

21 May 2018

Mr. Michael Murphy  
M&M Property LLC  
2800 Broadway  
Oakland, California

**SUBJECT: Subsurface Investigation – Environmental Sampling Summary  
2800 Broadway  
Oakland, California  
Langan Project No. 770638302**

Dear Mr. Murphy,

Langan Engineering and Environmental Services, Inc. (Langan) is pleased to present this letter report which summarizes environmental sampling activities completed between September 2017 and March 2018 at 2800 Broadway in Oakland, California (the Site). The intent of this letter is to provide a summary of activities conducted at the Site to date and to provide a brief discussion of the analytical results.

#### Site Description and Background

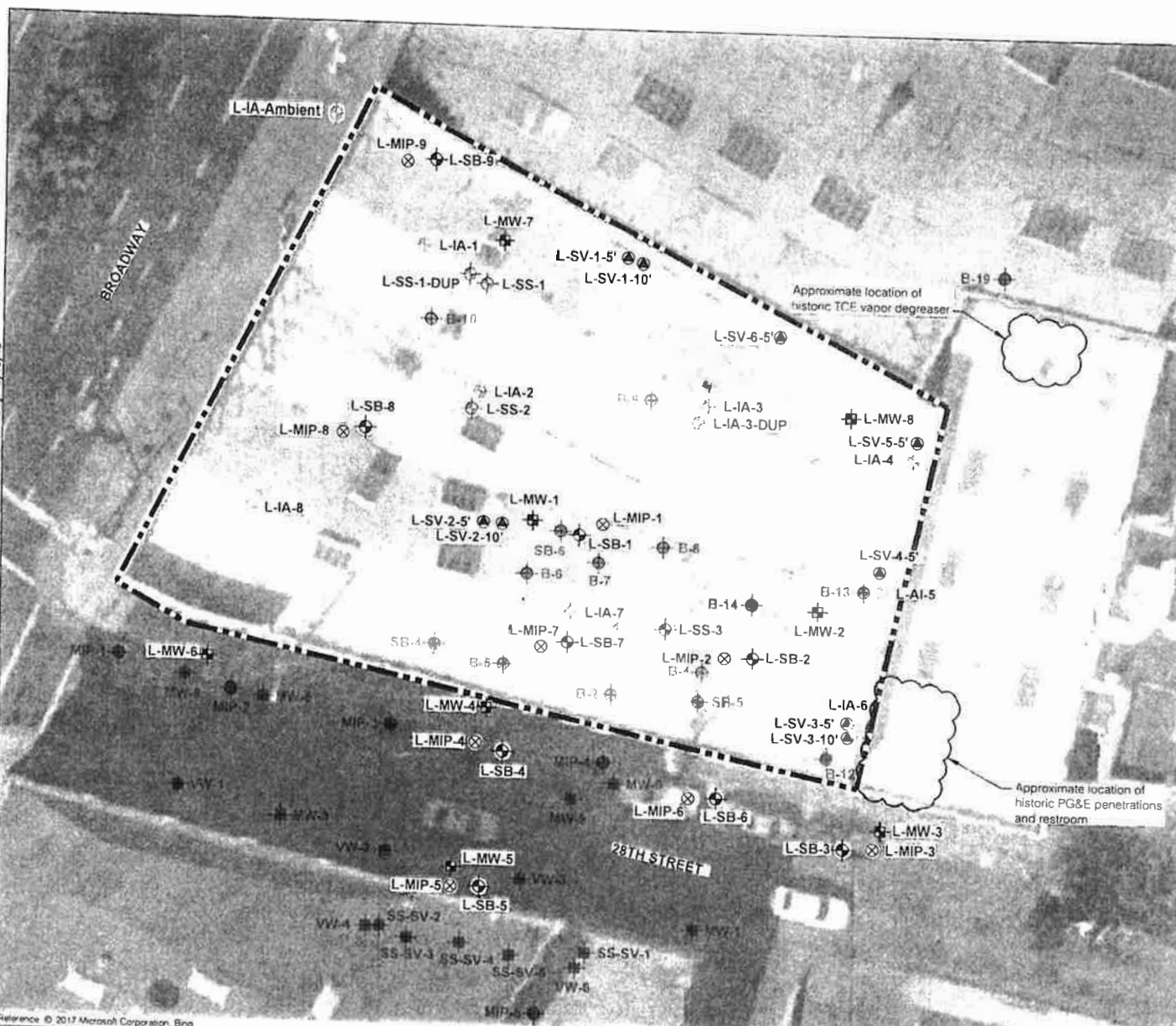
The Site is located to the northeast of the intersection at Broadway and 28th Street in Oakland, in an area known as "Auto Row," and characterized primarily by commercial and high density residential buildings (Figure 1). The Site area is approximately 13,200 square feet and currently contains a one-story warehouse building with a mezzanine which was reportedly built in 1916 (Figure 2). According to the Alameda County Assessor's Office, the property is identified as Assessor's Parcel Number (APN) 09-685-68. The building is currently used for storing automobiles for nearby auto dealerships. The Site is bound by Broadway to the west, a commercial building under construction to the north (2820 Broadway, formerly a Hyundai dealership), a smog station (Broadway Smog Station, 288 28th Street) to the east and 28th Street to the south. To the south across from 28th Street is the Broadway Volkswagen Dealership building (2740 Broadway).

#### Previous Investigations

The following Site investigations have previously been conducted for the Site and neighboring properties:

- SCHUTZE & Associates, Inc. (SCHUTZE), *Phase I ESA of 2800 Broadway, Oakland, California*, dated 15 November 2011;

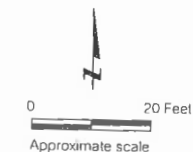
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 Reference © 2017 Microsoft Corporation, Bing



# EXPLANATION

- L-IA-1 Approximate location of indoor and ambient air sample location by Langan, December 2017
- L-IA-1-DUP Duplicate test location
- L-SS-1 Approximate location of sub-slab sample location by Langan, December 2017
- L-SS-1-DUP Duplicate test location
- L-SB Approximate location of soil boring by Langan, October 2017
- L-MIP Approximate location of MIP boring by Langan, September 2017
- L-SV Approximate location of soil-vapor probe by Langan, October 2017
- L-MW Approximate location of proposed groundwater monitoring well by Langan
- B-1 Approximate location of boring by ATC, September and November 2015
- SB-4 Approximate location of boring by AEL, April 2015
- MIP-1 Approximate location of boring by Arcadis, April 2013
- MW-9 Approximate location of monitoring well by Arcadis (Abandoned in April 2015)
- VW-1 Approximate location of vapor extraction monitoring well by Arcadis (Abandoned in April 2015)
- SS-SV-1 Approximate location of sub-slab soil vapor probe by Arcadis (Abandoned in April 2015)

--- Site boundary



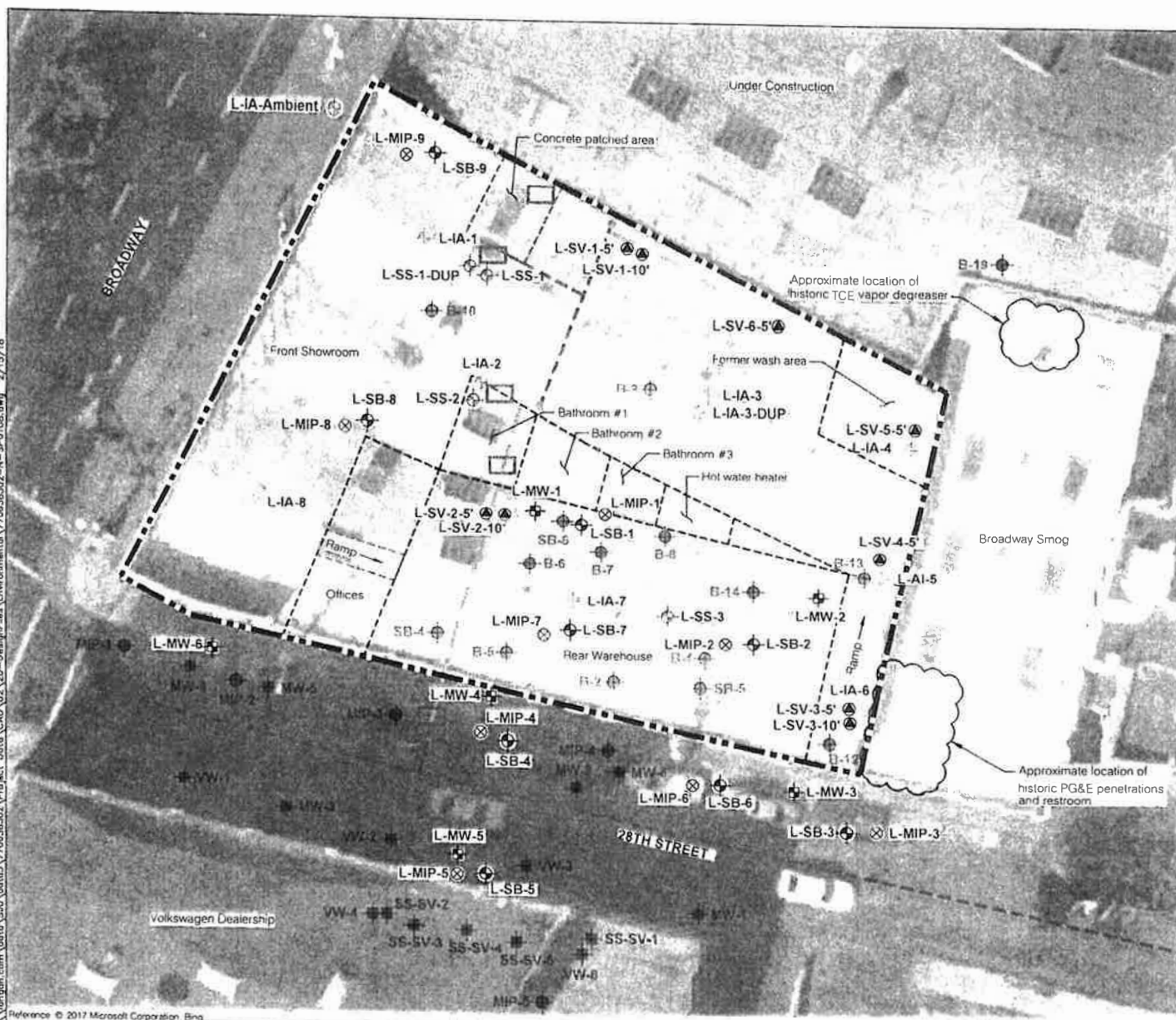
2800 BROADWAY  
 Oakland, California

## SITE PLAN WITH SAMPLING LOCATIONS

Date 05/16/18 Project No 770638302 Figure 2

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 Reference © 2017 Microsoft Corporation, Bing



EXPLANATION	
L-IA-1	Approximate location of indoor and ambient air sample location by Langan
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VW-1	Approximate location of vapor extraction monitoring well by Arcadis (Abandoned in April 2015)
SS-SV-1	Approximate location of sub-slab soil vapor probe by Arcadis (Abandoned in April 2015)
---	Site boundary
□	Attempted utility access point
---	Sewer utility line (based on historical reports)
---	Approximate location of rooftop drain
---	Estimated location of sewer utility line (Langan)
0 20 Feet	Approximate scale
2800 BROADWAY Oakland, California	
SITE FEATURES PLAN	
Date 02/14/18	Project No 770638302 Figure 3
<b>LANGAN</b>	

# EXPLANATION

- L-SB Approximate location of proposed soil boring by Langan
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- L-MW Approximate location of proposed groundwater monitoring well by Langan
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- MIP-1 Approximate location of boring by Arcadis, April 2013
- MW-3 Approximate location of monitoring well by Arcadis (Abandoned in April 2015)
- VW-1 Approximate location of vapor extraction monitoring well by Arcadis (Abandoned in April 2015)
- SS-SV-1 Approximate location of sub-slab soil vapor probe by Arcadis (Abandoned in April 2015)
- Sewer Utility Line (based on historical reports)
- Site boundary
- 150 TCE concentration (uM)



2800 BROADWAY  
Oakland, California

## TCE CONCENTRATIONS IN GROUNDWATER

Date: 12/05/17 Project No: 770638301 Figure: 4

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