November 21, 2013

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

Subject: **Perjury Statement and Report Transmittal**
1620-1640 Park Street (Parcel B)
Alameda, California 94501
AEI Project No. 298931
ACEH RO#0000008

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, *Site Management Plan – Commercial Development*

cc: Mr. Peter McIntyre, AEI Consultants, 2500 Camino Diablo, Walnut Creek, CA 94597

November 21, 2013

SITE MANAGEMENT PLAN - COMMERCIAL DEVELOPMENT

Property Identification:
1620-1640 Park Street – Parcel B
Alameda, California

AEI Project No. 298931
ACEHD Fuel Leak Case No. RO0000008

Prepared for:
Foley Street Investments
Attn: Mr. John Buestad
2533 Clement Avenue
Alameda, CA 94501

Prepared by:
AEI Consultants
2500 Camino Diablo
Walnut Creek, CA 94597
(925) 746-6000

TABLE OF CONTENTS

FIGURES

AEI Consultants
Environmental & Engineering Services
2500 Camino Diablo, Walnut Creek, CA 94597
Tel: 925.746.6000 Fax: 925.746.6099

November 21, 2013

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

Subject: **Site Management Plan – Commercial Development**
1620-1640 Park Street – Parcel B
Updated December 20, 2013
Alameda, California
AEI Project No. 298931
ACEHD Fuel Leak Case No. RO0000008

Dear Ms. Detterman:

1.0 INTRODUCTION

AEI Consultants (AEI) prepared this Site Management Plan (SMP) on behalf of Foley Street Investments, LLC (owner), for the commercial development at 1620-1640 Park Street, Alameda, California (Site); refer to Figures 1 and 2. Environmental activities at the site are currently being overseen by the Alameda County Environmental Health Department (ACEHD).

ACEHD will be notified within 24 hours if soil is encountered during construction that is suspected of being contaminated, or any other environmental conditions are encountered which may require action.

The purpose of this SMP is to provide a framework for appropriately addressing environmental impact's that may be encountered during development. The SMP includes the following components:

1. An overview description of the Site and planned development project;
2. Summary of known and potential environmental conditions;
3. Guidelines for managing soil, groundwater, and vapors that may be encountered; and
4. Mitigation measures for known or discovered environmental conditions.

The project involves the construction of one new commercial/retail building and associated parking and landscaping. Several phases of environmental assessment and remediation activities have been performed at the site and have identified the presence of hazardous materials released from historic site activities, primarily limited to petroleum hydrocarbons. An overview of the site history and cumulative results of these assessments is presented below; this information is summarized in more detail in AEI's *Interim Source Removal Report and Well Abandonment and Replacement Workplan Addendum dated December 7, 2012*.

2.0 SMP BACKGROUND

2.1 SITE DESCRIPTION AND PLANNED DEVELOPMENT

The Site is currently vacant will all previous buildings razed in 2012. The client proposes to redevelop the site for commercial use, consisting of one commercial/retail building. This will involve construction of one onsite building surrounded by parking and landscaping at grade. See Figure 2 for the locations of former features, current features, and proposed buildings.

2.2 SUMMARY OF ENVIRONMENTAL CONDITIONS

As discussed below, contaminants associated with prior on-site activities have been detected in soil and groundwater at the site. Investigation and cleanup activities have been performed under the oversight of the ACEHD. The activities completed to date have been relatively extensive and new contamination is not anticipated to be encountered during construction activities.

2.2.1 On-Site Environmental Conditions

USTs

The former building was constructed in 1945 for use as an automobile garage and showroom. In 1986, a 300-gallon waste oil underground storage tank (UST) and a 500-gallon UST were reportedly removed from the north end of the building property, and soil samples collected from the adjacent tank pits indicated release of hydrocarbon impacts to the subsurface. Multiple phases of investigation and remedial activities have taken place between 1987 and the present which have identified and removed a significant quantity of hydrocarbons from both soil and groundwater beneath the site. An estimated 18,134 pounds of hydrocarbons were removed from the soil during high vacuum, dual phase extraction activities in 2011 and 2012 and approximately 390,460 gallons of groundwater were extracted and treated. An additional 447 tons of soil was removed during excavation activities in October 2012 and 946.77 tons of soil was removed during excavation activities in October 2013.

Prior to interim remedial efforts, gasoline impacted soil was centered on the former UST and extended laterally in each direction, primarily to the north-northwest toward Park Street. The zone of impact was thickest at the UST pit and thinned with distance from the pit. To the east, south, and west, impacted soil appears to extend approximately 20 to 50 feet from the former UST hold and approximately 100 feet to the north. It appears that the gasoline constituents travelled vertically from its source (the UST) then spread laterally along the groundwater surface. The lateral extent of gasoline impacted soil is reasonably well defined in each direction. Based on observations and excavation confirmation samples collected during October 2012 and October 2013 excavations of the former UST-hold and surrounding area and the hydraulic lifts, it appears that the bulk of gasoline impacts to soil have been removed in the core of the plume near the former UST.

The dissolved phase plume is also centered on the former UST hold and spreads generally in a northwesterly direction. The extent of the impacts in groundwater have been defined to the south and southeast, as demonstrated by grab groundwater samples collected in January 2012, from borings AEI-24, AEI-25 and AEI-26 and to the east of the former tank pit as demonstrated

by grab groundwater samples collected from borings GP3 (April 2008) and AEI-27 in (January 2012). Groundwater impacts are also well defined to the northwest as demonstrated by analysis of groundwater samples collected from monitoring wells MW-4 and MW-5 and historical locations GP-18, GP-19, and GP-20 and to the west by groundwater samples collected from DPE-4. Current groundwater conditions as reported during the most recent sampling events (May and August 2013) are included on Figure 3. VOC data from the groundwater sampling event completed in August 2013 is included on Figure 4.

Hydraulic Lifts

A total of six hydraulic lifts have been present at the subject site. The five lifts in the northern portion of the former building were removed in the 1980s and the lift in the center portion of the former building was removed in 2012. No contamination associated with the lift removed during 2012 has been identified, however, oil-, gasoline- and VOC-impacted soil was identified adjacent to several former lifts in the northern portion of the former building. During October 2012, impacted soil within the vicinity of the former hydraulic lifts was excavated. Based on observations and confirmation samples collected, the majority of impacts to soil have been removed in the vicinity of the northeast corner of the former building. (Figure 5). The majority of impacted soil was previously removed in 2012 in all locations except near DPE-5 where the 2012 excavation was limited to avoid damage to this well. Additional excavation activities in October 2013 were able to remove the majority of impacted soil in all directions; however, confirmation samples indicated that lower concentrations of residual hydrocarbons and VOCs remain in the soil to the north and east of the excavation (Figure 6). The vertical extent of impacted soil has been well defined by past investigations. Vertically, the top of the impacted zone begins at approximately 7 to 8 feet bgs and ends between approximately 12 to 14 feet bgs.

2.3 CONTAMINANTS OF POTENTIAL CONCERN

The primary contaminants of potential concern (CPOCs) are gasoline and gasoline constituents [TPH-g, benzene, toluene, ethylbenzene, and xylenes (BTEX)] and PCE from the gasoline and waste oil UST system release. MTBE has not been detected during recent sample analyses nor have significant concentrations of fuel oxygenates been detected.

Heavier hydrocarbons (reported as TPH-d and TPH-mo), combined with the gasoline and VOCs, have been detected in the area of the hydraulic lifts. No PCBs were detected in samples from near the lifts and no VOCs were detected in samples near the former paint booth or drain features within the repair shop.

2.4 SITE HYDROGEOLOGY

During the drilling conducted by AEI in 2011 to 2012, groundwater was first observed in the temporary direct push borings at depths of approximately 9 to 11 feet bgs and stabilized at between approximately 7.5 to 8.5 feet bgs. The depth to water in the groundwater monitoring wells has generally ranged from approximately 7.5 to 9.5 feet bgs. The groundwater flow direction has typically been reported towards the northwest.

3.0 SOIL AND GROUNDWATER MANAGEMENT

3.1 SMP APPLICABILITY

As noted above, soil and groundwater impacted with concentrations of COPCs may be present at various on-site locations. This SMP presents protocol for the following construction activities that may encounter COPCs:

- Surfacing, excavation, and grading;
- Subsurface utility installation, maintenance, or repair;
- Landscaping; and
- Building foundation construction and other subsurface work.

Although impacted soil and groundwater is not likely to be encountered in areas outside of what was described above, contractors and their Subcontractors shall follow the soil and groundwater management protocols presented in this SMP anywhere on-Site. In addition, if Contractors or their Subcontractors observe conditions indicative of contamination anywhere on-Site, they will follow the protocols presented in this document.

3.2 RISK MANAGEMENT

This section presents the risk management procedures to be followed during the above described construction activities during the on-site development, including worker training and impact mitigation measures. It should be noted that the proposed building is planned to include a Cupolex system as a preventative measure to address potential vapor intrusion. Details of the Cupolex system are included in the SMP Addendum dated December 20, 2013.

3.2.1 Pre-Construction Planning and Notification

Prior to the start of any construction activity that involves below ground work (e.g. mass grading, foundation construction, excavating or utility trenching), information regarding Site risk management procedures (a copy of this SMP) will be provided to the Contractors for their review and each Contractor shall provide such information to its Subcontractors.

3.2.2 Site-Specific Health and Safety Worker Requirements

Each Contractor shall be responsible for the health and safety of their own workers, as required by Cal-OSHA, including but not limited to preparation of their own health and safety plan (HSP) and injury and illness prevention plan (IIPP). The purpose of these documents is to provide general guidance to the work hazards that may be encountered during each phase of Site construction activities. Contractors are also required to determine the requirements for worker training, based on the level of expected contact to soil, soil vapor, and groundwater associated with the contractor's activities and locations with respect to COPCs described in Section 2.3. The HSP will contain provisions for limiting and monitoring chemical exposure to construction workers, chemical and non-chemical hazards, emergency procedures, and standard safety protocols.

3.2.3 Construction Impact Mitigation Measures

During construction, measures will be taken by Contractors to minimize dust generation, and appropriately manage storm water runoff, and tracking of soil off-site. In addition, measures will be taken to reduce the potential for the creation of preferential pathways (vertical or

horizontal) for COPCs present in groundwater beneath the Site. The construction impact mitigation measures are described below.

3.2.3.1 Site Control

Site control procedures will be implemented by the Contractor to control the flow of personnel, vehicles, and materials in and out of the site while working with potentially contaminated materials. In addition, Site control measures will help control the spread of COPCs from the Site, if they are present. The Site perimeter will be fenced by the Contractor. Access and egress will be controlled at selected locations. Signs will be posted by the Contractor at all Site entrances instructing visitors to sign in at the project support areas.

3.2.3.2 Equipment Decontamination

Because of the impacted soil and groundwater present at the site, precautions to limit the off-Site transfer of soil are warranted. These precautions also are applicable if during any construction, impacted soil is expected or confirmed to be encountered. Decontamination procedures will be established and implemented by the Contractor to reduce the potential for construction equipment and vehicles to release contaminated soil onto public roadways or other inadvertent off-Site transfer. At a minimum, gravel will be placed by the Contractor at all Site access points and excess soil will be removed from construction equipment using dry methods (e.g., brushing or scraping) prior to moving the equipment to off-Site locations.

3.2.3.3 Personal Protective Equipment

Personal Protective Equipment (PPE), including appropriate clothing are used to isolate workers from COPCs and physical hazards. The minimum level of protection for workers coming into direct contact with potentially contaminated materials is Level D, listed below. The level of PPE will be evaluated by the contractor and modified if warranted based upon conditions encountered at the Site and/or type of work activity in accordance with their own HSP (see Section 3.2.2).

- Coveralls or similar construction work clothing;
- Reflective safety vests;
- Steel-toed boots;
- Hard hat;
- Work gloves, as necessary;
- Safety glasses, as necessary; and
- Hearing protection, as necessary

3.2.3.4 Dust Control

Mitigation measures will be conducted during soil handing and earthwork to minimize the creation and dispersion of dust, including the following measures:

- Application of water while grading, excavating, and loading, as needed;
- Limiting vehicle speeds to 5-miles per hour on unpaved portions of the Property;
- Minimizing drop heights while loading/unloading soil; and,
- Additional measures as may be identified and implemented by Contractors, as necessary, especially if dry and windy conditions persist during periods of earthwork.

During grading activities and depending upon Site conditions, the Environmental Consultant may set up dust monitors to document airborne concentrations at upwind and downwind Property boundaries. If implemented, the monitoring will be performed using DataRAM PDR-1000 particulate monitors or their equivalent. The locations of the monitoring stations will be determined by the environmental geologist or engineer in the field. The wind direction and time of observation will be recorded in the field and the sampling location will be modified during the day if significant changes in wind direction are readily observed. The particulate meters will be monitored by the field geologist or engineer to evaluate if excessive dust is migrating off-site. Each time the monitors are checked, the differences between the average upwind dust concentration and the average downwind concentration will be compared to ambient air quality standard of 150 micrograms per cubic meter over an averaging time of 8-hours for respirable dust. If this standard is exceeded, increased dust control measures will be implemented. Results of the air monitoring, if performed, will be summarized for the Owner and Contractor in daily reports.

3.2.3.5 Storm Water Pollution Controls

The Civil Engineer will prepare a storm water pollution prevention plan (SWPPP) for the Site. Contractors and their Subcontractors shall comply with the provisions and protocols of the SWPPP. Storm water pollution controls will be based on best management practices (BMPs), such as those described in "Information on Erosion and Sediment Control for Construction Projects: A Guidebook" (Water Board 1998) and "Erosion and Sediment Control Field Manual, Third Edition (Water Board 1999). The California Stormwater Best Management Practice Handbooks published by the California Stormwater Quality Association (CASQA) (http://www.casqa.org) also reflect current practices and storm water management standards. Sediment and erosion control procedures may include, but are not limited to the following:

- Constructing temporary berms or erecting silt fences around exposed soil;
- Placing straw bale barriers or sediment traps around catch basins or other entrances to storm drains;
- Covering soil stockpiles with plastic sheeting or tarps during rainfall events; and
- Implementing other appropriate BMPs.

3.2.3.6 Corrosion

Current plans do not include the installation of any utilities through areas containing significantly elevated concentrations of hydrocarbons. However, because of the potentially corrosive nature of hydrocarbons and their potential detrimental impacts on utility pipelines, if plans are altered to include a utility installation within areas of potential significant impact, a corrosion study will be performed. The study will be performed by a licensed professional engineer, if warranted, based on the types, locations and depths of planned utilities. The study will evaluate the need for protective measures for utilities, which could include wrapping piping with corrosion resistant tape, applying an epoxy coating, using corrosion resistant piping materials (including gaskets, flanges and couplings) and/or installing a cathodic protection system.

3.3 GROUNDWATER MANAGEMENT PROTOCOLS

Groundwater may be encountered at depths ranging from approximately 7 to 11 feet bgs. Although mass excavation below the water table is not required for construction of the planned buildings, utility trenches could potentially be constructed at or below the water table. Measures will be taken to limit the potential for preferential vertical or horizontal migration due to construction and to ensure proper handling of any groundwater that is encountered.

3.3.1 Vertical and Horizontal Preferential Pathways

3.3.1.1 Utility Trenches

Although not anticipated, if utility trenches extend to the top of groundwater (anticipated at depths of approximately 7 feet or more), measures will be implemented to reduce the potential for vapor and groundwater migration through trench backfill and utility conduits. This work will be coordinated with the Environmental Consultant, Geotechnical Engineer, and Project Engineer, as appropriate. Such measures may include placement of low-permeability backfill "plugs" at selected intervals on-Site and at locations where the utility trenches extend off-Site. In addition, utility conduits that are placed below groundwater will be installed with water-tight fittings to reduce the potential for groundwater to migrate into the conduits. The Environmental Consultant may observe the installation of the selected "plugs" and record all placement locations.

3.3.2 Excavation De-Watering

Groundwater is not anticipated to be encountered during construction activities. However, if excavation de-watering is required, the water will be sampled and analyzed prior to water removal to evaluate discharge alternatives. Pursuant to Water Board resolution 88-160, the preferred use of the extracted water is recycling (reclamation) or on-Site re-use. If such water is to be used for on-Site dust control, concentrations of COPC shall be compared to the lower of the Water Board's Environmental Screening Levels (ESLs) for fresh or estuarine surface water. If recycling or re-use is not appropriate, based on analytical data or Site circumstances (i.e. elevated COPC concentrations, more water than is necessary for dust control, etc), the next preferred alternative is discharge to publicly owned treatment works (sanitary sewer). If recycling/on-Site reuse or discharge to publicly owned treatment works is not appropriate, then treatment and discharge to the local storm drain shall be evaluated. Discharge of such water will be performed in accordance with the National Pollutant Discharge Elimination System (NPDES) general permit for construction and any other applicable permits. If only a small quantity of water is required to be removed, then offsite hauling for proper disposal will be evaluated. The ACEHD will be notified of the results of any groundwater sampling and will be consulted on the planned disposition of groundwater that may be generated at the site.

3.3.3 Groundwater Monitoring Wells

Groundwater monitoring wells are present on the Site to monitor impacted groundwater from the ongoing investigation at the site. The approximate well locations of the twelve wells are shown on Figure 2. These wells will be properly decommissioned by under permit from the Alameda County Public Works Department (ACPWD). If on-Site demolition begins prior to well

decommissioning, the Contractor is responsible for ensuring such wells are not damaged prior to proper decommissioning.

3.3.4 Soil Vapor Monitoring Points

Soil vapor monitoring points are present on the Site to monitor soil vapor concentrations at the Site. The approximate locations of the points are shown on Figure 2. These points will be properly decommissioned by under permit from the ACPWD. If on-Site soil work begins prior to decommissioning, the Contractor is responsible for ensuring such vapor points are not damaged prior to proper decommissioning.

3.4 SOIL MANAGEMENT PROTOCOLS

3.4.1 Soil Monitoring and Screening

If soil is encountered that is suspected of being contaminated (e.g., if soil discoloration or odors are noted), or any other environmental conditions are encountered which may require action during construction, the potentially impacted soil will be field screened by the Environmental Consultant. It is expected that the Environmental Consultant will only be used on an as needed basis (whenever potentially contaminated soil is encountered) and will not be onsite during the entire duration of construction activities. The Environmental Consultant and ACEHD will be notified within 24 hours by the Contractor in the event that potentially impacted soil is encountered, and the Environmental Consultant will be onsite to perform field screening and possible sample collection as discussed below.

The Environmental Consultant will perform the field screening. In general, the field screening protocol will consist of using a hand-held photo-ionization detector (PID) instrument. Field screening of soil will be performed using the headspace analysis method of placing a small volume of soil into a plastic baggie, sealing the baggie, and placing the PID probe tip into the baggie after a minimum waiting period of 30 seconds. Field screening PID readings will be written in a bound project-dedicated log book along with notable field observations, if any. The PID instrument will be an Ion Science Phocheck+PID, a MiniRae 3000 PID or functionally similar instrument. The instrument will be capable of quantifying total VOCs in air and include features to minimize interference from high relative humidity which may be encountered during the headspace analysis. Each instrument will have a standard 10.6eV lamp, capable of ionizing VOCs. Each instrument will be field calibrated using isobutylene.

A field screening value of 10 ppmv above background using the headspace analysis method will be used as an action level to trigger follow-up soil sampling for laboratory analysis. Each day field screening is performed, a series of three background readings will initially be generated using on-site soil from locations away from potential source areas. Those values will be averaged to form a background value for that day. Headspace field readings consistently above 10 ppmv plus background would trigger collection of at least one soil sample for laboratory analysis of TPH using EPA Method 8015 and VOCs using EPA Method 8260B. Soil samples submitted for laboratory analysis may be analyzed on a rush basis, as appropriate based on the data turn-around requirements of the day's activities. Laboratory results will be documented and submitted to the Owner.

The field screening trigger level of 10 ppmv plus background will also be used to determine whether 40-hour HAZWOPER trained construction workers and equipment operators are needed in areas showing potential soil impact, until conditions are verified with laboratory data. If field instrument readings of 10 ppmv plus background are consistently recorded in an area, then the Contractor will be notified by the Environmental Consultant and the Contractor, in consultation with the Environmental Consultant, will determine whether 40-hour trained HAZWOPER personnel will be used for working in that area. In such a case, only work being performed in that particular area will be suspended and the area will be cordoned off until 40-hour trained personnel are available.

It is noted that soil moisture and other factors can influence field instrument readings resulting in false positive results. If readings are unusually high in the absence of other indications of soil impact, suggesting excess moisture or other factors, a replacement instrument will be obtained and locations with high readings will be confirmed. Also, if only one or two field screening readings slightly exceed 10 ppmv plus background and other readings collected in the same general area do not, then a soil sample may not be collected for laboratory analysis at the discretion of the Environmental Consultant. In the event field monitoring PID readings trigger soil sampling, the Contractor will be notified to temporarily stop work at the location and the Consultant will perform a limited assessment in the area of potential soil impact. One or more soil samples may be collected for laboratory analysis in the area showing elevated PID readings.

Upon receipt of analytical results, the ACEHD may direct the Owner to investigate the extent of the potential hydrocarbon impacted area. Such investigation may include the use of a backhoe, hand auger equipment, or drill rig, as circumstances may dictate for additional soil screening or the collection of soil, soil gas, and/or groundwater samples. Other COPCs may be investigated, as may be appropriate. Such investigation and any subsequent characterization or remediation work, will be coordinated between the ACEHD, the Owner, the Environmental Consultant, and Contractor.

3.4.2 Management of Impacted Soil

During construction activities, if soil is encountered that is suspected of being contaminated (e.g., if soil discoloration or odors are noted), or if buried structures (such as sumps, tanks, drain systems), debris or un-abandoned wells are encountered, earthwork in the suspect area will be immediately stopped and worker access to the suspect area will be restricted. The area will be cordoned off using delineators and caution tape, or similar materials by the Contractor and the Environmental Consultant and ACEHD will be notified. The quality of soil suspected to be contaminated will be evaluated through field screening and/or analytical testing by the Environmental Consultant so that appropriate handling and disposal alternatives can be determined. If on-site re-use of the contaminated soil is desired, soil samples shall be collected from the stockpile and analyzed for COPCs (Section 2.3).

If COPCs are detected, whether above or below regulatory agency screening levels, further investigation of the area may be performed as determined by the Owner in coordination with the Environmental Consultant. For soil considered for re-use, if COPCs are detected below applicable screening levels, re-use of the soil may be appropriate, at the discretion of the Environmental Consultant and Owner.

If COPCs are detected above the applicable ESLs, the results will be communicated to the ACEHD and soils will be profiled into a landfill facility for proper disposal under appropriate waste manifest. Prior to off-Site disposal, soil samples will be collected and analyzed in accordance with the requirements of the selected disposal facility.

Cleanup/remediation activities may be required at the Site if impacted soils are encountered or a previously unknown release is identified in order to meet applicable federal, state and local laws, regulations and requirements. If impacted soil is identified at the Site, earthwork activities in contaminated areas will be performed by licensed hazardous materials contractors and personnel trained in hazardous waste operations (40-hour OSHA training), if warranted based on COPC concentrations. The soil management procedures described in this document and the contractor's HSP will be followed. The scope of such removal action will be determined by the Owner in coordination with the Environmental Consultant.

Soil suspected of being contaminated that is excavated during construction shall be stockpiled separately from "clean" soil. Stockpiled soil that is suspected to be contaminated shall be stockpiled on-Site on top of and covered by an "impermeable" liner (i.e., 6 mil plastic sheeting) by the Contractor to reduce infiltration by rainwater and contamination of underlying soil. The soil shall be managed for erosion and sediment control by surrounding the base with straw wattles or other methods consistent with SWPPP BMPs. Stockpiles shall be checked daily by the Contractor to verify that they are adequately covered.

3.4.3 Management of Soil During Construction

Surplus soil generated during development may be transported from the Site. If no impact is identified during the monitoring procedures outlined in Section 3.4.1, such surplus soil will either be transported to an appropriate landfill facility or to another project that accepts the soil. If transported to another project, soil samples will be collected and analyzed in accordance with the requirements of that project in consultation with the Environmental Consultant. If transported to a landfill facility, the soil samples will be collected and analyzed according the profiling requirements of that facility. The Contractor will coordinate with the Environmental Consultant regarding off-Site soil disposal activities. As outlined in Section 3.4.2, the ACEHD shall be contacted if potentially impacted soil is discovered. As stated in Section 3.4.2, surplus soils with detectable concentrations of hydrocarbons above the applicable screening level will not be re-used onsite; such soils would be properly disposed of at an offsite landfill. Disposal documentation will be provided to the ACEHD.

3.4.4 Import Fill

The Environmental Consultant, Geotechnical Engineer, and ACEHD will be notified prior to importing fill soil to the Site. An evaluation of import fill materials will be conducted to ensure such fill meets the geotechnical and environmental requirements. To minimize the potential introduction of contaminated fill onto the Site, all selected sources of import fill will have adequate documentation to verify that the fill source is appropriate for the Site. Documentation will include detailed information on previous land use of the fill source, any Phase I Environmental Site Assessments performed and the findings, and the results of any analytical testing performed (Phase II Investigations).

If no documentation is available or the documentation is inadequate or if no analytical testing has been performed, samples of the potential fill material will be collected and analyzed prior to delivery of such soil to the site. The analyses selected will be based on the fill source and knowledge of the previous land use as determined by the Environmental Consultant. The sample frequency for potential fill material will be in accordance with that outlined in the technical document titled, "Information Advisory on Clean Imported Fill Material" (DTSC, October 2001). The Environmental Consultant will provide guidance to the Contractor regarding acceptability of imported fill; no fill material will be accepted if contaminant levels exceed current residential environmental screening goals (unrestricted re-use criteria) and/or regional background concentrations.

4.0 NOTIFICATION AND DOCUMENTATION

4.1 KEY CONTACTS

Exhibit 2: Key Contacts

Company	Role	Contact	Telephone Number
Foley Street Investments, LLC	Owner	John Buestad Ken Carvalho	510-523-1925 (o) 510-523-1925 (o)
AEI Consultants	Environmental Consultant	Peter McIntyre, PG (Project Director)	925-746-6000 (o) 925-285-8286 (c)
		Jeremy Smith (Sr. Project Manager)	925-746-6028 (o) 925-917-0156 (c)
ACEHD	Case Manager	Karel Detterman	510-567-6708 (o)
To Be Determined	General Contractor		
To Be Determined	Project Engineer		
To Be Determined	Geotechnical Engineer		
To Be Determined	Civil Engineer (SWPPP)		

(o) office phone number; (c) cell phone number

4.2 NOTIFICATIONS

Notifications of the discovery of COPCs in field screening, observations, or analytical results or other conditions of potential environmental concern are to be made immediately to the Owner, the Environmental Consultant (attention Peter McIntyre), and ACEHD. The Owner will determine the need for other required notifications. If such discovery or conditions require notification to the Contractor and/or Sub-Contractors, such notification will be determined by the Owner and the Environmental Consultant.

4.3 DOCUMENTATION

The Environmental Consultant may prepare a report(s), at the discretion of the Owner. The Environmental Consultant may provide documentation of conditions, including observations, screening results, and laboratory results as needed to inform the Contractor of conditions in various work areas and as may be needed to comply with provisions of this SMP, including HSP requirements, work practices, material handing requirements, or other recommendations.

5.0 LIMITATIONS

Contractors and Subcontractors are responsible for review of this SMP prior commencing work at the Site and for the health and safety of their own employees and subcontractors. The Owner is responsible for review of the provisions of this SMP and for incorporating its guidelines into their project planning and specifications. This document was prepared for the sole use and benefit of Foley Street Investments, LLC., its project subsidiary, and its Contractors and Consultants at the Site. Neither this report, nor any of the information contained herein shall be used or relied upon for any purpose by any person or entities. AEI relied on information prepared by others however AEI cannot be responsible for its accuracy or completeness or for the availability of all information that may be relevant to the preparation of this document.

If there are any questions, please do not hesitate to contact AEI at 925-746-6000.

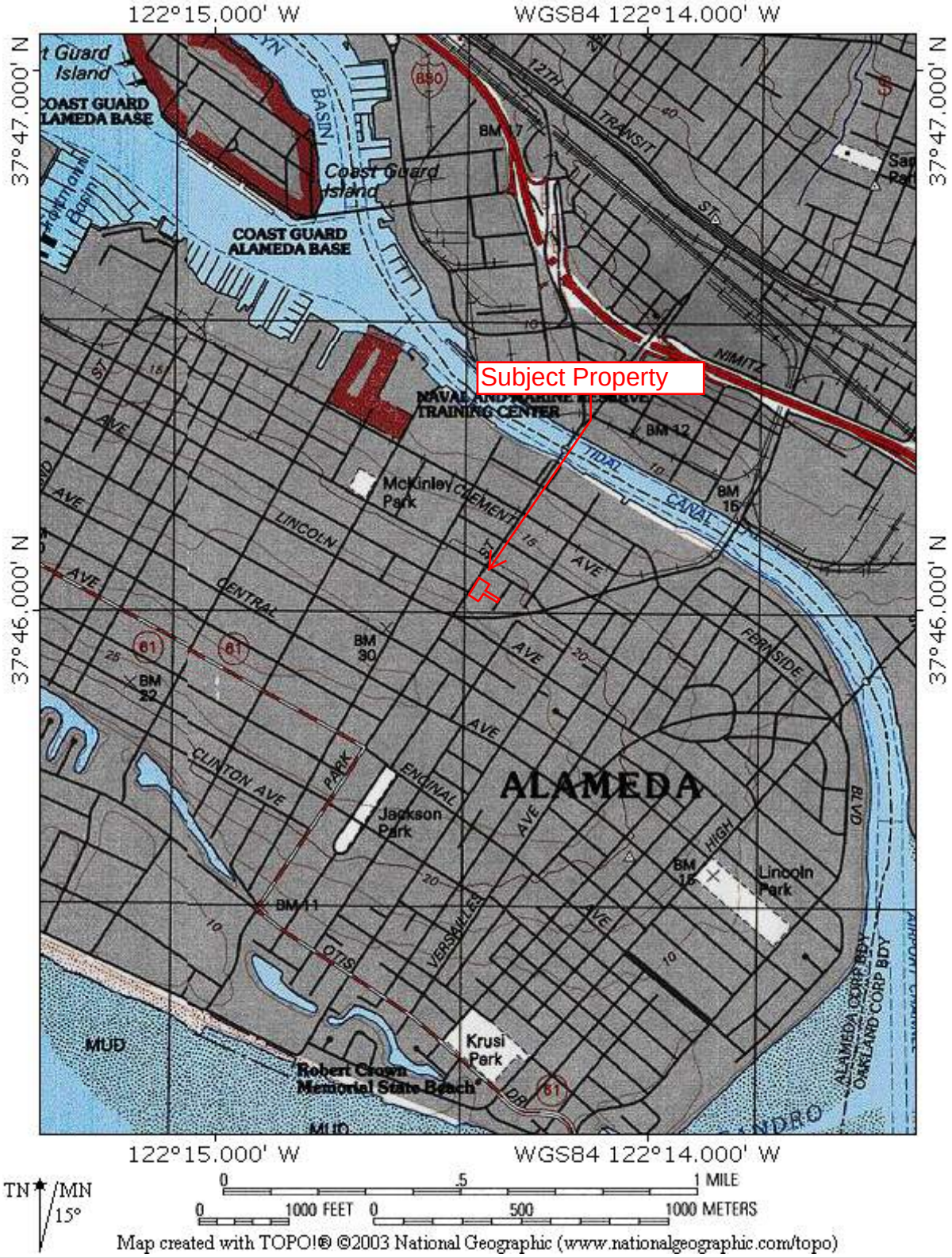
Sincerely,
AEI Consultants

REGISTERED GEOLOGIST
PETER J. MCINTYRE
Exp. 6/30/14
No. 7702
STATE OF CALIFORNIA

Peter McIntyre, PG
Executive Vice President

Jeremy Smith
Sr. Project Manager

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



SITE LOCATION MAP

1600-1650 Park Street Alameda, California 94501

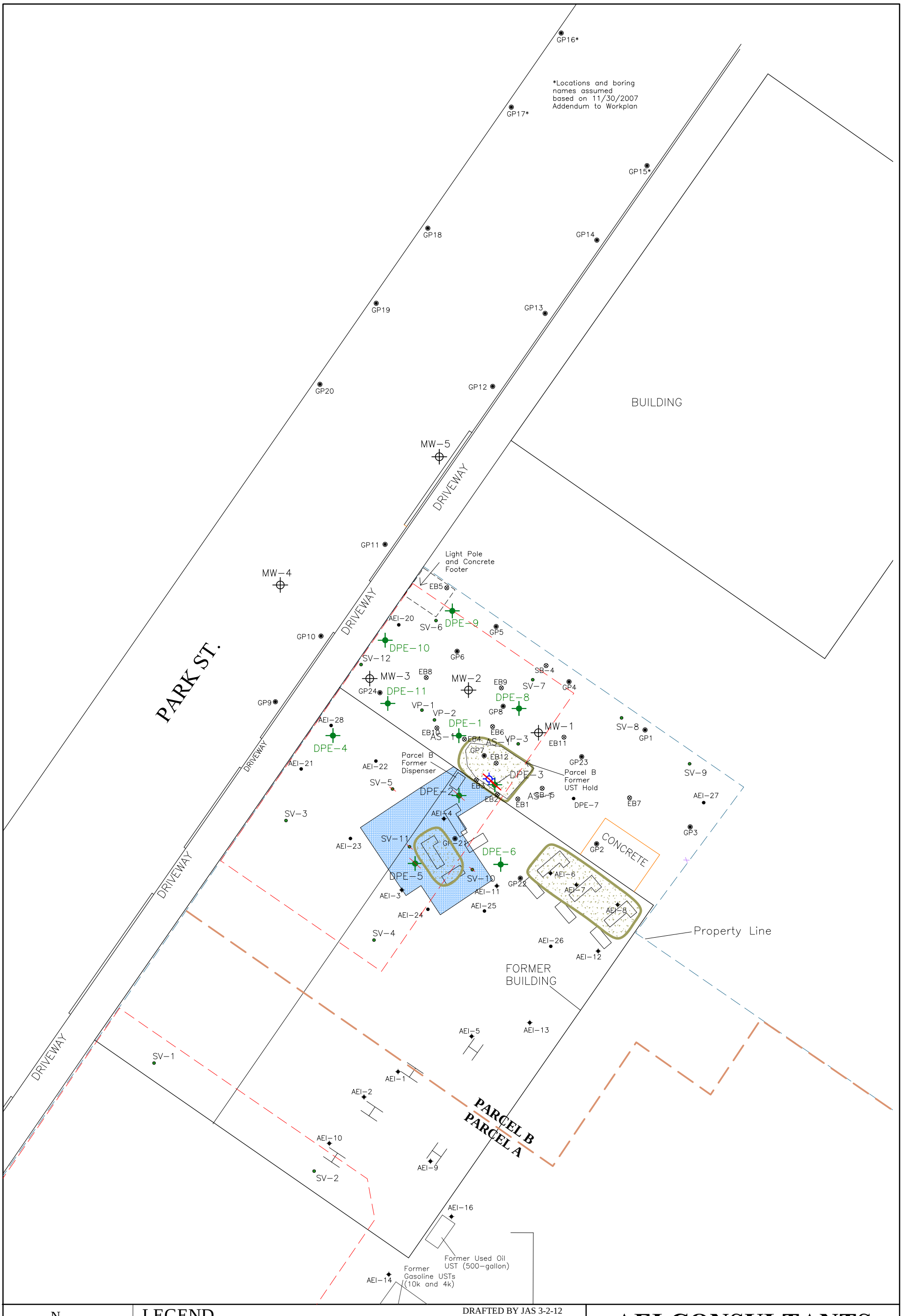
N

FIGURE 1

Source: USGS

Project Number: 298931

AEI Consultants



N

W E

S

0 15 30

Scale: 1" = 30'

LEGEND

- Existing / Destroyed Remediation Well
- AEI Soil Boring (1/12)
- Existing / Destroyed Vapor Probe
- AEI Soil Boring (7/11)
- Soil Boring (2008)
- Soil Boring (Pre-1997)
- Groundwater Monitoring Well
- Parcel Split
- Proposed Building Extents
- Former Hydraulic Lift
- Former Hydraulic Lift w/ Excavation
- Abandoned Well
- Property Line
- 2013 Excavation

DRAFTED BY JAS 3-2-12
REVISED BY JAS 10-16-13

AEI CONSULTANTS

2500 CAMINO DIABLO, WALNUT CREEK

SITE PLAN - PARCEL B

1620-1640 PARK STREET
ALAMEDA, CALIFORNIA

FIGURE 2
PROJECT NO. 298931

N
W E
S

BUILDING

PARK ST.

DRIVEWAY

DRIVEWAY

FENCE

Former UST Hold

MW–5
TPHg - 64
TPHd - <50
TPHmo - <250
B - <0.5
T - <0.5
E - <0.5
X - <0.5

MW–4
TPHg - <50
TPHd - <50
TPHmo - <250
B - <0.5
T - <0.5
E - <0.5
X - <0.5

DPE–9
TPHg - 3,700
TPHd - 2,600
TPHmo - <250
B - 8.2
T - <0.5
E - <0.5
X - <0.5

DPE–10
TPHg - 1,700
TPHd - 1,300
TPHmo - <250
B - 3.9
T - <0.5
E - <0.5
X - <0.5

TPHg - 280
TPHd - 190
TPHmo - <250
B - 2.2
T - <0.5
E - 5.6
X - 5.6

MW–3
TPHg - <50
TPHd - <50
TPHmo - <250
B - <0.5
T - <0.5
E - <0.5
X - <0.5

DPE–11
MW–2
TPHg - 140
TPHd - 92
TPHmo - <250
B - 8.0
T - <0.5
E - <0.5
X - <0.5

DPE–8
DPE–1
MW–1
TPHg - 210
TPHd - 53
TPHmo - <250
B - 12
T - <0.5
E - <0.5
X - <0.5

DPE–4
TPHg - <50
TPHd - <50
TPHmo - <250
B - <0.5
T - <0.5
E - <0.5
X - <0.5

AS–1
DPE–3
TPHg - <50
TPHd - <50
TPHmo - <250
B - 3.1
T - <0.5
E - <0.5
X - <0.5

DPE–2
DPE–5
DPE–6
TPHg - 330
TPHd - 74
TPHmo - <250
B - 18
T - <5.0
E - 35
X - 39

LNAPL
(0.17')

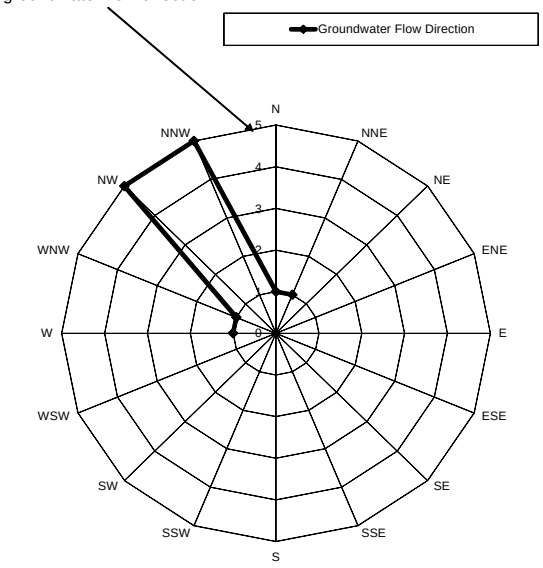
TPHg - 180
TPHd - 57
TPHmo - <250
B - 360
T - <5.0
E - 30
X - 11

TPHg - <50
TPHd - 1,200
TPHmo - 1,100
B - 0.53
T - <0.5
E - <0.5
X - <0.5

BUILDING

Groundwater Flow Direction
Former Good Chevrolet,
1630 Park Street, Alameda, CA

Number of events per groundwater flow direction.



0 10 20

Scale: 1" = 20'

TPHg = Total Petroleum Hydrocarbons as Gasoline
TPHd = Total Petroleum Hydrocarbons as Diesel
B = Benzene
T = Toluene
E = Ethylbenzene
X = Xylenes
NA = Not available
All results in micrograms per liter (ug/L)

LEGEND

- Remediation (DPE) Well
- Abandoned Well
- Groundwater Monitoring Well

DRAFTED BY JAS 3-9-12
REVISED BY JAS 05-22-13

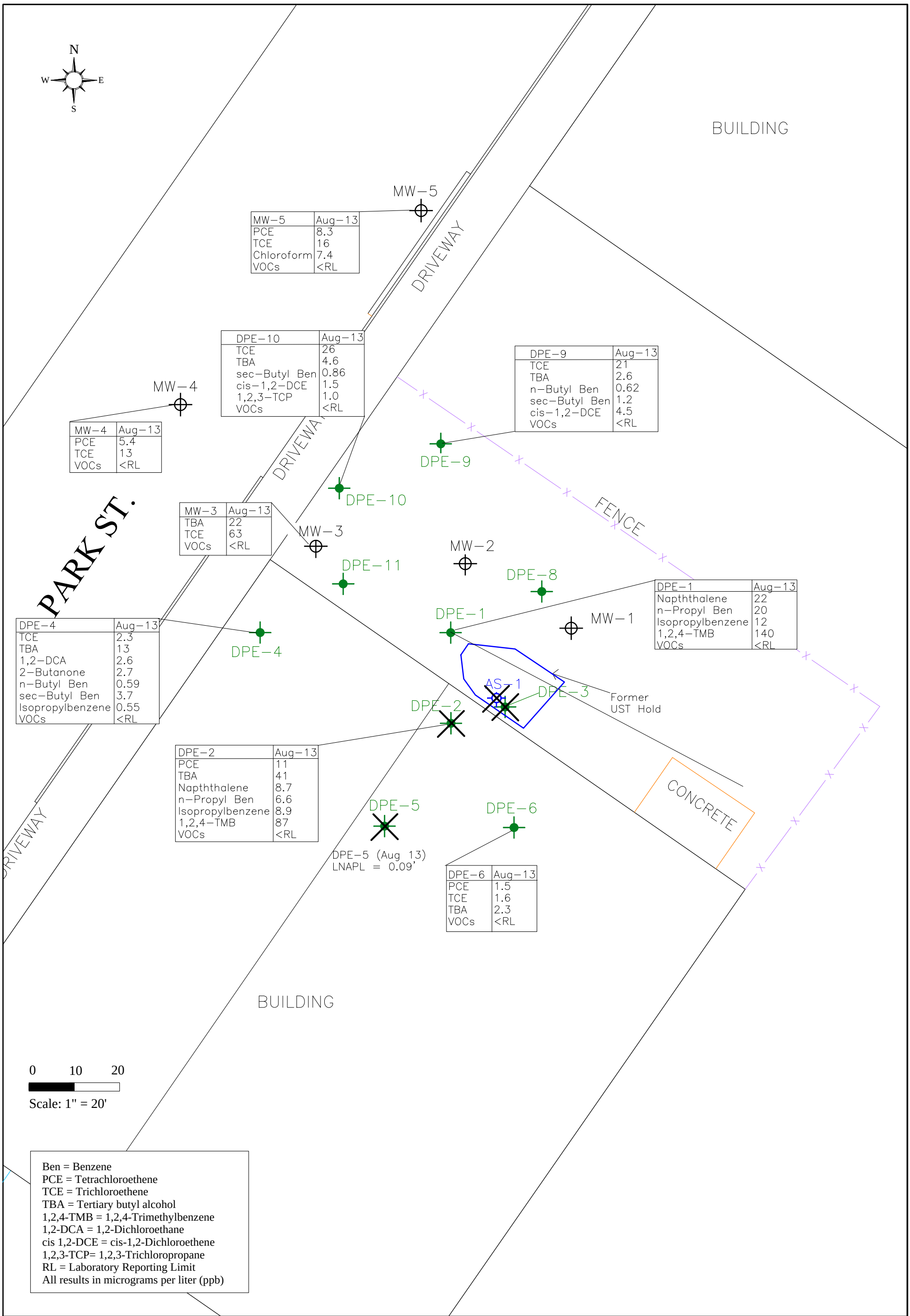
AEI CONSULTANTS

2500 CAMINO DIABLO, WALNUT CREEK

GROUNDWATER ANALYTICAL DATA - MAY / AUGUST 2013

1620-1640 PARK STREET
ALAMEDA, CALIFORNIA

FIGURE 3
PROJECT NO. 298931



LEGEND

- Remediation (DPE) Well
- Abandoned Well
- Groundwater Monitoring Well

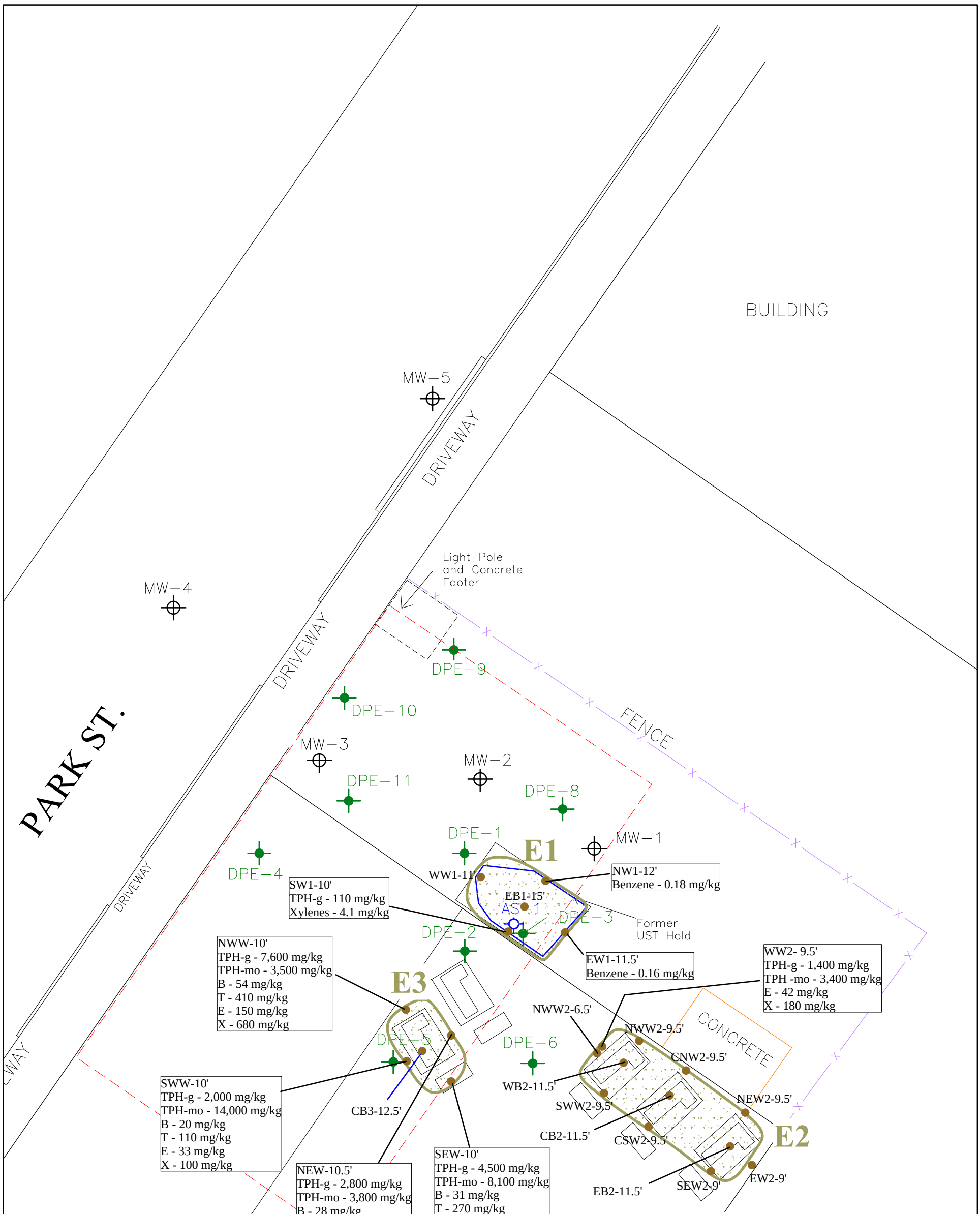
DRAFTED BY JAS 3-9-12
REVISED BY JAS 08-9-13

AEI CONSULTANTS
2500 CAMINO DIABLO, WALNUT CREEK

GROUNDWATER ANALYTICAL DATA (VOCs) - AUGUST 2013

1630 PARK STREET
ALAMEDA, CALIFORNIA

FIGURE 4
PROJECT NO. 298931



DRAFTED BY JAS 3-2-12
REVISED BY STL 11-12-12

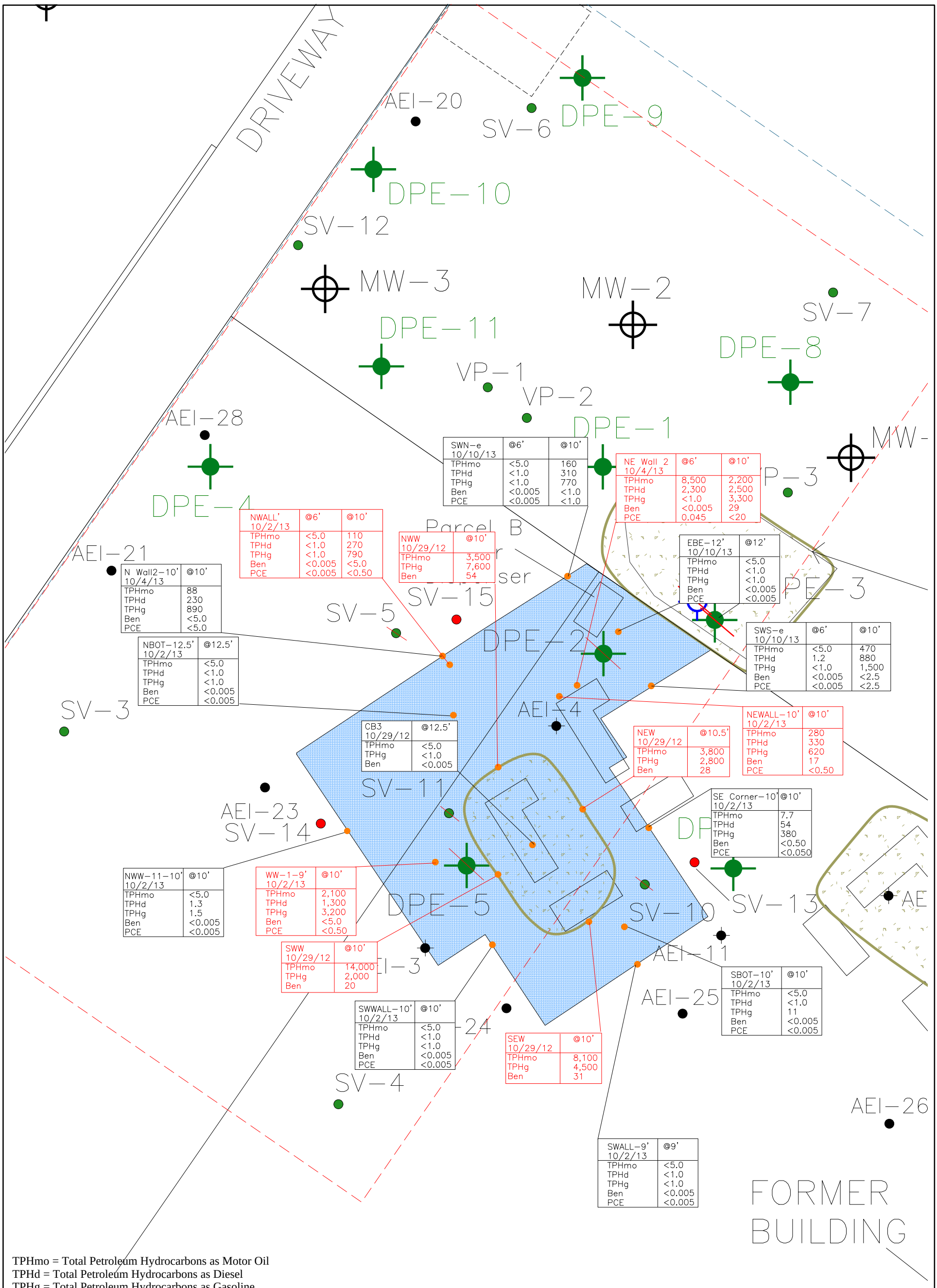
AEI CONSULTANTS

2500 CAMINO DIABLO, WALNUT CREEK

Excavation Analytical Data
October 2012

1620-1640 PARK STREET
ALAMEDA, CALIFORNIA

FIGURE 5
PROJECT NO. 298931



SWN–e 10/10/13	@6'	@10'
TPHmo	<5.0	160
TPHd	<1.0	310
TPHg	<1.0	770
Ben	<0.005	<1.0
PCE	<0.005	<1.0

NE Wall 2 10/4/13	@6'	@10'
TPHmo	8,500	2,200
TPHd	2,300	2,500
TPHg	<1.0	3,300
Ben	<0.005	29
PCE	0.045	<20

NWALL' 10/2/13	@6'	@10'
TPHmo	<5.0	110
TPHd	<1.0	270
TPHg	<1.0	790
Ben	<0.005	<5.0
PCE	<0.005	<0.50

NWW 10/29/12	@10'
TPHmo	3,500
TPHg	7,600
Ben	54

EBE–12' 10/10/13	@12'
TPHmo	<5.0
TPHd	<1.0
TPHg	<1.0
Ben	<0.005
PCE	<0.005

N Wall2–10' 10/4/13	@10'
TPHmo	88
TPHd	230
TPHg	890
Ben	<5.0
PCE	<5.0

SWS–e 10/10/13	@6'	@10'
TPHmo	<5.0	470
TPHd	1.2	880
TPHg	<1.0	1,500
Ben	<0.005	<2.5
PCE	<0.005	<2.5

NBOT–12.5' 10/2/13	@12.5'
TPHmo	<5.0
TPHd	<1.0
TPHg	<1.0
Ben	<0.005
PCE	<0.005

CB3 10/29/12	@12.5'
TPHmo	<5.0
TPHg	<1.0
Ben	<0.005

NEW 10/29/12	@10.5'
TPHmo	3,800
TPHg	2,800
Ben	28

NEWALL–10' 10/2/13	@10'
TPHmo	280
TPHd	330
TPHg	620
Ben	17
PCE	<0.50

SE Corner–10' 10/2/13	@10'
TPHmo	7.7
TPHd	54
TPHg	380
Ben	<0.50
PCE	<0.050

NWW–11–10' 10/2/13	@10'
TPHmo	<5.0
TPHd	1.3
TPHg	1.5
Ben	<0.005
PCE	<0.005

WW–1–9' 10/2/13	@10'
TPHmo	2,100
TPHd	1,300
TPHg	3,200
Ben	<5.0
PCE	<0.50

SWW 10/29/12	@10'
TPHmo	14,000
TPHg	2,000
Ben	20

SWWALL–10' 10/2/13	@10'
TPHmo	<5.0
TPHd	<1.0
TPHg	<1.0
Ben	<0.005
PCE	<0.005

SEW 10/29/12	@10'
TPHmo	8,100
TPHg	4,500
Ben	31

SBOT–10' 10/2/13	@10'
TPHmo	<5.0
TPHd	<1.0
TPHg	11
Ben	<0.005
PCE	<0.005

SWALL–9' 10/2/13	@9'
TPHmo	<5.0
TPHd	<1.0
TPHg	<1.0
Ben	<0.005
PCE	<0.005

TPHmo = Total Petroleum Hydrocarbons as Motor Oil
TPHd = Total Petroleum Hydrocarbons as Diesel
TPHg = Total Petroleum Hydrocarbons as Gasoline
Ben = Benzene
PCE = Tetrachloroethene
All results in milligrams per kilogram (mg/kg)

Sample Excavated and Properly Disposed of.

N
W E
S

0 5 10
Scale: 1" = 10'

LEGEND

- Existing/Destroyed Remediation Well
- AEI Soil Boring (1/12)
- Existing/Destroyed Vapor Probe
- AEI Soil Boring (7/11)
- Groundwater Monitoring Well
- Proposed Vapor Probe
- Grab Sample
- Proposed Building
- 2012 Excavation
- 2013 Excavation
- Former Hydraulic Lift
- Former Hydraulic Lift

DRAFTED BY JAS 3-2-12
REVISED BY JAS 9-3-13

AEI CONSULTANTS
2500 CAMINO DIABLO, WALNUT CREEK

EXCAVATION SAMPLE ANALYTICAL DATA - 2013

1620-1640 PARK STREET
ALAMEDA, CALIFORNIA

FIGURE 6
PROJECT NO. 298931