ALLIANCE
RESIDENTIAL COMPANY

Peter Solar
Managing Director

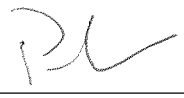
Mr. Gabe Stivala, P.G
ATC Group Services LLC
915 Highland Point Drive, Suite 250
Roseville, CA 95678

Subject: **Revised Work Plan for Additional Site Assessment**
2820 and 2855 Broadway, Oakland, CA
Alameda County LOP No. RO 3198

Dear Mr. Stivala:

I have reviewed and approved the subject report. Please submit it to the regulatory agencies listed in the distribution section of the report. Should any of the agencies require it, I am prepared to declare, under penalty of perjury, that to the best of my knowledge, the information contained in the report is true and correct.

Sincerely,



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June 22, 2016

Ms. Dilan Roe
Alameda County
Environmental Health Services
1131 Harbor Bay Parkway, Suite 250
Alameda, California 94502

Subject: **Revised Work Plan for Additional Site Assessment**
2820 and 2855 Broadway
Oakland, California
Alameda County LOP No. RO 3198

Dear Ms. Roe:

On behalf of Broadstone on Broadway, LLC c/o Alliance Residential Company (Alliance), ATC Group Services LLC (ATC) has prepared this revised work plan to conduct additional soil and groundwater assessment at the above referenced parcels (the "site"). The revised work plan is a modification of the ATC's work plan submitted on March 16, 2016 which was prepared in response to the meeting between Alliance, ATC and the Alameda County Environmental Health (ACEH) on February 19, 2016. This revised work plan addresses the agreed upon scope clarifications to the original work plan in a subsequent meeting between Alliance, ATC, and the ACEH on June 20, 2016.

The revised work plan is designed to achieve the following objectives:

- Evaluate if benzene reported in the grab groundwater sample at boring B-21, in the eastern portion of 2820 Broadway, is related to the VOC impacts offsite to the south of the property;
- Determine if trichloroethene (TCE) reported in the grab groundwater sample at borings B-3, B-20, B-21, B-22 B-23, in the eastern portion of 2820 Broadway, is related to the VOC impacts offsite to the south of the property;
- Further evaluate the extent of metals, petroleum and debris identified in shallow soil at boring B-21, in the eastern portion of 2820 Broadway;
- Evaluate whether carbon tetrachloride detected in grab groundwater sample at boring B-11 on the south portion of 2855 Broadway is from on site or offsite;
- Evaluate metals in soil and groundwater at 2855 Broadway in preparation for excavation and dewatering necessary for future installation of a subterranean garage; and
- Estimate groundwater flow direction at 2855 and 2820 Broadway.

Attached Tables 1 through 4 summarize soil and groundwater data collected to date. This work plan outlines a scope to further investigate the objectives above.

SITE LOCATION

The site is located on the west and east sides of Broadway between 28th and 29th Streets in Oakland, California, (**Figure 1**). The site is currently utilized as automotive dealership and auto service at 2820 Broadway and vehicle parking at 2855 Broadway. The location is a commercial area.

SCOPE OF WORK

Planning and Permits

ATC will obtain a drilling permit from Alameda County Public Works for the advancement of eight borings, six of which will be completed as permanent monitoring wells.

Health and Safety Plan

As required by the Occupational Safety and Health Administration (OSHA) Standard "Hazardous Waste Operations and Emergency Response" guidelines (29 CFR 1910.120), and by California Occupational Safety and Health Administration (Cal-OSHA) "Hazardous Waste Operations and Emergency Response" guidelines (CCR Title 8, Section 5192), ATC will prepare a Site-Specific Health and Safety Plan (HASP) prior to the commencement of fieldwork. The Site-Specific HASP will be reviewed and signed by field staff and contractors before beginning field operations at the site.

Underground Utility Locating and Clearance

In advance of field activities, ATC will mark the locations of the proposed well and boring in accordance with the Underground Service Alert (USA) guidelines, and notify USA of upcoming subsurface activities in order for existing underground utilities in the area of proposed work to be located and contact avoided. ATC will also contract a private utility locator to confirm the locations of underground utilities in the vicinity of the drilling locations.

Subsurface Investigation Methodology

Eight total borings/well will be advanced as part of this work plan. The drilling scope consists of performing direct push soil sampling at seven locations, six of which be subsequently over drilled using hollow stem auger to install permanent monitoring wells. Additionally, an eighth location will be drilled using hollow stem auger only to install a well with no soil sampling. A proposed boring and monitoring well location map is provided as **Figure 2**.

ATC will contract with a C-57 licensed drilling company to advance total of seven (7) direct push borings (B-24 through B-26 at 2855 Broadway and B-27 through B-30 at 2820 Broadway. Borings will be advanced to depths to five feet below first encountered groundwater, or to a maximum depth of 25 feet bgs. Groundwater is anticipated to be encountered at approximately 15 feet bgs. Soil borings will be advanced using a direct-push technology or hollow stem auger. Monitoring wells will be installed using hollow stem auger.

An ATC field scientist, under the responsible charge of a California Registered Professional Engineer or Geologist, will log the borings and collect soil samples. Soil samples will be collected from each boring and for lithologic logging and field screening. The soil will be extracted from the boring in a 4-foot by 1.5-inch outside diameter (O.D.) core sampler equipped with an acetate liner, or using hollow stem augers by driving a using a split spoon sampler equipped with brass sleeves. Samples in will be contained in acetate liners or brass sleeves and will be capped with Teflon tape and plastic ends cap. Samples will be labeled and stored in a cooler with ice. Soil and groundwater samples will be transported to a California state-certified analytical laboratory under standard chain-of-custody protocol. Analysis will be performed as indicated in the Soil boring and Monitoring Well Placement and Sampling Rationale section of this work plan.

Soil will be logged in general accordance with the American Standards for Testing Materials (ASTM) 2488-06 and the Unified Soil Classification System (USCS). Soil boring logs will indicate the depth of the various strata and record other pertinent information regarding the advancement and sampling of each borehole. Soil will be observed visual impacts and screened using a photo-ionization detector (PID).

The six proposed permanent monitoring wells will be installed using hollow stem auger drilling. Each well is estimated to be a total depth of approximately 25 feet bgs, but the actual total depth will be based on field observations of lithology and first encountered groundwater. A two-inch well will then be constructed of schedule 40 PVC casing with 15 feet of 0.010-inch slotted screen. A 2/12 Monterey sand filter pack will be placed around the screened interval to 2 feet above the top of the screened interval. A two to three-foot bentonite transition seal will be placed above the filter pack. A cement or cement bentonite slurry, using Portland I/II cement, will seal the remainder of the borehole annulus. The well will be finished with a locking cap and traffic rated vault.

After 48 hours following well installation, the monitoring wells will be developed using surge block agitation over the length of the screened interval, then approximately ten casing volumes of water will be purged. Following an additional 48 hours after well development, groundwater samples will be collected and transported to a California state-certified analytical laboratory under standard chain-of-custody protocol. Analysis will be performed as indicated in the Soil boring and Monitoring Well Placement and Sampling Rationale section of this work plan.

The newly installed monitoring wells will be surveyed by a licensed surveyor to a local benchmark relative to mean sea level. Survey data including elevation, longitude, and latitude will be uploaded to the state GeoTracker database. Additional select borings locations and site features may also be surveyed at the same time.

Soil cuttings and purge/rinseate water generated during well installation activities will temporarily be stored on-site in California DOT approved 55-gallon steel drums pending characterization and disposal. The drums will then be removed by a licensed contractor and disposed of at a permitted disposal facility.

Soil Boring and Monitoring Well Placement and Sampling Rationale

The borings and monitoring well locations have been selected based on previous assessment information and discussions with the ACEH. The objective is to further characterize the lateral distribution of constituents previously identified. Below is the table summarizing the rationale for the proposed boring and monitoring well locations, quantities of samples, and analysis:

Boring/Well	Address	Boring Location Rationale	Samples and Analysis
B-24/MW-4	2855 Broadway	Located at a proposed location of a future elevator shaft. Will further assess the lateral distribution of carbon tetrachloride groundwater reported in B-11 and B-16 on the northeast portion of the parcel. Soil screening during boring installation will further assess possibility of onsite source of VOCs. The monitoring well will be provide a more accurate determination of contaminant concentrations in groundwater as well as allow for measurement of groundwater level elevation, gradient and flow directions. Well may also be used for aquifer testing in preparation for dewatering during subterranean garage installation.	Soil will be field screened using a PID every five feet. Up to 2 soil samples will be collected for laboratory analysis based on field screening and observations. A groundwater sample will be collected from the completed monitoring well >24 hours after well development. Soil will be analyzed for full VOCs. Monitoring well groundwater samples will be analyzed for full VOCs and CAM 17 Metals (samples to be filtered prior to analysis).
B-25/MW-5	2855 Broadway	Will further assess the lateral distribution of carbon tetrachloride groundwater reported in B-11 and B-16 on the west portion of the parcel. Soil screening during boring installation will further assess possibility of onsite	Soil will be field screened using a PID every five feet. Up to 2 soil samples will be collected for laboratory analysis based on field screening and observations. A groundwater

Boring/Well	Address	Boring Location Rationale	Samples and Analysis
		source of VOCs. The monitoring well will be provide a more accurate determination of contaminant concentrations in groundwater as well as allow for measurement of groundwater level elevation, gradient and flow directions. Well may also be used for aquifer testing in preparation for dewatering during subterranean garage installation. .	sample will be collected from the completed monitoring well >24 hours after well development. Soil will be analyzed for full VOCs. Monitoring well groundwater samples will be analyzed for full VOCs and CAM 17 Metals (samples to be filtered prior to analysis).
B-26/MW-6	2855 Broadway	Will further assess the lateral distribution of carbon tetrachloride groundwater reported in B-11 and B-16 on the southeast portion of the parcel. Soil screening during boring installation will further assess possibility of onsite source of VOCs. The monitoring well will provide a more accurate determination of contaminant concentrations in groundwater as well as allow for measurement of groundwater level elevation, gradient and flow directions. Well may also be used for aquifer testing in preparation for dewatering during subterranean garage installation.	Soil will be field screened using a PID every five feet. Up to 2 soil samples will be collected for laboratory analysis based on field screening and observations. A groundwater sample will be collected from the completed monitoring well >48 hours after well development. Soil will be analyzed for full VOCs. Monitoring well groundwater samples will be analyzed for full VOCs and CAM 17 Metals (samples to be filtered prior to analysis).
B-27*	2820 Broadway	Located southwest and cross to upgradient of B-21 to assess for lateral and vertical extent of lead in soil and petroleum hydrocarbons in shallow and deep soil. In addition will assess the lateral extent of benzene and TCE in groundwater. Additionally, this boring is adjacent to the northern side of the trench basin.	Two soil samples will be collected in the top 5 feet bgs; up to two additional soil samples will be collected between 5 feet bgs and first encountered groundwater. Samples will be collected based on PID screening and visual observation. Soil samples will be analyzed for full VOCs TPHg, TPHd, and TPHmo, and Lead. The groundwater samples will be analyzed for full VOCs and CAM 17 Metals (samples to be filtered prior to analysis).
B-28/MW-1*	2820 Broadway	Located south east and cross to upgradient of B-21 to assess for lateral and vertical extent of lead in soil. In addition will assess the lateral extent of benzene in groundwater. Additionally, this boring is adjacent to the southern side of the trench basin. The monitoring well will provide a more accurate determination of VOC concentrations in groundwater as well as allow for measurement of groundwater level elevation, gradient and flow directions.	Two soil samples will be collected in the top 5 feet bgs; up to two additional soil samples will be collected between 5 feet bgs and first encountered groundwater. Samples will be collected based on PID screening and visual observation. Soil samples will be analyzed for full VOCs TPHg, TPHd, and TPHmo, and Lead. The groundwater samples will be analyzed for full VOCs.

Boring/Well	Address	Boring Location Rationale	Samples and Analysis
			A groundwater sample will be collected from the completed monitoring well >24 hours after well development. Soil will be analyzed for full VOCs. Monitoring well groundwater samples will be analyzed for full VOCs and Lead
B-29*	2820 Broadway	Located north and downgradient of B-21 to assess for lateral and vertical extent of lead in soil associated with B-21. In addition will assess the lateral extent of benzene and TCE in groundwater.	Two soil samples will be collected in the top 5 feet bgs; up to two additional soil samples will be collected between 5 feet bgs and first encountered groundwater. Samples will be collected based on PID screening and visual observation. Soil samples will be analyzed for full VOCs TPHg, TPHd, and TPHmo, and Lead. The groundwater samples will be analyzed for full and Lead.
B-30/MW-2	2820 Broadway	Located in the upgradient of B-21 and near the property line to assess the lateral extent of benzene and TCE in groundwater.	Two soil samples will be collected in the top 5 feet bgs; up to two additional soil samples will be collected between 5 feet bgs and first encountered groundwater. Samples will be collected based on PID screening and visual observation. Soil samples will be analyzed for full VOCs TPHg, TPHd, and TPHmo, and Lead. The groundwater sample will be analyzed for full VOCs and Lead.
Former B-22/MW-3		Located adjacent to previous boring B-22. The monitoring well will provide a more accurate determination of VOC concentrations in groundwater as well as allow for measurement of groundwater level elevation, gradient and flow directions. Well to be located on the southeast margin of the parcel.	The groundwater sample will be analyzed for full VOCs and Lead (samples to be filtered prior to analysis). No Soil samples will be collected as soil data has already been collected previously at this location.

Notes:
Total VOCs – volatile organic compounds by EPA Method 8260B
TPHg – total petroleum hydrocarbons in the gasoline range by EPA Method 8260B
TPHd – total petroleum hydrocarbons in the diesel range by EPA Method 8015M
TPHmo – total petroleum hydrocarbons in the motor oil range by EPA Method 8015M
CAM 17 Metals – CAM 17 metals, including Lead by EPA 200.7, EPA 6010B, EPA 6010C
* Well MW-1 may be relocated to either MW-27 or MW-29 based on observation of soil borings during drilling.

The samples collected for laboratory analysis will be stored in a cooler filled with ice. Proper chain-of-custody documentation will be utilized for sample submittal to the analytical laboratory.

Time and access permitting, ATC may advance additional step out borings, collect additional samples, and place them on hold in the event the results for B-27 through B-30 indicate a need for additional delineation.

Report Preparation

Upon completion of the soil and groundwater assessment activities, a summary report will be prepared and submitted to ACEH, which will include a description of field activities, laboratory analytical data in tabular form, boring logs, site plans, laboratory report sheets, and a comparison of laboratory analytical data to the appropriate ESLs.

Projected Schedule

Once approval of this work plan has been received and site access has been obtained, ATC will confirm a schedule for drilling activities. ATC will notify ACEH at least 48 hours prior to beginning any field activities. The summary report will be submitted to ACEH approximately 15 days after the completion of all field activities. We will also be available to discuss the results with you.

Please contact Gabe Stivala at (925) 223-7123 if you have questions or comments.

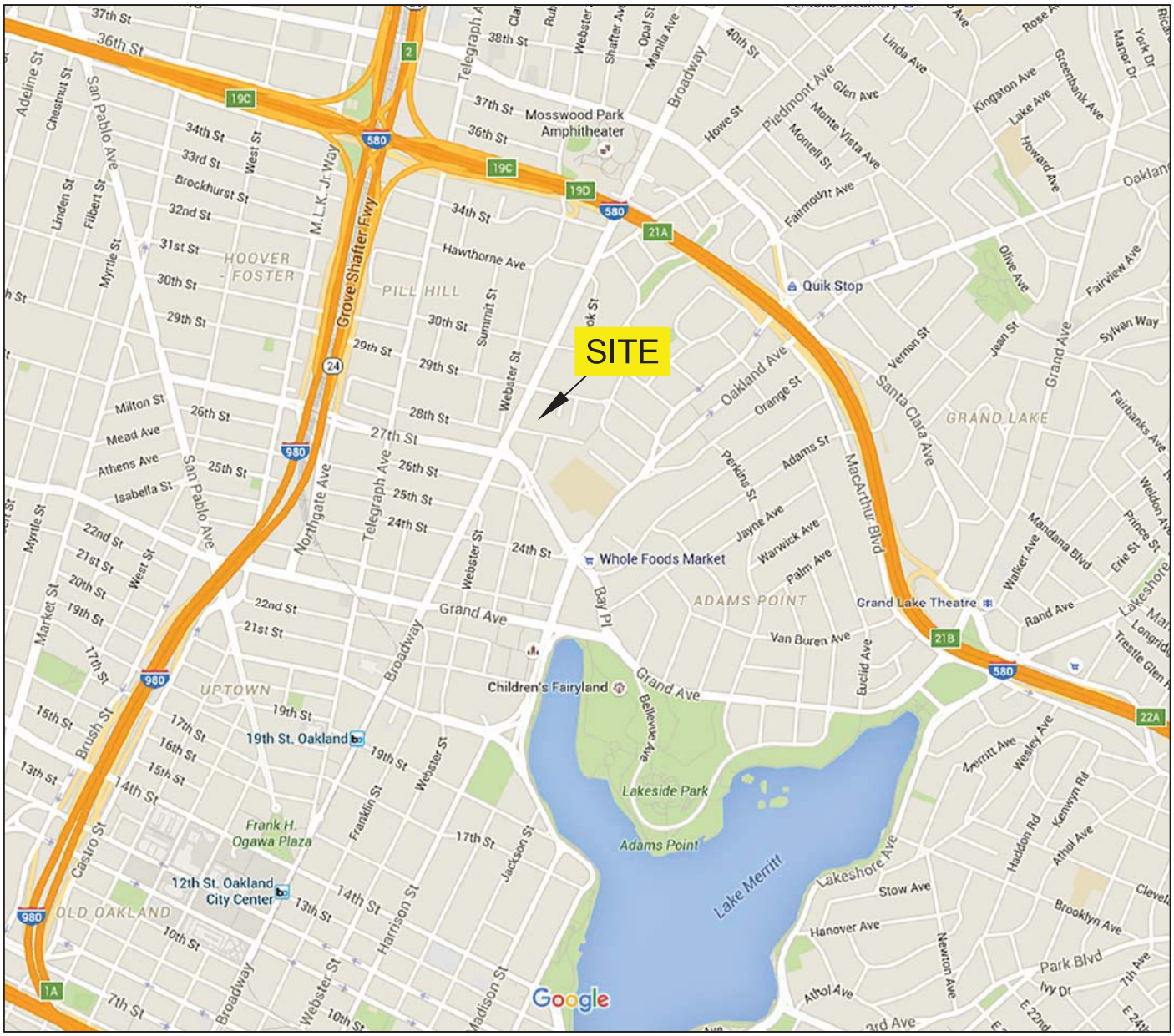
Respectfully submitted,
ATC Group Service LLC

Gabe Stivala, P.G.
Senior Project Manager
CA Professional Geologist No.7780

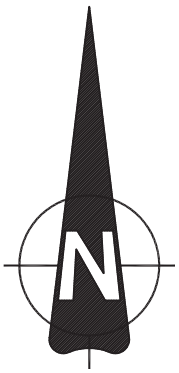
Andrew D. Stuart
National Program Director

Attachments

cc Peter Solar, Alliance
Elizabeth Mack, Locke Lord
Geotracker upload
Alameda County EHD FTP upload



SOURCE: GOOGLE MAPS. RETRIEVED 12/10/15. NOT TO SCALE



SITE VICINITY MAP

ALLIANCE REALTY
2800, 2820, AND 2855 BROADWAY
OAKLAND, CALIFORNIA

PROJECT NUMBER: 118EM01075		DATE: 12/10/15	FIGURE 1
APPROVED BY: GS		DRAWN BY: JB	

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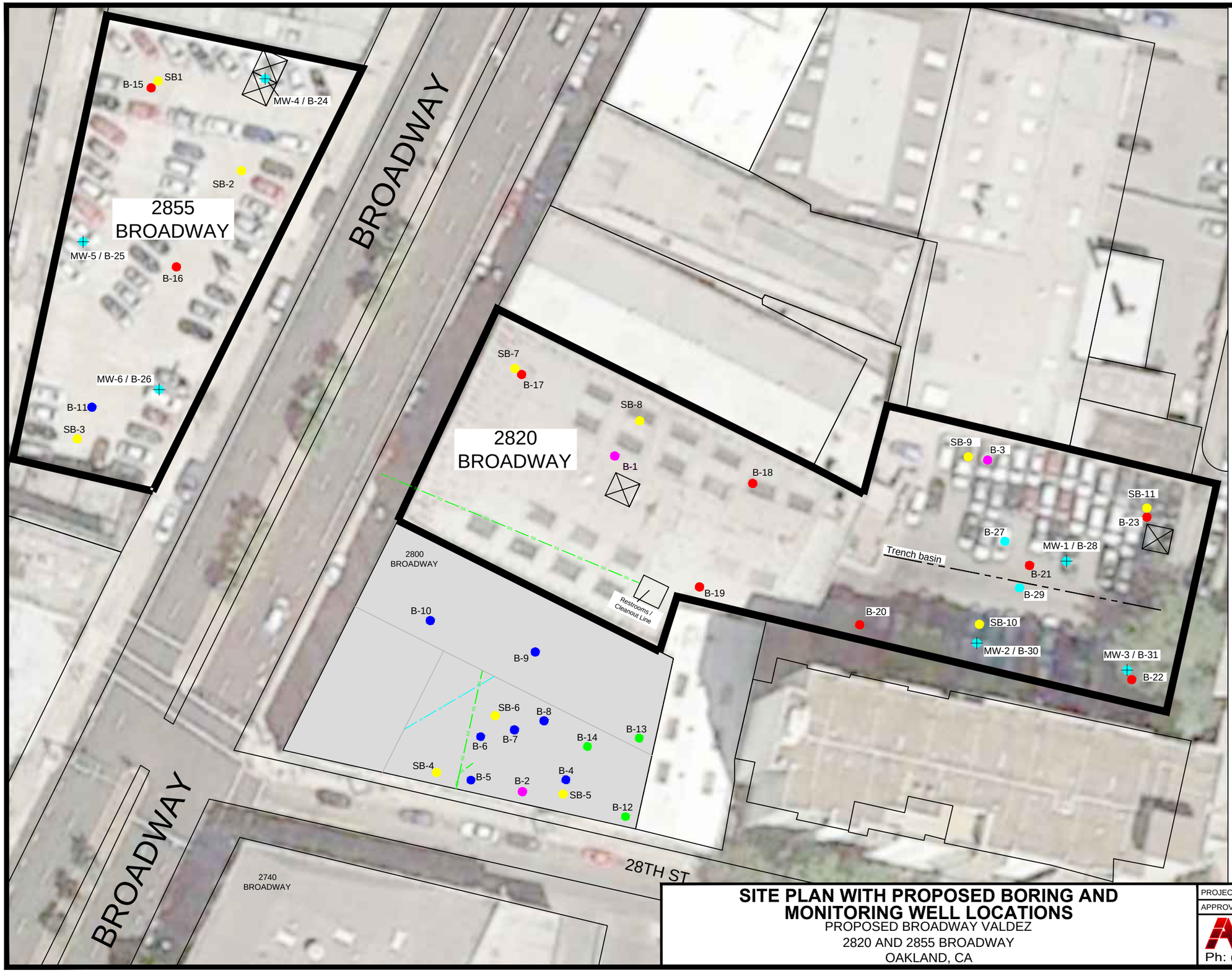
701 University Avenue, Suite 200
Sacramento, CA 95825
Ph: (916) 386-3870 *** Fax: (916) 923-6251



0 40'

Approximate Scale in Feet

LEGEND

- WATER UTILITY LINE
- SEWER UTILITY LINE
- PROPOSED ELEVATOR LOCATION
- SB-1 SOIL BORING - APRIL 8, 2015 (AEI)
- B-1 SOIL BORING - SEPTEMBER 19, 2015
- B-4 SOIL BORING - OCTOBER 3, 2015
- B-12 SOIL BORING - OCTOBER 10, 2015
- B-15 SOIL BORING - NOVEMBER 5 & 6, 2015
- B-27 PROPOSED SOIL BORING LOCATIONS
- MW-1 / B-26 PROPOSED MONITORING WELL / SOIL BORING LOCATIONS

SITE PLAN WITH PROPOSED BORING AND MONITORING WELL LOCATIONS

PROPOSED BROADWAY VALDEZ
2820 AND 2855 BROADWAY
OAKLAND, CA

PROJECT NUMBER: 118EM01075		DATE: 6/21/16	FIGURE 1
APPROVED BY: GS		DRAWN BY: AH	

ATC
915 Highland Pointe Drive, Suite 250
Roseville, CA 95678
Ph: (916) 724-5247 *** Fax: (916) 724 5201

TABLE 1
Summary of Soil Laboratory Analytical Data - Organics
2800, 2820, 2855 Broadway
Oakland, CA

Sample ID	Sample Depth (ft bgs)	Sample Date	TPHg	TPHd	TPHo	Benzene	Toluene	Ethyl benzene	Total Xylenes	MTBE	cis-1,2-Dichloroethene	Trichloroethene (TCE)	Naphthalene	Carbon Tetrachloride	Chloroform	Other VOCs *
			(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(µg/kg)
2800 Broadway																
SB4-12.0	12	4/8/2015	<1.0	<1.0	<5.0	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<MRL
SB5-12.0	12	4/8/2015	<1.0	<1.0	<5.0	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	**0.015**	<0.0050	<0.0050	<0.0050	<MRL
SB6-12.0	12	4/8/2015	<1.0	<1.0	<5.0	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	**0.0069**	<0.0050	<0.0050	<0.0050	<MRL
B2-5'	5	09/19/15	<0.220	**2.1**	<50	<0.0044	<0.0044	<0.0044	<0.0088	<0.0044	<0.0044	<0.0044	<0.0088	<0.0044	<0.0044	ND
B2-10'	10	09/19/15	<0.230	**1.2**	<49	<0.0046	<0.0046	<0.0046	<0.0092	<0.0046	<0.0046	<0.0046	<0.0092	<0.0046	<0.0046	ND
B2-12'	12	09/19/15	**0.6**	**2.6**	<50	<0.0048	<0.0048	<0.0048	**0.013**	<0.0048	<0.0048	<0.0048	<0.0096	<0.0048	<0.0048	1,2,4-Trimethylbenzene - **0.0081**
B2-15'	15	09/19/15	**1.1**	**2.5**	<50	<0.0050	<0.0050	**0.017**	**0.029**	<0.0050	<0.0050	**0.0200**	**0.029**	<0.0050	<0.0050	n-Propylbenzene - **0.0061** 1,2,4-Trimethylbenzene - **0.050** 1,3,5-Trimethylbenzene - **0.012**
B2-16'	16	09/19/15	**89**	**94**	<50	<0.50	<0.50	<0.50	<1.0	<0.50	<0.50	<0.50	**1.2**	<0.5	<0.5	n-Butylbenzene - **0.520** 1,2,4-Trimethylbenzene - **3.3** 1,3,5-Trimethylbenzene - **0.940**
B4-5'	5	10/03/15	<0.250	**2.3**	<50	<0.0050	<0.0050	<0.0050	<0.010	<0.0050	<0.0050	<0.0050	<0.010	<0.0050	<0.0050	ND
B4-10'	10	10/03/15	<0.250	<0.99	<49	<0.0049	<0.0049	<0.0049	<0.0099	<0.0049	<0.0049	<0.0049	<0.0099	<0.0049	<0.0049	ND
B4-14'	14	10/03/15	**15**	**40**	<50	<0.023	<0.023	<0.023	<0.046	<0.023	<0.023	**0.064**	<0.046	<0.023	<0.023	n-Butylbenzene - **0.040** 4-Isopropyltoluene - **0.026** N-Propylbenzene - **0.026**
B4-16'	16	10/03/15	**0.53**	<0.98	<49	<0.0050	<0.0050	<0.0050	<0.0099	<0.0050	**0.0092**	**0.370**	<0.0099	<0.0050	<0.0050	ND
B5-5'	5	10/03/15	<0.250	**1.8**	<49	<0.0050	<0.0050	<0.0050	<0.010	<0.0050	<0.0050	<0.0050	<0.010	<0.0050	<0.0050	ND
B5-10'	10	10/03/15	<0.250	**1.9**	<50	<0.0050	<0.0050	<0.0050	<0.0099	<0.0050	<0.0050	<0.0050	<0.0099	<0.0050	<0.0050	ND
B5-15'	15	10/03/15	<0.250	**2.1**	<50	<0.0050	<0.0050	<0.0050	<0.0099	<0.0050	<0.0050	<0.0050	<0.0099	<0.0050	<0.0050	ND
B6-5'	5	10/03/15	**0.29**	<0.98	<49	<0.0050	<0.0050	<0.0050	<0.010	<0.0050	<0.0050	**0.20**	<0.010	<0.0050	<0.0050	ND
B6-10'	10	10/03/15	<0.250	**1.1**	<50	<0.0050	<0.0050	<0.0050	<0.010	<0.0050	<0.0050	**0.040**	<0.010	<0.0050	<0.0050	ND
B6-15'	15	10/03/15	<0.240	**2.9**	<50	<0.0047	<0.0047	<0.0047	<0.0095	<0.0047	<0.0047	<0.0047	<0.0095	<0.0047	<0.0047	ND
B7-5'	5	10/03/15	<0.250	**1.0**	<49	<0.0050	<0.0050	<0.0050	<0.0099	<0.0050	<0.0050	<0.0050	<0.0099	<0.0050	<0.0050	ND
B7-10'	10	10/03/15	<0.250	<1.0	<50	<0.0049	<0.0049	<0.0049	<0.0099	<0.0049	<0.0049	**0.033**	<0.0099	<0.0049	<0.0049	ND
B7-15'	15	10/03/15	<0.250	<1.0	<50	<0.0050	<0.0050	<0.0050	<0.010	<0.0050	<0.0050	**0.082**	<0.010	<0.0050	<0.0050	ND
B8-5'	5	10/03/15	<0.250	**1.2**	<50	<0.0049	<0.0049	<0.0049	<0.0099	<0.0049	<0.0049	<0.0049	<0.0099	<0.0049	<0.0049	ND
B8-10'	10	10/03/15	<0.250	<1.0	<50	<0.0050	<0.0050	<0.0050	<0.0099	<0.0050	<0.0050	**0.065**	<0.0099	<0.0050	<0.0050	ND
B8-15'	15	10/03/15	<0.230	**1.3**	<50	<0.0046	<0.0046	<0.0046	<0.0092	<0.0046	<0.0046	<0.0046	<0.0092	<0.0046	<0.0046	ND
B9-10'	10	10/03/15	<0.250	**1.0**	<50	<0.0050	<0.0050	<0.0050	<0.0099	<0.0050	<0.0050	<0.0050	<0.0099	<0.0050	<0.0050	ND
B9-15'	15	10/03/15	<0.250	**2.2**	<50	<0.0050	<0.0050	<0.0050	<0.010	<0.0050	<0.0050	<0.0050	<0.010	<0.0050	<0.0050	ND
B10-5'	5	10/03/15	<0.250	<0.98	<49	<0.0049	<0.0049	<0.0049	<0.0098	<0.0049	<0.0049	<0.0049	<0.0098	<0.0049	<0.0049	ND
B10-10'	10	10/03/15	<0.250	**1.5**	<50	<0.0050	<0.0050	<0.0050	<0.010	<0.0050	<0.0050	<0.0050	<0.010	<0.0050	<0.0050	ND
B10-15'	15	10/03/15	<0.250	<1.0	<50	<0.0050	<0.0050	<0.0050	<0.010	<0.0050	<0.0050	<0.0050	<0.010	<0.0050	<0.0050	ND
B12-5'	5	10/10/15	<0.969	--	--	<0.0048	<0.0048	<0.0048	<0.0097	--	<0.0048	<0.0048	<0.0048	<0.0048	<0.0048	ND
B12-10'	10	10/10/15	<0.982	--	--	<0.0049	<0.0049	<0.0049	<0.0098	--	<0.0049	<0.0049	<0.0049	<0.0049	<0.0049	ND
B12-15'	15	10/10/15	<1.0	--	--	<0.0050	<0.0050	<0.0050	<0.010.0	--	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	ND
B13-5'	5	10/10/15	<1.0	--	--	<0.0050	<0.0050	<0.0050	<0.010.0	--	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	ND
B13-10'	10	10/10/15	<0.971	--	--	<0.0049	<0.0049	<0.0049	<0.0097	--	<0.0049	<0.0049	<0.0049	<0.0049	<0.0049	ND
B13-15'	15	10/10/15	<0.990	--	--	<0.0050	<0.0050	<0.0050	<0.0099	--	<0.0050	**0.0751**	<0.0050	<0.0050	<0.0050	ND
B13-24'	24	10/10/15	<0.965	--	--	<0.0048	<0.0048	<0.0048	<0.0097	--	<0.0048	**0.0334**	<0.0048	<0.0048	<0.0048	ND
B13-28'	28	10/10/15	<0.992	**--**	--	<0.0050	<0.0050	<0.0050	<0.0099	--	<0.0050	**0.0497**	<0.0050	<0.0050	<0.0050	ND
B14-5'	5	10/10/15	<0.994	**--**	--	<0.0050	<0.0050	<0.0050	<0.0099	--	<0.0050	**0.0147**	<0.0050	<0.0050	<0.0050	ND
B14-12'	12	10/10/15	<0.969	**--**	--	<0.0048	<0.0048	<0.0048	<0.0097	--	<0.0048	**0.020**	<0.0048	<0.0048	<0.0048	ND
B14-15'	15	10/10/15	<0.965	**--**	--	<0.0048	<0.0048	<0.0048	<0.0097	--	<0.0048	**0.162**	<0.0048	<0.0048	<0.0048	ND

TABLE 1
Summary of Soil Laboratory Analytical Data - Organics
2800, 2820, 2855 Broadway
Oakland, CA

Sample ID	Sample Depth (ft bgs)	Sample Date	TPHg	TPHd	TPHo	Benzene	Toluene	Ethyl benzene	Total Xylenes	MTBE	cis-1,2-Dichloroethene	Trichloroethene (TCE)	Naphthalene	Carbon Tetrachloride	Chloroform	Other VOCs *
			(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(µg/kg)
2820 Broadway																
SB7-12.0	12	4/8/2015	<1.0	<1.0	<5.0	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<MRL
SB8-12.0	12	4/8/2015	<1.0	**1.2**	<5.0	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<MRL
SB9-4.0	4	4/8/2015	**3.5**	**22**	**180**	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<MRL
SB10-4.0	4	4/8/2015	**2.4**	**70**	**340**	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<MRL
SB11-12.0	12	4/8/2015	<1.0	<1.0	<5.0	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<MRL
B1-5'	5	09/19/15	<0.230	**3.1**	<49	<0.0046	<0.0046	<0.0046	<0.0092	<0.0046	<0.0046	<0.0046	<0.0092	<0.0046	<0.0046	ND
B1-10'	10	09/19/15	<0.240	**1.2**	<50	<0.0048	<0.0048	<0.0048	<0.0096	<0.0048	<0.0048	<0.0048	<0.0096	<0.0048	<0.0048	ND
B1-15'	15	09/19/15	<0.240	**1.3**	<50	<0.0049	<0.0049	<0.0049	<0.0098	<0.0049	<0.0049	<0.0049	<0.0098	<0.0049	<0.0049	ND
B3-5'	5	09/19/15	<0.250	**2.8**	<50	<0.0050	<0.0050	<0.0050	<0.0098	<0.0050	<0.0050	<0.0050	<0.0098	<0.0050	<0.0050	ND
B3-10'	10	09/19/15	<0.250	**4.3**	<50	<0.0049	<0.0049	<0.0049	<0.0099	<0.0049	<0.0049	<0.0049	<0.0099	<0.0049	<0.0049	ND
B3-15'	15	09/19/15	<0.250	<0.99	<50	<0.0050	<0.0050	<0.0050	<0.010	<0.0050	<0.0050	<0.0050	<0.010	<0.0050	<0.0050	ND
B3-20'	20	09/19/15	<0.250	<0.99	<49	<0.0050	<0.0050	<0.0050	<0.0099	<0.0050	<0.0050	<0.0050	<0.0099	<0.0050	<0.0050	ND
B3-24'	24	09/19/15	<0.250	**1.8**	<50	<0.0050	<0.0050	<0.0050	<0.0099	<0.0050	<0.0050	<0.0050	<0.0099	<0.0050	<0.0050	ND
B17	na	11/05/15	Collected groundwater sample only. No soil samples collected.													
B18-8'	8	11/05/15	<0.250	<1.0	<5.0	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	ND
B18-12'	12	11/05/15	<0.250	<1.0	<5.0	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	ND
B18-16'	16	11/05/15	<0.250	<1.0	<5.0	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	ND
B18-20'	20	11/05/15	<0.250	<1.0	<5.0	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	ND
B18-24'	24	11/05/15	<0.250	<1.0	<5.0	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	ND
B19-8'	8	11/06/15	<0.250	<1.0	<5.0	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	ND
B19-12'	12	11/06/15	<0.250	<1.0	<5.0	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	ND
B19-16'	16	11/06/15	<0.250	<1.0	<5.0	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	**0.016**	<0.0050	<0.0050	<0.0050	ND
B19-20'	20	11/06/15	<0.250	<1.0	<5.0	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	ND
B19-24'	24	11/06/15	<0.250	<1.0	<5.0	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	ND
B20-8'	8	11/06/15	<0.250	<1.0	<5.0	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	ND
B20-10'	10	11/06/15	**3.3**	**8.6**	**15**	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	sec-Butyl benzene - **0.0092**
B20-12'	12	11/06/15	**3.6**	**9.7**	**19**	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	ND
B20-16'	16	11/06/15	<0.250	<1.0	<5.0	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	ND
B20-19'	19	11/06/15	<0.250	<1.0	<5.0	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	ND
B20-24'	24	11/06/15	<0.250	<1.0	<5.0	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	ND
B21-3'	3	11/06/15	**40**	**680**	**3,100**	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	ND
B22-8'	8	11/06/15	<0.250	<1.0	<5.0	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	ND
B22-12'	12	11/06/15	<0.250	<1.0	<5.0	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	ND
B22-16'	16	11/06/15	<0.250	<1.0	<5.0	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	**0.0062**	<0.0050	<0.0050	<0.0050	ND
B22-21'	21	11/06/15	<0.250	<1.0	<5.0	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	ND
B23	na	11/-6/15	Collected groundwater sample only. No soil samples collected.													
2855 Broadway																
SB1-12.0	12	4/8/2015	<1.0	<1.0	<5.0	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<MRL
SB2-12.0	12	4/8/2015	<1.0	<1.0	<5.0	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<MRL
SB3-12.0	12	4/8/2015	<1.0	**4.7**	**56**	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<MRL
B11	na	10/03/15	Collected groundwater sample only. No soil samples collected.													
B15-8'	8	11/05/15	**12**	**290**	**590**	<0.0050	**0.0063**	**0.0097**	**0.0076**	<0.0050	<0.0050	<0.0050	**0.150**	ND	ND	n-Butyl benzene - **0.030** sec-Butyl benzene - **0.016** Isopropylbenzene - **0.011** n-Propyl benzene - **0.017** 1,2,4-Trimethylbenzene - **0.120** 1,3,5-Trimethylbenzene - **0.047**
B15-12'	12	11/05/15	**1.3**	**1.2**	<5.0	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	**0.0056**	ND	ND	ND
B15-16'	16	11/05/15	<0.250	<1.0	<5.0	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	ND	ND	ND
B15-20'	20	11/05/15	<0.250	<1.0	<5.0	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	ND	ND	ND

TABLE 1
Summary of Soil Laboratory Analytical Data - Organics
2800, 2820, 2855 Broadway
Oakland, CA

Sample ID	Sample Depth (ft bgs)	Sample Date	TPHg	TPHd	TPHo	Benzene	Toluene	Ethyl benzene	Total Xylenes	MTBE	cis-1,2-Dichloroethene	Trichloroethene (TCE)	Naphthalene	Carbon Tetrachloride	Chloroform	Other VOCs *
			(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(µg/kg)
B15-24'	24	11/05/15	<0.250	<1.0	<5.0	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	ND	ND	ND
B15-28'	28	11/05/15	<0.250	<1.0	<5.0	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	ND	ND	ND
B16-8'	8	11/05/15	<0.250	<1.0	<5.0	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	ND	ND	ND
B16-12'	12	11/05/15	<0.250	<1.0	<5.0	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	ND	ND	ND
B16-16'	16	11/05/15	<0.250	<1.0	<5.0	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	**0.014**	ND	ND
B16-20'	20	11/05/15	<0.250	<1.0	<5.0	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	**0.016**	ND	ND
B16-24'	24	11/05/15	<0.250	<1.0	<5.0	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	**0.011**	ND	ND
B16-28	28	11/05/15	<0.250	<1.0	<5.0	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	<0.0050	**0.010**	**0.0076**	ND
			SOIL ESLs (mg/kg) [1]													
Direct Exposure Human Health Risk Levels (Table S-1). Any Land Use/ Any Depth Soil Exposure: Construction Worker			2,800	880	32,000	24	4,100	480	2,400	3,700	82	23	350	13	32	NL
Gross Contamination Levels (Table S-3)[1]			1,000	2,300	5,100	870	650	400	420	21,000	1,200	1,300	220	1,100	2,900	NL

Definitions/Abbreviations:

EPA	-- Environmental Protection Agency
TPHg	-- Gasoline Range Organics ([GRO] C5-C12) by EPA 8015 Gas chromatograph (GC)
TPHd	-- Extractable fuel hydrocarbons ([EFC] C10 - C28) by EPA 8015 GC
TPHo	-- Extractable fuel hydrocarbons ([EFC] C24 - C36) by EPA 8015 GC
mg/kg	-- Milligrams per kilogram (equivalent to parts per million [ppm])
Total Xylenes	-- Meta-, ortho-, and para-xylenes by EPA Method 8260B
MTBE	-- Methyl tertiary-butyl ether by EPA Test Method 8260B
bgs	-- Below Ground Surface
ft	-- feet
--	-- not analyzed

Definitions/Abbreviations:

<	-- Less than the laboratory reporting limit indicated.
ND	-- not detected above laboratory method detection limits
J	-- Estimated value between method detection limit and reporting limit.
NL	-- Not listed
*	-- VOCs that are not listed in the ESL table

Notes:

1 San Francisco Bay Regional Water Quality Control Board, Environmental Screening Levels (ESLs), (ESL Workbook, Interim Final, 22Feb16, Rev3). <http://www.swrcb.ca.gov/rwqcb2/water_issues/programs/esl.shtml> Viewed June 13, 2016.

Soil borings preceded by "SB" (SB-1) were drilled by AEI

Results reported above the laboratory reporting limit (RL) are presented in **bold** font.

Results reported above the ESL are highlighted in yellow

TABLE 2
Summary of Groundwater Laboratory Analytical Data - Organics
2800, 2820, 2855 Broadway
Oakland, CA

Sample ID	Sample Date	TPHg	TPHd	TPHo	Benzene	Toluene	Ethylbenzene	Total Xylenes	Acetone	Dichlorobromomethane (Bromodichloromethane)	Carbon tetra-chloride	Chloroform	Chloro-methane	1,2,-Dichloro-ethane	1,1-Dichloro-ethene	cis-1,2-Dichloro-ethene	trans-1,2-Dichloro-ethene	MTBE	Tetrachloro-ethene	1,1,2-Trichloro-ethane	Trichloro-ethene	2-Butanone (MEK)	Naphthalene	Other VOCs*
		(µg/L)	(µg/L)	(µg/L)	(µg/L)	(µg/L)	(µg/L)	(µg/L)	(µg/L)	(µg/L)	(µg/L)	(µg/L)	(µg/L)	(µg/L)	(µg/L)	(µg/L)	(µg/L)	(µg/L)	(µg/L)	(µg/L)	(µg/L)	(µg/L)	(µg/L)	(µg/L)
2800 Broadway																								
B2-W	09/19/15	**880,000**	**170,000**	<7,500	**150**	**3,000**	**6,500**	**27,000**	<5000	<50	<50	<100	<100	<50	<50	**310**	<50	<50	<50	<50	**14,000**	<5000	**4,200**	n-Butylbenzene - **1,900** sec-Butylbenzene - **460** Isopropylbenzene - **970** 4-Isopropyltoluene - **530** N-Propylbenzene - **3,000** 1,2,4-Trimethylbenzene - **18,000** 1,3,5-Trimethylbenzene - **5,700** Vinyl acetate - **4,100**
B4	10/04/15	**3,800**	**830**	<100	**25**	**0.77**	**40**	**6.5**	<.50	<1.0	<0.50	<1.0	<1.0	**3.6**	**0.85**	**180**	**1.0**	<0.50	<0.50	**6.1**	**4,400**	<.50	**10**	n-Butylbenzene - **14** sec-Butylbenzene - **4.7** Isopropylbenzene - **30** 4-Isopropyltoluene - **7.4** N-Propylbenzene - **29** 1,2,4-Trimethylbenzene - **25** 1,3,5-Trimethylbenzene - **15**
B5	10/04/15	**14,000**	**710**	<110	**56**	**1.5**	**7.5**	**6.0**	**230**	<1.0	<0.50	**3.8**	**1.1**	**1.0**	**6.4**	**190**	**1.0**	<0.50	**5.8**	**5.6**	**14,000**	<.50	**4.2**	n-Butylbenzene - **7.5** sec-Butylbenzene - **7.1** trans-1,2-Dichloroethene - **3.9** Isopropylbenzene - **52** 4-Isopropyltoluene - **1.2** N-Propylbenzene - **5.5** 1,2,4-Trimethylbenzene - **0.98** Vinyl acetate - **47**
B6	10/04/15	<500	**140**	<110	<0.50	<0.50	<0.50	<1.0	<.50	<1.0	<0.50	<1.0	<1.0	<0.50	<0.50	**2.2**	<0.50	<0.50	<0.50	<0.50	**340**	<.50	<1.0	ND
B7	10/04/15	**340**	**270**	<100	<0.50	<0.50	**0.71**	<1.0	<.50	**4.6**	<0.50	<1.0	<1.0	<0.50	<0.50	**4.8**	<0.50	**0.90**	<0.50	<0.50	**460**	<.50	<1.0	Isopropylbenzene - **0.73** 1,2,4-Trimethylbenzene - **0.64**
B8	10/04/15	<50	**170**	<100	<0.50	<0.50	<0.50	<1.0	<.50	<1.0	<0.50	**1.2**	<1.0	<0.50	<0.50	**12**	<0.50	**1.1**	**0.87**	**0.70**	**1,900**	<.50	<1.0	trans-1,2-Dichloroethene - **0.72**
B9	10/04/15	<50	**200**	<110	<0.50	<0.50	<0.50	<1.0	<.50	<1.0	<0.50	<1.0	<1.0	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	**36**	<.50	<1.0	ND
B10	10/04/15	**51**	**320**	<100	<0.50	<0.50	<0.50	<1.0	<.50	<1.0	<0.50	<1.0	<1.0	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	**17**	<.50	<1.0	ND
B12	10/10/15	**12,800**	--	--	**6.9**	**1.6**	**59.9**	**29.5**	--	<2.0	<1.0	<1.0	<1.0	<2.0	<1.0	**9.4**	<1.0	--	<1.0	<1.0	**121**	--	**54.3**	n-Butylbenzene - **13.8** sec-Butylbenzene - **9.7** Isopropylbenzene - **40.4** p-Isopropyltoluene - **14.5** n-Propylbenzene - **60.6** 1,2,4-Trimethylbenzene - **240** 1,3,5-Trimethylbenzene - **110**
B13	10/10/15	**3,550**	--	--	<12.5	<12.5	<12.5	<25	--	<4.8	<4.8	<4.8	<4.8	<4.8	<4.8	<12.5	<4.8	--	<4.8	<5.0	**2,800**	--	<12.5	ND
B14	10/10/15	**7,800**	--	--	<25.0	<25.0	<25.0	<50.0	--	<4.8	<4.8	<4.8	<4.8	<4.8	<4.8	**26.1**	<4.8	--	<4.8	<4.8	**6,160**	--	<25.0	ND
2820 Broadway																								
B1-W	09/19/15	<50	<65	<130	<0.50	<0.50	<0.50	<1.0	<50	<0.50	<0.50	<1.0	<1.0	<0.50	<0.50	<0.50	<0.50	**1.6**	<0.50	<0.50	<0.50	<50	<1.0	ND
B3-W	09/19/15	<50	**160**	**350**	<0.50	<0.50	<0.50	<1.0	<50	<0.50	<0.50	<1.0	<1.0	<0.50	<0.50	**0.79**	<0.50	<0.50	<0.50	<0.50	**32**	<50	<1.0	ND
B17 W	11/05/15	<50	**95**	**310**	<0.50	<0.50	<0.50	<0.50	<10	<0.50	**1.9**	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<2.0	<0.50	ND
B18 W	11/05/15	<50	**190**	**1,000**	<0.50	<0.50	<0.50	<0.50	<10	<0.50	**0.80**	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	**0.58**	<0.50	<0.50	<0.50	<2.0	<0.50	ND
B19 W	11/06/15	<50	<150	<750	<0.50	<0.50	<0.50	<0.50	<10	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	**1.1**	<0.50	<0.50	**7.9**	<2.0	<0.50	ND
B20 W	11/06/15	<50	**640**	**1,800**	<0.50	<0.50	<0.50	<0.50	<10	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	**0.72**	<0.50	<0.50	<0.50	<0.50	**14**	<2.0	<0.50	ND
B21 W	11/06/15	**5,500**	**1,100**	**880**	**120**	**42**	**83**	**210**	<100	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0	**28**	**64**	**13**	2-Hexanone - **10** Isopropylbenzene - **26** n-Propyl benzene - **21** 1,2,4-Trimethylbenzene - **130** 1,3,5-Trimethylbenzene - **39**
B22 W	11/06/15	**75**	**420**	**3,400**	<1.2	<1.2	<1.2	<1.2	<25	<1.2	<1.2	<1.2	<1.2	<1.2	<1.2	**3.3**	<1.2	<1.2	<1.2	<1.2	**39**	<5.0	<1.2	ND
B23 W	11/06/15	**800**	**160**	<500	**16**	**3.2**	**3.1**	<2.5	<50	<2.5	<2.5	<2.5	<2.5	<2.5	<2.5	**4.7**	<2.5	<2.5	<2.5	<2.5	**79**	<10	<2.5	Isopropylbenzene - **6.2** n-Propyl benzene - **2.5** 1,3,5-Trimethylbenzene - **6.8**
2855 Broadway																								
B11	10/04/15	<50	**480**	**460**	<0.50	<0.50	<0.50	<1.0	<.50	<1.0	**34**	**8.3**	<1.0	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<.50	<1.0	
B15 W	11/05/15	<50	**120**	<500	<0.50	<0.50	<0.50	<0.50	<10	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<2.0	<0.50	ND
B16 W	11/05/15	<50	<50	<250	<0.50	<0.50	<0.50	<0.50	<10	<0.50	**4.8**	**9.5**	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<2.0	<0.50	ND

TABLE 2
Summary of Groundwater Laboratory Analytical Data - Organics
2800, 2820, 2855 Broadway
Oakland, CA

Sample ID	Sample Date	TPHg	TPHd	TPHo	Benzene	Toluene	Ethylbenzene	Total Xylenes	Acetone	Dichlorobromomethane (Bromodichloromethane)	Carbon tetra-chloride	Chloroform	Chloro-methane	1,2,-Dichloro-ethane	1,1-Dichloro-ethene	cis-1,2-Dichloro-ethene	trans-1,2-Dichloro-ethene	MTBE	Tetrachloro-ethene	1,1,2-Trichloro-ethane	Trichloro-ethene	2-Butanone (MEK)	Naphthalene	Other VOCs*
		(µg/L)	(µg/L)	(µg/L)	(µg/L)	(µg/L)	(µg/L)	(µg/L)	(µg/L)	(µg/L)	(µg/L)	(µg/L)	(µg/L)	(µg/L)	(µg/L)	(µg/L)	(µg/L)	(µg/L)	(µg/L)	(µg/L)	(µg/L)	(µg/L)	(µg/L)	(µg/L)
GROUNDWATER ESLs (µg/L) [1]																								
Direct Exposure Human Health Risk Levels (Table GW-1). Human Health Risk Based Only.		220	150	See Note[2]	0.15	150	1.5	190	14000	0.12	0.10	0.23	190.0	0.17	10.0	11	60.0	13	0.06	0.28	0.49	5,600	0.17	NL
Groundwater Vapor Intrusion Human Health Risk Levels (Table GW-3). Deep Groundwater. Fine To Coarse Scenario.		NL	NL	NL	30	100,000	370	38,000	140,000,000	NL	7.9	54	13000	90	5700	15,000	31,000	15,000	100	NL	170	22,000,000	180	NL

Definitions/Abbreviations:

EPA -- Environmental Protection Agency
TPHg -- Gasoline Range Organics ([GRO] C5-C12) by EPA 8015 Gas chromatograph (GC)
TPHd -- Extractable fuel hydrocarbons ([EFC] C10 - C28) by EPA 8015 GC
TPHo -- Extractable fuel hydrocarbons ([EFC] C24 - C36) by EPA 8015 GC
µg/kg -- Micrograms per kilogram (equivalent to parts per billion [ppb])
Total Xylenes -- Meta-, ortho-, and para-xylenes by EPA Method 8260B
MTBE -- Methyl tertiary-butyl ether by EPA Test Method 8260B
Ethanol -- Analyzed by EPA Test Method by 8260B
bgs -- Below Ground Surface
ft -- feet
-- -- not analyzed

Definitions/Abbreviations:

< -- Less than the laboratory reporting limit indicated.
J -- Estimated value between method detection limit and reporting limit.
NL -- Not listed
* -- VOCs that are not listed in the ESL table

Notes:

1 San Francisco Bay Regional Water Quality Control Board (SFBRWQCB) , Environmental Screening Levels (ESLs), (ESL Workbook, Interim Final, 22Feb16, Rev3). <http://www.swrcb.ca.gov/rwqcb2/water_issues/programs/esl.shtml> Viewed June 13, 2016.
2 TPH motor oil is not soluble. TPH motor oil detections in water most likely are petroleum degradates or less likely NAPL. If the detections are degradates, add TPH motor oil and TPH diesel results and compare to TPH diesel criterion (SFBRWQCB User's Guide, Chapter 9).
Soil borings preceded by "SB" (SB-1) were drilled by AEI
Results reported above the laboratoryreporting limit (RL) are presented in **bold** font.
Results reported above the ESL are highlighted in yellow

TABLE 3

Summary of Soil Laboratory Analytical Data - Metals

2800, 2820, 2855 Broadway

Oakland, CA

Sample ID	Depth (ft bgs)	Sample Date	Antimony	Arsenic	Barium	Beryllium	Cadmium	Chromium	Cobalt	Copper	Nickel	Vanadium	Zinc	Lead	Mercury
			(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)
2800 Broadway															
B2-5'	5	9/19/2015	<0.34	2.8	150	0.36	<0.084	32	13	10	45	26	21	4.8	0.035
B2-10'	10	9/19/2015	1.3	6.3	150	0.51	<0.33	36	12	22	68	29	50	6.6	0.028
B2-12'	12	9/19/2015	<1.4	4.2	140	0.40	<0.36	31	8.6	17	46	24	44	6.3	0.091
B2-15'	15	9/19/2015	<0.37	4.1	97	0.28	0.18	22	7.1	13	33	25	28	4.5	0.016
B2-16'	16	9/19/2015	<0.42	<3.3	62	0.18	0.18	20	4.4	7.9	22	21	20	3.6	0.039
2820 Broadway															
B1-5'	5	9/19/2015	<1.5	<3.1	95	0.45	<0.38	23	5.1	9.7	21	22	24	4.8	0.049
B1-10'	10	9/19/2015	<0.33	2.8	120	0.45	<0.083	26	5.1	9.3	38	25	17	4.2	0.031
B1-15'	15	9/19/2015	<0.44	3.9	88	0.28	0.11	22	7.0	12	34	22	28	4.7	<0.0094
B3-5'	5	9/19/2015	<0.32	3.0	95	0.33	<0.081	29	18	10	29	28	20	5.1	0.057
B3-10'	10	9/19/2015	<1.6	4.3	160	0.48	<0.39	42	17	16	56	36	32	6.6	0.034
B3-15'	15	9/19/2015	<1.4	<2.7	100	0.46	<0.34	41	16	22	57	19	55	6.8	0.061
B3-20'	20	9/19/2015	<0.34	6.5	86	0.17	0.33	28	7.9	10	35	34	23	3.3	0.068
B3-24'	24	9/19/2015	1.4	9.6	100	0.28	<0.30	38	11	15	50	36	41	4.2	0.044
B21-3'	3	11/6/2015	45	7.1	470	0.52	<0.25	48	7.7	870	40	27	960	1,500	0.25
2855 Broadway															
B15-8'	8	11/05/15	<0.5	6.8	150	<0.5	<0.25	30	8.4	23	31	34	79	72	0.21
B15-12'	12	11/05/15	<0.5	3.4	170	0.61	<0.25	63	11	23	82	45	56	7.3	0.07
B15-16'	16	11/05/15	<0.5	3.3	160	0.70	<0.25	70	12	28	80	46	68	8.9	0.061
B15-20'	20	11/05/15	0.54	4.7	160	0.56	0.30	47	9.7	22	57	44	52	7.9	<0.05
B15-24'	24	11/05/15	<0.5	11	160	0.58	<0.25	48	10	23	57	45	56	8.1	<0.05
B16-8'	8	11/05/15	<0.5	5.1	250	0.94	<0.25	67	11	28	100	50	260	7.1	0.16
B16-16'	16	11/05/15	<0.5	4.0	200	0.83	0.29	72	16	32	95	52	79	10	0.074
B16-24'	24	11/05/15	<0.5	8.0	150	0.55	<0.25	45	8.7	18	50	39	48	6.1	0.12
B16-28	28	11/05/15	<0.5	11	140	<0.5	<0.25	44	8.7	20	50	38	49	6.4	0.16
SOIL ESLs (mg/kg) [1]															
Direct Exposure Human Health Risk Levels (Table S-1). Any Land Use/ Any Depth Soil Exposure: Construction Worker			140	0.98	3000	42	43	NL	28	14,000	86	470	110,000	160	44

Definitions/Abbreviations:

Laboratory analysis for metals was conducted via EPA method 6010B except for Mercury.
Analysis for Mercury was conducted via EPA method 7471A

EPA -- Environmental Protection Agency
bgs -- Below Ground Surface
ft -- feet
J -- Estimated value between method detection limit and reporting limit.
mg/kg -- Milligrams per kilogram
<0.0048 -- Constituent not detected above specific laboratory reporting limit indicated
NL -- Not listed

Notes:

1 San Francisco Bay Regional Water Quality Control Board (SFBRWQCB) , Environmental Screening Levels (ESLs), (ESL Workbook, Interim Final, 22Feb16, Rev3). <http://www.swrcb.ca.gov/rwqcb2/water_issues/programs/esl.shtml> Viewed June 13, 2016.

Soil borings preceded by "SB" (SB-1) were drilled by AEI

Results reported above the ESL are highlighted in yellow

TABLE 4
Summary of Groundwater Laboratory Analytical Data - Metals
2800, 2820, 2855 Broadway
Oakland, CA

Sample ID	Sample Date	Antimony	Arsenic	Barium	Beryllium	Cadmium	Chromium	Cobalt	Copper	Nickel	Vanadium	Zinc	Lead	Mercury
		(mg/L)	(mg/L)	(mg/L)	(mg/L)	(mg/L)	(mg/L)	(mg/L)	(mg/L)	(mg/L)	(mg/L)	(mg/L)	(mg/L)	(mg/L)
2800 Broadway														
B2-W	9/19/2015	<0.010	0.032	0.14	<0.0020	<0.0020	<0.010	0.0022	<0.020	<0.010	<0.010	<0.020	0.0058	<0.00020
2820 Broadway														
B1-W	9/19/2015	<0.010	<0.010	0.14	<0.0020	<0.0020	<0.010	0.0082	<0.020	0.018	<0.010	<0.020	<0.0050	<0.00020
B3-W	9/19/2015	<0.010	<0.010	0.10	<0.0020	<0.0020	<0.010	0.012	<0.020	<0.021	<0.010	<0.020	<0.0050	<0.00020
GROUNDWATER ESLs (mg/L) [1, 2]														
Direct Exposure Human Health Risk Levels (Table GW-1). Human Health Risk Based Only.		0.0078	0.000004	2	0.001	0.0004	NL	0.003	0.009	0.012	0.05	6	0.00002	0.0012
Groundwater Vapor Intrusion Human Health Risk Levels (Table GW-3). Deep Groundwater. Fine To Coarse Scenario.		NL	NL	NL	NL	NL	NL	NL	NL	NL	NL	NL	NL	NL

Definitions/Abbreviations:

Laboratory analysis for metals was conducted via EPA method 6010B except for Mercury.
Analysis for Mercury was conducted via EPA method 7471A

EPA -- Environmental Protection Agency
bgs -- Below Ground Surface
ft -- feet
J -- Estimated value between method detection limit and reporting limit.
mg/kg -- Milligrams per kilogram
<0.0048 -- Constituent not detected above specific laboratory reporting limit indicated
NL -- Not listed

Notes:

1 San Francisco Bay Regional Water Quality Control Board (SFBRWQCB) , Environmental Screening Levels (ESLs), (ESL Workbook, Interim Final, 22Feb16, Rev3). <http://www.swrcb.ca.gov/rwqcb2/water_issues/programs/esl.shtml> Viewed June 13, 2016.

2 Laboratory results for metals in groundwater were reported in mg/kg; Therefore, ESL Units are converted from ug/L to mg/L to allow direct comparison with laboratory results.

Soil borings preceded by "SB" (SB-1) were drilled by AEI

Results reported above the ESL are highlighted in yellow