

R0202



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ENVIRONMENTAL & ENGINEERING SERVICES

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May 28, 2008

Mr. Michael Low
2625 Otis Drive
Alameda, California 94501

Alameda County

MAY 29 2008

Mr. Peter G. Scott, Architect
1047 Alvarado Road
Berkeley, California 94705

Environmental Health

Subject: Monitoring Well Destruction @ 708 Alice Street
245 8th Street
Oakland, California
Project No. 116907

Dear Mr. Low:

As you're already aware, AEI Consultants (AEI) has been retained by Mr. Victor Lum, owner and operator of Vic's Automotive, to investigate and mitigate the release of gasoline fuel hydrocarbons from his property located at 245 8th Street, Oakland, Alameda County, California. As part of this ongoing effort, AEI has been operating a high vacuum dual phase extraction (HVDPE) soil and groundwater remediation system using five (5) onsite monitoring/extraction wells (MW-1, 2, 5, 6, and 7) and three (3) offsite monitoring/extraction wells (MW-10, 11 and 12) located on your property at 708 Alice Street, Oakland, Alameda County, California (Assessor's Parcel No. 1-179-25). Monitoring wells MW-10, MW-11, and MW-12 have been used for monitoring changes in groundwater conditions since their installation in 2005 and for extracting and treating groundwater and soil gas since November of last year. There are also two (2) offsite soil gas monitoring points (GP-3 and GP-4) located at 708 Alice Street.

The investigation and mitigation of the release is required by the Alameda County Health Care Services Agency (ACHCSA) under the jurisdiction of the San Francisco Bay Regional Water Quality Control Board (RWQCB) pursuant to the California Water Code Section 13267.

AEI has prepared this letter because we received verbal notification from your architect Mr. Peter Scott on May 15, 2008 that the final building plans for your proposed condominium development at 708 Alice Street have been approved by the City of Oakland and that building permits will be issued in the next coming weeks. Therefore,

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we have contacted the case manager Mr. Jerry Wickham at the ACHCSA regarding the proposed destruction of these wells.

It's very important to point out that final approval from the ACHCSA will be required before AEI can obtain permits and proceed with the well destruction. We will also need an official request from you in writing requesting the removal of these wells from your property. Mr. Wickham is currently on vacation, but we plan to meet with him as soon as he returns. Upon official approval by ACHCSA, AEI will obtain the necessary well destruction permits from the Alameda County Public Works Agency and schedule a C-57 licensed drilling subcontractor. Permitting and scheduling a driller usually takes about one to three weeks, depending upon availability.

Furthermore, at this time, we would like to propose saving monitoring well MW-10 for your consideration. We understand this will depend on such things as the building geometry and the site grading plans. When we previously discussed this option with Mr. Scott, he indicated that this well is located in an area that appeared to be set aside for a decorative planter. AEI is prepared to work with your general building contractor as needed to save this well from destruction if at all possible.

AEI and Mr. Lum greatly appreciate your cooperation in this matter and we look forward to discussing this with you. Should you have any questions or comments, or need any additional information, you may reach me at (925) 944-2899, ext. 148, or via mail at the letterhead address.

Sincerely,
AEI Consultants

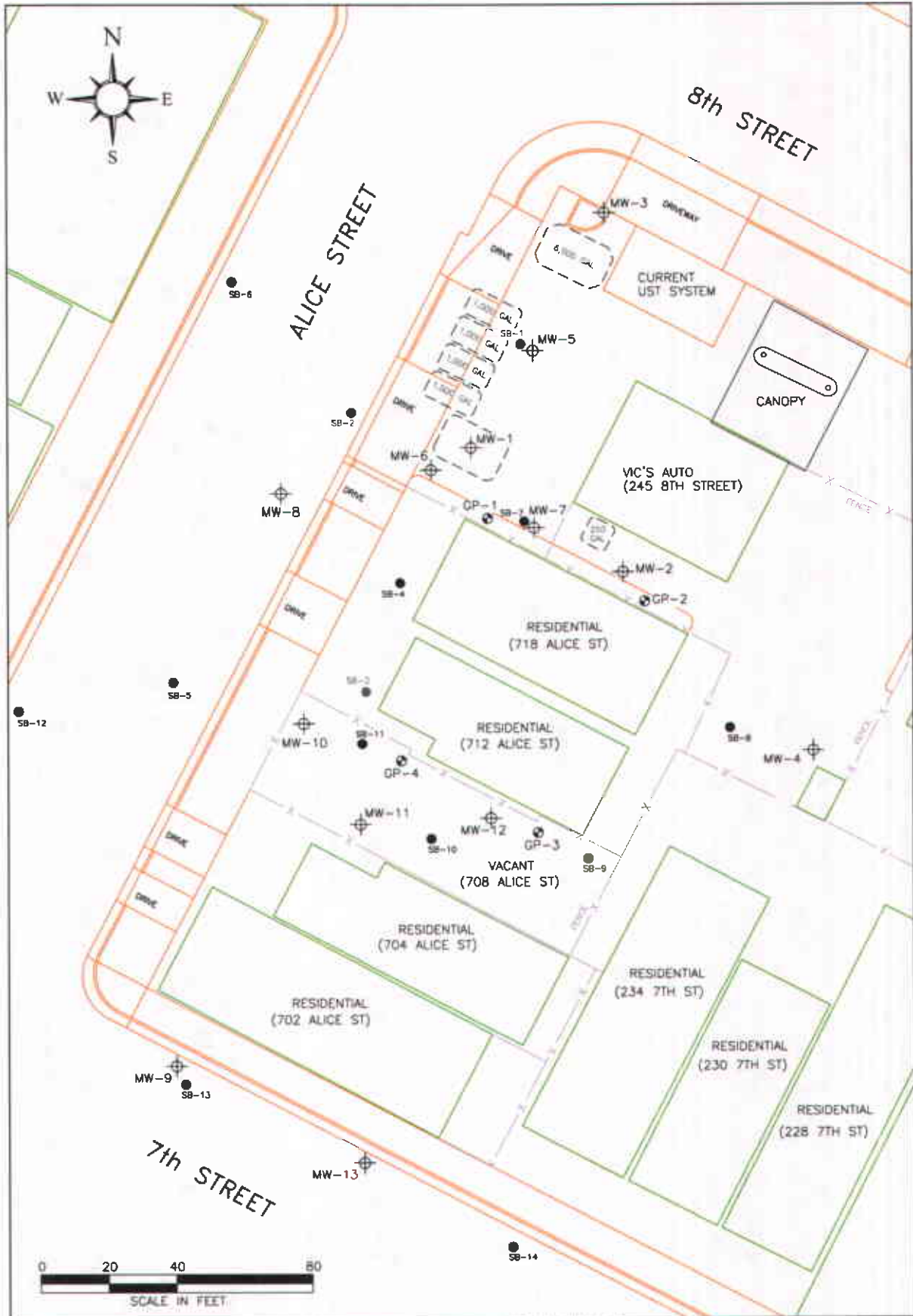


Richard J. Bradford
Project Engineer

RB/

Enclosure (1)

cc: Mr. Victor Lum, Vic's Automotive, 245 8th Street, Oakland, California 94607
Mr. Jerry Wickham, ACHCSA, 1131 Harbor Bay Parkway, Suite 250, Alameda, California 94502-6577



LEGEND

- ⊕ MONITORING WELL
- SOIL BORING (8/9/96)
- SOIL BORING (04/02 & 03/03)
- ⊕ SOIL GAS PROBE

DRAFTED BY RJB 10-6-01
REVISED BY RJB 04-24-08

FORMER UST LOCATION

AEI CONSULTANTS
2406 CAMINO DIABLO, SUITE 200, WALNUT CREEK

SITE PLAN

245 8TH STREET
OAKLAND, CALIFORNIA

FIGURE 2
PROJECT NO. 116907