September 19, 2013

Ms. Karel Detterman
Alameda County Environmental Health
1131 Harbor Bay Parkway, Suite 250
Alameda, California 94502

Subject: **Perjury Statement and Report Transmittal**
1600 Park Street (Parcel A)
Alameda, California 94501
AEI Project No. 298931
ACEH RO#00003112 (Formerly part of RO#0000008)

Dear Ms. Detterman:

I declare under penalty of perjury, that the information and/or recommendations contained in the attached report for the above-referenced site are true and correct to the best of my knowledge.

If you have any questions or need additional information, please do not hesitate to call me or Mr. Peter McIntyre at AEI Consultants, (925) 746-6004.

Sincerely,

John Buestad
President

JB/pm

Attachment: AEI Consultants, *Site Management Plan – Commercial Development*

cc: Mr. Peter McIntyre, AEI Consultants, 2500 Camino Diablo, Walnut Creek, CA 94597

September 19, 2013

SITE MANAGEMENT PLAN - COMMERCIAL DEVELOPMENT

Property Identification:
1600 Park Street – Parcel A
Alameda, California

AEI Project No. 298931
ACEH Fuel Leak Case No. RO0003112
GeoTracker Global I.D. T10000004754

Prepared for:
Foley Street Investments
Attn: Mr. John Buestad
2533 Clement Avenue
Alameda, CA 94501

Prepared by:
AEI Consultants
2500 Camino Diablo
Walnut Creek, CA 94597
(925) 746-6000

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AEI Consultants
Environmental & Engineering Services
2500 Camino Diablo, Walnut Creek, CA 94597
Tel: 925.746.6000 Fax: 925.746.6099

September 19, 2013

Alameda County Environmental Health Department
Attn: Ms. Karel Detterman
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502

Subject: **Site Management Plan – Commercial Development**
1600 Park Street – Parcel A
Alameda, California
AEI Project No. 298931
ACEHD Fuel Leak Case No. RO0003112
GeoTracker Global I.D. T10000004754

Dear Ms. Detterman:

1.0 INTRODUCTION

AEI Consultants (AEI) prepared this Site Management Plan (SMP) on behalf of Foley Street Investments, LLC (owner), for the commercial development at 1600 Park Street, Alameda, California (Site); refer to Figures 1 and 2. Environmental activities at the site are currently being overseen by the Alameda County Environmental Health Department (ACEHD).

ACEH will be notified within 24 hours if soil is encountered during construction that is suspected of being contaminated.

The purpose of this SMP is to provide a framework for appropriately addressing environmental impact's that may be encountered during development. The SMP includes the following components:

1. An overview description of the Site and planned development project;
2. Summary of known and potential environmental conditions;
3. Guidelines for managing soil, groundwater, and vapors that may be encountered; and
4. Mitigation measures for known or discovered environmental conditions.

The project involves the construction of one new commercial/retail building and associated parking and landscaping. Environmental assessment and source removal activities have been performed at the Site which has identified the presence of petroleum hydrocarbons released from historic site activities, primarily limited to petroleum hydrocarbons. An overview of the site history and cumulative results of these assessments is presented below; this information is summarized in more detail in AEI's *Conceptual Site Model Update and Request for Case Closure – May 2013* dated May 15, 2013.

2.0 SMP BACKGROUND

The Site is currently vacant with all previous buildings razed in 2012. The owner proposes to redevelop the site for commercial use, consisting of one commercial/retail building. This will involve construction of one onsite building surrounded by parking and landscaping at grade. See Figure 2 for the locations of former features, current features, and proposed buildings.

2.1 SUMMARY OF ENVIRONMENTAL CONDITIONS

As discussed below, contaminants associated with prior on-site activities have been detected in soil and groundwater at the site. Investigation and cleanup activities have been performed under the oversight of the ACEHD. The results of the activities completed to date suggest that significant contamination is not present on the Site. Additional contamination is not anticipated to be discovered during planned construction activities. Environmental concerns within this parcel which have been investigated to date and are further discussed below include:

- A 10,000-gallon gasoline underground storage tank (UST), 4,000-gallon gasoline UST, and 500-gallon waste oil UST, all of which were removed in November 2011.
- Four hydraulic lifts inside the former building which were removed in July 2012.
- A gas and oil area within the southwestern portion of the parcel as indicated by a historical Sanborn map.
- Potential migration of petroleum hydrocarbons from an off-site source located immediately north of the Site.

2.1.1 USTs

Two generations of UST systems containing gasoline and waste oil were located at the former Good Chevrolet Auto Dealership. Fuel Leak Case RO0000008 was opened by ACEHD in 1986 due to the discovery of a release of petroleum hydrocarbons after the removal of the two first generation USTs (a 300-gallon waste oil tank and 500-gallon gasoline tank) at 1630 Park Street, located immediately north of the Site (currently referred to as Parcel B). In July 2011, three soil borings were advanced adjacent to the three second generation USTs (a 10,000-gallon gasoline tank, a 4,000-gallon gasoline tank, and a 500-gallon waste oil tank) installed in the 1980's located in the central portion of the Parcel A Site. The analytical results from soil and grab groundwater samples did not find evidence that a release had occurred.

In November 2011, the second generation USTs were removed. Holes were not observed in the three USTs during removal and petroleum hydrocarbons were not detected in soil samples collected beneath the two gasoline USTs or dispensers. However, a grab groundwater sample collected from the gasoline UST pit detected total petroleum hydrocarbons as gasoline (TPHg) and benzene. Soil beneath the waste oil UST had odor and visual evidence of petroleum hydrocarbon impact. A soil sample collected beneath the waste oil UST at a depth of 9 feet detected TPHg, TPH as diesel (TPHd), and petroleum oil and grease (POG). The waste oil UST pit was over-excavated to a depth of 11 feet, resampled, and no detections of TPHg, TPHd or POG were found. Due the low concentrations of petroleum hydrocarbons detected in soil and groundwater in the vicinity of the second generation tanks on Parcel A, ACEHD opened a new

Fuel Leak Case (RO0003112) to decouple Parcel A from Parcel B and allow separate development of each parcel. It should be noted that soil vapor measurements taken beneath the northern portion of Parcel A did not detect constituents from previous Parcel B contamination, confirming that migration of vapor constituents from the "off-site" source area has not occurred.

2.1.2 Hydraulic Lifts and Gas and Oil Area

A geophysical survey completed in July 2011 did not identify any USTs associated with the gas and oil area, and soil borings did not indicate elevated hydrocarbons were present in this area.

Soil borings in the vicinity of the former hydraulic hoists did not indicate that a significant release has occurred, and no obvious contamination was observed during the removal of the lifts.

2.2 CONTAMINANTS OF POTENTIAL CONCERN

The primary contaminants of potential concern (CPOCs) are limited at the site. Heavier range hydrocarbons (TPHd and TPH as motor oil) may be found distributed at low concentrations throughout the site due to historical site use. Gasoline constituents [TPHg, benzene, toluene, ethylbenzene, and xylenes (BTEX)] from both on and offsite the gasoline UST releases may also be encountered. Heavier hydrocarbons [reported as TPHd and TPH as motor oil (TPHmo)] have been detected at low concentrations in the area of the hydraulic lifts (northern portion of Parcel A).

MTBE has not been detected during recent sample analyses nor have significant concentrations of fuel oxygenates been detected. Elevated concentrations of polychlorinated byphenyls (PCBs), volatile organic compounds (VOCs) or semi-volatile organic compounds (SVOCs) were not detected in samples from or near the lifts former used oil UST.

2.3 SITE HYDROGEOLOGY

During the drilling conducted by AEI in 2011 to 2012, groundwater was first observed in the temporary direct push borings at depths of approximately 9 to 11 feet bgs and stabilized between approximately 7.5 to 8.5 feet bgs. The depth to water in the groundwater monitoring wells (located on Parcel B) has generally ranged from approximately 7.5 to 9.5 feet bgs. The groundwater flow direction has typically been reported towards the northwest.

3.0 SOIL AND GROUNDWATER MANAGEMENT

3.1 SMP APPLICABILITY

As noted above, soil and groundwater impacted with concentrations of COPCs may be present at various on-site locations. This SMP presents protocol for the following construction activities that may encounter COPCs:

- Surfacing, excavation, and grading;
- Subsurface utility installation, maintenance, or repair;
- Landscaping; and
- Building foundation construction and other subsurface work.

Although impacted soil and groundwater is not likely to be encountered in areas outside of what was described above, contractors and their Subcontractors shall follow the soil and groundwater management protocols presented in this SMP anywhere on-Site. In addition, if Contractors or their Subcontractors observe conditions indicative of contamination anywhere on-Site, they will follow the protocols presented in this document.

3.2 RISK MANAGEMENT

This section presents the risk management procedures to be followed during the above described construction activities during the on-site development, including worker training and impact mitigation measures.

3.2.1 Pre-Construction Planning and Notification

Prior to the start of any construction activity that involves below ground work (e.g. mass grading, foundation construction, excavating or utility trenching), information regarding Site risk management procedures (a copy of this SMP) will be provided by the owner to the Contractors for their review and each Contractor shall provide such information to its Subcontractors.

3.2.2 Site-Specific Health and Safety Worker Requirements

Each Contractor shall be responsible for the health and safety of their own workers, as required by Cal-OSHA, including but not limited to preparation of their own health and safety plan (HSP) and injury and illness prevention plan (IIPP). The purpose of these documents is to provide general guidance to the work hazards that may be encountered during each phase of Site construction activities. Contractors are also required to determine the requirements for worker training, based on the level of expected contact to soil, soil vapor, and groundwater associated with the contractor's activities and locations with respect to COPCs described in Section 2.2. The HSP will contain provisions for limiting and monitoring chemical exposure to construction workers, chemical and non-chemical hazards, emergency procedures, and standard safety protocols.

3.2.3 Construction Impact Mitigation Measures

During construction, measures will be taken by Contractors to minimize dust generation, and appropriately manage storm water runoff, and tracking of soil off-site. In addition, measures will be taken to reduce the potential for the creation of preferential pathways (vertical or horizontal) for COPCs present in groundwater beneath the Site. The construction impact mitigation measures are described below.

3.2.3.1 Site Control

Site control procedures will be implemented by the Contractor to control the flow of personnel, vehicles, and materials in and out of the site while working with potentially contaminated materials. In addition, Site control measures will help control the spread of COPCs from the Site, if they are present. The Site perimeter will be fenced by the Contractor. Access and egress will be controlled at selected locations. Signs will be posted by the Contractor at all Site entrances instructing visitors to sign in at the project support areas.

3.2.3.2 Equipment Decontamination

Because of the potential for impacted soil and groundwater present at the site, precautions to limit the off-Site transfer of soil are warranted. These precautions also are applicable if during any construction, impacted soil is expected or confirmed to be encountered. Decontamination procedures will be established and implemented by the Contractor to reduce the potential for construction equipment and vehicles to release potentially contaminated soil onto public roadways or other inadvertent off-Site transfer. At a minimum, gravel will be placed by the Contractor at all Site access points and excess soil will be removed from construction equipment using dry methods (e.g., brushing or scraping) prior to moving the equipment to off-Site locations.

3.2.3.3 Personal Protective Equipment

Personal Protective Equipment (PPE), including appropriate clothing are used to isolate workers from COPCs and physical hazards. The minimum level of protection for workers coming into direct contact with potentially contaminated materials is Level D, listed below. The level of PPE will be evaluated by the contractor and modified if warranted based upon conditions encountered at the Site and/or type of work activity in accordance with their own HSP (see Section 3.2.2).

- Coveralls or similar construction work clothing;
- Reflective safety vests;
- Steel-toed boots;
- Hard hat;
- Work gloves, as necessary;
- Safety glasses, as necessary; and
- Hearing protection, as necessary

3.2.3.4 Dust Control

Mitigation measures will be conducted during soil handling and earthwork to minimize the creation and dispersion of dust, including the following measures:

- Application of water while grading, excavating, and loading, as needed;
- Limiting vehicle speeds to 5-miles per hour on unpaved portions of the Property;
- Minimizing drop heights while loading/unloading soil; and,
- Additional measures as may be identified and implemented by Contractors, as necessary, especially if dry and windy conditions persist during periods of earthwork.

During grading activities and depending upon Site conditions, the Environmental Consultant may set up dust monitors to document airborne concentrations at upwind and downwind Property boundaries. If implemented, the monitoring will be performed using DataRAM PDR-1000 particulate monitors or their equivalent. The locations of the monitoring stations will be determined by the environmental geologist or engineer in the field. The wind direction and time of observation will be recorded in the field and the sampling location will be modified during the day if significant changes in wind direction are readily observed. The particulate meters will be monitored by the field geologist or engineer to evaluate if excessive dust is migrating off-site. Each time the monitors are checked, the differences between the average upwind dust concentration and the average downwind concentration will be compared to ambient air quality standard of

150 micrograms per cubic meter over an averaging time of 8-hours for respirable dust. If this standard is exceeded, increased dust control measures will be implemented. Results of the air monitoring, if performed, will be summarized for the Owner and Contractor in daily reports.

3.2.3.5 Storm Water Pollution Controls

The Civil Engineer will prepare a storm water pollution prevention plan (SWPPP) for the Site. Contractors and their Subcontractors shall comply with the provisions and protocols of the SWPPP. Storm water pollution controls will be based on best management practices (BMPs), such as those described in "Information on Erosion and Sediment Control for Construction Projects: A Guidebook" (Water Board 1998) and "Erosion and Sediment Control Field Manual, Third Edition (Water Board 1999). The California Stormwater Best Management Practice Handbooks published by the California Stormwater Quality Association (CASQA) (http://www.casqa.org) also reflect current practices and storm water management standards. Sediment and erosion control procedures may include, but are not limited to the following:

- Constructing temporary berms or erecting silt fences around exposed soil;
- Placing straw bale barriers or sediment traps around catch basins or other entrances to storm drains;
- Covering soil stockpiles with plastic sheeting or tarps during rainfall events; and
- Implementing other appropriate BMPs.

3.2.3.6 Corrosion

Current plans do not include the installation of any utilities through areas containing significantly elevated concentrations of hydrocarbons. However, because of the potentially corrosive nature of hydrocarbons and their potential detrimental impacts on utility pipelines, if plans are altered to include a utility installation within areas of significant impact, a corrosion study will be performed. The study will be performed by a licensed professional engineer, if warranted, based on the types, locations and depths of planned utilities. The study will evaluate the need for protective measures for utilities, which could include wrapping piping with corrosion resistant tape, applying an epoxy coating, using corrosion resistant piping materials (including gaskets, flanges and couplings) and/or installing a cathodic protection system.

3.3 GROUNDWATER MANAGEMENT PROTOCOLS

Groundwater may be encountered at depths ranging from approximately 7 to 11 feet bgs. Although mass excavation below the water table is not required for construction of the planned buildings, utility trenches could potentially be constructed at or below the water table. Measures will be taken to limit the potential for preferential vertical or horizontal migration due to construction and to ensure proper handling of any groundwater that is encountered.

3.3.1 Vertical and Horizontal Preferential Pathways

3.3.1.1 Utility Trenches

Although not anticipated, if utility trenches extend to the top of groundwater (anticipated at depths of approximately 7 feet or more) in areas of confirmed impacted soil or groundwater, measures will be implemented to reduce the potential for vapor and groundwater migration through trench backfill and utility conduits. This work will be coordinated with the Environmental Consultant, Geotechnical Engineer, and Project Engineer, as appropriate. Such measures may include placement of low-permeability backfill "plugs" at selected intervals on-Site and at locations where the utility trenches extend off-Site. In addition, utility conduits that are placed below groundwater will be installed with water-tight fittings to reduce the potential for groundwater to migrate into the conduits. The Environmental Consultant may observe the installation of the selected "plugs" and record all placement locations.

3.3.2 Excavation De-Watering

Groundwater is not anticipated to be encountered during construction activities. However, if excavation de-watering is required, the water will be sampled and analyzed prior to water removal to evaluate discharge alternatives. Pursuant to Water Board resolution 88-160, the preferred use of the extracted water is recycling (reclamation) or on-Site re-use. If such water is to be used for on-Site dust control, concentrations of COPC shall be compared to the lower of the Water Board's Environmental Screening Levels (ESLs) for fresh or estuarine surface water. If recycling or re-use is not appropriate, based on analytical data or Site circumstances (i.e. elevated COPC concentrations, more water than is necessary for dust control, etc), the next preferred alternative is discharge to publicly owned treatment works (sanitary sewer). If recycling/on-Site reuse or discharge to publicly owned treatment works is not appropriate, then treatment and discharge to the local storm drain shall be evaluated. Discharge of such water will be performed in accordance with the National Pollutant Discharge Elimination System (NPDES) general permit for construction and any other applicable permits. If only a small quantity of water is required to be removed, then offsite hauling for proper disposal will be evaluated. The Regional Water Quality Control Board (RWQCB) and/or ACEH will be notified of the results of any groundwater sampling and will be consulted on the planned disposition of groundwater that may be generated at the site.

3.3.3 Soil Vapor Monitoring Points

Soil vapor monitoring points are present on the Site to monitor soil vapor concentrations at the Site. The approximate well locations of the two points are shown on Figure 2. These points will be properly decommissioned by under permit from the ACEHD. If on-Site soil work begins prior to decommissioning, the Contractor is responsible for ensuring such vapor points are not damaged prior to proper decommissioning.

3.4 SOIL MANAGEMENT PROTOCOLS

3.4.1 Soil Monitoring and Screening

If soil is encountered that is suspected of being contaminated (e.g., if soil discoloration or odors are noted), during construction, the potentially impacted soil will be field screened by the Environmental Consultant. It is expected that the Environmental Consultant will only be used on an as needed basis (whenever potentially contaminated soil is encountered) and will not be onsite during the entire duration of construction activities. The Environmental Consultant and ACEH will be notified immediately by the Contractor in the event that potentially impacted soil is encountered, and the Environmental Consultant will be onsite to perform field screening and possible sample collection as discussed below.

The Environmental Consultant will perform the field screening. In general, the field screening protocol will consist of using a hand-held photo-ionization detector (PID) instrument. Field screening of soil will be performed using the headspace analysis method of placing a small volume of soil into a plastic baggie, sealing the baggie, and placing the PID probe tip into the baggie after a minimum waiting period of 30 seconds. Field screening PID readings will be written in a bound project-dedicated log book along with notable field observations, if any. The PID instrument will be an Ion Science Phocheck+PID, a MiniRae 3000 PID or functionally similar instrument. The instrument will be capable of quantifying total VOCs in air and include features to minimize interference from high relative humidity which may be encountered during the headspace analysis. Each instrument will have a standard 10.6eV lamp, capable of ionizing VOCs. Each instrument will be field calibrated using isobutylene.

A field screening value of 10 ppmv above background using the headspace analysis method will be used as an action level to trigger follow-up soil sampling for laboratory analysis. Each day field screening is performed, a series of three background readings will initially be generated using on-site soil from locations away from potential source areas. Those values will be averaged to form a background value for that day. Headspace field readings consistently above 10 ppmv plus background would trigger collection of at least one soil sample for laboratory analysis of TPHmo/d/g using EPA Method 8015 and VOCs using EPA Method 8260B. Soil samples submitted for laboratory analysis may be analyzed on a rush basis, as appropriate based on the data turn-around requirements of the day's activities. Laboratory results will be documented and submitted to the Owner.

The field screening trigger level of 10 ppmv plus background will also be used to determine whether 40-hour HAZWOPER trained construction workers and equipment operators are needed in areas showing potential soil impact, until conditions are verified with laboratory data. If field instrument readings of 10 ppmv plus background are consistently recorded in an area, then the Contractor will be notified by the Environmental Consultant and the Contractor, in consultation with the Environmental Consultant, will determine whether 40-hour trained HAZWOPER personnel will be used for working in that area. In such a case, only work being performed in that particular area will be suspended and the area will be cordoned off until 40-hour trained personnel are available.

It is noted that soil moisture and other factors can influence field instrument readings resulting in false positive results. If readings are unusually high in the absence of other indications of soil

impact, suggesting excess moisture or other factors, a replacement instrument will be obtained and locations with high readings will be confirmed. Also, if only one or two field screening readings slightly exceed 10 ppmv plus background and other readings collected in the same general area do not, then a soil sample may not be collected for laboratory analysis at the discretion of the Environmental Consultant. In the event field monitoring PID readings trigger soil sampling, the Contractor will be notified to temporarily stop work at the location and the Consultant will perform a limited assessment in the area of potential soil impact. One or more soil samples may be collected for laboratory analysis in the area showing elevated PID readings.

Upon receipt of analytical results, the Owner may direct the Environmental Consultant to investigate the extent of the potential hydrocarbon impacted area. Such investigation may include the use of a backhoe, hand auger equipment, or drill rig, as circumstances may dictate for additional soil screening or the collection of soil, soil gas, and/or groundwater samples. Other COPCs may be investigated, as may be appropriate. Such investigation and any subsequent characterization or remediation work, will be coordinated between the Owner, the Environmental Consultant, and Contractor.

3.4.2 Management of Impacted Soil

During construction activities, if soil is encountered that is suspected of being contaminated (e.g., if soil discoloration or odors are noted), or if buried structures (such as sumps, tanks, drain systems), debris or un-abandoned wells are encountered, earthwork in the suspect area will be immediately stopped and worker access to the suspect area will be restricted. The area will be cordoned off using delineators and caution tape, or similar materials by the Contractor and the Environmental Consultant and ACEH will be notified. The quality of soil suspected to be contaminated will be evaluated through field screening and/or analytical testing by the Environmental Consultant so that appropriate handling and disposal alternatives can be determined. If on-site re-use of the contaminated soil is desired, soil samples shall be collected from the stockpile and analyzed for COPCs (Section 2.3).

If COPCs are detected, whether above or below regulatory agency screening levels, further investigation of the area may be performed as determined by the Owner in coordination with the Environmental Consultant. For soil considered for re-use, if COPCs are detected below applicable screening levels, re-use of the soil may be appropriate, at the discretion of the Environmental Consultant and Owner.

If COPCs are detected above the applicable ESLs, the results will be communicated to the ACEHD and soils will be profiled into a landfill facility for proper disposal under appropriate waste manifest. Prior to off-Site disposal, soil samples will be collected and analyzed in accordance with the requirements of the selected disposal facility.

Cleanup/remediation activities may be required at the Site if impacted soils are encountered or a previously unknown release is identified in order to meet applicable federal, state and local laws, regulations and requirements. If impacted soil is identified at the Site, earthwork activities in contaminated areas will be performed by licensed hazardous materials contractors and personnel trained in hazardous waste operations (40-hour OSHA training), if warranted based on COPC concentrations. The soil management procedures described in this document

and the contractor's HSP will be followed. The scope of such removal action will be determined by the Owner in coordination with the Environmental Consultant.

Soil suspected of being contaminated that is excavated during construction shall be stockpiled separately from "clean" soil. Stockpiled soil that is suspected to be contaminated shall be stockpiled on-Site on top of and covered by an "impermeable" liner (i.e., 6 mil plastic sheeting) by the Contractor to reduce infiltration by rainwater and contamination of underlying soil. The soil shall be managed for erosion and sediment control by surrounding the base with straw wattles or other methods consistent with SWPPP BMPs. Stockpiles shall be checked daily by the Contractor to verify that they are adequately covered.

3.4.3 Management of Soil During Construction

Surplus soil generated during development may be transported from the Site. If no impact is identified during the monitoring procedures outlined in Section 3.4.1, such surplus soil will either be transported to an appropriate landfill facility or to another project that accepts the soil. If transported to another project, soil samples will be collected and analyzed in accordance with the requirements of that project in consultation with the Environmental Consultant. If transported to a landfill facility, the soil samples will be collected and analyzed according the profiling requirements of that project site or facility. The Contractor will coordinate with the Environmental Consultant regarding off-Site soil disposal activities. As outlined in Section 3.4.2, the ACEHD shall be contacted if potentially impacted soil is discovered. As stated in Section 3.4.2, surplus soils with detectable concentrations of hydrocarbons above the applicable screening level will not be re-used onsite; such soils would be properly disposed of at an offsite landfill. Disposal documentation will be provided to ACEH.

3.4.4 Import Fill

The Environmental Consultant, Geotechnical Engineer, and ACEH will be notified prior to importing fill soil to the Site. An evaluation of import fill materials as outlined in the technical document titled, "Information Advisory on Clean Imported Fill Material" (DTSC, October 2001) will be conducted to ensure such fill meets the geotechnical and environmental requirements. To minimize the potential introduction of contaminated fill onto the Site, all selected sources of import fill will have adequate documentation to verify that the fill source is appropriate for the Site. Documentation will include detailed information on previous land use of the fill source, any Phase I Environmental Site Assessments performed and the findings, and the results of any analytical testing performed (Phase II Investigations).

If no documentation is available or the documentation is inadequate or if no analytical testing has been performed, samples of the potential fill material will be collected and analyzed prior to delivery of such soil to the site. The analyses selected will be based on the fill source and knowledge of the previous land use as determined by the Environmental Consultant. The sample frequency for potential fill material will be in accordance with that outlined in the technical document titled, "Information Advisory on Clean Imported Fill Material" (DTSC, October 2001). The Environmental Consultant will provide guidance to the Contractor regarding acceptability of imported fill; no fill material will be accepted if contaminant levels exceed current residential environmental screening goals (unrestricted re-use criteria) and/or regional background concentrations.

4.0 NOTIFICATION AND DOCUMENTATION

4.1 KEY CONTACTS

Exhibit 2: Key Contacts

Company	Role	Contact	Telephone Number
Foley Street Investments, LLC	Owner	John Buestad Ken Carvalho	510-523-1925 (o) 510-523-1925 (o)
AEI Consultants	Environmental Consultant	Peter McIntyre, PG (Project Director)	925-746-6000 (o) 925-285-8286 (c)
		Jeremy Smith (Sr. Project Manager)	925-746-6028 (o) 925-595-3156 (c)
ACEHD	Case Manager	Karel Detterman	510-567-6708 (o)
To Be Determined	General Contractor		
To Be Determined	Project Engineer		
To Be Determined	Geotechnical Engineer		
To Be Determined	Civil Engineer (SWPPP)		

(o) office phone number; (c) cell phone number

4.2 NOTIFICATIONS

Notifications of the discovery of COPCs in field screening, observations, or analytical results or other conditions of potential environmental concern are to be made immediately to the Owner, the Environmental Consultant, and ACEH. The Owner will determine the need for other required notifications. If such discovery or conditions require notification to the Contractor and/or Sub-Contractors, such notification will be determined by the Owner and the Environmental Consultant.

4.3 DOCUMENTATION

The Environmental Consultant may prepare a report(s), at the discretion of the Owner. The Environmental Consultant may provide documentation of conditions, including observations, screening results, and laboratory results as needed to inform the Contractor of conditions in various work areas and as may be needed to comply with provisions of this SMP, including HSP requirements, work practices, material handing requirements, or other recommendations.

5.0 LIMITATIONS

Contractors and Subcontractors are responsible for review of this SMP prior commencing work at the Site and for the health and safety of their own employees and subcontractors. The Owner is responsible for review of the provisions of this SMP, for incorporating its guidelines into their project planning and specifications, and for distribution to all contractor(s). This document was prepared for the sole use and benefit of Foley Street Investments, LLC., its project subsidiary, and its Contractors and Consultants at the Site. Neither this report, nor any of the information contained herein shall be used or relied upon for any purpose by any person or entities. AEI relied on information prepared by others however AEI cannot be responsible for its accuracy or completeness or for the availability of all information that may be relevant to the preparation of this document.

If there are any questions, please do not hesitate to contact AEI at 925-746-6000.

Sincerely,
AEI Consultants

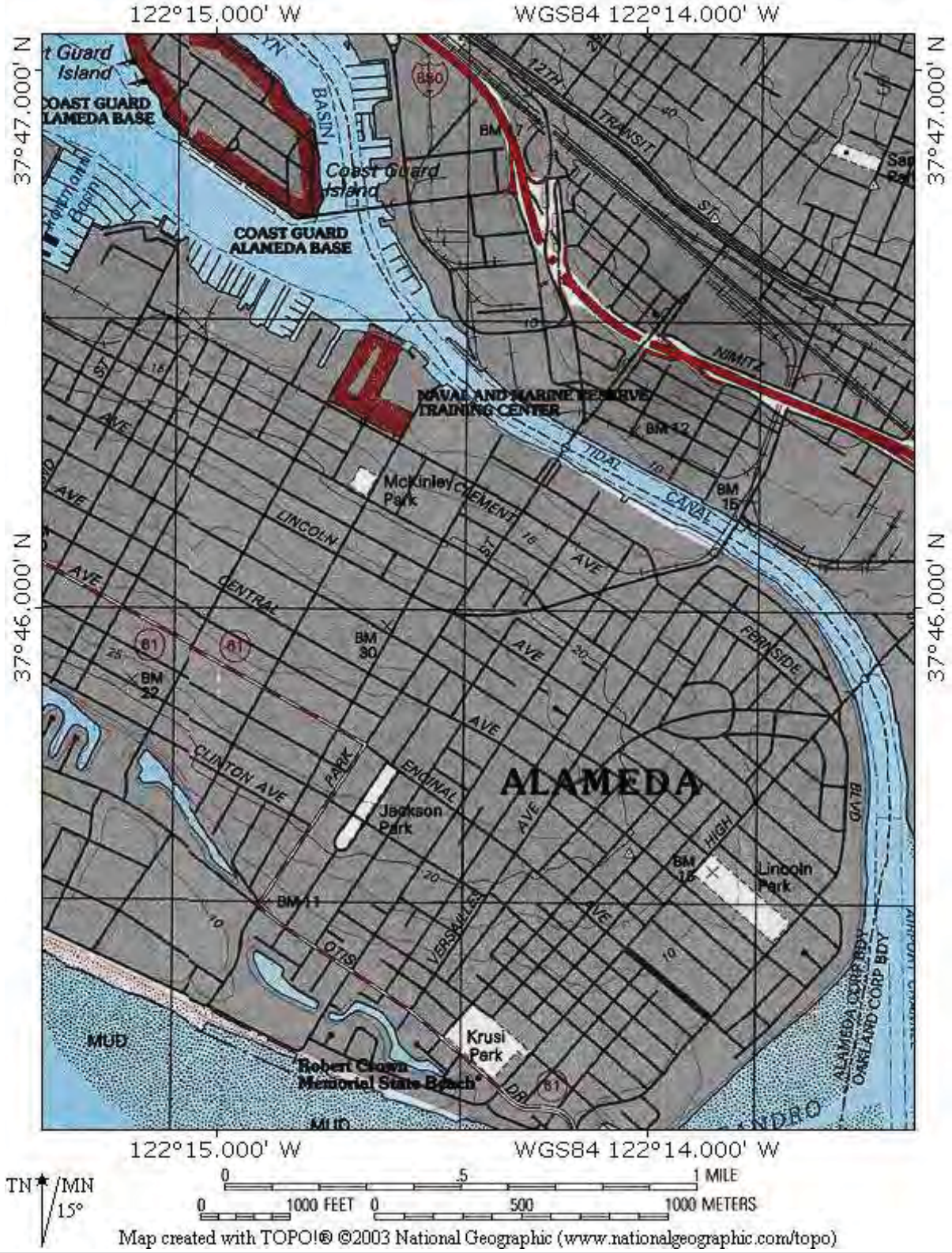
Jeremy Smith
Sr. Project Manager

Peter McIntyre, PG #7702 exp 5/31/13
Executive Vice President
Principal Geologist

REGISTERED GEOLOGIST
PETER J. MCINTYRE
Exp. 5-31-14
No. 7702
STATE OF CALIFORNIA

Distribution:
John Buestad, Foley Street Investments
Karel Detterman, Alameda County Environmental Health Department (FTP Upload)
GeoTracker (Upload)

FIGURES



SITE LOCATION MAP

1600 Park Street, Alameda, California 94501

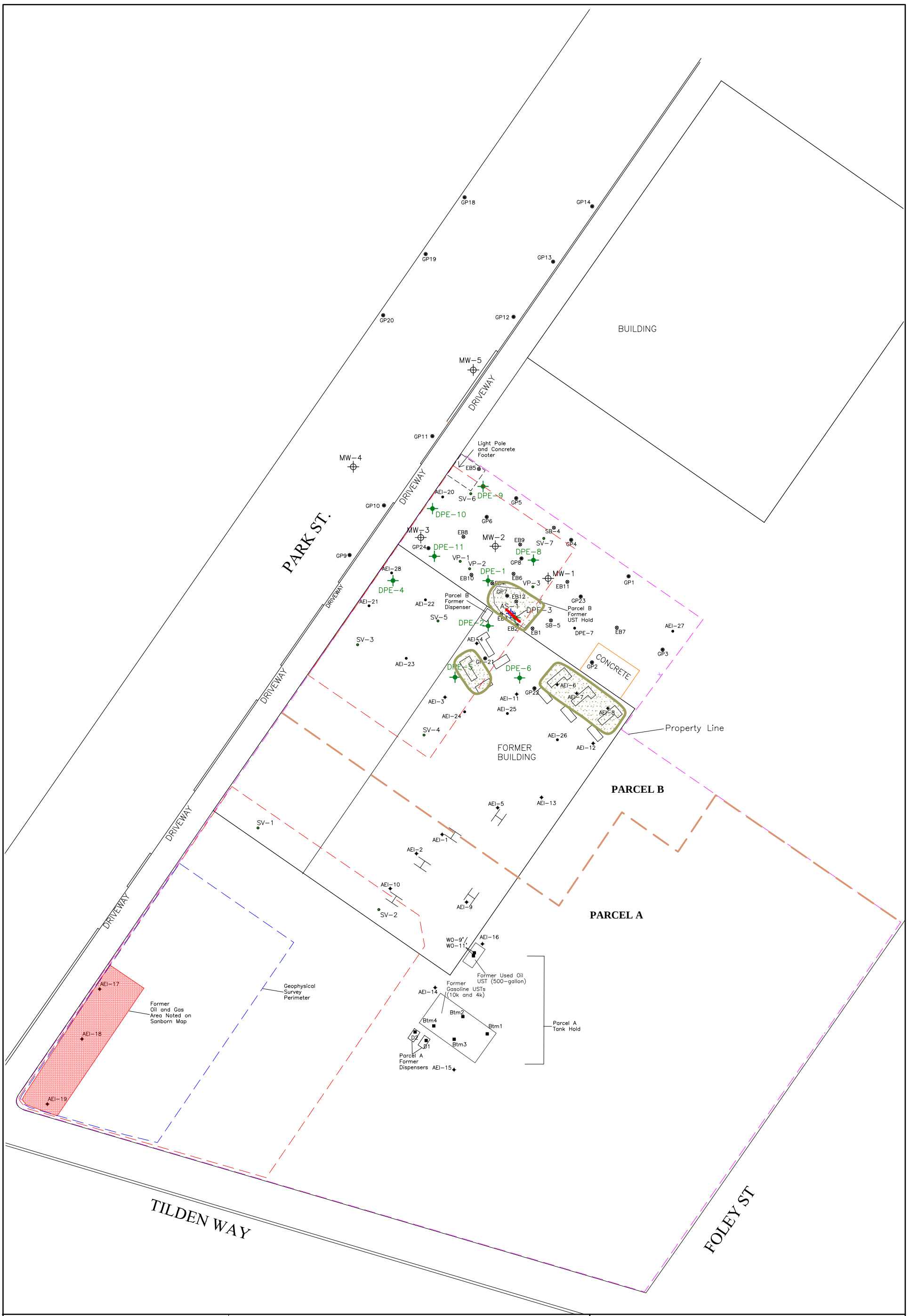
N

FIGURE 1

Project Number: 298931

Source: USGS

AEI Consultants


BUILDING
GP18
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AEI-8
AEI-25
AEI-24
Property Line
SV-4
AEI-26
AEI-12
FORMER BUILDING
PARCEL B
AEI-5
AEI-13
SV-1
AEI-1
AEI-2
AEI-10
AEI-9
SV-2
PARCEL A
WO-9'/ WO-11'
AEI-16
Former Used Oil UST (500-gallon)
Geophysical Survey Perimeter
AEI-17
Former Gasoline USTs (10k and 4k)
AEI-14
Former Oil and Gas Area Noted on Sanborn Map
Btm2
Btm4
Btm1
Parcel A Tank Hold
AEI-18
D2
D1
Btm3
Parcel A Former Dispensers
AEI-15
AEI-19
DRIVEWAY
TILDEN WAY
FOLEY ST
N
W
E
S
0
20
40
Scale: 1" = 40'
LEGEND
Remediation Well (12/11 and 1/12)
Groundwater Monitoring Well
AEI Soil Boring (1/12)
AEI Soil Boring (7/11)
Parcel Split
Property Line
Proposed Buildings
Former Hydraulic Lift with Excavation Extents
Former Hydraulic Lift
Grab Soil Sample
Soil Boring (4/08)
Soil Boring (Pre 1997)
Vapor Probe (12/11)
Abandoned Well
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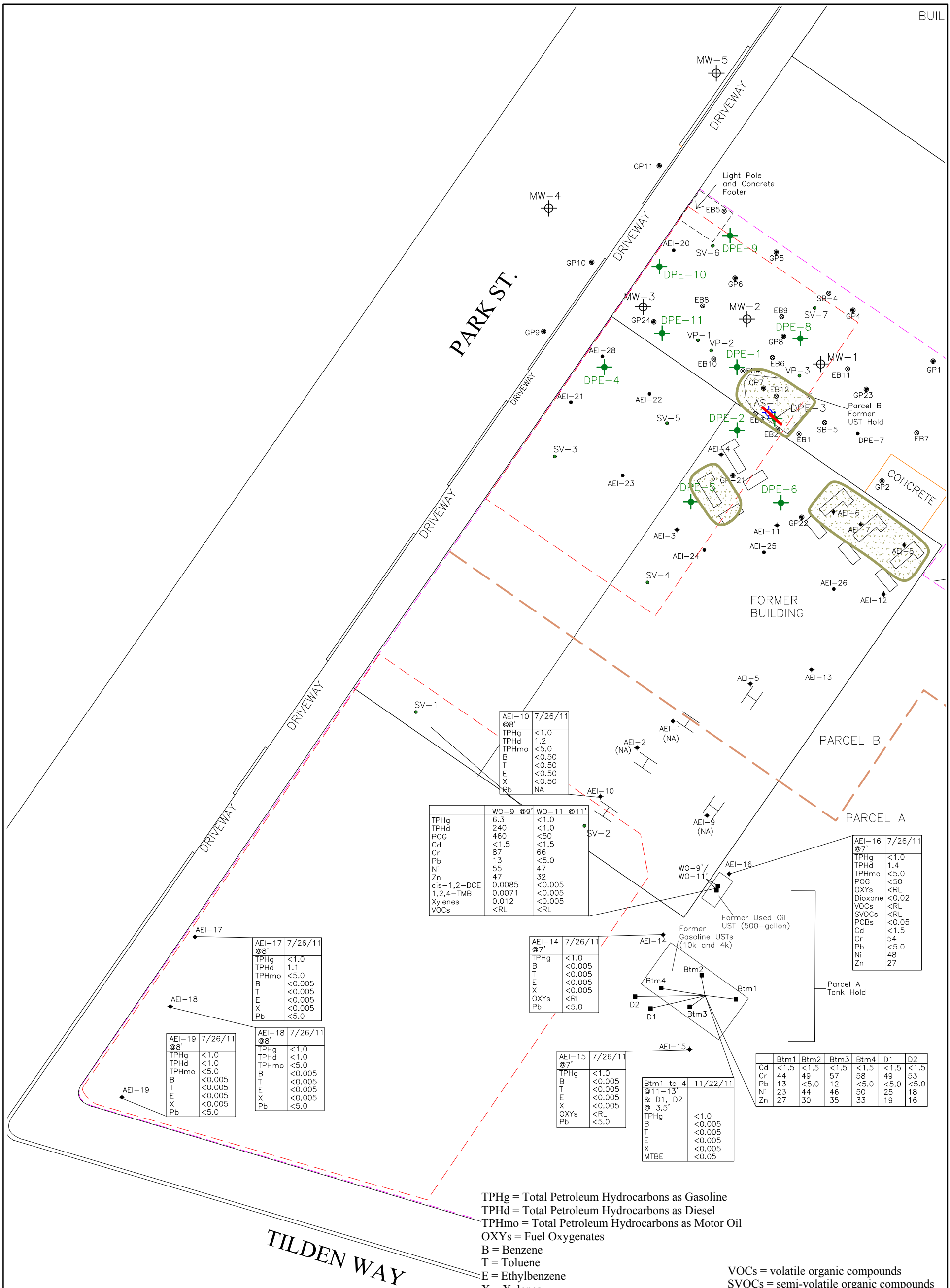
REVISED BY JAS 3-24-13
AEI CONSULTANTS
2500 CAMINO DIABLO, WALNUT CREEK
SITE PLAN - PARCEL A
1630 PARK STREET
ALAMEDA, CALIFORNIA
FIGURE 2
PROJECT NO. 298931



AEI–10 @8'	7/26/11
TPHg	<1.0
TPHd	1.2
TPHmo	<5.0
B	<0.50
T	<0.50
E	<0.50
X	<0.50
Pb	NA

	WO–9 @9'	WO–11 @11'
TPHg	6.3	<1.0
TPHd	240	<1.0
POG	460	<50
Cd	<1.5	<1.5
Cr	87	66
Pb	13	<5.0
Ni	55	47
Zn	47	32
cis–1,2–DCE	0.0085	<0.005
1,2,4–TMB	0.0071	<0.005
Xylenes	0.012	<0.005
VOCs	<RL	<RL

AEI–16 @7'	7/26/11
TPHg	<1.0
TPHd	1.4
TPHmo	<5.0
POG	<50
OXYs	<RL
Dioxane	<0.02
VOCs	<RL
SVOCs	<RL
PCBs	<0.05
Cd	<1.5
Cr	54
Pb	<5.0
Ni	48
Zn	27

AEI–17 @8'	7/26/11
TPHg	<1.0
TPHd	1.1
TPHmo	<5.0
B	<0.005
T	<0.005
E	<0.005
X	<0.005
Pb	<5.0

AEI–14 @7'	7/26/11
TPHg	<1.0
B	<0.005
T	<0.005
E	<0.005
X	<0.005
OXYs	<RL
Pb	<5.0

AEI–19 @8'	7/26/11
TPHg	<1.0
TPHd	<1.0
TPHmo	<5.0
B	<0.005
T	<0.005
E	<0.005
X	<0.005
Pb	<5.0

AEI–18 @8'	7/26/11
TPHg	<1.0
TPHd	<1.0
TPHmo	<5.0
B	<0.005
T	<0.005
E	<0.005
X	<0.005
Pb	<5.0

AEI–15 @7'	7/26/11
TPHg	<1.0
B	<0.005
T	<0.005
E	<0.005
X	<0.005
OXYs	<RL
Pb	<5.0

Btm1 to 4 @11–13' & D1, D2 @ 3.5'	11/22/11
TPHg	<1.0
B	<0.005
T	<0.005
E	<0.005
X	<0.005
MTBE	<0.05

	Btm1	Btm2	Btm3	Btm4	D1	D2
Cd	<1.5	<1.5	<1.5	<1.5	<1.5	<1.5
Cr	44	49	57	58	49	53
Pb	13	<5.0	12	<5.0	<5.0	<5.0
Ni	23	44	46	50	25	18
Zn	27	30	35	33	19	16

TPHg = Total Petroleum Hydrocarbons as Gasoline
TPHd = Total Petroleum Hydrocarbons as Diesel
TPHmo = Total Petroleum Hydrocarbons as Motor Oil
OXYs = Fuel Oxygenates
B = Benzene
T = Toluene
E = Ethylbenzene
X = Xylenes
MTBE = metyl-tert butyl ether
Cd = Cadmium
Cr = Chromium
Pb = Lead
Ni = Nickel
Zn = Zinc

VOCs = volatile organic compounds
SVOCs = semi-volatile organic compounds
PCBs = polychlorinated biphenyls
cis-1,2-DCE = chis-1,2-dichloroethene
1,2,4-TMB = 1,2,4-Trimethylbenzene
NA = Not available
RL = Reporting Limit
All results in milligrams per kilogram (ppm)

N
W E
S

0 15 30
Scale: 1" = 30'

LEGEND

- Remediation Well (12/11 and 1/12)
- Groundwater Monitoring Well
- AEI Soil Boring (1/12)
- AEI Soil Boring (7/11)
- Parcel Split
- Property Line
- Former Hydraulic Lift
- Former Hydraulic Lift
- Soil Boring (4/08)
- Soil Boring (Pre 1997)
- Vapor Probe
- Abandoned Well
- Proposed Buildings

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REVISED BY JAS 3-24-13

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2500 CAMINO DIABLO, WALNUT CREEK

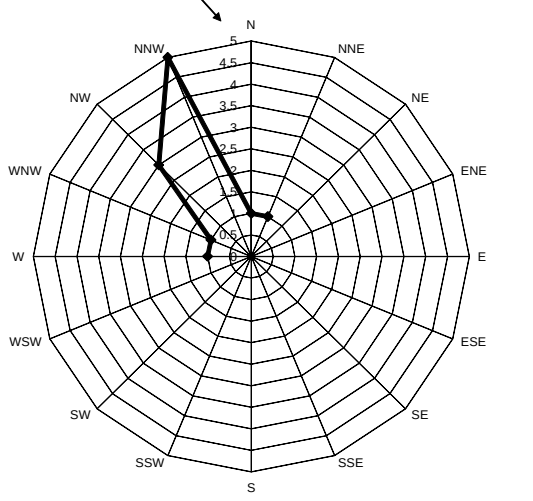
SOIL ANALYTICAL MAP - PARCEL A

1600 PARK STREET
ALAMEDA, CALIFORNIA

FIGURE 3
PROJECT NO. 298931

Historical Shallow Zone Groundwater Flow Direction for Former Good Chevrolet, 1630 Park Street, Alameda, CA

Number of monitoring events in which groundwater was reported to flow in a particular direction.



BUIL

PARK ST.

DRIVEWAY

TILDEN WAY

MW−5 MW−4 MW−3 MW−2 MW−1

DPE−1 DPE−2 DPE−4 DPE−5 DPE−6 DPE−7 DPE−8 DPE−9 DPE−10 DPE−11

GP1 GP2 GP4 GP5 GP6 GP7 GP8 GP9 GP10 GP11 GP21 GP22 GP23 GP24

EB1 EB2 EB5 EB6 EB7 EB8 EB9 EB10 EB11 EB12

SB−4 SB−5

VP−1 VP−2 VP−3

SV−1 SV−2 SV−3 SV−4 SV−5 SV−6 SV−7

AEI−1 AEI−2 AEI−3 AEI−4 AEI−5 AEI−6 AEI−7 AEI−8 AEI−9 AEI−10 AEI−11 AEI−12 AEI−13 AEI−14 AEI−15 AEI−16 AEI−17 AEI−18 AEI−19 AEI−20 AEI−21 AEI−22 AEI−23 AEI−24 AEI−25 AEI−26

Light Pole and Concrete Footer

CONCRETE

FORMER BUILDING

PARCEL B

PARCEL A

Parcel B Former UST Hold

Former Used Oil UST (500−gallon)

Former Gasoline USTs (10k and 4k)

Parcel A Tank Hold

AEI−1	7/25/11
TPHg	<50
TPHd	<50
TPHmo	<250
B	NA
T	NA
E	NA
X	NA

AEI−2	7/25/11
TPHg	<50
TPHd	<50
TPHmo	<250
B	NA
T	NA
E	NA
X	NA

AEI−9	7/25/11
TPHg	<50
TPHd	<50
TPHmo	<250
B	NA
T	NA
E	NA
X	NA

AEI−10	7/26/11
TPHg	<50
TPHd	<50
TPHmo	400
B	NA
T	NA
E	NA
X	NA

AEI−16	7/26/11
TPHg	<50
TPHd	<50
TPHmo	<250
TRPH	<1,000
OXYs	<RL
Dioxane	<2.0
VOCs	<RL
SVOCs	<RL
PCBs	<0.5
Cd	<0.25
Cr	<0.5
Pb	<0.5
Ni	8.7
Zn	<5.0

AEI−17	7/26/11
TPHg	<50
TPHd	89
TPHmo	590
B	<0.5
T	<0.5
E	<0.5
X	<0.5

AEI−14	7/26/11
TPHg	<50
OXYs	<RL
B	<0.5
T	<0.5
E	<0.5
X	<0.5
Pb	21

AEI−18	7/26/11
TPHg	<50
TPHd	<100
TPHmo	<500
B	<0.5
T	<0.5
E	<0.5
X	<0.5

AEI−19	7/26/11
TPHg	<50
TPHd	<100
TPHmo	<500
B	<0.5
T	<0.5
E	<0.5
X	<0.5

AEI−15	7/26/11
TPHg	<50
OXYs	<RL
B	<0.5
T	<0.5
E	<0.5
X	<0.5
Pb	66

GW−1	11/22/11
TPHg	2,400
B	18
T	180
E	42
X	310
MTBE	<0.05
Cd	<0.25
Cr	<0.5
Pb	<0.5
Ni	2.9
Zn	83

TPHg = Total Petroleum Hydrocarbons as Gasoline
TPHd = Total Petroleum Hydrocarbons as Diesel
TPHmo = Total Petroleum Hydrocarbons as Motor Oil
OXYs = Fuel Oxygenates
B = Benzene
T = Toluene
E = Ethylbenzene
X = Xylenes
VOCs = volatile organic compounds
SVOCs = semi-volatile organic compounds
PCBs = polychlorinated biphenyls
Cd = Cadmium
Cr = Chromium
Pb = Lead
Ni = Nickel
Zn = Zinc
NA = Not available
RL = Reporting Limit
All results in micrograms per liter (ppb)

N W E S

0 15 30

Scale: 1" = 30'

LEGEND

- Remediation Well (12/11 and 1/12)
- Groundwater Monitoring Well
- AEI Soil Boring (1/12)
- AEI Soil Boring (7/11)
- Parcel Split
- Property Line
- Former Hydraulic Lift
- Former Hydraulic Lift
- Soil Boring (4/08)
- Soil Boring (1/97)
- Vapor Probe
- Air Sparge Well
- Proposed Buildings

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REVISED BY JAS 3-24-13

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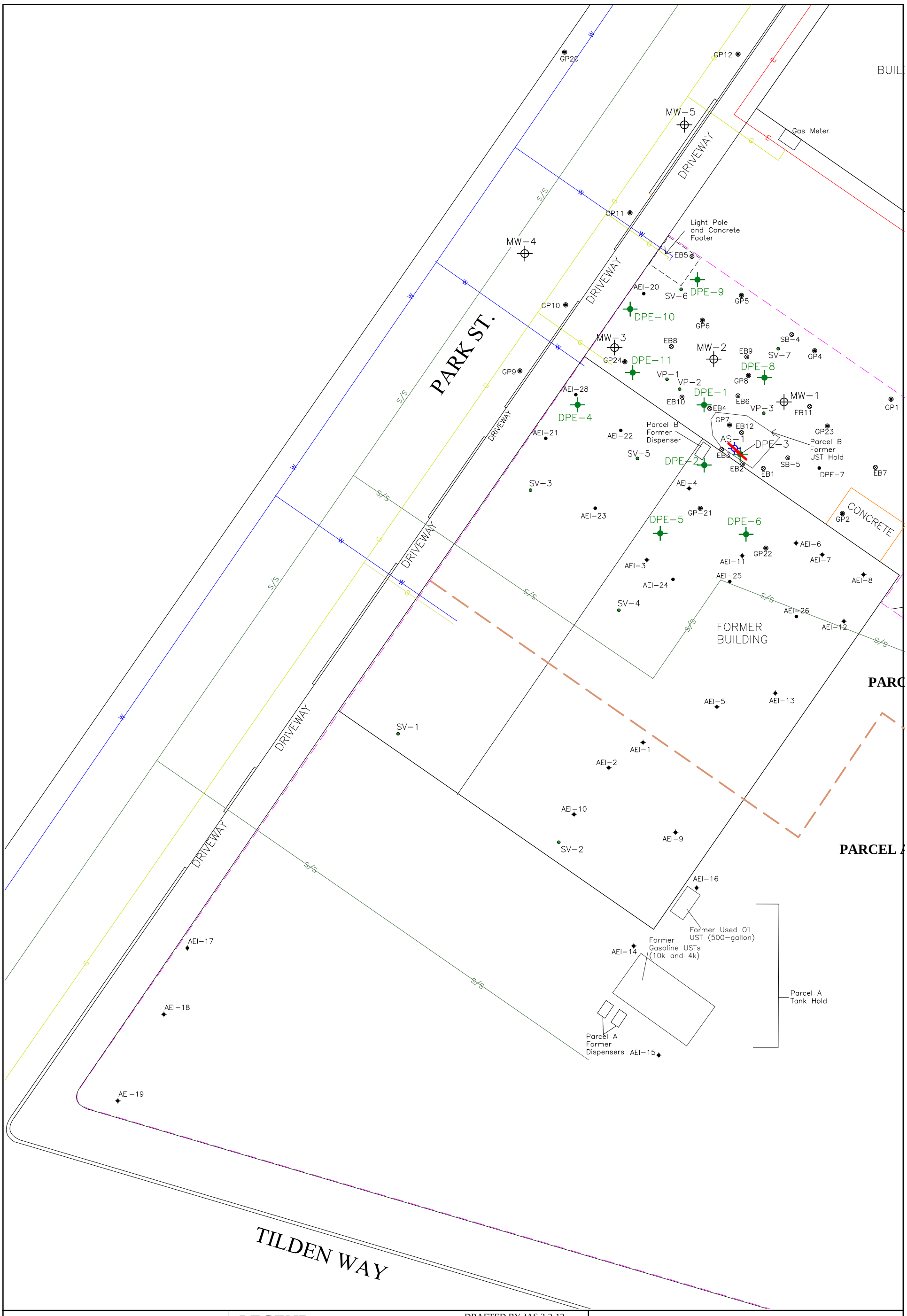
2500 CAMINO DIABLO, WALNUT CREEK

GROUNDWATER ANALYTICAL MAP-PARCEL A

1600 PARK STREET
ALAMEDA, CALIFORNIA

FIGURE 4
PROJECT NO. 298931



N
W E
S

0 15 30

Scale: 1" = 30'

LEGEND

DRAFTED BY JAS 3-2-12
REVISED BY JAS 3-24-13

- Groundwater Monitoring Well
- AEI Soil Boring (7/11)
- Parcel Split
- Property Line
- G — Underground Natural Gas Line (3 to 4 feet bgs)
- W — Underground Water Line (3 feet bgs)
- E — Underground Electric Line (3 feet bgs)
- S/S — Underground Sanitrary Sewer Line (10.3 to 11.3 feet bgs)

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2500 CAMINO DIABLO, WALNUT CREEK

PROPOSED UTILITY MAP - PARCEL A

1630 PARK STREET
ALAMEDA, CALIFORNIA

FIGURE 5
PROJECT NO. 298931