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Alameda County
Environmental Health

1396 – 5th STREET, LLC
A California Limited Liability Company
1357 5th Street – Suite B
Oakland, Calif. 94607

April 16, 2007

Mr. Barney M. Chan
Hazardous Materials Specialist
Alameda County Health Care Services Agency
Environmental Health Services
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577

Subject: 1396- 5th Street, Oakland, Calif.
Environmental Closure
Submission to Alameda County

Dear Mr. Chan:

I declare, under penalty of perjury, that the information and/or recommendations contained in the attached document are true and correct to the best of my knowledge.

Very truly yours,



1396-5th Street, LLC
A. C. Eisenberger
It's President

Attachment

16 April 2007
Project 4068.01

Mr. Barney Chan
Environmental Health Specialist
Alameda County Health Care Services
Environmental Health Services
1131 Harbor Bay Parkway, Suite 250
Oakland, California 94502-6577

Subject: Work Plan for Soil Confirmation Sampling
Former Red Star Yeast Site
1384 Fifth Street
Oakland, California

Dear Mr. Chan:

On behalf of 1396 Fifth Street LLC, Treadwell & Rollo, Inc. (T&R) has prepared this work plan in response to Alameda County Health Care Services Agency (ACHCSA) letter dated 6 April 2007, which requested soil confirmation sampling at two site locations prior to development of the proposed Former Red Star Yeast project at 1396 Fifth Street (Site) in Oakland, California (Figure 1).

The Site is located north of Fifth Street between Cypress Street (Mandela Parkway) and Kirkham Street as shown on Figure 2. It is trapezoidal in shape and encompasses approximately 0.9 acres. The Site is currently vacant, surrounded by a fence and is essentially level. It was previously occupied by the Red Star Yeast Company. All buildings and appurtenant structures have been removed.

The current site development includes constructing two buildings consisting of four-stories of residential units above a podium parking garage that will occupy the entire site. The residential levels and the podium will be reinforced concrete. The ground floor slab will be close to existing site grades.

Proposed Soil Confirmation Sampling

In your letter dated 6 April 2007, the ACHCSA concurred with the proposed development, however, requested additional information prior to issuing case closure of the Site. Specifically, you requested:

- confirmatory soil samples be collected at the area believed to be where a former mercury spill occurred, and
- excavate and perform confirmatory soil sampling near exploratory boring SB-2.

Mr. Barney Chan
Environmental Health Specialist
Alameda County Health Care Services
16 April 2007
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Former Mercury Spill Area

As reported in a previous Site Phase I Environmental Site Assessment prepared by Environmental Resources Management, Inc. dated June 2000, a mercury spill was discovered at the former facility on 2 August 1996 during a sewer replacement activity. Reportedly, the mercury spill was located at the southeast corner of the former Mash House, near the above ground molasses storage tanks. This area has since been demolished. Figure 3 shows the approximate location of the former Mash House.

Because the building foundation slabs have been removed, we assume that the current ground surface is approximately the level of the top of the former sewer piping. We propose to collect surface soil samples, excavate approximately 6-inches bgs, which is approximate depth of bottom of former sewer piping (assuming a 6-inch pipe), and collect another set of soil samples at that depth. We propose to collect six surface soil samples and six soil samples at a depth of 6 inches below the ground surface (bgs) and analyze the samples for mercury by EPA Method 7471B. The soil samples will be collected in laboratory supplied sample containers and submitted under chain-of-custody protocol to a California certified laboratory. Figure 3 shows the proposed soil sampling locations within the former Mash House.

Lead Impacted Area

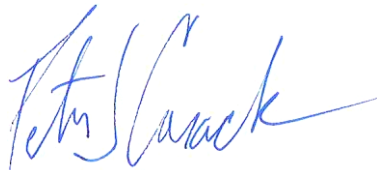
As presented in Remediation Services *Phase I & II Environmental Site Assessment* report dated 10 September 2004, an elevated concentration of total lead (2,700 milligrams per kilogram [mg/kg]) was detected in exploratory boring SB-2 at a depth of 1.5 feet bgs (Figure 2). We propose to excavate an area of approximately 5 feet by 5 feet by 2.5 feet in depth at the location of boring SB-2. After the excavation is completed, we will collect one soil sample from each of the sidewalls and one soil sample in the center of the bottom of the excavation. The soil samples will be analyzed for total lead by EPA Method 6010. The excavated soil will be placed on visqueen and covered with visqueen and weighted down to prevent any release of dust.

We will prepare a letter report describing the confirmation soil sampling, analytical results, and present our opinion regarding the presence of hazardous materials beneath the site.

Mr. Barney Chan
Environmental Health Specialist
Alameda County Health Care Services
16 April 2007
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We trust this letter provides the information that you require. If you have any questions or require any additional information, please call Peter J. Cusack at 415-955-9040 ext. 244.

Sincerely yours,
TREADWELL & ROLLO, INC.



Peter J. Cusack, REA
Senior Associate

40680111.PJC

Attachments: Figures

cc: Mr. Curtis Eisenberger – 1396 Fifth Street LLC



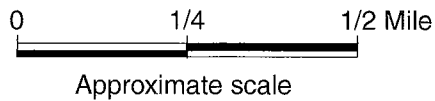
Michael A. Chamberlain, PG
Senior Project Geologist



FIGURES



Base map: The Thomas Guide
Alameda County
1999



RED STAR YEAST SITE
Oakland, California

SITE LOCATION MAP

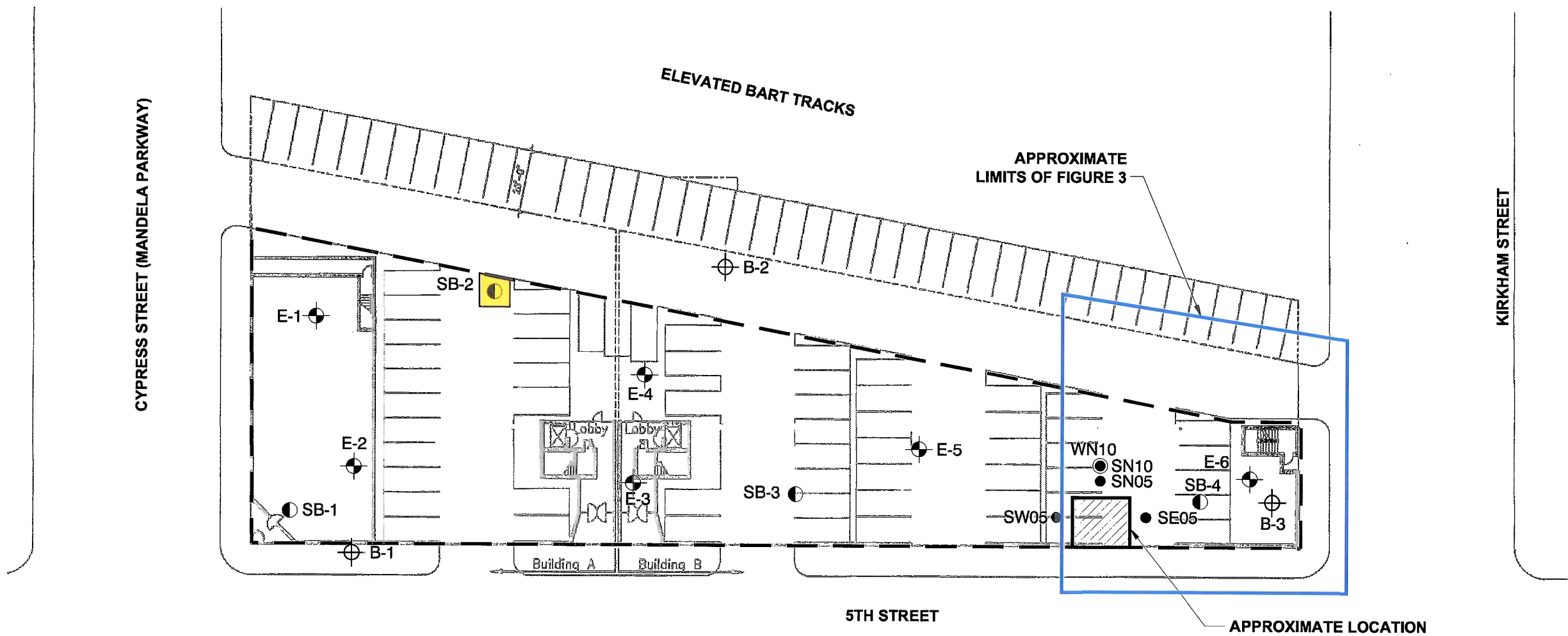
Treadwell & Rolo

Date 04/16/07

Project No. 4068.01

Figure 1

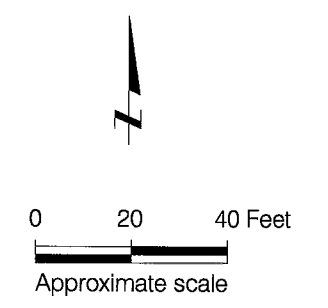
\\TNR2\vol1\Graphics\Trgraphics\4000's\4068.01\4068.01 SITE PLAN-2007.dwg 4/16/07



EXPLANATION

- E-1 Approximate location of boring by Treadwell & Rollo, Inc., April 2006
- B-1 Approximate location of boring by Treadwell & Rollo, Inc., March 2005
- SB-1 Approximate location of boring by Remediation Services, Inc., August 2004
- SN05 Grab soil sample location, by Treadwell & Rollo, Inc., November 2006
- WN10 Grab groundwater sample location, by Treadwell & Rollo, Inc., November 2006
- Approximate area to be excavated and confirmation sampling for total lead

Note: Soil samples collected 5 feet below ground surface, groundwater sample collected 6 feet below ground surface.



Reference: Ground Floor Plan - Option A by Philip Banta & Associates Architects, dated 11/03/04.

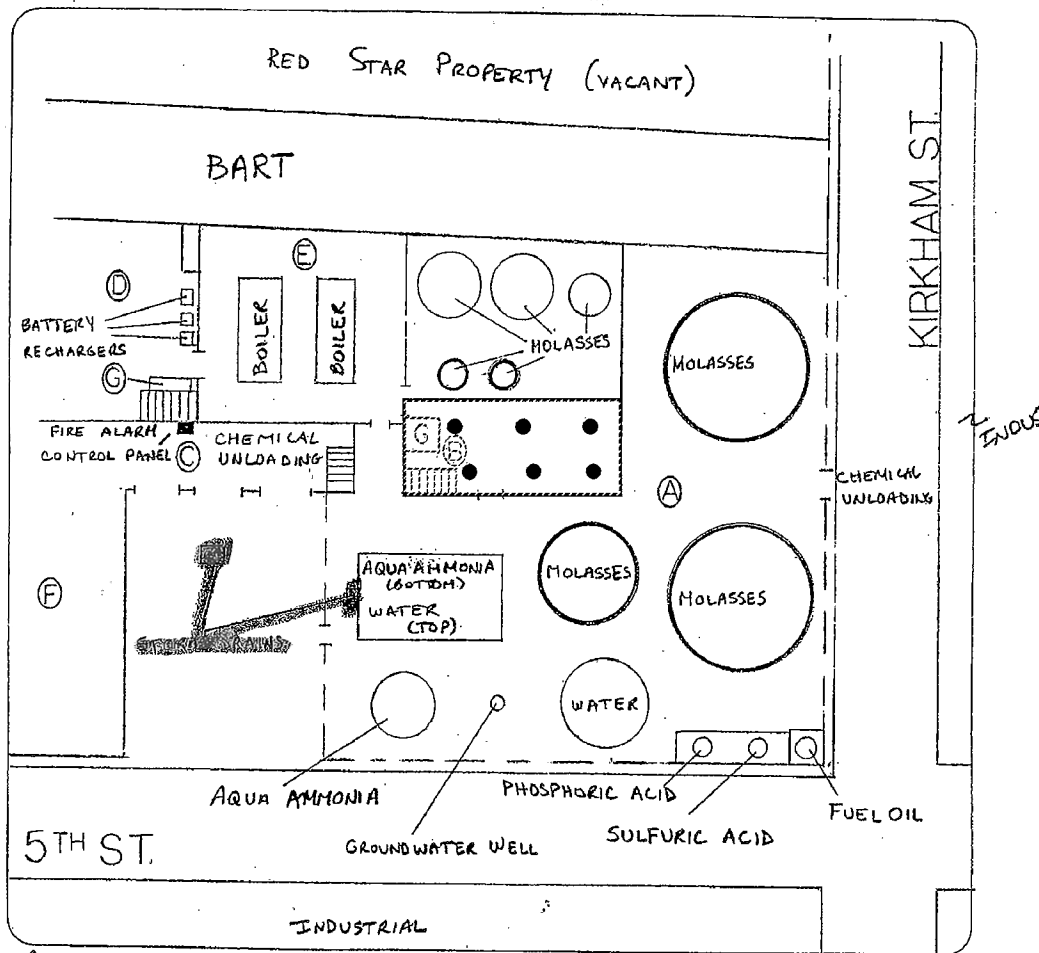
RED STAR YEAST SITE Oakland, California		
SITE PLAN		
Date 04/16/07	Project No. 4068.01	Figure 2
Treadwell & Rollo		

Alameda County Department of Environmental Health

HAZARDOUS MATERIALS MANAGEMENT PLAN
Facility Map - Storage Detail

Facility Name RED STAR YEAST Facility ID 3889

CONFIDENTIAL



Scale 25 feet/inch

Map # 1 Map Name TANK FARM

Today's Date 2/28/92

- LOC
- A- TANK FARM
 - B- MASH HOUSE
 - C- LOADING DOCK
 - D- WAREHOUSE
 - E- BOILER ROOM
 - F- COOLER
 - G- OFFICE

NOTE: -MSDS'S STORED IN OFFICES.
-ALL INTERIOR DRAINS ARE SEWER DRAINS

EXPLANATION

- Approximate area where mercury spill reportedly occurred in 1996
- Approximate location of proposed soil sample for confirmatory mercury

Reference: Alameda County Department of Environmental Health.

<p>RED STAR YEAST SITE Oakland, California</p>	<p>PROPOSED SOIL CONFIRMATION SAMPLE LOCATIONS</p>	
Date <u>04/16/07</u>	Project No. <u>4068.01</u>	Figure <u>3</u>