ENVIRONMENTAL ENGINEERING, INC
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January 5, 2001

Ms. Susan Hugo
Alameda County
Department of Environmental Health
1131 Harbor Bay Parkway, Suite 250
Alameda, California 94502

Subject: East Parking Lot Located at 6121 Hollis Street
Emeryville, California

Dear Susan:

Enclosed for your review is SOMA's "Work Plan for the Characterization of PCB-Impacted Soils Beneath the East Parking Lot located at 6121 Hollis Street, Emeryville, California". If our Work Plan meets your approval, please let us know at your earliest convenience.

If you have any questions or comments, please call me at (925) 244-6600.

Sincerely,

Mansour Sepehr, Ph.D.,P.E.
Principal

Enclosure

cc: Dr. Ravi Arulanantham w/enclosure
California Regional Water Quality Control Board
Mr. Gordon Taylor – Viacom Inc. w/enclosure
Mr. Geoff Sears – Wareham Development w/enclosure

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Work Plan for the Characterization of PCB-Impacted Soils Beneath the East Parking Lot Located at 6121 Hollis Street Emeryville, California

INTRODUCTION

This work plan has been prepared by SOMA Environmental Engineering, Inc. (SOMA) on behalf of Viacom Inc. (Viacom), successor by corporate name change to CBS Corporation formerly known as Westinghouse Electric Corporation. This report presents the tasks for characterization of polychlorinated biphenyls (PCB) impacted soils at the East Parking Lot located at 6121 Hollis Street, Emeryville, California (the "Property"), see Figure-1.

The East Parking Lot is located between Peladeau and Hollis Streets and is being utilized by the employees of different office buildings and Bucci Restaurant. In 1996, Viacom remediated PCB-impacted soils to the west of the Peladeau Street, within the EmeryStation II property. In order to evaluate whether or not the PCBs found to the west of Peladeau Street within the EmeryStation II area has impacted the soils to the east of Peladeau Street, in October 2000, Viacom retained SOMA to conduct a limited soil investigation at the East Parking Lot. On October 15 and 22, 2000 SOMA drilled twelve soil borings and collected soil samples at 0.5 and 4-foot depths intervals. The soil samples were analyzed by Delta Environmental Laboratories for PCBs using EPA Method 8080. The results of laboratory analyses on soil samples indicated that the maximum concentration of PCBs in the near surface soils is 56 mg/kg. Additionally, this sample results revealed, like the other locations throughout the Site, the PCBs concentration decreases by depth. Also as expected the results of our limited soil investigation indicated that the soil samples collected from the soil borings along the western

property boundary adjacent to Peladeau Street exhibited significantly higher PCB levels than the other borings drilled to the east of the property line inside the East Parking Lot. No PCB concentrations were detected in the soil samples collected from SB-5 through SB-7 drilled to the south of the Property, see Figure-2.

The purpose of this investigation is to delineate the horizontal extent of PCB-impacted soil within the East Parking Lot.

SCOPE OF WORK

The scope of this work plan has been organized in the following tasks as follows:

Task-1 Preparation of Health and Safety Plan

To ensure the health and safety of the drilling crews, the health and safety plans prepared by SOMA for EmeryStation II will be implemented.

Task-2: Drilling Additional Soil Borings for Characterization of PCB-Impacted Soils

To delineate the horizontal extent of PCB-impacted soils, Viacom proposes drilling an additional 7 soil borings to delineate the horizontal extent of PCB-impacted soils.

The soil borings will be drilled using a hollow stem auger. Soil samples will be collected using brass tubes at 0.5 and 4-foot depth intervals. Both ends of the brass tubes containing soil samples will be covered with plastic and secured with teflon tape. The soil samples will be placed in an ice chest and delivered to Delta Environmental Laboratories. To avoid cross contamination, the sampling tools will be decontaminated after drilling and sampling of each soil boring. A total of

14 soil samples will be collected during this investigation. The soil samples will be analyzed for PCBs using U.S. EPA Method 8080. Figure-3 shows the location of the proposed soil borings.

Task-3 Report Preparation

Upon completion of the additional soil investigation, a written letter report will be prepared to document soil characterization and the extent of PCB-impacted in the East Parking Lot. The report will include the results of laboratory analyses of the soil samples and drawings showing the extent of soil contamination within the Property.

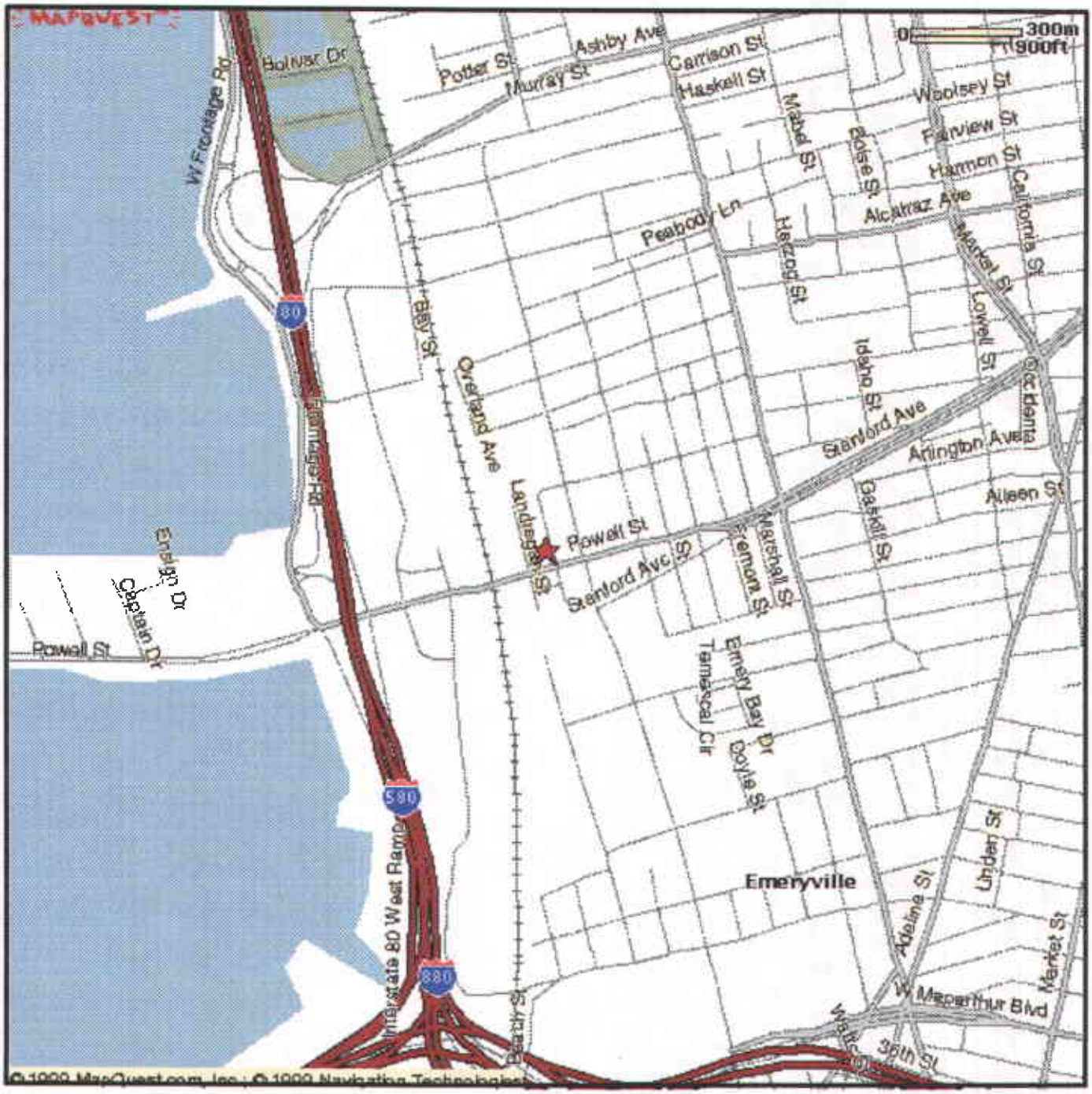

Figure 1: Site Vicinity Map

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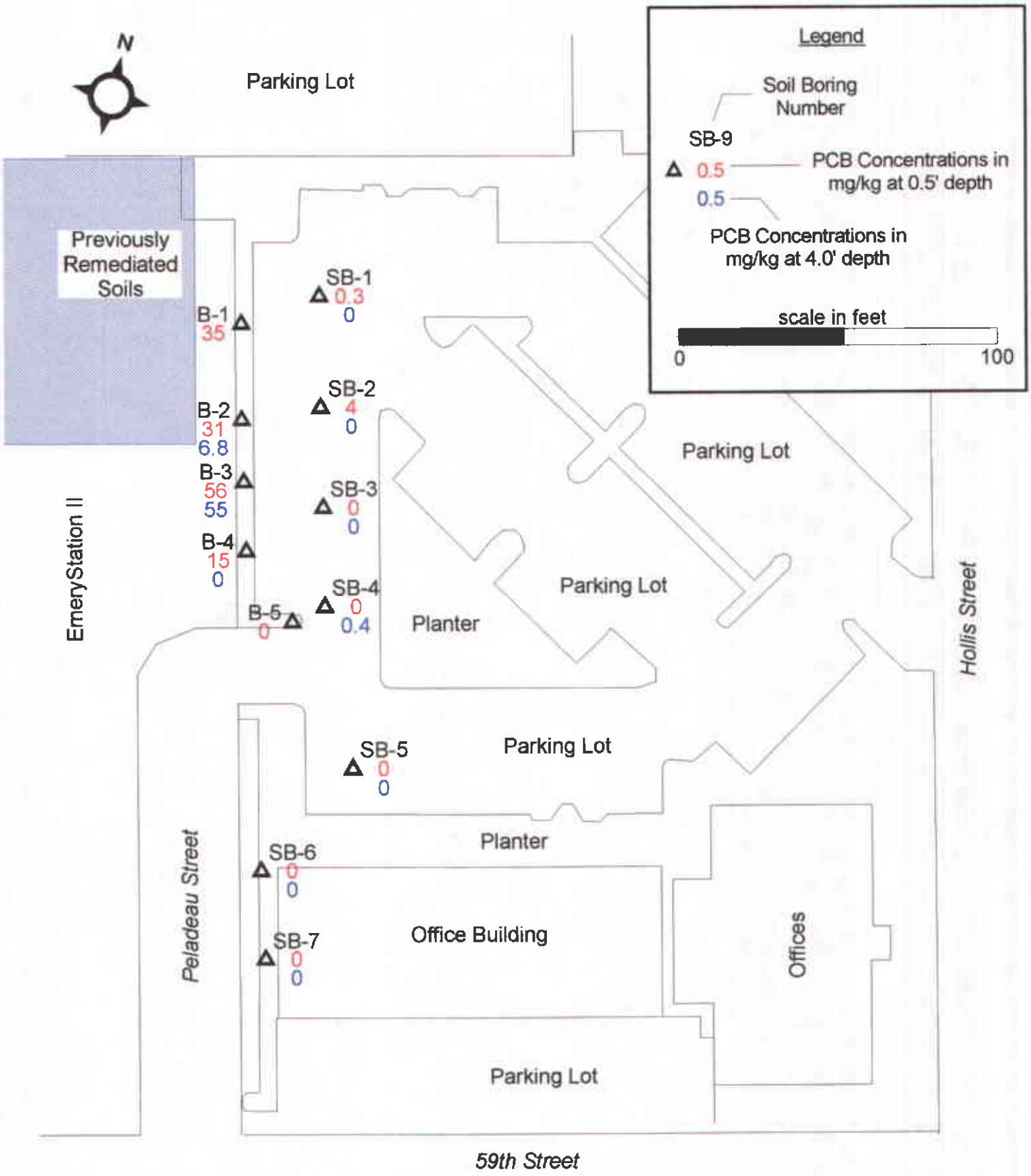

Figure 2: Locations of Previously Drilled Soil Borings

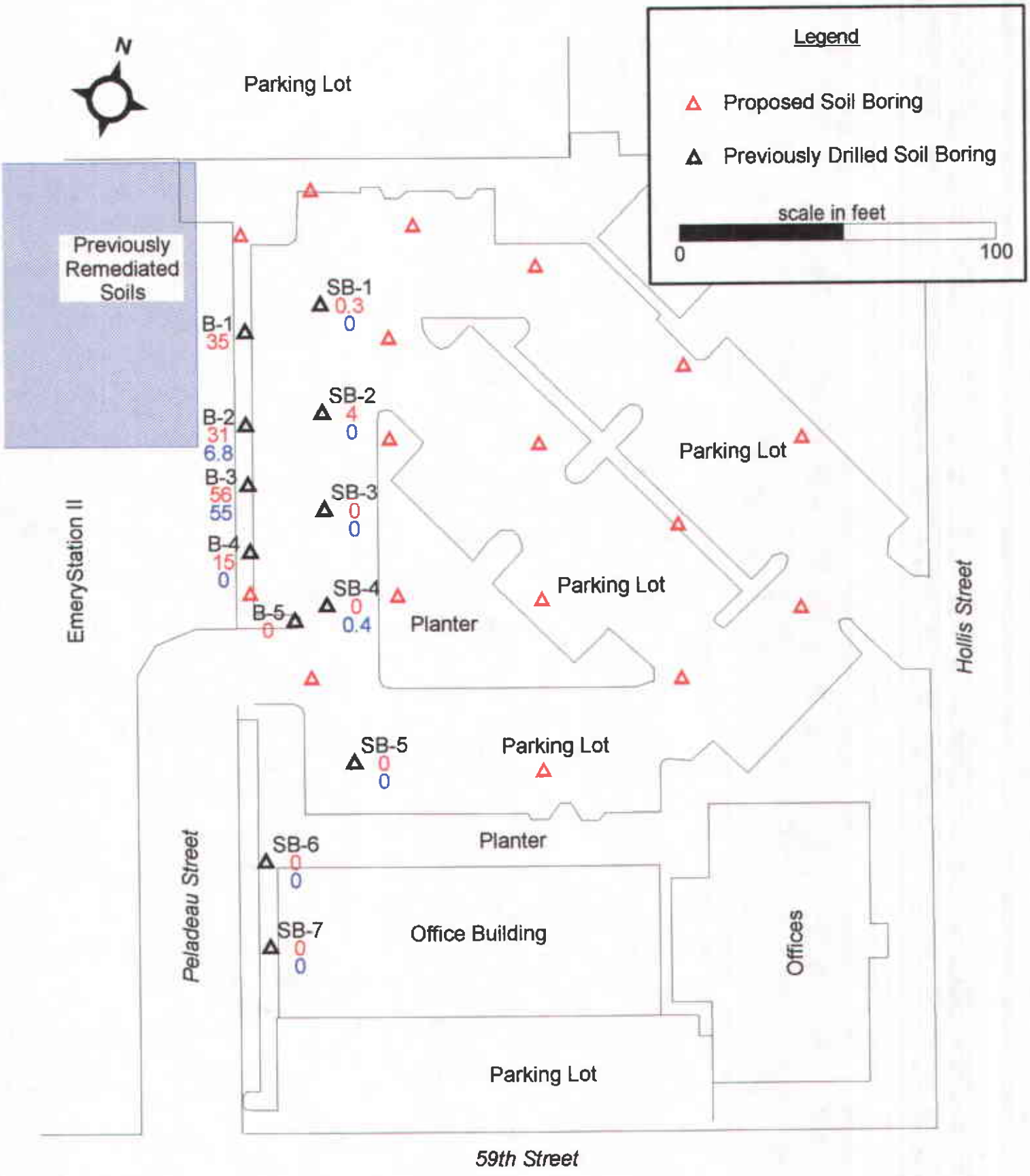

Figure 3: Locations of Proposed Drilled Soil Borings