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1:26 pm, May 05, 2011

Alameda County
Environmental Health

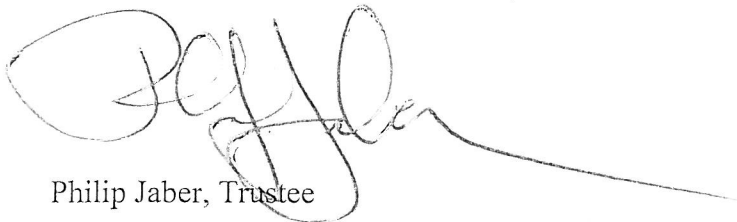
Mr. Mark Detterman
Alameda County Environmental Health Care Services
Department of Environmental Health
1131 Harbor Bay Parkway, Suite 250
Alameda, California 94502

Re: Former Olympic Service Station
1436 Grant Avenue
San Lorenzo, California
ACEHD Case No. RO0000373, GeoTacker No. T0600102256

Dear Mr. Detterman:

I declare, under penalty of perjury, that the information and or recommendations contained in the attached document are true and correct to the best of my knowledge.

Sincerely,
George and Frida Jaber 1989 Family Trust

A handwritten signature in black ink, appearing to read 'Philip Jaber', with a long horizontal flourish extending to the right.

Philip Jaber, Trustee



3330 Cameron Park Drive, Ste 550
Cameron Park, California 95682
(530) 676-6004 ~ Fax: (530) 676-6005

May 3, 2011
Project No. 2115-1436-01

Mr. Mark Detterman
Alameda County Health Care Services Agency
Environmental Health Department
1131 Harbor Bay Parkway, Suite 250
Alameda, California 94502-6577

Re: **Interim Remedial Action Plan Addendum 2**
Former Olympic Station
1436 Grant Avenue
San Lorenzo, California
ACEHD Case No. RO0000373, GeoTracker No. T0600102256

Dear Mr. Detterman:

Stratus Environmental, Inc. (Stratus), on behalf of Mr. Phillip Jaber and the George and Frida Jaber 1989 Family Trust, has prepared this *Interim Remedial Action Plan Addendum* (Addendum 2) for the former Olympic Station located at 1436 Grant Avenue in San Lorenzo, California (the site). The scope of work presented herein was developed to augment the scope of work proposed in Stratus' *Interim Remedial Action Plan Addendum* (Addendum)¹. The work proposed in this document was discussed in a telephone conversation between Stratus and Alameda County Environmental Health Department (ACEHD) on April 29, 2011, during a discussion of the Addendum.

As discussed in the telephone conversation and outlined in this Addendum 2, Stratus now proposes to utilize the licensed well installation contractor who will be at the site to install the ozone injection wells (as proposed in the Addendum) to install one additional soil vapor sampling point (SV-5). This soil vapor sampling point will be installed to evaluate if the water line that runs west of the former dispenser islands is acting as a preferential pathway for contaminant migration. The specific scope of work to install soil vapor point SV-5 is outlined below.

SCOPE OF WORK

Status proposes to install one permanent soil vapor monitoring point (SV-5) at the location shown of Figure 1. The specific tasks associated with installation of this soil vapor monitoring point are discussed below.

¹ *Interim Remedial Action Plan Addendum*, Stratus Environmental, Inc., dated April 22, 2011.

Task 1: Pre-Field Activities

Following approval of this Addendum 2, Stratus will initiate the following activities in conjunction with the tasks outlined in the Addendum:

- Obtain a well installation permit from Alameda County Public Works Department,
- Mark the drilling locations and contract a private utility locating company to verify the locations of subsurface utilities in the vicinity, and
- Notify Underground Service Alert of the proposed drilling activities, as required by law.

Task 2: Well Installation

Soil Vapor Monitoring Point Construction Details

The boring for soil vapor monitoring point SV-5 will be advanced to a depth of approximately 5.5 feet below ground surface (bgs) using a hand auger approximately 2 inches in diameter. The boring will be logged from the auger cuttings, but soil samples for possible chemical analysis will not be collected.

The soil vapor monitoring point will be constructed by placing 6 inches of Lonestar #3 sand (or equivalent) in the base of the boring. A vapor implant (0.5-inch OD x 1.75-inch long, 50 micron porous stainless steel, or equivalent) connected to a 0.25-inch OD (0.17-inch ID) Teflon® tubing will then be placed in the boring, with the implant placed at approximately 5 feet bgs. Additional sand will then be placed in the annular space around the implant and tubing to a depth of approximately 4.5 feet bgs. A 1-foot thick bentonite transition seal will be placed over the filter pack. After the transition seal has been fully hydrated, the remaining annular space will be backfilled with neat cement to the base of the pavement. A traffic-rated vault box will be installed flush with the ground surface to protect the top of the tubing. A Swageloc valve (or equivalent) will be installed on the tubing to prevent vapor exchange with the atmosphere or surface water entry into the tube, and to facilitate collection of vapor samples. Location and/or construction details may be modified by the supervising Professional based on conditions encountered at the time of installation.

Drilling Waste Management

Drilling wastes will be handled as outlined in the Addendum.

Site Surveying

The injection wells will be surveyed as outlined in the Addendum.

May 3, 2011

Soil Sample Chemical Analyses

Soil vapor samples will not be collected at this time. All soil vapor monitoring points (SV-1 through SV-5) will be sampled later in 2011, after completion of the proposed DPE and ozone injection pilot tests. Stratus will submit a sampling plan for the soil vapor monitoring points at a later date.

Task 3: Reporting

Installation of the soil vapor monitoring point will be documented in the report prepared after installation of the DPE extraction and ozone injection wells.


LIMITATIONS

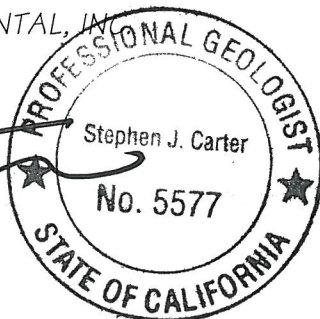
This document was prepared in general accordance with accepted standards of care that existed at the time this document was prepared. No other warranty, expressed or implied, is made. Conclusions and recommendations are based on field observations and data obtained from this work and previous investigations. It should be recognized that definition and evaluation of geologic conditions is a difficult and somewhat inexact science. Judgments leading to conclusions and recommendations are generally made with an incomplete knowledge of the subsurface conditions present. More extensive studies may be performed to reduce uncertainties. This document is solely for the use and information of our client, unless otherwise noted.


If you have any questions or comments concerning this document, please contact Steve Carter at scarter@stratusinc.net or (530) 676-6008.

Sincerely,

STRATUS ENVIRONMENTAL, INC.


Stephen J. Carter, P.G.
Project Manager




Gowri S. Kowtha, P.E.
Principal Engineer

Attachments: Figure 1 Site Plan

cc: Mr. Phillip Jaber

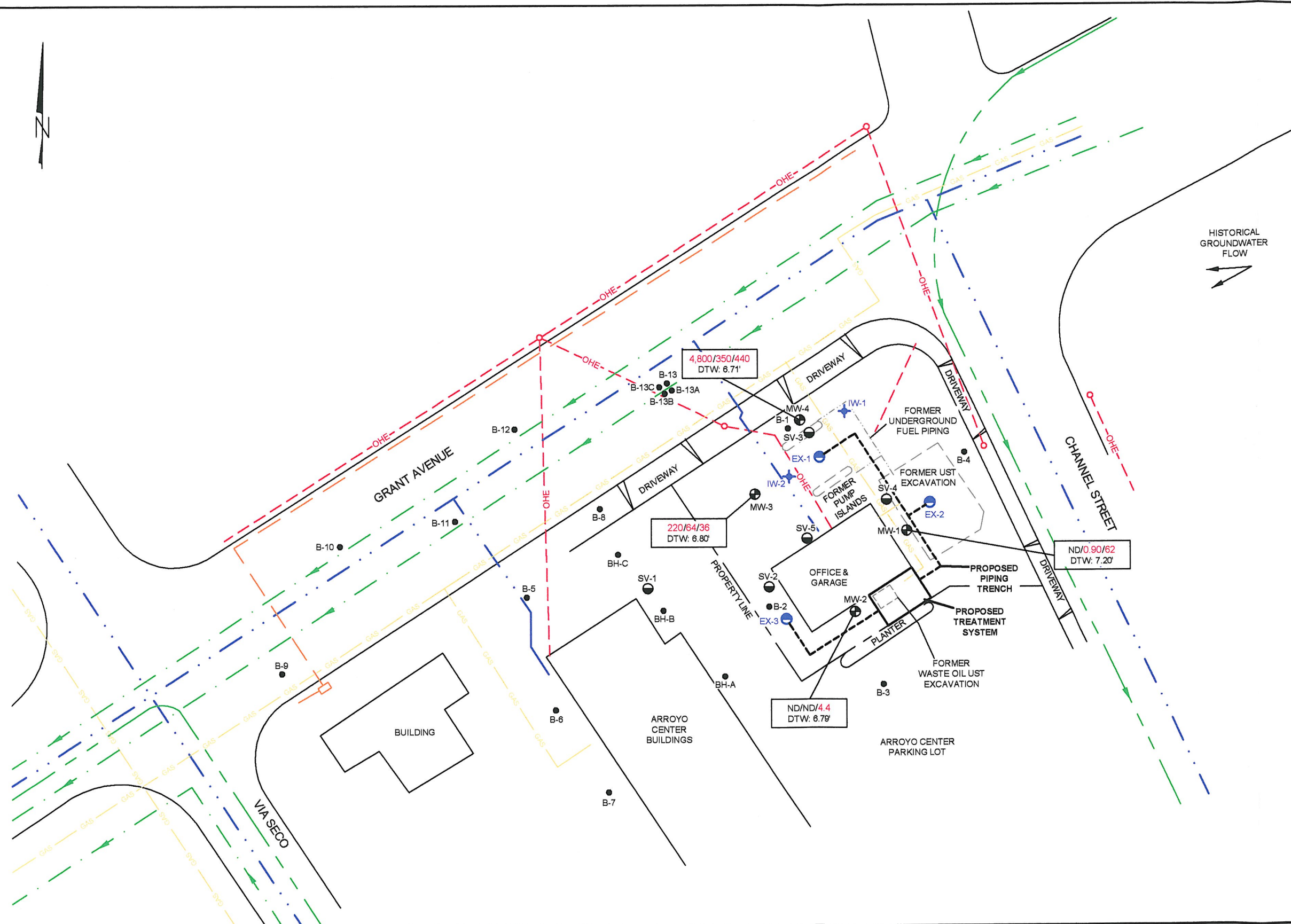
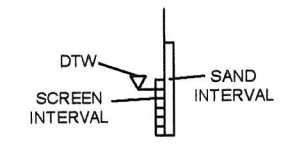


- LEGEND
- MW-1 MONITORING WELL LOCATION
 - SV-1 VAPOR EXTRACTION WELL LOCATION
 - B-1 SOIL BORING LOCATION
 - EX-1 PROPOSED EXTRACTION WELL LOCATION
 - IW-1 PROPOSED OZONE INJECTION WELL LOCATION

- COMMUNICATIONS LINE
- OHE OVERHEAD ELECTRICAL LINE
- ELECTRICAL LINE
- WATER LINE
- SANITARY SEWER LINE
- GAS LINE
- STORM DRAIN
- UTILITY FLOW DIRECTION



GRO/BENZENE/MTBE CONCENTRATIONS IN µg/L
 DTW = DEPTH TO GROUNDWATER
 WELLS SAMPLED ON 2/04/11



4,800/350/440
DTW: 6.71'

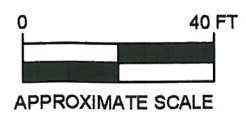
220/64/36
DTW: 6.80'

ND/0.90/62
DTW: 7.20'

ND/ND/4.4
DTW: 6.79'

REV May 3, 2011 Olympic Station JMP Olympic Station

STRATUS
ENVIRONMENTAL, INC.



FORMER OLYMPIC SERVICE STATION
 1436 GRANT AVENUE
 SAN LORENZO, CALIFORNIA

SITE PLAN

FIGURE
1
 PROJECT NO.
 2115-1436-01