

March 19, 2009

Mr. Paresh Khatri
Hazardous Materials Specialist
Alameda County Health Agency, Department of Environmental Health
1131 Harbor Bay Parkway
Alameda, CA 94502-6577

Dear Mr. Khatri,

Subject: Request for ACEH letter stating acknowledgment of environmental risks associated with proposed renovation of property at 2868 Hannah St, Oakland CA.

This letter is a follow up to our pre-planning meeting held at your offices on March 11, 2009. As we discussed in that meeting, our company, Blank and Cables, is preparing to renovate and occupy the currently vacant building located at 2868 Hannah Street in Oakland, CA. As this property is currently under ACEH remedial oversight we are seeking formal correspondence which will state that current environmental conditions will not conflict with the proposed improvements. For your review 'Attachment A' contains existing photographs of the property. The interior photographs illustrate the prior demolition of the concrete slab and soil remediation in response to Toxics Case RO0002508 by Rush Property Group.

The proposed renovation is to facilitate the relocation of our existing industrial metal and wood fabrication facility. The renovation will also result in the creation of seven new work/live rental units. These units are commercial in nature and are classified as a F-2, low hazard industrial use occupancy. All work will take place within the existing building envelope. The attached floor plan labeled 'Attachment B' illustrates the proposed division and occupancy. This plan also notes depth of construction items which will result in excavation within the property. These include plumbing and concrete footing work. Our proposed slab on grade will be 6" thick on top of a 4" gravel bed. Trenching for our underground electrical conduit will be placed below the slab at a depth determined by current electrical code. While our structural engineering is ongoing, modifications of existing footings should not exceed the current maximum footing depth of +/- 38". We recognize that our construction plans are subject to alteration and unanticipated conditions may be encountered.

Our soil and groundwater management plan is included as 'Attachment C'. This plan will be posted on site during construction. All workers will be informed of the potentially hazardous conditions and instructed on procedures to be taken should any hazardous materials be encountered. In addition, postings will be placed onsite alerting neighboring properties of ACEH awareness of the project and the potential impact to ongoing environmental mitigation.

Should ACEH require anything else please let us know and we will be happy to provide the respective information. Thank you for your time and attention on this matter.

Sincerely,



Walter Craven

Cc: Donna Drogos, ACEH; Markus Niebanck, Amicus Environmental Consulting; Margot Prado, City of Oakland; Joel Cammarata, Blank and Cables

EXISTING EXTERIOR VIEWS



EXISTING INTERIOR VIEWS

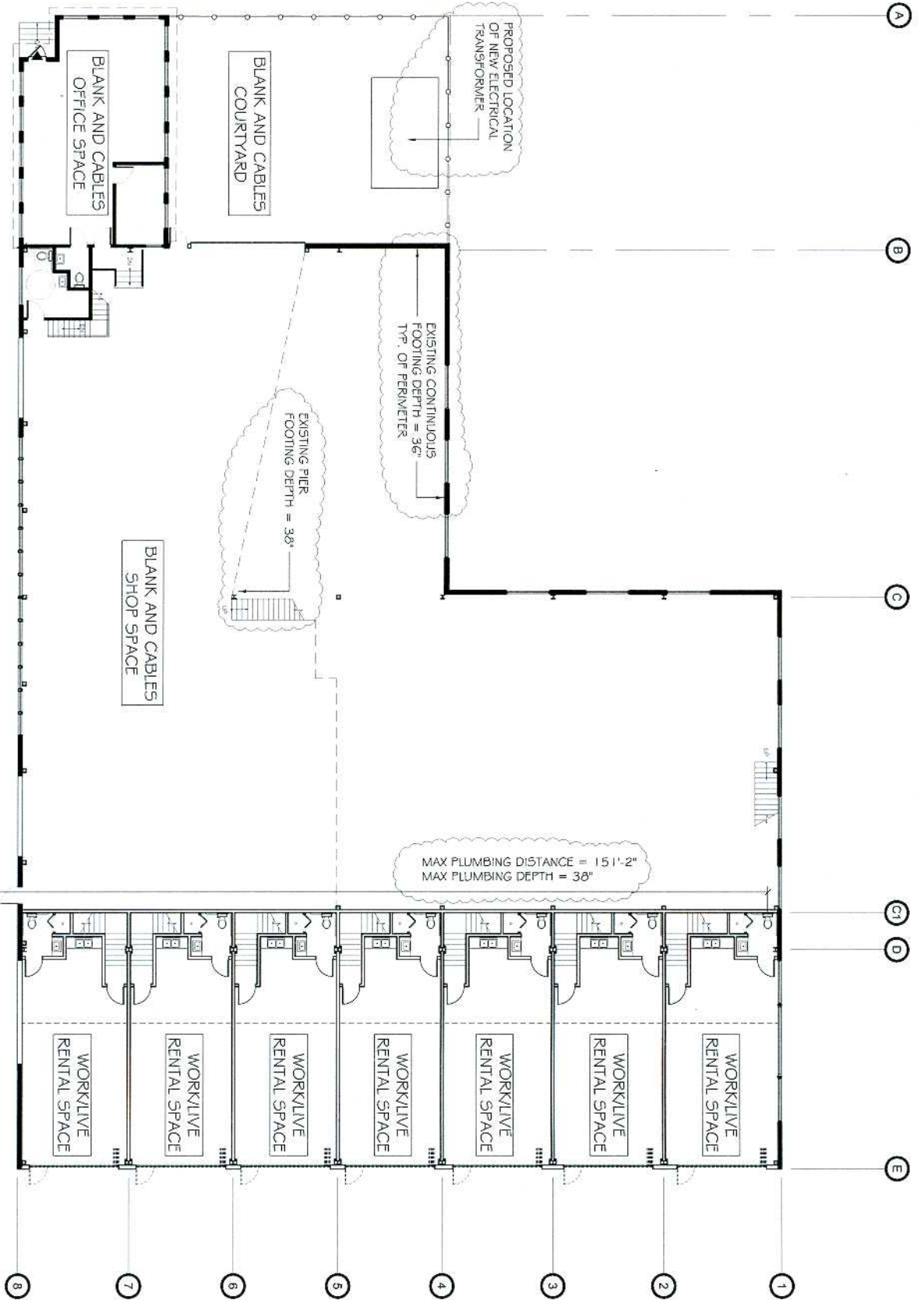


ATTACHMENT 'A'
EXISTING CONDITIONS

32ND ST.

ATTACHMENT 'B'
PROPOSED SPACE PLAN

HANNAH ST.



Attachment C

To: Walter Craven
From: Markus Niebanck, PG
Date: March 18, 2009

Re: Soil Management Plan
1549 32nd Street (2868 Hannah St), Oakland

Background

The project site was previously occupied by an industrial use. Environmental testing commissioned by the current owner identified the presence of use-related contaminants in soil and groundwater beneath the facility. As described in technical reports, the owner retained an excavation contractor to remove the identified contamination by way of three individual in-building excavations. The owner represents that all actionable impact has been mitigated.

Environmental Project Management Plan

As currently planned, construction activities will take place primarily at grade and above. A limited amount of near-slab subsurface work may be required, though it is anticipated this work will occur at a depth far shallower than the lower bound of the environmental excavations.

While this is the case, it is recognized that construction plans are occasionally modified and that the possibility of encountering unanticipated conditions exists. Accordingly, this environmental management plan has been prepared to describe actions that will be taken in the event that the depth of work relative to grade changes or in the event that unexpected environmental conditions are discovered during planned activity.

1. Change in Excavation Depth

A change in construction plans with respect to the depth of sub-grade work is not anticipated, but in the event it occurs the revised plan will be reviewed by an environmental specialist prior to its implementation. Specifically, the specialist will review the contemplated depth and location of the excavation in relation to known site features and the previous condition-related excavations. If the change in plans suggests the possibility of construction workers encountering residual contamination, arrangements will be made for an environmental specialist to be present during construction to monitor subsurface conditions. The environmental specialist shall utilize typical visual and instrumented monitoring techniques, and shall be authorized to stop work in the event a potentially hazardous condition is encountered. In the event such a condition is encountered modifications to the construction plan will be considered. If modifications are impracticable appropriate measures will be taken to ensure worker safety.

Under no circumstances will construction workers be allowed to work unprotected in a known hazardous environment.

2. Discovery of Unanticipated Conditions

Workers will be advised of the prior uses of the facility before construction begins. Workers will be instructed to remain vigilant, so as to allow the earliest supervisory notification possible in the event an unknown condition is observed. Site supervisors will take special care to inspect sub-grade work areas during construction to provide a second line of observational support.

In the event an unanticipated condition is encountered (unusually discolored soil, unusual odors, etc.) work in this area will be halted. The environmental specialist will be called to the site for appropriate condition evaluation, and an assessment completed prior to re-starting work in this area.