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ENVIRONMENTAL COST MANAGEMENT, INC.
Managing Cost and Liability
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June 15, 2007

Mr. Barney Chan
Alameda County Health Agency
Division of Environmental Protection
1131 Harbor Bay Parkway, 2nd Floor
Alameda, California 94502-6577

REFERENCE: Response to No Further Action Request by Hall Equities Group
Former Nestlé USA, Inc. Facility
1310 14th Street
Oakland, California

Dear Mr. Chan:

Nestlé USA, Inc., (Nestlé) requested that Environmental Cost Management, Inc. (ECM) respond on its behalf to you in regard to the questions posed by Mr. Ryan Guertin, Hall Equities Group in a June 5, 2007 email (Attachment A). Nestlé's responses are provided below:

1: Map showing current residual contaminants in the soil and groundwater:
In response to this request, please see the Figure 19 prepared by ETIC Engineering, Inc. (ETIC) and Figure 3 prepared by ECM in Attachment B. On August 12 and 13 1999, ETIC collected soil samples at 15 locations and analyzed for petroleum hydrocarbons, volatile hydrocarbons (VOCs), and halogenated VOCs. The soil sampling locations and the concentration of constituents are shown in attached Figure 19 in Attachment B.

ECM collected groundwater samples in November 2004 from 10 monitoring wells. Figure 3 in Attachment B shows the sample locations and sample results.

2: Information on when the wells were closed and status of any free product present in the wells: ETIC abandoned 32 wells on August 27 and 28, 2001. ETIC abandoned another 132 wells during December 11-13, 2002. All the wells were abandoned with approval from the Alameda County Health Agency (ACHA) and the pertinent documents were mailed to Alameda County Public Works Agency. A copy of all the well abandonment documents were sent to you on February 28, 2007, in response to your letter dated January 29, 2007. The sampling results from the November 2004 groundwater monitoring indicated that no free product was present in any of the 11 monitoring wells remaining in place. This information can be found in the *"2nd Semi-Annual Groundwater Monitoring Report (2004)"* submitted to your office and dated February 23, 2005.

3: Have all the wells been closed? Are there any off-site wells that are still open?
Eleven wells remain in place (Please see Figure 3 of Attachment B). Four wells are located

on-site and seven wells are located offsite, as confirmed in an October 21, 2002, letter from ACHA.

4: Was soil vapor sampling done on site? Yes, numerous soil vapor samples were conducted at the site. The primary purpose of the sampling was to prepare for a soil vapor extraction pilot test and to install a system to remove non- aqueous phase hydrocarbons from the soil. The most recent soil vapor samples were taken from 15 borings on August 12 and 13, 1999. Figure 28 prepared by ETIC (Attachment C) shows the results of the hydrocarbons present in the soil vapor.

Please note that Nestlé submitted a report on January 24, 2001 to your office titled *"Comprehensive Site Characterization Report"* prepared by ETIC. This report summarizes the site investigation activities, remedial actions, and risk analysis that was conducted from 1989 through 2000. A copy of the report can be made available upon request.

Nestlé completed two years of monitoring in accordance with the letter from Alameda County Health Agency (ACHA) dated November 14, 2002. Nestlé discontinued the monitoring after completion of the 2nd quarter 2004 monitoring event. Both Nestlé and Hall Equities Group eagerly await your confirmation that no further action is necessary. We would appreciate your assistance in expediting the site closure process and will be glad to provide any available information in order to facilitate the process.

Please do not hesitate to contact me at (661) 255-1693 should you have any questions or need any additional information on this request.

Sincerely,
ENVIRONMENTAL COST MANAGEMENT, Inc.

Binayak Acharya

Binayak P. Acharya
Program Manager

Encl: Attachments A, B and C

CC: Mike Desso - Nestlé USA, Inc.

Noelia Marti-Colon - NUSA

Ryan Guertin – Hall Equities Group

Ms. Cherie McCaulou
California Regional Water Quality Control Board
San Francisco Bay Region
1515 Clay Street, Suite 1400
Oakland, CA 94612

Nestlé File

Binayak Acharya

From: Ryan Guertin [ryang@hallequitiesgroup.com]
Sent: Tuesday, June 05, 2007 4:28 PM
To: bacharya@ecostmanage.com
Cc: Nancy Mannion; Chan, Barney, Env. Health
Subject: Carnation Facility, 1310 14th Street, Oakland, CA

Binayak,

As you are aware we have been working with Barney Chan to expedite the process to obtain the No Further Action Letter on the Deed Restricted portion of the property. Per our discussion with Barney Chan on Thursday May 31, 2007 he asked that we contact you and request that you provide the following information.

1: Can you provide a map that shows the current residual contaminants in the soil and ground water?

2: Can you provide information on when the wells were closed and if there was any free product present in the wells.

3: Have all of the wells been closed? Are there any off-site wells that are still open?

3: Was there any soil vapor sampling that was done on the site.

Your help in getting this matter finalized is greatly appreciated. We are in the process of redeveloping the property and obtaining the No Further Action Letter is crucial to the development of the property. We need to stress that time is of the essence on this project.

If you have any questions, please do not hesitate to contact our office at (925) 933-4000 ext 236.

Thanks;

Ryan Guertin

Industrial Portfolio Manager

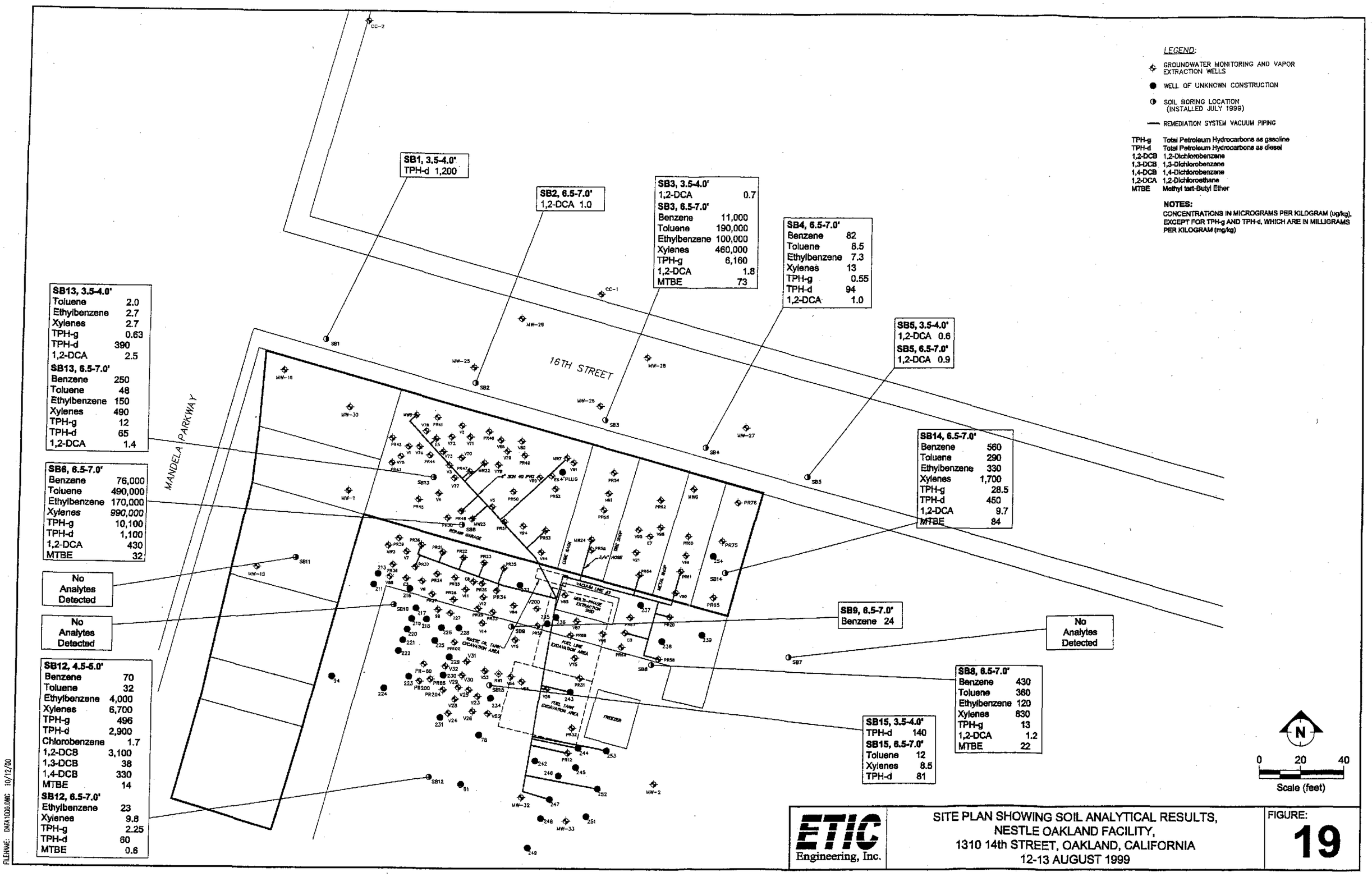
Hall Equities Group

1855 Olympic Boulevard, #250

Walnut Creek, CA 94596

Phone: (925)472-5636

Fax: (925)933-4150



ETIC Engineering, Inc.

SITE PLAN SHOWING SOIL ANALYTICAL RESULTS,
NESTLE OAKLAND FACILITY,
1310 14th STREET, OAKLAND, CALIFORNIA
12-13 AUGUST 1999

FIGURE: 19

FILENAME: DATA1000.DWG 10/12/00

Project: Nestle-Oakland

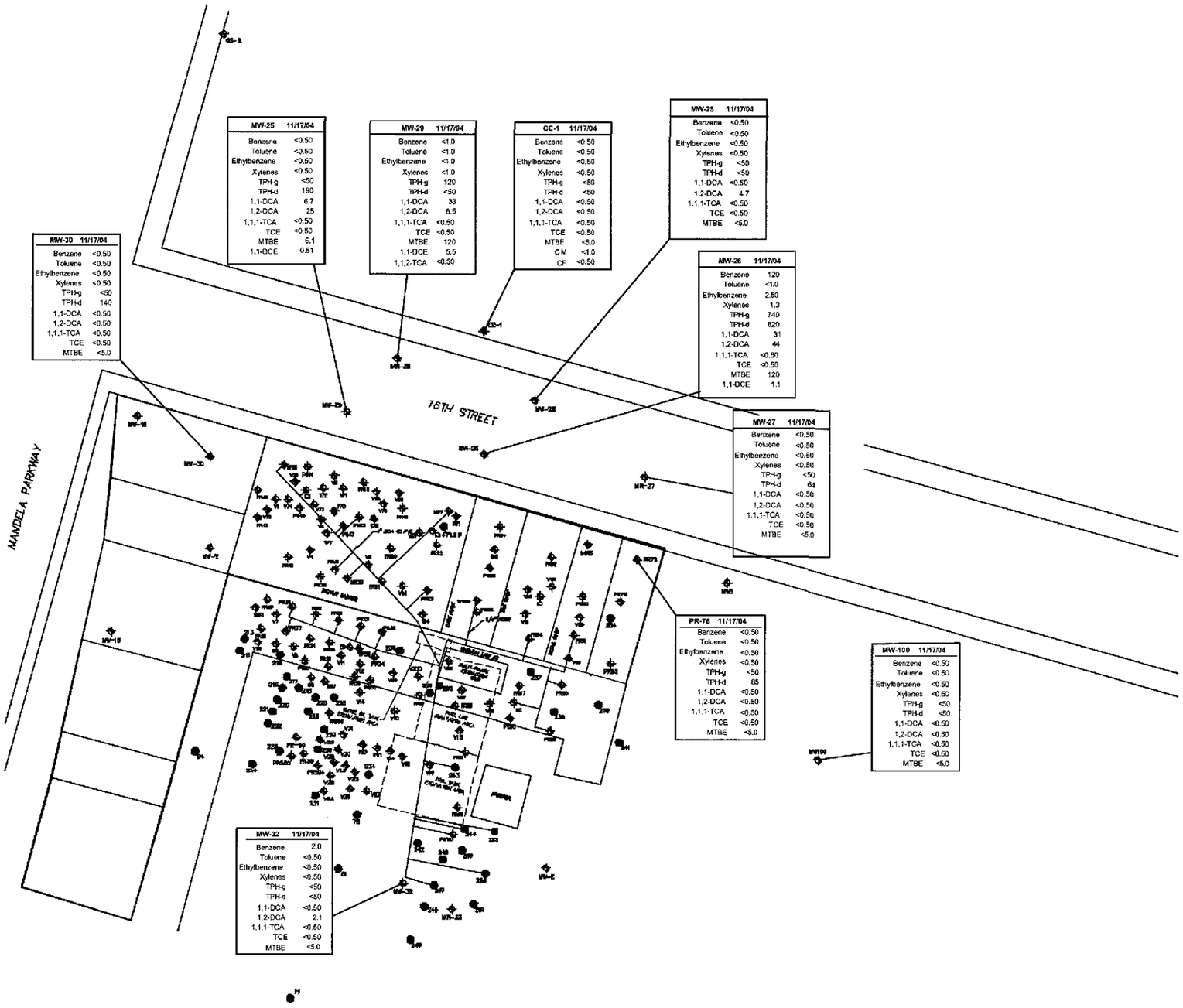
Proj. Manager: B. Acharya

Drafter: J. Hartman

Chkd by:

Date drafted: 02/01/05

File Path: Ecmsrv\Nestle\Oakland\Reports\2004\Fig3



LEGEND:

- GROUNDWATER MONITORING AND VAPOR EXTRACTION WELLS
- WELL OF UNKNOWN CONSTRUCTION
- REMEDIATION SYSTEM VACUUM PIPING

TPH-g	Total Petroleum Hydrocarbons as gasoline
TPH-d	Total Petroleum Hydrocarbons as diesel
MTBE	Methyl t-butyl ether
1,1-DCA	1,1-Dichloroethane
1,2-DCA	1,2-Dichloroethane
1,1-DCE	1,1-Dichloroethene
1,1,1-TCA	1,1,1-Trichloroethane
TCE	Trichloroethene
CF	Chloroform
CM	Chloromethane

NOTES:

1. CONCENTRATIONS IN MICROGRAMS PER LITER (µg/L)

Former Nestle Oakland Facility
1310, 14th Street Oakland,
California - 94607

ENVIRONMENTAL COST MANAGEMENT
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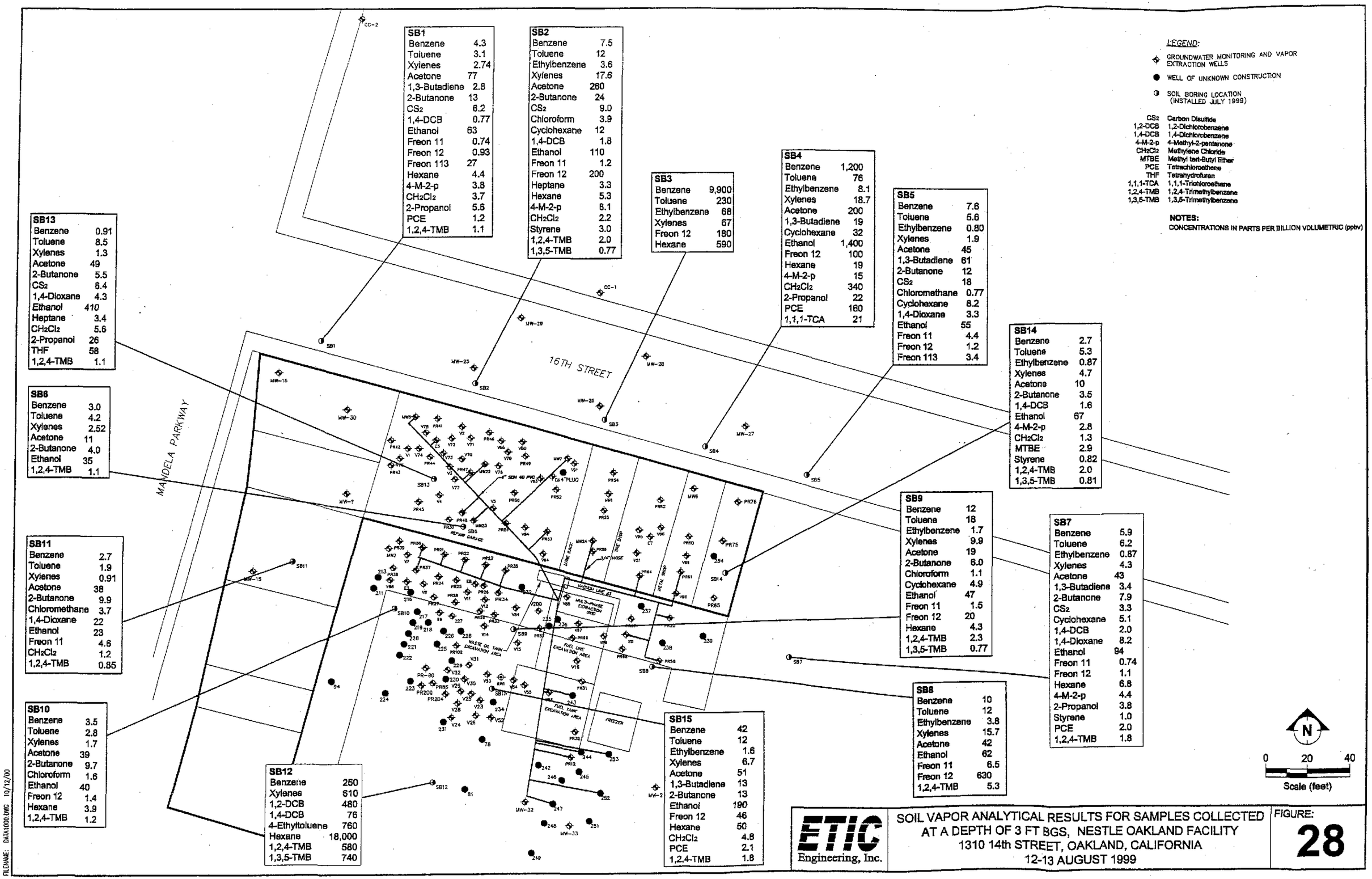
November 17, 2004
Groundwater Analytical Results
Second Semi-Annual 2004 Groundwater Monitoring Report

Figure 3



ETIC Engineering, Inc.

SOIL VAPOR ANALYTICAL RESULTS FOR SAMPLES COLLECTED AT A DEPTH OF 3 FT BGS, NESTLE OAKLAND FACILITY
1310 14th STREET, OAKLAND, CALIFORNIA
12-13 AUGUST 1999

FIGURE: 28

FILENAME: DATA1000.DWG 10/12/00