STD 3712

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Cypress St.

FAX TRANSMISSION

DATE: 10/16/98 TIME: 4:20 p.

TO: Leroy Griffin 510 238-7761

FROM: Faye Beverett

NUMBER OF PAGES INCLUDING COVER: 8

ORIGINALS WILL FOLLOW: No____ Yes X Fed. Exp.____ U.S. Mail X

MESSAGE:

Mandela Parkway proposed work plan

Thanks

Faye Beverett

work performed week of 10/26/98

PAGE STREET PROPERTIES, LLC

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October 16, 1998

Mr. Leroy Griffin
Office of Emergency Services
City of Oakland Fire Department
505 14th Street, #510
Oakland, CA 94612

RE: Additional Testing at 2855 Mandela Parkway, Oakland

Dear Mr. Griffin:

It was a pleasure to speak with you yesterday.

At our meeting with you on October 26, we would like to discuss the attached additional Phase II testing plan. The plan calls for 8 new soil borings, 5 of which will help define the lateral and vertical extent of the plume and 3 of which will help assess the amount of free product around SB-3.

We can incorporate any additional requirements you may have prior to drilling on October 28.

As I said before, I appreciate your assistance with this process as we have a lending requirement to have a remedial action plan approved by early December. As John Love will be on vacation next week, please call me if you need additional information.

I look forward to working with you on this project.

Regards,

Faye Beverett

Faye Beverett

cc: John Love, CERES Associates
Glenn Leong, SOMA Corp.
Dan Norse, Cypress Property

griffin2

CERES Associates

5040 Commercial Circle, Suite F
Concord, CA 94520
(925) 825-4466 / fax (925) 825-4441

October 14, 1998

Proposal CA268P2

Fax (415) 398-2272
8 pages

Faye Beverette
Page Street Properties
Three Embarcadero Center, Suite 1150
San Francisco, CA 94111

RE: Proposal to Conduct Additional investigation at 2855 Mandela Parkway, Oakland, CA

Dear Faye:

CERES is pleased to submit this proposal to conduct additional investigation in conjunction with the unauthorized release at 2855 Mandela Parkway in Oakland, California (Property). The purpose of the investigation is to obtain a sufficient amount of information necessary to get an approved remedial action plan from the Oakland Fire Department Office of Emergency Services (OES), the lead hazardous materials regulatory agency for Oakland, California.

Scope of Work

CERES proposes the following scope of work:

- Conduct aerial photograph review of Property to identify potential areas where additional unidentified underground storage tanks (USTs) may be located; _completed –
- Obtain drilling permit from the Alameda County Public Works Agency (ACPWA) and excavation permit from the City of Oakland Department of Public Works Engineering Department (DPWED);
- Install eight soil borings as shown in the attached figure;
- Collect soil and grab groundwater samples;
- Prepare report which outlines investigation findings, as well as presents remediation and monitoring recommendations for approval by the OES.

Mobilization

Mobilization activities include conducting an aerial photograph review of the Property at Pacific Aerial Surveys in Oakland; obtaining drilling and excavation permits from the ACPWA and DPWED; outlining Property for Underground Services Alert; and scheduling the field work with the DPWED.

drilling subcontractor and analytical laboratory. The field work is currently scheduled for October 28 and 29, 1998. CERES assumes the client will notify the Property tenants in advance of the field activities, especially, the occupants in the Joinery Structures portion of the building, since several soil borings will be installed in this immediate area (see attached map).

Soil Boring Installation

CERES will install a total of eight (8) soil borings at the Property as shown in the attached figure. Three soil borings will be installed around SB-3 in an attempt to characterize the lateral extent of free product on the water table surface in this area, as well as identify potential unidentified USTs. A review of aerial photographs dated 1947 and 1949 indicated that USTs may have been located along the exterior of the Property building in the vicinity of SB-3. Two soil borings will be positioned in Wood Street to assess potential upgradient sources of the free product found in SB-3, as well as further characterize soil and groundwater contamination in this direction. Three additional soil borings will be placed in the Poser Envelopes and Joinery Structures portions of the building, and along the southwest exterior of the building to further characterize soil and groundwater conditions in the down gradient and cross gradient directions from the former known USTs.

Soil samples will be collected for laboratory analysis from the five perimeter soil borings at sample depths of 5, 10 and 15-feet bgs. After the 15-foot samples have been collected a temporary ¾-inch diameter PVC well casing will be set in each open borehole for the purpose of collecting a grab groundwater sample. Based on observations made during the previous investigation, it may be necessary to allow groundwater to accumulate over night in order to collect a representative groundwater sample in each sample location.

The three soil borings installed around SB-3 will be constructed for the sole purpose of assessing the likelihood that another UST is located in this immediate area, as well as assessing the lateral extent of free product on the water table surface near SB-3. Therefore, soil and groundwater samples will not be collected for laboratory analysis from these three soil borings (we already have a good idea of soil and groundwater conditions in this area from the last investigation). Instead, temporary ¾-inch diameter well casings will be placed in these boreholes and groundwater will be allowed to accumulate overnight to see if free product is present in any of these locations. This information will be useful in determining how much product is present and what remedial method might be sufficient to resolve the problem.

Laboratory Analysis

A total of 15 soil samples and 5 grab groundwater samples will be submitted for laboratory analysis. The soil and groundwater samples will be analyzed for total petroleum hydrocarbon compounds in the gasoline range (TPH-g) using United States Environmental Protection Agency (U.S. EPA) Method 8015 modified, and benzene, toluene, ethylbenzene and xylenes (BTEX compounds) using

U.S. EPA Method 8020.

The samples will be submitted to a State of California-certified laboratory and all samples will be placed on 24-hour turnaround.

Report

CERES will prepare a report which presents the findings of this investigation, as well as incorporates the results of previous investigations. The report will contain detailed maps showing sample locations and the corresponding sample results from past and current investigations. The report will contain a conclusions and recommendations section which will outline CERES' recommendations for conducting additional work at the Property. At this time we presume enough data will be generated to sufficiently outline an appropriate course of action for conducting remediation (and perhaps groundwater monitoring) at the Property.

Cost Estimate

The following is CERES' estimate to conduct the work outlined in this proposal:

Professional Fees (Includes all mobilization, permit fees, field supervision and sampling, PID rental, vehicle)		**$3,500**
Subcontractors		**$5,400**
Drill Rig and Operator	$3,300	
Analytical Laboratory (Includes soil and groundwater samples on 24 hr turnaround)		
TPH-g/BTEX (20 samples @ $105 ea)	$2,100	
Subtotal Subcontractor Fees	***$5,400***	
Report (Report will be generated within 1 week of receiving laboratory results)		**$5,000**
TOTAL PROJECT COST		**$13,900**

CONDITIONS

The scope of services indicated in this proposal are the basis for the proposed fee. If there is need for any change in the scope of services, we will communicate to you the cost of such changes. If project conditions described herein are different from actual conditions found in the field, costs of services can also increase.

Project Specific Conditions

The following considerations may increase the time and cost necessary to complete the project and thus increase the proposed fee.

- Additional sampling;
- Additional laboratory analyses;
- Subsurface conditions increasing normal drilling rates;
- Encountering subsurface features not disclosed by client or Underground Service Alert;

- Groundwater is deeper than anticipated which will increase drilling time and costs;
- Work other than that conducted under non-hazardous field conditions (Level D, requiring protective eye wear, footwear, and headgear), and during normal business hours (other than those stated in this proposal);
- Attendance at any meetings, additional requirements due to changes or interpretations in regulations by the agencies, or supplemental letters;
- Delays in the field, other than delays caused by CERES, including "right-of-entry" for CERES, and its subcontractors in order to complete the work proposed herein; and
- Unanticipated conditions that would require additional study, assessment or remediation.

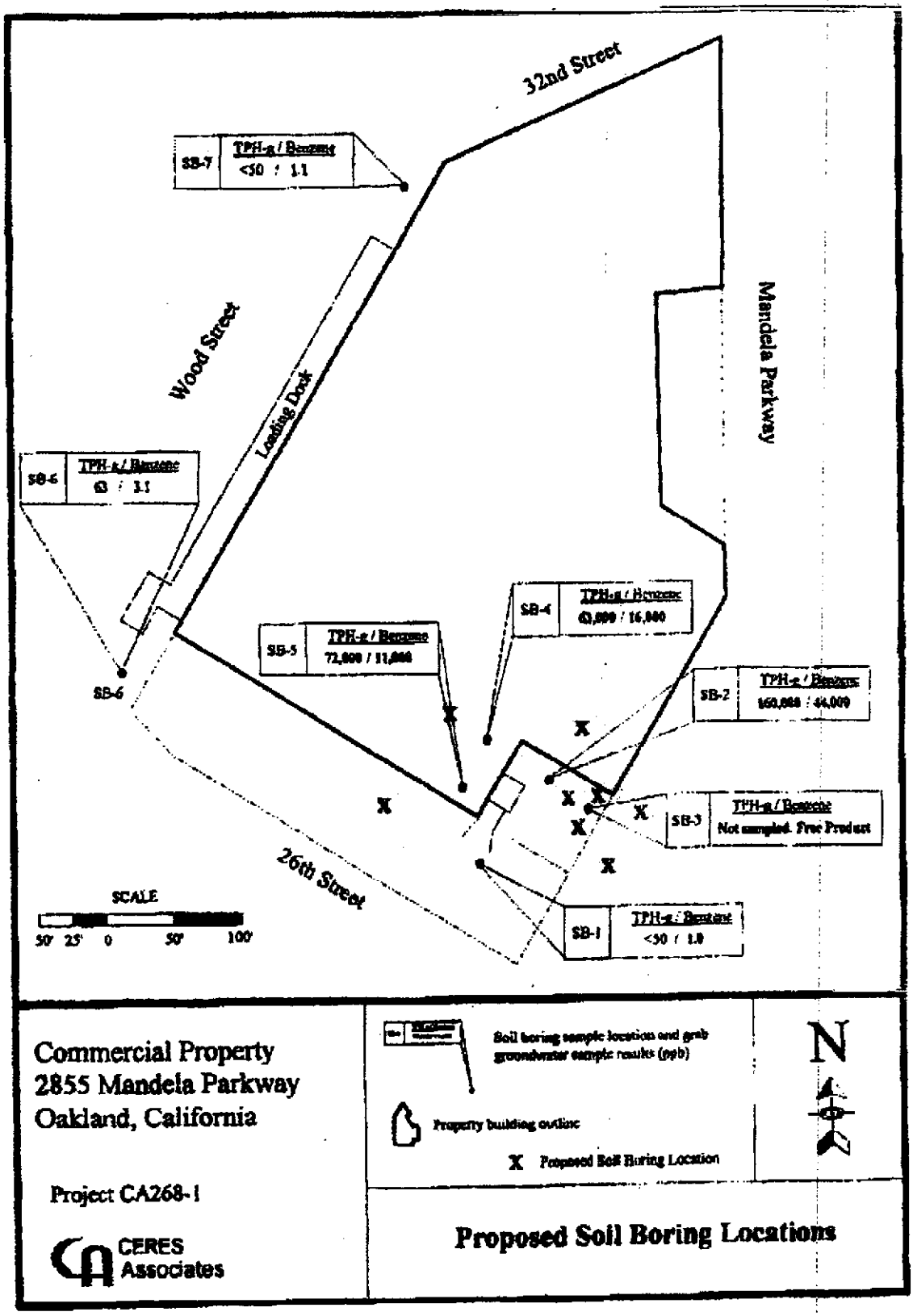
If the preceding project specific conditions apply, CERES will discuss the conditions with the client and make appropriate changes to the project fee.

Thank you for the opportunity to propose on this project. If you any have questions, please give me a call at (510) 825-4466.

Sincerely,

CERES Associates

John Love, RG
Senior Geologist


32nd Street
Wood Street
Loading Dock
Mandela Parkway
26th Street
SB-7
TPH-g / Benzene
<50 / 1.1
SB-6
TPH-g / Benzene
63 / 1.1
SB-5
TPH-g / Benzene
72,000 / 11,000
SB-4
TPH-g / Benzene
63,000 / 16,000
SB-2
TPH-g / Benzene
160,000 / 44,000
SB-3
TPH-g / Benzene
Not sampled. Free Product
SB-1
TPH-g / Benzene
<50 / 1.0
SCALE
50' 25' 0 50' 100'
Soil boring sample location and grab groundwater sample results (ppb)
Property building outline
X Proposed Soil Boring Location
N
Commercial Property
2855 Mandela Parkway
Oakland, California
Project CA268-1
CERES Associates
Proposed Soil Boring Locations