

September 29, 2009

Ms. Donna Dragos
Alameda County Health Care Services Agency
Department of Environmental Health
1131 Harbor Bay Parkway, Suite 250
Alameda, California 94502

Ms. Mary Rose Cassa
Regional Water Quality Control Board
1515 Clay Street, Suite 1400
Oakland, California 94612

Mr. Leroy Griffin
City of Oakland Fire Department
250 Frank H. Ogawa Plaza, Suite 3341
Oakland, California 94612

Subject: Sunny Piedmont Cleaners
4364 Piedmont Avenue
Oakland, California 94611

Dear Ladies and Gentleman:

As the operator of the Sunny Piedmont Cleaners located at 4364 Piedmont Avenue in Oakland, California ("the Site"), I am requesting for oversight by the local regulatory agencies to address the environmental issues at the Site. The ultimate goal for the oversight is to obtain a No-Further-Action status for the known environmental issues at the Site from the local regulatory agencies.

Nova Consulting Group, Inc. (Nova) of San Francisco, California completed a Phase I Environmental Site Assessment (ESA) at the Site in April 2009. The ESA reported that dry cleaning operations using tetrachloroethene (PCE) and petroleum based cleaners had been conducted at the Site since 1984, a period of approximately 25 years.

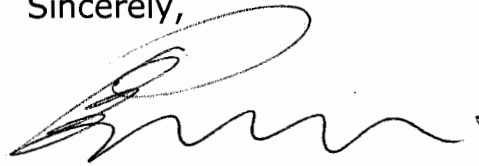
A Phase II Site Investigation was conducted by Nova in June 2009. The objective of the investigation activities was to evaluate the shallow soils at the Site for the presence of contamination associated with the on-site dry cleaning operations. Five soil samples were collected from five soil borings at depths ranging from 4 to 20 feet below the existing ground surface (bgs)

using a hand auger and geoprobe. The soil samples were analyzed for total petroleum hydrocarbons as mineral spirits (TPHms) and volatile organic compounds (VOCs). Analysis of the soil samples indicated TPHms and VOC concentrations were generally below the Regional Water Quality Control Board's Environmental Screening Levels (ESLs, where groundwater is a current or potential source of drinking water) for commercial/industrial landuse with the exception of PCE. The soil sample collected at 4 feet bgs adjacent to the dry cleaning machine contained a PCE concentration of 11 mg/kg - which was above the commercial/industrial ESL of 0.95 mg/kg. The remaining four samples contained PCE concentrations below the commercial/industrial ESL. Based on the findings of the investigation it appeared that a dry cleaning solvent release to the surficial soil beneath the Site had occurred.

Copies of the Phase I ESA and Phase II Site Investigation are enclosed.

If you have any questions, please feel free to contact me at (510) 406-1311.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jimmy Koo', with a large, stylized initial 'J'.

Jimmy Koo

Enclosures:

1. Phase I ESA Report, April 9, 2009
2. Phase II Site Investigation Report, June 15, 2009