WORK PLAN FOR ADDITIONAL SITE CHARACTERIZATION

3735 - 3799 Broadway
Oakland, California

August 11, 2006
SECOR PN: 05OT.50238.00

Prepared For:

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The material and data in this report were prepared under the supervision and direction of the undersigned. This report was prepared consistent with current and generally accepted geologic and environmental consulting principles and practices that are within the limitations provided herein.

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1.0 INTRODUCTION

SECOR International Incorporated (SECOR), on behalf of Kaiser Foundation Hospitals (Kaiser Permanente), has prepared this *Work Plan for Additional Site Characterization* (Work Plan) for five properties located at 3735 - 3799 Broadway in Oakland, California. Kaiser Permanente currently owns or is in the process of acquiring the five properties, and intends to redevelop the Site as a medical office building (MOB) with an adjacent parking structure.

The purpose of the work is to provide chemical data on Site soil and groundwater so that impacted soils and/or groundwater can be appropriately managed during redevelopment and construction activities. SECOR has completed Phase I Environmental Site Assessments (ESAs) at four of the five properties, and the findings of the Phase I ESAs form the basis of the proposed work at these properties. The fifth property, located at 3735 – 3757 Broadway, has been previously investigated by SECOR. Proposed work at this property is based on a request of the Alameda County Health Care Services Agency (ACHCSA) dated May 1, 2006, to perform additional characterization in the vicinity of fuel underground storage tanks (USTs) previously present at the Site.

2.0 SITE DESCRIPTION

The area of investigation consists of five commercial properties located at 3735 through 3799 Broadway in Oakland, California (see Figure 1, Site Location Map). The site is bounded to the southeast by Broadway; to the southwest by Macarthur Street; to the northwest by Western Creek, single-family residences, and Manila Street; and to the northeast by 38th Street. Figure 2 illustrates the various subject properties and previous soil boring locations.

2.1 3735 - 3757 Broadway

The property at 3735-3737 Broadway was formerly occupied by a car washing facility, which previously contained underground fuel storage tanks (USTs) and an aboveground sump used to contain rinsate from washing operations. This property, as well as the properties located at 3741 Broadway and 3751-3757 Broadway, were most recently occupied by Honda of Oakland and operated as a new car dealership and automotive repair facility. Historical documentation indicates that the properties at 3741 and 3751-3757 Broadway have been used as an automotive service facility since at least the 1920s.

In February 2004, SECOR advanced three soil borings in the vicinity of former USTs located at 3735-3737 Broadway. Soils in the vicinity of the former USTs were impacted by minor concentrations of petroleum hydrocarbons, and a grab groundwater sample (from soil boring SB-6) contained elevated concentrations of petroleum hydrocarbons and related constituents. Soil boring locations from the February 2004 investigation are illustrated on Figure 2. In a letter dated May 1, 2006, Mr. Barney Chan of the ACHCSA requested that additional characterization work be performed in the vicinity of the former USTs to delineate the chemical impact to soil and groundwater. This Work Plan addresses that request.

2.2 3781 Broadway

The property at 3781 Broadway consists of a single-story office building most recently occupied by Applied Research. According to SECOR's Phase I ESA, the building was constructed in the 1920s, and was used as an automotive service and/or electric motor repair facility between the 1920s and 1960s, when the property began to be used as office space. Based on this historical site use, SECOR acknowledged the potential for subsurface chemical impacts from solvents, oil, fuels, and related compounds. Because the structure is an office building with no areas accessible by a direct-push drill rig, any necessary soil and/or groundwater characterization will be performed after the building is demolished.

2.3 3785 Broadway

The property at 3785 Broadway is currently operating as a Firestone tire shop and vehicle repair facility. SECOR performed a Phase I ESA at the property in June 2006, in which SECOR

identified six (6) in-ground hydraulic hoists, an in-ground oil/water separator, and heavy staining on the floor as conditions which may warrant additional environmental assessment. The hydraulic lifts were reportedly installed in 1977; because polychlorinated biphenyls (PCBs) were not regulated until 1977, the hoists' hydraulic fluid systems may be a potential source of PCBs. Additionally, SECOR noted that a waste oil UST was removed from the site in 1990. Contamination associated with the UST appeared to be limited to soil, and the case was granted 'no further action' from the ACHCSA.

2.4 3793 Broadway

The property at 3793 Broadway, which is currently vacant, historically operated as a veterinary hospital and recently operated as a pet boarding facility. SECOR performed a Phase I ESA at the site in June 2006, and did not identify any site features or conditions which warranted additional investigation.

2.5 3799 Broadway

The property at 3799 Broadway currently operates as a Midas muffler shop and vehicle repair facility. SECOR performed a Phase I ESA at the site in October 2004. SECOR observed seven (7) in-ground hydraulic hoists and one 250-gallon above-ground storage tank (AST), features which may warrant additional investigation. Because the hydraulic hoists were reportedly installed in the 1960s, the hoists' hydraulic fluid systems may be a potential source of PCBs. Additionally, a facility across 38th Street in the upgradient (north) direction has had documented releases of petroleum hydrocarbons and chlorinated solvents to soil and groundwater.

3.0 PROPOSED SCOPE OF WORK

The following sections describe drilling and sampling procedures proposed for each property.

3.1 3735 – 3757 Broadway

SECOR proposes advancing three soil borings in the vicinity of the former USTs at 3735 Broadway. Soil boring SB-51 will be advanced within the former UST excavation to evaluate residual petroleum hydrocarbon impact to native soils and shallow groundwater. Soil boring SB-52 will be advanced in the vicinity of previous soil boring SB-6, where elevated concentrations of petroleum hydrocarbons were reported in groundwater in 2004.

Soil borings SB-51 and SB-52 will be advanced to 20 feet below ground surface (bgs) or to first-encountered groundwater, and up to three soil samples from each soil boring will be submitted for chemical analysis. Soil samples will be selected for analysis based on evidence of chemical impact. If no such impact is observed, soil samples will be selected to adequately characterize the interval between the bottom of the former UST pit and first-encountered groundwater. Grab groundwater samples will be collected from each soil boring and submitted for chemical analysis.

Soil boring SB-53 will be advanced hydraulically downgradient of the former USTs, between the former UST pit and the property line to the south. The intent of SB-53 is to characterize concentrations of petroleum hydrocarbons in groundwater downgradient of the former USTs, and to provide vertical delineation of chemical impacts to groundwater. As such, SB-53 will be advanced to approximately 35 bgs to characterize potential water-bearing zones below the shallowest water-bearing zone, encountered at approximately 20 feet bgs. A dual-wall sampling method will be used to seal off the shallower zone (see Section 4.2), and up to two grab groundwater samples will be collected for chemical analysis.

Soil samples will be analyzed for the following constituents:

- Volatile organic compounds (VOCs) by U.S. Environmental Protection Agency (USEPA) Method 8260;
- Total petroleum hydrocarbons as gasoline (TPHg), diesel (TPHd), and motor oil (TPHmo) by modified USEPA Method 8015M; and
- Five leaking underground fuel tank (LUFT) metals by USEPA Method 6010.

Grab groundwater samples will be analyzed for the following constituents:

- VOCs by USEPA Method 8260; and
- TPHg, TPHd and TPHmo by USEPA Method 8015.

3.2 3781 Broadway

Because the building at 3781 Broadway is not accessible for conventional means of investigation (ie, a truck-mounted drill rig), any soil and/or groundwater characterization deemed necessary at the property will be completed following building demolition.

3.3 3785 Broadway

SECOR proposes advancing ten soil borings at locations across the Firestone facility at 3785 Broadway. Soil boring SB-68 will be advanced adjacent to the oil/water separator sump to evaluate subsurface soil conditions. The soil boring will be advanced to 20 feet bgs or first-encountered groundwater. Up to three soil samples will be collected for chemical analysis.

Soil borings SB-69 through SB-73 will be advanced at locations adjacent to existing in-ground hydraulic hoists. Soil borings will be advanced to 20 feet bgs or first-encountered groundwater. Up to three soil samples from each soil boring will be collected for chemical analysis.

Soil boring SB-74 will be advanced to approximately 35 feet bgs within the former waste oil UST excavation. Up to three soil samples will be collected for chemical analysis between the first-encountered native material and first-encountered groundwater. The soil boring will be extended to approximately 35 feet bgs for collection of deeper grab groundwater samples. Up to two grab groundwater samples will be collected for chemical analysis. Soil boring SB-77 will be advanced to approximately 35 feet bgs within 10 feet of the former waste oil UST, in the downgradient direction. Up to two grab groundwater samples will be collected for chemical analysis.

Soil borings SB-75 and SB-76 will be advanced at representative locations to evaluate soil conditions away from the building area. The soil borings will be advanced to 20 feet bgs, or first-encountered groundwater, and up to three soil samples from each soil boring will be collected for chemical analysis.

Soil samples will be analyzed for the following constituents:

- VOCs by USEPA Method 8260;
- TPHg, TPHd and TPHmo by modified USEPA Method 8015M; and

- Five LUFT metals by USEPA Method 6010.

Additionally, soil samples collected from adjacent to the hydraulic hoists will be analyzed for total petroleum hydrocarbons as hydraulic oil (TPHho) by USEPA Method 8015M. The soil sample reporting the highest TPHho concentration from each soil boring will be analyzed for PCBs using EPA Method 8082. If TPHho is not reported in any soil samples, no soil samples will be analyzed for PCBs.

Grab groundwater samples will be analyzed for the following constituents:

- VOCs by USEPA Method 8260; and
- TPHg, TPHd and TPHmo by modified USEPA Method 8015M.

3.4 3793 Broadway

Although the Phase I ESA findings did not identify any specific site features or conditions which warrant additional investigation, SECOR proposes advancing four soil borings at the former pet hospital and boarding facility to evaluate baseline soil and groundwater conditions. Soil borings SB-54 and SB-56 will be advanced to evaluate soil conditions across the site. The soil borings will be advanced to 20 feet bgs or first-encountered groundwater, and up to three soil samples from each soil boring will be collected for chemical analysis.

Soil borings SB-55 and SB-57 will be advanced to 35 feet bgs. Up to three soil samples and two grab groundwater samples from each soil boring will be collected for chemical analysis. Soil borings SB-55 and SB-57 are located to evaluate concentrations of Stoddard solvent and other chemicals migrating beneath the site from the former Glovatorium facility across 38th Street.

Soil samples will be analyzed for the following constituents:

- VOCs by USEPA Method 8260;
- TPHg, TPHd and TPHmo by modified USEPA Method 8015M; and
- Five LUFT metals by USEPA Method 6010.

Grab groundwater samples will be analyzed for the following constituents:

- VOCs by USEPA Method 8260; and

- TPHg, TPHd, TPHmo, and total petroleum hydrocarbons as Stoddard solvent (TPHss) by modified US EPA Method 8015M.

3.5 3799 Broadway

SECOR proposes advancing nine soil borings at the Midas facility at 3799 Broadway. Soil borings SB-58 through SB-62 will be advanced at locations adjacent to existing in-ground hydraulic hoists. Soil borings will be advanced to 20 feet bgs or first-encountered groundwater. Up to three soil samples will be collected for chemical analysis.

Soil borings SB-64 and SB-65 will be advanced along the property's northern boundary, adjacent to 38th Street. The soil borings will be advanced to 35 feet bgs, and are located to provide chemical data on chemical constituent's potentially migrating onsite from the upgradient Glovatorium facility. Up to three soil samples and two grab groundwater samples from each soil boring will be collected for chemical analysis.

Soil borings SB-66 and SB-67 will be advanced in the northeastern corner of the property, adjacent to the intersection of 38th Street and Broadway. The soil borings will be advanced to 20 feet bgs or first-encountered groundwater, and up to three soil samples from each soil boring will be collected for chemical analysis.

Soil samples will be analyzed for the following constituents:

- VOCs by USEPA Method 8260;
- TPHg, TPHd and TPHmo by modified USEPA Method 8015M; and
- Five LUFT metals by USEPA Method 6010.

Additionally, soil samples collected from adjacent to the hydraulic hoists will be analyzed for TPHho by modified USEPA Method 8015M. The sample containing the highest concentration of TPHho from each soil boring will also be analyzed for PCBs using USEPA Method 8082. If TPHho is not detected in any soil samples, no soil samples will be analyzed for PCBs.

Grab groundwater samples will be analyzed for the following constituents:

- VOCs by USEPA Method 8260; and
- TPHg, TPHd, TPHmo, and TPHss by USEPA Method 8015.

4.0 INVESTIGATION METHODS AND PROCEDURES

4.1 Pre-Field Activities

SECOR will obtain a drilling permit from the Alameda County Public Works Agency, and mark the work area in white paint prior to notifying Underground Service Alert (USA) of the impending work. SECOR will subcontract with a private utility locating company to identify utilities in the work areas, and to confirm the absence of detectable utility lines at the proposed soil boring locations.

SECOR will prepare a site-specific health and safety plan (HASP) describing the scope of work and the associated potential hazards. The HASP will be reviewed by SECOR and subcontractor staff prior to the start of each work shift.

4.2 Soil Boring Advancement and Sample Collection

The top five feet of each soil boring location will be advanced using a hand auger to confirm the absence of shallow subsurface utilities. SECOR anticipates using a direct-push drill rig (Geoprobe) to advance the soil borings. Deeper soil borings (those advanced to 35 feet bgs) or those advanced through former UST pits (soil borings SB-51 and SB-74) will be advanced using a dual-casing system, whereby a temporary casing is advanced with the sampling tool string. This prevents unconsolidated fill materials from caving into the soil boring during removal of the sample barrel, and seals off shallow water-bearing zones to allow sampling of deeper water-bearing zones. The remaining soil borings (those advanced to first-encountered water or 20 feet bgs) will be drilled using standard direct-push methodology without the temporary casing. All re-usable down-hole drilling equipment will be decontaminated between soil boring locations.

Soil cores will be collected continuously from approximately five feet bgs to the total depth of the soil boring. A SECOR geologist will log subsurface materials according to the Unified Soil Classification System (USCS), and periodically screen the soils for volatile organic vapors using a PID calibrated to an isobutylene standard. USCS classifications, PID measurements, and related observations will be recorded on field logs.

In general, soil samples will be selected for chemical analysis based on evidence of chemical impact (such as elevated PID readings or staining). If no such evidence is observed, soil samples will be selected in a way that best characterizes the vertical profile of the soils being investigated. Soil samples will be collected by cutting the liner at the desired interval, and capping the liner with Teflon tape and plastic end caps. Grab groundwater samples will be collected in laboratory-supplied glassware using disposable bailers.

Soil and grab groundwater samples will be stored on ice pending transport to a state-certified analytical laboratory under chain-of-custody protocol.

4.3 Soil Boring Abandonment and Waste Management

Following sample collection, each soil boring will be backfilled with cement grout in accordance with applicable permit requirements, and the surface will be finished with concrete. Investigation-derived waste (such as soil cuttings and decontamination solutions) will be stored onsite in 55-gallon steel drums pending disposal by Kaiser Permanente.

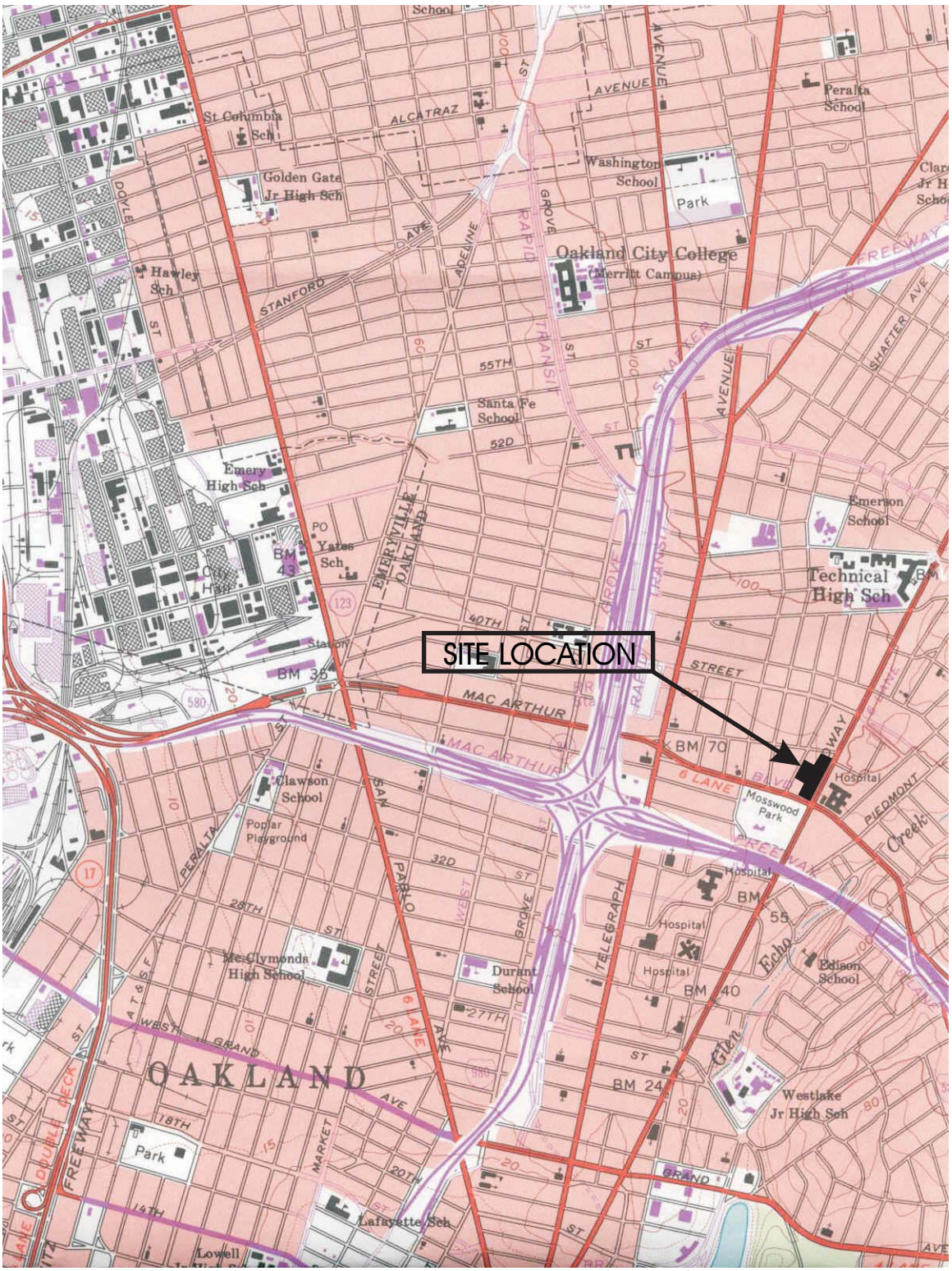
5.0 LIMITATIONS

The conclusions and recommendations contained in this report/assessment are based upon professional opinions with regard to the subject matter. These opinions have been arrived at in accordance with currently accepted hydrogeologic and engineering standards and practices applicable to this location and are subject to the following inherent limitations:

1. The data and findings presented in this report are valid as of the dates when the investigations were performed. The passage of time, manifestation of latent conditions or occurrence of future events may require further exploration at the Site, analysis of the data, and reevaluation of the findings, observations, and conclusions expressed in the report.
2. The data reported and the findings, observations, and conclusions expressed in the report are limited by the Scope of Work. The Scope of Work was defined by the request of the client, the time and budgetary constraints imposed by the client, and availability of access to the Site.
3. Because of the limitations stated above, the findings, observations, and conclusions expressed by SECOR in this report are not, and should not be, considered an opinion concerning the compliance of any past or present owner or operator of the Site with any federal, state or local law or regulation.
4. No warranty or guarantee, whether expressed or implied, is made with respect to the data or the reported findings, observations, and conclusions, which are based solely upon Site conditions in existence at the time of investigation.
5. SECOR reports present professional opinions and findings of a scientific and technical nature. While attempts were made to relate the data and findings to applicable environmental laws and regulations, the report shall not be construed to offer legal opinion or representations as to the requirements of, nor compliance with, environmental laws, rules, regulations or policies of federal, state or local governmental agencies. Any use of the report constitutes acceptance of the limits of SECOR's liability. SECOR's liability extends only to its client and not to any other parties who may obtain the report. Issues raised by the report should be reviewed by appropriate legal counsel.

FIGURES

Work Plan for Additional Site Characterization
3735-3799 Broadway Avenue
Oakland, California
SECOR PN: 05OT.50238.00
August 18, 2006



SOURCE: OAKLAND WEST QUADRANGLE
7.5 MINUTE SERIES (TOPOGRAPHIC)
CALIFORNIA - PHOTOREVISED 1980

0 2000 4000
APPROXIMATE SCALE FEET

SECOR

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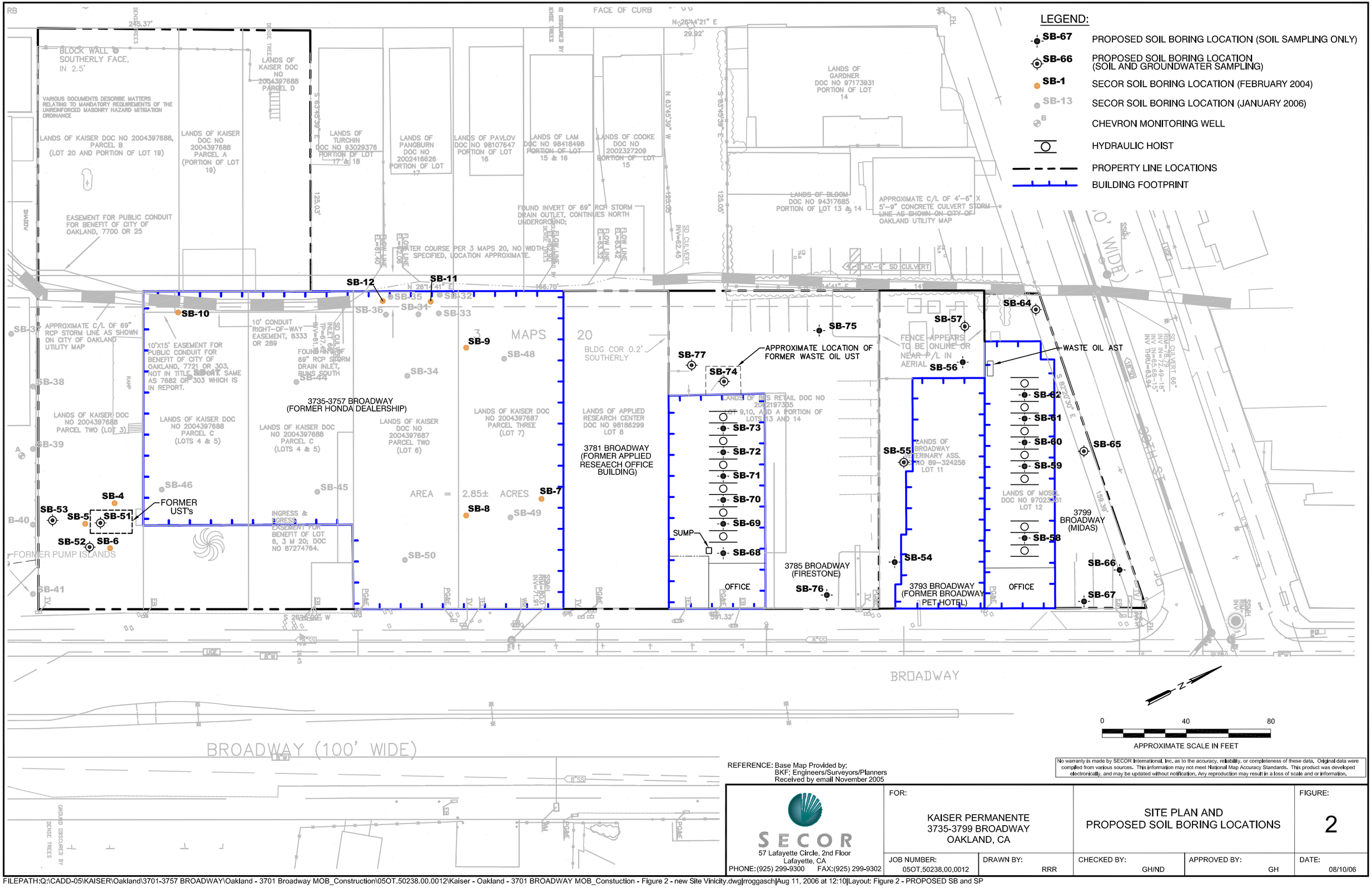
FIGURE 1

KAISER PERMANENTE
3701-3757 BROADWAY
OAKLAND, CALIFORNIA

SITE LOCATION MAP



REFERENCE: Base Map Provided by;
BKF; Engineers/Surveyors/Planners
Received by email November 2005

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SITE PLAN AND
PROPOSED SOIL BORING LOCATIONS

FIGURE: 2

JOB NUMBER:	DRAWN BY:	CHECKED BY:	APPROVED BY:	DATE:
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FILEPATH:Q:\CADD-05\KAISER\Oakland\3701-3757 BROADWAY\Oakland - 3701 Broadway MOB_Construction\05OT.50238.00.0012\Kaiser - Oakland - 3701 BROADWAY MOB_Constuction - Figure 2 - new Site Vinicity.dwg|rroggasch|Aug 11, 2006 at 12:10|Layout: Figure 2 - PROPOSED SB and SP