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SITE INVESTIGATION WORKPLAN

FORMER F&F GRINDING
510 DERBY AVENUE
OAKLAND, CALIFORNIA

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SITE INVESTIGATION WORKPLAN

FORMER F&F GRINDING
510 DERBY AVENUE
OAKLAND, CALIFORNIA

prepared for

VOILA JUICES, INC.
4240 Hollis Street, Suite 150
Emeryville, California 94608

prepared by

Professional Service Industries, Inc.
4703 Tidewater Avenue, Suite B
Oakland, California 94601
(510) 434-9200

November 8, 2006
575-6G021

STATEMENT OF LIMITATIONS AND PROFESSIONAL CERTIFICATION

Information provided in this Workplan, prepared by Professional Service Industries, Inc. (PSI), is intended exclusively for the use of Voila Juices, Inc. for the evaluation of subsurface conditions as it pertains to the subject site. The professional services provided will be performed in accordance with practices generally accepted by other geologists, hydrologists, hydrogeologists, engineers, and environmental scientists practicing in this field. No other warranty, either expressed or implied, is made. As with all subsurface investigations, there is no guarantee that the work conducted will identify any or all sources or locations of contamination.

PSI reserves the right to deviate from the proposed scope of services outlined in this Workplan as needed to obtain the required information. If such deviation is necessary, PSI will seek prior approval from the client and the regulatory agency overseeing this project.

This Workplan is issued with the understanding that Voila Juices, Inc. is responsible for ensuring that the information contained herein is brought to the attention of the appropriate regulatory agency. This Workplan has been reviewed by a geologist who is registered in the State of California and whose signature and license number appears below.

Frank R. Poss
Principal Consultant

Brand Burfield, PG 6986
Project Geologist

1.0 INTRODUCTION

Professional Service Industries, Inc. (PSI) has been retained by Voila Juices, Inc. to prepare this Workplan to perform a shallow soil investigation associated with the former F&F Grinding facility, currently Voila Juices, at 510 Derby Avenue in Oakland, Alameda County, California (subject site; Figure 1). The site is developed with a single-story structure that encompasses the majority of the footprint of the property. The structure was previously occupied by a metal grinding business.

The proposed scope of work for this investigation includes:

- Coring four (4) six-inch cores through the building floor slab;
- Advancing four hand-auger borings to five feet below ground surface (bgs) to collect soil samples. Soil will be sampled at depths of one and five feet bgs at each boring location;
- Chemical analysis of soil samples, and;
- Preparation of a report detailing the results of the soil investigation.

1.1 PROJECT OBJECTIVE

The objective of the project is to determine if contaminants are present in shallow soils beneath the site. Analytical results from the soil investigation will be examined with respect to regulatory requirements and guidelines. The purpose of this Workplan is to define the scope of work and to describe the methodology to be utilized to complete the scope of work.

1.2 PREVIOUS INVESTIGATION

A Phase II Environmental Site Assessment (ESA) was completed by PSI in June 2004 as part of a property transaction. The investigation included drilling five borings to a depth of 15 to 20 feet bgs and collecting a grab groundwater sample from each of the borings. Soil at the site consists primarily of silt with intermittent sand layers. Groundwater was encountered between 8 and 12 feet bgs. Groundwater sample analysis results indicated detectable concentrations of total petroleum hydrocarbons as diesel (TPH-D), TPH as motor oil (TPH-MO), metals, volatile organic compounds (VOCs), and semi-volatile organic compounds (SVOCs). None of these contaminants had concentrations greater than their respective Regional Water Quality Control Board (RWQCB) Environmental Screening Level (ESL) with the exception of cobalt and nickel. PSI concluded that the concentrations of these metals in the groundwater could be representative of naturally occurring cobalt and nickel. In a phone conversation with Mr. Barney Chan of the Alameda County Environmental Health Services (ACEHS), he

indicated that the metal concentrations detected in the groundwater at the site did not appear to be indicative of a major release of contaminants. PSI also stated, however, that "residual TPH, metal, VOC, and SVOC impacted soil may be present beneath the concrete slab. If renovation of the site includes excavating beneath this pad, a health and safety plan and a soil mitigation plan should be prepared."

Subsequently, in a letter dated September 6, 2006, Mr. Jerry Wickham of the ACEHS requested that a workplan for additional investigation be prepared to evaluate if previous site activities impacted shallow soils at the site (see Appendix B). The letter also requested that the soil boring logs from the June 2004 Phase II ESA be submitted. PSI's scope of work for the project included logging only one of the borings (B-5). A copy of this soil boring log is included in Appendix C.

2.0 SUBSURFACE INVESTIGATION

This section describes the methodology for the proposed soil investigation at the site. The objective of these sampling procedures is to establish protocols for conducting an investigation that will provide an assessment of the current soil conditions.

2.1 SOIL BORINGS

Four soil borings (B-6 through B-9) are proposed to be drilled to investigate the shallow soils at the site. The borings will be located in areas where practices of the former grinding business would have most likely impacted the subsurface. Assessment of the likely areas of subsurface impact is based on PSI's 2004 Phase II environmental site assessment. Proposed borings B-6 and B-7 will be located near the 2004 Phase II ESA borings B-1 and B-2 (near the locations of the former grinding operation's sumps). Borings B-8 and B-9 will be located near boring B-4 and B-5, respectively, near former drum storage locations. The proposed drilling locations are presented in Figure 2.

Borings will be advanced using hand auger methods. Drilling and sampling operations will be directed by a PSI field supervisor, and field personnel will be OSHA trained in accordance with 29 CFR 1910.120. Prior to subsurface drilling activities, PSI will notify Underground Service Alert in accordance with local practices.

Each boring is planned to be advanced to a depth of five feet below the top-of-slab elevation. Soil samples will be collected from each boring at depths of one and five feet by PSI field personnel working under the supervision of a State of California Registered Geologist. At the completion of sampling, each boring will be backfilled with soil cuttings and the pad surface patched with concrete.

Fieldwork for drilling and soil sampling activities will be conducted in general accordance with the field procedures described in Appendix B.

2.2 SOIL CLASSIFICATION

Soil will be described by a PSI geologist and recorded on a field-boring log for each boring drilled. The data recorded on the logs will be based on examination of soil samples retrieved and drilling conditions observed in the field. Boring logs will include information regarding the location of the boring, type of sampler used and geologic descriptions of materials encountered.

Soils will be classified in general accordance with the Unified Soil Classification System. Other information to be recorded on the logs will include indications of contamination and the occurrence of groundwater.

2.3 GROUNDWATER SAMPLING

Groundwater sampling will not be conducted as part of this investigation.

2.4 DECONTAMINATION PROCEDURES

Decontamination procedures will be implemented to maintain sample integrity and to prevent cross-contamination between sampling locations. All re-usable equipment will be cleaned with a non-phosphate detergent and rinsed with de-ionized water prior to use at a new sampling location. Sampling equipment to be decontaminated includes stainless-steel sampling equipment and drilling equipment.

3.0 LABORATORY ANALYSIS PROGRAM

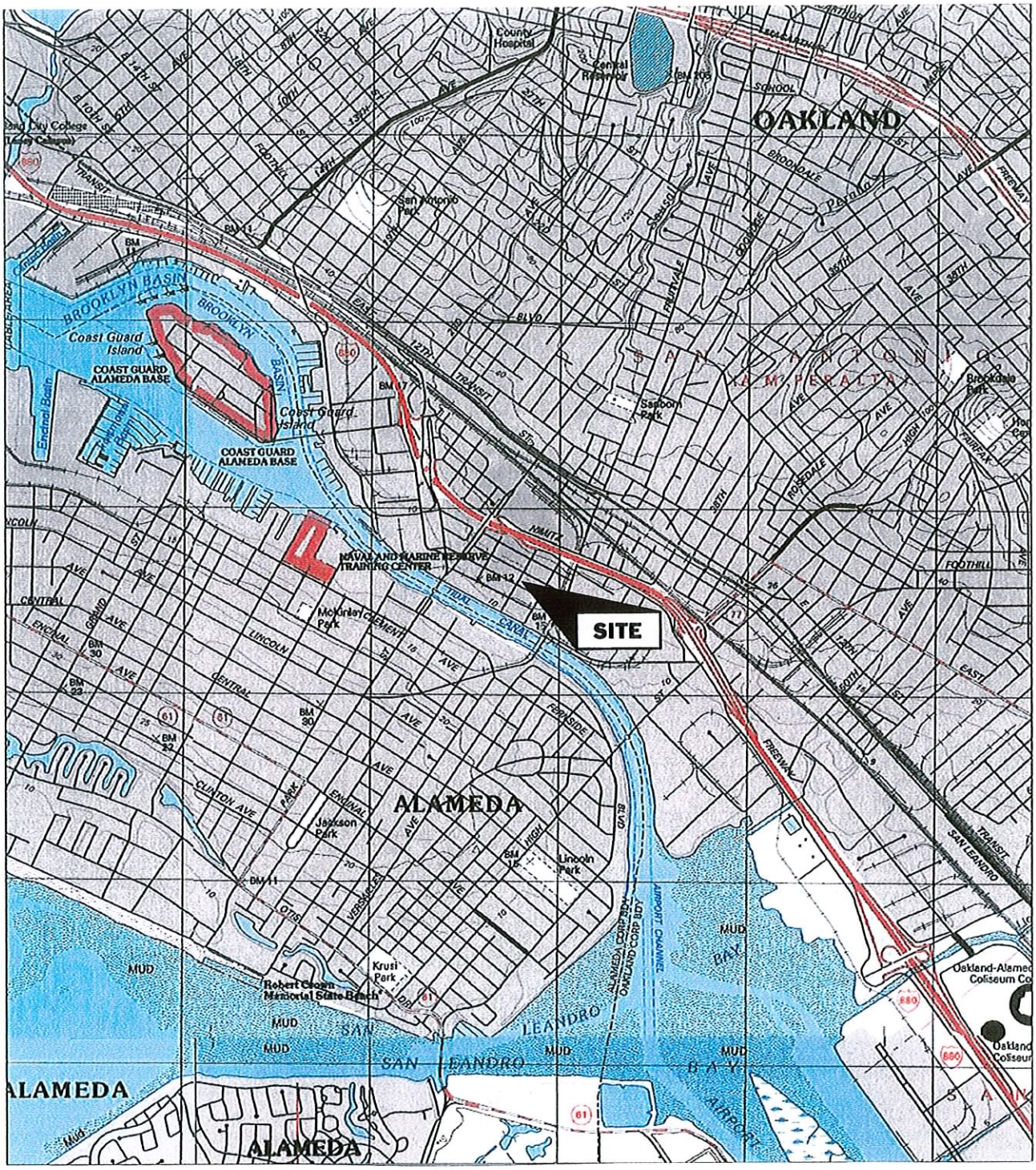
The soil samples collected during this investigation will be submitted to a State of California Department of Health Services certified environmental laboratory. The soil samples will be analyzed for metals (CAM 17) according to EPA Method 6010, for TPH speciation according to EPA Method 8015M, and for VOCs according to EPA Method 8260. Initially, only the one-foot sample will be scheduled for analysis from each boring. If contaminant concentrations in any one-foot sample are detected that exceed the ESL, the five foot sample from that boring will also be analyzed for the corresponding constituents.

4.0 REPORT PREPARATION

Upon completion of the site investigation outlined in this workplan, a report will be prepared, which presents the investigative methodology implemented, findings, and conclusions for the subject site. The report will include the following elements:

- Title sheet,
- Signature page,
- Table of contents,
- Investigative summary,
- Introductory narrative of the project,
- Investigative methods,
- Investigative results and field observations,
- Data evaluation and discussion,
- Figures,
- Summary table (s) indicating laboratory results,
- Copies of original laboratory documentation, including analytical methods, contaminant concentrations, and detection limits,
- Field procedure forms, and chain-of-custody records,
- Conclusions, and
- Recommendations.

FIGURES



REFERENCE:
U.S.G.S. OAKLAND EAST, CA 1997
PHOTOREVISED 1980

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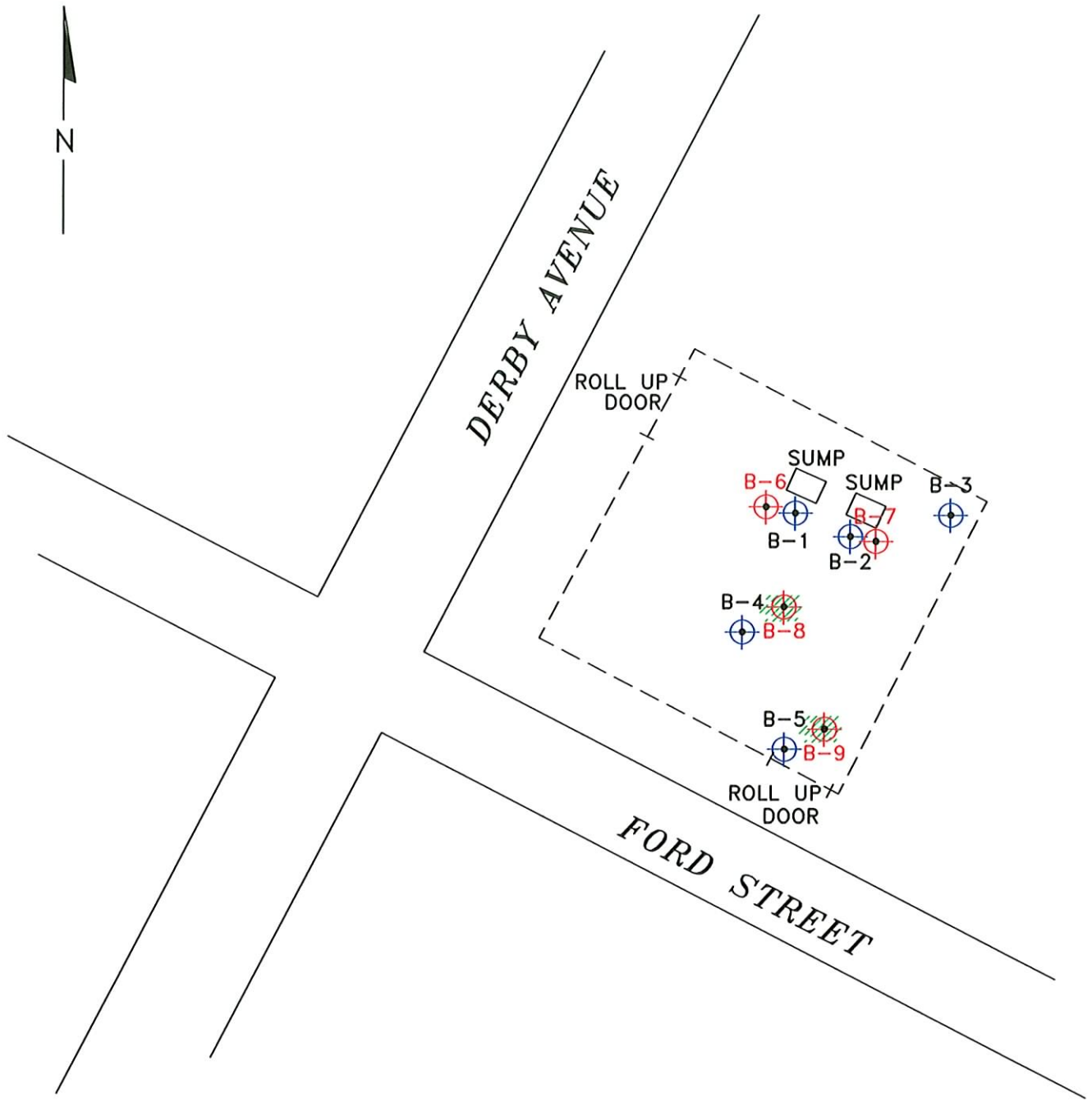
Oakland, California 94601
(510) 434-9200

Project Name:	Drawn By:	Date:	File No.:	Figure No.:
FORMER F&F GRINDING *510 DERBY AVENUE, OAKLAND, CA*	B.B.	11/06	6G021-01	1
Title: SITE VICINITY MAP	**Approved By:** F. P.	**Project No.:** 575-6G021		



EXPLANATION

- SUBJECT STRUCTURE

B-5 – SOIL BORING (2004 PHASE II ESA)

B-6 – PROPOSED SOIL BORING

– FORMER DRUM STORAGE

0 75 150ft

APPROXIMATE SCALE

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Project Name: FORMER F&F GRINDING, 510 DERBY AVENUE, OAKLAND, CALIFORNIA	Drawn By: B.B.	Date: 11/06	File No.: 6G021-02	Figure No.: 2
Title: PROPOSED BORING LOCATIONS	Approved By: F.P.	Project No.: 575-6G021		

APPENDIX A

FIELD PROCEDURES

FIELD PROCEDURES

I. DRILLING OF SOIL BORINGS AND COLLECTION OF SOIL SAMPLES

The following procedures will be used for the drilling and sampling of the soil borings drilled at the site:

1. Each boring will be advanced with a hand-auger until the auger reaches the desired sampling depth. The auger will be retracted and an undisturbed soil sample will be collected by driving a sampler into the subsurface using a drive hammer. The sampler will be lined with a 2.0-inch diameter stainless steel tube.

2. Once the sampler has been retrieved, the ends of the sample tube will be covered with Teflon sheets and capped with polyethylene end caps. The sample will be labeled and placed in a chilled cooler pending delivery to the laboratory for analysis.

3. Soil samples will be assigned identification numbers such as B1-1, where B1 indicates the boring number and -1 indicates that the sample was collected at 1 foot below ground surface. The samples will be labeled with the sampling designation, depth, date, client name, and project number.

4. Soil samplers will be washed between sampling intervals with Alconox soap followed by a deionized-water rinse.

5. Chain-of-custody procedures using chain-of-custody forms will be used to document sample handling and transportation.

6. Soil borings will be backfilled with cuttings from the hand-auger drilling.

II FIELD DOCUMENTATION OF SAMPLING PROCEDURES

The following outline describes the procedures followed by PSI for proper sampling documentation.

1. Sampling procedures will be documented in field notes that will contain:

    1. Sample collection procedures
    2. Date and time of collection
    3. Date of shipping
    4. Sample collection location
    5. Sample identification number(s)
    6. Intended analysis
    7. Quality control samples
    8. Sample preservation
    9. Name of sampler
    10. Any pertinent observations

2. Samples will be labeled with the following information:

    1. Sample number
    2. Boring number
    3. Date and time sample was collected
    4. Sampler's name
    5. Project name
    6. Client name

APPENDIX B

SEPTEMBER 6, 2006 LETTER FROM ACEHS

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

September 6, 2006

Voila Juices
510 Derby Avenue
Emeryville, CA 94601

Gary Boland
3049 Halcyon Court
Berkeley, CA 94705-1913

Barton and Shirley Bennett
1225 Alpine Road, Suite 202
Walnut Creek, CA 94596-4400

Subject: SLIC Case RO0002866, F&F Precision Grinding, 510 Derby Avenue, Emeryville, CA

Dear Mr. Boland and Mr. and Ms. Bennett:

Alameda County Environmental Health (ACEH) staff has reviewed the Spills, Leaks, Investigations, and Cleanups (SLIC) case file for the above-referenced site, which includes the report entitled, "Site Investigation Report, 510 Derby Avenue and Ford Street, Oakland, CA," dated August 13, 2004, prepared for Voila Juices by Professional Service Industries, Inc. The report identified four areas of concern at the site: two concrete sumps that contained a viscous sludge that appeared to be petroleum hydrocarbons and metals and two areas of stacked drums. A site investigation conducted on June 8, 2004 included the collection of four shallow groundwater samples in the areas of concern. Total petroleum hydrocarbons (TPH) as diesel, TPH as motor oil, metals, volatile organic compounds, and semi-volatile organic compounds were detected in the groundwater samples. Cobalt and nickel were detected in groundwater at concentrations exceeding Regional Water Quality Control Board Environmental Screening Levels (ESLs). No soil or soil vapor samples were collected during the investigation.

The site investigation did not evaluate whether residual contamination is present in soil beneath the building. Investigation of shallow soil is required to assess whether shallow soils beneath the building have been impacted by previous site activities. Therefore, we request that you submit a Work Plan **by November 30, 2006** to investigate shallow soil conditions beneath the building.

We request that you address the following technical comments, perform the proposed work, and send us the technical reports requested below.

TECHNICAL COMMENTS

1. **Soil Boring Logs.** The Site Investigation report indicates that soil borings were logged according to the Unified Soil Classification System. However, no soil boring logs were presented in the report. Submittal of soil boring logs is a standard industry practice. We request that you submit the soil boring logs from the site investigation in the Work Plan requested below.

TECHNICAL REPORT REQUEST

Please submit technical reports to Alameda County Environmental Health (Attention: Jerry Wickham), according to the following schedule:

- **November 30, 2006** – Work Plan

These reports are being requested pursuant to California Health and Safety Code Section 25296.10. 23 CCR Sections 2652 through 2654, and 2721 through 2728 outline the responsibilities of a responsible party in response to an unauthorized release from a petroleum UST system, and require your compliance with this request.

ELECTRONIC SUBMITTAL OF REPORTS

Effective **January 31, 2006**, the Alameda County Environmental Cleanup Oversight Programs (LOP and SLIC) require submission of all reports in electronic form to the county's ftp site. Paper copies of reports will no longer be accepted. The electronic copy replaces the paper copy and will be used for all public information requests, regulatory review, and compliance/enforcement activities. Instructions for submission of electronic documents to the Alameda County Environmental Cleanup Oversight Program ftp site are provided on the attached "Electronic Report Upload (ftp) Instructions." Please do not submit reports as attachments to electronic mail.

Submission of reports to the Alameda County ftp site is an addition to existing requirements for electronic submittal of information to the State Water Resources Control Board (SWRCB) Geotracker website. Submission of reports to the Geotracker website does not fulfill the requirement to submit documents to the Alameda County ftp site. In September 2004, the SWRCB adopted regulations that require electronic submittal of information for groundwater cleanup programs. For several years, responsible parties for cleanup of leaks from underground storage tanks (USTs) have been required to submit groundwater analytical data, surveyed locations of monitor wells, and other data to the Geotracker database over the Internet. Beginning July 1, 2005, electronic submittal of a complete copy of all necessary reports was required in Geotracker (in PDF format). Please visit the SWRCB website for more information on these requirements (http://www.swrcb.ca.gov/ust/cleanup/electronic_reporting).

PERJURY STATEMENT

All work plans, technical reports, or technical documents submitted to ACEH must be accompanied by a cover letter from the responsible party that states, at a minimum, the following: "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." This letter must be

signed by an officer or legally authorized representative of your company. Please include a cover letter satisfying these requirements with all future reports and technical documents submitted for this fuel leak case.

PROFESSIONAL CERTIFICATION & CONCLUSIONS/RECOMMENDATIONS

The California Business and Professions Code (Sections 6735, 6835, and 7835.1) requires that work plans and technical or implementation reports containing geologic or engineering evaluations and/or judgments be performed under the direction of an appropriately registered or certified professional. For your submittal to be considered a valid technical report, you are to present site specific data, data interpretations, and recommendations prepared by an appropriately licensed professional and include the professional registration stamp, signature, and statement of professional certification. Please ensure all that all technical reports submitted for this fuel leak case meet this requirement.

UNDERGROUND STORAGE TANK CLEANUP FUND

Please note that delays in investigation, later reports, or enforcement actions may result in your becoming ineligible to receive grant money from the state's Underground Storage Tank Cleanup Fund (Senate Bill 2004) to reimburse you for the cost of cleanup.

AGENCY OVERSIGHT

If it appears as though significant delays are occurring or reports are not submitted as requested, we will consider referring your case to the Regional Board or other appropriate agency, including the County District Attorney, for possible enforcement actions. California Health and Safety Code, Section 25299.76 authorizes enforcement including administrative action or monetary penalties of up to $10,000 per day for each day of violation.

If you have any questions, please call me at (510) 567-6791.

Sincerely,

Jerry Wickham
Hazardous Materials Specialist

Enclosure: ACEH Electronic Report Upload (ftp) Instructions

cc: Frank Poss
Professional Service Industries, Inc.
4703 Tidewater Avenue, Suite B
Oakland, CA 94601

Donna Drogos, ACEH
Jerry Wickham, ACEH
File

APPENDIX C

JUNE 2004 PHASE II ESA SOIL BORING LOG

SOIL BORING LOG

BORING NO:	B-5
SHEET	1 OF 1

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CLIENT NAME:	CB RICHARD ELLIS
PROJECT LOCATION:	510 DERBY AVE, OAKLAND, CALIFORNIA
PROJECT NUMBER:	575-4G023 DATE: JUNE 8, 2004
DRILLING COMPANY:	V&W DRILLING
DRILLING METHOD:	GEOPROBE PUSH-DRILL

GROUNDWATER LEVELS

DATE	COMMENTS	DEPTH BGS
6/8/2004	INITIAL	12 FEET

DEPTH (FEET)	SAMPLE NO.	RECOVERY (IN)	SAMPLE INTERVAL	BLOW COUNT	DESCRIPTION	PID (ppm)	REMARKS
					Five inch concrete slab at surface		
1	1				SILT (ML), medium olive, trace coarse sand, few fine rounded gravel, dry.		Strong ammonia odor
2					Clayey SILT (ML), dark brown with green staining, moist, few coarse sand.		Moderate hydrocarbon odor.
3	2				As above, medium olive, few fine gravel.		Slight hydrocarbon odor.
4							Color change at 3.5 feet.
5	3				SILT (ML), medium orange brown, moist, few sand.		No odor.
6							
7	4				As above, medium olive brown, very moist, trace fine gravel.		No odor.
8							
9	5				As above, few decayed organics.		No odor.
10							
11	6				As above, very moist to wet, many fine sand.		Slight hydrocarbon odor. Groundwater at approx. 12 feet. No odor.
12							
13	7				Sandy SILT (ML), medium olive brown, very moist to wet, fine to medium sand, trace fine gravel.		No odor.
14							
15	8				SILT (ML), medium olive brown, very moist to wet, few sand, trace fine gravel.		
16					Silty SAND (SM), medium olive brown, wet, fine to medium sand.		No odor.
17	9						
18							No odor.
19					End of boring at 18.5 feet below grade. Groundwater encountered at 12 feet below grade. Boring backfilled with cement grout.		
20							

Reviewed By:

LOGGED BY: B. BURFIELD

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