HFH Ltd.

April 21, 2009

Ms. Barbara Jakub
Alameda County Environmental Health
1131 Harbor Bay Parkway, Suite 250
Alameda, California 94502-6577

Subject: **Results of Groundwater Investigation Addendum**
Case No. RO0000050
U.S.T. removed February 14, 1997
Thoroughbred Building
1397 55th Street
Emeryville, California

Dear Ms. Jakub,

This letter transmits the Results of the Groundwater Investigation Addendum prepared by AMEC Geomatrix, Inc., on behalf of HFH, Ltd. for the property located at 1397 55th Street in Emeryville, California. 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,
HFH, Ltd.

Andrew Getz
general partner

6450 Hollis Street, Emeryville, California 94608 ~ (510) 652-4191 ~ fax: (510) 652-9661
8818 South Sepulveda Boulevard, Los Angeles, California 90045 ~ (310) 568-8585 ~ fax: (310) 568-0358

April 21, 2009

Project 3356.000.0

Ms. Barbara Jakub
Alameda County Department of Environmental Health
1131 Harbor Bay Parkway, Suite 250
Alameda, California 94502-6577

Subject: Results of Groundwater Investigation Addendum
Case No. RO0000050
Thoroughbred Building
1397 55th Street
Emeryville, California

Dear Ms. Jakub:

AMEC Geomatrix, Inc. (AMEC), has prepared this addendum to our June 1, 2007 letter regarding the results of groundwater investigation at the subject site on behalf of the property owner, HFH, Ltd. (HFH). The addendum is in response to your letter dated January 29, 2009.

DELINEATION OF GROUNDWATER AND SOIL CONTAMINATION

During underground storage tank (UST) removal activities, which were conducted in February 1997, groundwater was observed entering the UST excavation after collection of the soil samples. The excavation depth was approximately 8.5 feet below ground surface (bgs). During investigation activities conducted in May 2007, groundwater was encountered in borings at a depth of approximately 14 feet bgs. An attempt was made to collect a groundwater sample at the presumed capillary fringe (between 11 and 16 feet bgs) in downgradient boring GW-02, however, the lithology at the screened interval was lean clay with sand and, over the course of 4 hours, a sufficient volume of groundwater did not enter the boring. A deeper sample was collected from a companion boring at this location to characterize the deeper groundwater. A groundwater sample was collected from between 15 and 20 feet bgs from boring GW-01, located 10 feet from boring GW-02. This boring was not logged, but given the close proximity to boring GW-01, the lithology is assumed to be similar. The lithology in the screened interval for the collection of the sample at GW-01 likely included the lean clay with sand but also included the clayey sand unit beneath, thus enabling us to collect water at this interval (Attachment 1). Based on the lithology, we judge that the water sample collected between 15 and 20 feet bgs at GW-01, is representative of shallow water at the site. Based on the analytical results, neither shallow nor deeper water are affected.

No soil samples were collected in the capillary fringe during the additional investigation; however, groundwater analytical results indicate that soil impacts, if present, do not present a source of constituents to groundwater. Additionally, no odor or staining were observed during logging of soil boring GW-02 (Attachment 1). Soil around the UST was excavated during UST removal and volatile constituents were not present in confirmation samples at concentrations above the Regional Water Quality Control Board's environmental screening levels (ESLs) for

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USA 94612-3066
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vapor intrusion. Additionally, the UST removal activities were conducted 12 years ago and concentrations of kerosene, ethylbenzene, and xylenes detected in soil have likely decreased due to natural degradation. Therefore, residual petroleum hydrocarbons, if present, in soil do not pose a risk to human health.

The groundwater flow direction was based on the proximity of the site to San Francisco Bay and information from other sites that AMEC has worked on. AMEC reviewed information from the following sites:

- Former Fabco Manufacturing Facility, 1249 67th Street, Emeryville, California
- RIX Property, 6460 Hollis Street, Emeryville, California
- Glashaus Site, 1269, 1289, and 1301 65th Street, Emeryville, California

Groundwater flow direction at these properties ranged from west to south, but in all cases, flow direction was towards San Francisco Bay. Therefore, AMEC assumed a flow direction of southwest towards San Francisco Bay for the site. Since preparation of our 2007 report, a report was completed and submitted to Alameda County Department of Environmental Health for the property located at 5515 Doyle Street, less than a block away from the site. This report confirms that groundwater flow direction is to the southwest.[1]

INCOMPLETE REPORT SUBMITTAL

The boring log and drilling permit are included herein as Attachment 1 and 2, respectively, as requested.

LANDOWNER NOTIFICATION

HFH submitted a landowner notification to you on April 2, 2009. It is included as Attachment 3 to this letter.

We respectfully request this site be considered for closure at this time.

Sincerely yours,
AMEC Geomatrix, Inc.

REGISTERED PROFESSIONAL ENGINEER
JENNIFER L. PATTERSON
No. C59161
Exp. 6/30/09
CIVIL
STATE OF CALIFORNIA

Jennifer L. Patterson, PE #59161
Senior Engineer

Ravi Arulanantham
Principal Scientist

JLP/RA/LDU

[1] Environ, 2007, Soil and Groundwater Investigation Letter Report, Fordham Properties, 5515 Doyle Street, Emeryville, California, December 14.

Attachments: Attachment 1 – Boring Log
Attachment 2 – Drilling Permit
Attachment 3 – Landowner Notification

cc: Mr. Andrew Getz, HFH, Ltd.
Mr. Dan Firth, Alameda County Department of Environmental Health
Mr. Chuck Headlee, Regional Water Quality Control Board
Ms. Donna Drogos, Alameda County Department of Environmental Health

ATTACHMENT 1

Boring Log

PROJECT: THOROUGHBRED BUILDING Emeryville, California	**Log of Boring No. GW-02**
BORING LOCATION:	ELEVATION AND DATUM: Not surveyed; datum is ground surface
DRILLING CONTRACTOR: Precision Sampling, Inc.	DATE STARTED: 5/18/07 / DATE FINISHED: 5/18/07
DRILLING METHOD: Direct push	TOTAL DEPTH (ft.): 30.0 / MEASURING POINT: Ground surface
DRILLING EQUIPMENT: Vibra-push DA	DEPTH TO WATER (ft.) FIRST: 14.0 / COMPL.
SAMPLING METHOD: Enviro-core sampling system [3' x 1.5"]	LOGGED BY: P. Jorgensen
HAMMER WEIGHT: NA / DROP: NA	RESPONSIBLE PROFESSIONAL: P.Jorgensen / REG. NO. PG 7806

DEPTH (feet)	SAMPLES: Sample No.	SAMPLES: Sample	SAMPLES: Blows/ Foot	OVM READING (ppm)	DESCRIPTION NAME (USCS): color, moist, % by wt., plast. density, structure, cementation, react. w/HCl, geo. inter. Surface Elevation: Not surveyed	REMARKS
0					CONCRETE: (4 inches thick)	
1					SANDY LEAN CLAY (CL): dark yellowish brown mottled with very dark brown, moist, 70% fines, 30% fine to coarse sand, medium plasticity, firm, trace fine gravel	
2						
3						
4					light yellowish brown, 95% fine to coarse sand, 5% fine gravel	
5					60% fines, 30% fine to coarse sand, 10% fine gravel	
6						
7					10% fine to coarse gravel	Attempted to collect grab groundwater sample through 5 feet of 1-inch OD Sch. 40 PVC screen (0.020-inch slot size) placed in borehole from 11 to 16 feet bgs. Drive casing was retracted from bottom of boring to ground surface. No groundwater recovered.
8					CLAYEY SAND with GRAVEL (SC): light yellowish brown mottled with dark reddish brown, moist, 60% fine to coarse sand, 25% medium plasticity fines, 15% fine gravel	
9						
10						
11						
12						
13					LEAN CLAY with SAND (CL): light yellowish brown, moist, 80% fines, 20% fine sand, medium plasticity, soft	
14					wet	
15						

OAKBOREV (REV. 6/2008)

PROJECT: THOROUGHBRED BUILDING
Emeryville, California

Log of Boring No. GW-02 (cont'd)

DEPTH (feet)	SAMPLES Sample No.	SAMPLES Sample	SAMPLES Blows/ Foot	OVM READING (ppm)	DESCRIPTION NAME (USCS): color, moist, % by wt., plast. density, structure, cementation, react. w/HCl, geo. inter.	REMARKS
16					LEAN CLAY with SAND (CL): cont'd	
17					CLAYEY SAND (SC): light yellowish brown mottled with dark reddish brown, wet, 70% fines, 30% fine to coarse sand, 25% low plasticity fines, 5% fine gravel	
18					POORLY GRADED SAND with CLAY (SP/SC)	
20						Grab groundwater sample GW-02-30 collected through 5 feet of 1-inch OD Sch. 40 PVC screen (0.020-inch slot size) placed in borehole from 25 to 30 feet bgs. Drive casing retracted from bottom of boring to 23 feet bgs to maintain surface seal.
22					SANDY LEAN CLAY (CL): gray, wet, 70% fines, 30% fine to coarse sand, trace gravel, medium plasticity, firm	
24					20% fine to coarse sand, 10% fine to coarse gravel, soft	
25					dark yellowish brown mottled with gray, 30% fine to medium sand	
30					Bottom of boring at 30 feet	Borehole destroyed using Type I-II neat cement grout placed from total depth to ground surface with a tremie pipe.
33						

OAKBOREV (REV. 6/2008)

ATTACHMENT 2

Drilling Permit

3356 4015

Alameda County Public Works Agency - Water Resources Well Permit

399 Elmhurst Street
Hayward, CA 94544-1395
Telephone: (510)670-6633 Fax:(510)782-1939

Application Approved on: 05/15/2007 By suel

Permit Numbers: W2007-0615
Permits Valid from 05/18/2007 to 05/18/2007

Application Id: 1178841101874
Site Location: 1397 55th Street at Doyle Street
Project Start Date: 05/18/2007

City of Project Site: Emeryville

Completion Date: 05/18/2007

Applicant: Geomatrix Consultants, Inc - Paisha Jorgensen
2101 Webster St, 12th Floor, Oakland, CA 94612
Phone: 510-663-4197

Property Owner: Andrew Getz
1131 Harbor Bay Parkway, Suite 250, Alameda, CA 94502
Phone: --

Client: ** same as Property Owner **

Total Due: $200.00
Receipt Number: WR2007-0211 **Total Amount Paid:** $200.00
Payer Name : Paisha Jorgensen Paid By: VISA **PAID IN FULL**

Works Requesting Permits:

Borehole(s) for Investigation-Environmental/Monitorinig Study - 2 Boreholes
Driller: Precision Sampling Inc. - Lic #: 636387 - Method: DP

Work Total: $200.00

Specifications

Permit Number	Issued Dt	Expire Dt	# Boreholes	Hole Diam	Max Depth
W2007-0615	05/15/2007	08/16/2007	2	2.00 in.	30.00 ft

Specific Work Permit Conditions

1. Backfill bore hole by tremie with cement grout or cement grout/sand mixture. Upper two-three feet replaced in kind or with compacted cuttings. All cuttings remaining or unused shall be containerized and hauled off site. The containers shall be clearly labeled to the ownership of the container and labeled hazardous or non-hazardous.

2. Boreholes shall not be left open for a period of more than 24 hours. All boreholes left open more than 24 hours will need approval from Alameda County Public Works Agency, Water Resources Section. All boreholes shall be backfilled according to permit destruction requirements and all concrete material and asphalt material shall be to Caltrans Spec or County/City Codes. No borehole(s) shall be left in a manner to act as a conduit at any time.

3. Permittee shall assume entire responsibility for all activities and uses under this permit and shall indemnify, defend and save the Alameda County Public Works Agency, its officers, agents, and employees free and harmless from any and all expense, cost, liability in connection with or resulting from the exercise of this Permit including, but not limited to, properly damage, personal injury and wrongful death.

4. Copy of approved drilling permit must be on site at all times. Failure to present or show proof of the approved permit application on site shall result in a fine of $500.00.

5. Permit is valid only for the purpose specified herein. No changes in construction procedures, as described on this permit application. Boreholes shall not be converted to monitoring wells, without a permit application process.

6. Prior to any drilling activities onto any public rights-of-way, it shall be the applicant's responsibilities to contact and coordinate an Underground Service Alert (USA), obtain encroachment permit(s), excavation permit(s) or any other permits required for that City or to the County and follow all City or County Ordinances. It shall also be the applicant's

responsibility to provide to the Cities or to Alameda County a Traffic Safety Plan for any lane closures or detours planned. No work shall begin until all the permits and requirements have been approved or obtained.

7. Spot check only. Inspector does not have to be present for grout inspection.

ATTACHMENT 3

Landowner Notification

HFH Ltd.

April 1, 2009

Ms. Barbara Jakub, P.G.
Alameda County Environmental Health
1131 Harbor Bay Parkway, Suite 250
Alameda, California 94502-6577

Subject: Landowner Notification
Case No. RO0000050
Thoroughbred Building
1397 55th Street
Emeryville, California

Dear Ms. Jakub,

Thank you for your timely response to the information submitted by HFH's consultant, Amec.

HFH, Ltd., a California limited partnership, is the sole owner of the subject property, and has been ther sole owner since before 1997. I am General Partner of HFH, Ltd..

In accordance with section 25297.15(a) of Chapter 6.7 of the California Health and Safety Code, I, Andrew Getz, on behalf of HFH, Ltd., certify that HFH, Ltd. is the sole landowner for the above site. I declare under penalty of perjury that the information contained in the documents and reports provided by Geomatrix Consultants and its successor Amec are true and correct to the best of my knowldege.

HFH, Ltd. is the responsible party regarding this underground storage tank, its removal and its environmental condition.

Sincerely,
HFH, Ltd.

Andrew Getz

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