ELLIS PARTNERS LLC

March 21, 2011

Mr. Jerry Wickham
Alameda County Department of Environmental Health
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502

SUBJECT: SUBSURFACE INVESTIGATION WORK PLAN CERTIFICATION
County Case # RO 3074
Britannia Business Center II
4280 Hacienda Drive
Pleasanton, CA

Dear Mr. Wickham:

You will find enclosed one copy of the following document prepared by P&D Environmental, Inc.

- Subsurface Investigation Work Plan dated March 8, 2011 (document 0523.W2).

I declare, under penalty of perjury, that the information and/or recommendations contained in the above-mentioned document for the subject site is true and correct to the best of my knowledge.

Should you have any questions, please do not hesitate to contact Matt Wickens at (415) 391-9800.

Sincerely,

BEP Pleasanton Investors LLC,
a Delaware limited liability company

by: BEP Investors I LLC,
a Delaware limited liability company
Its Sole Member

by: EPL Baupost I LLC
a California limited liability company
Its Manager

by: Ellis Partners LLC,
a California limited liability company
Its Manager

by:_____
James F. Ellis
Managing Member

Enclosure
0523.L2

111 SUTTER STREET, SUITE 800 • SAN FRANCISCO, CA 94104
TEL: 415-391-9800 FAX: 415-391-4711
www.ellispartners.com

P&D ENVIRONMENTAL, INC.

55 Santa Clara Avenue, Suite 240
Oakland, CA 94610
(510) 658-6916

March 8, 2011
Work Plan 0523.W2

Mr. Jerry Wickham
Alameda County Department of Environmental Health
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502

SUBJECT: SUBSURFACE INVESTIATION WORK PLAN
Britannia Business Center II
4280 Hacienda Drive
Pleasanton, CA

Dear Mr. Wickham:

P&D Environmental, Inc. (P&D) is pleased to present this work plan for subsurface investigation of hydraulic fluid related to a failed elevator hydraulic jack, and for removal of oil-impacted soil from beneath the elevator pit at the subject site. The objective of the investigation is to define the horizontal extent of hydraulic oil in soil and groundwater in the area surrounding the elevator pit with four soil borings. The removal of oil-impacted soil will be performed by drilling a large (approximately 36-inch diameter) borehole at the location of the failed hydraulic jack. Site Location Maps are attached as Figures 1 and 2, a Foundation Plan is attached as Figure 3, and a Site Plan Detail is attached as Figure 4. All work will be performed under the direct supervision of a California Professional Geologist.

BACKGROUND

The subject site is an office building that was constructed in approximately 1993. P&D's understanding of recent events related to the failure of a hydraulic jack for one of the three elevators at the subject site is as follows.

- Maintenance of the elevators at the site was performed by ThyssenKrupp Elevator (TKE) until January 2009, and then again beginning in May 2010.
- Between January 2009 and May 2010 the building was vacant and there was no known use of the elevator during that period. In addition, no known company performed maintenance for the elevators at the site during that time.
- In May 2010 when TKE returned to the site the subject elevator was determined to not be operating, the hydraulic fluid reservoir was empty, and subsequent testing revealed that the hydraulic system could not be pressurized. These dates indicate that the release has happened within the past one to two years.
- BEP Pleasanton Investors LLC acquired the property in October 2010. The building is presently vacant.
- On January 18, 2011 the failed hydraulic jack (consisting of a piston and an associated 6-inch outside diameter steel hydraulic jack casing measuring

approximately 15 feet in length) was removed from the elevator pit. The elevator pit floor is four feet below the building first floor level. A hole was identified in the hydraulic jack casing at the bottom of the hydraulic jack casing. The hydraulic jack had been suspended in a 14.5-inch inside diameter (15 ¼-inch outside diameter) PVC casing, with fine-grained sand present in the annular space between the hydraulic jack casing and the PVC casing.

- On January 19, 2011 the fine-grained sand and associated fluids (water and hydraulic oil) were removed from inside the PVC casing to a depth of 16 feet 2 inches below the top of the PVC casing. The top of the PVC casing was located approximately 4 inches below the top of the elevator pit floor. Sand and oily fluid were present in the bottom of the PVC casing. Details of the materials encountered inside the PVC casing are provided below.
- On January 20, 2011 prior to the beginning of work the fluid level inside the PVC casing was measured at approximately 11 feet below the top of the PVC casing. The fluid and remaining sand were subsequently vacuumed from the PVC casing interior to a depth of 16 ft 5 inches below the top of the PVC casing, and the bottom of the PVC casing was visually inspected from the elevator pit. A flat PVC cap was observed at the bottom of the PVC casing, and a round hole that appeared to have been drilled in the side of the casing was observed approximately one to two inches above the bottom of the PVC casing on the south-southwest side of the PVC casing.
- On February 13, 2011 P&D personnel oversaw the drilling of one exploratory soil boring (designated as B1) in the elevator pit using 6.5-inch outside diameter hollow stem augers at a location immediately adjacent to the south-southwest side of the PVC casing. The borehole was continuously cored to a total depth of 19.5 feet below the elevator pit floor using a split spoon sampler. Sheen was observed in the continuous core beginning at a depth of 13.0 feet below the top of the elevator pit floor (approximately 2.5 feet below the depth the groundwater was first encountered during drilling), and soil saturated with hydraulic fluid was encountered between the depths of 13.5 and 19.0 feet below the top of the elevator pit floor. The hole observed near the bottom of the PVC casing is at a depth of approximately 16.7 feet below the elevator pit floor. The oil observed in the soil core was compared in the field with the oil and oily materials that had been removed from the interior of the PVC casing and stored in drums at the site. Both the color and odor of the oil in the soil core were reported to match the hydraulic oil in the drums. The subsurface materials encountered in the soil core consisted of clay that was predominantly medium stiff to a depth of 13.0 feet and beginning again at a depth of 19.5 feet, and which was soft between the depths of 13.0 and 19.5 feet below the top of the elevator pit floor. Soil samples were retained for laboratory analysis at depths of 1.0, 9.5 and 19.0 feet below the top of the elevator pit floor. When the augers were pulled out of the borehole, the borehole collapsed to a depth of approximately 15 feet. Prior to removal of the augers from the borehole, the depth to water inside the PVC casing was measured to be 7.3 feet below the top of the PVC casing (approximately 7.6 feet below the top of the elevator pit floor, and approximately 11.6 feet below the first floor grade for the building).

This approximately static water level is 5.4 feet above the 13.0 foot depth where sheen was first observed in the continuous core from the borehole.

Figure 1 shows the location of the subject site building superimposed on a 1980 US Geological Survey (USGS) 7.5 minute quadrangle topographic map. Figure 2 shows a 2009 satellite image obtained from the USGS superimposed on the topographic map for verification of the building location on the topographic map. Figure 3 is a Foundation Plan for the subject site building dated December 9, 1992. The oldest available historical aerial photograph available at Google Earth for the subject site is dated June 15, 1993 and shows that construction of the subject site building and associated parking areas had been completed.

Review of Figure 1 shows that the USGS topographic map ground surface elevation for the subject site building is between 330 and 320 feet Mean Sea Level (MSL), with an interpolated elevation of approximately 326 feet MSL. The ground surface elevation after grading for site development is presently not known. The datum used for elevation determination on the USGS topographic map is the North American Geodetic Vertical Datum of 1929 (NGVD 29). Based on discussions with surveyors who have performed surveying at the subject site, the North American Vertical Datum of 1988 (NAVD 88) results in elevations that are approximately 2.7 feet higher in the vicinity of the site than elevations obtained with NGVD 29 data. Based on the contours on Figure 1, the interpolated NAVD 88 elevation for the site is approximately 329 feet MSL.

Figures 5 and 6 show groundwater surface elevations in the vicinity of the subject site for the Spring and Fall of 2007 obtained from the Zone 7 Water Agency (Zone 7). The groundwater surface elevation is approximately 313 or 314 feet MSL (NAVD 88). Review of groundwater surface elevation maps for 2009 from Zone 7 shows that very similar elevations and contours were reported in 2009, indicating that groundwater levels and the groundwater flow direction are seasonally consistent in the vicinity of the site. Comparison of the estimated ground surface elevation with the groundwater surface elevations suggests that the depth to groundwater from the ground surface is approximately 15 to 16 feet, which corresponds approximately with the measured depth to water inside the PVC casing in the elevator pit on February 13, 2011 of approximately 11.6 feet below the building first floor level. Review of the groundwater 310 and 320 foot elevation groundwater surface contours on Figures 5 and 6 shows that the groundwater flow direction at the site remains seasonally towards the south.

Based on a letter from the elevator maintenance vendor (TKE) dated March 3, 2011 the estimated volume of hydraulic fluid lost from the hydraulic jack system is approximately 50 to 60 gallons. A copy of the March 3, 2011 letter is attached with this work plan as Appendix A. At the time of discovery of the failed hydraulic jack, TKE reported that the hydraulic fluid level was too low to operate the elevator. As part of the procedure to test the failed hydraulic jack system approximately 10 gallons of oil was added to the system. Subsequent testing confirmed that the system would not hold pressure, and the reservoir was immediately valved off to prevent any further loss of fluid.

During removal of the materials from inside the PVC casing on January 19, 2010 the sand was observed to be saturated with oil beginning at a depth of approximately five to six feet below the top of the PVC casing. Additionally, the materials removed from the lowermost approximately five feet of the PVC casing appeared to contain a lower viscosity fluid than oil which appeared to be composed of oily water. Assuming a porosity of 35 percent for the sand in the annular space and a 10-foot long section of the annular space saturated with hydraulic oil, approximately 25 gallons of hydraulic fluid was removed from the interior of the PVC casing when the materials were removed from the PVC casing interior.

One drum of concrete waste and 2.5 drums of oily sand waste were generated during the sand removal activities on January 19, 2011. Another 2.5 drums of oily and sandy water waste were generated during cleaning of the oily water and removal of the remaining sand in the bottom of the PVC casing on January 20, 2011 for a total of six drums, including the drum with concrete. In addition, one drum of soil was generated on February 3, 2011 during drilling of borehole B1. All drummed materials are presently stored at the site pending appropriate disposal.

During drilling of borehole B1 on February 3, 2011, the soil from the borehole was logged in the field in accordance with standard geologic field techniques and the Unified Soil Classification System. The soil from the borehole was also evaluated with a Photoionization Detector (PID) equipped with a 10.6 eV bulb and calibrated with a 100 ppm isobutylene standard, and was also evaluated for evidence of staining or discoloration, in addition to evidence of sheen. Soil samples were retained for laboratory analysis at depths of 1.0, 9.5 and 19.0 feet below the top of the elevator pit floor in the following manner. The lowermost tube in the split spoon sampler was removed from the sampler and the ends of the tube were sequentially covered with aluminum foil and plastic endcaps. The tube was then labeled and stored in a cooler with ice pending delivery to the laboratory. Chain of custody procedures were observed for all sample handling.

A DRAFT copy of the borehole B1 boring log is attached with this report as Appendix B. The borehole B1 boring log has not yet been completed because the borehole has not yet been destroyed. Because borehole B1 is located inside the proposed area of the proposed large diameter borehole described in this work plan, the boring log will be completed upon completion of the drilling of the large diameter borehole, at which time boring B1 will have been destroyed.

The soil samples from borehole B1 were analyzed at McCampbell Analytical, Inc. (McCambpell) in Pittsburg, California (a State-certified hazardous waste testing laboratory) for TPH (bunker oil (BO) and hydraulic oil (HO)) with silica gel cleanup and a hexane extraction solvent by modified EPA Methods 3550C/8015B (GC/FID). A copy of the laboratory analytical report is attached with this work plan as Appendix C. The sample results show that oil was detected at concentrations ranging from 2,000 to 3,600 milligrams per kilogram (mg/kg) in the samples collected at depths of 1.0 and 9.5 feet, and that the TPH-BO and TPH-HO were detected at concentrations of 13 and 18 mg/kg, respectively, at a depth of 19.0 feet. Based on the sample results, oil concentrations appear to be limited

vertically beneath the elevator pit to a depth of approximately 19.0 feet below the elevator pit floor (approximately 23.0 feet below the building first floor level).

SCOPE OF WORK

P&D will perform the following tasks:

- Obtain permits.
- Prepare a health and safety plan and mark drilling locations for Underground Service Alert.
- Oversee drilling a total of four exploratory soil borings to a total depth of approximately 25.0 feet below the building floor slab, and collect soil and groundwater samples.
- Oversee drilling one 36-inch diameter borehole at the location of the former hydraulic jack.
- Arrange for sample analysis.
- Report preparation.

Each of these is discussed below in detail.

Obtain Permits

A permit will be obtained from the Zone 7 Water Agency for borehole drilling. All necessary permit-related notifications will be made prior to drilling. Notification will also be provided to the ACDEH at least 72 hours prior to drilling.

Health and Safety Plan Preparation

A health and safety plan will be prepared for the scope of work identified in this work plan.

Exploratory Boring Oversight

Boreholes B2 through B5 will be drilled at locations shown in Figure 4. One soil sample will be retained for laboratory analysis at a depth of 20.0 feet bgs from each borehole. The depth of 20.0 feet bgs approximately corresponds with the 16-foot 9-inch depth for the bottom of the PVC casing in the elevator pit. Each of the boreholes will be drilled to a total depth of 25.0 feet bgs, which corresponds with the depth of approximately 21.0 feet below the elevator pit.

Drilling will be performed by Vironex, Inc. of Pacheco using GeoProbe direct push technology to drive a 2.5-inch outside diameter Geoprobe macrocore barrel sampler lined with transparent PVC sleeves. The soil from the borings will be logged in the field in accordance with standard geologic field techniques and the Unified Soil Classification System. All soil from the boreholes will be evaluated with a Photoionization Detector (PID) equipped with a 10.6 eV bulb and calibrated using a 100 ppm isobutylene standard.

The soil will also be evaluated for evidence of staining or discoloration, in addition to evidence of sheen. Soil samples will be retained for laboratory analysis from designated intervals as identified above by cutting six-inch long sections from the transparent PVC sleeve. The ends of the sleeve section will be sequentially covered with aluminum foil and plastic endcaps. The sleeve section will then be labeled and stored in a cooler with ice pending delivery to the laboratory. Chain of custody procedures will be observed for all sample handling.

Following completion of drilling to a depth of 25.0 feet bgs a temporary ¾-inch diameter PVC pipe will be placed into each borehole. The lowermost portion of each pipe will be slotted, and the slots will extend to above the static water level in each borehole. The slotted portion of the pipe will be surrounded by a pre-pack filter. Each temporary PVC pipe will be developed by over-pumping to remove sediments from the temporary PVC casing and the pre-pack filter. Following well development each temporary well will be undisturbed for a minimum of 48 hours.

One groundwater sample will subsequently be collected from each temporary well as follows. A polyethylene tube will then be placed inside the temporary PVC pipe to a depth of approximately one foot above the top of the screened interval, and water will be removed from the borehole through the tubing using a peristaltic pump using low flow purge methods. During purging operations, the field parameters of electrical conductivity, temperature, pH, and turbidity will be monitored and recorded. In addition, the water level will be monitored with an electric water level indicator to document drawdown during pumping. Once the field parameters are observed to stabilize and purging has occurred for a minimum of 15 minutes, a water sample will be collected from the discharge tubing to the pump. The sample will be transferred to 1-liter amber glass bottles containing hydrochloric acid preservative provided by the laboratory that will be sealed with Teflon-lined screw caps. The bottles will then be transferred to a cooler with ice, until they are transported to the laboratory. Chain of custody documentation will accompany the samples to the laboratory.

Following completion of groundwater sample collection the boreholes will be filled with neat cement grout using a tremie pipe. All tubing used for sample collection will consist of new tubing for each borehole. All Geoprobe drilling and sampling equipment will be cleaned with an Alconox solution followed by a clean water rinse or by steam cleaning prior to use in the borehole. All soil and water generated during drilling and sampling will be stored in drums at the site pending characterization and disposal.

Elevator Pit Large Diameter Borehole Drilling Oversight

The opening in the center of the elevator pit floor for installation of the hydraulic jack and associated PVC casing (the block out) measures three feet long and three feet wide. The PVC casing is presently located in the center of the block out. The PVC casing will be removed from the borehole and a 36-inch diameter borehole will be drilled in the block out by K.M. McRae, Inc. of Hayward, California to a depth of 21.0 feet below the top of the

elevator pit floor. In anticipation of soft sediments sloughing into the borehole at depths between 13 and 19 feet below the elevator pit floor, the borehole will be cased with a 36-inch outside diameter steel casing to the total depth of drilling. The purpose of this drilling is to remove accessible oil-impacted soil located beneath the elevator pit floor from the area immediately surrounding the PVC casing.

Hydraulic oil was encountered in borehole B1 in soft materials between the depths of 13.5 and 19.0 feet below the top of the elevator pit floor. Hydraulic oil was not observed in the medium stiff materials above or below the soft materials. Based on the medium stiff conditions identified in borehole B1 at a depth of 19.5 feet, in conjunction with the low oil concentration in the borehole B1 soil sample collected at a depth of 19.0 feet, the vertical extent of oil is anticipated to be limited in soil to a depth of approximately 20.0 feet below the elevator pit floor.

The existing 15 ¼-inch outside diameter PVC casing is likely to have been installed in a borehole measuring 20 or 24 inches in diameter. Oil released from the PVC casing is likely to have accumulated in permeable fill material placed in the annular space between the borehole wall and the existing PVC casing. Based on an estimated 50 to 60 gallon hydraulic fluid release and an estimated 25 gallons of hydraulic oil recovered from the interior of the PVC casing, an estimated 25 to 35 gallons of oil may be present outside of the PVC casing.

Assuming a porosity of 40 percent for the clayey materials in the annular space between the existing 15 ¼-inch outside diameter PVC casing and the proposed 36-inch outside diameter steel casing, the calculated volume for porosity in the annular space between the depths of 13.0 and 19.0 feet is approximately 100 gallons. This calculated volume of the porosity exceeds the estimated volume of oil that may be present outside of the PVC casing by a factor of approximately three to four.

All drilling and sampling equipment will be cleaned with an Alconox solution followed by a clean water rinse or by steam cleaning prior to use in the borehole. Any soil or water generated during drilling will be stored in drums at the site pending characterization and disposal.

Sample Analysis

All of the soil and groundwater samples will be analyzed at McCampbell for TPH-BO and TPH-HO with silica gel cleanup and a hexane extraction solvent by modified EPA Methods 3550C/8015B (GC/FID) for the soil samples and modified EPA Methods 3510C/8015B (GC/FID) for the groundwater samples. The groundwater samples will also be prepared by the laboratory using the protocol for gravity separation provided in Appendix D of this work plan.

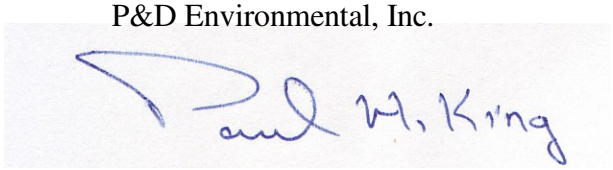
The TPH-hydraulic oil (TPH-HO) analysis is for the carbon range of C18-C36. However, the method detection limit is 250 micrograms per Liter (µg/L), which exceeds the San Francisco Bay Regional Water Quality Control Board (SFRWQCB) May 2008 Table A

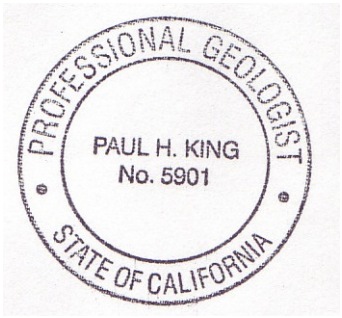
Environmental Screening Level (ESL) for groundwater of 100 µg/L. The TPH-bunker oil (TPH-BO) analysis is for the carbon range C10-C36 with a method detection limit of 100 µg/L, which allows comparison of the sample result with the Table A groundwater ESL.

Should you have any questions, please do not hesitate to contact us at (510) 658-6916.

Sincerely,

P&D Environmental, Inc.





Paul H. King
Professional Geologist #5901
Expires: 12/31/11

Attachments:

Figure 1 - Site Location Map
Figure 2 - Site Location Map with Satellite Imagery
Figure 3 - Foundation Plan
Figure 4 - Site Plan Detail
Figure 5 - Zone 7 Groundwater Gradient Map Upper Aquifer Spring 2007 Livermore Valley Groundwater Basin
Figure 6 - Zone 7 Groundwater Gradient Map Upper Aquifer Fall 2007 Livermore Valley Groundwater Basin

Appendix A - TKE March 3, 2011 Letter
Appendix B - DRAFT Boring Log
Appendix C - Borehole B1 Soil Sample Laboratory Analytical Report
Appendix D - Protocol for Gravity Separation of Groundwater Samples

Cc: Mr. Dean Rubinson, Ellis Partners LLC, 111 Sutter Street, Suite 800, San Francisco, CA 94104

PHK/sjc
0523.W2

FIGURES

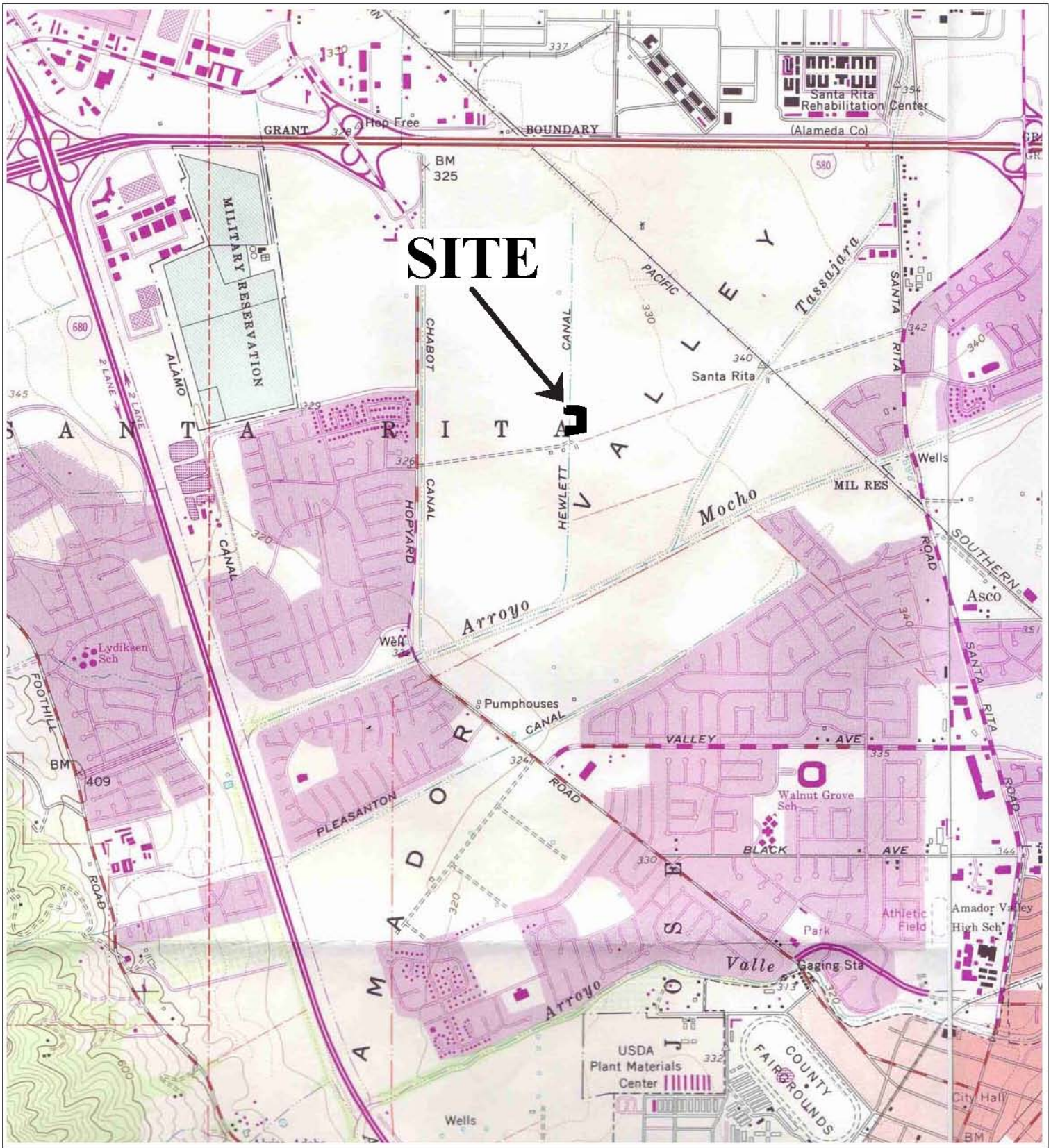


Figure 1
Site Location Map
4280 Hacienda Drive
Pleasanton, California

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Base Map From:
U.S.Geological Survey 7.5 Minute Quadrangles
Dublin, California, and Livermore, California
Topomap Photorevised 1980,

P&D Environmental, Inc.
55 Santa Clara Ave., Suite 240
Oakland, CA 94610

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SCALE IN FEET

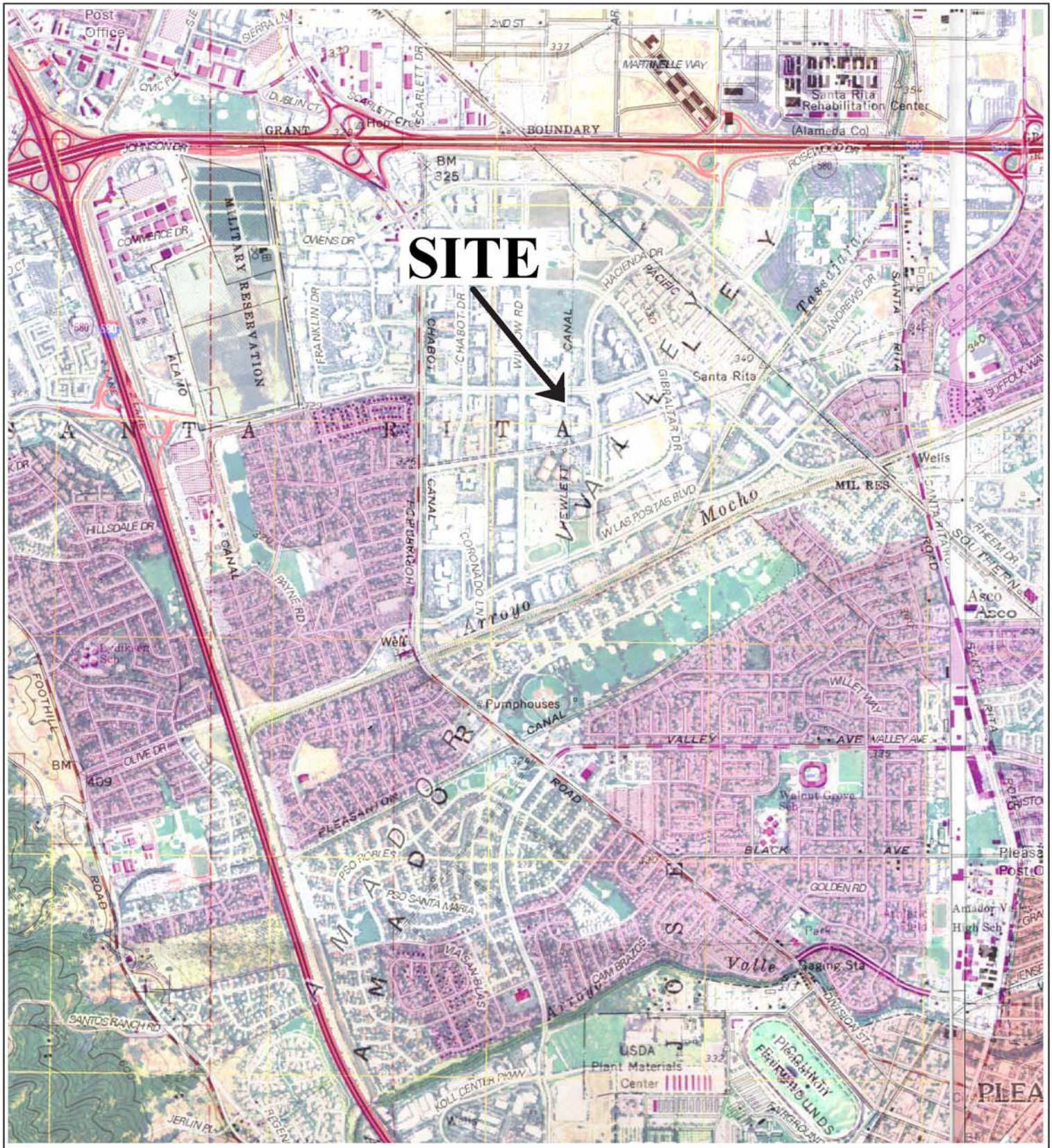

Figure 2
Site Location Map with Satellite Imagery
4280 Hacienda Drive
Pleasanton, California

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Base Map From:
U.S.Geological Survey 7.5 Minute Quadrangles
Dublin, California, and Livermore, California
Topomap Photorevised 1980,
Satelite Imagery Quadrangles dated 2009

P&D Environmental, Inc.
55 Santa Clara Ave., Suite 240
Oakland, CA 94610

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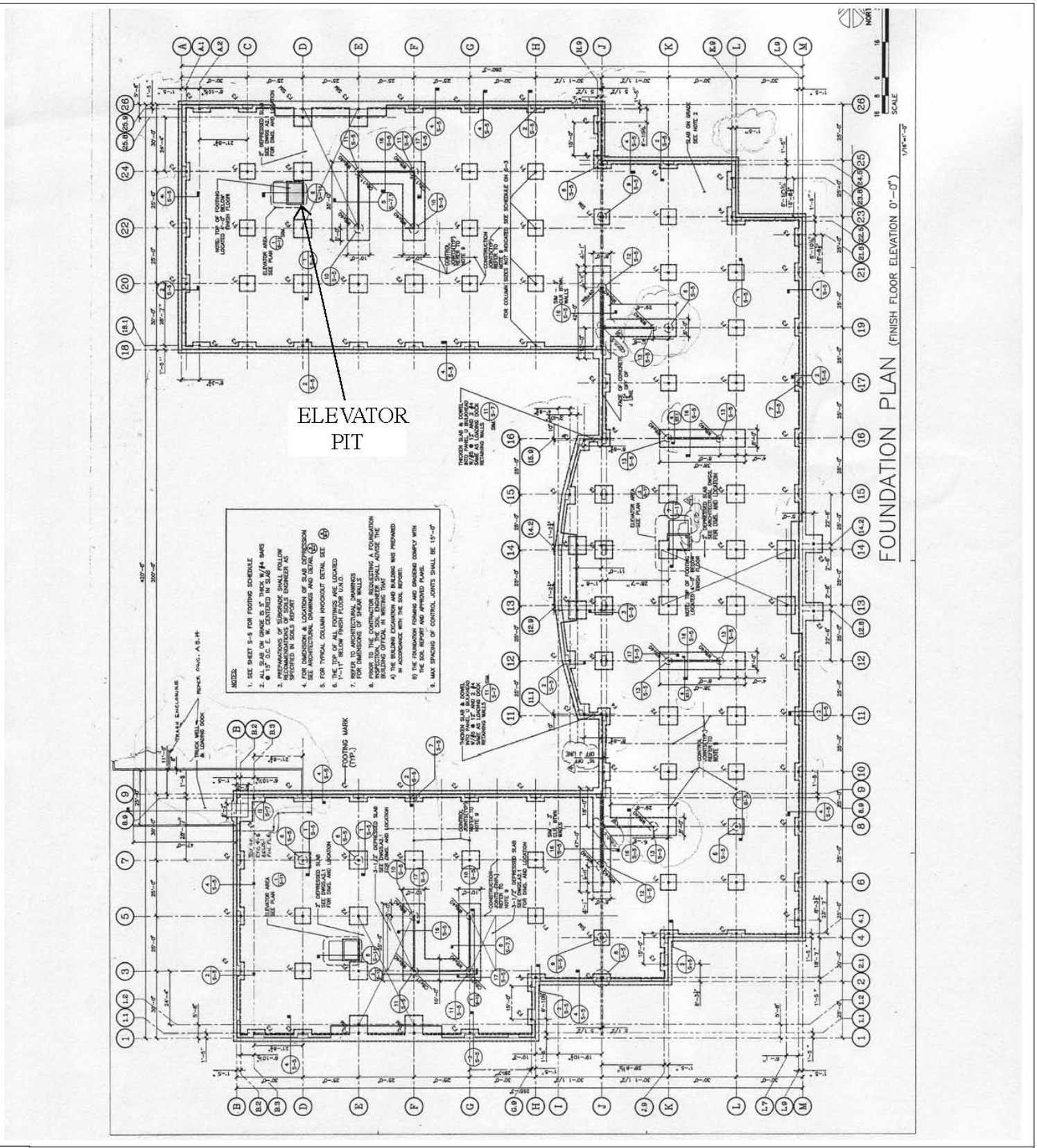

Figure 3
Foundation Plan
4280 Hacienda Drive
Pleasanton, California

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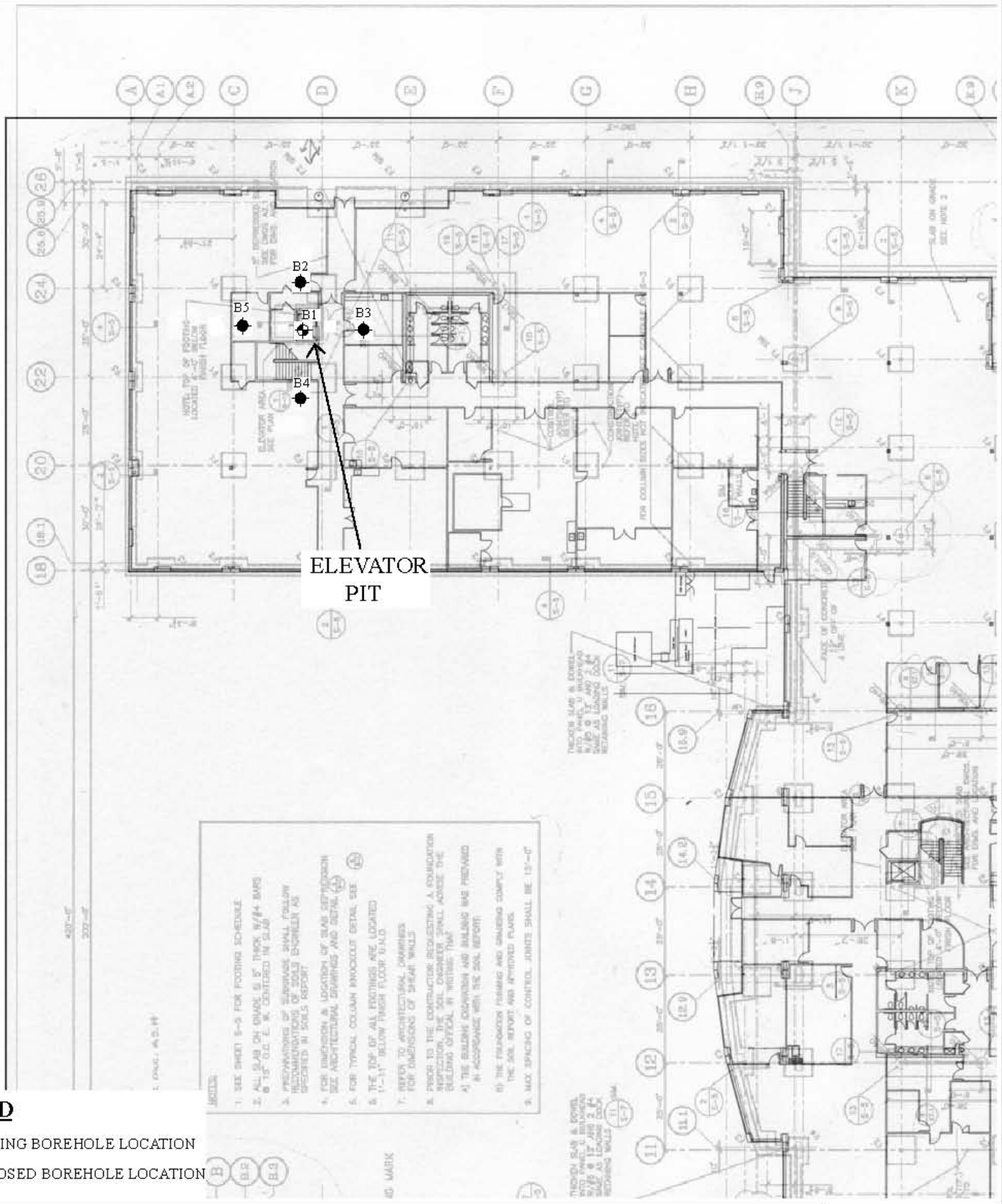
Base Map From: Hallenbeck, Chamorro & Associates, Brittania Business Center, Hacienda Business Park Foundation Plan Dated 12/9/92	P&D Environmental, Inc. 55 Santa Clara Ave., Suite 240 Oakland, CA 94610	0 30 60 APPROXIMATE SCALE IN FEET



LEGEND

B1 EXISTING BOREHOLE LOCATION

B5 PROPOSED BOREHOLE LOCATION

Figure 4
Site Plan Detail
4280 Hacienda Drive
Pleasanton, California

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Base Map From:
Hallenbeck, Chamorro & Associates,
Brittania Business Center, Hacienda
Business Park Foundation Plan
Dated 12/9/92

P&D Environmental, Inc.
55 Santa Clara Ave., Suite 240
Oakland, CA 94610

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APPROXIMATE SCALE IN FEET

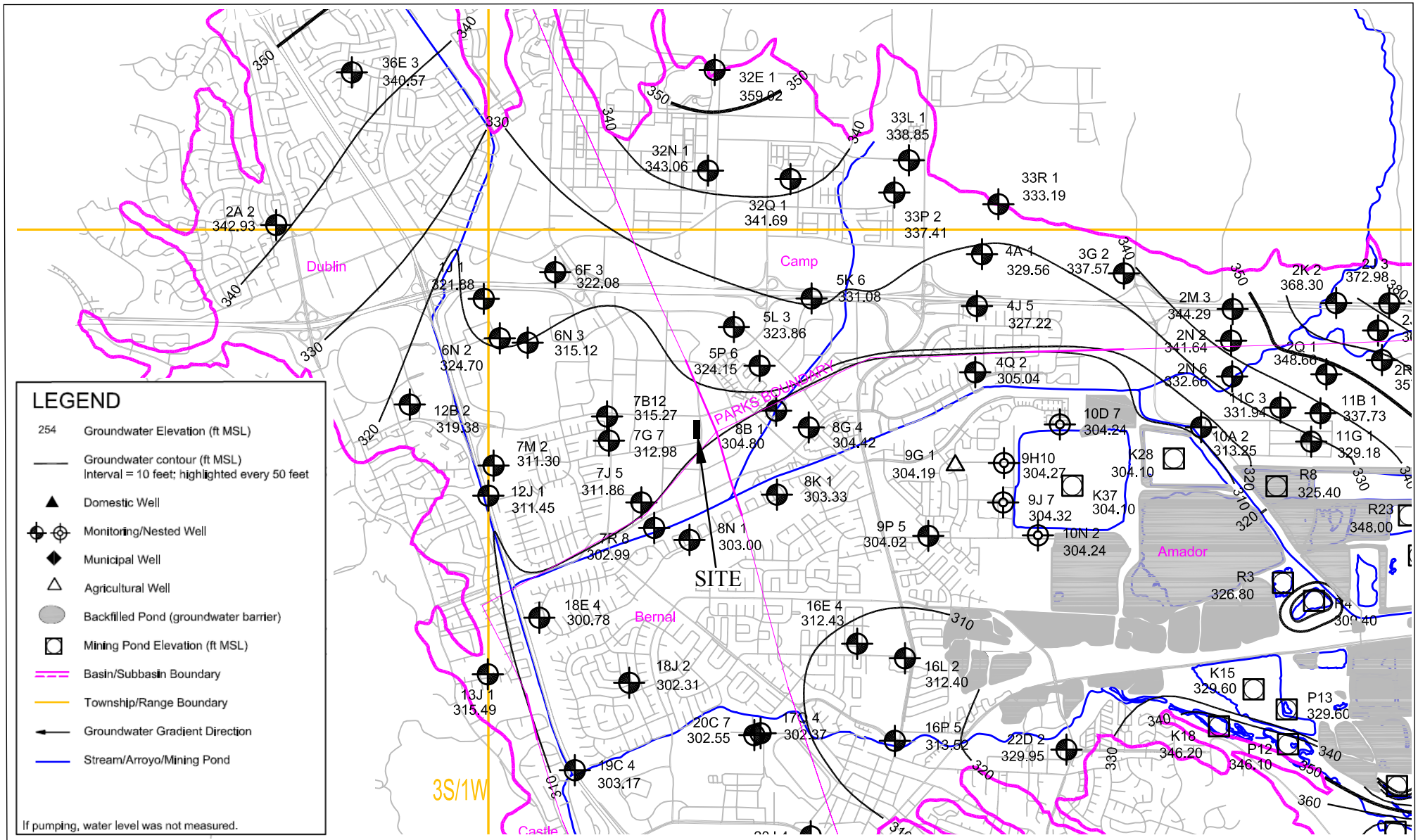

Figure 5
Zone 7 Groundwater Gradient Map Upper Aquifer Spring 2007
Livermore Valley Groundwater Basin
4280 Hacienda Drive
Pleasanton, California

Base Map From:
Zone 7
Groundwater Gradient Map/ Upper Aquifer; Spring 2007 (April)/
Livermore Groundwater Basin. June 2008

P&D Environmental, Inc.
55 Santa Clara Ave., Suite 240
Oakland, CA 94610

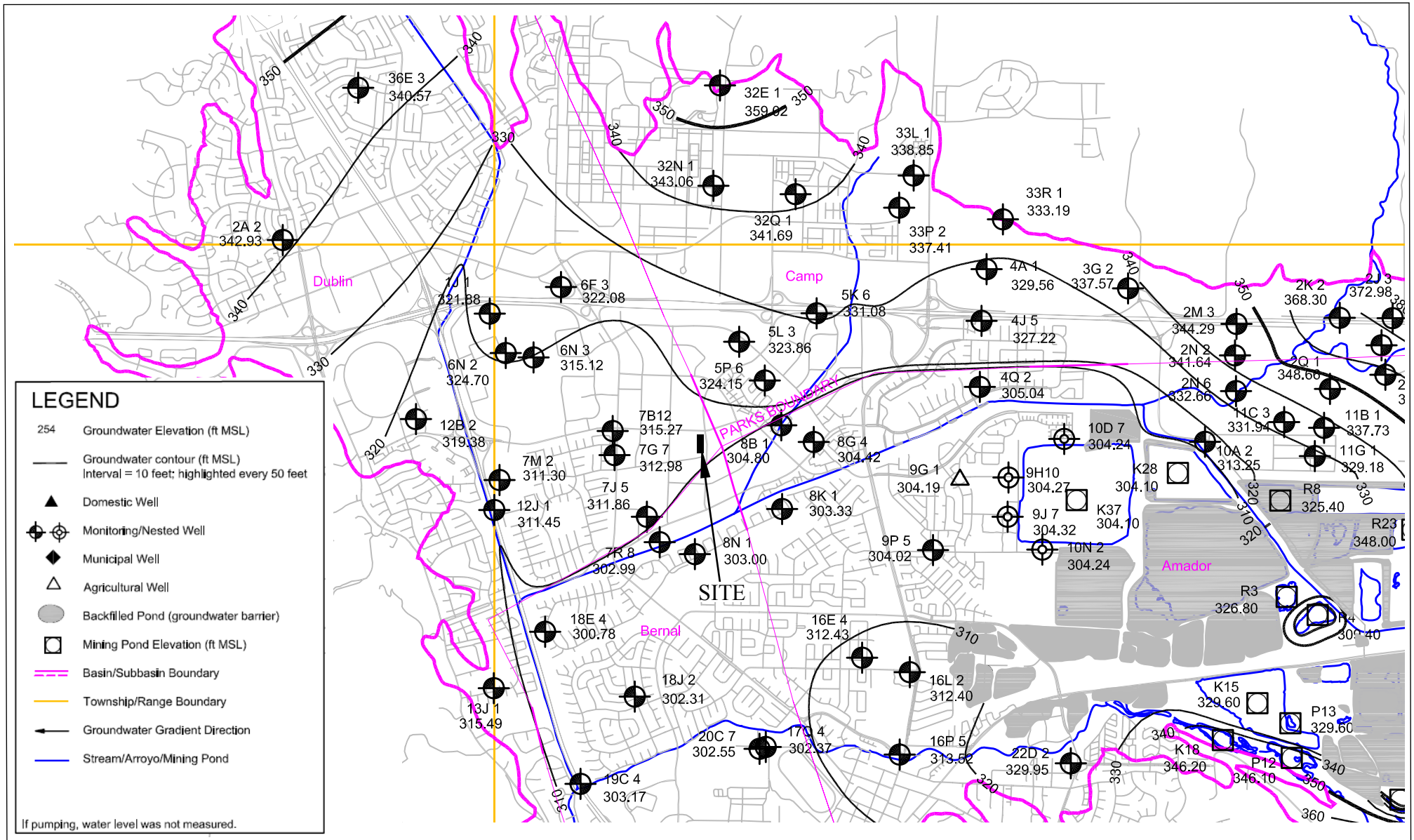

Figure 6
Zone 7 Groundwater Gradient Map Upper Aquifer Fall 2007
Livermore Valley Groundwater Basin
4280 Hacienda Drive
Pleasanton, California

Base Map From:
Zone 7
Groundwater Gradient Map/ Upper Aquifer; Fall 2007 (September)/
Livermore Groundwater Basin. June 2008

P&D Environmental, Inc.
55 Santa Clara Ave., Suite 240
Oakland, CA 94610

APPENDIX A

TKE March 3, 2011 Letter

ThyssenKrupp Elevator Americas

March 3, 2011

Matt Wickens
Ellis Partners LLC
111 Sutter Street, Suite 800
San Francisco, CA 94104

Regarding: 4280 Hacienda, Pleasanton

Dear Matt:

In response to your request regarding the elevator with the cylinder leak:

ThyssenKrupp Elevator's service was cancelled by Nellcor effective January 1, 2009. At the time our contract was terminated all elevators were in proper running condition, no leaks detected.

ThyssenKrupp Elevator was contracted to service the elevators again effective May 1, 2010, by CB Richard Ellis. Upon our initial inspection we found this elevator on out of order. We found the hydraulic fluid level too low to operate the elevator. Since we had not serviced the elevator for over one year we do not know how much oil was lost.

We did a static test to determine the cause of the oil loss. To get the elevator operational we added about 10 gallons of oil, determined the cylinder was leaking and immediately shut the elevator down.

It would be our best estimate that approximately 50-60 gallons of oil were lost based on the criteria of the elevator (rise, capacity, etc.).

Feel free to contact me if you have any questions.

Sincerely,

Alicia Sosa-McLemore
Service Account Manager
ThyssenKrupp Elevator

ThyssenKrupp Elevator Americas
14400 Catalina Street
San Leandro, CA 94577
(510) 476-1900 – Office
(510) 972-7739 - Direct
(866) 251-5438 – FAX
email: alicia.mclemore@thyssenkrupp.com
www.thyssenkruppelevator.com

APPENDIX B

DRAFT Boring Log

P&D ENVIRONMENTAL, INC.

BORING NO.: B1	PROJECT NO.: 0523	PROJECT NAME: 4280 Hacienda Drive, Pleasanton	
BORING LOCATION: In Elevator Pit at Southwest corner of PVC Hydraulic jack casing			ELEVATION AND DATUM: None
DRILLING AGENCY: K.M. McRae, Inc.	DRILLER: Matt	DATE & TIME STARTED: 2/3/11 1030	DATE & TIME FINISHED:
DRILLING EQUIPMENT: Rail-Mounted Hollow Stem Auger Rig			
COMPLETION DEPTH: 19.5 Feet	BEDROCK DEPTH: Not Encountered	LOGGED BY: MLD	CHECKED BY: PHK
FIRST WATER DEPTH: 11.0 Feet	NO. OF SAMPLES: 3 Soil		

DEPTH (FT.)	DESCRIPTION	GRAPHIC COLUMN	BLOW COUNT PER 6"	WELL CONSTRUCTION LOG	PID	REMARKS
	0.0 to 0.5 ft. Brown fine silty sand (FILL); with some angular gravel to 0.5-inch diameter.	FILL		No Well Constructed		Borehole drilled in elevator pit. Elevator pit is 4.0 ft below first floor grade. Depth of 0.0 ft. is top of elevator pit floor. Borehole drilled from 0.0 to 18.0 ft. using a rail-mounted 6.5-inch O.D. Hollow Stem Auger Rig.
		X		B1-1.0	0	
	0.5 to 8.5 ft. Dark Brown clay (OH); soft to medium stiff, moist, with reddish-brown mottling and rootlets. No Petroleum Hydrocarbon (PHC) odor.	OH			0	Soil continuously cored using a 2.0-inch O.D. California modified split spoon sampler pushed by a 1,200 lb. rail-mounted drill rig
5					0	
				▼		
	8.5 to 13.0 ft. Grayish-brown clay (CL); medium stiff, moist. No PHC odor. Wet at 10.5 ft. Saturated at 11.0 ft.				0	
		X		B1-9.5 ▽		First encountered water during drilling at 10.5 ft.
10						Water level measured in borehole at 8.1 ft. at 1348.
						Water level measured from top of adjacent PVC casing at 7.3 ft. at 1420. Top of PVC is 0.3 ft. below top of elevator pit floor.
	13.0 to 19.5 ft. Gray clay (CL); soft, saturated, with some angular gravel to 0.25-inch diameter between 14.0 to 17.5 ft. Hydraulic oil visible at 13.0 ft. Saturated with hydraulic oil 13.5 to 19.0 ft.	CL			0	
15						After sample collection to 19.5 ft. depth, hollow stem auger removed from borehole 2/3/11 and borehole collapsed to 15.0 ft. depth.
	Medium stiff at 19.5 ft.					
		X		B1-19.0	0	
20						
25	DRAFT					DRAFT
30						

APPENDIX C

BOREHOLE B1 SOIL SAMPLE LABORATORY
ANALYTICAL REPORT

McCampbell Analytical, Inc.
"When Quality Counts"

1534 Willow Pass Road, Pittsburg, CA 94565-1701
Web: www.mccampbell.com E-mail: main@mccampbell.com
Telephone: 877-252-9262 Fax: 925-252-9269

P & D Environmental	Client Project ID: #0523; 4280 Hacienda Dr., Pleasanton, CA	Date Sampled: 02/03/11
		Date Received: 02/04/11
55 Santa Clara, Ste.240	Client Contact: Michael Deschenes	Date Reported: 02/17/11
Oakland, CA 94610	Client P.O.:	Date Completed: 02/16/11

WorkOrder: 1102171

February 17, 2011

Dear Michael:

Enclosed within are:

1) The results of the **3** analyzed samples from your project: **#0523; 4280 Hacienda Dr., Pleasanton, CA,**
2) A QC report for the above samples,
3) A copy of the chain of custody, and
4) An invoice for analytical services.

All analyses were completed satisfactorily and all QC samples were found to be within our control limits.

If you have any questions or concerns, please feel free to give me a call. Thank you for choosing

McCampbell Analytical Laboratories for your analytical needs.

Best regards,

Angela Rydelius
Laboratory Manager
McCampbell Analytical, Inc.

P & D ENVIRONMENTAL, INC.
55 Santa Clara Ave, Suite 240
Oakland, CA 94610
(510) 658-6916

1102171

CHAIN OF CUSTODY RECORD

PAGE 1 OF 1

PROJECT NUMBER:	PROJECT NAME:
0523	4280 HACIENDA DR. PLEASANTON, CA

SAMPLED BY: (PRINTED AND SIGNATURE)
MICHAEL DESCHENES

SAMPLE NUMBER	DATE	TIME	TYPE	SAMPLE LOCATION	NUMBER OF CONTAINERS	ANALYSIS(ES): TPH (GASOLINE & HYDRAULIC OIL) WITH SILICA GEL CLEANUP BY EPA 3550C/8015B	PRESERVATIVE	REMARKS
B1-1.0	2/3/11	1050	SOIL			X	ICE	HOLD
B1-9.5	↓	1330	↓			X	ICE	HOLD
B1-19.0	↓	1445	↓			X	ICE	HOLD

ICE/P 3.2 ✓
GOOD CONDITION ✓
HEAD SPACE ABSENT
DECHLORINATED IN LAB
APPROPRIATE CONTAINERS ✓
PRESERVED IN LAB

PRESERVATION	VOAS	O&G	METALS	OTHER

RELINQUISHED BY: (SIGNATURE)	DATE	TIME	RECEIVED BY: (SIGNATURE)
Michael Deschenes	2/9/11	1455	
RELINQUISHED BY: (SIGNATURE)	DATE	TIME	RECEIVED BY: (SIGNATURE)
	2/9/11	1625	
RELINQUISHED BY: (SIGNATURE)	DATE	TIME	RECEIVED FOR LABORATORY BY: (SIGNATURE)

TOTAL NO. OF SAMPLES (THIS SHIPMENT): 3
TOTAL NO. OF CONTAINERS (THIS SHIPMENT): 3

LABORATORY: MC CAMPBELL ANALYTICA
LABORATORY CONTACT: ANGELA RYDELIUS
LABORATORY PHONE NUMBER: (877) 252-9262

SAMPLE ANALYSIS REQUEST SHEET ATTACHED: ( )YES (X)NO

Results and billing to:
P&D Environmental, Inc.
lab@pdenviro.com

REMARKS:
OFF HOLD 2/14/11

McCampbell Analytical, Inc.
1534 Willow Pass Rd
Pittsburg, CA 94565-1701
(925) 252-9262

CHAIN-OF-CUSTODY RECORD

WorkOrder: 1102171 **ClientCode: PDEO**

☐ WaterTrax ☐ WriteOn ☐ EDF ☐ Excel ☐ Fax ☑ Email ☐ HardCopy ☐ ThirdParty ☐ J-flag

Report to:
Michael Deschenes
P & D Environmental
55 Santa Clara, Ste.240
Oakland, CA 94610
(510) 658-6916 FAX 510-834-0152

Email: lab@pdenviro.com
cc:
PO:
ProjectNo: #0523; 4280 Hacienda Dr., Pleasanton, CA

Bill to:
Accounts Payable
P & D Environmental
55 Santa Clara, Ste.240
Oakland, CA 94610

Requested TAT: 5 days

Date Received: **02/04/2011**
Date Printed: **02/14/2011**

Lab ID	Client ID	Matrix	Collection Date	Hold	Requested Tests (See legend below) 1	2	3	4	5	6	7	8	9	10	11	12
1102171-001	B1-1.0	Soil	2/3/2011 10:50	☐	A											
1102171-002	B1-9.5	Soil	2/3/2011 13:30	☐	A											
1102171-003	B1-19.0	Soil	2/3/2011 14:45	☐	A											

Test Legend:

1	TPH-WSG_S	2		3		4		5	
6		7		8		9		10	
11		12							

Prepared by: Zoraida Cortez

Comments: OFF HOLD 2/14/11.

NOTE: Soil samples are discarded 60 days after results are reported unless other arrangements are made (Water samples are 30 days).
Hazardous samples will be returned to client or disposed of at client expense.

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Sample Receipt Checklist

Client Name: **P & D Environmental**
Date and Time Received: **2/4/2011 7:28:35 PM**

Project Name: **#0523; 4280 Hacienda Dr., Pleasanton, CA**
Checklist completed and reviewed by: Zoraida Cortez

WorkOrder N°: **1102171** Matrix Soil
Carrier: Rob Pringle (MAI Courier)

Chain of Custody (COC) Information

Chain of custody present?	Yes ☑	No ☐
Chain of custody signed when relinquished and received?	Yes ☑	No ☐
Chain of custody agrees with sample labels?	Yes ☑	No ☐
Sample IDs noted by Client on COC?	Yes ☑	No ☐
Date and Time of collection noted by Client on COC?	Yes ☑	No ☐
Sampler's name noted on COC?	Yes ☑	No ☐

Sample Receipt Information

Custody seals intact on shipping container/cooler?	Yes ☐	No ☐	NA ☑
Shipping container/cooler in good condition?	Yes ☑	No ☐	
Samples in proper containers/bottles?	Yes ☑	No ☐	
Sample containers intact?	Yes ☑	No ☐	
Sufficient sample volume for indicated test?	Yes ☑	No ☐	

Sample Preservation and Hold Time (HT) Information

All samples received within holding time?	Yes ☑	No ☐	
Container/Temp Blank temperature	Cooler Temp: 3.2°C		NA ☐
Water - VOA vials have zero headspace / no bubbles?	Yes ☐	No ☐	No VOA vials submitted ☑
Sample labels checked for correct preservation?	Yes ☑	No ☐	
Metal - pH acceptable upon receipt (pH<2)?	Yes ☐	No ☐	NA ☑
Samples Received on Ice?	Yes ☑	No ☐	

(Ice Type: WET ICE)

** NOTE: If the "No" box is checked, see comments below.*

Client contacted: Date contacted: Contacted by:

Comments:

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P & D Environmental	Client Project ID: #0523; 4280 Hacienda Dr., Pleasanton, CA	Date Sampled: 02/03/11
		Date Received: 02/04/11
55 Santa Clara, Ste.240	Client Contact: Michael Deschenes	Date Extracted: 02/14/11
Oakland, CA 94610	Client P.O.:	Date Analyzed: 02/15/11-02/16/11

Total Extractable Petroleum Hydrocarbons with Silica Gel Clean-Up*

Extraction method: SW3550B/3630C Analytical methods: SW8015B Work Order: 1102171

Lab ID	Client ID	Matrix	TPH-Bunker Oil (C10-C36)	TPH-Hydraulic Oil (C18-C36)	DF	% SS	Comments
1102171-001A	B1-1.0	S	2000	2400	50	112	e7,e2
1102171-002A	B1-9.5	S	3000	3600	50	113	e7,e2
1102171-003A	B1-19.0	S	13	18	1	116	e7,e2

Reporting Limit for DF =1; ND means not detected at or above the reporting limit	W	NA	NA	ug/L	
	S	2.0	5.0	mg/Kg	

* water samples are reported in µg/L, wipe samples in µg/wipe, soil/solid/sludge samples in mg/kg, product/oil/non-aqueous liquid samples in mg/L, and all DISTLC / STLC / SPLP / TCLP extracts are reported in µg/L.

cluttered chromatogram resulting in coeluted surrogate and sample peaks, or; surrogate peak is on elevated baseline, or; surrogate has been diminished by dilution of original extract.

%SS = Percent Recovery of Surrogate Standard. DF = Dilution Factor

+The following descriptions of the TPH chromatogram are cursory in nature and McCampbell Analytical is not responsible for their interpretation:

e2) diesel range compounds are significant; no recognizable pattern
e7) oil range compounds are significant

DHS ELAP Certification 1644

Angela Rydelius, Lab Manager

McCampbell Analytical, Inc.
"When Quality Counts"

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QC SUMMARY REPORT FOR SW8015B

W.O. Sample Matrix: Soil QC Matrix: Soil BatchID: 56231 WorkOrder 1102171

EPA Method SW8015B **Extraction SW3550B/3630C** **Spiked Sample ID: 1102171-003A**

Analyte	Sample	Spiked	MS	MSD	MS-MSD	LCS	LCSD	LCS-LCSD	Acceptance Criteria (%)			
	mg/Kg	mg/Kg	% Rec.	% Rec.	% RPD	% Rec.	% Rec.	% RPD	MS / MSD	RPD	LCS/LCSD	RPD
TPH-Diesel (C10-C23)	3.6	40	101	103	1.95	96.4	97.5	1.08	70 - 130	30	70 - 130	30
%SS:	116	25	109	109	0	103	103	0	70 - 130	30	70 - 130	30

All target compounds in the Method Blank of this extraction batch were ND less than the method RL with the following exceptions:
NONE

BATCH 56231 SUMMARY

Lab ID	Date Sampled	Date Extracted	Date Analyzed	Lab ID	Date Sampled	Date Extracted	Date Analyzed
1102171-001A	02/03/11 10:50 AM	02/14/11	02/16/11 2:12 AM	1102171-002A	02/03/11 1:30 PM	02/14/11	02/16/11 5:39 AM
1102171-003A	02/03/11 2:45 PM	02/14/11	02/15/11 9:31 PM				

MS = Matrix Spike; MSD = Matrix Spike Duplicate; LCS = Laboratory Control Sample; LCSD = Laboratory Control Sample Duplicate; RPD = Relative Percent Deviation.

% Recovery = 100 * (MS-Sample) / (Amount Spiked); RPD = 100 * (MS - MSD) / ((MS + MSD) / 2).

MS / MSD spike recoveries and / or %RPD may fall outside of laboratory acceptance criteria due to one or more of the following reasons: a) the sample is inhomogenous AND contains significant concentrations of analyte relative to the amount spiked, or b) the spiked sample's matrix interferes with the spike recovery.

N/A = not enough sample to perform matrix spike and matrix spike duplicate.

NR = analyte concentration in sample exceeds spike amount for soil matrix or exceeds 2x spike amount for water matrix or sample diluted due to high matrix or analyte content.

DHS ELAP Certification 1644

QA/QC Officer

APPENDIX D

Protocol for Gravity Separation of Groundwater Samples

ATTACHMENT A

Protocol for Gravity Separation of Groundwater Samples to Isolate the Water Phase

Groundwater samples may contain non-dissolved petroleum resulting from entrained sheen and/or entrained petroleum-affected soil particles. The objective of this procedure is to separate the oil phase and the particulate matter solid phase from the water phase prior to extraction and analysis of the sample. In this way, the analysis will better represent the true dissolved-phase of the sample. The success of this procedure depends on many factors, including adequate time for separation, and complete exclusion of the oil and particulate matter phases from the collected water phase.

For groundwater samples to be analyzed for semi-volatiles (e.g., extractable TPH, PAHs):

1. Pour the raw groundwater sample into a glass separatory funnel of adequate volume.
2. Allow the sample to separate and equilibrate for a minimum of 48 hours. Keep the sample refrigerated during the separation period.
3. After the separation period, the analyst will observe the sample to confirm that the water phase is visually clear. If the water is not visually clear, additional separation time may be required.
4. Open the bottom stopcock of the funnel and allow all of the particulate matter that collected at the bottom to run completely through; discard.
5. Collect an adequate sample volume of the water phase from the bottom of the funnel without including any of the oil phase and place into appropriate containers.
6. Add surrogates to water phase sample and extract as per requested method.

For groundwater samples to be analyzed for volatiles (e.g., purgeable TPH, BTEX, etc.):

1. Store the 40-ml VOA vials upside-down in the refrigerator for a minimum of 48 hours.
2. After the separation period, the vials must remain in the upside-down position while the septum is punctured by the hypodermic needle and the water phase is subsampled. The analyst should keep the needle tip within the water phase and must avoid both the solid and oil phases with the needle tip during subsampling.