R.T. NAHAS COMPANY *Since 1947*

REAL ESTATE DEVELOPERS AND INVESTORS

90 MAY 11 AM 10 53

20630 PATIO DRIVE
CASTRO VALLEY, CALIFORNIA 94546
TELEPHONE (415) 538-9600

May 8, 1990

Mr. Scott Seery
Alameda County Health
Care Services
Hazardous Materials Program
80 Swan Way, Room 200
Oakland, Ca 94621

Dear Mr. Seery:

Enclosed is the proposal from BSK for soil borings and quarterly testing at our service station at 20405 Redwood Road, Castro Valley, California. Please give me a call when you've had a chance to review it as my tenant has a few questions.

Very truly yours,

Roberta Buchan

Enclosure

BSK & Associates, Geotechnical Consultants, Inc.

Geotechnical Engineering • Engineering Geology • Environmental Engineering • Engineering Laboratories • Chemical Laboratories

April 27, 1990

PROPOSAL PR90066

R. T. Nahas Company/Eden Managements
20630 Redwood Road
Castro Valley, CA 94546

Attention: Ms. Roberta Buchan
Property Manager

SUBJECT: Additional Soil Borings for Soil Contamination Assessment and Quarterly Monitoring Services
Unocal 76 Service Station
20405 Redwood Road
Castro Valley, California

Madam/Gentlemen:

In reference to our April 24, 1990 meeting with you and Mr. Scott Seery of Alameda County Department of Environmental Health, Division of Hazardous Materials, we have prepared this proposal for your consideration.

BACKGROUND

BSK & Associates installed three groundwater monitoring wells in December 1989, designated as MW-2, MW-3 and MW-4 on the attached Site Plan, at the Unocal 76 Service Station located at 20405 Redwood Road, Castro Valley, CA. Initially, the plan included four monitoring wells with at least one well (MW-1) to be located down-gradient of the existing tank cluster, as part of Monitoring Alternative #6. However, due to encountering fuel

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Pleasanton, California 94566 • 5730 E. Square Drive • Telephone (415) 462-4000, Fax (415) 462-6283

contamination of soil at approximately 10 feet below grade, the down-gradient Borings MW-1 and MW-1A were backfilled with cement grout following soil sampling in order to avoid further groundwater contamination. The results of well installations, soil sampling and chemical testing of the soil and water samples were summarized in Our Report P89134, dated February 5, 1990.

Following review of our report by the Alameda County Environmental Health Department, we now understand that an assessment of the vertical and lateral extent of soil contamination in the vicinity of MW-1 and MW-1A is required. Also, as part of the Monitoring Alternative adopted, the wells already installed would be monitored on a quarterly basis for one year, by observations, purging and water sampling, and performing chemical analyses of water samples for the constituents of concern.

SCOPE OF WORK

I. Soil Contamination Assessment

Field Work: We propose drilling at least five borings to assess the horizontal extent of the soil contamination encountered during drilling of Borings MW-1 and MW-1A. While the scope and estimated charges presented in this Proposal are based on five (5) borings, additional borings may have to be drilled to delineate the contaminated area. The soil borings designated as SB's on the Site Plan would extend to the maximum 15-foot depth. Based on our previous borings, the first groundwater level is at approximatley 20 feet below the existing grade. The borings will not penetrate the groundwater table.

The test holes would be drilled with a truck-mounted drill rig using eight-inch diameter hollow stem augers. The field exploration program would be supervised by an engineer or geologist who would direct the drilling and sampling operations.

Soil samples would be obtained in each boring at five-foot intervals below the ground surface. The samples would be field screened using a photoionization detector (PID) and retained for laboratory analysis based on PID results. Each sample would be obtained using six-inch stainless steel sampling sleeves in a Modified California Sampler. Each sample would be plastic-capped with a teflon liner, labeled and refrigerated for delivery, along with appropriate chain-of-custody, to our State-certified Analytical Laboratory for analysis.

Drilling and sampling equipment would be properly cleansed by hi-pressure, hi-temperature and/or non-phosphate detergent wash prior to use at the site and/or between sampling events.

Soils removed from the well excavation should be containerized at the site until their disposal method can be determined.

> NOTE: Proper disposal of soil containerized at the site during our activities, and later found to contain hazardous quantities of contaminants, is the responsibility of the client. Containerized soil cannot be removed from the site without authorization by governing authorities.

Following completion of soil sampling, the test holes would be backfilled with cement grout to ground surface, as required by Alameda County, Zone 7.

Laboratory Testing: Two soil samples from each boring would be analyzed by our laboratory for Total Petroleum Hydrocarbons (TPH) as gasoline, Benzene, Toluene, Xylene and Ethylbenzene (BTXE), per RWQCB Recommendations (June 2, 1988 - Table 2).

Reporting: Upon receipt of the analytical results of the soil samples, a report would be prepared containing the analyses results, descriptions of field activities and observations, boring logs, review of previously published data and conclusions with regard to vertical and horizontal extent of soil contamination.

II. Quarterly Monitoring Services

The following services would be rendered in connection with the quarterly monitoring of the existing three groundwater monitoring wells:

Groundwater Sampling, Observations and Chemical Testing: A near-surface sample would be obtained from the static water table in each of the four wells to detect, by sight and smell, the presence of petroleum product. A transparent plastic bailer with check valve would be used for the test.

Sampling and Chemical Testing: Following initial observations, four to ten well volumes would be removed from each well to achieve a representative sample of "fresh" well water. Purging would be accomplished by hand-pump or bladder pump. Purged water would be stored on-site in suitable containers until a proper disposal method is determined. During purging, water level, temperature, pH and conductivity would be recorded.

Sampling of the well water would follow 80% recovery of water in the well after purging. The water sample(s) would be obtained by a teflon bailer or bladder pump. Samples would be placed into the appropriate container per test, labeled, cooled to approximately 4 degrees Centigrade and delivered to our analytical laboratory with chain-of-custody. The samples from MW-2 and MW-3 would be tested for TPH as Gas, and BTXE. The samples from MW-4 would be tested for Total Oil and Grease, TPH as Diesel and BTXE.

Quarterly Reporting: Upon receipt of analytical results, a written report summarizing field observations, chemical test data and changes in groundwater flow direction, if any, would be submitted to you and to the regulatory agency for their review.

SCHEDULE AND FEES

We are prepared to commence first quarterly sampling within two days following your authorization to proceed. We would mobilize for performing additional soil borings within one week of your authorization to proceed. We would coordinate our field work with the Alameda County, Zone 7. We estimate that water sampling would take one day to complete with a normal turnaround time of two weeks for chemical testing. The quarterly report would be submitted within three weeks following each sampling event. We estimate that additional soil borings, sampling, chemical testing and report preparation would take four to five weeks to complete following start of the field work.

Our fee for this work would be computed in accordance with our 1990 Fee Schedule. Based on this schedule, we estimate that the total charges for the scope of work outlined herein would be as follows:

1) Permitting, drilling, logging, soil sampling, chemical testing of soil samples, and report preparation .... $5,500 to $6,500

2) Quarterly sampling of three wells, and chemical testing of water samples at $1,500 per sampling round (total of 4) $6,000

TOTAL: $11,500 to $12,500

We would not exceed $12,500 without your prior approval and authorization.

Enclosed are two copies of our Standard Form Agreement for your review. If BSK & Associates is selected for this project, please sign and return both copies as our authorization to proceed. We will return an excecuted copy of the agreement for your files.

* * * *

We appreciate the opportunity to submit this proposal for your consideration and look forward to working with you on this project. Should you have questions regarding our proposed scope of work or schedule and fees, please contact us.

Respectfully submitted,

BSK & Associates

Alex Y. Eskandari, C.E. 38101
Manager - Geotechnical Services

REGISTERED PROFESSIONAL ENGINEER
YAHYA ESKANDARI
No. C038101
Exp. 3/31/93
CIVIL
STATE OF CALIFORNIA

AYE:kl

Enclosures:
Site Plan
Standard Form Agreement (2 copies)

N

Scale: 1" = 10'

MW-4

300 Gallons
Used Oil Tank

R.T. Nahas Co., Union 76
20405 Redwood Road
Castro Valley, CA

Service Station Building

Direction of Groundwater Flow Based on Water Levels in the Groundwater Monitoring Wells

SB-3

SB-2

Vent Lines

MW-1A

MW-1

SB-1

SB-4

Concrete

Pump Island

10,000 Gal. Super Gasoline Tank

10,000 Gal. Unleaded Gasoline Tank

SB-5

Pump Lines

Fill Nozzle

MW-3

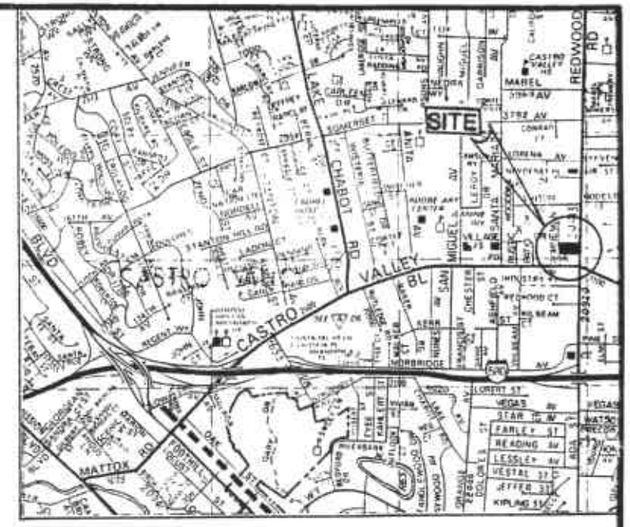
Pump Island

MW-2

Asphalt

SIDEWALK

REDWOOD ROAD



VICINITY MAP
(N.T.S.)

LEGEND:

- MW-2, MW-3 and MW-4 denote existing groundwater monitoring wells installed in December 1989.
- MW-1 and MW-1A denote well drilled, sampled and backfilled to surface with cement grout (exploration borings) in December 1989.
- SB - Denote proposed soil borings for soil contamination assessment

SITE PLAN

SOIL CONTAMINATION ASSESSMENT

Underground Petroleum Tanks

Unocal Station
20405 Redwood Road
Castro Valley, CA

PROPOSAL PR90066
April 1990

FIGURE 1

BSK & Associates