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OAKLAND AREA BUILDING MATERIALS, LP
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October 14, 2015

Alameda County Environmental Health Care Services
Environmental Health Services – Division of Environmental Protection
1131 Harbor Bay Parkway, Suite 250
Alameda, California 94502-6577

Attention: Mr. Jerry Wickham
Senior Hazardous Materials Specialist

SUBJECT: SITE MANAGEMENT PLAN FOR THE WESTSIDE BUILDING MATERIAL FACILITY (FORMER AAA EQUIPMENT COMPANY PROPERTY AND FLAG LOT) AT 745 50TH AVENUE, OAKLAND, CALIFORNIA 94601
SLIC CASE NO. RO0002476 AND PART OF SLIC CASE NO. RO0002478

Dear Mr. Wickham:

The enclosed Site Management Plan (SMP) was prepared by Tetra Tech, Inc. on behalf of Alta Properties, LLC, the owner of the property that includes the former AAA Equipment Company (AAA Co.) property at 745 50th Street, Oakland, California (the former AAA Co. property; SLIC Case No. R00002746; Geotracker Global ID SL0600186350). The former AAA Co. property is currently leased to the Oakland Area Building Materials, LP (OABM, LP) doing business as Westside Building Material Oakland. OABM, LP also leases the Flag Lot portion of the Neu Investment Corporation (Neu) (former Learner Investment Company) property, located at 768 46th Avenue, Oakland, California (SLIC Case No. R00002478; Geotracker Global ID SLT20150156) which borders the former AAA Co. property to the east (collectively "the Site"). The Site is occupied by a building materials supply yard doing business as Westside Building Material. This SMP is being implemented at the entire Site and is being submitted to the Alameda County Health Care Services Agency, Environmental Health Services (ACEH) in support of a request for case closure for two underground structures (USTs) that were removed from the former AAA Co. property in 2003.

As required, this SMP will be submitted electronically via the Alameda County Environmental Cleanup Oversight Program FTP website, and via the Regional Water Quality Control Board's GeoTracker electronic submittal system.

I declare, under penalty of perjury, that the information and/or recommendations contained in the attached document or report are true and correct to the best of my knowledge. If you have any questions or comments concerning this report, please call me at (714) 385-1644, Mr. Thomas Chandler at (714) 887-9981), or Jon Lovegreen at (949) 809-5000.

Following the ACEH's review and acceptance of this SMP, Alta Properties, LLC will have recorded with the County of Alameda Recorders office an environmental deed restriction that meets your approval. Following providing you with proof or recordation, Alta Properties, LLC would appreciate receipt of the ACEH case closure letter at the above address.

Sincerely,

RICHARD PECKHAM
Alta Properties, LLC
c/o Westside Building Material - Oakland

Enclosure

cc: Mr. Thomas Chandler, w/enc.

Site Management Plan
Westside Building Material Facility
(Former AAA Equipment Company Property and Flag Lot)
at 745 50th Avenue,
Oakland, California 94601
SLIC Case No. RO0002476 and Part of Part of SLIC Case No. RO0002478
Tetra Tech Project No. T34030

14 October 2015

Submitted to:
ALAMEDA COUNTY HEALTH CARE SERVICES AGENCY, ENVIRONMENTAL HEALTH SERVICES
Division of Environmental Protection
1131 Harbor Bay Parkway, 2nd Floor
Alameda, California 93402
Attention: Mr. Jerry Wickham, Senior Hazardous Materials Specialist

Prepared on Behalf of:
Oakland Area Building Materials, LP
745 50th Avenue
Oakland, California 94601
Attention: Mr. William Peckham

Prepared by:
Tetra Tech, Inc.
17885 Von Karman Avenue
Irvine, California 92614
Attention: Mr. Jon R. Lovegreen, CPG No. 4379
Phone: (949) 809-5000

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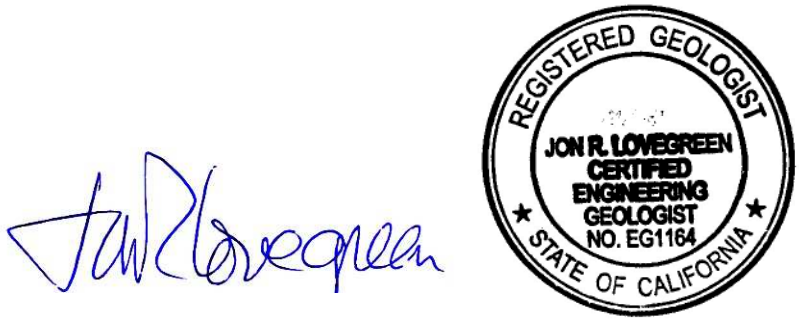
CERTIFICATION

This Site Management Plan dated 14 October 2015 for the Westside Building Material facility (Former AAA Equipment Company Property and Flag Lot) at 745 50th Avenue, Oakland, California was prepared by a Tetra Tech, Inc., California Certified Engineering Geologist.



October 14, 2015

JON R. LOVEGREEN
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Tetra Tech, Inc.
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SITE MANAGEMENT PLAN
WESTSIDE BUILDING MATERIAL FACILITY
(Former AAA Equipment Company Property and Flag Lot)
at 745 50th Avenue,
Oakland, California 94601
SLIC Case Nos. RO0002476 and RO0002478

1.0 INTRODUCTION

This *Site Management Plan* (SMP) has been prepared by Tetra Tech, Inc. (Tetra Tech) on behalf of Alta Properties, LLC, owner of the property that includes the former AAA Equipment Company (AAA Co.) property at 745 50th Street, Oakland, California (the former AAA Co. property; SLIC Case No. R00002746; Geotracker Global ID SL0600186350). The former AAA Co. property is currently leased to the Oakland Area Building Materials, LP (OABM, LP) doing business as Westside Building Material - Oakland (WBM-O). OABM, LP also leases the Flag Lot portion of the Neu Investment Corporation (Neu) (former Learner Investment Company) property, located at 768 46th Avenue, Oakland, California (SLIC Case No. R00002478; Geotracker Global ID SLT20150156) which borders the former AAA Co. property to the east. Collectively the former AAA Co. property and the Flag Lot constitute "the Site". The Site (and the Westside Building Material - Oakland (WBM-O) facility have an address of 745 50th Avenue, Oakland, California 94601. Figure 1 shows the Site's location.

The SMP has been prepared to meet one of the requirements of the Alameda County Health Care Services Agency, Environmental Health Services (ACEH) to provide case closure for one of the Site properties (the former AAA Co. property). The SMP provides guidance for the inspection and maintenance of the existing asphalt cap at the Site and procedures for handling residual impacted soils in the event of any excavation activities at the Site that would disturb subsurface soils. The SMP is designed to minimize the likelihood of exposure to hazardous substances in the subsurface or a release of hazardous substances that would adversely impact the subsurface at the Site.

The Site encompasses approximately 3.55 acres. It is comprised of two parcels with assessor parcel numbers (APNs) 034-2293-02-05 and 034-2293-02-09. The two parcels have separate Spills, Leaks, Investigations, and Cleanups (SLIC) case files reflecting their being two separate properties owned by separate entities.

APN 034-2293-02-05 has historically been referred to as the "Flag Lot" and had an address of 768 46th Avenue; it has been assigned SLIC Case No. RO0002478. This property continues to be owned by Neu Investment Corporation (Neu) and is leased by WBM-O.

APN 034-2293-02-09 is the former AAA Equipment Company (AAA Co.) property that had an address of 745 50th Avenue; it has been assigned SLIC Case No. RO0002476. This property currently is owned by Alta Properties, LLC (Alta). To facilitate discussion in this SMP, this parcel is referred to as the former AAA Co. property.

For the purposes of this SMP, both parcels (APNs) are considered to be the Site with an address of 745 50th Avenue, Oakland, California 94601. However, submittal of the SMP addresses case closure requirements for the former AAA Co. property (APN 034-2293-02-09) only.

The Flag Lot was formerly paved vacant land and the AAA Co property was formerly occupied by AAA Co. prior to both properties being redeveloped with the current WBM-O facility. Current Site use by WBM-O includes storage of building materials in a facility that is well maintained with good housekeeping practices.

The Site includes four buildings. An approximately 8,500-square foot, two-story office building is present on the southeast side of the Site along 50th Avenue. Two high-roofed building materials storage buildings are located along the northeast and southwest sides of the Site. They are approximately 21,000 square feet and 9,000 square feet in size, respectively. The fourth building is located in the north corner of the Site and encompasses approximately 1,000 square feet. It is comprised of two 40-foot long shipping containers with space between that is covered. The containers and area are used for storage. The remainder of the Site is concrete- and asphalt-paved parking and driveways with a limited planter area along the southeast part of the Site between the office building and 50th Avenue. As a result the entire Site is capped with either building concrete floor slab or pavement. This Site Cap results in no exposure to subsurface soils. There are no subsurface features or structures at the Site, with the exception of standard subgrade utilities such as water, sewer, and electrical conduits. Groundwater at the Site is brackish and likely in hydraulic communication with San Leandro Bay, as discussed below. Groundwater is not a source of drinking water in the Site vicinity. There are no water supply wells at the Site; as a result, there is no exposure to groundwater.

1.1 SMP Objectives

The objectives of this SMP are to provide guidance:

- For inspection and maintenance of the Site Cap.
- In the event of any excavation, redevelopment, or other activities that would result in exposure to subsurface soils at the Site.
- On hazardous substances storage, handling, and use with the intent to minimize the likelihood of releases that would result in adverse impacts to the subsurface.

1.2 Site Setting

The Site is located approximately ½-mile from San Leandro Bay in an industrial area of Oakland that is west of Interstate Highway I-580. The Site elevation is approximately 10 feet above mean sea level (msl). Topography at the Site is relatively flat lying with a gentle westward slope toward San Leandro Bay and San Francisco Bay.

Adjacent properties include:

- Pacific Gas & Electric (PG&E) at 4930 Coliseum Way, adjacent on the southwest side of the Site (with SLIC Case No. RO0000099).
- Exotic Hardwoods & Veneers (former Superior Plaster Castings) at 4800 Coliseum Way, adjacent on the southwest side of the Site (with SLIC Case No. RO0002661).
- A vacant lot adjacent to the west and northwest of the Site (part of the Neu property with SLIC Case No. RO0002478). The Southern Pacific Railroad tracks adjacent to the northeast of the Site.
- A City of Oakland facility at 750 50th Avenue, southeast across 50th Avenue.

In 2002, Harding ESE reported the depth to groundwater at the Site was approximately 6 feet below ground surface (bgs) with a southwest flow direction toward San Leandro Bay (part of San Francisco Bay). LFR Environmental Management & Consulting Engineering (LFR) in 2008 reported that

groundwater was encountered at 7 to 8 feet bgs. Groundwater was reported to be brackish and not a drinking water source (Harding ESE, 2002). Subsurface soils in the Site vicinity were described by Morgan Environmental Services (MES, 2002) as fine-grained soils, primarily silt and clay with buried stream channel deposits interbedded with beach, dune sand, and marine terrace deposits of Plio-Pleistocene to late Pleistocene age. LFR (2008) described the upper 12 feet of Site soils as interbedded layers of gravel, sand, silt, and clay. There are no creeks, surface water bodies within ½-mile of the Site. According to an e-mail communication in the ACEH file, there are no water supply wells within 2,000 feet of the Site (Yoo, 2006).

1.3 Historical Site Use

The following summary is for the former AAA Co. portion of the Site, except where noted otherwise. It is based primarily on information provided by Hageman-Aguiar, Inc. (HAI, 2000) and LFR (2007; 2008). Prior to 1939, the Site was vacant land and subsequently had one or more residences on or adjacent to the Site. The Independent Construction Company (ICC) began operation on the back (northwest) portion of the Site by 1939 and by 1950 ICC was operating an asphalt batch plant on the Site. ICC's operations apparently included the use of two steel-sided underground storage vessels with concrete bottoms (USTs). These USTs had capacities of approximately 19,000 gallons and 21,000 gallons. The USTs were used to store petroleum products that were used in the making of asphalt. Petroleum product was delivered to the USTs via belowgrade pipelines from railcars east of the Site. A smaller 800-gallon UST was also present at the Site. Its use was unknown. By 1961, the asphalt batch plant was no longer present. In the 1960s, a pipe painting facility was present at the Site. This facility included equipment storage, sand blasting, and a paint shop (LFR, 2008). By 1967, AAA Co. occupied the property; the company conducted operations there until 2002. AAA Co. is reported by HAI and LFR to have used the Site for the storage of used machinery, machine parts, and scrap metal. According to LFR, there were many racks of used automobile and machinery parts (mostly if not all made of metal) located across the property in 2002.

Alta took ownership of the former AAA Co. portion of the Site in 2002, removed the USTs, and demolished all of the Site buildings except for what is now the office building (which was refurbished). Alta regraded the remainder of what was then the Site property and the adjacent property on the northeast and northwest sides of the Site that is now part of the Site (the two adjacent areas of the property are referred to as the Flag Lot), constructed three new buildings, and paved the Site. These four buildings are the ones currently present at the Site. Following its redevelopment by Alta, the Site has been used as a building materials supply yard. Building materials are stored prior to loading onto trucks for delivery to construction sites. Building materials include commercial quantities of wallboard, weather barriers, aggregate, steel framing products, exterior insulation finishing system (EIFS) products, cement and plaster products, acoustical and metal ceilings, insulation, selected coatings and finishes, caulking materials, sealers, and sound control products. Site use does not involve the use of hazardous materials or the generation of hazardous waste that potentially could impact the subsurface. Commercial quantities of hazardous materials, such as coatings, sealants, and caulks, are temporarily warehoused at the Site prior to delivery to off-Site locations for use by the building trades.

The 800-gallon UST was removed in 2002 as documented in a UST removal report by MES (2002) and the Oakland Fire Department (OFD) has issued a case closure letter (OFD, 2003). The larger two USTs were removed in September and October 2003 as documented in a UST removal report by LFR (2004a) that was transmitted to the ACEH in a letter dated 27 April 2004. Additional information on the USTs' removal is discussed below in Section 1.4. Case closure for the two larger USTs by the ACEH is pending the ACEH's receipt of this SMP and recording of an environmental deed restriction.

1.4 Summary of Site Characterization

The former AAA Co. portion of the Site and adjacent properties have been characterized by a number of investigations that followed the discovery of a diesel release from an on-Site aboveground storage tank (AST) by an ACEH inspector in 1987. Following removal of the AST, related piping, and appurtenances, and remediation of the AST-related impacted soil, additional investigations were performed at the former AAA Co. portion of the Site as a part of environmental due diligence activities and a request by the ACEH to investigate "residual fuel hydrocarbons, polychlorinated biphenyls (PCBs), polynuclear aromatic hydrocarbons (PNAs), and metals" in soil and groundwater. The ACEH requested that three adjacent properties (one of which included the Flag Lot part of the Site) and the former AAA Co. portion of the Site investigate subsurface conditions to evaluate the source of the petroleum hydrocarbons, 1,3-dichlorobenzene (1,3-DCB), 1,4-dichlorobenzene (1,4-DCB), and metals the ACEH considered to be present in soil and groundwater at the four properties (ACEH, 2007). Related to ACEH's judgment regarding the four properties, a SLIC case was opened for each of the four properties. These included SLIC Case No. RO0002476 that was opened for the former AAA Co. part of the Site and SLIC Case No. RO0002478 that was opened for the Neu property that includes what is now the Flag Lot portion of the Site.

Appendix B presents a summary of the prior investigations where conditions indicative of localized impacted soil areas (ISAs) were described along with the chemicals of potential concern (COPCs) in one or more of these areas. The SMP is designed to minimize exposure to the COPCs where present in the subsurface at the Site.

1.5 SMP Approach

This SMP provides guidance for:

- Monitoring, maintenance, and repair (if and as needed) of the Cap at the Site.
- Monitoring of excavations or other earth-moving activities at the Site that result in exposure of subsurface soils beneath the Cap. The SMP provides general guidance to be used should impacted soil be encountered during excavation or other earth-moving activities.
- Hazardous substances storage and handling in a manner designed to minimize the likelihood of a release.

2.0 SITE USE ASSUMPTIONS

Based on Tetra Tech's understanding of current and planned Site, the following assumptions have been used to guide development of this SMP:

1. Site use will continue to be for commercial purposes.
2. Excavations or other activities resulting in exposure of subsurface soil, if any, are expected to be infrequent and limited in extent, such as for the repair of subgrade utilities.
3. In the event of an excavation at the Site, in addition to the ISAs, there is the potential for previously unknown areas of impacted soil to be encountered. This SMP is designed to be flexible so that previously unknown ISAs can be addressed in the event they are encountered.
4. Pavement design life typically is approximately 25 years for asphaltic concrete and approximately 50 years for concrete, with standard maintenance and repairs.

3.0 DEFINITIONS

Definitions of terms are provided in Appendix C.

4.0 IMPACTED SOIL AREAS (ISAs)

There are six known ISAs at the Site. They are shown on Figure 2 and include the following:

- The area of the former 800-gallon UST.
- Each of two former larger USTs (with approximate capacities of 19,000 and 21,000 gallons).
- The area near the 1987 diesel spill where the boring for GWM well MW1 was advanced.
- The area in the northwestern portion of the Site where Harding-ESE advanced boring B-11.
- The area along the southwestern portion of the Site adjacent to the property line with the former Superior Plaster Castings property at 4800 Coliseum Way where LFR (2008) borings DCB-P3 and DCB-P4 were advanced.

In addition to the above ISAs, impacted soil excavated from the Flag Lot portion of the Site during redevelopment activities in 2002 (and temporarily stored in a stockpile referred to as the Loaf Pile) was placed as subgrade material beneath asphaltic concrete or concrete pavement.

One or more of the COPCs cited in Section 5 are present in each of the ISAs and the former Loaf Pile soil placed as subgrade. Groundwater has not reported to be impacted by these ISAs except along the southwestern portion of the Site adjacent to the property line with the former Superior Plaster Castings property.

5.0 CHEMICALS OF POTENTIAL CONCERN (COPCs)

COPCs at the Site include of total petroleum hydrocarbons (TPH) as diesel (TPHd), total petroleum hydrocarbons as oil (TPHmo), residual fuel, selected volatile organic compounds (VOCs), selected PNAs, and selected PCB congeners. The selected VOCs include 1,2-dichlorobenzene (1,2-DCB), 1,3-DCB, 1,4-DCB, and Chlorobenzene (CB). The PCB congeners include Aroclor 1254 and Aroclor 1260. Although selected CCR metals were cited in some documents as being present at elevated concentrations in the subsurface at the Site, no documentation was found in the reports reviewed for this SMP that CCR metals remain at elevated concentrations in soil or groundwater at the Site and they are not included here as COPCs.

6.0 EXPOSURE PATHWAYS

Potential exposure pathways include ingestion, inhalation, and dermal contact for the COPCs cited in Section 5 should impacted soils be encountered. The existing Cap at the Site interrupts all three exposure pathways rendering the three pathways incomplete. As long as the Cap remains intact, the exposure risk is essentially non-existent.

In the event that an area of the Cap needs to be removed for excavation or other earth-moving activities, there is a potential for construction worker exposure via inhalation of vapor phase VOCs and airborne dust, dermal contact with dust, and possible incidental ingestion of soil. Measures to mitigate these potential exposures are expected to be addressed by the Contractor in accordance with a vapor and dust control plan consistent with the requirements of the Bay Area Air Quality Management District (BAAQMD). These controls are discussed in Section 12.

7.0 CAP MAINTENANCE

Asphaltic concrete and concrete pavement and floor slabs are expected to have a useful life of 25 years and 50 years, if appropriately maintained. The Cap condition is to be monitored in a manner consistent with the guidance provided in Section 8 and maintained in a manner that results in it being free of discontinuities that would significantly reduce its effectiveness as a barrier between underlying soils and the environment. Pavement maintenance activities can include sealing of cracks, application of a seal coat, localized patching/replacement, or, in extreme cases replacement and repavement. Concrete floor slab maintenance can include the same maintenance activities; it is not expected that the concrete floor slabs will need replacement over the design life of the buildings.

Documentation of Cap maintenance activities will be maintained in a dedicated electronic or hard copy file by the Tenant or Site Owner. This documentation is expected to include completed Cap inspection forms, copies of maintenance-related invoices, a dated to-scale sketch of the area(s) where maintenance is performed, a summary description of the maintenance activities that were performed, and photographs.

As a part of Cap maintenance, exterior signage will be placed at appropriate locations for maximum design loads permitted at the Site.

8.0 CAP INSPECTIONS

The Cap will be inspected on a regular basis as discussed below. The inspection may be performed by a Tenant representative or Tenant's designee. The inspections will be documented with the documentation retained in a dedicated electronic or hard copy file maintained by the Tenant or Site Owner.

Cap inspections are expected to include the following:

- Use of a Cap inspection form such as the one in in Appendix A or other appropriate method of documenting each inspection.
- Twice a year inspections in approximately May and October of each calendar year.
- Visual inspection for evidence of:
  - Pooled water indicative of differential pavement settlement;
  - Deterioration;
  - Cracking;
  - Missing pavement or concrete floor slabs;
  - Recent utility cuts;
  - Improper design loads (such as those from trucks that exceed posted maximum design loads that result in washboard or rutted pavement, or other displacements of pavement);
  - Blocked or otherwise impaired on-Site stormwater drains
  - Any other indicator of a breach in the pavement or concrete floor slabs.
- Follow-up to document that recommended maintenance or repairs were performed and documented (as discussed above in Section 7).

9.0 EXCAVATION-RELATED NOTIFICATIONS

This Section 9 and Sections 10 to 17 discuss excavation-related activities. These sections are not applicable to the Cap maintenance and inspection guidelines outlined in Sections 7 and 8.

All contractors involved with any excavation or other earth-moving activities are to be notified in writing, preferably as a part of their contracts, of the ISAs that are present at the Site (as discussed in Section 4) and the potential presence of the COPCs outlined in Section 5 to be present at the Site.

9.1 Field Notifications

Should evidence of impacted soil be encountered during excavation or other earth-moving activities, the soil disturbing activities are to cease immediately in the area where impacted soil is encountered. The Tenant, Tenant's designee, and/or Environmental Consultant is to be notified immediately, if not present at the time that the impacted soil is encountered. The notification is to include:

- The name, affiliation, and cellular phone number of the person performing the notification.
- The time that the impacted soil and/or soil gas was observed and/or noted.
- The location of the impacted soil and/or soil gas.
- A description of what was observed or smelled.
- The dimensions of what was observed (approximate length, width, and thickness).

The Tenant is responsible for notifying the Site Owner of any impacted soil found.

9.2 Regulatory Agency Notification

Decisions on regulatory agency notification will be dependent on the nature of the impacted soil, its extent, and COPC concentrations. For small areas of impacted soil (less than approximately 13 cubic yards), no immediate regulatory notification is expected to be needed. For larger quantities of impacted soil or areas where impacted groundwater is present, regulatory agency notification to the ACEH by telephone and/or e-mail is to be made as soon as is practically possible (within 24 hours is suggested).

At the time this SMP was prepared, the contact information for the ACEH is:

Mr. Jerry Wickham
Phone: 510.567.6700
e-mail: jerry.wickham@acgov.org

The notification to the ACEH is expected to include:

- The name, address, and legal description (APN) of the Site
- The name and contact information for the Site Owner and Tenant;
- The name and contact information of the remediating party (such as the Tenant);
- The name and cell phone number of the Site contact (typically the Tenant's designee);
- Site use;
- Area where the impacted soil and/or groundwater was encountered;
- Approximate dimensions and depth of the excavation where impacted soil and/or groundwater was encountered;
- The impacted medium (i.e., impacted soil, groundwater, or both);

- A list of each COPC to detected;
- The background concentration, Site screening level (SSL), or other Site-specific remediation level selected as the appropriate remediation standard;
- Methods being employed to restrict access and exposure to the impacted soil and/or groundwater; and
- The proposed action (such as off-Site disposal).

10.0 EXCAVATION-RELATED COPC FIELD MONITORING AND SCREENING CRITERIA

Frequent monitoring by the Contractor is expected to take place during excavation or other earth-moving activities, particularly in ISAs. Field monitoring is to include visual and olfactory checking for the following indicators of petroleum- or VOC-impacted soil and/or soil gas:

- Stained or discolored soil with a dark coloration.
- Petroleum odors.
- Chemical odors.

In the event subsurface conditions are encountered that are significantly different from known prior conditions (prior conditions are described in Appendix B), the Contractor, Site Owner, or Tenant will contact the Environmental Consultant. The Environmental Consultant is expected to monitor conditions in this new impacted soil area (new ISA) for:

- Above-background concentrations of Photoionization Detector (PID)-detectable vapor phase volatile compounds with a PID equipped with a 10.6 eV lamp.
- PID-detectable vapor phase volatile compound concentrations greater than 50 ppm.
- Other conditions indicative of a new ISA.

Monitoring procedures are discussed in Section 11.

11.0 EXCAVATION-RELATED MONITORING PERSONNEL AND PROCEDURES

11.1 Health and Safety Plan (HASP)

Prior to the commencement of excavation or other earth-moving operations, a HASP is to be prepared by the Environmental Consultant. The HASP is to include provisions for Hazardous Waste Operations and Emergency Response (HAZWOPER) training, enrolment in a medical surveillance program, medical monitoring, and medical clearance for all of the Environmental Consultant's personnel who work at the Site. Employees of the Site Owner, the Site Owner's Contractor or other entities are expected to observe the safety rules and regulations as established by their respective organizations and their respective HASPs. The HASP is to include procedures to minimize exposure to hazardous substances, establishment of restricted access zones, and emergency response procedures.

Prior to commencement of excavation or other earth-moving operations, the Environmental Consultant's and the Contractor's representatives are to participate in a "pre-construction" meeting. At the meeting, the Environmental Consultant will discuss all components of this SMP and the HASP with all personnel involved with the excavation and/or earth-moving activities.

11.2 Monitoring Activities

Soil monitoring during Site excavation or other earth-moving activities is expected to include:

- Visual and olfactory monitoring is to be performed by the Contractor's representative when the Environmental Consultant is not on the Site. The monitoring is to include:
  - Visual inspection for stained soil.
  - Noting whether chemical or petroleum odors are detected.
- The Tenant may elect to have the Environmental Consultant periodically monitor for vapor phase volatile compounds using the PID.
- If monitoring indicates PID readings higher than 50 ppm, the work area will be considered to be impacted.
- PID monitoring is to include:
  - Obtaining background PID readings at a minimum of three locations sufficiently remote from the excavation or other earth-moving operations as to be representative of background conditions in the Environmental Consultant's judgment. The average of the three readings will be considered representative of background vapor phase volatile compound concentrations for the day the readings are obtained.
  - Obtaining PID readings in the area of excavation or other earth-moving activities.
- Documentation of monitoring activities is to include: When the monitoring was performed, by whom, and where. This can be accomplished by the daily completion of field monitoring forms.
- Monitoring documentation is to include PID calibration date and calibration compound appropriate for petroleum compounds and VOCs.
- Monitoring documentation is to include dates, times, locations, and readings of PID monitoring.

<u>IF SOIL/GROUNDWATER VAPOR/ODOR OR OTHER INDICATOR OF IMPACTED SOIL OR GROUNDWATER ARE ENCOUNTERED, THE CONTRACTOR IS TO CEASE OPERATIONS IN THE AREA OF IMPACTED SOIL AND/OR GROUNDWATER, CONTACT THE TENANT, AND SECURE THE IMPACTED AREA TO RESTRICT ACCESS AND PREVENT EXPOSURE.</u>

11.3 Dust Control Monitoring

Dust control activities are discussed below in Section 12. Dust control monitoring is not expected to involve the use of air sampling equipment. In the event that air sampling is required by the ACEH, it is to be conducted consistent with ACEH and/or BAAQMD requirements.

12.0 EXCAVATION-RELATED VOC EMISSIONS AND VISIBLE DUST MITIGATION MEASURES

The Site is expected to be subject to air quality regulations for VOC emissions and visible dust mitigation issued by the BAAQMD. In most instances these are expected to include standard construction water application procedures to keep impacted soil visibly moist. Mitigation measures may also include the use of other vapor suppressants, covering of exposed excavated areas, and/or covering of excavated stockpiled soil with sheeting of suitable thickness to prevent VOC emissions or release of dust to the environment.

13.0 EXCAVATION-RELATED IMPACTED SOIL HANDLING PROCEDURES

13.1 Areas Known to be Impacted (Known ISAs)

Should impacted soil be encountered in areas known to be impacted (ISAs), the Contractor is to contact the Tenant or Site Owner and proceed with the bulleted activities described below. Provided subsurface conditions in the Known ISA appear consistent with previously reported conditions, no investigation or remedial excavation activities are expected to be necessary. If subsurface conditions in a Known ISA appear substantially different than previously reported, then the Tenant or Site Owner may contact the Environmental Consultant to evaluate what, if any, additional subsurface investigation or remediation should be performed.

For excavation of impacted soil, the Environmental Contractor will provide personnel with 40-hour United States Occupational Safety and Health Administration (OSHA) HAZWOPER training to work in the areas of impacted soil.

Excavation of impacted soil and/or extraction of impacted groundwater is expected to include the following:

- The Contractor will control its operations so as to not affect the activities of the Environmental Contractor in the area of impacted soil (or groundwater).
- Suspected impacted soil will be segregated from non-impacted soil in separate stockpile(s) or in roll-off bins. To the extent feasible, stockpiled soil is to be placed on the pavement or an impermeable membrane/sheeting (such as visqueen-type sheeting) of sufficient thickness that it will not be penetrated by earth moving equipment.
- The impacted soil stockpile(s) or roll-off bins are to be covered and secured or otherwise appropriately protected from the elements when not actively in use.
- Any soil stockpiles are to be covered or enclosed with containment berm material to prevent runoff from the impacted soil stockpiles.
- Any containers of extracted groundwater are to have appropriate labelling and placed in a restricted access area.
- All excavations, including those for remedial purposes are to be secured to limit access to only the Environmental Contractor and Environmental Consultant.
- The location and dimensions of a remedial excavation are to be documented by the Environmental Contractor:
    - In field notes,
    - With a “to scale” field drawing that is linked to a permanent suitable landmark/benchmark outside of the impacted soil excavation (that will remain after the completion of Site redevelopment), and
    - With photographs that include a date/time stamp.

13.2 Areas Not Previously Known to be Impacted (New ISAs)

Should new areas of suspect impacted soil be encountered based on the monitoring criteria described above in Section 10, the Contractor is to immediately cease operations in the area of impacted soil. If the Environmental Consultant is not on the Site, the Contractor is to contact the Tenant or Site Owner and the notifications described in Section 9 are to be made. Depending on conditions in the New ISA, the Environmental Consultant may observe the area, make recommendations on how to proceed, and/or conduct additional investigation. Additional investigation may include additional excavation to expose deeper or wider areas, obtaining soil and/or groundwater samples, and arranging for the samples to be analyzed for one or more of the COPCs cited in Section 5 using sampling procedures described in Section 14.

As required for Known ISAs, for excavation of impacted soil in New ISAs, the Environmental Contractor and Environmental Consultant will provide personnel with 40-hour United States Occupational Safety and Health Administration (OSHA) HAZWOPER training to work in the areas of impacted soil.

Excavation of impacted soil and/or extraction of impacted groundwater in New ISAs is expected to include the following:

- The Contractor will control its operations so as to not affect the activities of the Environmental Contractor in the area of impacted soil (or groundwater).
- Suspected impacted soil will be segregated from non-impacted soil in separate stockpile(s) or in roll-off bins. To the extent feasible, stockpiled soil is to be placed on the pavement or an impermeable membrane/sheeting (such as visqueen-type sheeting) of sufficient thickness that it will not be penetrated by earth moving equipment.
- The impacted soil stockpile(s) or roll-off bins are to be covered and secured or otherwise appropriately protected from the elements when not actively in use.
- Any soil stockpiles are to be covered or enclosed with containment berm material to prevent runoff from the impacted soil stockpiles.
- Any containers of extracted groundwater are to have appropriate labelling and placed in a restricted access area.
- All excavations, including those for remedial purposes are to be secured to limit access to only the Environmental Contractor and Environmental Consultant.
- The location and dimensions of a remedial excavation are to be documented by the Environmental Consultant:
    - In field notes,
    - With a "to scale" field drawing that is linked to a permanent suitable landmark/benchmark outside of the impacted soil excavation (that will remain after the completion of Site redevelopment), and
    - With photographs that include a date/time stamp.

14.0 EXCAVATION-RELATED CONFIRMATION SOIL SAMPLING AND ANALYSES

In the event that confirmation soil sampling and analysis needs to be performed, it is expected to include:

- Soil sampling will be conducted by a professional familiar with sampling soil using procedures required by the ACEH. The professional is to follow the HASP and have the appropriate HAZWOPER training and be an active participant in an applicable medical surveillance program.
- Confirmation soil sampling is to include collection of up to five confirmation soil samples in each area where impacted soil was removed. These will include a soil sample from each wall and the bottom of each impacted soil excavation area. In small excavations, a proportionately reduced number of confirmation soil samples may be collected. Similarly, in large excavations, a proportionately increased number of confirmation soil samples may be collected, based on the judgment of the Environmental Consultant.
- Soil sampling procedures are to be consistent with those required by the ACEH. If groundwater is exposed and groundwater sampling is necessary, sampling procedures are to be consistent with ACEH requirements.
- Any soil sampling for VOCs analyses will be performed in general accordance with USEPA Method No. 5035 extraction and preservation methodology from soil excavated by a backhoe (or other contractor-provided excavator) at each confirmation soil sampling location. Soil sample containers are to be labelled, at a minimum, with the sample number, date and time of collection, the sampler's initials, and the Environmental Consultant's project number. The Environmental Consultant may elect to have additional labelling consistent with their practice.
- Soil and any groundwater samples are to be stored in a portable ice chest in which the temperature is maintained at approximately 40 degrees Fahrenheit with water or "blue" ice.
- Soil and any groundwater samples are to be transported to an analytical laboratory licensed for the test procedures by the ACEH using chain-of-custody procedures, including use of a chain-of-custody form, and with the appropriate preservation methods (such temperature control) within 24 hours of collection.
- Soil samples and any groundwater samples are to be analyzed for one or more of the following COPCs: TPH, VOCs, PNAs, and PCBs in general accordance with USEPA Method Nos. 8015m, 8260B, 8270D, and 8081B, respectively. The analyses to be performed are to be based on the COPCs found in each ISA. If field indications of additional COPCs are found or suspected, additional analyses may be performed.
- Once the results of the confirmation soil sampling demonstrate that impacted soil has been removed to the extent required under this SMP, excavation or other earth-moving activities in the area of the impacted soil excavation can resume, as discussed in Section 17.

15.0 EXCAVATION-RELATED IMPACTED SOIL AND/OR GROUNDWATER PROFILING FOR DISPOSAL

In the event that excavation-related impacted soil and/or groundwater profiling for disposal needs to be performed, it is expected to include:

- All soil and/or groundwater sampling to profile the impacted soil and/or groundwater for off-Site disposal is to be performed by the Environmental Consultant consistent with soil and groundwater sampling procedure guidelines acceptable to the ACEH. The numbers of soil samples and the analyses to be performed are to be based on the quantity of soil to be disposed as mutually agreed upon by the Environmental Consultant and the disposal/recycling/land farming/incineration facility (collectively the disposal facility) selected by the Tenant and/or Site Owner.
- Sampling procedures are to be consistent with those described in Section 14.
- For up to 250 cubic yards of impacted soil, one composite soil sample is suggested, subject to concurrence of the disposal facility. The composite sample is to be collected in individual sample jars (or other mutually-agreed upon laboratory-supplied sample containers) collected at a minimum of three different locations and depths within the impacted soil stockpile(s). The laboratory is to create each composite soil sample from the individual soil samples collected by the Environmental Consultant.
- For groundwater samples, unless otherwise specified by the disposal facility, one water sample is suggested.
- Soil and/or groundwater samples are to be analyzed for the COPCs specified by the disposal facility that is selected by the Tenant or Site Owner to receive the impacted soil and/or groundwater.

16.0 EXCAVATION-RELATED IMPACTED SOIL OFF-SITE TRANSPORT AND DISPOSAL PROCEDURES

In the event that excavation-related impacted soil off-Site transport and disposal needs to be performed, it is expected to include:

- The Tenant or Site Owner is expected to select an appropriate State- or Federal-licensed disposal facility.
- Impacted soil and/or groundwater is to be transported by a hauler licensed to transport the impacted soil and/or groundwater using the appropriate manifest that has been correctly completed for Tenant or Site Owner signature.
- Following removal of impacted soil stockpile(s), the area beneath the impacted soil stockpile(s) is to be free of all impacted soil. This may require the overexcavation of an area where the impacted soil was stockpiled (e.g., if it was stored in an unpaved area of the Site and if an impermeable membrane/sheeting was not placed beneath the impacted soil stockpile[s]). It may also involve the collection and analysis of confirmation soil samples for the COPCs in underlying soil. If confirmation soil sampling and analysis are needed, they are to be performed consistent with the procedures described in Section 14.
- Copies of all disposal facility manifests, signed by the disposal facility, are to be obtained by the Tenant, Site Owner, or Environmental Consultant and included in the Impacted Soil and/or Groundwater Remediation Completion Report (discussed below in Section 18).

17.0 DOCUMENTATION

Sections 7 and 8 outline the documentation that will be maintained for Cap maintenance and inspection, respectively. This Section summarizes the documentation that will be included for any excavation activities that are performed at the Site.

An Impacted Soil Excavation Completion Report (Excavation Completion Report) will be prepared at the conclusion of any soil removal activities of the type discussed above in Section 13. The Excavation Completion Report is to include a brief summary of the activities conducted during soil excavation activities. The limits and depths of all excavations will be shown on to-scale figures that are linked to a permanent suitable landmark/benchmark outside of the impacted soil excavation. The Excavation Completion Report will include a summary of the results of soil sampling and analysis at excavations (along with any groundwater sampling and analysis). Copies of all laboratory reports, completed chain-of-custody forms will be presented in appendices to the Report.

The Excavation Completion Report is expected to include, but not necessarily be limited to the following information:

- The name and address of the Site Owner;
- The name and address of the excavation party;
- A legal description and street address of the Site;
- The quantity of impacted soil and/or groundwater that was remediated;
- The location and dimensions of the excavated area shown on a to-scale drawing;
- A listing of all COPCs that were analyzed and their concentrations;
- The location and depth of confirmation soil samples and the COPCs that were analyzed;
- Applicable Site Screening Level (SSL);
- The name and location of any disposal/landfarming/recycling facility that impacted soil and/or groundwater was disposed at;
- Copies of all completed manifests signed by the disposal/landfarming/recycling facility; and
- Soil and/or groundwater sampling procedures; and
- A description of any engineering or institutional control used to remediate the Site;

The Excavation Completion Report is to:

- Be transmitted with a cover letter by the Site Owner, Tenant, or other appropriate designee declaring that the information and/or recommendations contained in the Excavation Completion Report are true and correct to the best of their knowledge.
- Where appropriate include a certification by a State-registered professional engineer or scientist.

18.0 HAZARDOUS MATERIALS STORAGE AND HANDLING

As discussed in Section 1, WBM-O temporarily stores and distributes building materials in a facility that is well maintained with good housekeeping practices. There are no manufacturing, fabrication, or maintenance activities that involve the use of hazardous materials or generation of hazardous wastes. Commercial quantities of a limited number of hazardous materials that are temporarily stored at the Site include, but may not be limited to coatings, sealants, and caulking. Hazardous materials that are temporarily stored and handled at the Site are being stored and handled using best management practices (BMPs), including employment of experienced forklift operators, restriction of non-essential personnel in areas where hazardous materials are stored, labelling consistent with State and Federal requirements, segregation of incompatible materials, and secondary containment where the hazardous materials are stored (adequate to contain 1.5 times the quantity of the largest container of hazardous materials).

19.0 LIMITATIONS

Tetra Tech's professional services have been performed, our findings obtained, and our recommendations prepared in accordance with customary principles and practices in the fields of environmental science and engineering. This warranty is in lieu of all other warranties either expressed or implied. Tetra Tech is not responsible for the independent conclusions, opinions, or recommendations made by others based on the information presented in this SMP.

This SMP has been prepared consistent with the standard of practice in California at this time. It also has been prepared in accordance with terms and conditions in the Tetra Tech, Inc. Contract Authorization that was signed by Oakland Area Building Materials, LP on 17 February 2015 (the "Agreement").

Except where specifically provided, there is to be no third party reliance on this SMP without the prior express written consent of Tetra Tech. Any authorized third-party use of this SMP shall also be subject to the terms and conditions governing the work in the above-referenced Agreement, and shall be limited by the exceptions and limitations in this SMP, and with the acknowledgment that actual Site conditions may change with time, and that hidden conditions may exist at the Site that were not discoverable within the authorized scope of the services described in this SMP. Any unauthorized release or misuse of this SMP shall be without risk or liability to Tetra Tech.

20.0 REFERENCES

Alameda County Health Care Services Agency, Environmental Health Services (ACEH), 2006, SLIC Case No. RO0002746, Former AAA Equipment, 745 50th Avenue, Oakland, CA: Letter addressed to Alta Properties, LLC, Oakland, CA and Neu Investment Corporation c/o Eden Realty, Whippany, NJ, dated 14 February 2006.

ACEH, 2007, SLIC Case No. RO0002746 and (Geotracker Global ID SL0600186350, AAA Equipment, 745 50th Avenue, Oakland, CA 94601 and SLIC Case RO0002478 and Geotracker Global ID SLT20150156, Learner Investment Company, 768 46th Avenue, Oakland, CA 94601: Letter addressed to Alta Properties, LLC, Oakland, CA and Edenwood Corp., Whippany, NJ 07981, dated 30 November 2007.

Environmental Restoration Services (ERS), 2003, Invoice for Completed Scope of Work to "Close one 2" well, 15 feet deep, as per Alameda County Public Works Department (ACPWD) standards for closure in place.": Document submitted to Alta Building Materials, Oakland, CA and date stamped by ACEH on 12 January 2006.

Groundwater Technology, Inc. (GTI), 1989a, Soil Boring and Monitoring Well Installation – AAA Equipment Company, 745 50th Avenue, Oakland, California: Unpublished professional work plan addressed to Alameda County – Hazardous Materials Division, dated 19 October 1989.

GTI. 1989b, GTEL Environmental Laboratories, Inc. Laboratory Report dated 11/09/89: Laboratory report transmitted via 13-page facsimile by GTI to Mr. Larry Seto at ACEH, facsimile date & time: 11/16/89 at 12:12 pm.

Hageman-Aguiar, Inc. (HA), 2000, Report of Phase I Environmental Site Assessment – 745 – 50th Avenue, Oakland California: Unpublished professional report prepared for Mr. Ed Kovell, dated 30 May 2000.

Harding ESE, 2002, Environmental Investigation – 745 50th Avenue, Oakland, California: Unpublished letter report addressed to Westside Building Material Corporation, Anaheim, CA, dated 30 May 2002.

LFR Environmental Management & Consulting Engineering (LFR), 2004a, Underground Storage Tank Removal Report – Former AAA Equipment Company Site – 745 50th Avenue, Oakland, California: Unpublished professional report prepared for Alta Properties, LLC, Oakland, CA, dated 27 April 2004.

LFR, 2004b, Residual Soil Management Plan - Former AAA Equipment Company Site – 745 50th Avenue, Oakland, California: Unpublished professional report prepared for Alta Properties, LLC, Oakland, CA, dated 27 April 2004.

LFR 2007, Workplan for Assessment of Dichlorobenzene in Soil and Groundwater, Former AAA Equipment Company Property, 745 50th Street, Oakland, California (SLIC Case No. RO0002746 Geotracker Global ID SL0600186530) and Learner Investment Company Property, 768 46th Avenue, Oakland, California (SLIC Case No. RO0002478) Geotracker Global ID SLT20150156): Unpublished professional work plan letter addressed to Alameda County Environmental Health Department, Alameda, CA, dated 30 October 2007.

LFR, 2008, Summary Report of Assessment of Dichlorobenzene in Soil and Groundwater at the Former AAA Equipment Site at 745 50th Street, Oakland, California (SLIC Case No. R00002746; Geotracker Global ID SL0600186350), and the Flag Lot portion of the Learner Investment Company property, located at 768 46th Avenue, Oakland, California (SLIC Case No. R00002478; Geotracker Global ID SLT20150156): Unpublished professional work plan letter addressed to Alameda County Environmental Health Department, Alameda, CA, dated 6 June 2008.

Morgan Environmental Services (MES), 2002, Underground Storage Tank Closure Report – AAA Equipment Services – 745 50th Avenue, Oakland, California: Unpublished professional report prepared for Ms. Kathy Kovell, Lafayette, CA, dated 27 October 2002.

Oakland Fire Department (OFD), 2003, Removal of Fuel Underground Storage Tank at 748 50th Avenue, Oakland, CA: Letter addressed to Ms. Kathy Kovell, Lafayette, CA, dated 13 February 2003.

Yoo, James, 2006, Well Survey for 745 50th Avenue, Oakland: e-mail addressed to Mr. Jerry Wickham of the ACEH, dated 12 April 2006.

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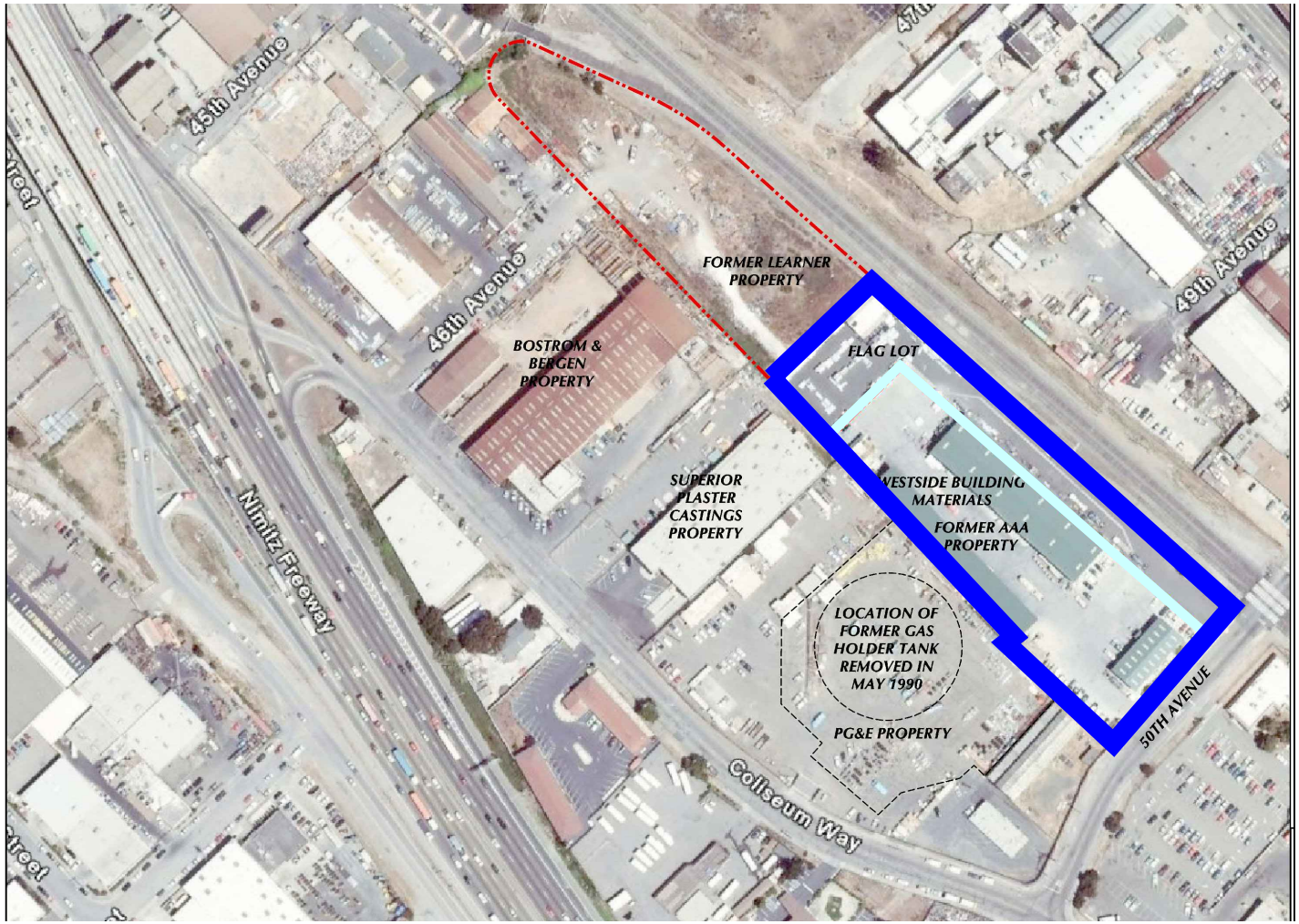
FIGURES



LEGEND

- SITE BOUNDARY
- BOUNDARY BETWEEN FORMER AAA CO. PROPERTY AND FLAG LOT PROPERTY

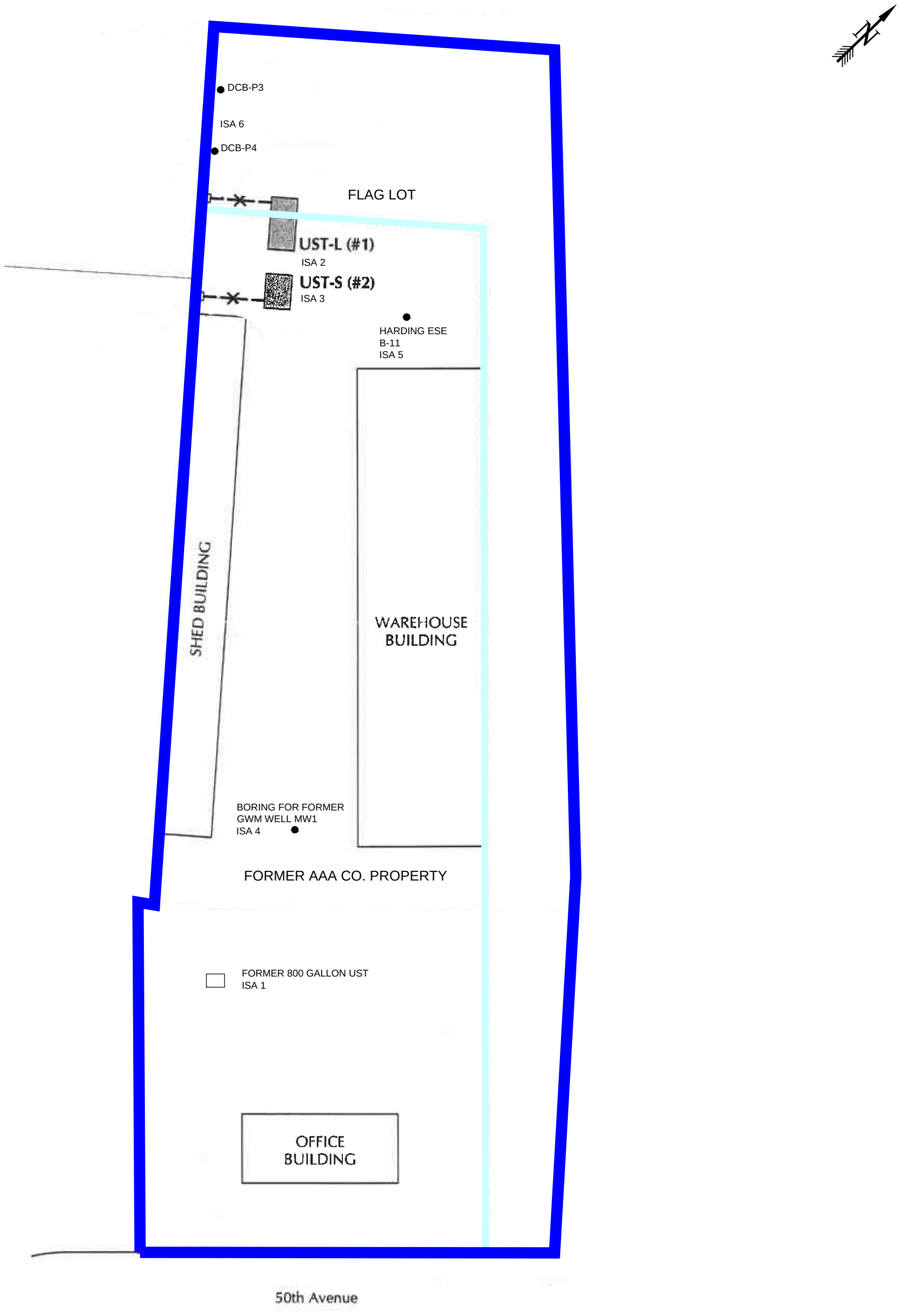
0 300 600

SCALE (FEET)

NOTES

1. ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.
2. FIGURE SOURCE: LFR (2008)

WESTSIDE BUILDING MATERIAL FACILITY 745 50th AVENUE OAKLAND, CALIFORNIA	TETRA TECH OCTOBER 14, 2015 TETRA TECH PROJ. NO. T34030	SITE LOCATION MAP FIGURE 1



LEGEND

- SITE BOUNDARY
- BOUNDARY BETWEEN FORMER AAA CO. PROPERTY AND FLAG LOT PROPERTY
- FORMER UST LOCATION
- UST — UNDERGROUND STORAGE TANK
- GWM — GROUNDWATER MONITORING

0 70 140

SCALE (FEET)

NOTES

1. ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.
2. FIGURE ADAPTED FROM LFR (2004a).
3. ISA 7 IS INCORPORATED IN PAVEMENT SUB-BASE; IT IS NOT SHOWN AS A POINT LOCATION.

WESTSIDE BUILDING MATERIAL FACILITY 745 50th AVENUE OAKLAND, CALIFORNIA	TETRA TECH OCTOBER 14, 2015 TETRA TECH PROJ. NO. T34030	SITE MAP WITH IMPACTED SOIL AREAS (ISAs) FIGURE 2

APPENDIX A

SAMPLE CAP INSPECTION FORM

Westside Building Material
- Oakland
745 50th Avenue, Oakland, CA 94601

To be submitted to ACEH
If requested

REV 05/2015

Cap (Pavement and Floor Slab) Inspection Form

Site Name: _____ Owner Change since last inspection? Y N

Location: _____

Owner Name: _____

Owner Address: _____ Phone Number: _____

Site Status: _____

Date: _____ Time: _____ Weather: _____

Conduct maintenance inspection in the spring (May) and fall (October) of each calendar year.

Pavement Type:

Inspection Items **(For all "Yes" entries describe location, dimensions, & depth)**	**Yes**	**No**	**Maintenance** Needed? (Yes/No)	**Comments/Description**
Pavement Area				
Pavement free of pooled water?				
Water standing after a storm event?				
Pavement rutted?				
Load-bearing capability of pavement intact?				
Stormwater inlets, outlets, or drains unobstructed and sediment				
All contributing drainage areas free of erosion and sources of sediment?				
Cracking?				
Other deterioration such as: slumping or spalling?				
Potholes present?				
Recent utility cuts?				
Any other types of pavement discontinuity?				
Buildings Floor Slabs (all buildings)				
Adjacent area fully stabilized (no evidence				
of eroding material into or from concrete floor slabs)?				
Cracking?				

Inspection Items **(For all "Yes" entries describe location, dimensions, & depth)**	**Yes**	**No**	**Maintenance** Needed? (Yes/No)	**Comments/Description**
Other deterioration such as: slumping or spalling?				
Holes in concrete?				
Recent utility cuts?				
Any other types of discontinuity?				

Inspector Comments: _____

_____

_____

_____

If any of the above Inspection Items are checked "Yes" for "Maintenance Needed," list Maintenance actions and their completion dates below:

Maintenance Action Needed	**Due Date**

The next routine inspection is scheduled for approximately: _____
(date)

Inspected by: (signature) _____

Inspected by: (printed)_____

APPENDIX B

SUPPORTING INFORMATION

SUPPORTING INFORMATION

Summary of the Site Investigations

1989

In 1989, Groundwater Technology, Inc. (GTI) installed a groundwater monitoring (GWM) well (MW1) approximately 175 feet northwest of what is now the office building (GTI, 1989a; 1989b). This location was near the area of the 1987 diesel spill.

According to laboratory report in the ACEH electronic file that was transmitted to the ACEH via facsimile on 16 November 1989, no chlorinated volatile organic compounds (VOCs), including 1,3-DCB and 1,4-DCB were detected in sampled water above the laboratory's detection limit (DL) except for a benzene concentration of 10 micrograms per liter (µg/L). No total recoverable petroleum hydrocarbons (TRPH) or oil and grease were detected above the laboratory's DL. A low concentration of total petroleum hydrocarbons (TPH) as diesel (TPHd) of 0.2 milligrams per liter (mg/L) was detected (no other TPH carbon ranges were reported to have been analysed). In analyzed soil samples from the GWM boring and three additional soil borings benzene, toluene, ethylbenzene and total xylenes were detected at concentrations up to 1.4 milligrams per kilogram (mg/kg), 2.5 mg/kg, 7,300 mg/kg and 7,400 mg/kg, respectively. No 1,3-DCB or 1,4-DCB were detected above the laboratory's DL. The maximum TRPH concentration was 5,900 mg/kg at 4 feet bgs; in the same boring the TRPH concentration at 7 feet bgs was 590 mg/kg (GTI, 1989b).

According to a copy of an Environmental Restoration Services (ERS, 2003) invoice and an Alameda County Public Works Agency (ACPWA) permit in the ACEH file, a 15-foot deep, 2-inch diameter GWM well was abandoned in accordance with ACPWA standards between 12 September 2003 when the ACPWA permit was issued and the 27 September 2003 date on the ERS invoice to "close one well (ERS, 2003). It is assumed that the "well" that was abandoned was GWM well MW1 that was installed by GTI in 1989.

2002

In February 2002 Harding ESE advanced 12 borings (B-1 through B-12) across the Site using a GeoProbe-type drill rig. Two soil samples were collected from each boring. The first sample was collected from a depth of one foot bgs and the second sample was collected from just above the water table and ranged in depth from 4 to 9 feet bgs. Groundwater samples were collected from five of the borings (B-1 through B-5) using a Hydropunch sampling equipment. The borings were advanced to evaluate the following Site features:

Boring B-1 — stained area of former shed
Boring B-2 — near northwestern Site border and railroad right-of-way
Boring B-3 — near a stained area
Boring B-4 — northeastern extent of area of previous diesel spill and soil removal action
Boring B-5 — south of previous diesel spill and soil removal action
Boring B-6 — near stained area in the vicinity of existing building
Boring B-7 — near a sump potentially used as oil-water separator
Boring B-8 — near stained area of former shed
Boring 8-9 — southwestern extent of area of previous diesel spill and soil removal action
Boring B-10 — near stained area of former shed
Boring B-11 — heavy stained area, metals, debris and drum storage area
Boring B-12 — heavy stained area, metals, debris and drum storage area

Each soil and groundwater sample was analyzed for TPHd and total petroleum hydrocarbons as oil (TPHmo) by United States Environmental Protection Agency (USEPA) Method No. 8015m and for VOCs by USEPA Method No. 8260B. Selected soil samples in three of the borings were also analyzed for semi-volatile organic compounds (SVOCs) by USEPA Method No. 8270C and metals by USEPA 6000/7000 Series.

No elevated concentrations of COPCs were reported by Harding-ESE (2002), except for TPHd, TPHmo, and mercury. The results of the laboratory analyses of the soil samples showed elevated concentrations of TPHd and TPHmo at concentrations greater than 1,000 mg/kg at six locations. With one exception these elevated TPHd and TPHmo concentrations were present only in the 1-foot depth soil sample, not in the deeper 5-foot depth soil sample. At boring B-11 (in the northwestern poortion of the former AAA Co property, the TPHd and TPHmo concentrations in the 5-foot depth soil sample were 1,900 mg/kg and 1,500 mg/kg. In addition to the elevated TPHd and TPHmo concentrations, one location had an elevated concentration of mercury at 1 foot bgs. However, Harding-ESE noted that between February and May 2002, AAA Co. had removed most of scrap metal, machinery, and equipment it stored at the Site and appeared to have scraped near-surface soils in areas of staining (including all of the areas with elevated concentrations of TPHd and TPHmo, and the one location with an elevated mercury concentration). Harding-ESE resampled the area that had had the elevated mercury concentration in the 1-foot depth soil sample and found no elevated mercury concentrations.

The results of laboratory analysis of the five groundwater samples found no concentrations of COPCs of concern. TPHd and TPHmo concentrations ranged from 0.5 to 15 micrograms per liter (1.1 µg/L). No benzene, toluene, ethylbenzene or xylenes (BTEX) compounds were detected in any of the groundwater samples, with the exception of a low benzene concentration of 3 µg/1 of benzene in the groundwater sample collected from boring B-1. No trichloroethene (TCE) or tetrachloroethene (PCE) was detected in any of the groundwater samples. Chlorobenzene (CB), 1,3-DCB, and 1,4-DCB were detected in sampled water from boring B-2 at concentrations of 1.2 µg/L, 3.7 µg/L, and 8.6 µg/L, respectively. No 1,2-dichlorobenzene (1,2-DCB) was detected above the laboratory's DL. This location was in the west corner of the Site along the southwest property boundary with the former Superior Plaster Castings property (Harding-ESE, 2002).

The UST removed in 2002 had a reported 800-gallon capacity. It was shown to have been located approximately 100 feet west of the current office building (MES, 2002). Information on the UST's contents and which historical business(es) used the UST was not found in the MES report. Groundwater was not encountered in the UST excavation in September 2002. A confirmation soil sample collected at a depth of 7.5 feet bgs beneath the former UST had a total petroleum hydrocarbons as gasoline (TPHg) concentration of 3,300 mg/kg and a TPHd concentration of 4,700 mg/kg. Soil from the UST excavation was used to backfill the UST excavation. No lead, petroleum-related VOCs, or oxygenates were reported at concentrations above their respective soil screening levels (SSLs). MES concluded that this case met the criteria for a low-risk leak site if the Site continued industrial/commercial land use; Site soils were capped with an impermeable barrier; GWM "well(s)" were decommissioned; and any soil removed from the property was sampled and profiled for disposal. MES recommended the OFD be petitioned for "regulatory corrective action and be requested to issue a NFA letter." Subsequently, in a letter dated 13 February 2003, the OFD stated that no further investigation or cleanup action was required (OFD, 2003).

2003

The two larger USTs were removed during Site redevelopment in 2003 (LFR, 2004a). These USTs were reported to likely have been used as a part of the historical asphalt batch plant operations at the former

AAA Co. property. The USTs were located northwest of what is now the shed building. The southern UST was located on the former AAA Co. property adjacent to the north corner of the shed building. Based on the UST's dimensions reported by LFR, its capacity apparently was approximately 19,000 gallons. The northern UST was located northwest of the southern UST, partially on the former AAA Co. property and partially on the Flag Lot property. Based on the UST's dimensions reported by LFR, its capacity apparently was approximately 21,000 gallons. Each UST was connected by piping to a sump located along the southwest property line. Both USTs, sumps, and piping were removed along with 2,962 tons of hydrocarbon-affected soil and product (residual fuel), and 65,000 gallons of groundwater and product (residual fuel) from the USTs' excavations for off-Site disposal. Residual fuel was total petroleum hydrocarbons (TPH) that the analytical laboratory described as intermediate between TPHd and TPHmo. Somewhat elevated concentrations of residual fuel and/or PNAs remained in place following removal of the USTs, piping, and sumps. These somewhat elevated residual fuel and PNA concentrations were located along the southwest property line where the sumps formerly were located.

During Site redevelopment activities in 2002, the Flag Lot was graded along with the former AAA Co. property prior to paving. Soil removed during the grading activities was temporarily stockpiled in a stockpile called the Loaf Pile. In September 2003, LFR collected three 4-point composite soil samples from the 2,800-cubic yard Loaf Pile (LFR, 2004b). The Loaf Pile soil samples were analyzed for TPHg, TPHd, TPHmo, BTEX, methyl tertiary butyl ether (MTBE), VOCs, PCBs, PNAs, and Title 22 (California Code of Regulations [CCR]) metals. Residual fuel concentrations of up to 3,500 mg/kg were detected. PCB congener concentrations of Aroclor 1254 and Aroclor 1260 were detected at up to 3.5 mg/kg and 6.3 mg/kg, respectively. Selected PNA concentrations were detected up to 12 mg/kg. CCR metals' concentrations were all consistent with background concentrations except for barium, cadmium, coper, lead, mercury, and zinc. BTEX, MTBE, and VOCs were not detected above the laboratory's DL, and the highest reported TPHg concentration was very low at 1.2 mg/kg. According to the ACEH (2006) the Loaf Pile described by LFR (2004b), subsequently was "…placed back on the Alta [former AAA Co.] and Flag Lot sites as subgrade material and were covered with concrete or asphalt." The ACEH considered the concentrations of "…fuel hydrocarbons, PCBs (Aroclor 1254 and 1260), PNAs, and metals…" to be elevated.

LFR also collected three soil samples from near-surface soil in the upper ½-foot at generally random locations on both the former AAA Co. property and the Flag Lot. At the former AAA Co. (Alta) portion of the Site, residual fuel concentrations up to 2,000 mg/kg were reported. No VOCs were detected except a low concentration of 0.021 mg/kg of acetone. No TPHg, BTEX, MTBE, or Aroclor 1254 was detected above the laboratory's DL. PCB congener concentrations of Aroclor 1260 were detected up to 10 mg/kg. Selected PNA concentrations were detected up to 10 mg/kg. Of the CCR metals, only copper was detected above its SSL. At the Flag Lot residual fuel concentrations were reported up to 1,400 mg/kg. TPHg, BTEX, MTBE, and VOCs were not detected above the laboratory's DL. PCB congener concentrations of Aroclor 1254 and Aroclor 1260 were detected up to 0.29 mg/kg and 0.42 mg/k, respectively. Selected PNA concentrations were detected up to 1.3 mg/kg. CCR metals detected at concentrations above background concentrations included barium, copper, lead, and zinc (LFR, 2004b). *Tetra Tech Note: The area where the near-surface soil these samples were collected from was reworked as a part of Site grading activities and they are not necessarily representative of COPC concentrations in near-surface soils currently at the Site.*

2008

In April 2008, to further characterize the extent of DCB-compounds in both soil and groundwater at the Site, LFR supervised the drilling of six soil borings (DCB-P1 through DCB-P6) to a depth of approximately 12 feet bgs. Soil samples and "grab" groundwater samples were collected in each of the

borings. Although the focus of the LFR investigation was to assess the presence of DCB in soil and groundwater, analyses were also performed for TPH, VOCs, and CCR metals (LFR, 2008).

Based on the analytical results of the soil and groundwater samples collected at the Site, it was LFR's judgment that the COPCs were TPHd, TPHmo, trichlorobenzene isomers (TCB), dichlorobenzene isomers (DCB), and chlorobenzene (CB), primarily along the southwestern part of the Site adjacent to the property line with the former Superior Plaster Castings property at 4800 Coliseum Way where LFR (2008) borings DCB-P3 and DCB-P4 were advanced. No CCR metals or BTEX were present at concentrations of environmental concern.

The results of the subsurface investigations have shown that soil at the Site has been locally impacted by TPHd, TPHmo, residual fuel, selected VOCs, selected PNAs, and selected polychlorinated biphenyl (PCB) congeners. These COPCs were encountered in ISAs that included the area beneath the three former USTs at the Site, the area near the 1987 diesel spill where the boring for GWM well MW1 was advanced, the area in the northwestern portion of the Site where Harding-ESE advanced boring B-11, the area along the southwestern property boundary with the former Superior Plaster Castings property at 4800 Coliseum Way. In addition to these ISAs, impacted soil excavated from the Flag Lot part of the Site during redevelopment activities in 2002 (and temporarily stored in a stockpile referred to as the Loaf Pile) was placed as subgrade material beneath asphaltic concrete or concrete pavement.

APPENDIX C

DEFINITIONS

DEFINITIONS

Asphalt: A black cementitious material composed primarily of naturally occurring bitumen or the residue of petroleum distillation. See also asphaltic concrete.

Asphaltic Concrete: Mixture of bituminous pitch, sand, and aggregate compacted into a dense mass that can be used as pavement over a base course.

Best Management Practices (BMPs): Methods or techniques considered to be the most effective practical means of achieving a desired objective, such as preventing pollution from a point source.

Cap: Low permeability material, such as pavement and concrete floor slabs, that forms a barrier between underlying soils and the environment.

Chemicals of Potential Concern (COPCs): Chemicals that are considered to be COPCs include: TPH as diesel (TPHd), TPH as motor oil (TPHmo), residual fuel, selected volatile organic compounds (VOCs), selected polynuclear aromatic hydrocarbons (PNAs), and selected polychlorinated biphenyls (PCBs).

Contractor: Company hired by Site Owner or Tenant to perform any excavation activities at the Site. As used here, the term "Contractor" includes all employees of the Contractor, whether considered to be full-time, part-time, or contract employees, or those otherwise directed by the contractor that is involved with excavation or other earth-moving operations. The term is intended to include those Contractor representatives involved with the operation of excavating or other earth-moving equipment and/or monitoring for impacted soil during any excavation activities or other earth-moving activities at the Site.

Disposal: Transport of Site soil to be deposited at an off-Site facility in accordance with applicable regulations.

Disposal Facility: State- or Federal-permitted disposal/soil recycling/land farming/incineration facility.

Engineered Fill: Earth material (such as soil) placed as foundation material prior to the construction of Site buildings, pavement, or other appurtenances.

Environmental Consultant: Representative of the environmental company (such as Tetra Tech) hired by the Site Owner or Tenant to implement this SMP and/or perform additional subsurface investigation at the Site. The Environmental Consultant's representative who performs the subsurface investigation and/or monitoring and documentation activities described in this SMP is to be experienced with excavation or other earth-moving operations where TPH-, VOC-, PNA-, PCB-, or CCR metals-impacted soil and/or vapor phase VOCs may be present in subsurface soil gas.

Environmental Contractor: Company hired by the Site Owner or Tenant to perform investigation support services, and/or remediation in the ISAs in the event that impacted soil is encountered during excavation or other earth-moving activities. As used here, the term "Environmental Contractor" includes all employees of the Environmental Contractor, whether considered to be full-time, part-time, or contract employees, or those otherwise directed by the Environmental Contractor who are involved with any remediation of the ISAs (such as subcontractors and transporters of the excavated soil). [*Tetra Tech Note: Remediation is not anticipated to be necessary except in the unlikely event that excavation or other earth-moving activities encounter impacted soil that requires remediation*.] The term is intended to include

those Environmental Contractor representatives involved with operating excavating or other earth-moving equipment within the ISAs. The Environmental Contractor is to perform its services in accordance with its company's Health and Safety Plan (HASP), as well as any HASP prepared by the Environmental Consultant for this Site.

Excavation: Any on-Site soil removal at the Site. This can include, but is not necessarily limited to, trenching for utilities, digging for footings, or other activity(ies) that results in exposure to soil below the existing grade.

Freeboard: The height of a truck trailer's sides above dirt, debris, or other materials in the truck's trailer.

Fugitive Dust: Any solid particulate matter that becomes airborne, other than that emitted from an exhaust stack, directly or indirectly, as a result of the activities of any person.

Excavation Contractor: See Contractor.

Excavating or Earth Moving Operations: The use of any equipment for an activity which may generate fugitive dust, such as, but not limited to: trenching, cutting and filling, grading, leveling, excavating, and loading or unloading of bulk materials.

Haul Truck: Any fully or partially open-bodied, self-propelled vehicle, including any non-motorized attachments, such as, but not limited to, trailers or other conveyances that are connected to or propelled by the actual motorized portion of the vehicle used for transporting bulk materials (i.e., fill, soil, and/or bedrock).

Hazardous Material: Matter, including petroleum products, defined by the State or the United States Environmental Protection Agency (USEPA) as hazardous.

Hazardous Substance: Includes both hazardous material and hazardous waste.

Hazardous Waste: A discarded, unwanted material defined by the State or the USEPA as hazardous. Includes waste petroleum products and soil impacted with COPCs.

Health and Safety Plan (HASP): A document prepared by the Environmental Consultant or Contractor to: minimize exposure to hazardous substances; provide for participation in a medical surveillance program; and, establish field operating and emergency response procedures. Additional information on the HASP is presented in Section 11.

Impacted Soil: Any soil that:

- Is stained with chemicals (including petroleum products);
- Has a vapor phase concentration of 50 parts per million (ppm) or greater as indicated by a photoionization detector- (PID-) using a 10.6 eV lamp;
- Has PID-detectable VOCs above background levels; or,
- Has COPC concentrations above the soil remediation levels (SLRs) cited below.

Impacted Soil Area (ISA): An area of soil that contains one or more COPCs, the concentration of which exceeds SLRs, and which may need to be remediated if exposed during excavation or other earth-moving activities at the Site.

Near-Surface Soil: Soil in the upper 5 feet bgs.

Pavement: Durable flexible (asphaltic concrete) and rigid (concrete) road or parking lot surface designed to withstand traffic loads and transmit loads to sub-base and underlying soils. See also Cap.

Photoionization Detector (PID): Portable electronic "sniffing" instrument equipped with a 10.6 electron-volt (eV) lamp calibrated to isobutylene.

PM_{10}: Particulate matter 10 microns in diameter.

Regulatory Agency: Alameda County Health Care Services Agency, Environmental Health Services (ACEH).

Site: Westside Building Material - Oakland (WBM-O) facility that is located at 745 50th Avenue, Oakland, California 94601. The Site is shown on Figures 1 and 2. The Site encompasses approximately 3.55 acres. It is comprised of two parcels with assessor parcel numbers (APNs) 034-2293-02-05 and 034-2293-02-09. The two parcels have separate Spills, Leaks, Investigations, and Cleanups (SLIC) case files reflecting their being two separate properties owned by separate entities. See also Site Owner and Tenant.

Site Owner:

- Alta Properties, LLC (Alta): APN 034-2293-02-09 (the former AAA Equipment Company property [AAA Co.]) that had an address of 745 50th Avenue.
- Neu Investment Corporation (Neu): APN 034-2293-02-05 (Flag Lot) that historically had an address of 768 46th Avenue. This property continues to be owned by Neu and is leased by WBM-O.

Soil: Earth material which has been modified and acted upon by physical, chemical, and/or biological agents to the extent it is unconsolidated material; surficial residue of weathered bedrock either transported by natural processes or weathered in-place above the parent bedrock.

Site Management Plan (SMP): This document.

Site Screening Level (SSL): At the time this SMP was prepared, the following SSLs typically are used. These are subject to regulatory agency modification and should be reviewed with the ACEH at the time any excavation or other subsurface activities are undertaken at the Site.

Soil: USEPA regional screening levels (RSLs) for industrial soil typically are used in California as the SSLs for soil (with some exceptions such as for total arsenic and lead in soil where the arsenic background level and California Human Health Screening Level [CHHSL] for commercial/industrial scenario, respectively, typically would be used).

Soil Gas: CHHSLs below buildings constructed with engineered fill below sub-slab gravel-commercial/industrial scenario.

Groundwater: Selected on a case-by-case basis.

Tenant: Westside Building Material - Oakland (WBM-O) or other tenants as maybe present at the Site.

Total Petroleum Hydrocarbons (TPH): Petroleum hydrocarbons with the carbon range of approximately C6 to C35 that includes: TPHg in approximately the carbon range of C6 to C12; TPHd in approximately the carbon range of C13 to C22; and, TPHmo in the carbon range of >C22. These compounds typically are analyzed by USEPA Method No. 8015m.

Trackout / Carryout: Any soil (including impacted soil) that adheres to and agglomerates on the surfaces of motor vehicles, haul trucks, and equipment (including tires) that has been released onto a paved road and can be removed by a vacuum sweeper or a broom sweeper under normal operating conditions.

Trackout Control Device: A gravel pad, grizzly, wheel wash system, wheel shaker, and/or a paved area that prevents vehicular release of impacted soil in on-Site areas of "clean" soil. It also includes a device used to prevent the release of soil (including impacted soil) off-Site from heavy equipment, trucks, and other vehicles exiting the Site.

Truck Loading / Decontamination Area: An area set up with an impermeable liner (such as visqueen) and containment near an ISA. In this area, truck loading of impacted soil is to take place. In addition, heavy equipment that comes in contact with the impacted soil and the haul trucks are to be decontaminated before moving to other areas of the Site or off-Site.

Vapor Phase: Any gas emitted from earth moving or from an exhaust stack, directly or indirectly, as a result of the activities of any person. It also includes VOCs that have partitioned from soil or groundwater into soil gas.

Visible Dust Emissions: Any solid particulate matter that is visually detectable in the air without the aid of instruments other than corrective lenses.

Volatile Organic Compounds (VOCs): Any compound of carbon, excluding carbon monoxide, carbon dioxide, carbonic acid, metallic carbides or carbonates, and ammonium carbonate, which participates in atmospheric photochemical reactions. VOCs typically are analyzed in general accordance with USEPA Method No. 8260B.

Written Communication: Communications that are in the form of a hard copy document or in an electronic format, such as e-mail, texting, or other reproducible/documentable communication vehicle.