III. DEMOLITION AND PRESERVATION

A. Demolition

The existing buildings and infrastructure within the Development Areas will be deconstructed and demolished. This includes non-historic buildings, buildings not intended for Adaptive Reuse, existing utility systems, existing street improvements, and landscape elements not to be preserved with the proposed project.

The existing buildings to be deconstructed and demolished were formerly a variety of military uses and supporting purposes. These buildings shall be deconstructed to maximize the reuse or recycling of materials, as feasible, consistent with the City of Alameda goal to divert 75% of waste from landfills. The deconstruction of existing buildings will include the abatement of hazardous materials including asbestos materials, lead based paints and materials, and other materials that may be identified as hazardous. The abatement of hazardous materials may limit the amount of materials available for reuse or recycling.

The existing utility systems to be demolished will either be abandoned in place or removed and disposed of. Generally, the existing utility facilities within the proposed rights of ways of the backbone streets will be removed and disposed of. This is expected in order to eliminate conflicts with the proposed new utility systems. The portions of existing utility systems within development blocks may either be abandoned in place or removed and disposed of, as determined by the City based on the development needs within each specific block and potential maintenance or operational impacts. The method of abandonment in place of existing utilities shall be provided by a geotechnical engineer and likely will include slurry fill in larger pipelines and removal of boxes, manholes and other structures.

The existing street improvements to be demolished shall be recycled and reused on-site to the maximum extent feasible. A concrete and asphalt crushing operation and program will be established to process existing materials from building foundations, street sub-grade, street pavement, sidewalks and pathways. The location of the crushing operation and associated stockpiles will need to be approved by the City of Alameda to ensure impacts to existing residents and businesses are minimized. The recycled concrete and asphalt materials shall be processed to achieve Caltrans specifications for recycled materials. These materials are anticipated to be reused on-site as proposed building foundation slab base material, street sub-grade material and utility trench backfill material.

The existing landscape elements to be demolished, including trees and plants, will be cleared and removed. The materials generated from this process shall be composted for on-site uses such as erosion control and proposed landscaping mulch areas.

B. Preservation

Alameda Point includes buildings, objects, structures and landscaped areas that have historical significance. These historical elements are associated with the military legacy of NAS Alameda and have been designated as the National Registered NAS Alameda Historic District and as a City of Alameda Local Historical Monument. The historical elements are generally located within the Adaptive Reuse, Waterfront Town Center and Main Street Neighborhood Sub-Districts. The majority of the existing structures within the Adaptive Reuse Sub-District and the Big White houses within the Main Street Neighborhood Sub-District are currently anticipated to be preserved. It is assumed that the majority of the landscape areas within these areas will also be preserved. This includes the parade grounds near the Main Gate.

The existing utility systems and street improvements within the historic areas will remain operable and will be rehabilitated and replaced, through an incremental approach. The existing elevations of the street improvements will be preserved in order to maintain the historic street alignment, streetscape and appearance of these areas.

See Figure 5 depicting the existing structures assumed by the MIP to be preserved.

C. Environmental Remediation

The Base Realignment and Closure (BRAC) program manages disposal of excess military real estate. This may involve base closure, environmental cleanup, and property transfer to other federal agencies or communities for reuse. NAS Alameda is a former Navy base and therefore the Department of the Navy is responsible for cleanup and restoration of the Project Site with oversight from federal and state regulators. The Navy has been conducting environmental investigations and cleanup efforts at Alameda Point both before and since the military operations were terminated at NAS Alameda in 1997. The regulatory agencies with oversight of these cleanup efforts include the U.S. Environmental Protection Agency (EPA), State of California Department of Toxic Substances Control and the San Francisco Regional Water Quality Control Board.

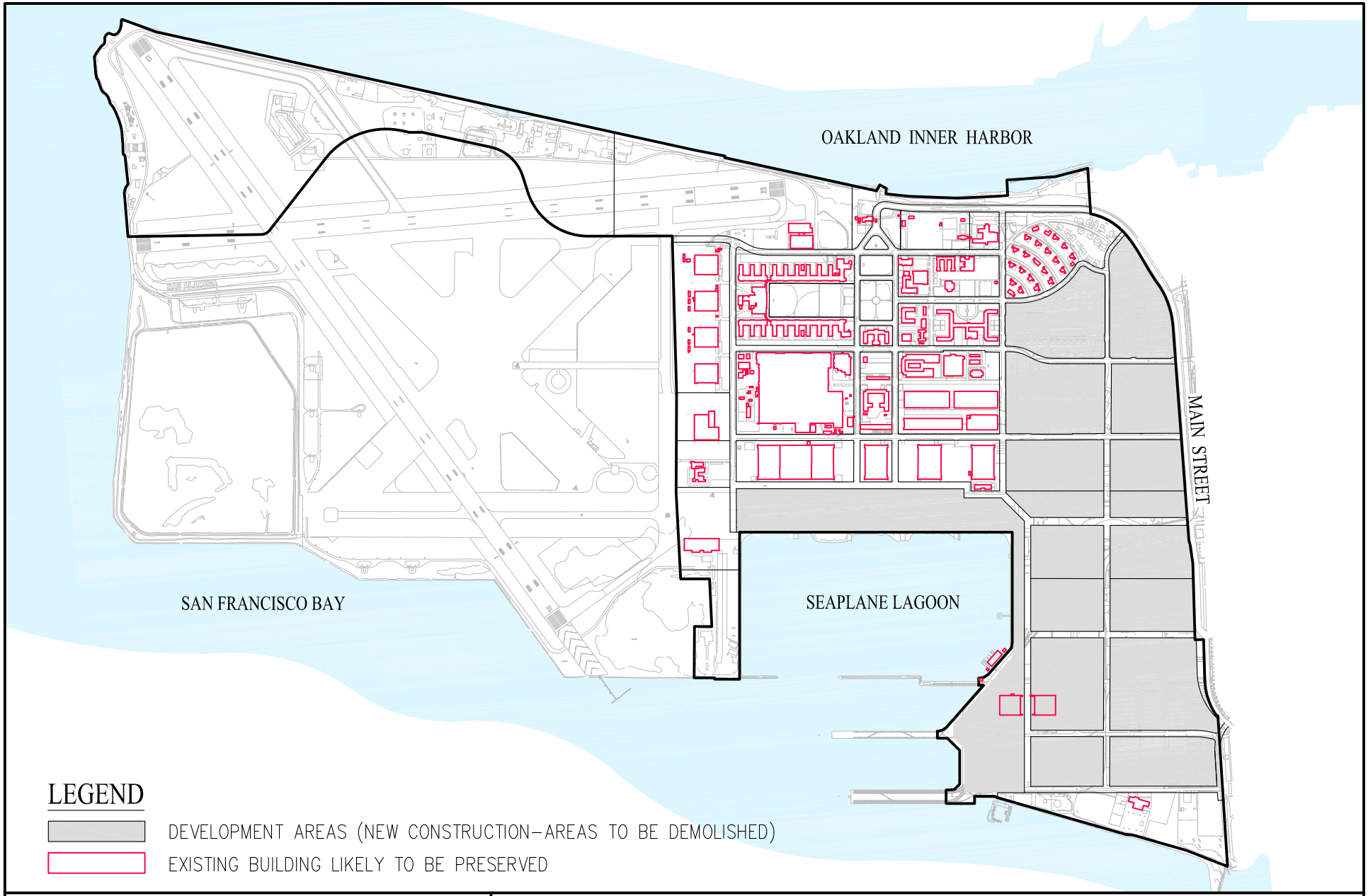
Alameda Point is divided into multiple cleanup Operable Units and Installation Restoration (IR) sites. There are 34 IR Sites within Alameda Point, all in various states of investigation or cleanup. The Navy has on-going remediation efforts within the Project Site. The purpose of these cleanup activities is to protect human health and the environment from contamination resulting from past military activities. See Figure 6 depicting the status of the various IR Sites as of 2013.

Additionally, the eastern portions of Alameda Point are underlain with a layer of sediment that was deposited from the late 1800's to the 1920's which was contaminated with semi-volatile organic compounds. This layer is referred to as the Marsh Crust. The City of Alameda has adopted a Marsh Crust Ordinance that requires an excavation permit for excavations into the Marsh Crust to ensure that proper measures are implemented to protect workers from contaminated materials and to require proper disposal of contaminated materials that are encountered. The areas and associated depths of excavations that require an excavation permit in order to comply with the Marsh Crust Ordinance are depicted on Figure 7.

To address the on-going protection of the human health and the environment through the construction of improvements at Alameda Point, a Site Management Plan (SMP) will be prepared for the Project Site. The SMP will provide guidelines that ensure that development activities at the Project Site will be conducted in a manner to protect the health and safety of workers, residents, visitors, and the environment.

In the case that utility construction is required through areas that have active remediation on-going that has yet to be concluded and that may pose an unacceptable health risk to workers managing and maintaining the utility, the utility will be installed within an utilidor. The utilidor is a facility that will provide protection of the utility workers from surrounding contaminants and preclude the migration of these contaminants into the utility trench. This will also protect the workers from encountering contaminants during future maintenance activities in these specific areas. At this time, the locations where the utilidors may be necessary include utilities crossing Operable Units 2B and 2C , as depicted on Figure 8. Other measures, such as slurry walls, may be required to preclude the migration of groundwater contamination during the construction dewatering process associated with utility installations. See Figure 8 and Figure 9 depicting the potential locations where utilidors may be required and a conceptual detail for the utilidor.

There are existing Industrial Waste Lines within the Reuse Areas that have potential low-levels of radiation contamination. If the Navy abandons any of these existing pipelines in place, new utility or street construction that encounters any of these lines will require special contractor qualifications and procedures subject to the Site Management Plan for this area.



ALAMEDA POINT
MASTER INFRASTRUCTURE PLAN
CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA
DATE: MARCH, 2014 SCALE: 1" = 1,500'
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FIGURE 5
EXISTING BUILDINGS LIKELY TO BE PRESERVED

G:\1087-10\ACAD-10\EXHIBITS\BASE CASE ALT - FIGURES\XB_5_EX BUILDINGS TO REMAIN.DWG

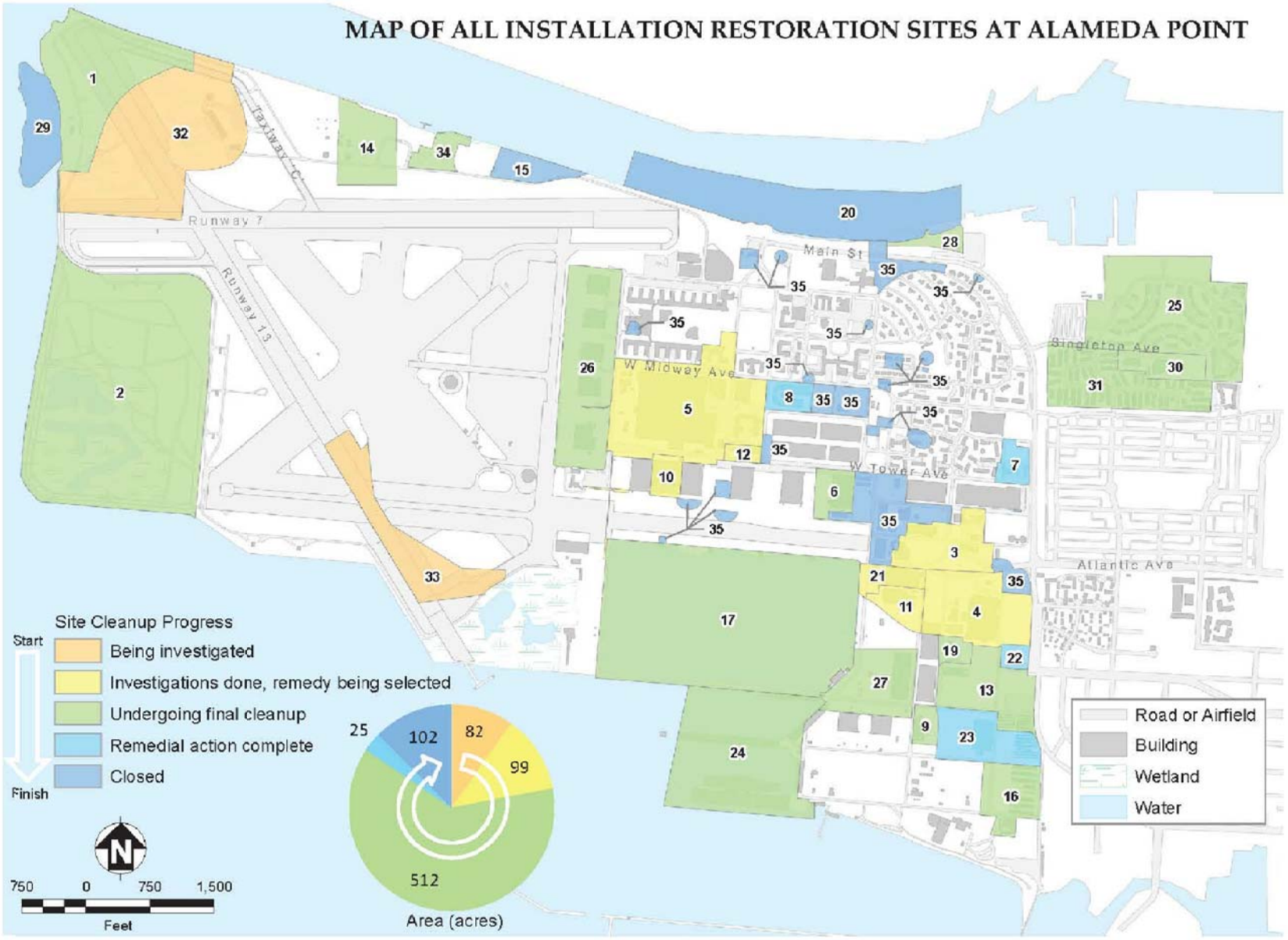

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FIGURE 6
IR SITE STATUS
AS OF APRIL, 2013

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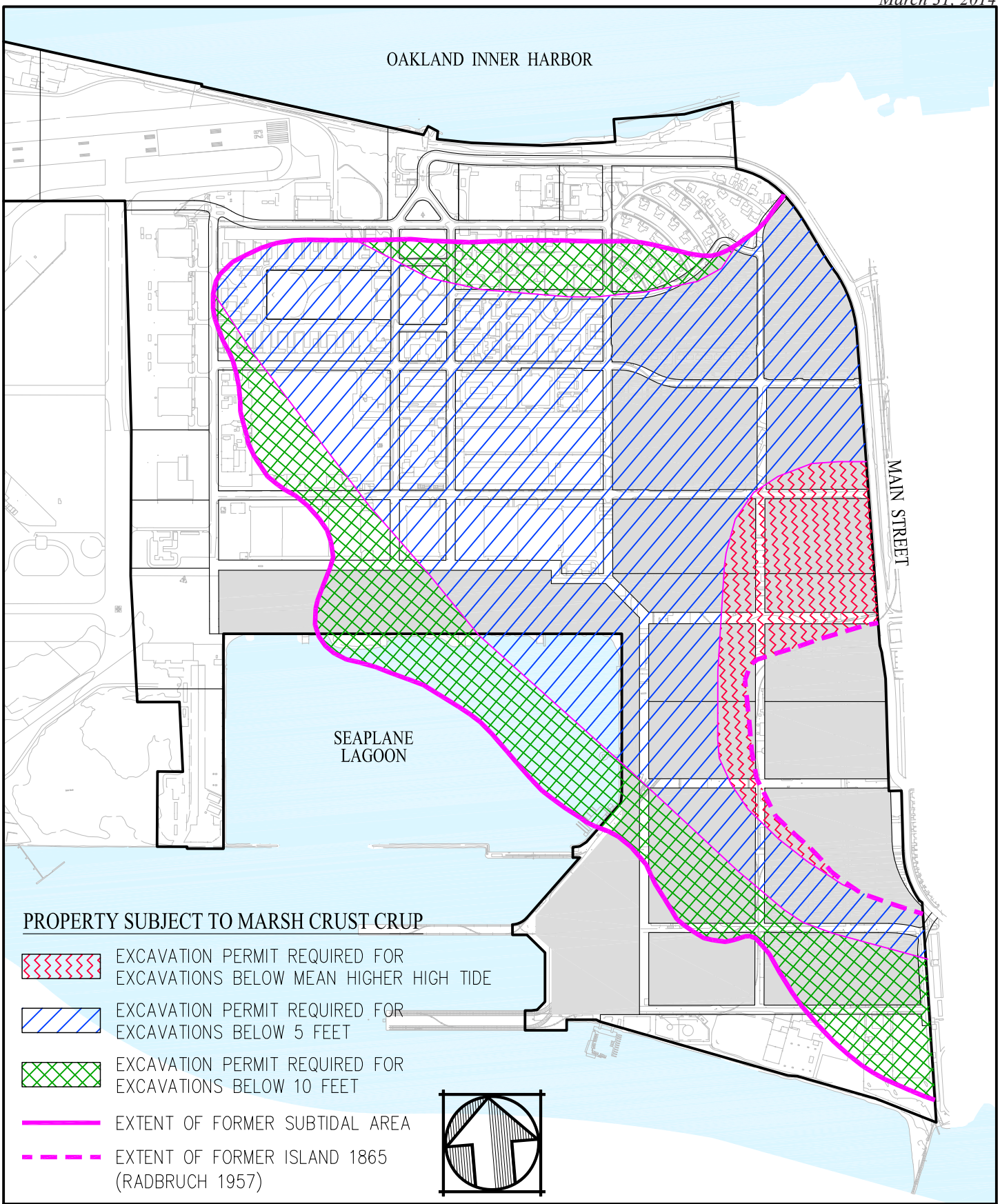

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FIGURE 7
MARSH CRUST ORDINANCE

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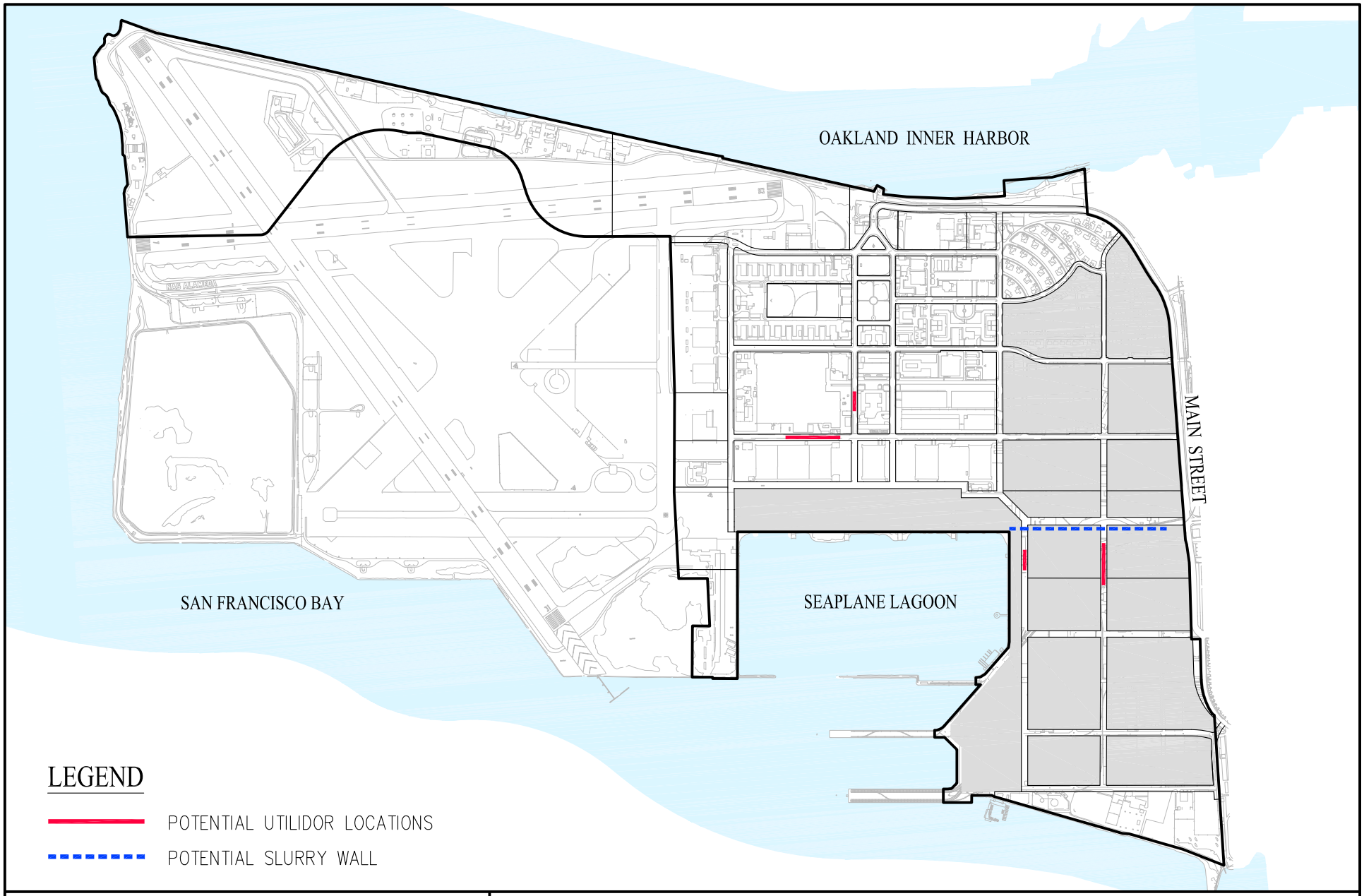

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FIGURE 8
UTILIDOR LOCATIONS

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