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April 12, 1996

Mr. Gary Stougaard
Hardage Suite Hotels, Inc.
9255 Towne Centre Drive, Suite 900
San Diego, California 92121

Re: **Another Tree Development**
Shell Mound and Powell Streets
Emeryville, California 94608

Dear Mr. Stougaard:

Regarding environmental issues at the above-referenced property, EMG is pleased to provide the following additional information.

Monitoring Well Sample Analyses-

EMG's sample parameters for the recently-completed groundwater analyses included benzene, ethylbenzene, toluene, and xylenes (BETX), total petroleum hydrocarbons (TPH), and RCRA metals. These parameters were selected based on the results of previous investigations of the subject and adjacent properties, where these contaminants were identified.

Six Upgradient CALSITES-

EMG's Phase I ESA report indicated the possibility (not likelihood) for impact of the property by six upgradient CALSITES, and then later in the report deemed the situation to be acceptable. EMG is of the opinion that, based on distance (a minimum of 700 feet from the property) and the fact that the sites were not listed on any other state or federal database, the environmental issues associated with the sites are likely not significant, and that impact from these sites to the property is unlikely. Additionally, should metals, petroleum, or BETX contamination have migrated (assuming they were present) from these CALSITES onto the Project, the contaminants would have been identified during the groundwater analyses mentioned above.

On-site Soils-

Information obtained by EMG and other parties from the Alameda County Health Services Agency (ACHCSA, and the governing entity for environmental issues in this region) indicates that the on-site soils would not be categorized as hazardous wastes if disposal alternatives were ever pursued. Based on the lack of a source at the property, the soils at the property are not subject to possible contaminants which might cause a change of posture on the part of the ACHCSA.



EMG

Considering the development plans for the property, which include the construction of a slab-on-grade structure, a relatively minimal volume of soil shall require displacement and off-site disposal. Based on the above information, EMG is of the opinion that it is extremely unlikely that the ACHCSA (or any other governing entity) will require any remedial activities or investigations at the Project, or prohibit the development of the property. EMG recommends no additional environmental activities.

Should you have any questions or require additional information, please feel free to contact us.

Sincerely,
EMG



Charles Caron
Program Director