	0.11	0.11	0.11	0.11
Direct Contact ESL	Mercury	13	44	44	13
Site Maximum	Nickel	54	54	54	54
Direct Contact ESL	Nickel	820	86	86	86
Site Maximum	Vanadium	27	27	27	27
Direct Contact ESL	Vanadium	390	470	470	390

Direct Contact Analysis

Pollutant Sources are Identified and Evaluated	There do not appear to be non-petroleum hydrocarbon sources at the site.
Site is Adequately Characterized	On-Site: All concentrations of non-petroleum hydrocarbon sources in soil at the subject site are below the residential, commercial / industrial, and Any Land Use / Construction Worker ESLs. ACDEH concludes that under the current land use onsite metal concentrations do not pose threat to human health. Off-Site: There do not appear to be non-petroleum hydrocarbon

sources at the site. Therefore, a soil plume does not extend offsite.

Attachment 4 - Direct Contact Evaluation and Data

Exposure Pathways, Receptors, and Potential	On-Site: Multiple lines of evidence support a low risk of direct contact for commercial / industrial workers or Any Land Use / Construction Worker at the site.
Risks, Threats, and Other Environmental Concerns are Identified and Assessed	Off-Site: All concentrations of non-petroleum hydrocarbon in soil at the subject site are below the residential, commercial / industrial, and Any Land Use / Construction Worker ESLs. There do not appear to be sources in soil at the site. Therefore, a soil plume does not extend offsite.
	On-Site: Yes. Onsite concentrations do not exceed ESLs. Based on available data, soil concentrations are below commercial direct contact or Any Land Use / Construction Worker ESLs.
Are maximum soil concentrations less than relevant screening criteria?	Off-Site: Yes. All concentrations of non-petroleum hydrocarbons in soil at the subject site are below the residential, commercial / industrial, and Any Land Use / Construction Worker ESLs. There do not appear to be sources in soil at the site. Therefore, a soil plume does not extend offsite.

TABLE 1 SUMMARY OF ANALYTICAL RESULTS - ORGANICS

Tidewater Business Park 4723 Tidewater Avenue, Oakland, California

SAMPLE NUMBER	SAMPLE MATRIX	DEPTH SAMPLED (FEET)	Total Petroleum Hydrocarbons as Gasoline	Total Petroleum Hydrocarbons as Diesel	Total Petroleum Hydrocarbons as Motor Oil	VOCs	8VOCs	PCBs
B-1-1.0	Soil	1.0	<10	<10	46	ND	ND	ND
B-2-1.0	Soil	1.0	<10	<10	<10	***	G-NPS	ND
B-3-1.0	Soil	1.0	<10	<10	<10	242	*	ND
B-3-5.0	Soil	5.0	<10	<10	<10	-9-9-9	45.040	
B-4-1.0	Soil	1.0	<10	<10	<10	***	240	
B-5-1.0	Soil	1.0	<10	36	570	ND	ND	ND
B-5-2.5	Soil	2.5	<10	<10	<10	-		792
B-5-5.0	Soil	5.0	<10	<10	<10	***	75/FTS.	770
B-6-1.0	Soil	1.0	<10	<10	110	ND	ND	ND
B-6-2.5	Soil	2.5	<10	65	630	(August)		
B-6-5.0	Soil	5.0	<10	<10	<10		-	
B-2	Groundwater	NA	<50	<50	<100	ND	8.9 Di-n-butyl phthalate	ND
B-4	Groundwater	NA	<50	<50	<100	ND	11 Tert butyl alcohol (TBA)	ND
B-5	Groundwater	NA	<50	<50	<100	ND	25 Di-n-butyl phthalate	ND
B-6	Groundwater	NA	<50	<50	<100	ND	29 Di-n-butyl phthalate	ND

Notes: Analytical results for soil are reported as total concentration in milligrams per kilogram (mg/kg)

Analytical results for water are reported as total concentration in micrograms per liter (µg/L)

< = not detected at presented laboratory reporting limit.</p>

NA = Not applicable

ND = Not detected at laboratory reporting limits presented in Appendix D.

VOCs = Volatile Organic Compounds

SVOCs = Semi-Volatile Organic Compounds

PCBs = Polychlorinated Biphenyls

Soil and groundwater samples were collected on 7/29/2015

TABLE 2

SUMMARY OF ANALYTICAL RESULTS: METALS

Tidewater Business Park

4723 Tidewater Avenue, Oakland, California

SAMPLE NUMBER	SAMPLE MATRIX	DEPTH SAMPLED (FEET)	SB	AS	BA	BE	CD	CR	co	CU	PB	НО	МО	NI	SE	AQ	TL	V	ZN
B-1-1.0	Soil	1.0	<3.0	<5.0	72	<1.0	<1.0	5.8	5.0	26	<3.0	<0.1	<5.0	6.0	<5.0	<5.0	<2.0	27	28
B-2-1.0	Soil	1.0	<3.0	<5.0	150	<1.0	<1.0	28	10	28	<3.0	<0.1	<5.0	54	<5.0	<5.0	<2.0	22	38
B-3-1.0	Soil	1.0	<3.0	<5.0	120	<1.0	<1.0	26	8.3	23	<3.0	<0.1	<5.0	46	<5.0	<5.0	<2.0	20	
B-5-1.0	Soil	1.0	<3.0	<5.0	94	<1.0	<1.0	16	5.5	20	41	0.11	<5.0	30	<5.0	<5.0	<2.0		34
B-6-1.0	Soil	1.0	<3.0	<5.0	85	<1.0	<1.0	21	6.9	15	32	<0.1	<5.0	33	<5.0	<5.0		25	150
B-2	Groundwater	NA	<50	<50	90	<50	<50	<50	74	<50	<50	<0.5	<50	<50	<50	<50	<2.0	26	120
B-4	Groundwater	NA	<50	<50	1,200	<50	<50	<50	<50	81	<50	<0.5	<50	88	<50		<50	56	<50
B-5	Groundwater	NA	<50	<50	160	<50	<50	<50	<50	63	<50	<0.5	<50			<50	<50	96	<50
B-6	Groundwater	NA	<50	<50	110	<50	<50	<50	<50	<50				<50	<50	<50	<50	50	<50
TTIC											<50	<0.5	<50	<50	<50	<50	<50	58	<50
STLC			500 15	500 5	10,000	75 0.75	100	500 5	8,000 80	2,500 25	1,000 5	20 0.2	3,500 350	2,000 20	100	500 5	700 7	2,400 24	5,000 250

Notes:

Depth is presented in feet below ground surface

<= not detected at presented laboratory reporting limit.

Metals are designated by their symbol on the periodic table of elements.

Analytical results for soil are reported as total concentration in milligrams per kilogram (mg/kg)

Analytical results for water are reported as total concentration in micrograms per liter (µg/L)

TTLC = Total Threshold Limit Concentration for soil

STLC = Soluble Threshold Limit Concentration for soil



PSI -- Oakland

Project: Morgan Muir-Tidewater

4703 Tidewater Ave Ste B Oakland CA, 94601 Project Number: 575-872 Project Manager: Frank Poss Reported: 08/21/15 15:23

B-1-1.0 T151838-01 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Note
		SunStar L	aboratori	es, Inc.					
Polychlorinated Biphenyls by EPA Me	thod 8082					,			
PCB-1016	ND	10	ug/kg	1	5080111	08/01/15	08/05/15	EPA 8082	
PCB-1221	ND	10	n	44	*	*	10	N	
PCB-1232	ND	10	40	10	*		40	×	
PCB-1242	ND	10	19	n	1)	n	•	м	
PCB-1248	ND	10	**	n	ø	n			
PCB-1254	ND	10	12	31	*	n		-	
PCB-1260	ND	10	**	64	ø	n	ŧ	P	
Surrogate: Tetrachloro-meta-xylene		64.9 %	35-	140	н	*	(20)	*	
Surrogate: Decachlorobiphenyl		58.3 %	35-	140	"	"	*	#	
Volatile Organic Compounds by EPA	Method 8260B								
Bromobenzene	ND	5.0	ug/kg	1	5080708	08/10/15	08/10/15	EPA 8260B	
Bromochloromethane	ND	5.0	a	я	*	*	**	*	
Bromodichloromethane	ND	5.0		и	u	11	D	.99	
Bromoform	ND	5.0		я	*	v	22	₩.	
Bromomethane	ND	5.0		я	0	.**		.#*	
n-Butylbenzene	ND	5.0	**	9	*	D	.**	i N	
sec-Butylbenzene	ND	5.0	*	н	90			**	
teri-Butylbenzene	ND	5.0	n	H =	*	**	*	31	
Carbon tetrachloride	ND	5.0	**	I in	w	*	**	H	
Chlorobenzene	ND	5.0	n	43	n		47	N	
Chloroethane	ND	5.0	H T		N		н	æ	
Chloroform	ND	5.0	n	H	to .	*	H	м	
Chloromethane	ND	5.0	W	28	40	n	13	**	
2-Chlorotoluene	ND	5.0	'n	n	20		н	IF.	
4-Chlorotoluene	ND	5.0	*	91	n	n	Mr.	n	
Dibromochloromethane	ND	5.0	63	191	1097	Ð	AD	н	
1,2-Dibromo-3-chloropropane	ND	10	20	n.	n	ю	U	*	
1,2-Dibromoethane (EDB)	ND	5.0	(40)		Ð	**	12	*	
Dibromomethane	ND	5.0	m	24	U	= и	*	м	
1,2-Dichlorobenzene	ND	5.0	n		**	R .	47	н	
1,3-Dichlorobenzene	ND	5.0	te .	#	*	**			

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PSI -- Oakland

Project: Morgan Muir-Tidewater

4703 Tidewater Ave Sto B

Oakland CA, 94601

Project Number: 575-872 Project Manager: Frank Poss Reported:

08/21/15 15:23

B-1-1.0 T151838-01 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Note
		SunStar L	aboratori	es, Inc.					
Volatile Organic Compounds by El	A Method 8260B								
1,4-Dichlorobenzene	ND	5.0	ug/kg	1	5080708	08/10/15	-08/10/15	EPA 8260B	
Dichlorodifluoromethane	ND	5.0	#	ŝi.		\$ 8	#	•	
1,1-Dichloroethane	ND	5.0	44	*		000		8	
1,2-Dichloroethane	ND	5.0	**	e)	D	#	49	l N	
1,1-Dichloroethene	ND	5.0	(5	29	**	67		0#1	
ris-1,2-Dichloroethene	ND	5.0	w.	H	Ð	Ħ	37	×	
rans-1,2-Dichloroethene	ND	5.0	#	Ð	**	**	*	×	
,2-Dichloropropane	ND	5.0	*	и			•	×	
,3-Dichloropropane	ND	5.0		ia	10	Ð	+ 3		
2,2-Dichloropropane	ND	5.0	44	я	**		**	(#)	
,1-Dichloroptopene	ND	5.0	TV.	•	ы	99			
is-1,3-Dichloropropene	ND	5.0	49	60		*	ap	(4)	
rans-1,3-Dichloropropene	ND	5.0	42	u.	0	H	n	(be:	
lexachlorobutadiene	ND	5.0	n	*6	o	#	(40.1)	i se	
sopropylbenzene	ND	5.0	20	n	**	49	11	16	
-Isopropyltoluene	ND	5.0	ิพ	W	si .	v	e e	Fè .	
fethylene chloride	ND	5.0	W	'n	47	27	17	89	
Naphthalene	ND	5.0	*	**	H	e	44	H	
-Propylbenzene	ND	5.0	19	#	н	-	Ð	. 20	
ityrene	ND	5.0	es	н	44	17		.8	
,1,2,2-Tetrachloroethane	ND	5.0	8	n	e	a)	n	įм:	
,1,1,2-Tetrachloroethane	ND	5.0	20	: (1)	Ð		*	∃N .	
etrachloroethene	ND	5.0	0.99	*	D		23	(83	
,2,3-Trichlorobenzene	ND	5.0	44	н	((4))	*		e	
,2,4-Trichlorobenzene	ND	5.0	Ħ	Ħ		*		Ãi.	
,1,2-Trichloroethane	ND	5.0	n	77	10	27	3)		
1,1-Trichloroethane	ND	5.0		21		87	*	*	
richloroethene	ND	5.0		н	n	27	47	N	
richlorofluoromethane	ND	5.0	89	я	ti	0	*	н	
,2,3-Trichloropropane	ND	5.0		**	t)	17	•	m	
,3,5-Trimethylbenzene	ND	5.0	**	#	e .	to .	N	н	
,2,4-Trimethylbenzene	ND	5.0	77	าทา		0			

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PSI - Oakland

Project: Morgan Muir-Tidewater

4703 Tidewater Ave Ste B Oakland CA, 94601 Project Number: 575-872 Project Manager: Frank Poss Reported: 08/21/15 15:23

B-1-1.0 T151838-01 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Note
		SunStar L	aboratori	ies, Inc.		-			
Volatile Organic Compounds by EPA	Method 8260B								
Vinyl chloride	ND	5.0	ug/kg	1	5080708	08/10/15	08/10/15	EPA 8260B	
Benzene	ND	5.0			N.	000	Ħ	*	
Toluene	ND	5.0	79	91	н	0	(PF	
Ethylbenzene	ND	5.0	78	18	te	н	(10)	₩.	
n,p-Xylene	ND	10	**	н	u			×	
o-Xylene	ND	5.0	**	н			67	N	
Fert-amyl methyl ether	ND	20	*	a	a)		17	Ν,	
Fert-butyl alcohol	ND	50	77	и	n		ŧI	+ -	
Di-isopropyl ether	ND	20	**	¥	H	0		*	
Ethyl tert-butyl ether	ND.	20	44	*	N	67	0	· pa	
Viethy! tert-buty! ether	ND	20	**	71	ti	n		1 %	
iurrogate: 4-Bromofluorobenzene		95.4 %	81.2-	-123	p		n		
Surrogate: Dibromofluoromethane		114%	95.7-	135	p	η	n	ra-	
iurrogate: Toluene-d8		103 %	<i>85.5</i> -	116	p	41	π	19	
Semivolatile Organic Compounds by 1	EPA Method 8270C								
Carbazole	ND	300	ug/kg	1	5081026	08/10/15	08/11/15	EPA 8270C	
Phenol	ND	1000	41	н	н	**	is	19	
Aniline	ND III	300	***	P	Ð	#	0	×	
-Chlorophenol	ND	1000	17	#	t.	e	(* *):	(1 10 0)	
,4-Dichlorobenzene	ND	300	н	79	**	ø	0	5 H)	
I-Nitrosodi-n-propylamine	ND	300	117	a	*	*	97	(#)	
,2,4-Trichlorobenzene	ND	300	()	н		v	93	н	
-Chloro-3-methylphenol	ND	1000	M	и	**	o	Ð	e	
-Methylmaphthalene:	ND	300	44	a	44		*	Pf	
-Methylnaphthalene	ND	300	er .	H	n	H	0)	н	
Acenaphthene	ND	300	Sig €	u	83		*	H	
-Nitrophenol	ND	1000	17	#	**	*	*		
,4-Dinitrotoluene	ND	300	W	н	40	*	47		
entachlorophenol	ND	1000	n		19	*	**		
yrene	ND	300	37	11	t)		87	×)	
cenaphthylene	ND	300		н	0.440	82	0	1877	

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PSI -- Oakland

Project: Morgan Muir-Tidewater

4703 Tidewater Ave Ste B

Oakland CA, 94601

Project Number: 575-872 Project Manager: Frank Poss Reported:

08/21/15 15:23

B-1-1.0 T151838-01 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
<u> </u>		SunStar L	aboratori	ies, Inc.					<u>.</u>
Semivolatile Organic Compounds by	EPA Method 8270C								
Anthracene	ND	300	ug/kg	1	5081026	08/10/15	08/11/15	EPA 8270C	
Benzo (a) anthracene	ND	300	98	н	.0	41	н	P	
Benzo (b) fluoranthene	ND	300	W	p		D	ю	19	
Benzo (k) fluoranthene	ND	300	11	и	ø		ti .	œ.	
Benzo (g,h,i) perylene	ND	1000	**	n n	60	(100)	0)	н	
Benzo (a) pyrene	ND	300	19	*	87	***	D T	98	
Benzyl alcohol	ND	300	10	ä	63		•	*	
Bis(2-chloroethoxy)methane	ND	300	W	**	Ð	Ð	60	IP	
Bis(2-chloroethyl)ether	ND	300	*	N	0	17		20	
Bis(2-chloroisopropyl)ether	ND	300	**	n	**	er .		*	
Bis(2-ethylhexyl)phthalate	ND	300	**	n	*	Ð		N	
4-Bromophenyl phenyl ether	ND	300	**		10	a	10	⊴Μ.	
Butyl benzyl phthalate	ND	300	#	н	**	69	13	. *	
4-Chloroaniline	ND	300	170	n	**	10	#9	×	
2-Chloronaphthalene	ND	300	196	ņ	\$3	0	17	(*)	
4-Chlorophenyl phenyl ether	ND	300	**	91	19	**	10	i M	
Chrysene	ND	300	661	*	RE	27	b	**	
Dibenz (a,h) anthracene	ND	300	**	*	49	-	49	49.	
Dibenzofuran	ND	300	े स	*	1)		a)	er	
Di-n-butyl phthalate	ND	300		**	н	ย	n	N	
1,2-Dichlorobenzene	ND	300	π-	n	n	ม		e	
1,3-Dichlorobenzene	ND	300	W	n_	6	i)	n	ri .	
2,4-Dichlorophenol	ND	1000	Ħ	μ		t)	н	H	
Diethyl phthalate	ND	300		21	D	n	ы	R	
2,4-Dimethylphenol	ND	1000	SM	26.	**	U)88	*	
Dimethyl phthalate	ND	300	19	н	4	•	*	(4)	
4,6-Dinitro-2-methylphenol	ND	1000	n	Ħ	40 °	62	Ð	184	
2,4-Dinitrophenol	ND	1000	11	46	n	n	9	*	
2,6-Dinitrotoluene	ND	1000	44	11	e)	n	ø	*	
Di-n-octyl phthalate	ND	300	**	99	10	B)	47	M	
Fluoranthene	ND	300			*	*	8	. 10	
Fluorene	ND	300	- in		99	a	44		

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PSI -- Oakland

Project: Morgan Muir-Tidewater

4703 Tidewater Ave Ste B Oakland CA, 94601 Project Number: 575-872 Project Manager: Frank Poss Reported: 08/21/15 15:23

B-1-1.0 T151838-01 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
		SunStar La	aboratori	es, Inc.					
Semivolatile Organic Compounds by	EPA Method 8270C								
Hexachlorobenzene	ND	1500	ug/kg	1	5081026	08/10/15	08/11/15	EPA 8270C	
Hexachlorobutadiene	ND	300	Ħ	21	60	*	20	89	
Hexachlorocyclopentadiene	ND	1000	W	.01	66	W	*	М.	
Hexachloroethane	ND	300	₩.		85	(*)	**	×	
Indeno (1,2,3-cd) pyrene	ND	300	36	9	10	780	ŧ	. N	
Isophorone	ND	300	90	'a	R9		ž#	66	
2-Methylphenol	ND	1000	*	131	Ð		40	*	
4-Methylphenol	ND	1000	*	Ħ	65	n	•	H	
Naphthalene	ND	300		**	11	Đ	67	30	
2-Nitroaniline	ND	300	Ťř.	0	*	Ð	•	UF.	
3-Nitroaniline	ND	300	ti.	н		41			
4-Nitroaniline	ND	300	"	я	.**	6		/ M	
Nitrobenzene	ND	1000	**	n	*	■ .₩ S	(#7)	. н	
2-Nitrophenol	ND	1000	1,100	n	e 7	89	16	0.00	
N-Nitrosodimethylamine	ND	300	W	м	34.	n	ч	. Я	
N-Nitrosodiphenylamine	ND	300	**	w	#	n	**	like .	
2,3,5,6-Tetrachlorophenol	ND	300	in the	*	24		47	(M	
2,3,4,6-Tetrachlorophenol	ND	300	#	11	11	ь	40	10	
Phenanthrene	ND	300	Ħ	1 0	Ð	*	••	н	
Azobenzene	ND	300	π	н	н	n	10	et .	
Pyridine	ND	300	n	7	U	U	67	69	
2,4,5-Trichlorophenol	ND	1000	**	20	**	Ð	43	H	
2,4,6-Trichlorophenol	ND	1000	**	0	*	n		6	
Surrogate: 2-Fluorophenol		60.1 %	15-1	'21	н	п	*	ø	
Surrogate: Phenol-d6		66.4 %	24-1	13	"	~	n	#	
Surrogate: Nitrobenzene-d5		67.8 %	21.3-	119	ii .	н	*	. **	
Surragate: 2-Fluorohiphenyl		76.7 %	32.4-	102	H	ø		तसर	
Surrogate: 2,4,6-Tribromophenol		102 %	18.1-	105	*	29	#	40	

100%

29.1-130

SunStar Laboratories, Inc.

Surrogate: Terphenyl-dl4

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.

Katherine Running Crame



PSI -- Oakland

Project: Morgan Muir-Tidewater

4703 Tidewater Ave Ste B Oakland CA, 94601 Project Number: 575-872 Project Manager: Frank Poss Reported: 08/21/15 15:23

B-2-1.0 T151838-02 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Note
		SunStar L	aboratori	es, Inc.					
Extractable Petroleum Hydrocarbons by 80	15C			_					
C6-C12 (GRO)	ND	10	mg/kg	ĺ	5073029	07/30/15	08/01/15	EPA 8015C	SGE
C13-C28 (DRO)	ND	10	H	*	*	10	19	**	SGE
C29-C40 (MORO)	ND	10	9.	**	*	**	69	н	SGE
Swrogate: p-Terphenyl		95.3 %	65-	135	ø	89	(1.40) (1.40)	8	SGE
Metals by EPA 6010B									1.00.00
Antimony	ND	3.0	mg/kg	1	5080429	08/04/15	08/05/15	EPA 6010B	
Silver	ND	2.0	44	21	D	D		N	
Arsenic	ND	5.0	91	39	*	er	61	III <mark>N</mark>	
Barium	150	1.0	19	μ	87		u	.79	
Beryllium	ND	1.0	***		H	"	t7	8	
Cadmium	ND	2.0	13		Ð		D	100	
Chromium	28	2.0	41	jų:	¥		n	. 16	
Cobalt	10	2.0	64	n	v	H	27	1997	
Copper	28	1.0	n	н	*	B		. A	
Lead	ND	3.0	•	ĸ	**	Ð	n	4	
Molybdenum	ND	5.0	*	*	#	49	**	n.	
Nickel	54	2.0	#0	H.	19	**	n	M	
Selenium	ND	5.0	π	71	n	•	ff	И	
Thallium	ND	2.0	B	Ħ	**	w	\ 0	N	
Vanadium	22	5.0	44	41	n	**	*	((4))	
Zinc	38	1.0	N	**	u	н	D	N	
Cold Vapor Extraction EPA 7470/7471									
Mercury	ND	0.10	mg/kg	1	5080108	08/01/15	08/04/15	EPA 7471A Soil	

SunStar Laboratories, Inc.





PSI - Oakland

Project: Morgan Muir-Tidewater

4703 Tidewater Ave Ste B Oakland CA, 94601

Project Number: 575-872 Project Manager: Frank Poss Reported:

08/21/15 15:23

B-2-1.0

T151838-02 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
		SunStar L	aboratori	ies, Inc.					
Polychlorinated Binhenvis by EPA M	ethod 8082								
PCB-1016	ND	10	ug/kg	1	5080111	08/01/15	08/05/15	EPA 8082	
PCB-1221	ND	10	**	н		**		н	
PCB-1232	ND	10	99	- 29		n		N	
PCB-1242	ND	10	78	44	590	n	0	N	
PCB-1248	ND	10	**	(*)	ŧ	a			
PCB-1254	ND	10	311	*	er :	o	89		
PCB-1260	ND	10	*	я			17		
Storrogate: Tetrachloro-meta-xylene		69.7%	35-	140		*	"	*	
Surrogate: Decachlorobiphenyl		67.6 %	35-	140	(6)	(80)	(#)	₩.	

SunStar Laboratories, Inc.





PSI - Oakland

Project: Morgan Muir-Tidewater

4703 Tidewater Ave Ste B

Project Number: 575-872

Reported:

Oakland CA, 94601

Project Manager: Frank Poss

08/21/15 15:23

B-3-1.0 T151838-03 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Note
		SunStar L	aboratori	es, Inc.					
Metals by EPA 6010B									
Antimony	ND	3.0	mg/kg	1	5080429	08/04/15	08/05/15	EPA 6010B	
Silver	ND	2.0	n	21			B	**	
Arsenic	ND	5.0	*	ม	67	*	69	14	
Barium	120	1.0	*	p	U	н	*	н	
Beryllium	ND	1.0	*	H	Ð	U	•	100	
Cadmium	ND	2.0	π	e	17	17		R4	
Chromium	26	2.0	**	н		*		ee	
Cobalt	8.3	2.0	**	n		e e		H	
Copper	23	1.0	64	н	-	63	•	N.	
Lead	ND	3.0	Ħ	н	47	E .	•		
Molybdenum	ND	5.0		51		n	25		
Nickel	46	2.0	π	11.20		n	11		
Selenium	ND	5.0	•	27	Ð	49	49		
Thallium	ND	2.0	*	n	D	v	Ð	M	
Vanadium	20	5.0	**	36 4	**	a)	, u	. 18	
Zinc	34	1.0	₩	19	0	65	40	*	
Cold Vapor Extraction EPA 7470/7471									
Mercury	ND	0.10	mg/kg	1	5080108	08/01/15	08/04/15	EPA 7471A Soil	
Polychlorinated Biphenyls by EPA Me	thod 8082								
PCB-1016	ND	10	ug/kg	1	5080111	08/01/15	08/05/15	HPA 8082	
PCB-1221	ND	10	₩	27	89	n	•	В	
PCB-1232	ND	10	10	**	89		Ð	100	
PCB-1242	ND	10	186	#	D	н	19	1.99	
PCB-1248	ND	10	et	#	*	ŧ	ŧi		
PCB-1254	ND	10	н	*	**	#	W	000	
PCB-1260	ND	10	m	**	*	W	#	в	
Surrogate: Tetrachloro-meta-xylene		68.8 %	35-1	40	"		a		
		/ 0							

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Project: Morgan Muir-Tidewater

4703 Tidewater Ave Ste B Oakland CA, 94601 Project Number: 575-872

Reported:

Project Manager: Frank Poss

08/21/15 15:23

B-3-5.0 T151838-04 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batela	Prepared	Analyzed	Method	Notes
		SunStar L	aboratori	es, Inc.					
Extractable Petroleum Hydrocar	bons by 8015C								
C6-C12 (GRO)	ND	10	mg/kg	1	5073029	07/30/15	08/01/15	EPA 8015C	SGEL
C13-C28 (DRO)	ND	10	89	#	80	н	19	P	SGEL
C29-C40 (MORO)	ND	10	44	*	H	49	н	н	SGEL
Surrogate: p-Terphenyl		96.4 %	65-1	35	0	pt	((*)	*	SGEL

SunStar Laboratories, Inc.





PSI -- Oakland

Project: Morgan Muir-Tidewater

4703 Tidewater Ave Ste B

Project Number: 575-872

Reported:

Oakland CA, 94601

Project Manager: Frank Poss

08/21/15 15:23

B-4-1.0 T151838-05 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
		SunStar L	aboratorio	es, Inc.					
Extractable Petroleum Hydrocar	bons by 8015C								
C6-C12 (GRO)	ND	10	mg/kg	1	5073029	07/30/15	08/01/15	EPA 8015C	SGEL
C13-C28 (DRO)	ND	10	•	н	40	**	*	14	SGEL
C29-C40 (MORO)	ND	10	*	н	66	**		ĸ	SGEL
Surrogate: p-Terphenyl		91.6%	65-1	3.5	(ar	H	er	22	SGEL

SunStar Laboratories, Inc.





PSI - Oakland

Project: Morgan Muir-Tidewater

4703 Tidewater Ave Ste B Oakland CA, 94601

Project Number: 575-872 Project Manager: Frank Poss

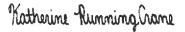
Reported:

08/21/15 15:23

B-5-1.0 T151838-06 (Soil)

Analyto	Result	Reporting Limit	Units	Dilution	Bawh	Prepared	Analyzed	Method	Notes
		SunStar L	aboratorio	s, Inc.					
Extractable Petroleum Hydrocarbous by 80)15C								22
C6-C12 (GRO)	ND	10	mg/kg	1	5073029	07/30/15	08/01/15	EPA 8015C	SGEL
C13-C28 (DRO)	36	10	•	н	COF	Ge″		89	SGEL
C29-C40 (MORO)	570	10	16	н	n	le .	a	W	SGEL
Surrogate: p-Terphenyl		91.4 %	65-1	35	#	(19)	(#)	"	SGEL
Metals by EPA 6010B									
Antimony	ND	3.0	mg/kg	1	5081029	08/10/15	08/10/15	EPA 6010B	
Silver	ND	2.0	Ħ	п	63	17	e	*	
Arsenic	ND	5.0	**	н	D		19	×	
Barium	94	1.0	31	34	++	(#0)	49	×	
Beryllium	ND	1.0	n	11	Ð		*	R	
Cadmium	ND	2.0	**	п	**	w	a)	αŧ	
Chromium	16	2.0	**	11	43	u	*	19	
Cobalt	5.5	2.0	**	**	n	o	P2	Ħ	
Copper	20	1.0	н	**	87	0	N	19	
Lead	41	3.0	er.	19	49	10	15	(Cap)	
Molybdenum	ND	5.0	38	10	**	**	19		
Nickel	30	2.0	**	**		0	49	n	
Selenium	ND	5.0	14	*	#	**		107	
Thallium	ND	2.0	79	**	47	ø	Ð	*	
Vanadium	25	5.0	(**)	*		n	13	e.	
Zinc	150	1.0	: * :	и	•	•	#		
Cold Vapor Extraction EPA 7470/7471									
Mercury	ê.11	0.10	mg/kg	1	5081030	08/10/15	08/11/15	EPA 7471A Soil	

SunStar Laboratories, Inc.





PSI -- Oakland

Project: Morgan Muir-Tidewater

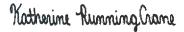
4703 Tidewater Ave Ste B Oakland CA, 94601 Project Number: 575-872 Project Manager: Frank Poss

Reported: 08/21/15 15:23

B-5-1.0 T151838-06 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Not
									- 116
		SunStar L	adoratori	es, Inc.					
Polychlorinated Binhenvis by EPA Me					-				
PCB-1016	ND	10	ug/kg	1	5081028	08/10/15	08/11/15	EPA 8082	
PCB-1221	ND	10	**	*	v	n	19	n	
PCB-1232	ND	10		я	**	a)	N	147	
PCB-1242	ND	10	77	a	87	**	н	80	
PCB-1248	ND	10	π		v	#	49	*	
PCB-1254	ND	10	24	şi	Ð	(#1)	49	18	
PCB-1260	ND	10	17	h	1)	62	DE .	М	
Surragese: Tetrachlara-meta-nylene		78.7 %	35-1	140	50	*	45	#	
Surveyate: Decachlevolóphenyl		69.9 %	35-1	140	yer.	H	н	*	
Volatile Organic Compounds by EPA	Method 8260B								
Bromiohensene:	ND	5.0	ug/kg	1	5080708	08/10/15	08/10/15	EPA 8260B	
Bromochloromethane	ND	5.0	24	#	22	**	(**)		
Bromodichloromethane	ND	5.0	*	**.	97	23		10	
Bromoform	ND	5.0	W	Ħ	e)	*	EQ.	e	
Bromomethane	ND	5.0	in:	71	I)	**	49	N.	
n-Butylbenzene	ND	5.0	0000	a	*	н	40	н	
sec-Butylbennene	ND	5.0	•	N		60	н	н	
tert-Butylbenzene	ND	5.0	99	p	1)		87	16	
Carbon tetrachloride	ND	5.0	₩	91	Đ	10	•	N	
Chiorobenzene	ND	5.0	**	29	t)	н	D		
Chloroethane	ND	5.0	H	*		6	n	IN.S	
Chloroform	ND	5.0	**	#	Ð	- 66	2)	1967)	
Chloromethane	ND	5.0	6	. 81	49	D.	23	(et	
2-Chlorofoluene	ND	5.0	(0.1	H.	u	*	\$3	30	
4-Chlorotoluene	ND	5.0	.00	a		30	ij.	10	
Dibromochloromethane	ND	5.0	(**)	90		89	8	*	
1,2-Dibromo-3-chloropropane	ND	10		pa .	H	19		N	
1,2-Dibromoethane (EDB)	ND	5.0	17	n	Đ	**	н	•	
Dibremomethane	ND	5.0	π	41 m	39	6	n	*	
,2-Dichlorobenzene	ND	5.0	u	(e)	**	D	#	K	
.3-Dichlorobenzene	ND	5.0	=	н	Đ.	2.00	27	×	

SunStar Laboratories, Inc.





PSI -- Oakland

Project: Morgan Muir-Tidewater

4703 Tidewater Ave Ste B

Oakland CA, 94601

Project Number: 575-872 Project Manager: Frank Poss

Reperted:

08/21/15 15:23

B-5-1.0 T151838-06 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
		SunStar L	aboratori	es, Inc.					
Volatile Organic Compounds by EP	A Method 8260B								_
1,4-Dichlorobenzene	ND	5.0	ug/kg	1	5080708	08/10/15	08/10/15	EPA 8260B	
Dichlorodifluoromethane	ND	5.0	#	N	Ð	Ð	**	н	
1,1-Dichloroethane	ND	5.0	#	я	e e	i D	н	н	
1,2-Dichloroethane	ND	5.0	**	H	**	1966	ы	W	
1,1-Dichloroethene	ND	5.0	**	21	27	(#1)	U.	н	
cis-1,2-Dichloroethene	ND	5.0	**	a	н	63	40	н	
trans-1,2-Dichloroethene	ND	5.0	R	11	Đ	n			
1,2-Dichloropropane	ND	5.0	W.	н	Ð	u		**	
1,3-Dichloropropane	ND	5.0	**	и	ย์	•	N .	M	
2,2-Dichloropropane	ND	5.0	11	9	49	12	n	H	
1,1-Dichloropropene	ND	5.0	W	11	*	- 1	47	*	
cis-1,3-Dichloropropene	ND	5.0	4	N	10	W	n	64	
trans-1,3-Dichloropropene	ND	5.0	19	ţı	Ð	**		3941	
Hexachlorobutadiene	ND	5.0	P	\$1	**	н	40	90	
Isopropylbenzene	ND	5.0	Ħ	21	D	b,	17	84	
p-Isopropyltoluene	ND	5.0		29	**	(0	*	н	
Methylene chloride	ND	5.0	*	Ħ	**	66			
Naphthalene	ND	5.0	n	21	n	69		н	
n-Propylbenzene	ND	5.0	61		n	n	·	æ	
Styrene	ND	5.0	tr	H	#	10	и		
1,1,2,2-Tetrachloroethane	ND	5.0	Ħ	şt	D	*	#	*	
1,1,1,2-Tetrachloroethane	ND	5.0	69	31	*		a		
Tetrachloroethene	ND	5.0	и	10.	1.00	**	29	n	
1,2,3-Trichlorobenzene	ND	5.0	N	H	n	e	12	99	
1,2,4-Trichlorobenzene	ND	5.0	**	*1	0	***	n	et	
1,1,2-Trichloroethane	ND	5.0	3.00	н	11	47	#	M	
1,1,1-Trichloroethane	ND	5.0	2002	#	43	45	a >	*	
Trichloroethene	ND	5.0	(66)	T _H	e l	н	#	-	
Trichlorofluoromethane	ND	5.0			44	41	*	×	
1,2,3-Trichloropropane	ND	5.0	*	н	*		9)	M	
1,3,5-Trimethylbenzene	ND	5.0	a		•		83	65	
1,2,4-Trimethylbenzene	ND	5.0	59	41	19	10	e	v	

SunStar Laboratories, Inc.





PSI -- Oakland

Project: Morgan Muir-Tidewater

4703 Tidewater Ave Ste B Oakland CA, 94601

Project Number: 575-872 Project Manager: Frank Poss

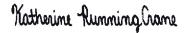
Reported:

08/21/15 15:23

B-5-1.0 T151838-06 (Soil)

		Reporting							
Analyte	Result	Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Not
		SunStar L	aboratori	es. Inc.					
Volatile Organic Compounds by EPA	Method 8260R								
Vinyl chloride	ND	5.0	ug/kg	1	5080708	08/10/15	08/10/15	EPA 8260B	
Benzene	ND	5.0	*	N	#	# #	00710713	EFA 0200B	
Tohare	ND	5.0	39	n			n	86	
Ethylbenzene	ND	5.0	**	*		e)	67	×	
m.p-Xylene	ND	10	w	34	9#6	#	v	*	
o-Xyleme	ND	5.0		*	ŧ	H		w.	
Tert-amyl methyl ether	ND	20	**	ø	()	*	42	*	
Tert-butyl alcohol	ND	50	44	н	4)	O	1)	×	
Di-isopropyl ether	ND	20	99	р	Ð	*	+1	N	
Ethyl tert-butyl ether	ND	20	**		н	e	a		
Methyl tert-butyl ether	ND	20	19	и	e 2	e?	60	**	
Surrogate: 4-Bromofluorobenzene		92.9 %	81.2-	123	*		n.	ø	
Surrogate: Dibromofluoromethane		115%	95.7-		¥	**	Ħ	N	
Surrogate: Toluene-d8		104 %	85.5-		N	**		p	
Semivolatile Organic Compounds by El	PA Method 8270C								
Carbazole	ND	300	ug/kg	1	5081026	08/10/15	08/11/15	EPA 8270C	
Phenol	ND	1000	4	# <u>.</u>	#	# .	99 Dest 1 1/1 1 2	M BEAUC	
Aniline	ND	300	н	**	*	60			
2-Chlorophenol	ND	1000	74	#	*	0	67	м	
1,4-Dichlorobenzene	ND	300	н	91		**	,p	*	
N-Nitrosodi-n-propylamine	ND	300	*	21	0	и	*	N	
1,2,4-Trichlorobenzene	ND	300		11	17	6	19	н	
4-Chloro-3-methylphenol	ND	1000	79	3.913	(4	45	**	8	
1-Methylnaphthalene	ND	300	**	н	0000	*	ti	awa.	
2-Methylnaphthalene	ND	300	m	н		ю	w		
Acenaphthene	ND	300	(m	#1	140	42	1)		
4-Nitrophenol	ND	1000	n	191			8	R	
2,4-Dinistratolwene	ND	300	*	**		11	2	18	
Pentachlorophenol	ND	1000		**	10	o.		89	
Pyrene	ND	300			19	D	89	66	
Acenaphthylene	ND	300	**	н					

SunStar Laboratories, Inc.





PSI - Oakland

Project: Morgan Muir-Tidewater

4703 Tidewater Ave Ste B

Project Number: 575-872

Reported:

Oakland CA, 94601

Project Manager: Frank Poss

08/21/15 15:23

B-5-1.0 T151838-06 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
		SunStar L	aboratori	es, Inc.					
Semivolatile Organic Compounds by	v EPA Method 8270C						Π	Π.,	
Anthracene	ND	300	ug/kg	1	5081026	08/10/15	08/11/15	EPA 8270C	
Benzo (a) anthracene	ND	300	**	н	P	**	•	29	
Benzo (b) fluoranthene	ND	300	"	N	0	W	**	*	
Benzo (k) fluoranthene	ND	300	**	÷6.		47	10#7	*	
Benzo (g,h,i) perylene	ND	1000	96	<u></u> €n	87	69	er:	×	
Benzo (a) pyrene	ND	300	**	30	(140)	n		*	
Benzyl alcohol	ND	300	**	11	Ð	0	67	N	
Bis(2-chloroethoxy)methane	ND	300	**	63	6	Đ	27	×	
Bis(2-chloroethyl)ether	ND	300	.99	11	Ð		N	N	
Bis(2-chloroisopropyl)ether	ND	300	UP	н	82	10	13	×	
Bis(2-ethylhexyl)phthalate	ND	300	#1	*	43		44	. *	
4-Bromophenyl phenyl ether	ND	300	*			N	0	(194)	
Butyl benzyl phthalate	ND	300	**	31	R3	30		e r)	
4-Chloroaniline	ND	300	29	n		n	3.00	ts	
2-Chloronaphthalene	ND	300	**	*	67	er e		н	
4-Chlorophenyl phenyl ether	ND	300	95	94		(ee)		240	
Chrysene	ND	300	Q#	40	62	49	49	M	
Dibenz (a,h) anthracene	ND	300	24	24		23	69	4	
Dibenzofuran	ND	300	**	a	40		b	(ag	
Di-n-butyl phthalate	ND	300	99	#		н	*	31	
1,2-Dichlorobenzene	ND	300	**		n	*	40	28	
1,3-Dichlorobenzene	ND	300	p0		н	13	*	*	
2,4-Dichlorophenol	ND	1000		e .	b	er .		10,	
Diethyl phthalate	ND =	300		91	10	D	6	99	
2,4-Dimethylphenol	ND	1000	: 41	90	D.	n	186	W	
Dimethyl phthalate	ND	300	*	30	*	*	*	29	
4,6-Dinitro-2-methylphenol	ND	1000	*	36	n	e,	n	н	
2,4-Dinitrophenol	ND	1000	ci .		n	u	n	•	
2,6-Dinitrotoluene	ND	1000	н	*	8)	ŧ	10	N	
Di-n-octyl phthalate	ND	300	72	91	42	*	*		
Fluoranthene	ND	300	n	21	U	*		**	
Fluorene	ND	300	et	74	44	D.	n		

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.

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PSI -- Oakland

Oakland CA, 94601

Project: Morgan Muir-Tidewater

4703 Tidewater Ave Ste B

Project Number: 575-872

Project Manager: Frank Poss

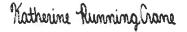
Reported:

08/21/15 15:23

B-5-1.0 T151838-06 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
		SunStar La	aberatori	es, Inc.		.—			
Semivolatile Organic Compounds by El	PA Method 8270C		_						
Hexachlorobenzene	ND	1500	ug/kg	1	5081026	08/10/15	08/11/15	EPA 8270C	
Hexachlorobutadiene	ND	300		и	4)	er .	#	*	
Hexachlorocyclopentadiene	ND	1000	41	11	n	63	6	М.	
Hexachloroethane	ND	300	Ħ	Ħ	17			M	
Indeno (1,2,3-cd) pyrene	ND	300	*		67	17	**	M	
Isophorone	ND	300	п		100	n	87 .	(₩.	
2-Methylphenol	ND	1000	**		10	n	#	н	
4-Methylphenol	ND	1000	**	**	13	n	0	*	
Naphthalene	ND	300	*	21	0	(No.)	**	*	
2-Nitroaniline	ND	300	*	it	8	n		18	
3-Nitroaniline	ND	300	*	μ		49		100	
4-Nitroaniline	ND	300	61	11	10	Ð	*	*	
Nitrobenzene	ND	1000	W	pr.	s)	Ð	29	×	
2-Nitrophenol	ND	1000	**	*	87	v	er.	19	
N-Nitrosodimethylamine	ND	300	10	93	Ü	υ	D	ler	
N-Nitrosodiphenylamine	ND	300	17	p	и	.**	27	и	
2,3,5,6-Tetrachlorophenol	ND	300	m	aī.	*	10	t)		
2,3,4,6-Tetrachlorophenol	ND	300	29	24	υ	м		M	
Phenanthrene	ND	300	660	300	**	н	N	10°	
Azobenzene	ND	300		*	10	40	*		
Pyridine	ND	300		w	47	io.	*	N	
2,4,5-Trichlorophenol	ND	1000	n		n	17	n	м	
2,4,6-Trichlorophenol	ND	1000	i in	H	*	17			
Surrogate: 2-Fluorophenol		57.0 %	15-1.	21	ø.	#	*	ų	
Surrogate: Phenol-d6		53.7 %	24-1	13	м	H	27	*	
Surrogate: Nitrobenzene-d5		63.6 %	21.3-1	139		*	#		
Surrogate: 2-Fluorobiphenyl		68.5 %	32.4-1	102		n	27	•	
Surrogate: 2,4,6-Tribromophenol		74.4 %	18.1-1			n	4)	ju .	
Surrogate: Terphenyl-dl4		68.9 %	29.1-1		#	7.	71	μ	

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PSI -- Oakland

Project: Morgan Muir-Tidewater

4703 Tidewater Ave Ste B

Project Number: 575-872

Reported:

Oakland CA, 94601

Project Manager: Frank Poss

08/21/15 15:23

B-6-1.0 T151838-07 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
		SunStar L	aboratori	es, Inc.					
Extractable Petroleum Hydrocarbons by 80	15C								
C6-C12 (GRO)	ND	10	mg/kg	1	5073029	07/30/15	08/01/15	EPA 8015C	SGEL
C13-C28 (DRO)	ND	10	f9	н .		e		19	SGEL
C29-C40 (MORO)	110	10	119	н	49		H	B	SGEL
Surrogate: p-Terphenyl		93.2 %	65-1	35	19	н	н	,,	SGEL
Metals by EPA 6010B									
Antimony	ND	3.0	mg/kg	1	5081029	08/10/15	08/10/15	EPA 6010B	
Silver	ND	2.0	**	н	40	D.		и	
Arsenic	ND	5.0	99	#1	0		n	n	
Barium	85	1.0	89	91	Ð		**	19	
Beryllium	ND	1.0	**	n		10	*	P	
Cadmium	ND	2.0	77	н	#	as a		×	
Chromium	21	2.0	**	a	v	Ð	n	6. K e	
Cobalt	6.9	2.0		ν	n	67	n	N	
Copper	15	1.0	9	#	Đ		44	N .	
Lead	32	3.0	41	\$1	Ð		υ	N.	
Molybdenum	ND	5.0	59	*	v	H		NF	
Vickel	33	2.0	14	Ħ	ų.	В	स	10.	
elenium	ND	5.0	20	я		42	49	н	
Thallium	ND	2.0	п		*	Ð	0	н	
/anadium	26	5.0		и	**	· ·	*	n	
Line	120	1.0		р	Ð	N	77		
Cold Vapor Extraction EPA 7470/7471									
fercury	ND	0.10	mg/kg	1	5081030	08/10/15	08/11/15	EPA 7471A Soil	

SunStar Laboratories, Inc.





PSI -- Oakland

Project: Morgan Muir-Tidewater

4703 Tidewater Ave Ste B Oakland CA, 94601 Project Number: 575-872 Project Manager: Frank Poss

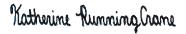
Reported:

08/21/15 15:23

B-6-1.0 T151838-07 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
		SunStar L	aboratori	es, Inc.					
Polychlorinated Binhenvis by EPA Me	ethod 8082								
PCB-1016	ND	10	ug/kg	1	5081028	08/10/15	08/11/15	EPA 8082	
PCB-1221	ND	10	**	*		**	60	19	
PCB-1232	ND	10	99	**	H	*	97.	H	
PCB-1242	ND	10	99		**	ø	Ð	W	
PCB-1248	ND	10	00	Ħ	63		67	н	
PCB-1254	ND	10	.#1	5#01	10		Ð	н	
PCB-1260	ND	10		Ħ		*	63	#	
Surrogate: Tetrachloro-sueus-sylene		94.5%	35-1	140	70	**	p	#	
Surrogate: Decachlorobiphenyl		78.8 %	35-1	140	70	*	а	*	
Volatile Organic Compounds by EPA	Method 8260B								
Bromobenzene	ND	5.0	ug/kg	1	5080708	08/10/15	08/10/15	EPA 8260B	
Bromochloromethane	ND	5.0		99	X4	11		09	
Bromodichloromeshane	ND	5.0	**	п	30	65	**	H	
Bromoform	ND	5.0	**	n	(1)	p	*		
Bromomethane	ND	5.0	99	\$1.	b	•	•	9)	
n-Butylbenzene	ND	5.0	79	p	Ħ	17	60		
sec-Burylbenzene	ND	5.0	**	1 4	н	e)	ĸ	v	
tent-Buty/benneme	ND	5.0	99	11	B		27	(H	
Carbon tetrachloride	ND	5.0	Ħ	21	*	0	н	D	
Chlorobenzene	ND	5.0	**	n	**		ı)	и	
Chloroethane	ND	5.0	*	9	Ð	*		н	
Chloroform	ND	5.0	য়	я	Ð	e	R	O#42	
Chloromethane	ND	5.0	49	•	te	**	42	N	
2-Chlorotoluene	ND	5.0	•	(141)	**	ø.	n	NP	
4-Chlorotoluene	ND	5.0	11	(90)	•	D	н	P 8	
Dibromochloremethane	ND	5.0	**	i gr		н	Ð	н	
1,2-Dibromo-3-chloropropane	ND	10	*	28	u	a		**	
1,2-Dibromoethane (EDB)	ND	5.0	•	*	Б	D.	11	*	
Dibrememethane	ND	5.0	29	23	#	Đ	n	ĸ	
1,2-Dichlorobenzene	ND	5.0	Ħ	ंश	100		17	160	
1,3-Dichlorobenzene	ND	5.0	er.	(#K)	н	и		*	

SunStar Laboratories, Inc.





PSI - Oakland

Project: Morgan Muir-Tidewater

4703 Tidewater Ave Ste B

Oakland CA, 94601

Project Number: 575-872
Project Manager: Frank Poss

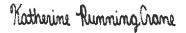
Reported:

08/21/15 15:23

B-6-1.0 T151838-07 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Note
		SunStar L	aboratori	es, Inc.		is			
Volatile Organic Compounds by El	PA Method 8260B								
1,4-Dichlorobenzene	ND	5.0	ug/kg	1	5080708	08/10/15	08/10/15	EPA 8260B	
Dichlorodiflucromethane	ND	5.0	**	и	w	Ð		19	
1,1-Dichloroethane	ND	5.0	**	*	w	40	Ð	H	
1,2-Dichloroethane	ND	5.0	44	.00		190	ti .	68	
1,1-Dichloroethene	ND	5,0	**	н	63	5#65	e:	(H	
cis-1,2-Dichloroethene	ND	5.0	77.	.**	n	Ð	•	per	
trans-1,2-Dichloroethene	ND	5.0	**	? 1	.44	Ð	\$7	(x	
1,2-Dichloropropane	ND	5.0	96	Ħ	*	o	81	*	
1,3-Dichloropropane	ND	5.0	Ħ	ŧ1	0	•	6	N	(4)
2,2-Dichloropropane	ND	5.0	78	*	60)	e)	**	×	
1,1-Dichloropropene	ND	5.0	9	34	67	**	- an	FF.	
cis-1,3-Dichloropropene	ND	5.0	37	61	#	42	18	10.	
trans-1,3-Dichloropropene	ND	5.0		29.	U	N	o	61	
Hexachlorobutadiene	ND	5.0	•	31	•	Ð		н	
Isopropylbenzene	ND	5.0	•	H	#	0	ø	- 00	
p-Isopropyltoluene	ND	5.0	1.90	*	11	19	**	(I#O).	
Methylene chloride	ND	5.0	104	р	"	€7	4)	*	
Naphthalene	ND	5.0	n	71	**	н	27	100	
n-Propylbenzene	ND	5.0	(6)	Ħ	D	*	*	N	
Styrene	ND	5.0	'n	- 11	09	45	46	*	
1,1,2,2-Tetrachloroethane	ND	5.0	**	n	n	v	<u>u</u>	97	
1,1,1,2-Tetrachloroethane	ND	5.0	**	33		62		64	
Tetrachloroethene	ND	5.0		5 0	H	Ð	#:	H	
1,2,3-Trichlorobenzene	ND	5.0	n	н	Ð	to	*	ю	
1,2,4-Trichlorobenzene	ND	5.0		. 28	RC;	6	47	N	
1,1,2-Trichloroethane	ND	5.0	**	н	6	(040)	Q	**	
1,1,1-Trichloroethane	ND	5.0	a	04	6			ĸ	
Trichloroethene	ND	5.0	39	9	v	0	D	•	
Friehlorofluoromethane	ND	5.0	*	101	н	U)	n	H	
1,2,3-Trichloropropane	ND	5.0	W		8	u _:	•	ū	
1,3,5-Trimethylbenzene	ND	5.0	н		· v	0			
,2,4-Trimethylbenzene	ND	5.0	44	9	n	2	H	*	

SunStar Laboratories, Inc.



PSI -- Oakland

Project: Morgan Muir-Tidewater

4703 Tidewater Ave Ste B Oakland CA, 94601

Project Number: 575-872

Reported:

Project Manager: Frank Poss

08/21/15 15:23

B-6-1.0 T151838-07 (Soil)

		Reporting							
Analyte	Result	Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Note
		SunStar L	aboratori	ies, Inc.					
Volatile Organic Compounds by EPA	Method 8260B								
Vinyl chloride	ND	5.0	ug/kg	1	5080708	08/10/15	08/10/15	EPA 8260B	
Benzene	ND	5.0	34	*	W	(10)	#	#	
Toluene	ND	5.0	80	n		N	i)	N	
Ethylbenzene	ND	5.0	н	ŢI	Ð	21		N	
m,p-Xylene	ND	10	19	н	44	н	*)	н	
o-Xylene	ND	5.0	n	39	e e		27	G.	
Tert-amyl methyl ether	ND	20	**	a)	u	(*)	n		
Tert-butyl alcohol	ND	50	ıŧ	ж	*	3#60	49	e l	
Di-isopropyl ether	ND	20	27	ę		а	87	0.40	
Ethyl tert-butyl ether	ND	20	**	Ħ	*	ie	a	(*)	
Methyl tert-butyl ether	ND	20	н	и	99	60	20	×	
Surrogate: 4-Bromofluorobenzene		90.8 %	81.2-	123	,	н	n	*	
Surrogate: Dibromofluoromethane		118%	95.7-	135	w	*	#	(p)	
Surrogate: Tolwene-d8		98.1 %	85.5-	116	ge		n	(W)	
Semivolatile Organic Compounds by F	PA Method 8270C								
Carbazole	ND	300	ug/kg	1	5081026	08/10/15	08/11/15	EPA 8270C	
Aniline	ND	300	TECTE:	#	19		8	#	
Phenol	ND	1000		ge	**	a	65	89	
2-Chlorophenol	ND	1000	**		ø	n	10	N	
1,4-Dichlorobenzene	ND	300	н	H	ě.	n	e	*	
N-Nitrosodi-n-propylamine	ND	300	Ħ	şı	+)	*	1)	90	
1,2,4-Trichlorobenzene	ND	300		70		10	**	N	
4-Chloro-3-methylphenol	ND	1000	98	-11		n	D	*	
2-Medhylnaphthalene	ND	300	•	¥1	87	17	*	н	
1-Methylnaphthalene	ND	300	•	11	**	N	w	*	
Acenaphthene	ND	300	**	*	Đ	N.	69		
4-Nitrophenol	ND	1000	290	Ħ	'as	()#A	2)	H	
2,4-Dinitrotoluene	ND	300	#1	0#0	62		n	*	
Pentachlorophenol	ND	1000	54	**	#	85	63	•	
Рутепе	ND	300	96	n				#	
Acenaphthylene	ND	300	49	*	w	89	40	-	
e									

SunStar Laboratories, Inc.

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PSI -- Oakland

Project: Morgan Muir-Tidewater

4703 Tidewater Ave Ste B

Oakland CA, 94601

Project Number: 575-872 Project Manager: Frank Poss Reported:

08/21/15 15:23

B-6-1.0 T151838-07 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Note
		SunStar L	aboratori	es, Inc.	-	·			
Semivolatile Organic Compounds by	EPA Method 8270C								
Anthracene	ND	300	ug/kg	1	5081026	08/10/15	08/11/15	EPA 8270C	
Benzo (a) anthracene	ND	300	H	21	Ð	n		M	
Benzo (b) fluoranthene	ND	300	99	н	er	P		10	
Benzo (k) fluoranthene	ND	300	H	2			#	r.	
Benzo (g,h,i) perylene	ND	1000	#	*	Ð	62	67	G.	
Benzo (a) pyrene	ND	300	te	2	*	3007	$\mathbf{e}_{\mathbb{N}}$	Ħ	
Benzyl alcohol	ND	300	er	20	**	Ð	69	8	
Bis(2-chloroethoxy)methane	ND	300	**	ü	.**	U	n	W	
Bis(2-chloroethyl)ether	ND	300	**	94	***	œ ·		ĸ	
Bis(2-chloroisopropyl)ether	ND	300	11	11	n	62	0	N	
Bis(2-ethylhexyl)phthalate	ND	300	15	24	17		88	N	
4-Bromophenyl phenyl ether	ND	300		fe .	n	n	n	N	
Budyl benzyl phthalate	ND	300	14	#1	0		40		
4-Chloroaniline	ND	300	•	*	B.	O	19		
2-Chloronaphthalene	ND	300	**	Ħ	v	0	a)	146.	
4-Chlorophenyl phenyl ether	ND	300	16	н	*	В	67	N	
Chrysene	ND	300	**	н	10	0	60	F	
Dibenz (a,h) anthracene	ND	300	in	n	u	13	n	- FF	
Dibenzofuran	ND	300	**	gr.	н	67	e.	*	
Di-n-butyl phthalate	ND	300		#	ŧ	67		N	
1,2-Dichlorobenzene	ND	300	**	и	u	*	er .	er ·	
1,3-Dichlorobenzene	ND	300	**		29	Ð	*	-R	
2,4-Dichlorophenol	NĎ	1000	#	11		47	43	0	
Diethyl phthalate	ND	300	m			49	#2	66	
2,4-Dimethylphenol	ND	1000	**	n		н	a)	н	
Dimethyl phthalate	ND	300		n		D	u	n	
1,6-Dinitro-2-methylphenol	ND	1000	ŭ,	. 20	н	17	D.	e+	
2,4-Dinitrophenol	ND	1000	(#.)		62	19#3	*	N	
2,6-Dinitrotoluene	ND	1000	π	**	р	•	0	8	
Di-n-octyl phthalate	ND	300	W	н	a		42	100	
Fhrounthene	ND	300	79	н	47		N	N2	
Fluorene	ND	300	Ħ		н	89	44	8	

SunStar Laboratories, Inc.





PSI -- Oakland

Project: Morgan Muir-Tidewater

4703 Tidewater Ave Ste B Oakland CA, 94601 Project Number: 575-872
Project Manager: Frank Poss

Reported:

08/21/15 15:23

B-6-1.0 T151838-07 (Soil)

i	Analyte Resu	Reporting lt Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
		SunStar I	aborator	ios Inc		**			

SunStar La	boratori	ies, Inc.
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Semivolatile Organic Compounds by	EPA Method 8270C								
Hexachlorobenzene	ND	1500	ug/kg	1	5081026	08/10/15	08/11/15	EPA 8270C	
Hexachlorobutadiene	ND	300	91	29	•	**		m	
Hexachlorocyclopentadiene	ND	1000	99	10	v	19	47	м	
Hexachloroethane	ND	300	98.	p	41		47	04	
Indeno (1,2,3-cd) pyrene	ND	300	**	•		**	49		
Isophorone	ND	300	*	#	67	**		и	
2-Methylphenol	ND	1000	19	13	10	•0	**	M	
4-Methylphenol	ND	1000	**	41	W	e e	N)	27	
Naphthalene	ND	300	**	**	87	Ð	***	GM2	
2-Nitroaniline	ND	300	**	şı .	10	89	at		
3-Nitroaniline	ND	300	2.99)	я	e	0	Ð	1.8	
4-Nitroaniline	ND	300	**	36	40		· o	The	
Nitrobenzene	ND	1000) (66)	#	a)		27		
2-Nitrophenol	ND	1000	n	21	97	*	19	46	
N-Nitrosodimethylamine	ND	300		#	**	D.	10	B)	
N-Nitrosodiphenylamine	ND	300		27	U	63	+		
2,3,5,6-Tetrachlorophenol	ND	300	ħ	91	*	*	er .	. 18	
2,3,4,6-Tetrachlorophenol	ND	300		Ħ	*	6	44	8	
Phenanthrene	ND	300	π	н	**	n	19	*	
Azobenzene	ND	300	π	(-91)	н	0	D.	.80	
Pyridine	ND	300	77	10	n	п	n	10	
2,4,5-Trichlorophenol	ND	1000	Ħ	50 4 5	**	47	$\widetilde{\boldsymbol{v}}$	20	
2,4,6-Trichlorophenol	ND	1000	п	**	и		0	37	
Surrogate: 2-Fluorophenol	·	62.9 %	15-12	21		n	44	3 46 .5	
Surrogate: Phenol-dő		62.1 %	24-11	13	M	н	₩.	W	
Surrogate: Nitrobenzene-d5		70.4 %	21.3-1	19	N.	p	"	(*)	
Surrogate: 2-Fluorobiphenyl		80.7 %	32.4-1	02	*	*	r	•	
Surrogate: 2,4,6-Tribromophenol		103 %	18.1-1	05	#	"	*		
Surrogate: Terphenyl-dl4		101 %	29.1-1	30	*	*	ë	#	

SunStar Laboratories, Inc.



ATTACHMENT 5

Assessor's Office
Property Value System

Help

New Query

History Value Transfer Map Glossary

Parcel Number:34-2300-19 Inactive:N Lien Date:01/01/2016 Owner:TRIN 2015 REAL ESTATE INC Property Address: 4723 TIDEWATER AVE, OAKLAND, CA 94601-4900

Parcel History

Mailing Name		Historical Mailing Address	Document Date	Documer Number		Parce Count	
TRIN 2015 REAL ESTATE INC		4723 TIDEWATER AVE , OAKLAND, CA 94601-4900		2015- 277592	\$2,050,000	1	4100
TIDEWATER 2004 REAL ESTATE HOLDINGS LLC	<u>List</u> <u>Owners</u>	4723 TIDEWATER AVE # A, OAKLAND, CA 94601- 4900	07/14/2004	2004- 320705	\$1,750,000	1	4100
GREEN & SCHMITT PARTNERSHIP	<u>List</u> <u>Owners</u>	1569 PEBBLEBROOK CT 3 3, WALNUT CREEK, CA 94596-6457	# 09/04/1998	31998- 308682		<u>5</u>	4100
CIVICBANK OF COMMERCE	<u>List</u> <u>Owners</u>	2101 WEBSTER ST FL 14, OAKLAND, CA 94612-3027		1998- 179369		<u>6</u>	4100
CITY OF OAKLAND	<u>List</u> <u>Owners</u>	TIDEWATER AVE , OAKLAND, CA 94601	07/01/1982	1982- 98658		7	<u>4100</u>

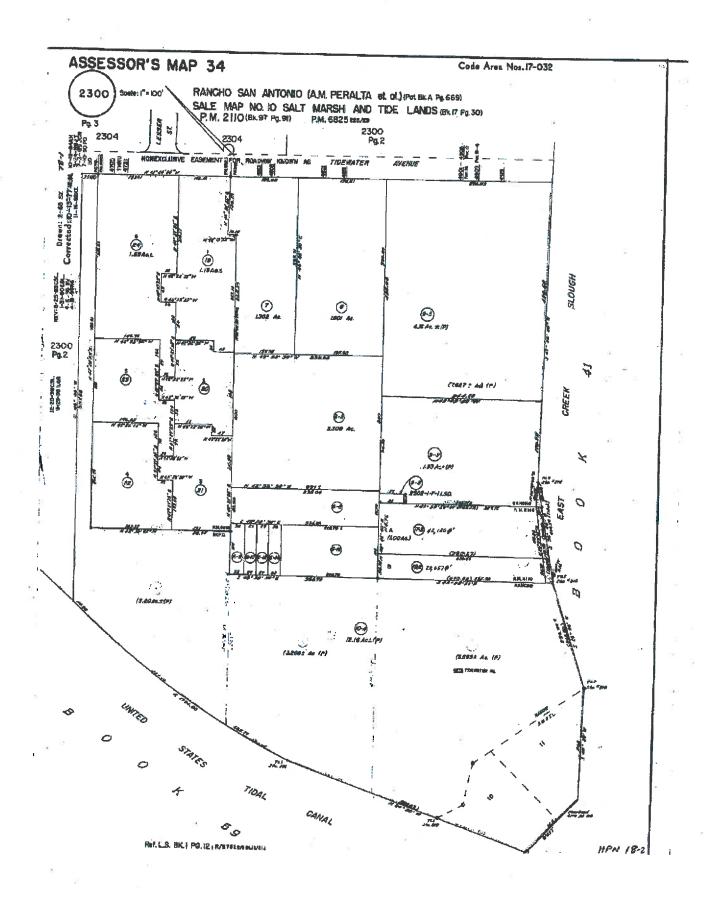
All information on this site is to be assumed accurate for property assessment purposes only, and is based upon the

Assessor's knowledge of each property. Caution is advised for use other than its intended purpose.

The Alameda County Intranet site is best viewed in Internet Explorer Version 5.5 or later.

Click here for more information regarding supported browsers.

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ATTACHMENT 6

ALAMEDA COUNTY HEALTH CARE SERVICES AGENCY



ALEX BRISCOE, Director

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

INVITATION TO COMMENT - POTENTIAL CASE CLOSURE

TIDEWATER SUBSITE 4723 TIDEWATER AVENUE, OAKLAND, CA 94601 SITE CLEANUP PROGRAM CASE RO0003177 GEOTRACKER GLOBAL ID T10000007146

October 12, 2015

The above referenced site is a Site Cleanup Program (SCP) case that is under the regulatory oversight of the Alameda County Environmental Health (ACEH) for the investigation of the presence of petroleum hydrocarbons, and metal concentrations in soil and groundwater from prior site use. 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, ACEH is considering closure of the case. Due to the residual contamination on site, the site would be closed with site management requirements that require the use of a health and safety plan for subsurface excavations (utilities, etc.) or, 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 ACEH, 1131 Harbor Bay Parkway, Alameda, CA 94502; all comments will be forwarded to the responsible parties. Comments received by November 15, 2015 will be considered and responded to prior to a final determination on the proposed case closure.

If you have comments or questions regarding this site, please contact the ACEH caseworker, Mark Detterman at 510-567-6876 or by email at mark.detterman@acgov.org. Please refer to ACEH case RO0003177 in any correspondence.

EGGEN NORMAN J & MARGARET M TRS

PARCEL #: 34-2300-20

PO BOX 1883

ORINDA CA 94563-6883

PARCEL #: 34-2300-8 124 CATHERINE CT ORINDA CA 94563-3103

NOHR THERESE L

NOHR THERESELEE T PARCEL #: 34-2300-6-2 124 CATHERINE CT ORINDA CA 94563-3103

OCCUPANT

PARCEL #: 34-2300-24 4703 TIDEWATER AVE OAKLAND CA 94601 OCCUPANT

PARCEL #: 34-2300-7 4801 TIDEWATER AVE OAKLAND CA 94601 OCCUPANT
PARCEL #: 34-2300-23
TIDEWATER AVE
OAKLAND CA 94601

OCCUPANT

PARCEL #: 34-2300-20 TIDEWATER AVE OAKLAND CA 94601 OCCUPANT

PARCEL #: 34-2304-15 414 LESSER ST OAKLAND CA 94601 OCCUPANT
PARCEL #: 34-2300-6-2
4831 TIDEWATER AVE
OAKLAND CA 94601

OCCUPANT

PARCEL #: 34-2300-21 TIDEWATER AVE OAKLAND CA 94601 **OCCUPANT**

PARCEL #: 34-2300-22 TIDEWATER AVE OAKLAND CA 94601 OCCUPANT PARCEL #: 34-2300-8 4821 TIDEWATER AVE

OAKLAND CA 94601

SCHMITT WILLIAM W & JACQULINE M TRS & $\ensuremath{^{\scriptscriptstyle{\parallel}}}$

PARCEL #: 34-2300-24 1569 PEBBLEBROOK CT WALNUT CREEK CA 94596-6457 TIDEWATER 2004 REAL ESTATE HOLDINGS L

PARCEL #: 34-2300-19 4723 TIDEWATER AVE #A OAKLAND CA 94601-4900 TIDEWATER GROUP LLC PARCEL #: 34-2300-23 1840 EMBARCADERO OAKLAND CA 94606-5220

TIDEWATER GROUP LLC PARCEL #: 34-2300-21 1840 EMBARCADERO OAKLAND CA 94606-5220 TIDEWATER GROUP LLC
PARCEL #: 34-2300-22
1840 EMBARCADERO
OAKLAND CA 94606-5220

WHITE BROTHERS
PARCEL #: 34-2300-7
430 LESSER ST
OAKLAND CA 94601-4902

Z SQUARE PROPERTIES CO PARCEL #: 34-2304-15 252 CREEDON CIR ALAMEDA CA 94502-7791