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July 14, 2015

RECEIVED
By Alameda County Environmental Health 9:40 am, Jul 16, 2015

Alameda County Department of Environmental Health
1131 Harbor Bay Parkway
Alameda, California 94502-6577

Attention: Mr. Mark Detterman, Senior Hazardous Materials Specialist

TRANSMITTAL LETTER
WORK PLAN FOR ADDITIONAL SOIL GAS INVESTIGATION
6701 – 6707 SHELLMOUND STREET
EMERYVILLE, CALIFORNIA

Dear Mr. Detterman:

Submitted herewith for your review and approval is *Work Plan for Additional Soil Gas Investigation, 6701 – 6707 Shellmound Street, Emeryville, California* dated July 14, 2015, prepared by PES Environmental, Inc.

I declare, under penalty of perjury, that the information contained in the above-referenced report for the subject property are true and correct to the best of my knowledge.

Very truly yours,

ANTON EMERYVILLE, LLC

Trisha Malone

Trisha Malone
Chief Financial Officer

PES Environmental, Inc.
Engineering & Environmental Services

July 14, 2015

1448.001.01.010

Alameda County Environmental Health
1131 Harbor Bay Parkway
Alameda, California 94502-6577

Attention: Mr. Mark Detterman

WORK PLAN FOR ADDITIONAL SOIL GAS INVESTIGATION
6701 – 6707 SHELLMOUND STREET
EMERYVILLE, CALIFORNIA

Dear Mr. Detterman:

On behalf of Anton Emeryville, LLC (Anton), PES Environmental, Inc. (PES) has prepared this work plan for conducting an additional soil gas investigation at the property located at 6701 – 6707 Shellmound Street, Emeryville, California (subject property or site). This work plan was requested by Alameda County Environmental Health staff during a meeting with Anton and PES on June 10, 2015 with revisions to the scope of the investigation requested in electronic correspondence from you dated July 7, 2015.

The site location is shown on Plate 1, the site vicinity is shown on Plate 2, and a Site Plan with proposed development and proposed soil gas sampling locations is shown on Plate 3. The redevelopment plans for the site include: demolition of existing buildings; grading and soil excavation for utilities and foundations; and construction of new multi-story residential buildings and associated parking and landscaped areas. The current site owner is John Nady, Trustee, Nady Trust, dated January 21, 1997, as his sole and separate property. The property is leased to Nady Systems, Inc. (Nady). Anton is currently seeking acquisition of the site from Nady.

The subject property is currently listed as an open Spills, Leaks, Investigation and Cleanup (SLIC) case with Alameda County Environmental Health Services (ACEH) as the lead environmental regulatory agency. The case is listed under Mike Roberts Color Production (6707 Bay Street), and the database lists other solvents and non-petroleum hydrocarbons as the potential contaminants of concern. PES is assisting Anton in working with ACEH to obtain SLIC case closure as part of the site redevelopment process.

The site is also listed under Mike Roberts Color Production (6707 Bay Street) in the Leaking Underground Storage Tank (LUST) database due to the reported release from the former underground storage tanks (USTs). The LUST case (ACEH fuel leak case number RO0000548) has been conditionally closed by ACEH under conditions associated with a deed notice.

A public notice document titled: *Invitation to Comment – Potential Case Closure, Mike Roberts Color Production, 6707 Shellmound (Formerly Bay) Street, SITE CLEANUP PROGRAM RO0000548, GEOTRACKER GLOBAL ID T0600100894,* was distributed to property owners and current occupants of adjacent properties and known interested parties as required by ACEH. The public comment period was held from April 20 through May 20, 2015 to review and comment on the potential closure of the open case. No comments were received from the public during the public comment period.

The proposed scope of work is described below. Background information is provided in *Site Management and Contingency Plan* (SMP) prepared for the site dated May 19, 2015. The results of previous investigations conducted at the site are presented in the SMP (PES, 2015). A summary of the current site conditions, site setting, site geology and hydrogeology, redevelopment plan, and the results of soil gas surveys conducted in 2013 and 2015 are presented below.

The objective of the additional soil gas survey is to evaluate the subsurface for the presence of volatile organic compounds (VOCs) related to previous industrial activities conducted at the site or related to the deposition of fill material beneath the site. The additional soil gas survey will assess previous industrial features, current buildings, and future to-be constructed features such as first- floor residential units and foundations.

BACKGROUND INFORMATION

Current Site and Vicinity Characteristics

The site is located at 6701, 6705, and 6707 Shellmound Street (previously known as Bay Street), in a mixed industrial, commercial, and residential area of Emeryville, Alameda County, California. The site buildings consist of a two-story office building and a warehouse building (Plate 2). A second story mezzanine-level area is located in the northern portion of the warehouse. The warehouse and office building are connected by a 1-story lobby/receptionist area. The footprints of the office and warehouse buildings occupy approximately 7,470 and 43,850 square feet, respectively, and both buildings have slab-on grade foundations. The exterior of the subject property consists of landscaped areas and asphalt paved parking and driving areas. The site consists of a single legal parcel covering

approximately 2.27 acres and identified by Alameda County Assessor's Parcel Number (APN) 049-1490-002.

The site is bounded to the west and north by the Ashby Avenue off-ramp from Interstate 80, to the south by a commercial building, and to the east by Shellmound Street and a railroad right-of-way. The site buildings and the adjacent areas are shown on Plate 2.

According to the United States Geological Survey (USGS) *Oakland West, California* Quadrangle 7.5-minute series topographic map dated 1993, the site is situated at an elevation of approximately 18 feet above mean sea level. The site is relatively flat, but the vicinity slopes gently to the west/southwest. The nearest surface water body is San Francisco Bay, located approximately 1,000 feet west of the subject property.

Redevelopment Overview

Current improvements on the subject property, as shown on Plate 2, consist of two commercial buildings (a two-story office building and a single-story warehouse building), surface-level parking, and landscaped areas. The site has most recently been operated by Nady Systems, Inc. (Nady) for packaging and distribution of communication systems, such as wireless microphones and specialty audio systems.

The redevelopment plans for the subject property are to construct a new multi unit residential building with related amenities and facilities including parking, bike storage, fitness areas, lobby, leasing office and mail room. The building will be a seven-story at-grade (i.e., no basement levels) structure that will occupy the majority of the subject property (refer to Plate 3). The ground level (first floor) and second floor will be comprised primarily of parking areas with some residential units and the lobby and amenities areas, with five levels of residential units on the upper floors. Common areas (main entrance and lobby, fitness room, bike repair room/storage, dog spa) will be located on the first floor in the east portion of the new building along Shellmound Street. Elevators will provide access from the ground level to floors two though seven. New sidewalk and landscaping will be installed on the east side (front) of the building site along Shellmound Street. Vehicle access will be via a new driveway entrance off Shellmound Street at the southeast corner of the site (replacing the existing entrance off Shellmound Street). Open spaces consisting of concrete pathways, synthetic turf and landscape rock over turf block, and planter areas will be located around the north, west and south perimeters of the site. A dog park area is planned to occupy the southwest corner of the site. After redevelopment, the entire site will be covered by the building and paved parking areas and sidewalks with the exception of planter and landscaped areas. The conceptual post-redevelopment ground floor plan is shown on Plate 3.

Construction redevelopment activities include: (1) removal of existing building foundations/slabs, surface parking, curbs, sidewalks, trees, planting areas, and light poles; (2) decommissioning of existing groundwater monitoring wells; (3) grading; (4) excavation and installation of building foundations; (5) trench excavation and underground utility installation; and (6) installation of new curbs, sidewalks, landscape/planting areas, trees, and new pole-mounted lights.

Site Geology and Hydrogeology

Based on the results of investigations performed on the subject property and in the vicinity, the site is underlain by fill material overlying deposits of native silts and clays known locally as Old Bay Mud. The fill material ranges in thickness from approximately 10 to 19 feet and consists primarily of coarse-grained sands and gravels that contain varying amounts of fines, and fine-grained silts and clay. The fill material has been encountered throughout the site and is generally most abundant on the western half of the site and at depths below approximately 8 to 10 feet below ground surface (bgs). The fill material often contains debris (e.g., brick, concrete, metal, asphalt, glass, wood, fabric, and rubber). Fine-grained soils are present directly below the fill material. These soils generally consisted of dark-colored clays and occasional silts with organic material that represent Old Bay Mud deposits.

Depth to groundwater varies locally but is generally shallow. Shallow groundwater at the site is present at depths ranging from approximately at approximately 8 to 12 feet bgs. Based on topography and the results of historical groundwater investigations performed at the site, the predominant groundwater flow direction beneath the site is to the south-southwest toward the San Francisco Bay with localized flow towards the west-northwest in the area of the former USTs in the eastern portion of the site (PES, 2015).

Previous investigations have shown that the fill materials at the site and other similarly filled properties in the vicinity contain residual contamination with related impacts to shallow groundwater. Contamination found and attributed to the non-native fill materials originally used to create the land along the bay-shore area of Emeryville including the site and immediate vicinity includes impacts related to total petroleum hydrocarbons (TPH), VOCs, semivolatile organic compounds (SVOCs), polychlorinated biphenyls (PCBs), and metals.

2013 Soil Vapor Analytical Results

As part of the April 2013 investigation, ENVIRON collected soil gas samples at locations SG-1 through SG-5 for analysis of VOCs (Plate 3). VOCs were detected in soil gas samples collected from locations SG-1 through SG-5. Benzene was detected at locations SG-1, SG-3, SG-4 and SG-5 at concentrations of 8.6 to 73 micrograms per cubic meter ($\mu g/m^3$). The concentration of 73 $\mu g/m^3$ detected at SG-3 is above the Regional Water Quality Control

Board, San Francisco Bay Region (RWQCB) Environmental Screening Level (ESL) for shallow soil gas at residential sites which is 42 $\mu g/m^3$. The presence of tracer gas and elevated levels of oxygen and argon in the soil gas sample from SG-3, suggest that the sample may have been affected by ambient air and therefore may not be representative of subsurface conditions.

2015 Soil Vapor Analytical Results

A limited soil vapor and sub-slab investigation was conducted to further evaluate subsurface conditions in the vicinity of the former USTs and beneath concrete slab of the existing warehouse building. The additional investigation included conducting soil gas and sub-slab vapor sampling for VOCs, methane, carbon dioxide, and oxygen in order to advance the open SLIC case towards closure and assess the site for potential vapor intrusion concerns. Accordingly, on April 24, 2015, PES and its subcontractor collected soil gas samples from three exterior locations at approximate depths of 5 and 10 feet bgs and sub-slab vapor samples from four interior locations at the site for analysis of VOCs (including methyl ethyl ketone [MEK] and methyl isobutyl ketone [MIBK]), methane, carbon dioxide, and oxygen. Samples of vapor within the shroud and soil vapor samples were also analyzed for the leak detection compound, 1,1-difluoroethane (1,1-DFA). A detailed description of PES' April 2015 soil gas and sub-slab vapor investigation is presented in the SMP.

Soil Vapor Sampling and Analysis Results

The analytical results indicate residual levels of VOCs, including BTEX compounds, MEK, and MIBK, are present in soil gas at approximate depths of 5 and 10 feet bgs in the vicinity of the former USTs. Benzene was detected in one soil gas sample (location SV2 at a depth of 5 feet bgs) at a concentration above applicable ESLs developed for a residential setting, but well below the respective ESLs developed for commercial/industrial settings. Other VOCs detected in soil gas were below applicable residential ESLs. Methane was not detected in the soil vapor samples at or above the laboratory reporting limit, carbon dioxide was detected at levels ranging from 4.52 percent by volume (%volume) to 13.6 %volume, and oxygen levels ranged from 6.53 %volume to 15.9 %volume. The leak detection compound, 1,1-DFA, was not detected at, or above, the laboratory reporting limit in any of the soil vapor samples.

Sub-Slab Vapor Sampling and Analysis Results

Low levels of VOCs, including tetracholoroethene (PCE), 1,1,1-trichloroethane (1,1,1-TCA), styrene, and MEK were detected in sub-slab vapor samples collected beneath the warehouse building. Using the DTSC recommended attenuation factor of 0.05 for estimation of indoor air concentrations based on sub-slab vapor analytical results, PCE reported in sample SSV1 is above the concentration which would theoretically result in an indoor air concentration above the applicable residential ESL. The result is also slightly above the concentration which would

theoretically result in an indoor air concentration above the applicable commercial/industrial ESL. The reported results for other VOCs are well below the concentrations which would theoretically result in indoor air concentrations above applicable ESLs. Methane was not detected in the sub-slab vapor samples at or above the laboratory reporting limit, carbon dioxide was detected in three of the four samples at levels ranging from 0.272 % volume to 4.25 %volume, and oxygen levels ranged from 8.97 %volume to 19.1 %volume. The leak detection compound, 1,1-DFA, was not detected at, or above, the laboratory reporting limit in any of the sub-slab vapor samples.

As discussed in the SMP, a vapor mitigation system will be designed and installed beneath the floor slab to mitigate the potential accumulation and migration of VOCs in soil vapor into ground floor building areas following the proposed redevelopment of the site. The system will consist of impermeable vapor barriers with passive venting.

SCOPE OF WORK

The scope of work to be conducted is presented below. The scope of work includes collection and analysis of soil gas samples from locations interior and exterior to the exiting warehouse building. The proposed sampling also includes sampling beneath to-be constructed first floor residential units, common areas (main entrance and lobby, fitness room, bike repair room/storage, dog spa), building foundations, and exterior areas such as landscape planters and the dog park area. Additionally, as shown on Plate 3, the proposed soil gas sampling includes assessment of former industrial features and previous sampling locations including: (1) inferred pipeline alignment from mezzanine level sumps to a former sump located at the exterior of the existing building; (2) a former drum storage area on the exterior of the existing building; (3) a previous excavation area located west of the subject property western property boundary; (4) previous soil gas sampling location SG-3; and (5) previous soil gas sampling location SV-3. Additionally, a soil sample will be collected from previous soil gas sampling location SV-2.

Task 1 - Field Planning Activities

Prior to initiating field activities at the site, PES will update our site-specific Health and Safety Plan. The Health and Safety Plan will comply with applicable federal and California Occupational Safety and Health Administration (OSHA) guidelines.

Underground Service Alert will be contacted to schedule visits by public and private utility companies to locate their underground utilities. In addition, a private underground utility locating service will be contracted to conduct a subsurface electromagnetic survey to screen the proposed sampling locations for the presence of subsurface utilities.

Task 2 – Additional Soil Gas Investigation

An active soil gas investigation will be conducted to further assess the distribution of VOCs within the vadose zone at onsite locations. The active soil gas investigation will be conducted in accordance with the procedures outlined in the *Advisory for Active Soil Gas Investigations* published by the Department of Toxic Substances Control, the Regional Water Quality Control Board, Los Angeles Region and the RWQCB dated April 2012. Soil gas samples will be collected at 5 feet below ground surface (bgs) 10 feet bgs from all locations, to the extent practicable. Soil gas samples collected from the interior of the existing warehouse building will be sampled with a truck-mounted drilling rig or hand-held equipment where access allows. In interior areas where access is limited, only sub-slab soil gas samples will be collected.

Interior of Existing Warehouse Building

As shown on Plate 3, 30 proposed locations will be sampled from within the interior of the existing warehouse building. Nine of these locations will be positioned at approximate 20 linear foot intervals along the inferred location of the former drain line from the mezzanine sumps to the former exterior sump. Twelve of these locations will be located within an approximate 60-foot by 40-foot grid of the existing warehouse building. Six of these locations will be located within the above-referenced grid with the locations shifted to allow assessment of soil gas conditions beneath the proposed foundation of the to-be constructed building. Two of the interior sample locations will be positioned beneath proposed first floor residential units. One interior location will be positioned to assess soil vapor beneath proposed exterior walkway and landscaping area.

Exterior of Existing Warehouse Building

As shown on Plate 3, 23 proposed locations will be sampled from within the exterior of the existing warehouse building. Eight of the exterior sample locations will be positioned beneath proposed first floor residential units (two of these locations will also assess conditions beneath the former drum storage area of the west side of the existing warehouse building). Five of the exterior sample locations will be positioned beneath proposed common areas (one of these locations will also assess conditions at previous soil gas sample SV-2). One of the exterior sample locations will be positioned to further assess previous soil gas sample location SG-3. One of these locations will be positioned at the location of the former exterior sump at the western side of the existing warehouse building. One of these locations will be positioned at the location of the previous excavation area located west of the subject property western property boundary. One of these locations, as well as two positioned beneath future residential units, will be positioned at the former drum storage area of the west side of the existing warehouse building. Six of these locations will be positioned to assess soil vapor beneath proposed exterior walkway and landscaping areas.

Soil Gas Sampling Methods

Exterior soil gas samples will be collected with a Geoprobe-type sampling device outfitted for soil gas sample collection. Interior soil gas samples will be collected with a Geoprobe-type sampling device outfitted for soil gas sample collection, where access allows. At interior locations where access for a truck-mounted drill rig or hand-held equipment is not feasible, sub-slab soil gas samples will be collected.

Soil gas samples will be collected by installing a 1-inch diameter, hollow, stainless-steel, soil gas probe to the required sampling depth (5 feet bgs or 10 feet bgs). The probes will be equipped with a hardened, reverse-threaded steel tip. The probe will be driven to the required depth using a hydraulic-drive, direct-push sampling rig or by hand-held equipment. Upon reaching the target depth of 10.25 feet bgs, a new ceramic soil vapor probe will be placed at approximately 10 feet bgs within a #2/12 sand pack extending three inches above and below the sampling interval, and attached to ¼-inch diameter Teflon™ tubing extending to ground surface. One foot of dry granular bentonite will be placed on top of the sand pack to preclude the infiltration of hydrated bentonite grout into the sand pack. The borehole annular space between approximately 8.75 and 5.25 feet bgs will be filled with hydrated bentonite.

A shallower soil vapor probe will be installed within the same borehole as the deeper probe at each boring location. The shallow ceramic probe tip will be placed at approximately 5 feet bgs within a #2/12 sand pack extending three inches above and below the sampling interval, and attached to ¼-inch diameter Teflon™ tubing extending to ground surface. One foot of dry granular bentonite will be placed on top of the sand pack. The borehole annular space from approximately 3.75 feet bgs to ground surface will be filled with hydrated bentonite. The upper end of the tubing for each probe will be capped with a vapor-tight fitting and marked at the surface to identify the probe location and depth. Each soil gas probe will be allowed to equilibrate for a minimum of 2 hours prior to purging and gas sampling.

Prior to purging and the collection of soil gas samples, shut-in leak testing will be performed. The shut-in test will consist of assembling above-ground sampling apparatus (e.g., valves, lines and fittings downstream from the top of the probe), and evacuating the lines to a measured vacuum of approximately 100 inches of water column (in-H2O), then shutting the vacuum in with closed valves on opposite ends of the sampling train. A vacuum gauge will be used to assess if there is any observable loss of vacuum (for at least one minute) prior to purging and the collection of soil gas samples. If observable vacuum loss is noted, the sample train will be re-assembled and the shut-in test will be repeated. This process will be repeated as necessary until a successful shut-in test has been performed.

A leak test will be performed each time a soil gas sample is collected to evaluate whether a good seal has been established in the sampling train, ground surface, and probe interface. A leak check compound, such as n-propanol or 1,1-difluoroethane (1,1-DFA), will be used to evaluate the sample integrity.

The purge volumes of the sampling tubing and void within the bottom of the exposed portion of the soil gas probes will be calculated. A default of three purge volumes will be used for the collection of the soil gas samples. The stagnant air will be purged with a six-liter SUMMA canister. A 1-liter vapor sample SUMMA canister that is batch-certified clean by a California-certified analytical laboratory will be utilized to collect the soil gas sample.

Following completion of the shut-in leak test and purging, sample train leak testing will be performed using 1,1-DFA as a propellant tracer in combination with a shroud box. The tracer shroud box will consist of a polycarbonate box equipped with a sampling port. The bottom of the shroud box will be positioned over the wellhead with the sample collection tubing passing through the bottom. Once in position, the sample train will be connected to the SUMMA canisters, and the shroud box will be placed over entire sample train. The shroud box will be equipped with an access port to allow charging of the box (with the propellant tracer 1,1-DFA). Prior to opening the SUMMA canisters, the shroud box will be charged by spraying 1,1-DFA propellant into the shroud box. The shroud box will be allowed to remain in place for the duration of sampling. After sampling, the SUMMA canisters will be transported to the analytical laboratory under chain-of-custody protocol. The gas samples will be analyzed for VOCs using EPA Method TO-15, and for 1,1-DFA by EPA Method TO-3.

Following collection of the soil gas sample at each location, the soil gas sampling probe will be removed from the borehole and decontaminated. The soil gas sampling probe will be steam-cleaned or washed with a Liquinox/deionized water solution and double-rinsed with distilled water prior to and between the collection of each soil gas sample. Following completion of the soil gas sampling from each probe, the boreholes will be grouted with a bentonite/cement slurry.

Sub-Slab Vapor Port Installation and Sampling

As noted above, at interior locations where access for a truck-mounted drill rig or hand-held equipment is not feasible, sub-slab soil gas samples will be collected. Each sub-slab sampling port will be installed by drilling a 5/8-inch diameter hole through the concrete slab and into the underlying fill material using a hand-operated rotary hammer drill. A sub-slab implant, consisting of a three inch long purpose-made brass barb fitting and silicone sleeve (Vapor Pin™, manufactured by Cox-Colvin & Associates of Plain City, Ohio), will be advanced into the drill hole using a dead blow mallet. A secondary seal consisting of a 1-inch thick layer of hydrated bentonite will be placed at the interface between each implant and the surrounding

concrete slab. Each implant barb will be fitted with a vapor- and water-tight rubber cap. Each sub-slab vapor sampling point will be allowed to equilibrate for a minimum of two hours after installation.

Each implant will be connected to a clean laboratory-provided vapor purging and sampling apparatus using new Teflon™ tubing, followed by a shut-in test on each sampling apparatus for a minimum one minute period, as described above. Following a successful shut-in test, the sample tubing and sub-slab implant will be purged of a minimum of three volumes. Purging and collection of sub-slab vapor samples will be performed using a flow rate of 100 to 200 milliliters per minute (mL/min) and maintaining a vacuum of less than 100 in-H_2O to mitigate ambient air breakthrough into the samples. Sample train leak testing will be performed using 1,1-DFA as a propellant tracer in combination with a shroud box as described above. Each sample canister will be filled until the vacuum gauge reads approximately 5 inches mercury (in-Hg).

Following the completion of the sub-slab vapor sampling at each location, the sub-slab vapor port will be removed and the slab will be sealed with neat cement and concrete and repaired to match the surrounding surface.

Sample Analysis

Following completion of soil vapor and sub-slab vapor sampling, each SUMMA™ canister will be transported under chain-of-custody protocol to a stationary laboratory. The soil vapor and sub-slab vapor samples will be analyzed for VOCs including MEK and MIBK using U.S. Environmental Protection Agency (U.S. EPA) Method TO-15; 1,1-DFA by U.S. EPA Method TO-3; and methane, carbon dioxide, and oxygen using ASTM International (ASTM) Method D1946. The shroud samples will be analyzed for 1,1-DFA by U.S. EPA Method TO-3.

Task 3 - Handling, Storage, and Disposal of Investigation-Derived Wastes

Investigation-derived waste (IDW) generated during the additional soil gas investigation will be temporarily stored on the site. The IDW will be stored in secured, labeled 55-gallon steel drums, until proper off-site management in accordance with applicable State and Federal laws can be arranged. The IDW will be disposed or recycled based on the results of the laboratory analyses.

Task 4 – Reporting and Project Management

A description of the methods and procedures of the above-referenced scope of work will be presented in a report along with the results of the sampling activities. The report will also provide tabulated data, illustrations of contaminant concentrations, laboratory reports, findings

of the completed scope of work, and recommendations, as appropriate. Additionally, the report will include geologic cross-sections with the results of the additional soil gas sampling and the proposed development, including the building foundation and residential units, to the extent practicable.

Further, the soil gas sampling results will be submitted electronically to the State Water Resources Control Board Geotracker database and ACEH ftp site and the data generated from this investigation will be submitted in electronic format.

SCHEDULE

The project schedule has been developed as follows: (1) field preparation activities will be completed within one to two weeks of ACEH-approval of the work plan; (2) the soil gas investigation will be completed within approximately one to two weeks following acquisition of the permit, weather permitting; (3) waste disposal to be conducted within approximately four weeks following receipt of the IDW sampling laboratory results; and (4) a report will be submitted to the ACEH by August 4, 2015.

Please call Kyle Flory at (415) 899-1600 if you have any questions or comments regarding this document.

Very truly yours,

PES ENVIRONMENTAL, INC.

Morgan Jones, P.G.
Project Geologist

Kyle S. Flory, P.G.
Principal Geologist

Attachments: Plate 1 – Site Location
Plate 2 – Site Plan and Proposed Soil Gas Sample Locations
Plate 3 – Site Plan, Proposed Future First-Floor Development Plan and Proposed Soil Gas Sample Locations

cc: Rachel Green – Anton Emeryville, LLC

PLATES

U.S.G.S. Topo Map - Oakland West, California, 7.5-minute quadrangle.1997

PES Environmental, Inc.
Engineering & Environmental Services

Site Location Map
Work Plan for Additional Soil Gas Survey
6701, 6705, and 6707 Shellmound Street
Emeryville, California

PLATE
1

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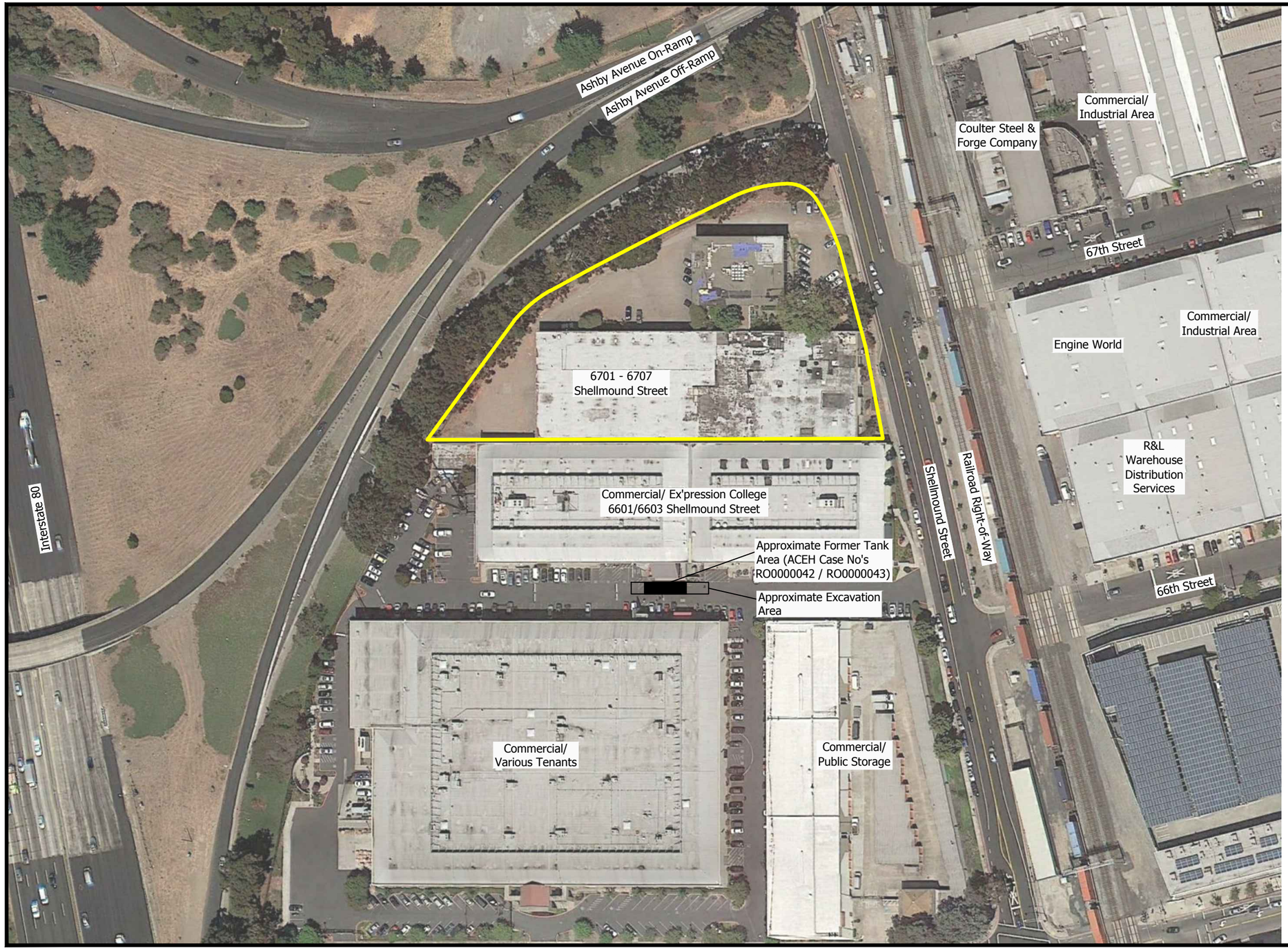

Explanation

Approximate Property Boundary

N

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SCALE IN FEET

Aerial Photo: Google Earth, August 28, 2012

PES Environmental, Inc.
Engineering & Environmental Services

Site Vicinity
Work Plan for Additional Soil Gas Survey
6701, 6705, and 6707 Shellmound Street
Emeryville, California

PLATE
2

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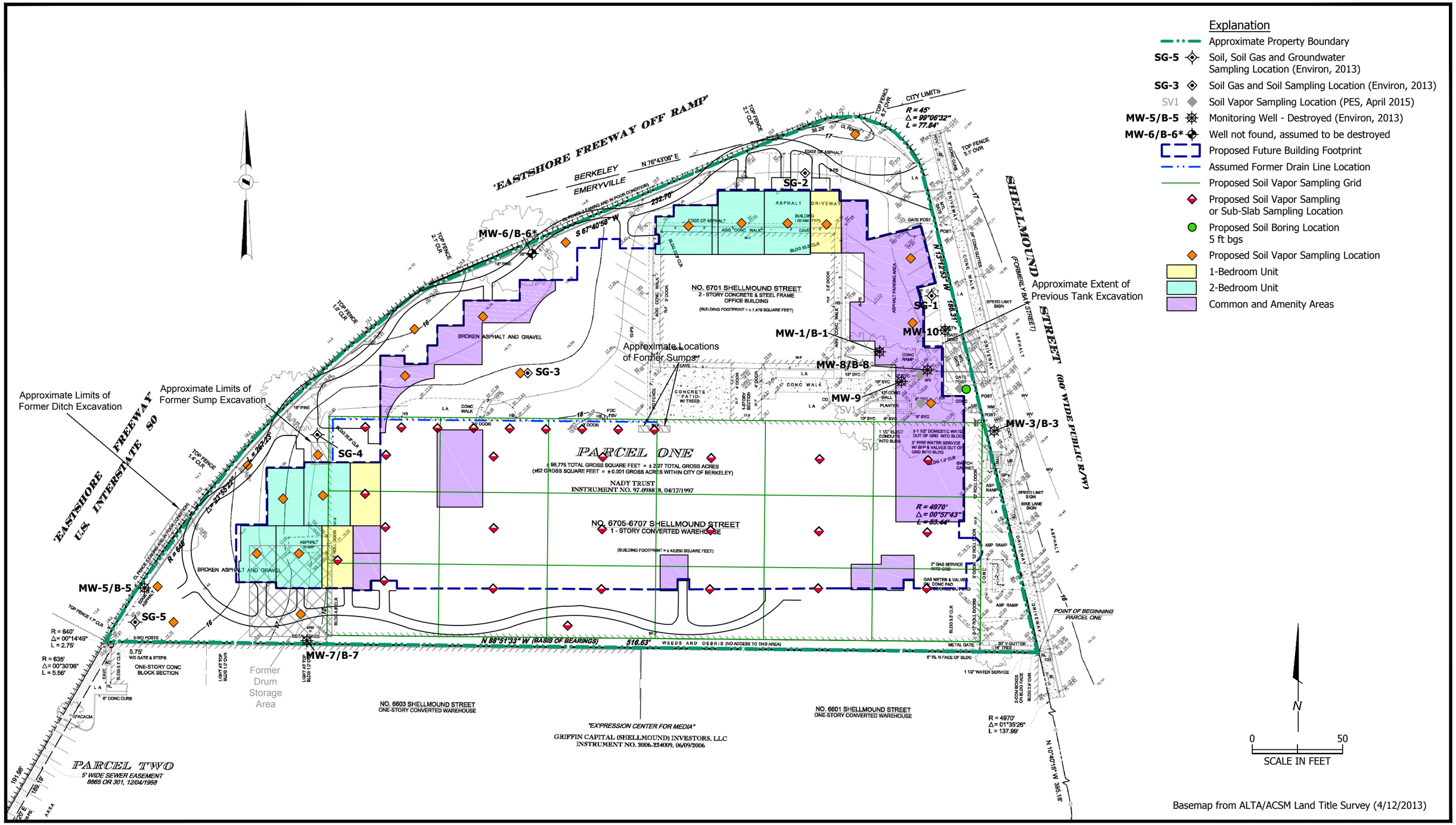

Basemap from ALTA/ACSM Land Title Survey (4/12/2013)

PES Environmental, Inc.
Engineering & Environmental Services

Site Plan, Proposed Future First-Floor Development Plan and Proposed Sampling Locations
Work Plan for Additional Soil Gas Survey
6701, 6705, and 6707 Shellmound Street
Emeryville, California

PLATE
3

1448.001.01.009	1448-00101009_WPr2_3	MJ	7/15
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