ADR Environmental Group, Inc.
Due Diligence and Risk Management Services Nationwide

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November 10, 2008

Ms. Donna Drogos, LOP Program Manager
Alameda County Environmental Health Department
1131 Harbor Bay Parkway, 2nd Floor
Alameda, CA 94502

BHV1 01-08-011-CA

RE: Work Plan for Over-excavation and Sampling of UST Pit
The Green on Park Place
5144 Martinelli Way (SEC Arnold Road & Martinelli Way; APN 986-0033-002)
Dublin, California

Dear Ms. Drogos:

On behalf of Stockbridge/BHV Emerald Place Land Co., LLC, owner of the above referenced subject Property, ADR Environmental Group, Inc. (ADR) is pleased to present this Work Plan for over-excavation and sampling of the currently open underground storage tank (UST) pit. As construction of a shopping center (the Green on Park Place) is currently underway at the subject Property, the UST pit is currently not backfilled, and the presence of the UST was unforeseen, we ask that you expedite your review and authorization of this Work Plan in order to minimize the impact to the construction schedule.

Background:

The subject Property is a 13.57 acre parcel of land currently being redeveloped as a shopping center named the Green on Park Place (Figure 1). The subject Property was formerly a portion of Camp Shoemaker, a naval facility built during World War II, and reportedly contained a gatehouse, a guest reception lounge, an athletic field (Forster Field), an athletic field house and a portion of a warehouse receiving area. It is though that the subject Property was later transferred to the County of Alameda and was either a portion of the Santa Rita Correctional Facility or the Parks Air Force Base. The structures on the subject Property are thought to have been demolished in the mid 1990s.

In September 2008, during grading activities associated with redevelopment of the subject Property as a shopping center, a steel underground storage tank (UST) was discovered near the southwest corner of the subject Property, to the west of future Building 200 that will be utilized as a parking lot for the new shopping center. While it is not certain when or for what purpose the UST was installed, the UST appears to be near the location of the former guest reception lounge and is therefore thought to have been used for fuel oil to heat the former building or dispensing diesel fuel. The UST is located approximately 103 feet east of Arnold Road and 375 feet north of the southern property line. The construction equipment, grading and ripping the site, reportedly tore several holes in the top of the UST. However, no spills or leakage was noted following the incident. At the time of the incident the UST was reportedly nearly full with a petroleum smelling liquid. Upon hitting the UST, it was demarcated and no further work was done in the immediate area.

As documented in the October 29, 2008, *Tank Closure Report* prepared by ADR: In October 2008, Ferma Corporation removed and disposed of the approximately 1,100-gallon UST and

its contents (915 gallons) under the UST Closure Plan approved by ACDEH on October 1, 2008. Approximately 50 to 55 cubic yards of soil was removed from the UST pit, stockpiled on plastic, and covered pending disposal (Figure 2). Soil samples were collected from the UST pit and stockpiled soil by ADR and submitted to McCampbell Analytical for analysis of total petroleum hydrocarbons as gasoline (TPHg) and diesel (TPHd) by EPA Method 8015 modified, Oil & Grease (O&G) by EPA Method 9071B, 1,4-Dioxane by EPA Method 8260B, polychlorinated biphenyls (PCBs) by EPA Method 8082, volatile organic compounds (VOCs) by EPA Method 8260B, semi-VOCs by EPA Method 8270C, and cadmium, chromium, lead, nickel, and zinc (LUFT 5 metals) by EPA Method 6010C. Results of the samples indicated that TPHd (190 milligrams per Kilogram (mg/Kg)) and 2-methylnaphthalene (1 mg/Kg) concentrations in the tank excavation at 6 feet below the floor of the excavation (approximately 12 feet below grade) exceeded the Regional Water Quality Control Board – San Francisco Bay Region (RWQCB), Tier 1 Environmental Screening Levels (ESLs) for both commercial and residential land use (also used for unrestricted land use), while naphthalene (2.1 mg/Kg) concentrations exceeded the ESL for residential/unrestricted land use. Additionally, TPHd (590 mg/Kg), naphthalene (3.1 mg/Kg), and 2-methylnaphthalene (15 mg/Kg) in stockpile SP-1 exceeded the ESLs for both commercial and residential/unrestricted land use. Further, TPHd (110 mg/Kg) and 2-methylnaphthalene (15 mg/Kg) concentrations in stockpile SP-2 exceeded the ESLs for both commercial and residential/unrestricted land use.

Based on the observations made during the removal of the UST and the chemical results of tank pit and stockpile soil sampling indicating a release of hydrocarbons at the site, an Unauthorized Release (Leak)/Contamination Site Report was submitted to ACDEH.

Work Plan:

The primary purpose of the work is to evaluate the vertical and lateral extent of petroleum-impacted soil and groundwater (if encountered). A secondary objective is to permanently remove petroleum-impacted soils that may serve as a source to degrade groundwater which is estimated to be present at approximately 16 to 18 feet bgs at the site. The following outlines the Work Plan for over-excavation and sampling related to the existing UST pit (Figure 2). Ferma Corporation (California License A, C21, C57, B, ASB, & HAZ #236337) of Mountain View, California will perform the excavation and disposal of soils. ADR will perform confirmation sampling and reporting associated with the project.

- A site safety and health plan will be prepared, necessary permits obtained, and underground utilities notified and cleared.

- Excavation and Stockpiling: Soils will be over-excavated using either a backhoe or excavator. Over-excavation will occur both vertically and laterally based on field observations. The existing UST pit floor is approximately 4 to 6 feet bgs. Vertical over-excavation will proceed to a total depth of approximately 16 to 20 feet bgs (the expected depth to first groundwater), or an additional 12 to 14 feet below the existing UST pit floor. In the event that groundwater is encountered, excavation will be halted and groundwater will be sampled. It is anticipated that approximately 100 to 150 in-place cubic yards will be excavated based on an excavation area of approximately 15' x 20' wide x 13' deep (beneath the existing pit floor). Excavated soils will be stockpiled on plastic sheeting, and covered pending disposal.

- Excavation Confirmation Soil Samples: Discrete confirmation soil samples will be collected from the UST pit floor (2 samples) and sidewalls (8 samples assumed) using a combination of brass sleeves and Encore samplers (VOCs), stored on ice, and

submitted under chain of custody to a state-certified analytical laboratory for analysis by the following methods:

- TPHg and diesel TPHd by EPA Method 8015 modified;
- VOCs by EPA Method 8260B; and
- Polynuclear Aromatics/Polycyclic Aromatic Hydrocarbons (PNAs/PAHs) by EPA Method 8270C

- Groundwater Samples: In the event that groundwater is encountered, a groundwater sample will be collected and placed into laboratory-prepared bottles, stored on ice, and submitted under chain of custody for laboratory analysis custody to a state-certified analytical laboratory for analysis by the following methods:
  - TPHg and TPHd by EPA Method 8015 modified;
  - VOCs by EPA Method 8260B; and
  - PNAs/PAHs by EPA Method 8270C
- Soil Disposal: Soil will be transported via tarped or burrito-wrapped dump trucks to Altamont Landfill for disposal as Class II non-hazardous petroleum-impacted soil under the existing waste profile acceptance. A signed non-hazardous waste manifest/bill of lading will accompany each load.
- Backfill: Prior to backfilling the excavation, laboratory analysis results will be provided to, and permission sought from ACEHD. Backfill will be conducted by the General Contractor's grading contractor, Appien Engineering. Backfill will consist of the use of excess native site soil which will be compacted to meet project requirements.
- Report: Preparation of Report of Findings documenting the findings of the excavation work, results of laboratory analysis, findings. .

We appreciate your assistance in expediting the approval of this abbreviated work plan. Please call me with any questions you have. I can be reached at (888) 622-3734.

Sincerely,

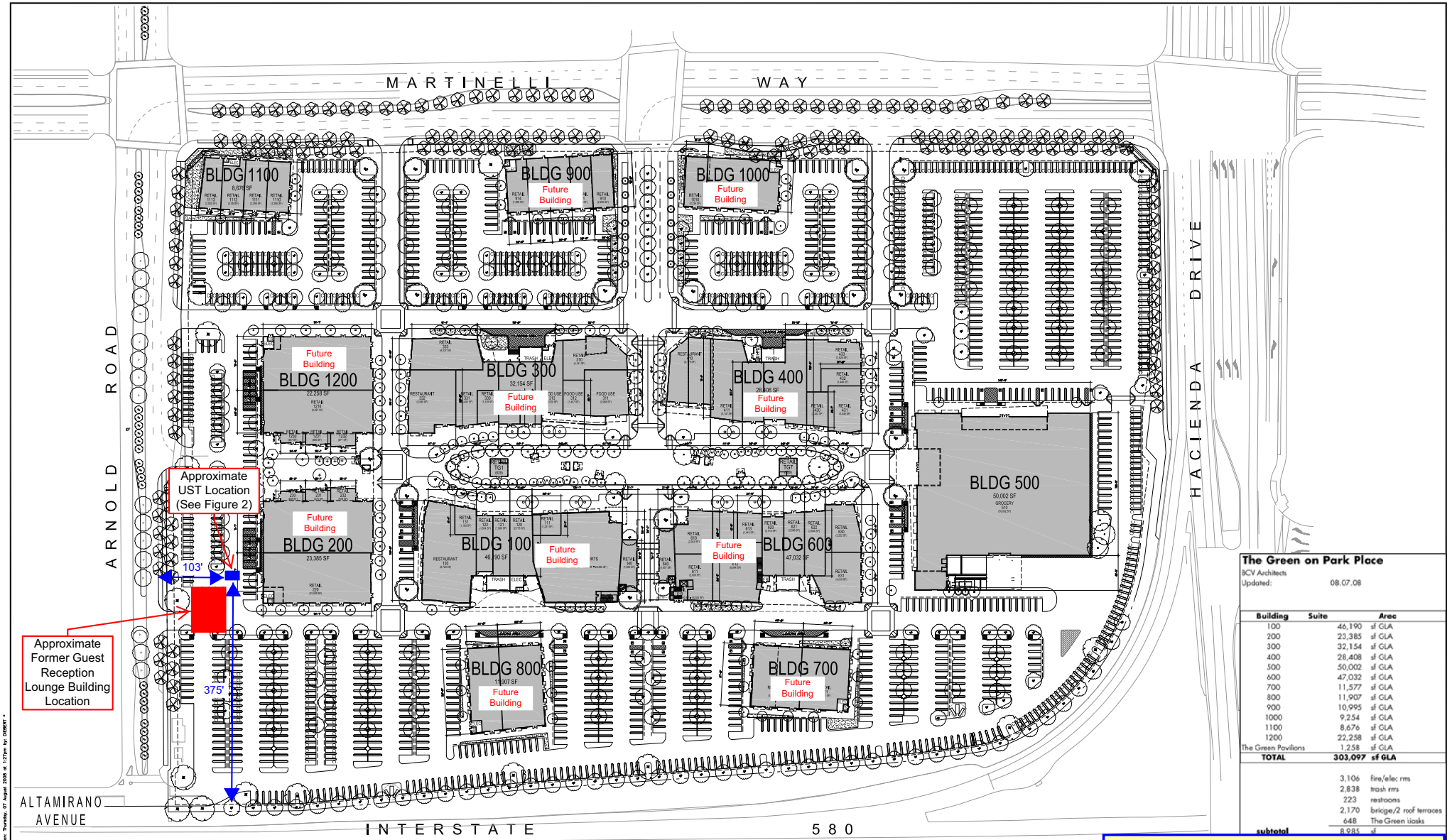
Larry Flora, P.G.
Project Geologist

PROFESSIONAL GEOLOGIST
LARRY FLORA
No. 4759
STATE OF CALIFORNIA

Attachments

Cc:

Mr. Jim Wright
Stockbridge/BHV Emerald Place Land Co., LLP
c/o Blake Hunt Ventures
390 Railroad Avenue, Suite 200
Danville, CA 94526



The Green on Park Place
BCV Architects
Updated: 08.07.08

Building	Suite	Area
100	46,190	sf GLA
200	23,385	sf GLA
300	32,154	sf GLA
400	28,408	sf GLA
500	50,002	sf GLA
600	47,032	sf GLA
700	11,577	sf GLA
800	11,907	sf GLA
900	10,995	sf GLA
1000	9,254	sf GLA
1100	8,676	sf GLA
1200	22,258	sf GLA
The Green Pavilions	1,258	sf GLA
TOTAL	**303,097**	**sf GLA**
	3,106	fire/elec rms
	2,838	trash rms
	223	restrooms
	2,170	bridge/2 roof terraces
	648	The Green kiosks
subtotal	8,985	sf

DEMISED LEASING PLAN
SITE PLAN
1 SP 1" = 50'-0"

FIGURE 1
UST LOCATION SITE PLAN

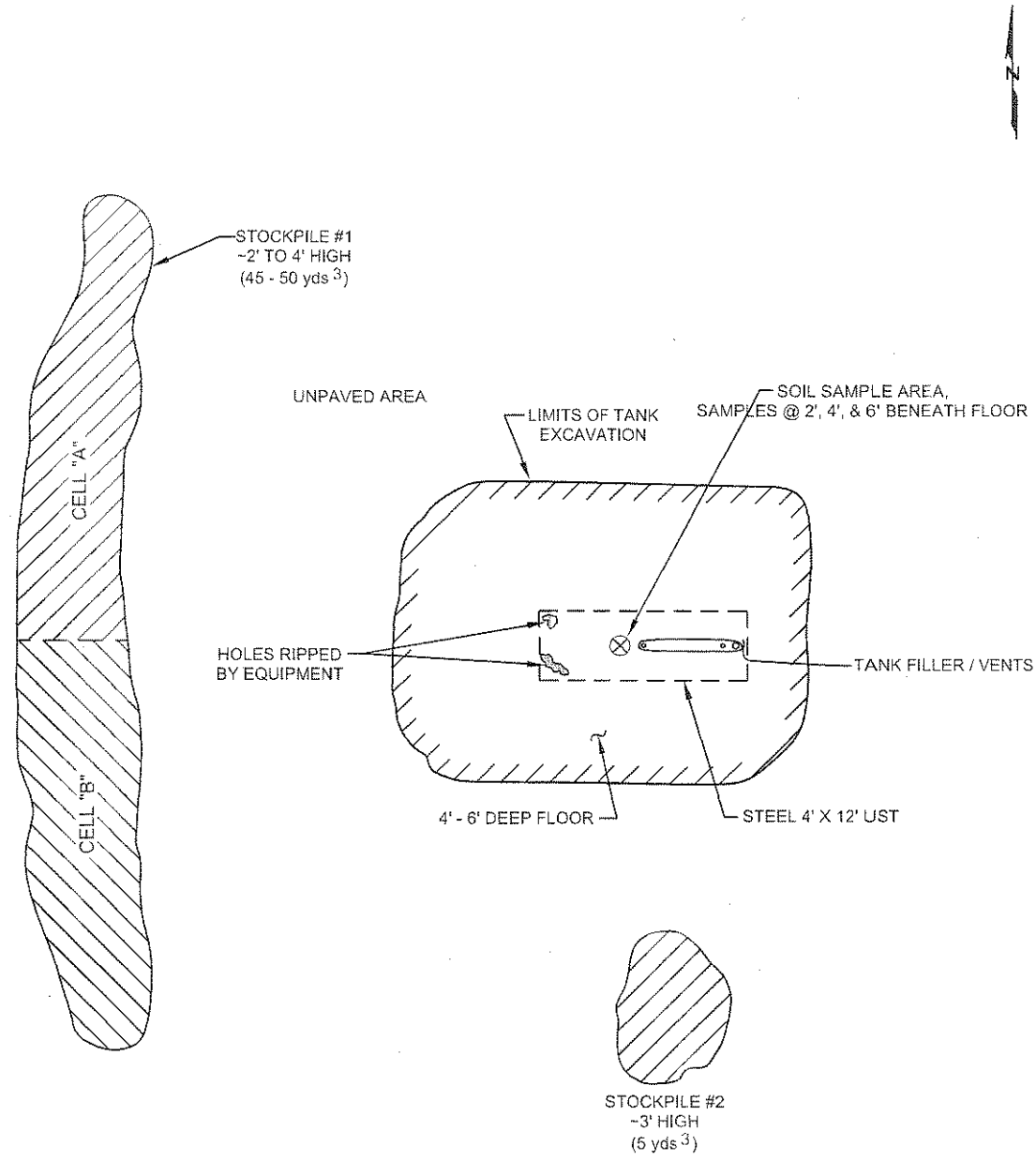
BHV101-08-011-CA
October 2008

ADR Environmental Group, Inc.

BCV | STOCKBRIDGE | BLAKE HUNT VENTURES | JMH Weiss, Inc | SMITH+SMITH

thegreen ON PARK PLACE

BALDAUF CATTON VON ECKARTSBERG



TANK PIT SOIL LITHOLOGY

GROUND SURFACE TO 5' = CLAYEY SAND-Olive Brown, very fine grained, moist, medium dense.

5' TO 12' = SANDY CLAY-As above; very moist

LEGEND

⊗ TANK EXCAVATION SOIL SAMPLE LOCATION BY ADR, 10-02-08

0 10'

SCALE, FEET (APPROX.)

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UNDERGROUND STORAGE TANK EXCAVATION
The Green on Park Place
Dublin, California

Project Number:	BHV1 01-08-011 CA	Date:	October 2008	Figure:	2

BH1V-11-F2 10/27/08 PYM