Exhibit A

In consideration of the payments set forth in Exhibit B, Contractor (or "Langan") shall provide the following services:

Task 1 – Indoor Air and Sub-Slab Sampling and Analysis Work Plan

Revisions to the Indoor Air and Sub-Slab Sampling and Analysis Work Plan, Midway Bayshore Village Redevelopment, 45 and 47 Midway Drive, Daly City, California ("Work Plan") dated January 31, 2019, for the sampling and analysis of indoor air, ambient air, sub-slab, ambient air samples, and data evaluation at the site. The Work Plan detailed the proposed building survey, field sampling procedures, proposed sample locations for indoor, ambient air and sub slab samples. The Work Plan was submitted to the Department of Toxic Substances Control ("DTSC") for review and approval. This task also includes revising the Work Plan in accordance with DTSC's Work Plan comments in their email dated February 12, 2019.

Preparation of the 8 February Indoor Air Sampling Standard Operating Procedure ("SOP") and revision to the SOP per DTSC comments on February 12, 2019.

Consultation with HACSM and DTSC regarding the Indoor Air and Sub-Slab Sampling and Analysis Work Plan.

Task 2 – Building Survey and Inventory

Contractor will collect a second set of indoor air and sub-slab vapor samples in accordance with the Work Plan.

Prior to completing Task 3, a building survey will be completed within each building that is proposed for indoor air sampling, as discussed below. A survey questionnaire of the building condition, use, and chemicals present will be completed using a standardized form created by Langan. The objective of the building survey is to identify appropriate indoor and sub-slab vapor sampling locations. Contractor assume that building surveys will be conducted on two separate mobilizations. The building survey for the Community Center, the Childcare Center and the Midway Village Offices will be completed in one day on the weekend. The building survey and second mobilization for the residential units will be completed in one day between Monday and Friday.

During the building survey, the following information will be documented and/or inventoried:

- Observations of building exterior and interior;
- Chemical use and storage;
- Presence of floor drains;
- Concrete floor slab conditions, where observation is possible;
- Presence of and operational parameters for heating ventilation and air conditioning (HVAC) units;
- Where applicable, workers and type of work conducted within the building;
- Preferential pathway, if applicable (i.e. gaps, cracks, piping, utility lines, dewatering systems, fire suppression system piping, etc.) identification; and

- Potential indoor sources of VOCs.

Field screening will be conducted using a photoionization detector ("PID") – ppbRAE Plus – with a detection limit in the low parts per billion (ppb) range to evaluate possible vapor intrusion pathways and identify locations with the greatest vapor intrusion potential.

Task 3 - Indoor Air, Pathway and Ambient Air Sampling and Analysis

Langan proposes to collect a total of 15 indoor air samples which includes two duplicate samples.

All indoor air samples will be collected using a 6-liter Selective Ion Monitoring ("SIM") certified summa canister with a flow controller provided by a State of California certified laboratory. The sample will be collected from the general breathing zone (i.e., three to five feet above finished- floor level) under normal operating conditions. As requested by DTSC, 8-hour flow controllers will used to collect indoor air samples collected from the Community Center, the Childcare Center and the Midway Village Offices w, and 24-hour flow controllers will be used to collect indoor air samples from the residences.

Due to the multitude of influences that could affect indoor air quality, two ambient air samples per mobilization will also be collected from outside the buildings to evaluate potential VOCs sources in ambient air. The ambient air results will provide a comparison to what was detected in the indoor air samples. These samples will be collected at the same time as the indoor air samples and will follow the same sampling methodology outlined above. Following sampling activities, meteorological data will also be noted on the field forms using information from Daly City's online weather app. For quality assurance and quality control ("QA/QC"), up to two duplicate samples or one sample per mobilization will also be collected. Following the sample collection, the summa canisters will be delivered under chain of custody protocol ("COC") to a State of California-certified laboratory and analyzed for VOCs using the United States Environmental Protection Agency ("EPA") Method TO-15 SIM.

Indoor air sampling will require two full time days to complete, assuming one day to complete indoor air sampling at the Community Center, Childcare Center, and Midway Village Offices, and one day to complete the sampling at the residences.

Task 4 - Sub-slab Vapor Sampling

Langan proposes to collect a total of 15 sub-slab vapor samples to assess the sub-slab VOC concentrations, and potential indoor sources of VOCs. Considering the potential for cross- contamination between the collection of indoor air sample collection and sub-slab sample collection, Langan proposes to collect the sub-slab vapor samples one day following the collection of the indoor air samples. This timeline may be adjusted based on access approval from the residences.

All sub-slab samples will be collected using a 1-liter SIM certified summa canister with a flow controller provided by a State of California certified laboratory. Sub-slab samples will be collected using Vapor Pins™ manufactured by and in accordance with Cox-Colvin and Associates Incorporated's Standard Operating Procedure Installation and Extraction of the Vapor Pins™ and in general accordance with DTSC's documents entitled "Advisory – Active Soil Gas Investigation" dated April 2012 and "Final, Guidance for the Evaluation and Mitigation of Subsurface Vapor Intrusion to Indoor Air" dated October 2011. Vapor Pins™ allow for easy installation and removal and provide an air-tight seal between the slab and the exterior of the pin. New silicone sleeves will be used at each sample location and discarded following the initial use. For QA/QC, up to two duplicate samples or one sample per mobilization with be

collected. Sub-slab vapor samples will be delivered under COC protocol to a State of California-certified laboratory and analyzed for VOCs, using EPA Method TO- 15 SIM.

Sub-slab will require two to three full time days to complete, assuming one day to complete indoor air sampling at the Community Center, the Childcare Center and the Midway Village Offices, and one to two days to complete the sampling at the residences.

Task 5 - Evaluate Results and Prepare Letter Report

The analytical results will be presented in a letter report and submitted to DTSC and will include the following:

- Results discussion, Table and Figure preparation for two soil gas samples.
- Reparation of the data validation section for both the indoor air samples and the soil gas samples.
- Consultation with the Bay Area Air Quality Management District (BAAQMD) regarding regional ambient air background monitoring stations and available data.
- Additional review and discussion of the Regional Ambient Air Background Concentrations including both the California Air Resources Board (CARB) and the BAAQMD for the Indoor Air Sub Slab Results Technical Memorandum.
- Calculation of the inherent lifetime cancer risk (ILCR) for indoor air.
- Calculation of the ILCR for the regional ambient air concentrations.

Task 6 – Meetings and Consultation

This task includes the following:

- Bi-weekly conference calls with the DTSC, MidPen Housing Corporation (“Developer”) and HACSM.
- Consultation with DTSC.
- Consultation with Developer and HACSM to discuss indoor air and sub-slab results.
- Consultation with DTSC, Developer, and HACSM to discuss indoor air and sub-slab results.

This task also includes on-going consulting with HACSM regarding indoor air and sub- slab sampling schedule and procedures and meetings to discuss the indoor air risk to current residents, additional indoor air sampling, schedules, community outreach, and groundwater sampling and results.

Task 7—Groundwater Investigation Scoping and Work Plan

Based upon consultation with DTSC, HACSM, and Developer, Langan will undertake the following tasks related to groundwater investigation in order to confirm depth to groundwater and groundwater flow direction, and to confirm that manufactured gas plant (“MGP”) related volatile organic compounds (“VOCs”) have not impacted groundwater and if impacted, the groundwater does not pose a potential risk to off-site ecological receptors.

- Review of the VOC analytical data from the PG&E’s Martin Service historical documents.
- Review of the PG&E’s Martin Service Center risk assessment.
- Prepare the Data Quality Objectives (DQOs) and groundwater sampling scope.
- Participate in conference calls regarding the DQO’s and proposed scope.

Task 8 - Groundwater Investigation and Letter Report

Groundwater samples will be collected from five locations (GW-1 through GW-5) in accordance with the DTSC approved Work Plan prepared in Task 7 to provide spatial coverage south of Midway Drive on the portion of the site with known residual polycyclic aromatic hydrocarbons ("PAH") impacts in soil. For quality assurance and quality control purposes, one duplicate sample will be collected for a total of six groundwater samples. Two contingency sample locations have been incorporated into the estimated fee.

Grab groundwater samples will be collected from five locations using direct push methods with dual tube rods to prevent boring collapse. Upon reaching total depth, a temporary 1-inch PVC screen will be inserted through the rods to facilitate the collection of each grab groundwater sample and minimize soil particulates in the sample. Groundwater will be collected with a clean disposable bailer, decanted into laboratory supplied containers, and stored in an ice chilled cooler. Two days will be required to complete the investigation including utility clearance and marking the borings.

Groundwater samples will be analyzed for VOCs by EPA Method 8260, SVOCs by EPA Method 8270, and cyanide by EPA Method 9012A. The laboratory reporting limits will be sufficiently sensitive to attain the Regional Water Quality Control Board (Water Board) Ecological Environmental Screening Levels for aquatic habitats.

A groundwater investigation letter report will be prepared which describes the sampling procedures, sample locations, analytical testing results, and presents Contractor's opinion regarding the environmental groundwater quality beneath the site.