aqua science engineers inc.

May 24, 1996

Mr. John Thorpe
21790 Hesperian Blvd.
Hayward, CA 94541

SUBJECT: ASE PROPOSAL #96-136
SOIL AND GROUNDWATER ASSESSMENT
2547 East 27th Street
Oakland, California

Dear Mr. Thorpe:

Aqua Science Engineers (ASE) is pleased to submit this proposal to perform a soil and groundwater assessment at the above-referenced site. The scope of work presented in this assessment should satisfy the requirements outlined in the May 13, 1996 letter from Mr. Barney M. Chan of the Alameda County Health Care Services Agency.

SCOPE OF WORK

1) Prepare a workplan and health and safety plan for review and approval from the appropriate regulatory agencies.

2) Obtain the necessary drilling permit from the Alameda County Flood Control and Water Conservation District (Zone 7) and an excavation permit from the City of Oakland to drill in the city's right-of-way.

3) Drill six soil borings at the site to approximately 20-feet below ground surface (bgs) using a Geoprobe or similar type of drill rig. Two borings will be located on East 27th Street, two borings will be located on 21st Avenue, one will be located near the former waste oil tank and one boring will be located next to a former pump island. (assumed BTW)

4) Collect a soil and groundwater sample from each boring for analysis.

5) Drill three soil borings in the former tank backfill with a hand auger and collect a soil sample from each boring.

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6) Analyze each soil and groundwater sample at a CA-EPA certified analytical laboratory for total petroleum hydrocarbons as gasoline (TPH-G) by modified EPA Method 5030/8015 and benzene, toluene, ethylbenzene and total xylenes (BTEX) by EPA Method 8020. In addition, analyze the soil and groundwater samples from the boring next to the former waste oil tank for total petroleum hydrocarbons as diesel (TPH-D) by modified EPA Method 3510/8015, hydrocarbon oil and grease by Standard Method 5520 EF and volatile organic compounds (VOCs) by EPA Method 8010.

7) Backfill each boring with neat cement.

8) Prepare a report presenting the methods and findings of this assessment.

COSTS

All items as described above $7,020.00

This price includes analytical services on a standard seven working day turnaround. Faster turnaround is available if required at additional cost.

PAYMENT

The payment schedule for services rendered will be as follows: 50% of the fixed proposal amount will be due upon initiation of the project; 50% of the fixed proposal amount will be due upon clients receipt of the report. The report will not be released until final payment is made. Client agrees to pay interest at the rate of one-and-one-half percent (1.5%) per month on any and all balances not paid by due date. Client also agrees to pay all court costs, attorney fees, and other expenses incurred by bidder in the event Client fails to make payment(s) when due and bidder undertakes litigation to enforce collections.

LIMITATIONS

The purpose of the proposed assessment is to identify and characterize possible subsurface soil and/or groundwater contamination at the subject site. Because the extent of soil and/or groundwater contamination is currently not known, it is not possible to guarantee a complete definition of the entire extent of contamination. Additional drilling, soil and groundwater sampling, and analyses may be required to complete this

assessment. The performance of any additional services above and beyond those detailed in the above-referenced scope of work will be charged as additional costs pending prior approval of the additional services by the client.

The price stated above does not include costs associated with disposing of contaminated soil or water produced during this project (drill cuttings, steam-cleaning rinsate, etc.). These materials will be drummed and/or stockpiled at the site. ASE can provide you with the cost of disposing of this material once the extent of contamination is known.

ASE will contact Underground Service Alert to mark all public utilities on public property. ASE requires that all private utilities be marked by the property owner. ASE will not be responsible for damage to any unmarked utilities during drilling or other work related to this project.

The price stated above does not include any fees that may be imposed by regulatory agencies other than those fees required to obtain the permits stated above. Any other fees that may be imposed by regulatory agencies will be billed directly to the client.

GENERAL TERMS

We at Aqua Science Engineers, Inc. and its' subcontractors can assure you that this job will be executed in a responsible and timely fashion consistent with the needs and purposes of the project. Any down time or delays due to scope of work changes, or costs associated with damage to any unmarked utilities shall be charged out Aqua Science Engineers' hourly rates.

Should you wish to have this work proceed as outlined above, please sign the attached "Authorization to Proceed" and Aqua Science Engineers will contact the client upon receipt to determine a firm start date. This proposal constitutes a firm offer to conduct the scope of services herein. One copy of this Authorization to Proceed document is to be signed and returned to Aqua Science Engineers prior to commencement of work.

THIS QUOTATION IS VALID FOR A PERIOD OF THIRTY (30) DAYS FROM DATE OF THIS LETTER.

Aqua Science Engineers appreciates the opportunity to provide you with this quotation. We look forward to assisting you with your environmental needs. Should you have any questions or comments, please feel free to give us a call at (510) 820-9391.

Respectfully submitted,

AQUA SCIENCE ENGINEERS, INC.

Robert E. Kitay, R.E.A.
Project Geologist