

MILLER ENVIRONMENTAL COMPANY

October 9, 1989

631 MARINA WAY SOUTH
RICHMOND, CALIFORNIA 94804
(415) 233-9068
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RECEIVED

By lopprojectop at 9:39 am, Apr 13, 2006

Tai-Ling Tsou
Dynagroup Development, Inc.
950 Clement Street
San Francisco, CA 94118

Re: Update on 800 Franklin Street in Oakland.

Dear Mr. Tsou:

This letter is a site status report regarding subsurface contamination at 800 Franklin Street as of 10/9/1989.

On September 7-8, 1989, MEC returned to the site to re-excavate and resample both excavation areas (the large inner excavation area and the pit in the sidewalk). On September 12-13, 1989, MEC installed three (3) groundwater monitoring wells. See attached site plan for well locations. The wells are approximately thirty-five (35) feet deep and soil samples were collected at five (5) foot intervals until groundwater was encountered (approximately 24 feet below the surface). On September 21, 1989, the three (3) groundwater monitoring wells were sampled. All samples were analyzed at a state certified laboratory.

On October 10, 1989, the three (3) wells are to be surveyed for elevations above mean sea level, afterwhich, groundwater flow direction and gradient can be determined.

Laboratory results indicate significant hydrocarbon contamination in the soil. 10,000 parts per million (ppm) of gasoline was found in the soil located beneath the sidewalk on Eighth street. Over 1,000 ppm of gasoline was also found in the soil at twenty (20) and twenty-five (25) foot depths in monitoring wells two (2) and three (3). The well on the inside of the property (MW1) contained only 52 ppm of gasoline. It appears that the contaminated soil has been effectively removed from the inner excavated area.

The water sample results from the three (3) wells will be received tomorrow, 10/10/89.

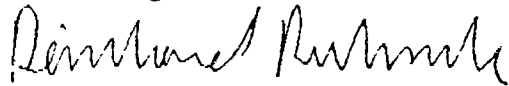
MEC has arranged for disposal of the contaminated soil stockpiled on site. The disposal company is Chem Waste Management. MEC will contact you as soon as we determine the date of soil removal and transport to the Class I Hazardous Waste Landfill.

The main concern at this moment are the high levels of contamination found in the soil located beneath the sidewalk on Eighth street and in wells MW2 and MW3. The attached

table gives a brief summary of contamination levels. Since contamination lies beneath the street, potential cleanup alternatives are severely limited. One alternative is to apply for permission from the State Water Quality Control Board to leave the contaminated soil in place. We anticipate that periodic monitoring of the wells will be required in any case.

The next step, once all data has been accumulated, is to write a technical report and submit it to the regulatory agencies. This report will include recommendations for further action, if appropriate. MEC still anticipates finishing all work within the two (2) month timeframe discussed previously. If you have any questions please do not hesitate to call.

Sincerely



Reinhard Ruhmke
Hydrogeologist

TABLE 1
SUMMARY OF LABORATORY RESULTS

Soil samples from well installation

MW2-1,900 ppm of Total Petroleum Hydrocarbons (TPH) as gasoline at twenty (20) feet below the surface.

MW2-7,800 ppm of TPH as gasoline at twenty-five (25) feet below the surface.

MW3-2,200 ppm of TPH as gasoline at twenty (20) feet below the surface.

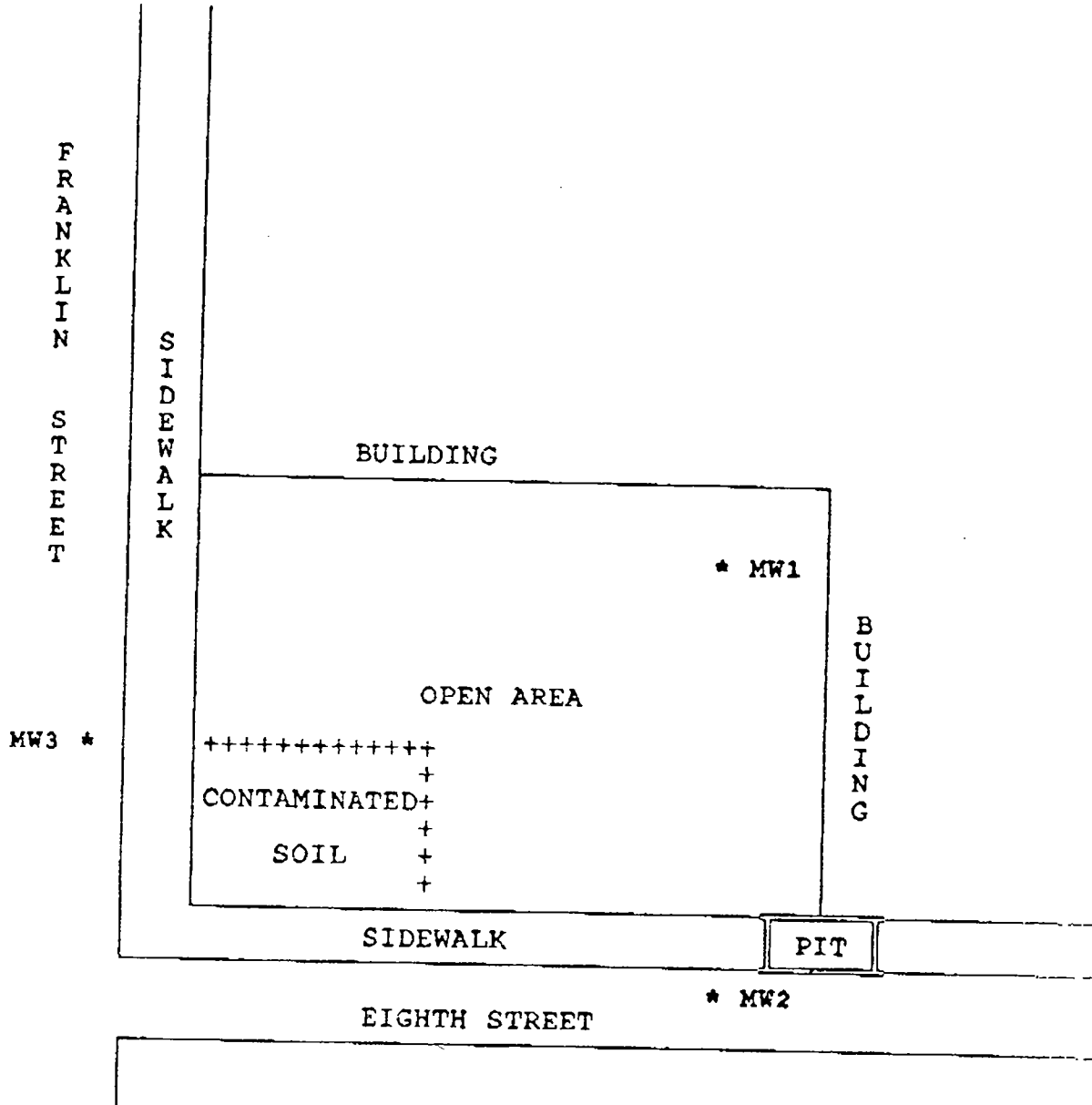
MW1-All soil samples were below 100 ppm of TPH as gasoline.

Soil samples from re-excavation

10,000 ppm of TPH as gasoline in the soil beneath the sidewalk on Eighth street.

All soil samples taken from the inner excavated area have contamination levels below 100 ppm.

SITE PLAN
800 FRANKLIN STREET, OAKLAND



* - Monitoring well location

NOT TO SCALE

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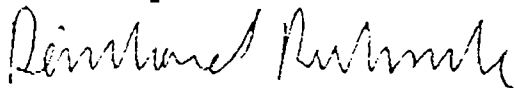
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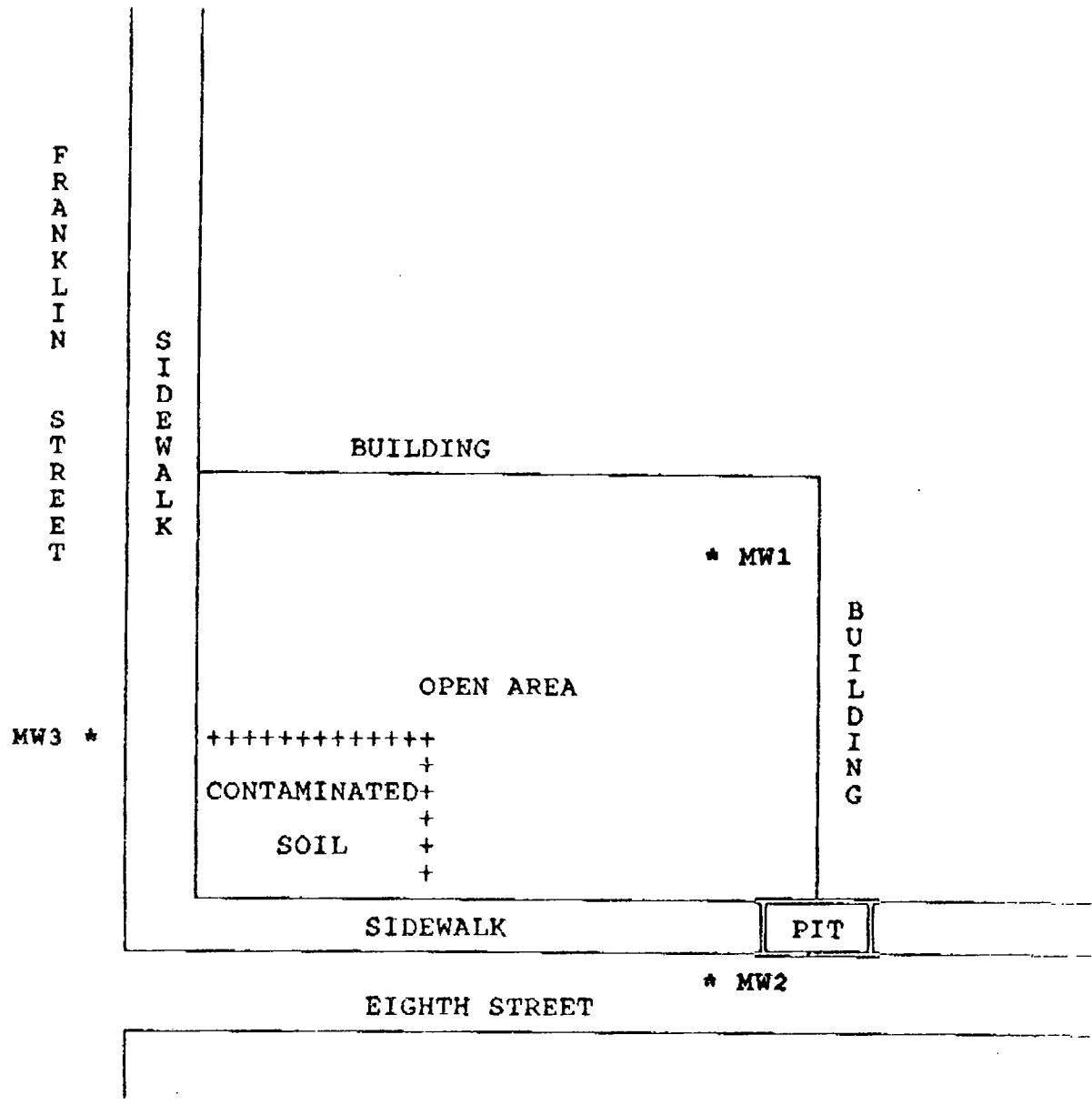
Sincerely



Reinhard Ruhmke
Hydrogeologist

Franklin:
- other options
→ inject the bacteria to
eat the gasoline
we have to do the
survey of the ground water
flow, to get the wtr
elevations levels, gradient
in each well then we'll know
where the water comes from to
decide the respns.

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