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By dehloptoxic at 8:46 am, Feb 06, 2007



January 24, 2007

Mr. Steven Plunkett
Hazardous Materials Specialist
Environmental Health Services
Alameda County Health Care Services Agency
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502

Subject: Work Plan for Groundwater Investigation
Fuel Leak Case No. R00000050
Thoroughbred Building
1397 - 55th Street
(a.k.a. 1250 - 53rd Street)
Emeryville, California

Dear Mr. Plunkett,

This letter is to confirm that HFH, Ltd., the owner of the subject property, is the responsible party and has retained Geomatrix Consultants for investigation and reporting regarding the abovementioned case.

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

Please note that I am based in HFH, Ltd.'s Emeryville office, and that our Los Angeles office is now at 8818 S. Sepulveda Blvd. (see addresses below). Please do not hesitate to contact me at any time about this matter.

Very truly yours,

A handwritten signature in black ink that reads 'Andrew Getz' with a stylized flourish at the end.

Andrew Getz

cc: Jennifer Patterson, Geomatrix Consultants

January 18, 2007

Mr. Steven Plunkett
Alameda County Environmental Health
1131 Harbor Bay Parkway, Suite 250
Alameda, California 94502-6577

Subject: Work Plan for Groundwater Investigation
Fuel Leak Case No. RO0000050
Thoroughbred Building
1397 55th Street
Emeryville, California

Dear Mr. Plunkett:

At your request, Geomatrix Consultants, Inc. (Geomatrix), has prepared this work plan on behalf of HFH, Ltd. to conduct grab groundwater sampling activities in the vicinity of a former underground storage tank (UST) located at 1397 55th Street in Emeryville, California (the site). This work plan is in response to your Request for Work Plan letter, dated September 27, 2006. Based on our discussions with you, we have developed this work plan for groundwater investigation to address the concerns of ACEH.

BACKGROUND

The former UST was installed in the early 1940s and contained kerosene. Reportedly, the tank was last used in the late 1950s and was empty until its removal in 1997. During tank removal, multiple holes were observed on all sides of the tank. Under the direction of ACEH personnel, three soil samples were collected from beneath the former UST. At the request of ACEH, only two samples (EX-2 and EX-3) were analyzed. Total petroleum hydrocarbons quantified as kerosene (TPHk) was reported in excavation samples EX-2 and EX-3 at concentrations of 4400 and 310 milligrams per kilogram (mg/kg), respectively. Ethylbenzene and xylenes were detected in EX-2 and EX-3 at concentrations up to 5.6 mg/kg. Total petroleum hydrocarbons quantified as diesel, benzene, and toluene were not detected in either excavation sample above the laboratory reporting limits. After the soil samples were collected, groundwater entered the excavation at a depth of approximately 8.5 feet bgs. Less than 5 gallons of groundwater entered the excavation and no product or sheen was observed on the water. The former UST excavation was subsequently backfilled with approximately 20 cubic yards of sand. The sand was compacted and a concrete sidewalk was poured over the former UST area.



Mr. Steven Plunkett
Alameda County Environmental Health
January 18, 2007
Page 2 of 3

SCOPE OF WORK

Geomatrix proposes the collection of grab groundwater samples from two targeted locations in the vicinity of the former UST. Based on information from environmental reports of nearby sites, shallow groundwater occurs at approximately 5 feet bgs and generally flows to the southwest. One sampling location will be placed within the footprint of the former UST; the other sampling location will be placed downgradient of the former UST. Sampling locations are shown on the attached figure. An attempt will be made to collect grab groundwater samples from the first water encountered and from the second water zone (deeper) encountered. Based on the November 16, 2006 telephone conversation, Geomatrix and ACEH agreed that soil samples would not be collected as part of this investigation.

Prior to initiating subsurface investigation activities, Geomatrix will mark boring locations, obtain necessary permits, and prepare a site-specific health and safety plan. Geomatrix will notify Under-ground Service Alert (USA) 48 hours prior to drilling and will contract with a private utility locator to clear individual boring locations prior to drilling.

Borings will be advanced by a licensed drilling contractor using a hydraulic direct-push drilling rig equipped with a cone penetration testing (CPT) system. The CPT system logs soil types as the probe is advanced. At the depth of first water, a discrete depth sample will be collected by pumping groundwater from a sampling port at the desired depth through clean plastic tubing and into laboratory-supplied sample jars. The probe will then be advanced deeper to allow for the collection of a grab groundwater sample from the deeper water zone. A deeper groundwater zone has not been identified in the reports reviewed; however, an attempt will be made to identify a deeper water zone by observing the CPT's real-time data. All downhole equipment will be decontaminated between borings. All borings will be backfilled with cement grout to ground surface and finished to match existing grade.

Analytical testing of grab groundwater samples will be conducted by a state-certified analytical laboratory. The grab groundwater samples will be tested for TPHk. For quality assurance/quality control (QA/QC) purposes, we have assumed that one groundwater matrix spike/matrix spike duplicate (MS/MSD) sample and one blind duplicate sample will be collected.

No drill cuttings will be generated during the sampling event. Equipment decontamination water will be placed in a labeled container and stored at a location on site designated by HFH, Ltd. pending the results of chemical analyses. It is estimated that the groundwater investigation will take 1 day to complete.

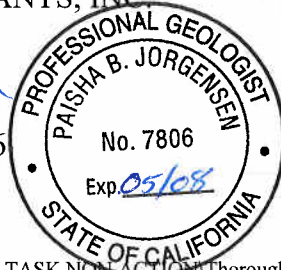


Mr. Steven Plunkett
Alameda County Environmental Health
January 18, 2007
Page 3 of 3

Following our receipt of the analytical results, Geomatrix will evaluate the data. A report documenting the sampling activities, analytical results, and conclusions will be prepared upon receipt of the analytical data results and transmitted to ACEH.

Sincerely,
GEOMATRIX CONSULTANTS, INC

Paisha Jorgensen, PG #7806
Project Geologist



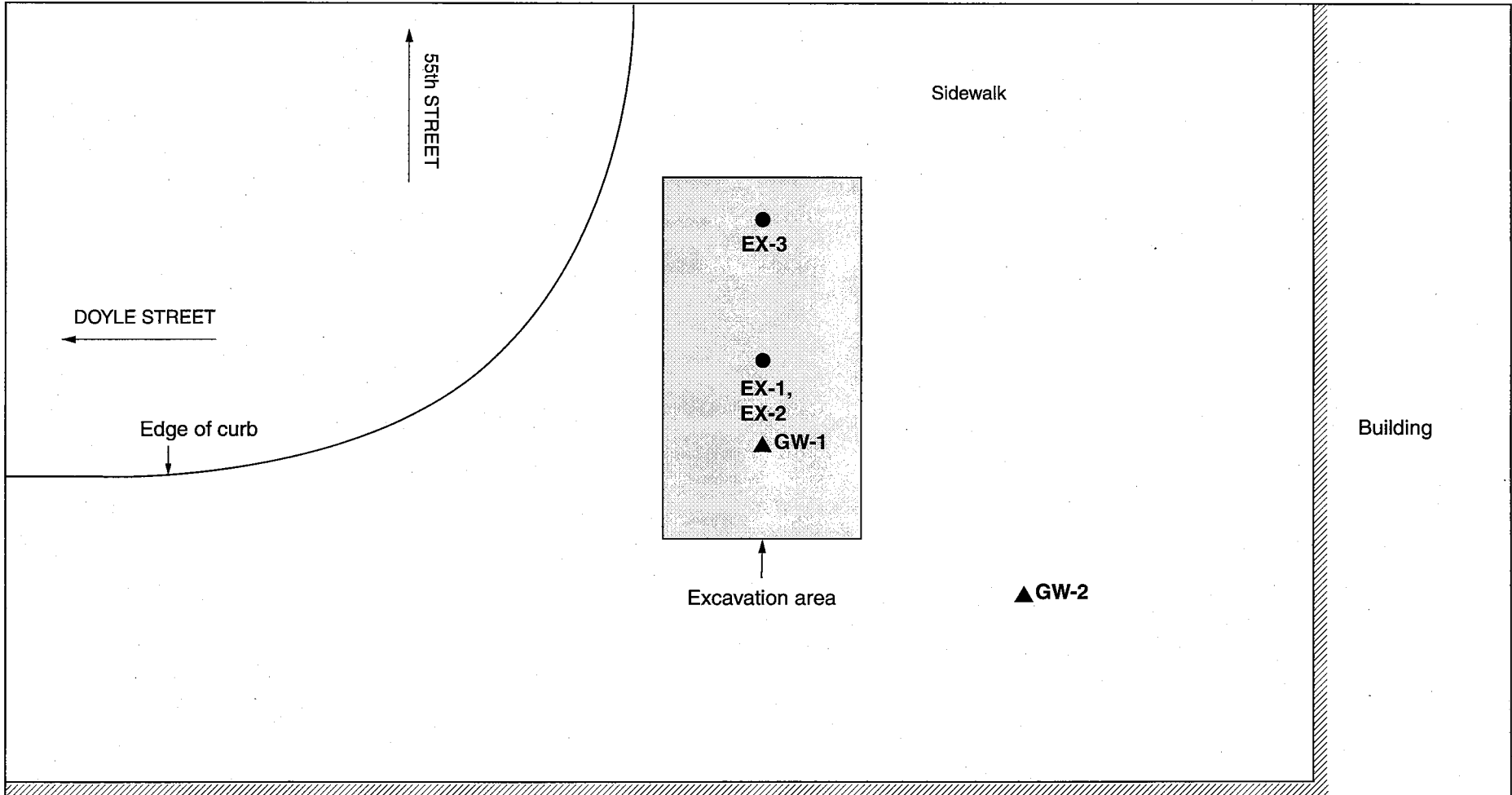
Jennifer Patterson, PE #C59161
Senior Engineer



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Attachment: Figure 1 – Proposed Grab Groundwater Sampling Locations

cc: Mr. Andrew Getz, HFH, Ltd.




EXPLANATION

- EX-3 ●** Excavation bottom soil sample location
- GW-1 ▲** Grab groundwater sample location



**PROPOSED GRAB GROUNDWATER
SAMPLE LOCATIONS**
Thoroughbred Building
1397 55th Street
Emeryville, California

By: _____	Date: _____	Project No. 3356.000
 Geomatrix		Figure 1