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11:11 am, Aug 13, 2012

Alameda County
Environmental Health

Project No.
7828.000.001

August 7, 2012

Dilan Roe
Alameda County Environmental Health
1131 Harbor Bay Parkway
Alameda, CA 94502-6577

Subject: Jordan Ranch Parcel H (Case # R00002918)
Dublin, California

WORKPLAN FOR ADDITIONAL SOIL ASSESSMENT

References: ENGEO, Soil and Groundwater Remediation Status Report, Jordan Ranch Property, (Case # R00002918), Dublin, California, January 27, 2012.

Dear Ms. Roe:

On behalf of BJP-ROF Jordan Ranch, LLC, we prepared this workplan to assess remaining soil impacts at the former underground storage tank (UST) site located within the Jordan Ranch Property (Figure 1). The purpose of the soil assessment is to evaluate remaining impacts in the saturated zone, adjacent to the sidewalls of the previous remedial excavation.

BACKGROUND

We completed a remedial excavation of the former UST basin in September 2011, which successfully removed approximately 450 yd³ of petroleum impacted soil from the subsurface. These activities were documented in the referenced Soil and Groundwater Remediation Status Report and the subsequent addendum. The report discussed that impacted soil was left in place in the sidewalls of the excavation beneath the water table due to site access constraints. After reviewing the groundwater analytical data from the Third Quarter 2012 monitoring event, we have concluded that removal of the remaining soil impacts will be necessary in order to achieve the water quality objectives. Prior to performing the additional soil removal, we propose to advance soil borings to delineate the extent of these soil impacts, which are located adjacent to the sidewalls of the previous remedial excavation.

SOIL BORINGS

Soil borings will be advanced at 11 locations around the perimeter of the former UST basin excavation (Figure 2). The soil borings will extend laterally a maximum distance of 20 feet from the sidewalls of the former excavation, unless field screening indicates that the impacts extend further, in which case the step out distance will be increased. Each soil boring will be advanced to a maximum depth of 25 feet below ground surface (bgs). Although significant concentrations of TPH were previously noted in the confirmation soil samples collected at 25 feet bgs the base of the excavation, we believe the vertical extent of the elevated soil impacts terminates at approximately 25 feet bgs, based on visual observations that clearly identified a transition from stained soil to non-stained soil at approximately 25 feet bgs during the excavation.

The soil borings will be advanced with a direct push Geoprobe® drill rig. Upon completion, the borings will be grouted in accordance with a site specific permit from Zone 7 Water Agency. The soil borings will produce continuous soil cores, which will be logged by ENGEO. We will screen the soil cores with a photo ionization detector (PID) to qualitatively assess concentrations of volatile organic compounds (VOCs) in soil. We will utilize the PID and visual identification of staining as the primary tools for identifying soil impacts that will require removal. Fixed based laboratory analysis will serve a secondary purpose of confirming the lateral limits of soil impacts that exceed the soil cleanup goals. Lab analysis will be performed on four soil samples that correspond to the greatest PID readings from the approximate mid point of the step out area and four soil samples that that correspond to the lowest PID readings from the outer edge of the step out area. Lab analysis will consist of total petroleum hydrocarbons as gasoline (TPHg) and diesel (TPHd) by EPA Test Method 8015M, and VOCs by EPA Test Method 8260B.

REPORTING

Following completion of the proposed field activities, we will prepare a summary report, which will include field screening and analytical results, and recommendations for expanding the limits of the previous excavation. The report will be submitted electronically to ACEH and the California State Water Resources Control Board (SWRCB) GeoTracker website.

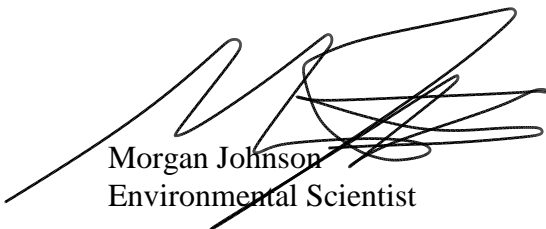
SCHEDULE


We are scheduled to perform the soil borings on August 16, 2012. Laboratory results will be available on August 23, 2012 and the summary report will be prepared by August 29, 2012.


If you have any questions regarding this workplan, please do not hesitate to contact us.

Sincerely,

ENGEO Incorporated


Morgan Johnson
Environmental Scientist

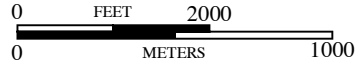

Shawn Munger, CHG
Principal



Attachments: Figure 1 – Site Vicinity Map
Figure 2 – Proposed Soil Boring Locations

Copies: Mr. Ravi Nandwana, BJP-ROF Jordan Ranch, LLC
Mr. Kevin Fryer, BJP-ROF Jordan Ranch, LLC

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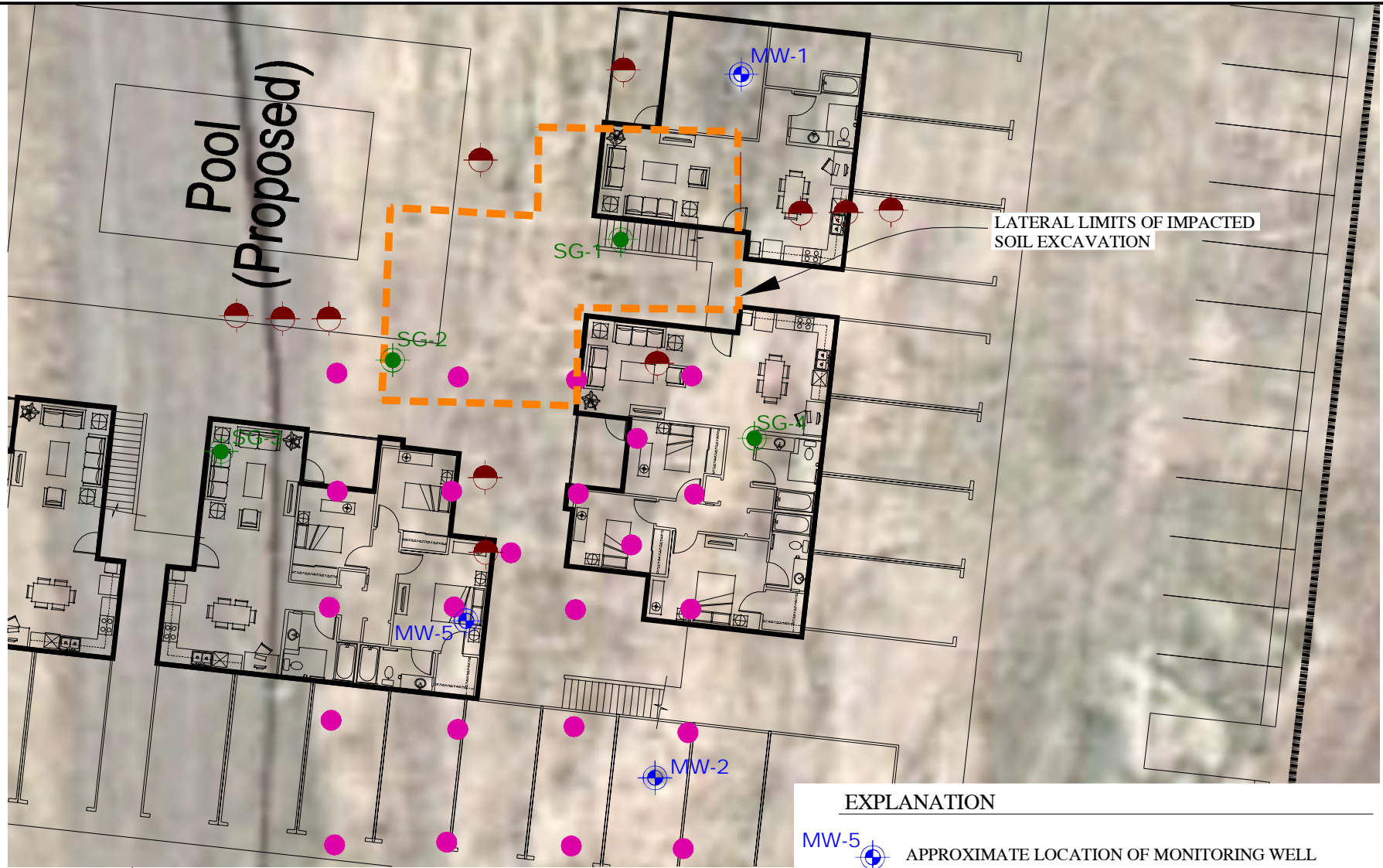
BASE MAP SOURCE: GOOGLE EARTH



VICINITY MAP
JORDAN RANCH - PARCEL H
DUBLIN, CALIFORNIA





PROJECT NO.: 7828.000.001	FIGURE NO. 1
DATE: AS SHOWN	
DRAWN BY: SRP CHECKED BY: SM	

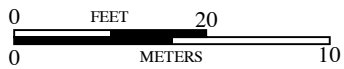
G:\Drafting\DRAWING2\DWG\7828\0001\SoilAssessment-ParcelH\Phase3\7828000001-ParcelH-2-Station-0812.dwg Plot Date: 8-07-12 spotters



LATERAL LIMITS OF IMPACTED SOIL EXCAVATION

EXPLANATION

- MW-5  APPROXIMATE LOCATION OF MONITORING WELL
- SG-4  APPROXIMATE LOCATION OF PROPOSED SOIL GAS WELL
-  APPROXIMATE LOCATION OF PREVIOUS INJECTION POINT
-  APPROXIMATE LOCATION OF PROPOSED SOIL BORING



BASE MAP SOURCE: GOOGLE EARTH, ST. ANTON



PROPOSED SOIL BORING LOCATIONS
 JORDAN RANCH - PARCEL H
 DUBLIN, CALIFORNIA

PROJECT NO.: 7828.000.001

SCALE: AS SHOWN

DRAWN BY: SRP

CHECKED BY: SM

FIGURE NO.

2

August 7, 2012

Subject: Jordan Ranch Property – Former Leaking Underground Storage Tank
Dublin, California

PERJURY STATEMENT

“I declare, that to the best of my knowledge at the present time, the information and/or recommendations contained in the attached document are true and correct.”

Submitted by Responsible Party:



ROBERT RADANOVICH
BJP-ROF Jordan Ranch, LLC
5000 Hopyard Road, #170
Pleasanton, CA 94588