June 8, 2015

Alameda County Department of
Environmental Health
1131 Harbor Bay Parkway, 2nd Floor
Alameda, CA 94502

Attention: Mark Detterman

Subject: Workplan to Conduct Soil Removal Activities
3800 San Pablo Avenue, Emeryville, California
ACDEH Fuel Leak Case: RO00002520; Global ID: T06019788682

Ladies and Gentlemen:

Attached please find a copy of the *Workplan to Conduct Soil Removal Activities* prepared by Gribi Associates. I declare, under penalty of perjury, that the information and/or recommendations contained in the attached document or report is true and correct to the best of my knowledge.

Very truly yours,

William H Banker

William H. Banker, Jr.
San Pablo Avenue Venture
c/o Banker, Marks & Kirk
1720 Broadway, Suite 202
Oakland, CA 94612

GRIBI
ASSOCIATES

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Ladies and Gentlemen:

Gribi Associates is pleased to submit this brief workplan on behalf San Pablo Avenue Venture for the property located at 3800 San Pablo Avenue in Emeryville, California (Site) (see Figure 1 and Figure 2). This workplan proposes the excavation of hydrocarbon-impacted soil in the vicinity of the former underground storage tank (UST) located in the sidewalk along West MacArthur Boulevard near the southwest corner of the Site building. The goal of the soil removal activities will be to attempt to mitigate continued generation of methane soil gas concentrations currently present in shallow soils in the vicinity of soil vapor well SG-4. The methane is believed to have resulted from the breakdown of residual soil hydrocarbons associated with the former UST (see Figure 3).

PROPOSED SCOPE OF WORK

In order to attempt to mitigate shallow methane soil gas impacts, this workplan proposes the excavation and removal of hydrocarbon-impacted soils immediately north of the former UST in the sidewalk area on the southwest corner of the Site. All activities will be conducted in accordance with applicable regulatory guidelines and protocols.

Prefield Activities

Prior to implementing this workplan, written approval will be obtained from the Alameda County Department of Environmental Health (ACDEH). In addition, an encroachment permit will be obtained from the City of Emeryville. Also, the proposed excavation location will be marked with white paint, Underground Services Alert (USA) will be notified at least 48 hours prior to excavating, and a private underground utility locator will clear the proposed excavation

location. Prior to initiating excavation activities, a Site Safety Plan will be prepared, and a tailgate safety meeting will be conducted with all site workers.

Excavation Size and Location

An area measuring approximately 18 feet by 6 feet will be excavated immediately north of the Former UST excavation (see Figure 4), extending northward under the edge of the Site building between two building support columns. The area will be excavated to a maximum depth of approximately 10 feet below surface grade. The excavation will extend northward approximately 3 feet into the Site building, but will not extend not beyond soil gas well SG-4. Based on these planned dimensions, the volume of excavated soil is expected to amount to approximately 36 cubic yards (54 tons). Note that the actual excavation dimensions may vary relative to both depth and areal extent based on field screening results and excavation logistics.

Excavation and Sampling of Source Area

Soil excavation, removal, and backfilling activities will be conducted using a qualified licensed contractor. The area to be remediated will then be excavated and stockpiled on visqueen pending stockpile soil characterization. During the excavation process, sidewall soil samples will be field-screened using a photoionization detector (PID).

Confirmation soil samples will be collected from the final excavation sidewalls to document the extent of soil cleanup. Based on expected excavation cavity dimensions, approximately 6 sidewall soil samples will be collected. Sidewall samples will be collected a depth of approximately five feet below surface grade, and in deeper areas where field screening indicates evidence of hydrocarbons. In addition, approximately 4 samples will be collected in a grid pattern from bottom of the excavation.

One 4-point composite soil sample will be collected from the excavation soil stockpile to characterize the excavated soils for offsite disposal.

Sidewall and pit bottom soil samples will be collected directly from the excavator bucket, and stockpiled soil samples will be collected directly from the stockpile Soil samples will be collected using the following method: (1) Exposed soil will be scraped away; (2) A clean 2-inch by 6-inch brass tube will be completely filled with undisturbed soil, taking care to minimize excess void in the tube; (3) The tube will then be quickly sealed with Teflon tape and plastic end caps, wrapped tightly with tape and labeled; and (4) The sealed tube will immediately be placed in cold storage for transport to the laboratory.

Laboratory Analytical

Approximately 10 discrete soil samples and 1 composite soil sample will be analyzed for the following parameters:

- USEPA 8015M Total Petroleum Hydrocarbons as Gasoline (TPH-G)
- USEPA 8015M Total Petroleum Hydrocarbons as Diesel (TPH-D)
- USEPA 8020/602 Benzene, Toluene, Ethylbenzene, Xylenes (BTEX)
- USEPA 200.7/200.8/6010/6020 LUFT 5 Metals

All analyses will be conducted by a California-certified analytical laboratory with standard turn-around time on lab results.

Excavation Backfilling and Soil Disposal

Following soil removal activities, the excavation will be backfilled and compacted to match the existing surrounding sub-grade using clean imported fill. In addition, excavated soils will be transported to an appropriately permitted facility for disposal in accordance with appropriate approvals, based on results of stockpile soil sampling. For the purposes of this workplan, we assume the removal and offsite disposal of approximately 36 cubic yards (54 tons) of soil at a Class II (special waste) disposal facility.

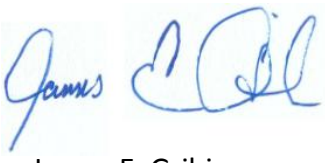
PROJECT SCHEDULE

Subject to workplan approval, we anticipate completion of proposed soil removal activities within four to six weeks. A final report documenting the activities will be provided approximately two to four weeks following completion of soil removal activities.

We appreciate this opportunity to provide this workplan for your review. Please contact us if there are questions or if additional information is required.

Very truly yours,

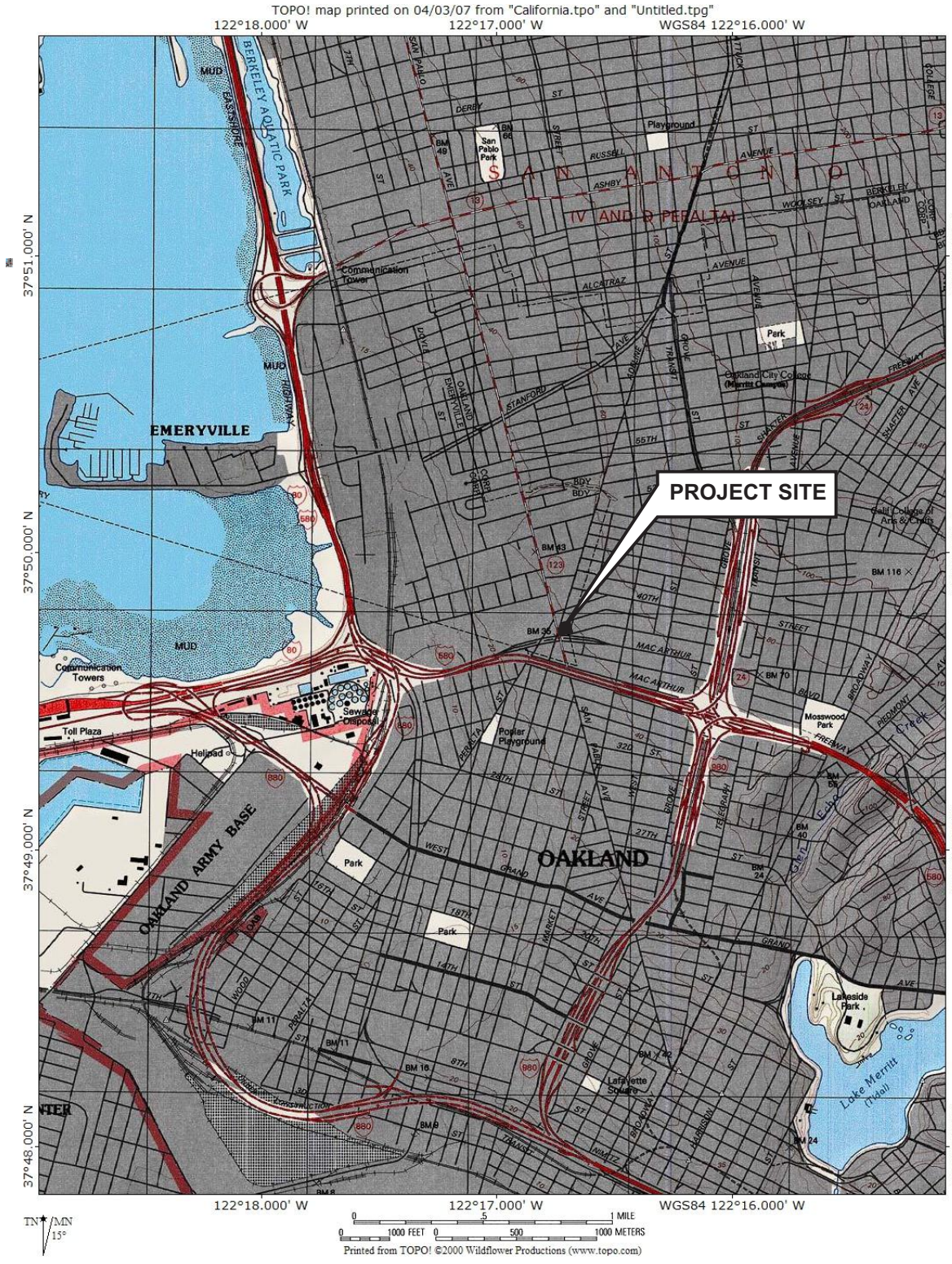
Matthew A. Rosman
Project Engineer



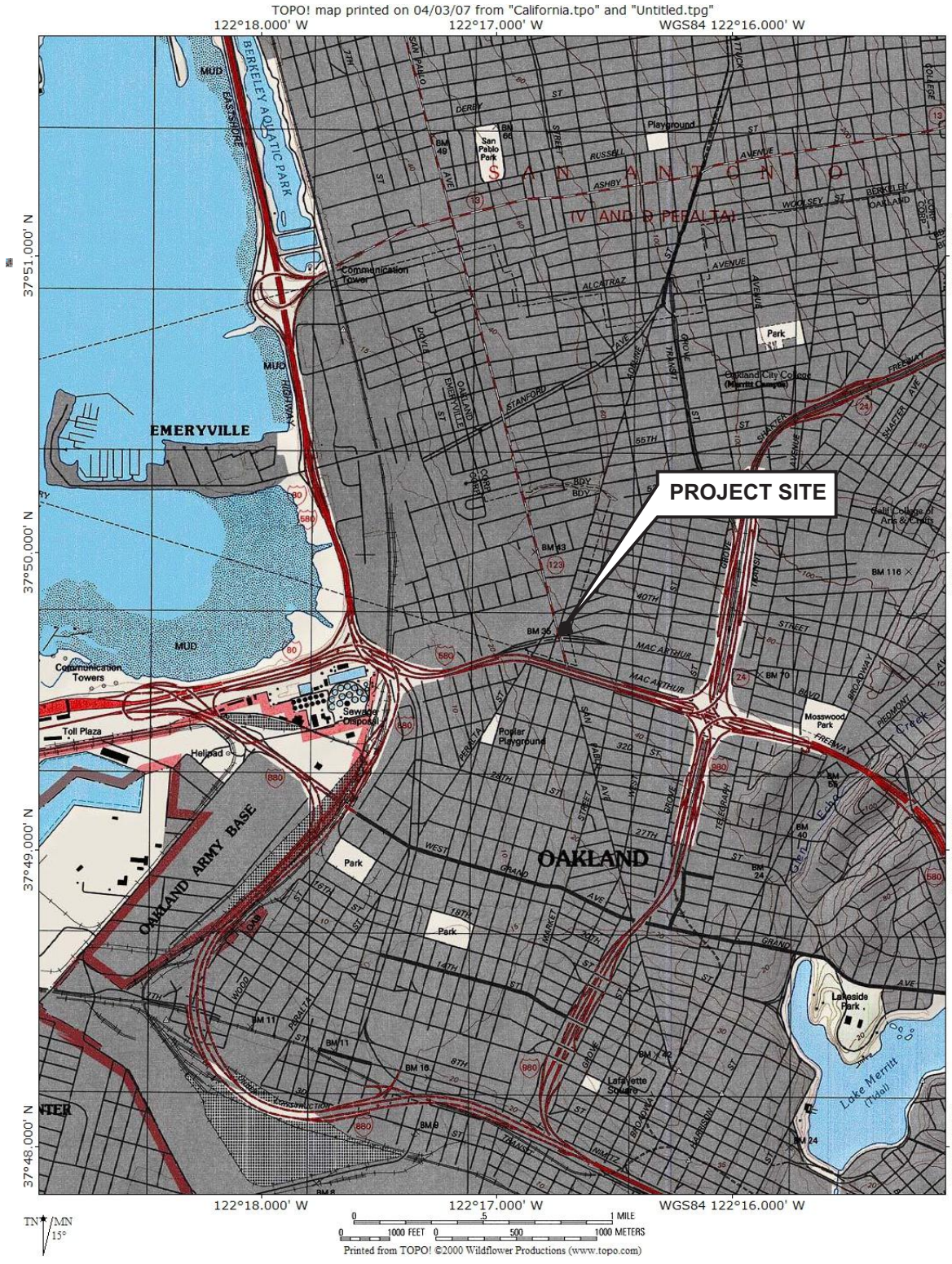
James E. Gribi
Professional Geologist
California No. 5843

Enclosure
cc: Mr. Bill Banker, Jr., San Pablo Avenue Venture
Mr. Tom Graf, GrafCon

FIGURES



DESIGNED BY:	CHECKED BY:	**SITE VICINITY MAP**	DATE: 06/08/2015	FIGURE: 1
DRAWN BY: JG	SCALE:			
PROJECT NO:		3800 SAN PABLO AVENUE EMERYVILLE, CALIFORNIA		



DESIGNED BY:	CHECKED BY:	**SITE VICINITY MAP**	DATE: 06/08/2015	FIGURE: 1
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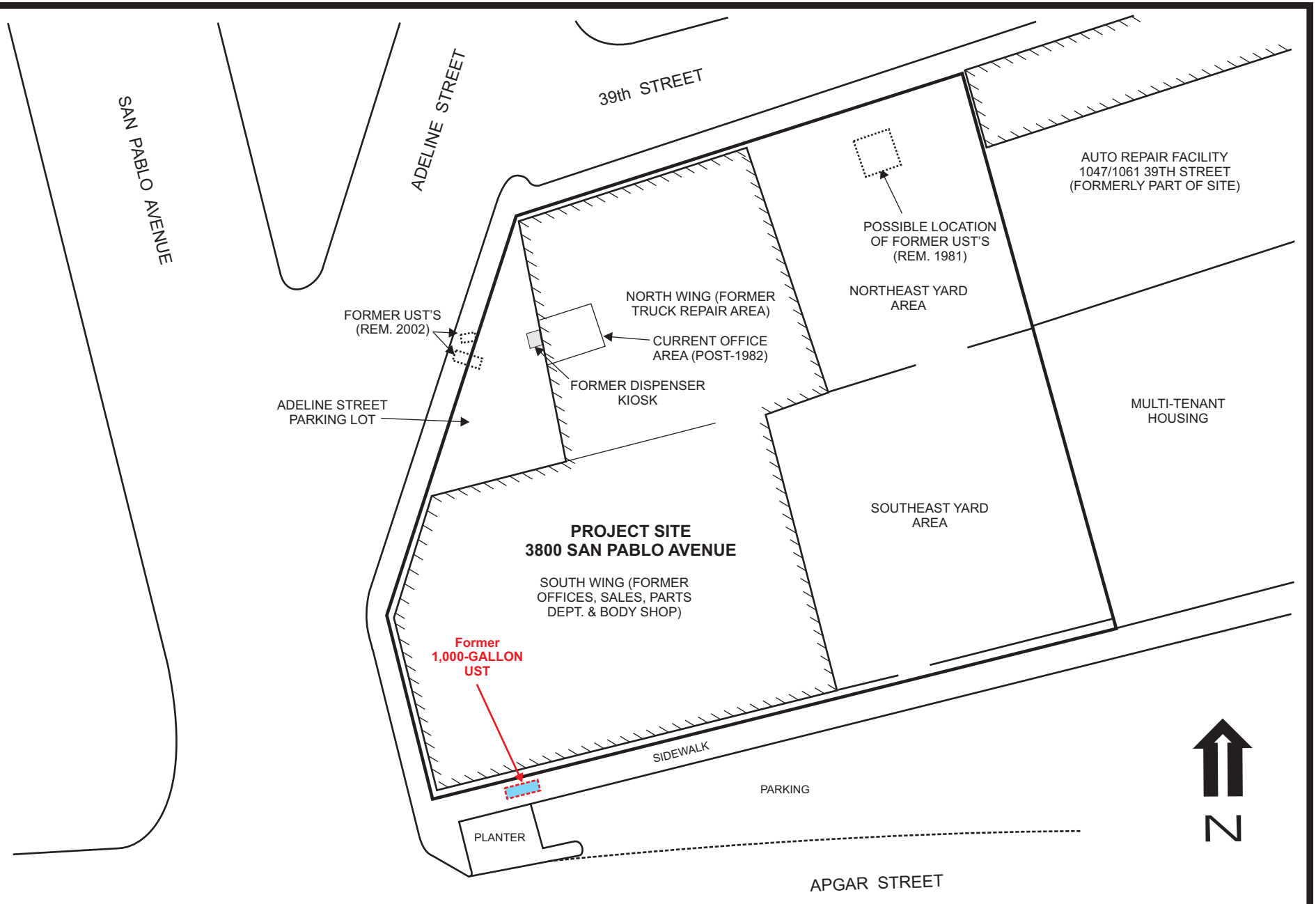
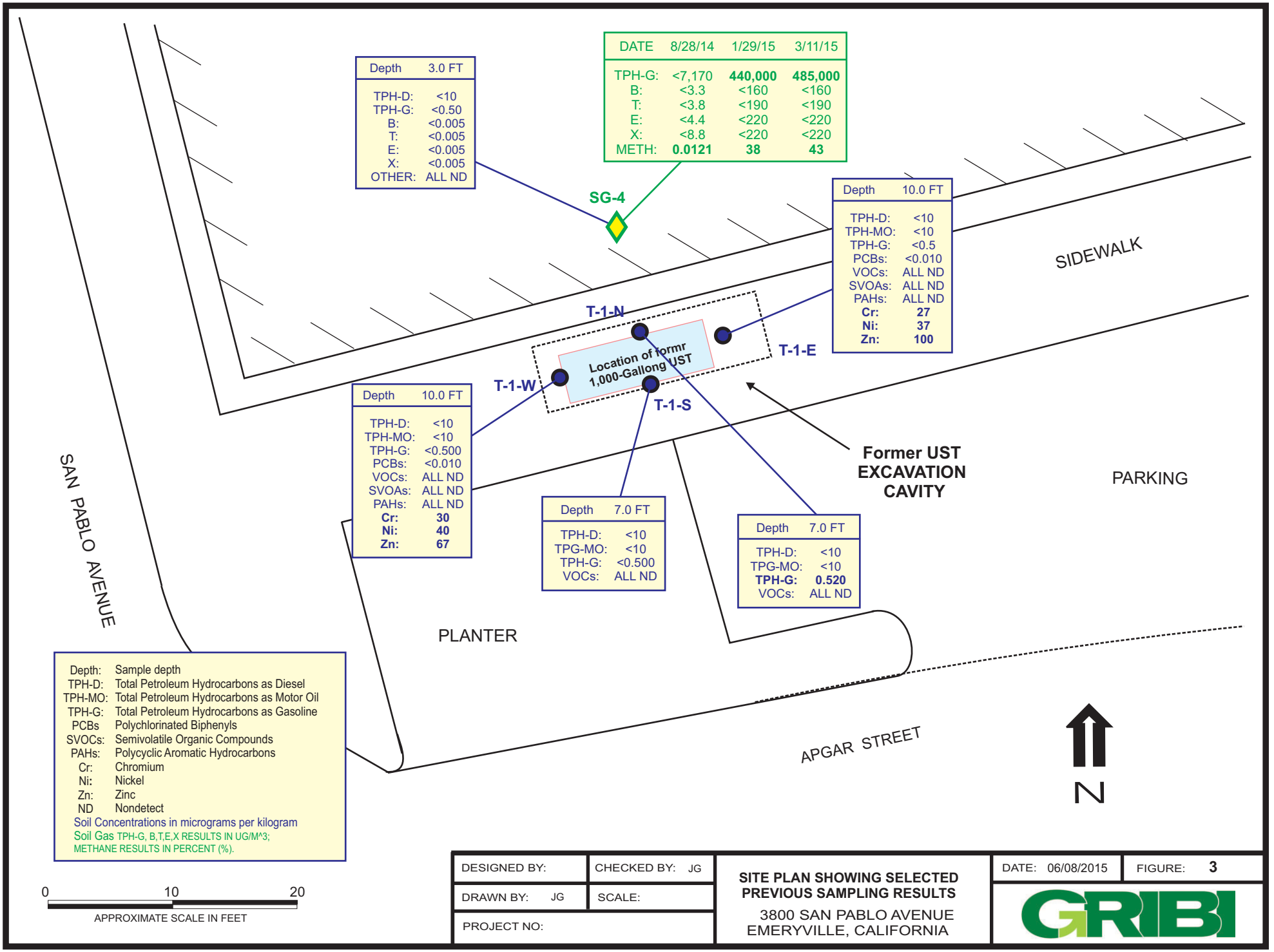
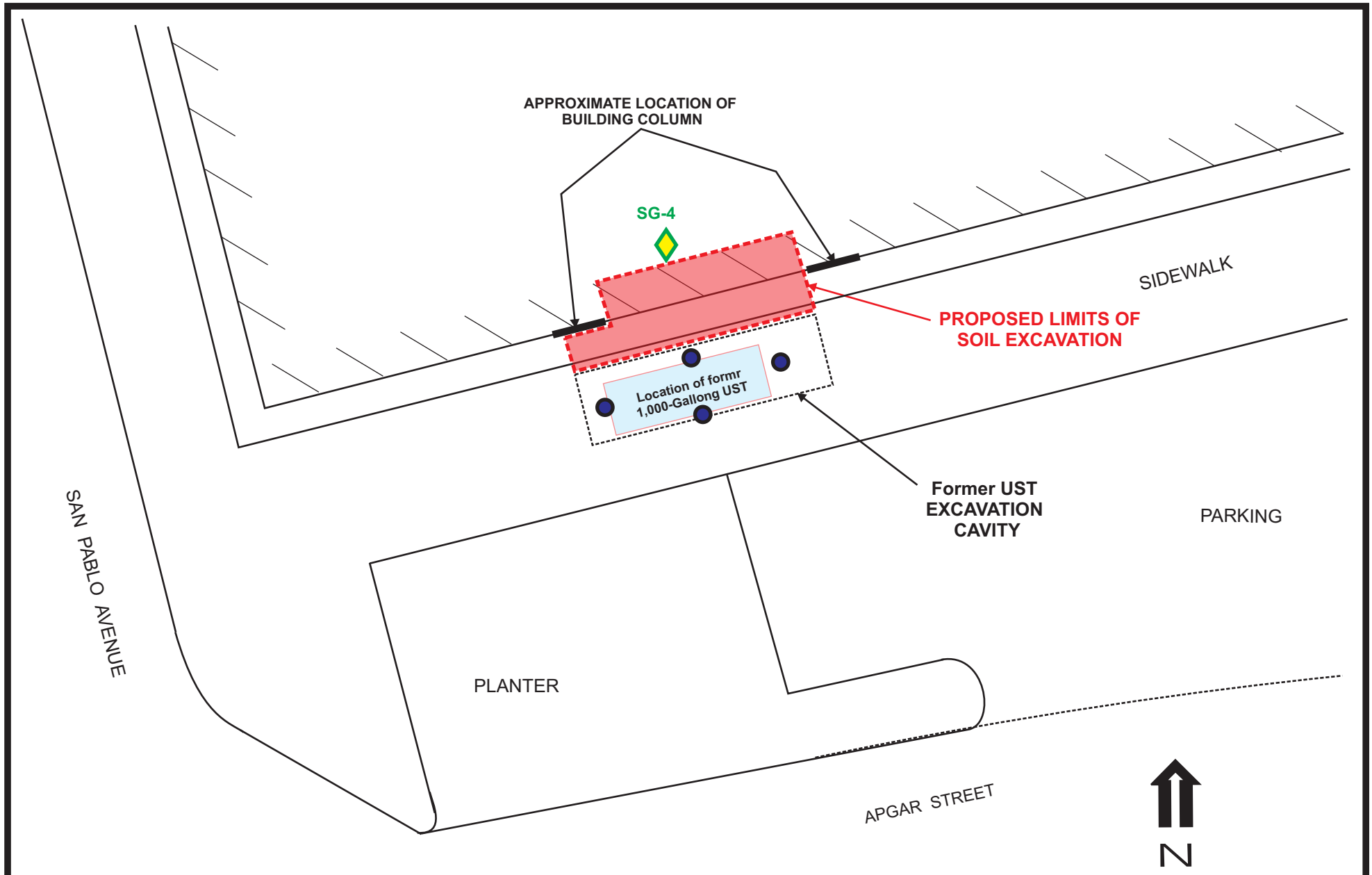


DESIGNED BY:	CHECKED BY: JG	**SITE PLAN**	DATE: 06/08/2015 FIGURE: **2**
DRAWN BY: JG	SCALE:	3800 SAN PABLO AVENUE EMERYVILLE, CALIFORNIA	GRIBI
PROJECT NO:			



DESIGNED BY:	CHECKED BY: JG	SITE PLAN SHOWING SELECTED PREVIOUS SAMPLING RESULTS 3800 SAN PABLO AVENUE EMERYVILLE, CALIFORNIA	DATE: 06/08/2015 FIGURE: 3
DRAWN BY: JG	SCALE:		GRIBI
PROJECT NO:			



0 10 20

APPROXIMATE SCALE IN FEET

DESIGNED BY:	CHECKED BY: JG	**PROPOSED SOIL EXCAVATION**	DATE: 06/08/2015 FIGURE: 4
DRAWN BY: JG	SCALE:	3800 SAN PABLO AVENUE EMERYVILLE, CALIFORNIA	GRIBI
PROJECT NO:			