

TRI - STAR PARTNERSHIP
2980 Thomas Grade
Morgan Hill, CA 95037
tel. 408-782-1732
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April 1, 2003

Alameda County
APR 04 2003
Environmental Health

Alameda County Health Care Services
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577

Attn: Mr. Don Hwang
RE: Site at 5200 Telegraph Ave., Oakland.

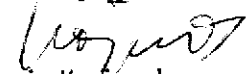
Dear Mr. Hwang:

In accordance with your instructions in the letter of December 24, 2002 our consultant Mactec prepared a proposal for the monitoring program concerning the environmental clean-up of the above site.

I am enclosing a copy of such proposal herewith and would very much appreciate it if you would review and approve it as soon as possible. Time is of the essence in this case since we have to file a cost preapproval request with the State Water Resources Control Board before any work is done. Please mail your approval letter to my address above.

Thank you for your cooperation.

Cordially yours:


Ondrej Kohnok
general partner



March 14, 2003

PROP03BAYA 218

Mr. Ondrej Kojnok
TriStar Partnership
2980 Thomas Grade
Morgan Hill, California 95037

**Proposal and Budget Estimate for
2003 Monitoring Program Work Plan
Auto Pro Site
5200 Telegraph Avenue
Oakland, California**

Dear Mr. Kojnok:

MACTEC Engineering & Consulting (MACTEC) is pleased to present this proposal and budget estimate for the preparation of the 2003 monitoring program for the AutoPro site in Oakland, California. The scope of work described herein is based on the tasks requested in the December 24, 2002, letter from the Alameda County Health Care Services, Environmental Health Services Department (County) and our telephone discussion with the County on February 24, 2003. In the County letter, they requested a Work Plan to address specific tasks. The scope of work described below is to address their requests.

Scope of Work

MACTEC will prepare a Work Plan describing the quarterly monitoring program. In addition, the Work Plan will include the several additional tasks requested by the County. The quarterly monitoring program is summarized as follows:

- The monitoring network will include AutoPro Wells MW-1 through MW-5, and Chevron Wells MW-2 and MW-3
- The wells will be sampled quarterly and analyzed for total petroleum hydrocarbon (TPH) as gasoline, diesel, and motor oil; benzene, toluene, ethylbenzene, and xylenes (BTEX), and the fuel oxygenates methyl tertiary butyl ether (MTBE), tertiary amyl methyl ether (TAME), ethyl tertiary butyl ether (ETBE), di-isopropyl ether (DIPE), tertiary butyl alcohol (EDC), ethylene dibromide (EDB), ethylene dichloride (EDC), and ethanol. As noted in the County letter, any of the fuel oxygenates not detected in the initial round of sampling can be dropped from the program in the subsequent quarters. We have assumed that only one oxygenate will require analysis for the second, third, and fourth sampling events.
- Quarterly reports will be prepared documenting the sampling of the wells, presenting the analytical results in tabular format, and discussing the results. As requested by the County, a rose diagram graphically depicting historical and current hydraulic gradients will be included.

The County also requested several additional items which will be addressed as follows:

- The tops of the well screens are below the depth to groundwater. The County has requested an evaluation of the effect this has on the detected concentrations, hydrographs showing the relationship between the screen interval and the water table, and recommendations for how to augment or validate the data. This evaluation will be included in the first quarterly monitoring report.
- A one-time sampling of the backfill in nearby sewer and storm drain lines will be conducted to assess whether the trenches have acted as preferential conduits. Because of the high volume of traffic in the intersection of Telegraph and Claremont, the drilling will have to be scheduled for early on a Sunday morning. Planning activities will include drilling, encroachment, and lane closure permits, a traffic control plan, and notifications of City personnel (city public works, city police, County, etc.). The permitting process occurs at the Over Counter Permit Desk in Oakland. Soil samples will be collected by drilling borings into the backfill. Based on the results of the utility survey included in the Harding ESE First Quarter 2002 Groundwater Monitoring Report, dated May 20, 2002, we propose collecting one groundwater sample from the sewer line backfill and one groundwater sample from the storm drain line backfill at the locations shown on Plate 1. The samples will be analyzed for the same chemicals compounds included in the monitoring program for the wells. The results of the backfill analysis will be included in the next quarterly report.

Budget

Based on the items requested in the County letter, we estimate the budget for the above-described scope of work to be as follows:

Prepare and submit one draft Work Plan to TriStar for review and comment. After addressing TriStar's comments, if any, prepare and submit Final Work Plan to County for review and approval. We have assumed that the County will not make additional requests.	\$2,000
Conduct first quarter monitoring event and prepare report, including well screen evaluation	\$8,400
Conduct second quarter monitoring event and prepare report	\$8,400
Conduct third quarter monitoring event and prepare report	\$8,400
Conduct fourth quarter monitoring event and prepare report	\$8,400
Sewer and storm drain analysis, including permits and notifications, soil boring drilling and sample collection, traffic control, sample analytical testing, and reporting	\$11,200
Total	\$46,800

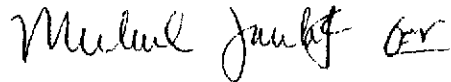
March 14, 2003
Mr. Ondrej Kojnok
TriStar Partnership
Page 3

MACTEC proposes to provide the above-described services on a time-and-materials basis in accordance with the existing contract between TriStar and MACTEC. The budget estimate is based on the above-described scope of work, our understanding of the site conditions, and the regulatory requirements at this time. The budgets are not expected to be exceeded unless there is a change in the scope of work arising from conditions encountered in the field, additional or changed regulatory agency requirements, or by a request from TriStar. In the event of any change, you will be notified as soon as possible of the change in scope and the associated change in the budget, if any.

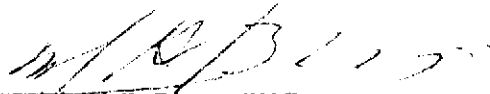
If you have any questions or would like additional information, please contact Mr. Lieberman at galieberman@mactec.com or at (415) 884-3158.

Yours very truly,

MACTEC Engineering & Consulting

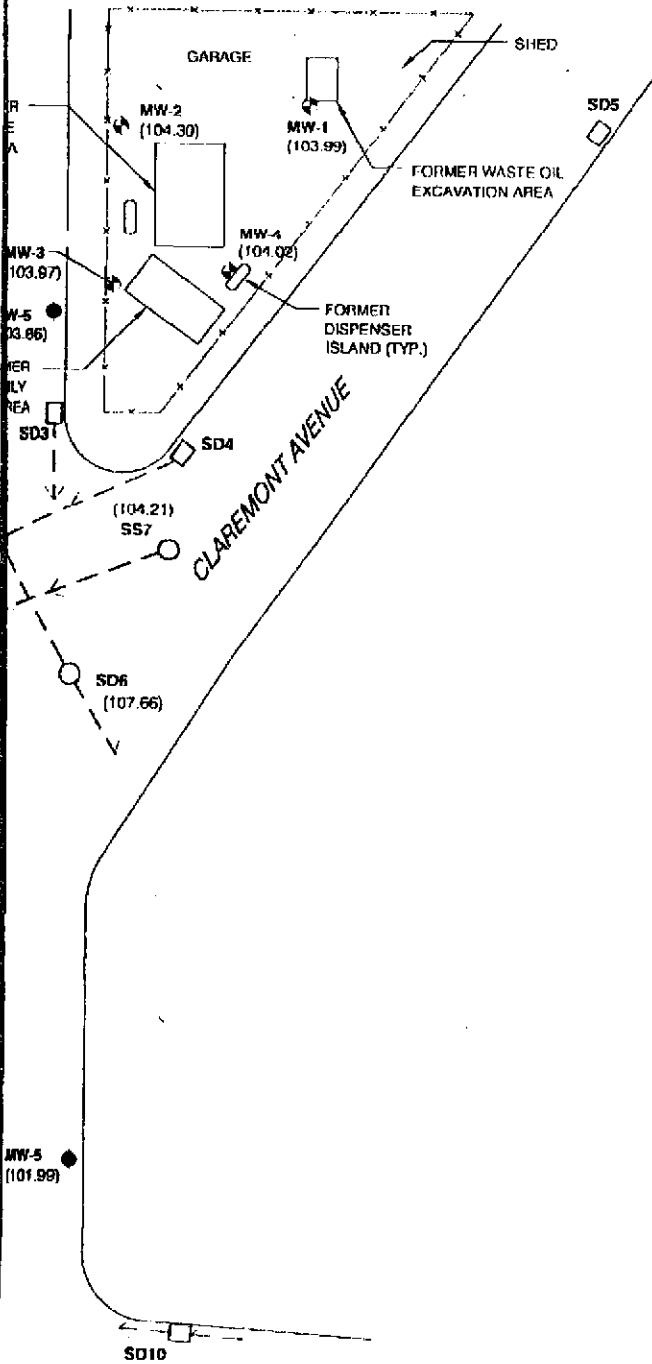


Gary Lieberman
Senior Geologist



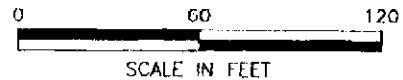
Michael G. Burns, CHG
Principal Geologist

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LEGEND

- MW-1 GROUND WATER MONITORING WELLS INSTALLED BY QST
- MW-1 GROUND WATER MONITORING WELLS INSTALLED FOR CHEVRON
- C-1 GROUND WATER MONITORING WELLS INSTALLED FOR CHEVRON
- AP-1 SOIL BORING BY QST
- (101.99) MARCH 22, 2002 GROUNDWATER ELEVATION
- FENCE
- STORM DRAIN
- SANITARY SEWER
- PROPOSED SOIL BORING AND GRAB GROUNDWATER SAMPLE LOCATION



PROP03BAYA 218 DWG 1.0
20030314.1219

PLATE

1



MACTEC

Site Plan
Autopro Inc.
5200 Telegraph Avenue
Oakland, California

DRAWN
CN

JOB NUMBER
PROP03BAYA 218

APPROVED

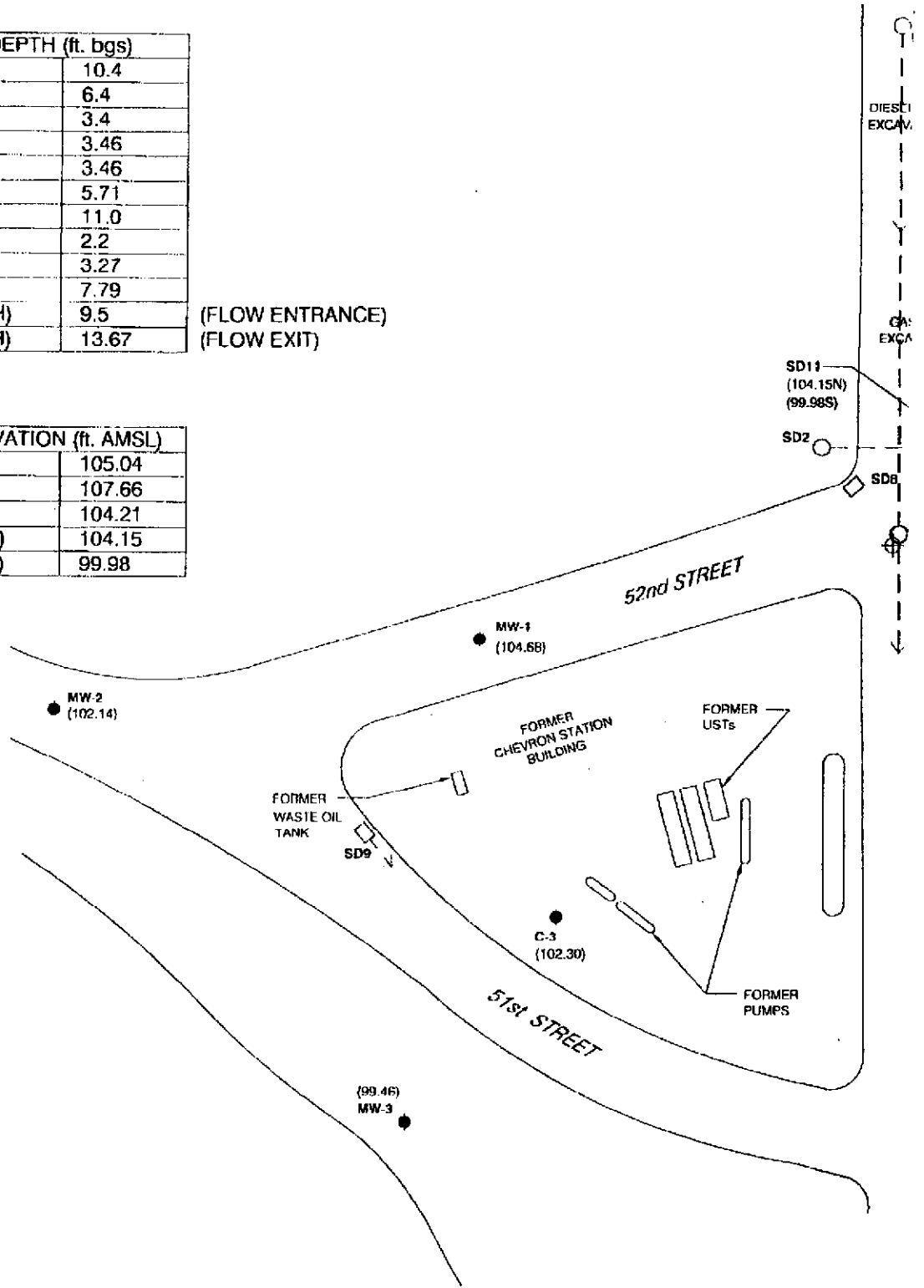
DATE
3/03

REVISED DATE

INVERT DEPTH (ft. bgs)	
SS1	10.4
SD2	6.4
SD3	3.4
SD4	3.46
SD5	3.46
SD6	5.71
SS7	11.0
SD8	2.2
SD9	3.27
SD10	7.79
SD11 (NORTH)	9.5
SD11 (SOUTH)	13.67

(FLOW ENTRANCE)
(FLOW EXIT)

INVERT ELEVATION (ft. AMSL)	
SS1	105.04
SD6	107.66
SS7	104.21
SD11(NORTH)	104.15
SD11(SOUTH)	99.98



SOURCE: CHEVRON SITE BASE MAP FROM CAMBRIA ENVIRONMENTAL TECHNOLOGY, INC.