URS

September 19, 2001

UBS Asset Management, LLC 242 Trumbull Street Hartford, CT 06103-1212

Attention:

Mr. Jeffrey M. Fraulino

Director, Engineering and Environmental Services

Dear Mr. Fraulino:

Letter Report
Monitoring Well Abandonment
Powell Street Plaza
Emeryville, California

1.0 INTRODUCTION

URS Corporation (URS) is pleased to submit this letter report detailing the abandonment of the monitoring wells located at the Powell Street Plaza (PSP) in Emeryville, California. The Powell Street Plaza site is located at 5500 Eastshore Highway in Emeryville, California. It is bounded by Highway 80 (Eastshore) to the west, Powell Street to the North, Christie Avenue and Shellmound Street to the east, and the Courtyard by Marriott property to the south. The site covers approximately 13 acres and is located about 0.1 miles east of San Francisco Bay. The site is shown on the attached modified figure from PES Environmental.

2.0 BACKGROUND

The PSP site was occupied by Pacific Intermountain Express (PIE) Trucking from 1944 to 1986 and was used for truck maintenance and fueling. PIE installed and operated eight underground storage tanks (USTs) in the southwestern corner of the site. Blymer and Sons Engineers, Inc. removed these in July 1986, after Eastshore Partners purchased the site. In 1987, Powell Street Plaza was constructed and consists of approximately 160,000 square feet of retail stores, restaurants, and associated parking. The present owner purchased the property in February 1990.

URS Corporation 221 Main Stimet Suile 600 San Francisco CA 94105 1917 Tel: 415 890 5858 Fax: 417 882 9261 UBS Brinson Realty Investors LLC May 3, 2001 Page 2

Since 1986 several soil and groundwater investigations have been performed at the PSP site by Geomatrix, Groundwater Technology, Inc., Kaldveer & Associates, Alton Geoscience, and PES Environmental, Inc. The investigations involved numerous soil borings and test pits, from which samples of soil and groundwater were analyzed for petroleum hydrocarbons and associated compounds. The investigations also included the installation and monitoring of a network of groundwater monitoring wells. The investigation results included detection of petroleum hydrocarbons as diesel and motor oil, lead, polynuclear aromatic hydrocarbons (PAHs), and polychlorinated biphenyls (PCBs) in soil and groundwater samples and the presence of free-phase diesel was observed on the groundwater.

The removal of the USTs in 1986 included the excavation and on-site treatment of approximately 7,000 cubic yards of impacted soil. The treated soil was used to backfill part of the excavation. In late 1988, two groundwater/product extraction trenches and a bio-treatment system were installed in the southwestern corner of the site. The system was operated for 15 months, beginning in March 1989. During that time 800 gallons of petroleum product were removed and 1.3 million gallons of groundwater were treated and discharged to the EBMUD sanitary sewer system. The equipment was removed from the site in late 1990.

In November 1993, PES installed two passive product recovery skimmers in existing wells to remove the remaining petroleum product. Approximately 1.2 gallons of petroleum hydrocarbon product were removed between the date of installation and September 1994. Data collected by PES from periodic sampling of the monitoring wells indicated the volume of petroleum product in monitoring wells continued to decrease. The last ground water sampling event occurred in June 1997. In October 1997 Alameda County Health Care Services Agency issued a conditional closure letter for the site.

3.0 SCOPE OF WORK

The following scope of work was undertaken for the abandonment of the monitoring wells on the PSP site:

• Permits applications for the abandonment of the monitoring wells were submitted to the Alameda County Public Works Agency, Water Resources Section. Copies of the abandonment permits are contained in Appendix A of this document;

UBS Brinson Realty Investors LLC May 3, 2001 Page 3

- Prior to mobilizing to the field a site reconnaissance was conducted to locate the monitoring
 wells and secure the working area. The monitoring wells that were abandoned are shown on
 the figure in Attachment A of this document;
- Monitoring well abandonment consisted of pressure grouting the wells. Pressure grouting operations were conducted by Precision Sampling, Inc. (Precision) of Richmond, California. Precision is a California State licensed well driller (C 57-636387). The pressure grouting procedure entailed evacuating the standing water in the well and then applying grout under a pressure of 25 pounds per square-inch (psi) and holding the pressure at 25 psi for 5 minutes.
- After the pressure grouting was completed and the mixture set up, the well completion box
 was removed along with the upper three feet of the well casing. After removal a concrete
 seal was then poured and the surface completed with asphalt;
- All liquid wastes generated from evacuating the wells prior to grouting were contained in a
 DOT approved 55-gallon drum and stored on site. The liquid wastes were removed from the
 site by American Valley Waste Oil, Inc. for recycling. The waste was disposed of as a "Oily
 Water, Non RCRA Hazardous Waste" under Manifest number 2139108.
- Prepared this report detailing the results of the well abandonment for submittal to Alameda County Environmental Health Services.

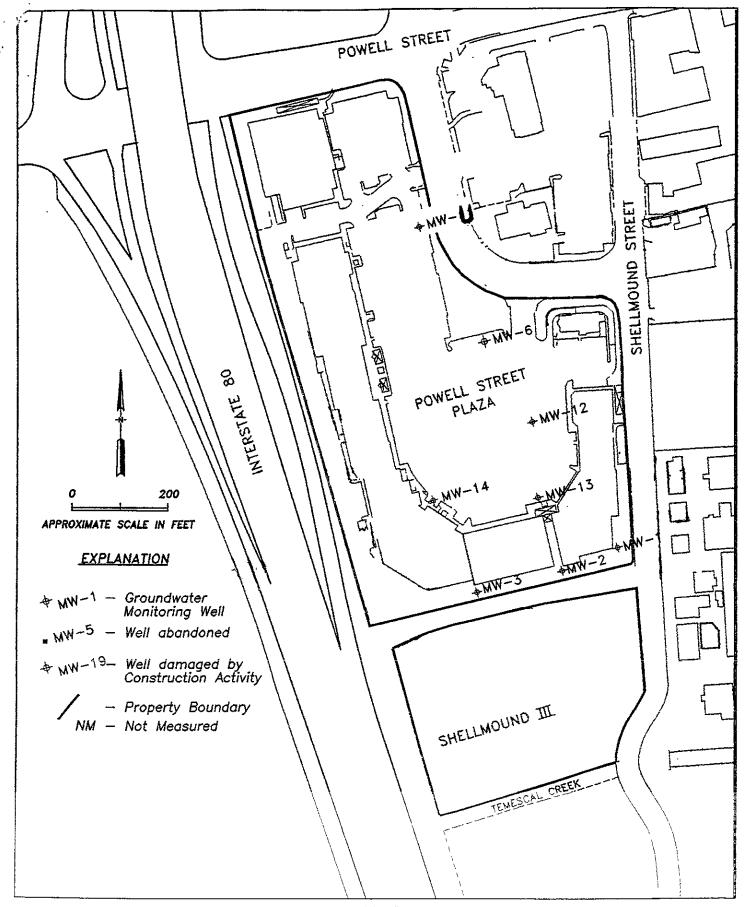
If you have any questions regarding the contents of this letter report please do not hesitate to contact me at (415) 243-3845.

Very truly yours,

URS Corporation

Erik Skov

Senior Geologist





Site Plan
Powell Street Plaza and
Shellmound III Sites
Emeryville, California

1



GEOTECHNICAL PROJECTS
Number of Borings

ESTIMATED STARTING DATE

ESTIMATED COMPLETION DATE

Alameda County Ordinance No. 73 1684

i hereby agree to comply with all requirements of this permit and

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APPLICANT'S

ALAMEDA COUNTY PUBLIC WORKS AGENCY

WATER RESOURCES SECTION
399 ELMITURST ST. HAYWARD CA. 94544-1395
PHONE (510) 670-5554
FAX (510)782-1939

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for representation and contamination investigations

APPROVED



WATER RESOURCES SECTION

199 ELMITURST ST. HAYWARD CA. 94544-1395
PHONE (510) 670-5554

FAX (510)782-1939

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WATER RESOURCES SECTION
399 ELMHURST ST. HAYWARD CA. 94544-1395
PHONE (510) 670-5554
FAX (510)782-1939

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WATER RESOURCES SECTION
399 ELMHURST ST. HAYWARD CA. 94544-1295
PHONE (510) 670-5554
FAX (510)782-1939

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WATER RESOURCES SECTION 399 ELMHURST ST. HAYWARD CA. 94544-1395 PHONE (510) 670-5554 FAX (510)782-1939

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WATER RESOURCES SECTION
399 ELMHURST ST. HAYWARD CA. 94544-1395
PHONE (510) 670-5554
FAX (510)782-1939

WORKS FAX (510)782-1939	
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Address 455 Maryet St Phone 415 538 4400 City Scim Francisco 210 94105	Submit to ACPWA within 60 days after completion of permitted original Department of Water Resources-Well Completion Report.
APPLICANT Name URS COMPORTION FEE Address 221 Main St. 51C-16D Phone 445 996 - 5858 City Rose Francisco zip 94105	3. Permit is void if project not begun within 90 days of approval date B. WATER SUPPLY WELLS 1. Minimum surface seal thickness is two inches of
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WATER RESOURCES SECTION
399 ELMHURST ST. HAYWARD CA. 94544-1395

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Surface Seal Depth R. Number NW/2 G. SPECIAL CONDITIONS	7
NOTE: One application must be submitted for each to the submitted for	
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STIMATED STARTING DATE \$ 28/01, for geotechnical and contamination in magaziona	reil or weil comuple
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hereby agree to comply with all requirements of this permit and	icespide んつり
lameda County Ordinance No. 73-68	ر کرے واولتا خت
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WATER RESOURCES SECTION
399 ELMHURST ST. RAYWARD CA. 94544-1395
PHONE (510) 670-5554
FAX (510)782-1939

DRILLING PERM	ATT APPLICATION
FOR APPLICANT TO COMPLETE	for office use
LOCATION OF PROJECT 5700 - 5795 Christie	PERMIT NUMBER WO 1-521 WELL NUMBER MUD C
Californis Coordinates Source ft- Accuracy # ft. CCH ft. ACCE ft. APN	PERMIT CONDITIONS A. GENERAL
CLIENT URS Brinson Name URS Brinson Address 755 Mourest St Phoge 455384800 Clay Scan Francisco Zip 92105	1. A permit application should be submitted so as to arrive at the ACPWA office five days prior to proposed starting date. 2. Submit to ACPWA within 60 days after completion of permitted original Department of Water Resources-
APPLICANT Name URS Corporchion Fax 45 923 -926 Address 221 Hour Sk, 512 (01) Phone 45 996 - 5858 City Run Francisco zip 94185	Well Completion Report. 3. Permit is void if project not zegun within 50 days of approval date B. WATER SUPPLY WELLS 1. Minimum surface seal thickness is two inches of
TYPE OF PROJECT Well Construction General Investigation Cathodic Procession II General D Wart Supply D Contamination D Monitoring D Well Destruction	cement grout placed by tremie. 2. Minimum seal depth is 50 feet for municipal and Industrial wells or 20 feet for domestic and irrigation wells unless a lesser depth is specially approved. C. GROUNDWATER MONITORING WELLS INCLUDING PIEZOMETERS
PROPOSED WATER SUPPLY WELL USE New Domestic	Minimum surface seal thickness is two mones of coment grout placed by tremie Minimum seal depth for monitoring wells is the maximum depth practicable or 20 feet. D. GEOTECHNICAL
DRILLING METHOD: Myd Rotary 0 Au Korty 0 Auger 0 Cable 0 Other Se Driller's License no. C57 - 636387	Backfill bore hole by tremie with coment great or comen grout/sand mixture. Upper two-twee feet replaced in kind or with compacted cuttings. E. CATHODIC
WELL PROJECTS Drill Hole Diameter in. Meximum Casing Diameter in. Depth 1t. Surface Seal Depth ft. Number NW	Fill hole anode zone with concrete placed by tremie. F. WELL DESTRUCTION Send a map of work site. A separate permit is required for wells deeper than 45 feet. G. SPECIAL CONDITIONS
GEOTECHNICAL PROJECTS Number of Borings	NOTE: One application must be submitted for each well or well destruction. Mulitple borings on one application are acceptable for reotechnical and fortamination investigations. APPROVED DATE
Thereby agree to comply with all requirements of this permit and Alameda County Ordinance No. 73-68/	