

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;







