File No. 8-90-421-SI

[redacted] WORK PLAN
FOR THE PROPERTY
LOCATED AT 400 SAN PABLO AVENUE
ALBANY, CALIFORNIA
JUNE 22, 2001

PREPARED FOR:
MR. MURRAY STEVENS
KAMUR INDUSTRIES, INC.
3356 KINCHELOE COURT
LAFAYETTE, CALIFORNIA 94549-2308

BY:
ENVIRO SOIL TECH CONSULTANTS
131 TULLY ROAD
SAN JOSE, CALIFORNIA 95111

ENVIRO SOIL TECH CONSULTANTS

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ENVIRO SOIL TECH CONSULTANTS

Environmental & Geotechnical Consultants

131 TULLY ROAD, SAN JOSE, CALIFORNIA 95111

Tel: (408) 297-1500 **Fax: (408) 292-2116**

June 22, 2001

File No. 8-90-421-SI

Mr. Murray Stevens
Kamur Industries, Inc.
3356 Kincheloe Court
Lafayette, California 94549-2308

SUBJECT: REVISED PROPOSED WORK PLAN FOR THE PROPERTY
Located at 400 San Pablo Avenue, in Albany, California

Dear Mr. Stevens:

Per phone verbal request of Ms. Eva Chu with Alameda County Health Care Services Agency (ACHCSA) on June 21, 2001, Enviro Soil Tech Consultants (ESTC) has revised the work plan to drill six soil borings and collect soil/groundwater samples in the vicinity of former underground storage tanks at the property located at 400 San Pablo Avenue, in Albany, California (Figure 1).

SAMPLING PROCEDURES:

Soil borings will be advanced by drilling 4-inch drill auger approximately 2 to 5 feet outside of the former tanks excavation (see Figure 4-site plan). The first soil samples

will be collected below the surface of pavement and at 5 feet depth intervals to the maximum depth of the groundwater. In addition, one soil and one water samples from the vadose zone will be collected from each boring. Soil samples will be collected in clean 2-inch diameter brass tube liners with the aid of hand sampler by moving aside slough materials and retrieving from undisturbed native materials from the specified and measured depth. Immediately upon sampling, the tube ends were covered with aluminum foil and plastic caps, sealed, labeled and placed in a cool ice chest for transport to laboratory.

The boring will be converted into temporary monitoring well for groundwater sampling. The temporary monitoring well(s) will be constructed on 2-inch diameter, clean, flush-threaded, Schedule 40 PVC blank and screened (0.020-inch slot size) temporary casing. Temporary well installation will follow the standard procedures required by Alameda County Public Works-Water Resources Section (ACPW-WRS) and ESCT's Standard Operation Procedures (SOP) (Appendix "B").

The temporary monitoring well(s) will then be properly developed, purged and sampled in accordance with applicable regulations and guidelines of ACPW-WRS.

Groundwater sampling will involve pumping and/or bailing approximately three to five well-casing volumes of water out of the well prior to sampling. Water clarity, pH, specific conductance, temperature and volume extracted will be measured during purging to determine when to sample, as applicable.

Groundwater samples will collected using a Teflon bailer. Samples will be transferred into forty milliliter (ml) glass volatile organic analysis (VOA) vials with Teflon septa. Immediately after sampling, caps will be quickly placed over the top of the vials for securely tighten, labeled and placed in a cool ice chest for transport to laboratory.

LABORATORY ANALYSES:

All the soil and groundwater samples will be analyzed by California-certified laboratory for Total Petroleum Hydrocarbons as gasoline (TPHg); Benzene, Toluene, Ethylbenzene, Total Xylenes (BTEX) and Methyl tert-butyl Ether (MTBE) by using EPA Method 8020, and the presence of MTBE will be confirmed by using EPA Method 8260B. In addition, one soil sample from each boring will be analyzed for dry density, moisture content and total organic carbon content. These information will be used in estimation of Emission Rate of Chemicals from the fuel impacted soil and use for preparation of Human Risk Assessment.

from one boring only adequate

Based on the results of laboratory, the temporary casing may be removed, and the borings will be sealed in accordance with ACPW-WRS's guidelines.

This report must be submitted to the Alameda County Health Care Services Agency-Environmental Health Services (ACHCSA-EHS) for their comments and recommendations.

If you have any questions or require additional information, please feel free to contact our office at (408) 297-1500.

Sincerely,

ENVIRO SOIL TECH CONSULTANTS

FRANK HAMEDI-FARD
GENERAL MANAGER

LAWRENCE KOO, P. E.
C. E. #34928

DRILLING AND SOIL SAMPLING PROCEDURE

Mobile drill rig B-40L, using a continuous, solid-flight, hollow stem auger or hand auger will be used in drilling the soil borings to the desired depths.

Prior to drilling, all drilling equipment (auger, pin, drilling head) will be thoroughly steam-cleaned to minimize the possibility of cross-contamination and/or vertical migration of possible contaminants.

In addition, prior to obtaining each individual soil sample, all sampling tools, including the split-spoon sampler and brass liners will be thoroughly washed in a Tridsodium Phosphate (TSP) solution followed by a rinse in distilled water.

During the drilling operation, relatively undisturbed soil samples will be taken from the required depth in a 2-inch diameter brass tube liners by the aid of hand sampler drive into the undisturbed soil.

The samplers will contain relatively undisturbed soil. In general, the first section of soil from the sampler (shoe) will be used in the field for lithologic inspection and evidence of contamination. The selected brass liner will be immediately trimmed, the ends of the brass liner will be covered tightly with aluminum foil and plastic caps, sealed with tape, labeled, placed in a plastic bag and stored in a cold ice chest in order to minimize the escape of any volatile present in the samples. Soil samples for analysis will then be sent to a state-certified hazardous waste laboratory accompanied by a chain-of-custody record.

Soil samples collected at each sampling interval will be inspected for possible contamination (odor or peculiar colors). Soil vapor concentrations will be measured in the field by using a Photoionization Detector (PID), Photovac Tip Air Analyzer. The soil sample will be sealed in a Zip-Loc plastic bag and placed in the sun to enhance volatilization of the hydrocarbons from the sample. The purpose of this field analysis is to qualitatively determine the presence or absence of hydrocarbons and to establish which soil samples will be analyzed at the laboratory. The data will be recorded on the drilling log at the depth corresponding to the sampling point.

Other soil samples may be collected to document the stratigraphy and estimate relative permeability of the subsurface materials.

Soil tailings that are obtained during drilling will be stored at the site, pending the analytical test results to determine proper disposal.

MONITORING WELL INSTALLATION

The boreholes for the temporary monitoring well(s) will be hand augered with a diameter of at least two inches larger than the casing outside diameter (O.D.).

The temporary monitoring well(s) will be cased with threaded, factory-perforated and blank, Schedule 40 PVC. The perforated interval consisted of slotted casing, generally 0.010 to 0.040 inch wide by 1.5 inch long slot size, with 42 slots per foot (slots which match formation grain size as determined by field grain-size distribution analysis). A PVC cap will be fastened to the bottom of the casing (no solvents adhesive or cements will be used), the temporary well casing will be thoroughly washed and steam-cleaned.

WELL DEVELOPMENT

For all newly installed temporary groundwater monitoring well(s), the well casing, filter pack and adjacent formation were cleared of disturbed sediment and water.

Well development techniques including pumping, bailing, surging, swabbing, jetting, flushing or air lifting by using a stainless steel or Teflon bailer, a submersible stainless steel pump or air lift pump The well development will continued until the discharged water appeared to be relatively free of all turbidity.

All water and sediment generated by well development will be collected in a 55-gallon steel drums (Department of Transportation approved), closed head (17-H) for temporarily storage, and then will be disposed of properly, depending on analytical results.

To assure that cross-contamination did not occur between wells, all well development tools will be steam-cleaned or thoroughly washed in Tri-sodium Phosphate (TSP) solution followed by a rinse in distilled water before each well development.

GROUNDWATER SAMPLING

Prior to collection of groundwater samples, all of the sampling equipment (i.e. bailer, cables, bladder pump, discharge lines and etc...) will be cleaned by pumping TSP water solution followed by distilled water.

The temporary well(s) will be bailed or pumped to remove four to ten well volumes or until the discharged water temperature, conductivity and pH stabilized. "Stabilized" is defined as three consecutive readings within 15% of one another.

Forty milliliter (ml.) glass volatile organic analysis (VOA) vials with Teflon septa will be used as sample containers. The groundwater sample will be decanted into each VOA vial in such a manner that there will be a meniscus at the top. The cap quickly will be placed over the top of the vial and securely tightened. The VOA vial will then be inverted and tapped to see if air bubbles is present. If none is present, then the sample will be labeled and refrigerated for delivery under chain-of-custody to the laboratory. The label information should include a sample identification number, job identification number, date, time, type of analysis requested and the sampler's name.