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Epigene International
CONSULTING GEOLOGISTS

October 16, 1998

Mr. J. W. Silveira
J. W. Silveira Company
499 Embarcadero
Oakland, CA 94606

Subject: Workplan for Additional Site Characterization for Property Located at 744 East
12th Street, Oakland

Dear Mr. Silveira:

The proposed workplan presented below is based on an agreement made at a meeting on October 14, 1998 with Mr. Barney Chan of Alameda County, Mr. Robert Shapiro and Ms. Virginia Tracey representing J. W. Silveira Company and the undersigned. The workplan replaces any previous plans that may have been prepared for the site.

The site is located at the northeast corner of the intersection of East 12th Street and 8th Avenue in Oakland. A location map is presented on Figure 1. A site plan showing the existing wells and proposed additional subsurface investigations is presented on Figure 2. The building in the rear portion of the site adjacent to the tank was destroyed by a fire and is presently vacant.

The workplan consists of the following tasks:

1) Installation of three monitoring wells at the locations shown on Figure 1. The wells will be 2 inch in diameter. The depth of each well will extend at least 10 feet into the saturated zone. Construction of the wells will follow County of Alameda County Public Works Agency requirements. Soil samples will be collected from the vadose zone of each well and analyzed for TPH as gasoline, BTEX compounds and MTBE. Samples will be collected, maintained and transported following appropriate QA/QC procedures.

2) A hydropunch or soil boring will be placed near to and in the assumed down gradient direction of the former tank location as shown on Figure 2. The boring will extend at least 5 feet into the saturated zone and a soil and groundwater sample will be collected and analyzed as described above.

3) A shallow soil boring will be drilled in the location of the former gas pump as shown on Figure 2. A soil sample will be collected in native soil from just below the piping to the pump. The soil sample will be analyzed as described above. MW-2 will be placed on the old piping and a soil sample will be collected from just below the pipe during the drilling. The location of the well precludes the need for an additional boring along the piping. The soil sample will also be analyzed as above.

4) At least 72 hours after the installation of the wells, each well will be developed, purged and sampled. The groundwater samples from each well will be analyzed for TPH as gasoline, BTEX compounds and MTBE. The collection, maintenance and transportation of all water and soil samples will follow appropriate QA/QC procedures.

5) The elevations of the top of casing for each well will be established and depth to water measurements will be made to allow for calculation of the groundwater gradient at the site.

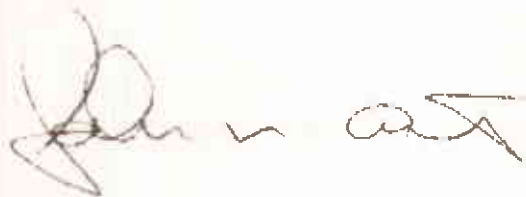
6) A report will be prepared to document the results of the investigation. The results will be discussed with the County. Based on that meeting, recommendations will be prepared to address any future requirements for the site.

Epigene is prepared to initiate the investigation upon receiving your authorization to proceed. As per

agreement with the County, the subsurface investigations will be completed in November of 1998 and the report will be completed by the end of December 1998.

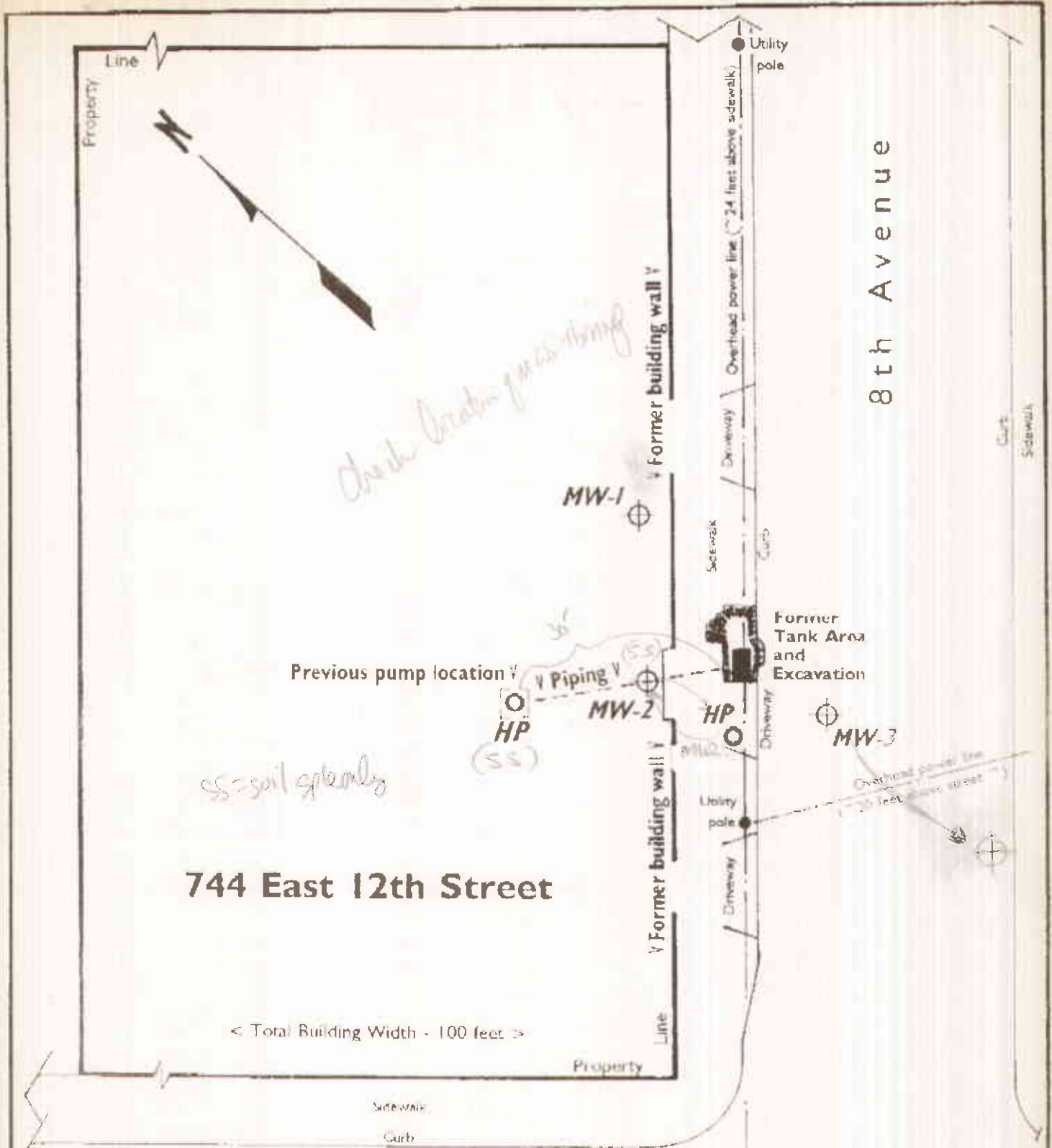
Please call the undersigned with any questions and/or comments on the proposed investigations. The cost estimate for the proposed investigation is being provided under separate cover. We look forward to working with you on this project.

Sincerely,
Epigene International



John N. Alt
Certified Engineering Geologist No. 1136

attachments



< to Downtown Oakland East 12th Street

Legend

- ⊕ Proposed monitoring well location.
- Proposed hydroponch location.

Plan based on field measurements by Epigene International, Fremont, California, April 3, 1996.

<p>EPIGENE INTERNATIONAL</p>	<p>Project # 98-149 744 EAST 12TH STREET, Oakland, California</p>
<p>Fig. 2 SITE PLAN</p>	