



**ENVIRONMENTAL SERVICES REPORT**

1710 Webster Street Site  
Oakland, California

For  
Gerding Edlen Investment Management  
February 27, 2015

GeoDesign Projects: Gerding-188-01 and 188-03



February 27, 2015

Gerding Edlen Investment Management  
1477 NW Everett Street  
Portland, OR 97209

Attention: Mr. Patrick Wilde

**Environmental Services Report**

1710 Webster Street Site  
Oakland, California

GeoDesign Projects: Gerding-188-01 and 188-03

GeoDesign, Inc. is pleased to submit our environmental services report for the property located at 1700 and 1710 Webster Street in Oakland, California. Our Phase I ESA work was completed in conformance with the standards and practices for all appropriate inquiries specified in Title 40, Chapter I of CFR Part 312 and ASTM Practice E 1527-13. Contractual terms for our services are contained in our proposals dated January 2 and January 20, 2015.

We appreciate the opportunity to be of service to Gerding Edlen Investment Management. Please contact us if you have questions regarding this report.

Sincerely,

GeoDesign, Inc.



Robert E. Belding, R.G. (Oregon)  
Principal Geologist

cc: Mr. Brent Gaulke, Gerding Edlen Investment Management (via email only)  
Mr. Kelly Saito, Gerding Edlen Investment Management (via email only)

KMC:ASB:REB:kt

Attachments

One copy submitted

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## 1.0 INTRODUCTION

This report summarizes the results of environmental services completed for the property located at 1700 and 1710 Webster Street in Oakland, California (project site). The project site includes Alameda County Parcel Number 8-625-14-1 and is currently occupied by a two-story commercial structure with office, warehouse, and covered parking areas. The project site is shown relative to surrounding physical features on Figure 1. The project site layout and surrounding properties are shown on Figures 2 and 3. GeoDesign's firm profile and resumes of project personnel are presented in Appendix A. Acronyms used herein are defined at the end of this document.

## 2.0 PURPOSE

### 2.1 *PROTECTION FROM CERCLA LIABILITY*

One purpose for conducting due diligence environmental services is to undertake all appropriate inquiries into prior ownership and uses of a property so that a prospective purchaser may potentially claim protection from CERCLA and/or state liability as an innocent landowner, a bona fide prospective purchaser, or a contiguous property owner. The standards and practices for all appropriate inquiries are specified in Title 40, Chapter I of CFR Part 312. The inquiry must be conducted by an environmental professional to identify conditions indicative of releases and threatened releases of hazardous substances as defined in CERCLA Section 101(22). If the prospective purchaser is the recipient of an EPA Brownfields Grant, the inquiry must also identify conditions indicative of releases and threatened releases of petroleum and petroleum products and controlled substances as defined in 21 U.S. Code 802. These standards and practices do not require the identification of quantities of hazardous substances, petroleum and petroleum products, and controlled substances that, because of said quantity, generally would not pose a threat to human health or the environment.

### 2.2 *IDENTIFICATION OF RECOGNIZED ENVIRONMENTAL CONDITIONS*

Another purpose for conducting due diligence environmental services is to identify recognized environmental conditions in connection with a property as they pertain to ASTM Practice E 1527-13. This practice is intended for use by parties who wish to assess the environmental condition of a property by taking into account commonly known and reasonably ascertainable information. Although use of ASTM Practice E 1527-13 constitutes all appropriate inquiry as described in Section 2.1 of this report, the standard is intended primarily as an approach to identify recognized environmental conditions in connection with a property. A recognized environmental condition is defined by the presence or likely presence of hazardous substances or petroleum products on the project site under circumstances that designate an existing, previously existing, or potential release of hazardous substance or petroleum products into the structures or landscape of the project site. Recognized environmental conditions do not include de minimis conditions that do not generally present a risk to public health or to the environment and would not be the subject of legal enforcement if brought to the attention of appropriate governmental agencies.

### 3.0 SCOPE OF SERVICES

#### 3.1 PHASE I ESA

The completed scope of services was conducted in conformance with the standards and practices for all appropriate inquiries specified in 40 CFR Part 312 and the scope and limitations of ASTM Practice E 1527-13. The specific scope of services completed for this Phase I ESA included the following:

- Reviewed a current USGS topographic map to identify the physical setting of the project site.
- Reviewed federal, tribal, state, and local environmental records for listings of known or suspected environmental conditions at the project site or nearby properties as specified in 40 CFR Part 312 and ASTM Practice E 1527-13.
- Reviewed reasonably ascertainable standard historical sources, including aerial photographs, USGS topographic maps, reverse city directories, fire insurance maps, online property information (including available building department records, property tax information, and zoning/land use records), and other historical sources, as appropriate to identify development history on and adjacent to the project site relative to the possible use, generation, storage, release, or disposal of hazardous substances.
- Interviewed the facilities manager, an owner/occupant representative of the project site (as provided by Gerding Edlen Investment Management), and local government officials regarding their knowledge of the project site.
- Conducted a visual reconnaissance of the project site and adjacent properties to obtain information indicating the likelihood of identifying recognized environmental conditions concerning the properties.
- Prepared this report that presents our findings and provides conclusions and recommendations.

#### 3.2 LIMITED PHASE II ESA

The scope of services completed during the limited Phase II ESA consisted of the following:

- Coordinated and managed the field investigation, including utility checks, project site access authorizations, access preparations, and scheduling of subcontractors and GeoDesign staff.
- Obtained a drilling permit from Alameda County.
- Contacted the California One-Call Utility Notification Center to mark the location of public utilities beneath the ROWs surrounding the project site.
- Subcontracted Ground Penetrating Radar Systems, Inc. (GPRS) of San Francisco, California, to complete a geophysical survey at the project site and clear the proposed boring locations of potential utility conflicts.
- Subcontracted Vironex of San Francisco, California, to complete six direct-push explorations (DP-1 through DP-6) at the project site.
- Obtained continuous soil samples from each exploration for visual evaluation and field screening. Field screening consisted of water sheen testing and headspace vapor measurements using a hand-held PID.
- Based on the results of field screening, selected one soil sample from each exploration for chemical analysis.

- Collected grab groundwater samples from direct-push explorations DP-1, DP-3, DP-4, and DP-5 and from one off-site groundwater monitoring well (MW-06).
- Collected two sub-slab vapor samples (SV-01 and SV-02) using a roto-hammer with a ¼-inch drill bit, stainless steel probes, and 1-liter summa sample canisters fitted with in-line filters (0.7-micron) and flow controllers (less than 200 milliliters a minute). Upon installing the sample train, isopropyl alcohol (2-propanol) was applied to the exteriors of the sample train fittings to verify that the sampling train was reasonably airtight. 2-propanol was not detected in either sample at a concentration greater than 0.01 percent, indicating that no leakage of ambient air occurred.
- All soil, water, and vapor samples were submitted to ESC Lab Sciences of Mt. Juliet, Tennessee, for one or more of the following analyses:
  - Gasoline-range organics by EPA Method 8015
  - Diesel-range organics by EPA Methods 3511/8015
  - VOCs by EPA Methods 8260B (soil and groundwater) and TO-15 (vapor)
  - SVOCs by EPA Method 8270C
  - CAM 17 total metals by EPA Methods 6020/6010B/7470A/7471A
- Summarized the results of the limited Phase II ESA in this report.

### **3.3 LIMITED HAZARDOUS BUILDING MATERIAL SURVEY**

The purpose of our limited hazardous building materials survey was to assess the building for materials that are regulated and/or require abatement and/or special handling prior to building demolition. GeoDesign subcontracted Environmental Solutions of Glendale, California, (a California Certified Asbestos Consultant) to perform the survey and prepare a Hazardous Material Survey Report, which is included in this report.

The scope of services was limited to only those items listed above. This project did not include completion of an environmental compliance audit; a survey for radon gas, toxic mold, biological pollutants, or urea-formaldehyde insulation; or a wetlands determination or delineation.

### **4.0 PROJECT SITE AND VICINITY DESCRIPTION**

Information concerning the physical setting of the project site and vicinity is based on a review of the USGS 7.5-minute Oakland West, California, topographic quadrangle map; information provided by EDR of Shelton, Connecticut; and observations made during a site reconnaissance conducted between January 9 and February 14, 2015.

The project site encompasses approximately 0.56 acre at 1700 and 1710 Webster Street in Oakland, California. The project site is currently owned by The American Cancer Society, California Division, Inc. and developed with a two-story commercial structure with office, warehouse, and covered parking areas. The project site includes Alameda County Parcel Number 8-625-14-1 and is located in the northeast quarter of Section 35, Township 1 South, Range 4 West of the Mt. Diablo Meridian.

The project site is situated at an elevation of approximately 34 feet NAVD 1988. The topography of the project site slopes slightly downward to the north-northeast. Based on a review of

topographic maps for the area and data from groundwater monitoring wells located within 100 feet west of the project site, shallow groundwater beneath the project site is expected to flow to the north-northeast towards Lake Merritt.

Land use in the vicinity of the project site is mixed commercial and residential. According to the City of Oakland Planning Department, the project site is zoned Central Business District Commercial (CBD-C). Properties surrounding the project site are zoned Central Business District Commercial (CBD-C) and Central Business District-Pedestrian (CBD-P).

## **5.0 USER-PROVIDED INFORMATION**

The purpose of this section is to describe information provided by the user of this report (Gerding Edlen Investment Management) that was considered in the evaluation of potential recognized environmental conditions in connection with the project site. The user was not provided with title and judicial records for environmental liens or activity and land use restrictions, specialized or actual knowledge or experience, valuation reduction for environmental issues, or commonly known or reasonably ascertainable information. GeoDesign was provided with the following environmental documents:

- *Asbestos Survey Report for 1710 Webster Street; Oakland, California*, prepared by Asbestos Advisory Association, dated June 21, 1990
- *Air Monitoring - 1710 Webster Street, Oakland* letter prepared by Asbestos Advisory Association, dated July 30, 1990
- Uniform Hazardous waste manifest documentation related to disposal of ACM

The above-noted documents are included in Appendix B and discussed in Section 11.0 of this report.

## **6.0 ENVIRONMENTAL RECORDS REVIEW**

Federal, tribal, state, and local environmental records and databases were compiled according to 40 CFR Part 312 and ASTM Practice E 1527-13 for the project site and those facilities that currently or previously have occupied properties within the specified search distance from the project site. Information contained in the records and databases was reviewed by GeoDesign to evaluate the potential for environmental impacts to the project site. The EDR report is presented in Appendix C. Information obtained online from California's GeoTracker database is presented in Appendix D.

### **6.1 PROJECT SITE**

The project site was listed on the California HAZNET database. The HAZNET database maintains a list of hazardous waste manifests received by the California Department of Toxic Substances Control. The project site is listed on the database due to asbestos abatement activities completed between 1995 and 2012, which are discussed in Section 11.0 of this report.

## **6.2 SURROUNDING SITES**

The EDR report identified 473 surrounding sites listed on one or more regulatory databases within the ASTM search distances. Based on changes in ownership, address, multiple regulatory listings, and multiple regulatory actions, two or more of the surrounding site listings may actually represent only one physical location. Therefore, the number of surrounding sites is likely less than reported by EDR. Based on local topography, the inferred direction of shallow groundwater flow, the regulatory status of the listed sites, the media impacted at the listed sites, and information contained in the regulatory databases, it is our professional opinion 470 of the 473 sites should not pose a risk of a recognized environmental condition at the project site. The remaining three sites are discussed in the following sections.

### **6.2.1 Douglas Parking Company Site**

The Douglas Parking Company site (listed as Douglas Parking Co and Douglas Motor Service) adjoins the project site to the northwest (anticipated cross gradient) at 1721 Webster Street. The Douglas Parking Company site was listed on the CA LUST, FID UST, HIST CORTESE, HIST UST, and SWEEPS UST databases and lists and the Alameda County CS list. The LUST database contains an inventory of reported leaking UST incidents in California. The CS database contains a listing of contaminated sites in Alameda County. The CA FID UST is an inventory database that contains a listing of active and inactive USTs in California. The CA HIST CORTESE, HIST UST, and SWEEPS UST databases and lists pertain to the above-noted listings, which are discussed herein.

The Douglas Parking Company site was used as an automotive fueling facility from approximately 1925 through 1992. In 1992, one 1,000-gallon and two 500-gallon gasoline USTs, including dispensers and piping, were removed from the site. During decommissioning, elevated concentrations of gasoline hydrocarbons and BTEX were identified in soil and groundwater beneath the tanks. The site was added to the Alameda County Health Care Services Agency database (file no. RO0000129) in 1993. Subsequent investigation activities completed between 1992 and 2014 included subsurface explorations, the installation of several groundwater monitoring/remediation wells, and subsequent monitoring. By 2003, one monitoring well (MW-06) was installed near the southern edge of Webster Street (adjacent to the western boundary of the project site), as shown on Figures 2 and 3. During this time, groundwater was shown to flow in a north-northeastern direction (approximately parallel to Webster Street). Although contaminant concentrations have decreased significantly since 2003, groundwater samples collected from MW-06 generally contained gasoline-range hydrocarbons and BTEX at concentrations greater than RWQCB Tier 1 ESLs.

The Douglas Parking Company site is currently listed as "undergoing remediation and monitoring." GeoDesign contacted Ms. Karel Detterman, P.G. (Alameda County Environmental Health Department), who has been the agency manager for the Douglas Parking Company site for approximately three years. Ms. Detterman indicated that this site could be eligible for regulatory closure under the State of California Low Risk Closure Policy, but the agency is still reviewing the file.

### **6.2.2 Prentiss Property**

The Prentiss Property (listed as Parking Lot) adjoins the project site to the north (anticipated down-gradient direction) at 1750 Webster Street. The Prentiss Property is listed in the California

RWQCB SLIC and Alameda County CS list. The SLIC listing references a leaking UST incident at the Prentiss Property. The site was listed on the Alameda County LOP (# RO0002672) in August 1993. Gasoline-range hydrocarbons and VOCs (primarily BTEX and HVOCs) were identified in soil and groundwater beneath the Prentiss Property. The identified contamination existed near the water table. In 2000, Alameda County closed their file on the Prentiss Property, citing the absence of an on-site contaminant source.

### **6.2.3 Former Chevron Station**

Between approximately 1933 and 1972, an automotive service station (listed as Chevron #9-0020, Chevron, and Chevron 90020) with at least two different configurations was located southeast (anticipated up-gradient direction) of the project site at 1633 Harrison Street. The former Chevron site is listed on the CA LUST and HIST CORTESE database, the Alameda County CS list, and the CA HIST CORTESE list (as it relates to the above-noted listing).

In 1972, the former service station building, two dispenser islands, one waste oil UST, and two gasoline USTs were removed from the former Chevron station. The release was reported in December 1987. After collecting 22 soil vapor samples the site was added to the Alameda County LOP database (#RO0000143) in January 1988. Between 1988 and 2011 a total of 26 subsurface borings were completed, 17 groundwater monitoring wells were installed and monitored, and 7 soil vapor probes were installed and monitored at the former Chevron site. Between 1992 and 2008, remedial excavation activities at the former Chevron site included the removal of approximately 1,240 cubic yards of soil. By December 2014, all of the groundwater monitoring wells were reportedly decommissioned at the former Chevron site. Prior to January 2015, Alameda County's file on the site was closed.

### **6.3 ORPHAN SITES**

Due to poor or inadequate address information, EDR was unable to successfully map 14 facilities identified on several environmental databases. However, enough information was available to ascertain the general location of these orphan facilities relative to the project site and, in some cases, the status of the investigations concerning these orphan sites. Based on the location of the orphan sites, the inferred direction of shallow groundwater flow, the regulatory status of the listed sites, the media impacted at the listed sites, and information contained in the regulatory databases, it is our professional opinion that these orphan sites should not pose a risk of a recognized environmental condition at the project site.

## **7.0 PROJECT SITE HISTORY AND BACKGROUND**

Reasonably ascertainable information concerning the history and background of the project site begins in 1889 and includes aerial photographs, USGS topographic maps, reverse city directories, Sanborn fire insurance maps, online property information (including available building department records, property tax information, and zoning/land use records), and personal knowledge of individuals familiar with the project site.

Historical aerial photographs for the project site were obtained from EDR. The scale of the photographs reviewed allowed for the interpretation of general site development/configuration but did not allow for the identification of specific project site features. Aerial photographs were

reviewed for the following years: 1939, 1946, 1958, 1968, 1974, 1982, 1993, 1998, 2005, 2009, 2010, and 2012. The historical aerial photographs are presented in Appendix D.

Historical topographic maps of the project site were obtained from EDR to evaluate past uses of the project site. Topographic maps were reviewed for the following years: 1895, 1915, 1948, 1949, 1959, 1968, 1973, 1980, and 1993. The historical topographic maps are presented in Appendix D.

Reverse city directories for the project site and adjacent properties were obtained from EDR. Please note that in some locations, particularly in urban areas, addresses for a particular property may change over time. The city directories were reviewed (if available) at approximately five-year intervals for the years spanning 1920 through 2013. Based on a review of historical property information, the following historical addresses correspond to the project site: 1368 and 1376 Webster Street (1889 - 1911), 1700 and 1714 Webster Street (1950 - 1964), and 1700 and 1710 NW Webster Street (1965 - present). The EDR City Directory Abstract is presented in Appendix D.

Sanborn fire insurance maps for the project site were obtained from EDR and reviewed by GeoDesign. Sanborn fire insurance maps were reviewed for the following years: 1889, 1903, 1911, 1950, 1952, 1953, 1957, 1959, 1960, 1964, 1965, 1967, and 1969. The Sanborn fire insurance maps are presented in Appendix D.

Online property information for the project site and select adjacent properties was reviewed by GeoDesign. The online property information is presented in Appendix D.

### 7.1 PROJECT SITE

Based on the review of historical sources cited in Section 7.0 of this report, we have identified the following developmental history of the project site:

Year	Observations	Source
1889 through 1911	By 1889, the project site appeared as residential property with two residences and associated outbuildings.	<ul style="list-style-type: none"> <li>• Sanborn Fire Insurance Map</li> </ul>
1933 through 1964	The project site was redeveloped as a paved parking facility with a gasoline and oil service station located near the southwestern corner. A car wash was located in the northeastern portion of the project site around 1957.	<ul style="list-style-type: none"> <li>• City Directory</li> <li>• Sanborn Fire Insurance Map</li> <li>• Aerial Photograph</li> </ul>
1965 through 2015	By approximately 1965, the existing project site structure was built. The project site has remained relatively unchanged since that time.	<ul style="list-style-type: none"> <li>• City Directory</li> <li>• Sanborn Fire Insurance Map</li> <li>• Aerial Photograph</li> </ul>

Our review of historical sources from 1889 through 2015 indicated that the project site was initially developed as residential property. By 1933 the project site existed as a parking facility with a gasoline and oil service station. By 1957 a carwash was located at the project site. The project site structure was built by 1965 and has since been used as a commercial office and warehouse with covered parking.

## 7.2 ADJOINING SITES

Based on the review of historical sources cited in Section 7.0 of this report, we have identified the following developmental history of properties adjoining the project site:

Year	Observations	Source
1889 through 1925	The surrounding properties initially appeared as residential-use property.	<ul style="list-style-type: none"><li>• Sanborn Fire Insurance Map</li></ul>
1925 through 1965	By 1925, many of the surrounding properties were redeveloped for commercial purposes. The Douglas Parking Company property (Section 6.2.1) was operating as a garage by 1925. The Prentiss Property (Section 6.2.2) was in operation by 1939. The Chevron Station property (Section 6.2.3) was in operation by 1933. Various other auto facilities (parking, service stations) are present in the vicinity of the project site.	<ul style="list-style-type: none"><li>• Sanborn Fire Insurance Map</li><li>• City Directory</li><li>• Aerial Photograph</li></ul>
2012	The Chevron station property was been re-developed with a senior care facility.	<ul style="list-style-type: none"><li>• City Directory</li><li>• Aerial Photograph</li></ul>

Our review of historical sources from 1889 through 2012 indicated that properties adjoining the project site were originally developed for residential purposes. By 1925 several surrounding properties were redeveloped for commercial purposes, including automotive parking, fueling, oil service, and repair.

## 8.0 SITE RECONNAISSANCE

GeoDesign visited the project site between January 9 and February 14, 2015. The observations noted in this section apply to the project site as it appeared on these days. The site reconnaissance was performed to observe the current condition of the project site and to obtain information indicating the likelihood of identifying recognized environmental conditions in connection with the project site. Access to the project site was unlimited. The adjoining properties were also observed from the boundaries of the project site as part of the site reconnaissance. A site plan is provided on Figures 2 and 3. Photographs of the project site were taken to document observations made by GeoDesign personnel are presented on Figures 4 and 5.

### 8.1 GENERAL PROJECT SITE USE

The project site consists of a two-story commercial structure that is occupied by the American Cancer Society. The building includes a parking garage, office areas, a warehouse area, and a rooftop mechanical/HVAC room.

#### 8.1.1 Site Drainage

Surface water that accumulates at the project site is expected to flow into roof drains, which drain to the City of Oakland municipal sewer system. GeoDesign personnel did not observe surface water at the project site at the time of our site reconnaissance.

### **8.1.2 Project Site Structures**

The two-story concrete project site structure was constructed by 1965 with a slab-on-grade concrete foundation that encompasses approximately 24,300 square feet.

### **8.1.3 Potable Water Supply**

Potable water is supplied to the project site by the City of Oakland.

### **8.1.4 Sewage Disposal System**

Sewage generated at the project site is discharged to the City of Oakland municipal sewer system. Municipal sewer service has been available at the project site since the building was constructed.

### **8.1.5 Hazardous Substances and Petroleum Products**

The project site structure is equipped with a hydraulic elevator. Hydraulic fluid is stored in an approximately 150-gallon AST. Evidence of leaks or spills was not observed proximate to the elevator or AST.

### **8.1.6 Storage Tanks**

GeoDesign observed one approximately 150-gallon AST of hydraulic fluid associated with the building elevator, as noted in Section 8.1.5 of this report. No evidence of leaks or spills was observed associated with the AST. Evidence of USTS was not observed on the project site.

### **8.1.7 Drums**

Drums were not observed on the project site.

### **8.1.8 Unidentified Substance Containers**

Unidentified substance containers suspected of containing hazardous substances or petroleum products were not observed on the project site.

### **8.1.9 Odors**

Strong, pungent, or noxious odors were not observed on the project site.

### **8.1.10 Pools of Liquid**

Pools of liquid were not observed on the project site.

### **8.1.11 PCB-Containing Equipment**

GeoDesign observed one approximately 150-gallon AST of hydraulic fluid associated with the building elevator, as noted in Section 8.1.5 of this report. A review of the MSDS for the fluid shows that it is mineral-type hydraulic oil and does not contain PCBs.

### **8.1.12 Pits, Ponds, and Lagoons**

Pits, ponds, or lagoons were not observed on the project site.

### **8.1.13 Stained Soil or Stained Pavement**

Stained soil or stained pavement was not observed on the project site.

#### **8.1.14 Stressed Vegetation**

Stressed vegetation was not observed on the project site.

#### **8.1.15 Solid Waste**

Solid waste generated at the project site is stored in bins located in the loading area at the southeastern corner of the building. Surface staining was not observed beneath the waste receptacles.

#### **8.1.16 Waste Water**

Waste water was not observed on the project site.

#### **8.1.17 Wells**

Water wells, drywells, monitoring wells, irrigation wells, injection wells, abandoned wells, or other wells were not observed on the project site.

#### **8.1.18 Septic Systems**

Evidence of an on-site septic system or cesspool was not observed on the project site.

#### **8.1.19 Fill**

Evidence of fill was not observed on the project site.

#### **8.1.20 Heating and Cooling Systems**

The project site structure is heated and cooled with four roof-mounted HVAC units and one large chiller, which is powered by electricity and/or natural gas.

#### **8.1.21 Interior Stains or Corrosion**

Interior stains or corrosion were not observed in the project site structure.

#### **8.1.22 Interior Drains or Sumps**

Interior drains were observed in the loading dock and parking areas of the project site structure. According to Ms. Bolduc (American Cancer Society facilities manager), the drains are connected to the municipal sewer system.

### **8.2 SURROUNDING PROPERTY USE**

The project site is directly bound to the northwest by Webster Street, across which are mixed retail/office buildings (the Douglas Parking Company site discussed in Section 6.2.1); to the southwest by 17<sup>th</sup> Street, across which are mixed retail/office buildings (the former Chevron site discussed in Section 6.2.3); to the northeast by a multi-family residential building (the Prentiss site noted in Section 6.2.2); and to the southeast by a mixed office/retail building, a parking lot, and the Oakland Housing Authority. GeoDesign observed one monitoring well located in Webster Street near the northwestern portion of the project site, which is related to the Douglas Parking Company Site discussed in Section 6.2.1 of this report.

## **9.0 INTERVIEWS**

The project site is currently owned and occupied by The American Cancer Society California Division, Inc. GeoDesign interviewed a key manager/owner representative and a local government officials during the course of this study. Information obtained from these interviews is presented in the following sections.

### **9.1 KEY MANAGER/OWNER REPRESENTATIVE**

Ms. Pattie Bolduc (American Cancer Society facilities manager) was interviewed on January 9, 2015 regarding her knowledge of the project site. Ms. Bolduc has been familiar with the project site for approximately 30 years. According to Ms. Bolduc, the building was constructed in 1964 for commercial office purposes. Prior to the American Cancer Society's occupation of the building, the current warehouse area existed as a parking area. The American Cancer Society has occupied the building since approximately 1979. Approximately half of the first floor and the entire second floor was remodeled in the mid-1990s. During this time, a large quantity of asbestos-containing spray-on insulation was removed from the building support beams, several new non-load-bearing interior walls were installed, and other walls were removed. Ms. Bolduc also stated that most of the fluorescent light ballasts have been replaced since 2005.

### **9.2 LOCAL GOVERNMENT OFFICIALS**

Mr. Mark Arniola, P.G. (Alameda County Environmental Health Program) was interviewed on January 9, 2015 regarding his knowledge of the project site. According to Mr. Arniola, soil contamination has not been reported to Oakland's Bureau of Environmental Services from utility excavation activities completed in ROWs near the project site.

Ms. Karel Detterman, P.G. (Alameda County Environmental Health Department) was interviewed on February 24, 2015 regarding her knowledge of the Douglas Parking Company Site, as noted in Section 6.2.1 of this report.

## **10.0 LIMITED PHASE II ESA**

As noted in Sections 6.2 through 9.0 of this report, a gasoline and oil service station existed in the southwestern portion of the project site between approximately 1933 and 1963. Also, the project site is adjoined by three cleanup (one active and two closed) sites that are associated with gasoline-related impacts to soil and groundwater. GeoDesign conducted a limited Phase II ESA between February 6 and 14, 2015 to evaluate the subsurface condition of the project site, which consisted of a geophysical survey, subsurface soil and groundwater exploration, and sub-slab vapor sampling. This assessment is discussed in the following sections.

### **10.1 GEOPHYSICAL SURVEY**

GeoDesign subcontracted GPRS of San Francisco, California, to complete a geophysical survey of ROWs surrounding the southwestern portion of the project site on February 6, 2015, which included the use of radiofrequency detection and ground penetrating radar methods. GPRS did not identify geophysical anomalies representative of buried USTs in ROWs surrounding the project site. The geophysical survey report is provided in Appendix E.

## **10.2 FIELD ACTIVITIES**

Subsurface exploration activities were completed on February 14, 2015 and included the completion of six direct-push explorations (DP-1 through DP-6) and collection of two sub-slab vapor samples (SV-01 and SV-02) at the project site. All direct-push explorations were completed to depths ranging between 18 and 35 feet BGS using direct-push drilling equipment owned and operated by Vironex of San Francisco, California. One off-site groundwater monitoring well (MW-06) located in the Webster Street ROW was also sampled during the investigation. The exploration and sample locations are shown on Figure 3.

Groundwater was encountered in MW-06, DP-1, DP-3, DP-4, and DP-5 at depths ranging between 21 and 27 feet BGS. Groundwater samples were collected at these locations using a peristaltic pump and disposable polyethylene tubing.

GeoDesign personnel observed the exploration activities and collected field samples for soil classification, field screening, and chemical analysis. Subsurface soil encountered during our exploration primarily consists of varying sand and clay with varying silt to the maximum depths explored. Soil samples were collected from each boring and screened in the field using visual examination, water sheen screening, and headspace vapor screening using a hand-held PID. Field evidence of petroleum hydrocarbon contamination was observed in soil obtained from DP-1, DP-2, and DP-3 at depths ranging between approximately 24 and 35 feet BGS (at or below the soil-groundwater interface). Field evidence of contamination was observed in soil obtained from DP-4 at depths ranging between approximately 2 and 30 feet BGS. Field evidence of contamination was not observed in soil obtained from DP-5 or DP-6. However, DP-6 was not advanced to depths sufficient to encounter the soil-groundwater interface. Field screening results for the soil samples submitted for chemical analysis are summarized in Table 1. A detailed description of our field procedures and the exploration logs are presented in Appendix F.

To obtain sub-slab vapor samples, ¼-inch holes were drilled through the concrete floor slab at each sample location. A stainless steel tube was inserted and the hole was sealed with hydrated bentonite. Upon installing the sample train, isopropyl alcohol (2-propanol) was applied to the exteriors of the sample train fittings to verify that the sampling train was reasonably airtight. 2-propanol was not detected in either sample at a concentration greater than 0.01 percent, indicating that leakage of ambient air did not occur. The ambient air was then purged from the system using a PID at less than 200 milliliters per minute. Approximately 30 minutes after purging the sampling train, the samples were collected in laboratory-supplied 1 liter Summa canisters equipped with flow controllers.

## **10.3 CHEMICAL ANALYTICAL PROGRAM**

All soil, groundwater, and vapor samples were transported under chain-of-custody procedures to ESC Laboratories of Mt. Juliet, Tennessee. Select samples were analyzed for one or more of the following analyses:

- Gasoline-range organics by EPA Method 8015
- Diesel-range organics by EPA Methods 3511/8015
- VOCs by EPA Methods 8260B (soil and groundwater) and TO-15 (vapor)

- SVOCs by EPA Method 8270C
- CAM 17 total metals by EPA Methods 6020/6010B/7470A/7471A

Chemical analytical results are summarized in Tables 1 through 8 and discussed below. Chemical analytical program details, laboratory reports, and chain-of-custody documentation are presented in Appendix G.

#### **10.4 REGULATORY SCREENING LEVELS**

Soil, groundwater, and sub-slab vapor sample chemical analytical results were compared to RWQCB Interim Final Tier 1 ESLs dated November 2007 (revised December 2013). A comparison of the chemical analytical results to Tier 1 ESLs are presented in Tables 1 through 8 and are discussed in the following sections.

#### **10.5 SOIL CHEMICAL ANALYTICAL RESULTS**

##### **10.5.1 Petroleum Hydrocarbons**

Soil samples DP-1 (4.0-5.0), DP-2 (24.0-25.0), DP-3 (14.0-15.0), DP-4 (2.0-3.0), DP-5 (21.0-22.0), and DP-6 (17.0-18.0) were analyzed for gasoline- and diesel-range organics by EPA Methods 8015 (for gasoline-range organics) and 3511/8015 (for diesel-range organics). Gasoline-range organics were detected in soil samples DP-2 (24.0-25.0) and DP-4 (2.0-3.0) at concentrations of 390 mg/kg and 1,300 mg/kg, respectively, which are greater than Tier 1 ESLs. Diesel-range organics were also detected in soil sample DP-4 (2.0-3.0) at a concentration that is greater than Tier 1 ESLs. However, this detection appears related to carryover from the gasoline-range and is not likely representative of diesel-range contamination at the project site. Petroleum hydrocarbons were either not detected at concentrations greater than laboratory PQLs or were detected at concentrations less than Tier 1 ESLs in the other soil samples analyzed.

##### **10.5.2 VOCs**

Soil samples DP-1 (4.0-5.0), DP-2 (24.0-25.0), DP-3 (14.0-15.0), DP-4 (2.0-3.0), and DP-5 (21.0-22.0) were analyzed for VOCs by EPA Method 8260B. The VOCs benzene, ethylbenzene, naphthalene, and total xylenes were detected in DP-4 (2.0-3.0) at concentrations greater than Tier 1 ESLs. Other VOCs were either not detected at concentrations greater than laboratory PQLs or were detected at concentrations less than Tier 1 ESLs.

##### **10.5.3 SVOCs**

Soil samples DP-1 (4.0-5.0), DP-3 (14.0-15.0), and DP-5 (21.0-22.0) were analyzed for SVOCs by EPA Method 8270C. SVOCs were either not detected at concentrations greater than laboratory PQLs or were detected at concentrations less than Tier 1 ESLs.

##### **10.5.4 CAM 17 Total Metals**

Soil samples DP-2 (24.0-25.0), DP-4 (2.0-3.0), and DP-5 (21.0-22.0) were analyzed for CAM 17 total metals by EPA Methods 6020/6010B/7470A/7471A. Metals were either not detected at concentrations greater than laboratory PQLs or were detected at concentrations less than Tier 1 ESLs.

## **10.6 GROUNDWATER CHEMICAL ANALYTICAL RESULTS**

### **10.6.1 Petroleum Hydrocarbons**

Groundwater samples MW-06, DP-1, DP-3, DP-4, and DP-5 were analyzed for gasoline-range organics by EPA Method 8015 and diesel-range organics by EPA Methods 8015/3511. Gasoline-range organics were detected in groundwater samples MW-06, DP-1, DP-3, and DP-4 at concentrations ranging between 5,300 and 175,000 µg/L, which are greater than the Tier 1 ESL of 100 µg/L. Diesel-range organics were also detected in groundwater samples MW-06, DP-1, DP-3, and DP-4 at concentrations greater than the Tier 1 ESL. However, these detections appear related to carryover from the gasoline-range and are not likely representative of diesel-range contamination at the project site. Petroleum hydrocarbons were either not detected at concentrations greater than laboratory PQLs or were detected at concentrations less than Tier 1 ESLs in groundwater sample DP-5.

### **10.6.2 VOCs**

Groundwater samples MW-06, DP-1, DP-3, DP-4, and DP-5 were analyzed for VOCs by EPA Method 8260B. Groundwater samples MW-06, DP-1, DP-3, and DP-4 contained the VOCs benzene, ethylbenzene, naphthalene, styrene, toluene, PCE, and/or total xylenes at concentrations greater than corresponding Tier 1 ESLs. VOCs were either not detected at concentrations greater than laboratory PQLs or were detected at concentrations less than Tier 1 ESLs in groundwater sample DP-5.

### **10.6.3 CAM 17 Total Metals**

Groundwater samples MW-06, DP-1, and DP-3 were analyzed for CAM 17 total metals by EPA Methods 6020/6010B/7470A. Nickel was identified in all three samples at concentrations ranging between 18 and 5,600 µg/L, which are greater than the Tier 1 ESL of 8 µg/L. Arsenic, barium, beryllium, cadmium, chromium, copper, lead, silver, thallium, vanadium, and zinc were detected in groundwater samples DP-1 and DP-3 at concentrations greater than corresponding Tier 1 ESLs. However, these ESL exceedances may be related to turbidity associated with the groundwater sample collection method and may not be representative of groundwater conditions at the project site. Antimony, mercury, selenium, and thallium were not detected at concentrations greater than laboratory PQLs in any of the samples analyzed.

## **10.7 VAPOR SAMPLE CHEMICAL ANALYTICAL RESULTS**

Sub slab vapor samples SV-01 and SV-02 were analyzed for gasoline-range hydrocarbons and VOCs by EPA Method TO-15. Gasoline-range hydrocarbons and VOCs were either not detected at concentrations greater than laboratory PQLs or were detected at concentrations less than corresponding Tier 1 ESLs.

## **11.0 LIMITED HAZARDOUS BUILDING MATERIALS SURVEY**

The purpose of the limited hazardous building materials survey was to assess the buildings for materials that are regulated and/or require abatement and/or special handling prior to building demolition. GeoDesign subcontracted Environmental Solutions of Glendale, California, (a California Certified Asbestos Consultant) to perform the survey. The purpose of the limited hazardous building materials survey was to assess the buildings for materials that are regulated and/or require abatement and/or special handling prior to building demolition. Survey results

are summarized in the February 18, 2015 *Hazardous Material Survey Report; Asbestos, PCB, Mercury and Lead-Paint Pre-screening Test; 1700 Webster Street; Oakland, California*, which included in Appendix H, and are summarized in the following sections.

### 11.1 ACM

As noted in Section 5.0 of this report, the Asbestos Advisory Association completed an asbestos survey of the project site in 1990, which identified ACM in fireproofing on structural steel beams, pipe insulation, floor tile, and mastic within the project site structure. The specific quantity of ACM was not estimated. The Asbestos Advisory Association also collected air samples in July 1990 to evaluate the potential presence of airborne asbestos. Airborne asbestos fiber hazards were reportedly not identified at that time.

As noted in Section 9.1 of this report, approximately half of the first floor and the entire second floor was remodeled in the mid-1990s. During this time, a large quantity of asbestos-containing spray-on insulation was removed from the building support beams. Several new non-load-bearing interior walls were installed and others were removed during the past 30 years. Between 1995 and 2012 approximately 34.112 tons of ACM (pipe insulation hard fittings, floor tile, mastic, and/or fireproofing) were removed from the project site structure. GeoDesign was not provided with documentation regarding the specific locations of ACM that was removed or remains in place. Based on the survey completed by Environmental Solutions, the following ACM still remain at the project site:

Material	Asbestos Concentration and Type
Pipe Insulation/Hard Fittings	2 percent Chrysotile
Roof Penetration Mastic	10 percent Chrysotile
Exterior stucco	More than 1 percent Chrysotile
9-inch by 9-inch floor tiles	5 percent Chrysotile
Flooring mastic	5 percent Chrysotile

According to Environmental Solutions, exterior stucco is classified as non-friable by OSHA. Based on the results of this survey, we recommend that all identified ACM be properly abated from the building prior to demolition. The abatement must be performed by a licensed California asbestos abatement contractor and notification of the abatement must follow established San Francisco Bay Area Air Quality Management notification protocol. The abatement must be performed following OSHA and EPA/AHERA regulations.

Asbestos was not detected in the fireproofing samples collected during this survey. However, it is unclear whether the above-noted asbestos abatement activities included the complete removal of asbestos-containing fireproofing material or if remnant old fireproofing material is present beneath the more recent non-ACM fireproofing. Based on this information, inaccessible areas and areas covered with more recent fireproofing material may contain fireproofing with ACM. If suspect materials are identified prior to demolition, they should be presumed ACM or sampled to verify their content.

A pre-demolition ACM survey should be completed prior to building demolition. In addition, a licensed California abatement contractor should be retained to provide ACM abatement cost estimates.

### **11.2 PCB-CONTAINING MATERIALS**

PCB-containing light ballasts or transformers were not observed during the survey. As noted in Section 9.1 of this report, most of the fluorescent light ballasts were reportedly replaced after 2005.

### **11.3 MERCURY-CONTAINING MATERIALS**

Mercury-containing thermostats were not observed during the survey. GeoDesign personnel observed several fluorescent lamps, which could contain mercury. These items should be removed and properly disposed prior to demolition. The fluorescent lamps can be recycled or disposed as Universal Waste. These items must not be broken to qualify as Universal Waste. The lamps should be packaged to avoid breakage in transport.

### **11.4 LEAD-BASED PAINT**

Painted surfaces observed throughout the project site structure appeared in good condition. Accordingly, California regulations regarding removal or stabilization of lead-based paint prior to demolition would not apply. Accordingly, paint samples were not collected at the project site.

## **12.0 DATA GAPS**

Data gaps were not encountered during the course of this study.

## **13.0 CONCLUSIONS AND RECOMMENDATIONS**

GeoDesign performed due diligence environmental services in conformance with the scope and limitations of ASTM Practice E 1527-13, all appropriate inquiries specified in 40 CFR Part 312, and the proposals to Gerding Edlen Investment Management dated January 2 and 20, 2015 for the project site located at 1700 and 1710 Webster Street in Oakland, California. Any exceptions to or deletions from this practice are described in Sections 3.0 and 14.0 of this report. This assessment has revealed the following:

- A gasoline and oil service station was historically located in the southwestern portion of the project site. Records detailing the removal of the former service station were not obtained during this investigation, and it is unclear whether the former USTs were removed from the project site prior to construction of the existing building. GeoDesign conducted a geophysical survey to search for USTs in ROWs surrounding the southwestern portion of the project site. The survey did not identify geophysical anomalies representative of buried USTs in ROWs surrounding the project site. However, USTs could still exist beneath the project site structure.

GeoDesign completed a limited Phase II ESA at the project site, which revealed gasoline-related impacts to project site soil and groundwater at concentrations greater than corresponding Tier 1 ESLs. PCE and nickel were also identified in groundwater at the project

site at concentrations greater than their Tier 1 ESLs. The presence of nickel in groundwater could be attributed to regional background conditions. The presence of PCE could be related to an off-site source but would require additional investigation to evaluate this possibility. Arsenic, barium, beryllium, cadmium, chromium, copper, lead, silver, thallium, vanadium, and zinc were also detected in the groundwater samples collected from direct-push borings at concentrations greater than their corresponding Tier 1 ESLs. However, these ESL exceedances are likely related to turbidity associated with the groundwater sample collection method, as they were not detected at concentrations greater than Tier 1 ESLs in the nearby monitoring well that was sampled during our investigation.

- The project site is adjoined by Douglas Parking Company and Prentiss Property sites, which are included on the Alameda County CS database due to gasoline-related impacts to soil and groundwater. HVOC impacts were also identified in soil and groundwater at the Prentiss Property. The Douglas Parking Company site is currently listed as "undergoing remediation and monitoring." In 2000, Alameda County closed their file on the Prentiss Property, citing the absence of an on-site contaminant source. Gasoline- and/or HVOC-related impacts still remain at these sites.

Based on the results of our limited Phase II ESA and available online information related to the Douglas Parking Company and Prentiss Property sites, the inferred extent of groundwater contamination is presented on Figure 3. It appears that the contamination identified at the project site comingles with, and could be related to, the contamination located beneath the above-noted adjoining properties. Shallow soil impacts identified at the project site during our investigation indicate that the former gas and oil service area may have contributed to the groundwater contamination beneath the project site and/or the adjoining property to the north.

Based on the low levels of gasoline and VOCs detected in preliminary sub-slab vapor samples collected beneath the project site structure, contamination does not appear to pose an immediate threat to public health, safety, or the environment at this time. However, prior to commencing redevelopment activities, it is our professional opinion that contamination at the project site should be addressed with oversight from the Alameda County Environmental Health Department, which serves as the California RWQCB local oversight program in Oakland. Likewise, prior to commencing redevelopment activities, we recommend providing the Alameda County Environmental Health Department with a copy of this report and enrolling the project site into their LUFT/SLIC program.

Prior to commencing redevelopment activities, we recommend including provisions for contaminated soil disposal, removal of potential USTs that could be encountered beneath the existing project site structure, environmental field support, and local oversight. A Contaminated Media Management Plan should be prepared and implemented to assist the construction team in field identification and management of contaminated media that could be encountered during excavation and construction activities at the project site. If dewatering is planned during construction, groundwater extracted from the project site would require treatment prior to discharge to a municipal sewer system.

The hazardous building materials survey has revealed the following:

- ACM was identified in several areas of the project site during previous ACM surveys and by Environmental Solutions during their recent survey. The ACM should be removed and disposed by a licensed California asbestos abatement contractor and notification of the abatement must follow established San Francisco Bay Area Air Quality Management notification protocol. The abatement must be performed following OSHA and EPA/AHERA regulations. A pre-demolition ACM survey should be completed prior to building demolition. In addition a licensed California abatement contractor should be retained to provide ACM abatement cost estimates. If any additional suspect material is encountered during construction, it should be sampled and analyzed to determine asbestos content.
- PCB-containing light ballasts or transformers were not observed during the survey.
- Mercury-containing thermostats were not observed during the survey. GeoDesign personnel observed several fluorescent lamps, which could contain mercury. These items should be removed and properly disposed prior to demolition. The fluorescent lamps can be recycled or disposed as Universal Waste. These items must not be broken to qualify as Universal Waste. The lamps should be packaged to avoid breakage in transport.
- Painted surfaces observed throughout the project site structure appeared in good condition. Accordingly, California regulations regarding removal or stabilization of lead-based paint prior to demolition would not apply.

Based on our experience with similar structures, additional hazardous building materials will be encountered during abatement and demolition activities that were not previously identified. GeoDesign recommends conducting a walk-through of the buildings with the abatement contractor after the abatement contractor has reviewed this report. The purpose of the walk-through is to assist the abatement contractor in locating hazardous building materials identified in this report and to collect samples of additional suspect hazardous building materials that may be of concern to the abatement contractor. The information obtained from this walk-through and additional sampling results will assist in refining abatement costs.

#### 14.0 LIMITATIONS

This report has been prepared for use by Gerding Edlen Investment Management. GeoDesign makes no warranties or guarantees regarding the accuracy or completeness of information provided or compiled by others. The information presented in this report is based on the above-described research and recent site visits. Information provided by others was relied on in our description of historical conditions and review of regulatory databases and files. The available data do not provide definitive information with regard to all past uses, operations, or incidents at the project site or adjacent properties. Performance of this practice is intended to reduce, but not eliminate, uncertainty regarding the potential for recognized environmental conditions in connection with a property. There is always a potential that areas with contamination that were not identified during this assessment exist at the project site or in the study areas. Further evaluation of such potential would require additional research, subsurface exploration, sampling, and/or testing.

Some substances may be present in the project site vicinity in quantities or under conditions that may have led or may lead to contamination of the project site but are not included in current local, state, or federal regulatory definitions of hazardous substances or do not otherwise present current potential liability. GeoDesign cannot be responsible if the standards of all appropriate inquiry or regulatory definitions of hazardous substance change or if you are required to meet more stringent standards in the future.

This report is not intended for use by others, and the information contained herein is not applicable to other sites. Reliance on this report by other parties is strictly at the risk of those parties, and GeoDesign will grant no third party reliance unless specifically requested in writing by our client for whom this report was prepared.

Within the limitations of scope, schedule, and budget, our services have been executed in accordance with the generally accepted environmental science practices for assessment in this area at the time this report was prepared. No warranty or other conditions, express or implied, should be understood.

◆ ◆ ◆

We appreciate the opportunity to be of service to Gerding Edlen Investment Management. Please call if you have questions regarding this report.

Sincerely,

GeoDesign, Inc.



Andrew Blake, R.G. (Oregon)  
Senior Project Geologist



Tacia C. Miller, P.E.  
Senior Associate Engineer



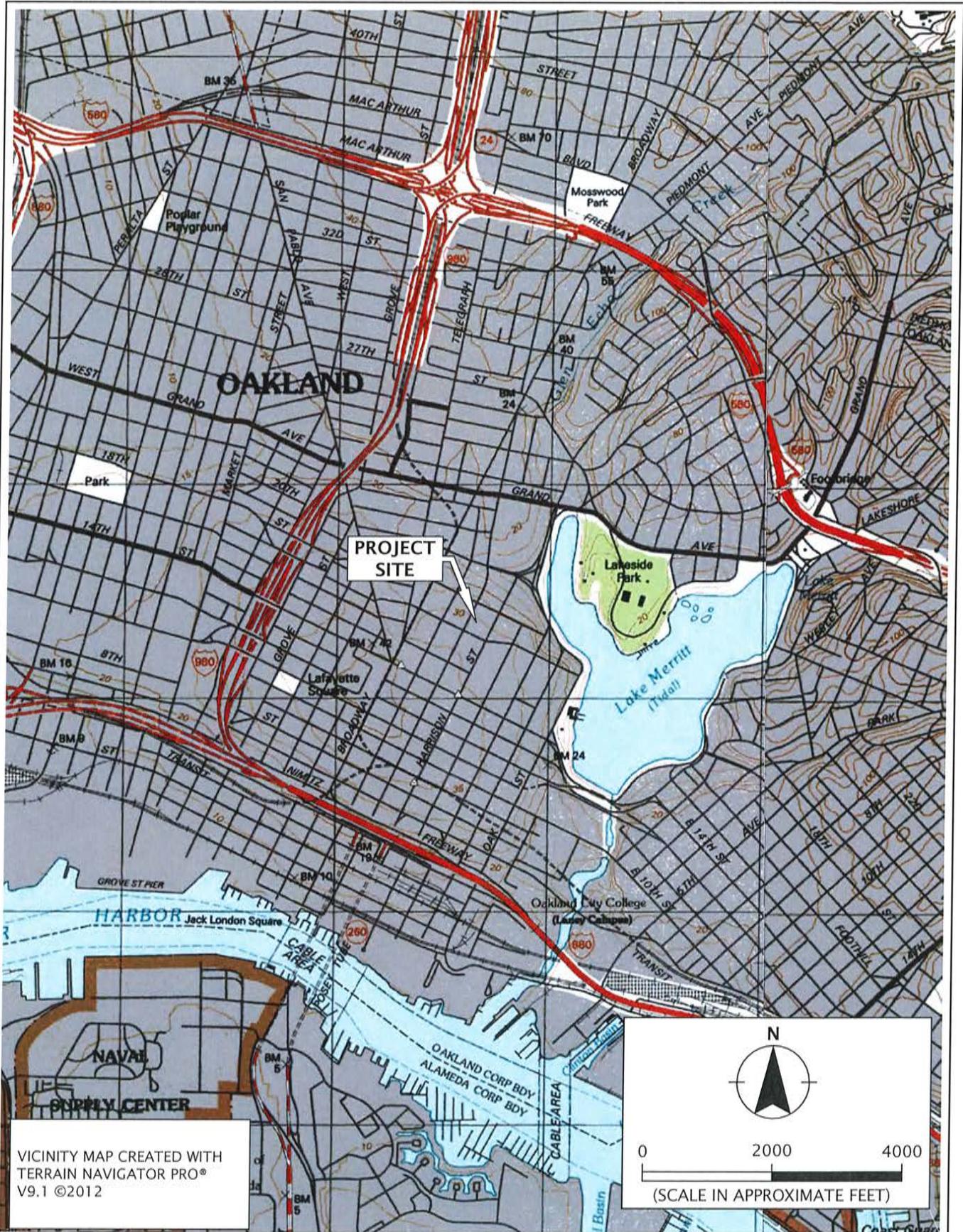
Robert E. Belding, R.G. (Oregon)  
Principal Geologist



Signed 02/27/2015

## FIGURES

Printed By: aday | Print Date: 2/27/2015 11:13:33 AM  
 File Name: J:\E:\Gerding\188\Gerding-188-01\Figures\CAD\Gerding-188-01-VM01.dwg | Layout: FIGURE 1



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VICINITY MAP

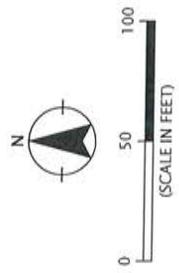
FEBRUARY 2015

1710 WEBSTER STREET SITE  
 OAKLAND, CA

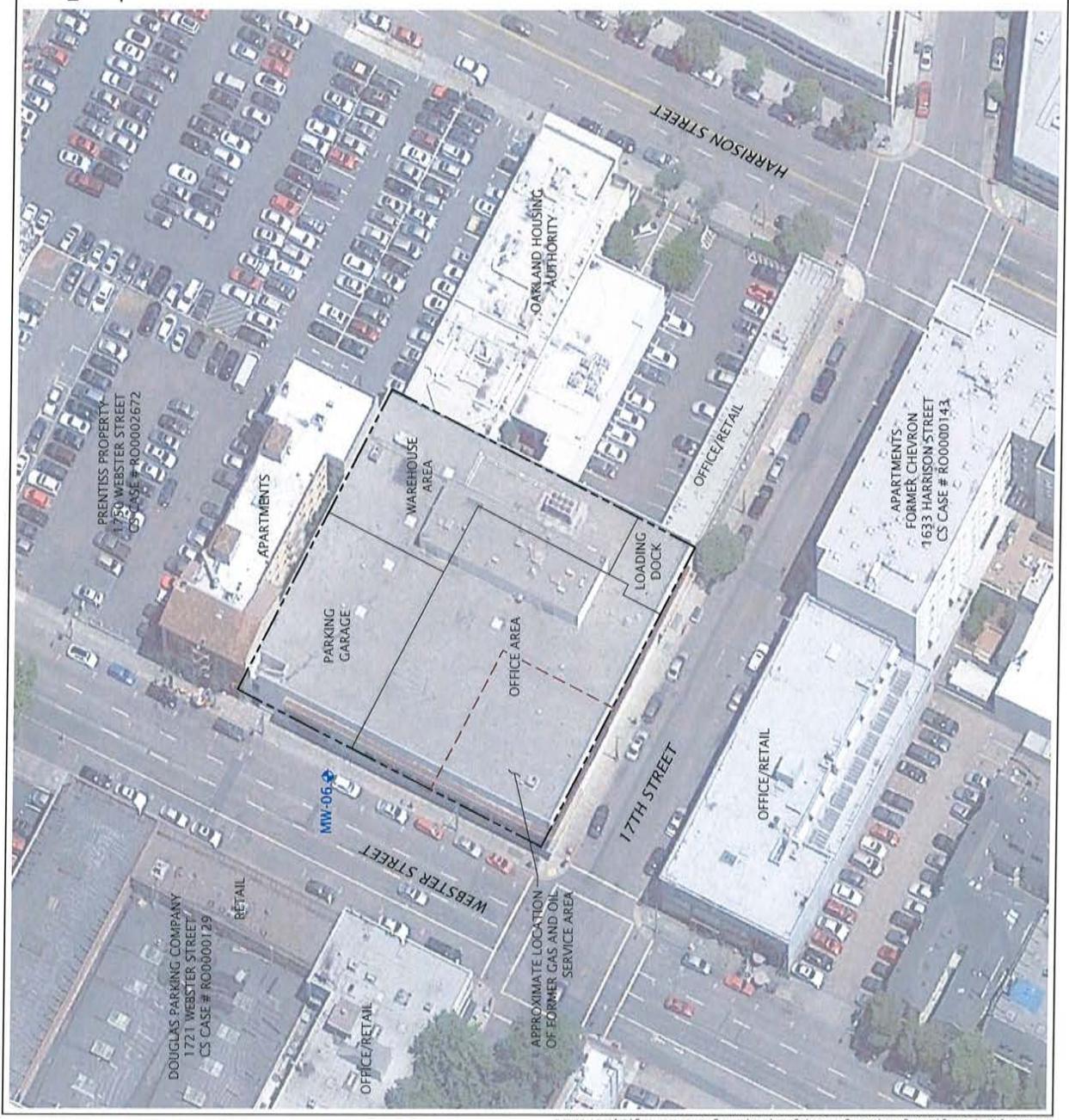
FIGURE 1

**LEGEND:**

- MW-06
- OFF-SITE MONITORING WELL
- PROJECT SITE BOUNDARY (ALAMEDA COUNTY PARCEL NUMBER 8-625-14-1)


  
 (SCALE IN FEET)

SITE PLAN BASED ON AERIAL PHOTOGRAPH  
 OBTAINED FROM GOOGLE EARTH PRO®,  
 JANUARY 13, 2015



LEGEND:  
 MW-06 OFF-SITE MONITORING WELL  
 - - - - - PROJECT SITE BOUNDARY (ALAMEDA COUNTY PARCEL NUMBER 8-625-14-1)  
 DIRECTION OF GROUNDWATER FLOW (INFERRED BY PANGAEA ENVIRONMENTAL SERVICES, INC. IN 2011)  
 SV-01 SUB-SLAB VAPOR SAMPLE  
 DP-1 DIRECT-PUSH BORING  
 ON-SITE AREA OF CONCERN  
 POTENTIAL OFF-SITE EXTENT OF GROUNDWATER IMPACT (BASED ON INFERRED DATA FROM 2011 PANGAEA ENVIRONMENTAL SERVICES, INC. REPORT PROVIDED IN APPENDIX D AND THIS LIMITED PHASE II ESA)



SITE PLAN BASED ON AERIAL PHOTOGRAPH OBTAINED FROM GOOGLE EARTH PRO<sup>SM</sup>, JANUARY 13, 2015





VIEW OF THE PROJECT SITE. PHOTOGRAPH TAKEN FACING EAST.



INTERIOR VIEW OF THE PARKING GARAGE.

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**PROJECT SITE PHOTOGRAPHS**

1710 WEBSTER STREET SITE  
 OAKLAND, CA

**FIGURE 4**



INTERIOR VIEW OF THE WAREHOUSE AREA.



INTERIOR VIEW OF THE OFFICE AREA.

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**PROJECT SITE PHOTOGRAPHS**

1710 WEBSTER STREET SITE  
 OAKLAND, CA

**FIGURE 5**

## TABLES

**TABLE 1**  
**Summary of Soil Sample Chemical Analytical Results<sup>1</sup>**  
**Petroleum Hydrocarbons**  
**1710 Webster Street Site**  
**Oakland, California**

Sample I.D. (depth in feet BGS)	Date	Field Screening Results			Diesel-Range Organics by EPA Methods 3511/8015 (mg/kg)			Gasoline-Range Organics by EPA Method 8015 (mg/kg)		
		Headspace Vapor (ppm)	Odor	Sheen	C12-C22	C22-C32	C32-C40			
DP-1 (4.0-5.0)	02/14/15	0.8	No	NS	4.5	U	4.5	U	0.11	U
DP-2 (24.0-25.0)	02/14/15	82.8	Yes	SS	--	--	--	--	390	
DP-3 (14.0-15.0)	02/14/15	0.4	No	NS	4.5	U	4.5	U	0.11	U
DP-4 (2.0-3.0)	02/14/15	198.0	Yes	SS	68	U	4.7	U	1,300	
DP-5 (21.0-22.0)	02/14/15	0.3	No	NS	4.4	U	4.4	U	0.11	U
DP-6 (17.0-18.0)	02/14/15	0.3	No	NS	4.6	U	4.6	U	0.31	

**San Francisco Bay RWQCB ESLs<sup>2</sup>**

<i>Tier 1</i>	NA	NA	NA	100	100	100	100
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Notes:

1. Chemical analysis performed by ESC Labs of Mt. Juliet, Tennessee.
  2. RWQCB ESLs updated December 2013
- NS: No sheen was observed during sheen test.  
SS: Slight sheen was observed during sheen test.  
U: not detected at a concentration greater than the laboratory PQL (shown)  
**Bolding indicates analyte detection.**  
Shading indicates analyte exceeds one or more applicable regulatory screening levels.  
--: not analyzed





**TABLE 4**  
**Summary of Soil Sample Chemical Analytical Results<sup>1</sup>**  
**CAM 17 Total Metals**  
**1710 Webster Street Site**  
**Oakland, California**

Sample I.D. (depth in feet BGS)	Date	CAM 17 Total Metals by EPA Method 6010B/7471A (mg./kg)																	
		Antimony	Arsenic	Barium	Beryllium	Cadmium	Chromium	Cobalt	Copper	Lead	Mercury	Molybdenum	Nickel	Selenium	Silver	Thallium	Vanadium	Zinc	
DP-2 (24.0-25.0)	02/14/15	2.3 U	2.3 U	30	0.23 U	0.59 U	18	4.1	4.0	3.8	0.023 U	0.59 U	27	2.3 U	1.2 U	2.3 U	12	15	
DP-4 (2.0-3.0)	02/14/15	2.3 U	2.3 U	39	0.23 U	0.59 U	23	5.6	1.0	2.8	0.023 U	0.67 U	30	2.3 U	1.2 U	2.3 U	12	42	
DP-5 (21.0-22.0)	02/14/15	2.2 U	2.2 U	34	0.22 U	0.55 U	20	5.2	3.4	2.0	0.022 U	0.55 U	31	2.2 U	1.1 U	2.2 U	13	15	
<b>San Francisco Bay RWQCB ESLs<sup>2</sup></b>		20	0.39	750	4	12	1000	23	230	80	6.7	40	150	10	20	0.78	200	600	
<b>Tier 1</b>																			

Notes:  
1. Chemical analysis performed by ESC Labs of Mt. Juliet, Tennessee.  
2. RWQCB ESLs updated December 2013  
U: not detected at a concentration greater than the laboratory PQL (shown)  
Bolding indicates analyte detection.

**TABLE 5**  
**Summary of Groundwater Sample Chemical Analytical Results<sup>1</sup>**  
**Petroleum Hydrocarbons**  
**1710 Webster Street Site**  
**Oakland, California**

Sample I.D. (depth in feet BGS)	Date	Diesel-Range Organics by EPA Method 3511/8015 (µg/L)			Gasoline-Range Organics by EPA Method 8015 (µg/L)
		C12-C22	C22-C32	C32-C40	
		MW-06	02/14/15	590	
DP-1	02/14/15	1,400	160 U	160 U	45,000
DP-3	02/14/15	7,400	160 U	160 U	170,000
DP-4	02/14/15	1,500	150	130 U	5,300
DP-5	02/14/15	130 U	130 U	130 U	100 U
<b>San Francisco Bay RWQCB ESLs<sup>2</sup></b>					
<b>Tier 1</b>		100	100	100	100

Notes:

1. Chemical analysis performed by ESC Labs of Mt. Juliet, Tennessee.
  2. RWQCB ESLs updated December 2013
- U: not detected at a concentration greater than the laboratory PQL (shown)  
**Bolding indicates analyte detection.**  
 Shading indicates analyte exceeds one or more applicable regulatory screening levels.

TABLE 6  
 Summary of Groundwater Sample Chemical Analytical Results <sup>1</sup>  
 Select VOCs<sup>2</sup>  
 1710 Webster Street Site  
 Oakland, California

Sample ID. (depth in feet BGS)	Date	VOCs by EPA Method 8260B (ug/L)																														
		Acetone	Benzene	n-Butylbenzene	sec-Butylbenzene	tert-Butylbenzene	Chloromethane	EDB	EDC	Ethylbenzene	Isopropylbenzene	p-Isopropyltoluene	MTBE	Naphthalene	2-Propanol	n-Propylbenzene	Styrene	PCE	Toluene	TCE	1,2,4-Trimethylbenzene	1,3,5-Trimethylbenzene	Vinyl Chloride	Total Xylenes								
MW-06	02/14/15	500	U	46	10	U	10	U	10	U	25	U	10	U	110	28	10	U	10	U	50	U	50	U	10	U	300	10	U	10	U	240
DP-1	02/14/15	12000	U	470	66	30	37	62	25	U	1,600	190	55	25	U	500	380	25	U	2,900	25	U	2,700	660	25	U	2,700	660	25	U	7,700	
DP-3	02/14/15	12,000	U	250	250	U	250	U	250	U	2,100	250	U	250	U	1,200	340	250	U	5,600	250	U	2,300	570	250	U	2,300	570	250	U	7,200	
DP-4	02/14/15	500	U	140	13	10	10	U	25	U	180	22	10	U	10	U	42	10	U	3,80	10	U	290	81	10	U	290	81	10	U	660	
DP-5	02/14/15	50	U	1.0	1.0	U	1.0	U	2.5	U	1.0	1.0	U	1.0	U	1.0	1.0	U	5.0	U	2.4	5.0	U	1.0	U	1.0	U	1.0	U	3.0	U	
San Francisco Bay RWQCB ESLS <sup>3</sup>		150		1	NE	NE	NE	NE	130	0.05	0.5	30	NE	NE	5	6.1	NE	NE	10	5	40	50	NE	NE	0.5	20						
Trier 7																																

Notes:  
 1. Chemical analysis performed by ESC Labs of Mt. Juliet, Tennessee.  
 2. Only analytes detected at concentrations greater than laboratory PQLs in soil, groundwater, and/or vapor, or VOCs of interest during this assessment are shown. Refer to the laboratory report for the full list of analytes and their respective PQLs.  
 3. RWQCB ESLS updated December 2013  
 U: not detected at a concentration greater than the laboratory PQL (shown)  
 Bolding indicates analyte detection.  
 Shading indicates analyte exceeds one or more applicable regulatory screening levels.

**TABLE 7**  
**Summary of Groundwater Sample Chemical Analytical Results<sup>1</sup>**  
**CAM17 Total Metals**  
**1710 Webster Street Site**  
**Oakland, California**

Sample ID.	Date	CAM 17 Total Metals by EPA Method 6020/7470A/6010B (ug/L)														
		Antimony	Arsenic	Barium	Beryllium	Cadmium	Chromium	Copper	Lead	Mercury	Nickel	Selenium	Silver	Thallium	Vanadium	Zinc
MW-06	02/14/15	2.0 U	3.5	71	2 U	1 U	10.0 U	5.0 U	2.0 U	0.2 U	18	2 U	2 U	2 U	2 U	2.5 U
DP-1	02/14/15	2.0 U	62	4,300	6.6	7.4	730	470	260	0.2 U	2,000	10 U	2.2 U	2 U	550	1,200
DP-3	02/14/15	2.0 U	160	2,200	5.8	27	990	1,800	910	0.2 U	5,600	20 U	3.4	3.5	530	3,200
San Francisco Bay RWQCB ESLs <sup>2</sup>		60	10	100	0.53	0.25	50	3.1	2.5	0.025	8.2	5	0.19	2.0	19	81
Tier 1																

Notes:  
1. Chemical analysis performed by ESC Labs of Mt. Juliet, Tennessee.  
2. RWQCB ESLs updated December 2013  
U: not detected at a concentration greater than the laboratory PQL (shown)  
Bolding indicates analyte detection.  
Shading indicates analyte exceeds one or more applicable regulatory screening levels.

**TABLE 8**  
**Summary of Soil Vapor Sample Chemical Analytical Results<sup>1</sup>**  
**Gasoline and VOCs**  
**1710 Webster Street Site**  
**Oakland, California**

Sample I.D.	Date	Gasoline and VOCs <sup>2</sup> by EPA Method TO-15 (µg/m <sup>3</sup> )																							
		TPH (GC/MS) Low Fraction	Acetone	Benzene	n-Butylbenzene	sec-Butylbenzene	tert-Butylbenzene	Chloromethane	EDB	EDC	Ethylbenzene	Isopropylbenzene	p-Isopropyltoluene	MTBE	Naphthalene	2-Propanol	n-Propylbenzene	Styrene	PCE	Toluene	TCE	1,2,4-Trimethylbenzene	1,3,5-Trimethylbenzene	Vinyl Chloride	Total Xylenes
SV-01	02/14/15	1,100	260	23	-	-	1.4	3.1	1.6	12	2	-	1.4	6.6	6.1	-	51	2.7	29	21	2.0	2.0	2.0	1.0	16.8
SV-02	02/14/15	410	57	3.8	-	-	2.1	3.1	1.6	1.7	2	-	1.4	6.6	6.4	-	1.7	2.7	8.3	2.1	2.0	2.0	1.0	7.1	
San Francisco Bay RWQCB <sup>3</sup>																									
Shallow Soil-Gas																									
Tier 1 ESL		50,000	15,000,000	42	NE	NE	47,000	17	58	490	NE	NE	4,700	36	NE	NE	470,000	210	160,000	300	NE	NE	16	52,000	

Notes:  
1. Chemical analysis performed by ESC Labs of Mt. Juliet, Tennessee.  
2. Only analytes detected at concentrations greater than laboratory PQLs in soil, groundwater, and/or vapor, or VOCs of interest during this assessment are shown. Refer to the laboratory report for the full list of analytes and their respective PQLs.  
3. RWQCB ESLs updated December 2013.  
U: Not detected at a concentration greater than the laboratory PQL (shown).  
Bolding indicates analyte detection.  
-: not analyzed