

1:32 pm, Aug 14, 2007

Alameda County
Environmental Health

13 August 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 Environmental Health (ACEH) letter dated 1 August 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.

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. The proposed foundation system will require the excavation of approximately two feet in depth below the existing grade and all excavate soil will be removed and disposed of at a regulated landfill.

In your letter dated 1 August 2007, the ACEH requested additional analytical testing prior to issuing an unrestricted closure of the Site. Specifically, you requested:

- excavate and perform confirmatory soil sampling near soil samples CS-7-West and CS-9-East, and
- excavate and perform confirmatory soil sampling near exploratory boring E-1.

We propose to excavate where soil samples CS-7-West and CS-9-East were collected, removing 3 feet and re-sample. For boring E-1, we propose to excavate an area of approximately 5 feet by 5 feet by 2.5 feet in depth. 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.

Soil samples will be analyzed for total lead by EPA Method 6010. All excavated soil will be placed on visqueen and covered with visqueen and weighted down to prevent any release of dust.

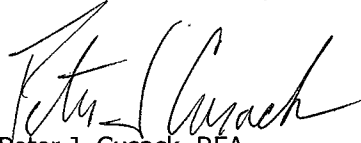
Mr. Barney Chan
Environmental Health Specialist
Alameda County Health Care Services
Environmental Health Services
13 August 2007
Page 2

ACEH also requested that the area near CS-3-0 be excavated and tested for mercury. As documented in our previous report dated 30 May 2007, the soil at sample location CS-3-0 has been excavated and stockpiled onsite. Soil sample CS-3-6 was collected after 6-inches of soil was excavated to verify that the mercury impacted soil was removed. Analytical results from sample CS-3-6 detected mercury at a concentration of 0.28 milligrams per kilograms (mg/kg), which is below the Environmental Screening Level (ESL) for residential use of 3.7 mg/kg.

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.

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



Michael A. Chamberlain, PG
Senior Project Geologist



40680113.PJC

Attachments: Figures

cc: Mr. Curtis Eisenberger – 1396 Fifth Street LLC