



9 July 2008
Project 4069.01

Barbara Jakub
Hazardous Materials Specialist
Alameda County Health Care Services Agency
1131 Harbor Bay Parkway, 2nd Floor
Alameda, CA 94502

Subject: Work Plan for Groundwater Sampling
5885 Hollis Street
Emeryville, California
SLIC Site RO0002621, Emeryville Industrial Court

Dear Ms. Jakub:

This work plan has been prepared in response to the 22 January 2007 letter from Barney Chan of Alameda County Environmental Health Services (ACEHS) to Mr. Fillmore Marks of Marks Management Company and Mr. Geoffrey Sears of Wareham Development regarding SLIC Site RO0002621, located at 5885 Hollis Street, Emeryville, California (the Site).

The last outstanding issue identified in the 22 January 2007 letter related to the 5 January 2007 Treadwell & Rollo Site Management Completion Report, prepared by Treadwell & Rollo, is groundwater sampling at the southwest corner of the Site. Several communications have occurred between Treadwell & Rollo and Mr. Chan regarding the potential impacts to groundwater at the subject location from either the adjacent Unocal/ConocoPhillips gasoline service station at 1400 Powell Street or from the former Union Oil Company operations that spanned both the Site and the service station.

While we previously requested that the groundwater sampling at the southwest corner of the Site be included in the Unocal/ConocoPhillips additional investigation activities required by ACEHS, it is our understanding that Unocal/ConocoPhillips does not have a schedule for completion of their investigation work plan or for implementation of the investigation. Based on our recent communications, grab groundwater sampling by E S East Associates LLC (an affiliate of Wareham Development) at the southwest corner of the Site would provide sufficient information to evaluate a no further action status of the Site. This Work Plan outlines the proposed grab groundwater sampling and is submitted to ACEHS for your review and approval.

SCOPE OF WORK

The objective of the proposed scope of services is to collect a grab groundwater sample from a location at the southwest corner of the Site.

Initial Activities

The current Site health and safety plan outlining the personal protective measures to be taken during grab groundwater sampling will be reviewed and updated as necessary. Treadwell and Rollo will also obtain all necessary boring permits, retain a private utility locator to clear the proposed boring location, and inform underground services alert (USA) of the proposed sampling prior to the initiation of field work.

Groundwater Sampling

Our goal is to collect a grab groundwater sample from a boring at the southwest corner of the Site. Groundwater at the site has been reported at a depth of between 9 and 11 feet below ground surface (bgs). The boring will be advanced to approximately 15 feet bgs and will be drilled using direct push

ENVIRONMENTAL AND GEOTECHNICAL CONSULTANTS

501 14TH STREET, 3RD FLOOR OAKLAND CALIFORNIA 94612 T 510 874 4500 F 510 874 4507 www.treadwellrollo.com

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technology using a truck-mounted combination direct push rig. The grab groundwater sample will be collected by inserting a pre-pack temporary well casing down the soil boring. The pre-pack well screen will consist of a 1-inch-diameter factory-slotted (between 0.010 to 0.020 slots) PVC well casing placed inside a nominally 2-inch slotted casing. The annular space between the well casing will be packed with clean, fine silica-sand to pre-filter (i.e., remove) suspended particulates in the groundwater that could pass through the slotted casing. Groundwater will be collected using a disposable bailer. The groundwater sample will be placed in VOA vials and 1-liter unpreserved sampling bottles provided by the analytical laboratory, placed in an ice-chilled cooler, and submitted to a California-certified analytical laboratory using chain-of-custody protocol.

The groundwater sample will be analyzed for the following:

- Total petroleum hydrocarbons quantified as gasoline (TPH-g) by EPA Method 8015M
- Total petroleum hydrocarbons quantified as diesel and motor oil (TPH-d and TPH-mo) by EPA Method 8015M, with a silica gel cleanup
- Volatile Organic Compounds (VOCs) by EPA Method 8260, including the following
 1. Benzene, toluene, ethylbenzene, and xylenes
 2. Fuel Oxygenates including methyl-tert-butyl ether (MTBE), diisopropyl ether (DIPE), ethyl tert-butyl ether (ETBE), methyl tert-amyl ether (TAME), and tert-butyl alcohol (TBA)
 3. Ethanol
 4. 1,2 Dibromoethane (EDB) and 1,2 dichloroethane (EDC) (Lead Scavengers)

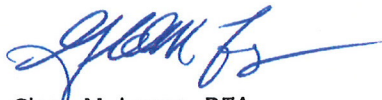
After the grab groundwater sample has been collected, the temporary pre-pack well screen will be removed from the borehole, and the borehole will be sealed using a neat cement grout.

Reporting

Following receipt of the laboratory analytical results, we will tabulate the data and prepare a brief letter report discussing the test results and our conclusions and recommendations for your review and approval. The letter report will include a figure identifying the grab groundwater sample location and analytical laboratory reports. The letter report will be submitted to ACEHS electronically via the FTP, as well as uploaded to State Water Resources Control Board's Geotracker Site.

If you have any questions, please call Glenn Leong at (510) 874-4500 at extension 554.

Sincerely yours,
TREADWELL & ROLLO, INC.

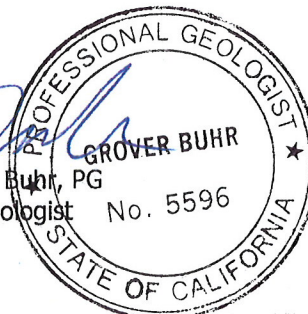


Glenn M. Leong, REA
Senior Associate Scientist

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Grover S. Buhr, PG
Senior Geologist



cc: Geoff Sears, E S East Associates, LLC, an affiliate of Wareham Development
Ignacio Dayrit, City of Emeryville

WAREHAM
DEVELOPMENT

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Barbara Jakub
Hazardous Materials Specialist
Alameda County Health Care Services Agency
1131 Harbor Bay Parkway, 2nd Floor
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Subject: Certification Letter
Work Plan for Groundwater Sampling
5885 Hollis Street
Emeryville, California
SLIC Site RO0002621, Emeryville Industrial Court

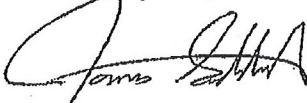
Dear Ms. Jakub:

Per your request, the attached Work Plan from Treadwell & Rollo provides a written response to the letter from Barney Chan of Alameda County Environmental Health Services (ACEHS) to Mr. Fillmore Marks of Marks Management Company and Mr. Geoffrey Sears of Wareham Development dated 22 January 2007 regarding SLIC Site RO0002621, located at 5885 Hollis Street, Emeryville, California (the Site). The attached Work Plan has been prepared on behalf of the current property owner, ES East Associates, LLC, an affiliate of Wareham Development, the developer of the property.

I declare, under penalty of perjury, that the information and/or recommendations contained in the attached document or report is true and correct to the best of my knowledge.

If you have any questions, please call me at (415) 457-4964.

Sincerely yours,



James A. Goddard
Wareham Development
for ES East Associates, LLC