

2500 Camino Diablo, Walnut Creek, CA 94597

Tel: 925.746.6000 Fax: 925.746.6099

Environmental & Engineering Services

August 10, 2012

Alameda County Environmental Health Department Attn: Ms. Karel Detterman 1131 Harbor Bay Parkway, Suite 250 Alameda, CA 94502

Subject:Baseline Environmental Project Schedule1630 Park StreetAlameda, CaliforniaAEI Project No. 298931ACEHD Fuel Leak Case No. RO000008

RECEIVED

1:51 pm, Aug 14, 2012 Alameda County Environmental Health

Dear Ms. Detterman:

AEI Consultants (AEI) has prepared this Baseline Environmental Project Schedule on behalf of Foley Street Investments (FSI), developer of the subject site. The subject of this Schedule is the leaking underground storage tank (LUST) case located at the property 1630 Park Street, known as the Good Chevrolet site. The Alameda County Environmental Health Department (ACEHD) is the agency with regulatory oversight of the LUST case. This Schedule is a revised and updated Alameda Station Tentative Entitlement Schedule and addresses comments which were provided by the ACEHD in correspondence dated July 20, 2012.

We welcome comments and questions from ACEHD staff. Please contact us (925) 746-6000.

Sincerely, AEI Consultants

Robert Robitaille Sr. Project Manager

Peter J. McIntyre, PG Sr. Vice President, Geologist

Distribution: John Buestad, Foley Street Investments Karel Detterman, Alameda County Environmental Health Department (FTP Upload) GeoTracker (Upload)

San Francisco (HQ) | Atlanta | Chicago | Costa Mesa | Dallas | Denver | Los Angeles | Miami | New York | Phoenix | Portland | San Jose

August 10, 2012

Ms. Karel Detterman Alameda County Environmental Health 1131 Harbor Bay Parkway, Suite 250 Alameda, California 94502

Subject: Perjury Statement and Report Transmittal

1600 – 1630 Park Street Alameda, California 94501 AEI Project No. 298931 ACEH RO#000008

Dear Ms. Detterman:

I declare under penalty of perjury, that the information and/or recommendations contained in the attached report for the above-referenced site are true and correct to the best of my knowledge.

If you have any questions or need additional information, please do not hesitate to call me or Mr. Peter McIntyre at AEI Consultants, (925) 746-6004.

Sincerely

John Buestad President

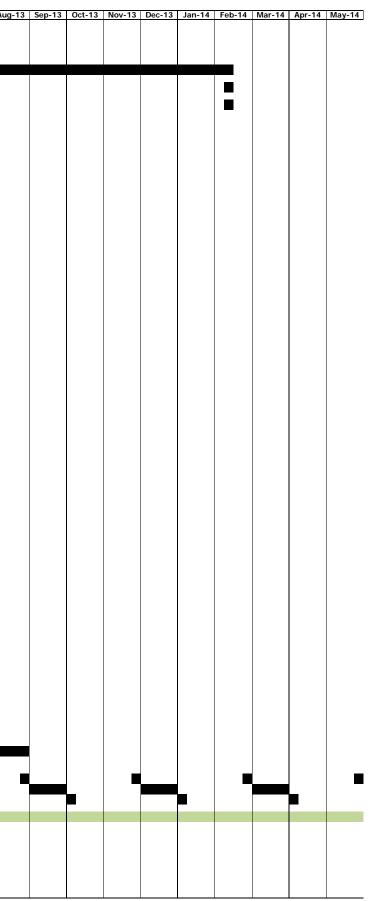
JB/pm

Attachment: AEI Consultants, Baseline Environmental Project Schedule (August 10, 2012)

cc: Mr. Peter McIntyre, AEI Consultants, 2500 Camino Diablo, Walnut Creek, CA 94597 Mr. Robert Robitaille, AEI Consultants, 2500 Camino Diablo, Walnut Creek, CA 94597 **Baseline Environmental Project Schedule**

FSI - Park Street Development Alameda, California

Responsible Start Date Duration Finish Date Jul-12 | Aug-12 | Sep-12 | Oct-12 | Nov-12 | Dec-12 | Jan-13 | Feb-13 | Mar-13 | Apr-13 | Jun-13 | Jun-13 | Jul-13 | Aug-13 | Sep-13 | Oct-13 | Nov-13 | Dec-13 | Jan-14 | Feb-14 | Mar-14 | Apr-14 | May-14 | # Task Name Description 1 Existing Building Demolition Existing structures cleared from site. 1-Jun-12 30 1-Jul-12 SI 2 Site Grading Upper 2-ft of soil engineered for compaction. SI 1-Jan-13 90 1-Apr-1 3 Building B - Construction Period Utilities, foundations, and structure FSI 12-Jun-13 251 18-Feb-14 FSI 4 Building B - Ready to Occupy All interior intrusive work completed. 19-Feb-14 0 19-Feb-14 FSI 19-Feb-14 5 Building B - Tenant Opening All building intrusive work completed. 19-Feb-14 0 6 Vapor Intrusion Mitigation Vapor mitigation system, if needed. AFI System conceptual design AFI 1-Oct-12 20 21-Oct-1 System design drawings to architect. AFI 22-Oct-12 0 22-Oct-1 AFI System installation 17-Jan-13 5 22-Jan-1 FSI 1-Oct-12 7 Building B - Design/Engineering Period Based on City approval of conceptual design. 92 1-Jan-13 8 Well Abandonment and Replacement Work Plan Well destruction prior to building construction. AET 14-Jul-12 24-Jul-12 Document Preparation 10 AET 25-Jul-12 Document Submittal AEI 25-Jul-12 0 ACEH 4-Aug-1 ACEH Review and Comment 25-Jul-12 10 Address ACEH comments AEI 4-Aug-12 5-Aug-12 ACEH Approval ACEH 5-Aug-12 10 15-Aug-12 9 Well Replacement Work Plan Addendum Replacement locations based on final SCM data. AET Document Preparation AFI 2-Nov-12 7-Nov-1 Document Submittal AFI 9-Nov-12 9-Nov-1 Λ ACEH ACEH Review and Comment 9-Nov-12 60 8-Jan-13 Address ACEH comments AFT 8-Jan-13 10 18-Jan-1 ACEH Approval ACEH 10 18-Jan-13 28-Jan-1 Remove wells beneath proposed building. AET 10 Well Abandonment Abandon AS-1 and DPE-3 17-Aug-12 18-Aug-1 15-Oct-12 Abandon DPE-9, VP-1, VP-2, VP-3, MW-1, MW-2, and MW-3. 16-Oct-12 bandon remaining wells. Upon NFA status. TBD TBD 11 Replacement Well Installations Install up to 4 groundwater monitoring wells. AET 29-Jan-13 10 8-Feb-13 12 Former UST and Lifts Excavation Focused hot spot source removal. AEI 1-Sep-12 2 3-Sep-1 13 Data Gap Work Plan Addendum Document Preparation AET 31-Jul-12 10 10-Aug-1 Document Submittal AET 10-Aug-12 0 10-Aug-1 ACEH Review and Comment ACEH 10-Aug-12 60 9-Oct-1 Address ACEH comments AFI 9-0ct-12 10 19-0ct-1 ACEH Approval ACEH 19-Oct-12 10 29-Oct-1 14 Soil and Groundwater Investigation Report lf needed TBD BD AET Document Preparation 10 Document Submittal AET 0 ACEH Review and Comment ACEH 60 Address ACEH comments AEI 10 ACEH Approval ACEH 10 15 Site Conceptual Model (Final) Document Preparation ΔFI 1-Dec-12 10 11-Dec-1 Document Submittal AET 12-Dec-12 12-Dec-1 0 ACEH Review and Comment ACEH 12-Dec-12 60 10-Feb-1 Address ACEH comments AFT 10-Feb-13 10 20-Feb-13 ACEH 10 2-Mar-1 ACEH Approval 20-Feb-13 16 Draft Final FS/CAP (for public comment) Prepared for Public Comment period. AET 1-Dec-12 11-Dec-12 10 Document Preparation 12-Dec-1 Document Submittal AEI 12-Dec-12 0 ACEH ACEH Review and Comment 12-Dec-12 60 10-Feb-13 Address ACEH comments 10-Feb-13 20-Feb-13 AEI 10 ACEH Approval ACEH 20-Feb-13 10 2-Mar-13 17 FS/CAP Public Comment Period Post notices once Draft FS/CAP approved. FSI + AEI 3-Mar-13 30 2-Apr-13 18 Final FS/CAP Addresses public comments (if any) Document Preparation AFT 2-Apr-13 20 22-Apr-1 Document Submittal AFT 22-Apr-13 0 22-Apr-1 ACEH Review and Comment ACEH 22-Apr-13 60 21-Jun-1 Address ACEH comments AFI 21-Jun-13 10 1-Jul-1 ACEH ACEH Approval 60 1-Jul-13 30-Aug-13 19 Groundwater Monitoring Quarterly for 1 yr after corrective actions. 2tly 2nd mo Quarterly during 2nd month of the quarter. Conduct field work AET Qtly 2nd mo 2 30 Document Preparation Receive laboratory reports, prepare document. AET Qtly 3rd mo Qtly 3rd mo Upload to ACEH ftp and GeoTracker websites. 2tly 1st mo Document Submittal AET 0 Qtly 1st mo 20 Post Corrective Action Groundwater Monitoring AET 730 4-Oct-14 ssumes 1 year required, 2 years possible. 4-Oct-12 21 NFA Designation ACEH concurance that remediation is complete. Prepare Closure Request Documentation Summarize site history and current condition. 7-Sep-14 28-Sep-1 AFI 21 Document Submittal AEI 28-Sep-14 0 28-Sep-1 ACEH Review and Comment ACEH 28-Sep-14 60 27-Nov-14 Address ACEH comments AFI 27-Nov-14 10 7-Dec-1 ACEH grants NFA status ACEH 7-Dec-14 60 5-Feb-1



Baseline Environmental Project Schedule

FSI - Park Street Development Alameda, California

Task Name	Description	Responsible	Start Date	Duration	Finish Date	Jun-14	Jul-14 Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15
Existing Building Demolition	Existing structures cleared from site.	FSI	1-Jun-12	30	1-Jul-12								
Site Grading	Upper 2-ft of soil engineered for compaction.	FSI	1-Jan-13	90	1-Apr-13								
Building B - Construction Period	Utilities, foundations, and structure.	FSI	12-Jun-13	251	18-Feb-14								
Building B - Ready to Occupy	All interior intrusive work completed.	FSI	19-Feb-14	0	19-Feb-14								
Building B - Tenant Opening	All building intrusive work completed.	FSI	19-Feb-14	0	19-Feb-14								
Vapor Intrusion Mitigation System conceptual design. System design drawings to architect. System installation.	Vapor mitigation system, if needed.	AEI AEI AEI AEI	1-Oct-12 22-Oct-12 17-Jan-13	20 0 5	21-Oct-12 22-Oct-12 22-Jan-13								
Building B - Design/Engineering Period	Based on City approval of conceptual design.	FSI	1-Oct-12	92	1-Jan-13								
Well Abandonment and Replacement Work Plan Document Preparation Document Submittal ACEH Review and Comment Address ACEH comments ACEH Approval	Well destruction prior to building construction.	AEI AEI AEI ACEH AEI ACEH	14-Jul-12 25-Jul-12 25-Jul-12 4-Aug-12 5-Aug-12	10 0 10 1 10	24-Jul-12 25-Jul-12 4-Aug-12 5-Aug-12 15-Aug-12								
Well Replacement Work Plan Addendum Document Preparation Document Submittal ACEH Review and Comment Address ACEH comments ACEH Approval	Replacement locations based on final SCM data.	AEI AEI ACEH ACEH ACEH ACEH	2-Nov-12 9-Nov-12 9-Nov-12 8-Jan-13 18-Jan-13	5 0 60 10 10	7-Nov-12 9-Nov-12 8-Jan-13 18-Jan-13 28-Jan-13								
Well Abandonment Abandon AS-1 and DPE-3 Abandon DPE-9, VP-1, VP-2, VP-3, MW-1, MW-2, and MW-3. Abandon remaining wells.	Remove wells beneath proposed building. Upon NFA status.	AEI	17-Aug-12 15-Oct-12 TBD	1 1 1	18-Aug-12 16-Oct-12 TBD								
Replacement Well Installations	Install up to 4 groundwater monitoring wells.	AEI	29-Jan-13	10	8-Feb-13								
Former UST and Lifts Excavation	Focused hot spot source removal.	AEI	1-Sep-12	2	3-Sep-12								
Data Gap Work Plan Addendum Document Preparation Document Submittal ACEH Review and Comment Address ACEH comments ACEH Approval		AEI AEI ACEH AEI ACEH	31-Jul-12 10-Aug-12 10-Aug-12 9-Oct-12 19-Oct-12	10 0 60 10 10	10-Aug-12 10-Aug-12 9-Oct-12 19-Oct-12 29-Oct-12								
Soil and Groundwater Investigation Report Document Preparation Document Submittal ACEH Review and Comment Address ACEH comments ACEH Approval	If needed.	AEI AEI ACEH AEI ACEH	TBD	10 0 60 10 10	TBD								
Site Conceptual Model (Final) Document Preparation Document Submittal ACEH Review and Comment Address ACEH comments ACEH Approval		AEI AEI ACEH AEI ACEH	1-Dec-12 12-Dec-12 12-Dec-12 10-Feb-13 20-Feb-13	10 0 60 10 10	11-Dec-12 12-Dec-12 10-Feb-13 20-Feb-13 2-Mar-13								
Draft Final FS/CAP (for public comment) Document Preparation Document Submittal ACEH Review and Comment Address ACEH comments ACEH Approval	Prepared for Public Comment period.	AEI AEI ACEH AEI ACEH	1-Dec-12 12-Dec-12 12-Dec-12 10-Feb-13 20-Feb-13	10 0 60 10 10	11-Dec-12 12-Dec-12 10-Feb-13 20-Feb-13 2-Mar-13								
FS/CAP Public Comment Period	Post notices once Draft FS/CAP approved.	FSI + AEI	3-Mar-13	30	2-Apr-13								
Final FS/CAP Document Preparation Document Submittal ACEH Review and Comment Address ACEH comments ACEH Approval	Addresses public comments (if any).	AEI AEI ACEH AEI ACEH	2-Apr-13 22-Apr-13 22-Apr-13 21-Jun-13 1-Jul-13	20 0 60 10 60	22-Apr-13 22-Apr-13 21-Jun-13 1-Jul-13 30-Aug-13								
Groundwater Monitoring Conduct field work Document Preparation Document Submittal	Quarterly for 1 yr after corrective actions. Quarterly during 2nd month of the quarter. Receive laboratory reports, prepare document. Upload to ACEH ftp and GeoTracker websites.	AEI AEI AEI	Qtly 2 nd mo Qtly 3 rd mo Qtly 1 st mo		Qtly 2 nd mo Qtly 3 rd mo Qtly 1 st mo								
Post Corrective Action Groundwater Monitoring	Assumes 1 year required, 2 years possible.	AEI	4-Oct-12	730	4-Oct-14								
NFA Designation Prepare Closure Request Documentation Document Submittal ACEH Review and Comment Address ACEH comments ACEH grants NFA status	ACEH concurance that remediation is complete. Summarize site history and current condition.	AEI AEI ACEH AEI ACEH	7-Sep-14 28-Sep-14 28-Sep-14 27-Nov-14 7-Dec-14	21 0 60 10 60	28-Sep-14 28-Sep-14 27-Nov-14 7-Dec-14 5-Feb-15								