AVALON
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January 19, 2005

Mr. Robert Schultz
Alameda County Environmental Health Department
1131 Harbor Bay Parkway
Alameda, California 94502-6577

Subject: Work Plan for Groundwater Assessment at 1 Hour Cleaners located at 1187 Solano Avenue, Albany, California 94709.

Dear Mr. Schultz:

Pursuant to request of Mr Tony Kershaw, Avalon Environmental Consultants, Inc. (Avalon), is pleased to present this work plan to perform a Phase II Environmental Groundwater Assessment at the above referenced dry cleaning facility. This dry cleaning facility has been located on the subject property since approximately 1986. Avalon performed a Phase II Environmental Site Assessment at the subject property in November 2004. The Assessment identified elevated levels of Tetrachlorethene (PCE) in the soil beneath the concrete slab of the dry cleaning unit ranging from 8.4 to 1,100 parts per billion. Based upon the findings of Avalon's investigation, a groundwater investigation was recommended.

Avalon's investigation will consist of subsurface sampling with four geoprobe borings to a depth of forty feet below ground surface (bgs). The assessment will be conducted using a truck mounted geoprobe device. This device, similar to a drill rig, is a pointed probe which pushes through the soil rather than drilling. The geoprobe generates no soil cuttings and therefore, saves in the expense and liability of soil disposal. A temporary well using one inch PVC tubing will be used to collect groundwater samples, if groundwater is encountered. The PVC tubing will be solid with five feet of perforated tubing at the bottom of the forty foot hole.

The geoprobe will be advanced in four locations to a depth of 40 feet bgs. The borings will be located on the north and west sides of the dry cleaners for accessability and downgradient orientation based upon regional topography. If groundwater is not encountered, other drilling methods such as hollow stem augur will be used and a new workplan will be prepared.

Soil samples will be collected using acetate liners and continuous core methods will be used. The continuous core will be used to comply with Alameda County requirements to fully identify any potential water bearing zones. Select soil and all groundwater samples will be delivered under chain of custody to a certified laboratory and analyzed for Volatile Organic Compounds by EPA Method 8260.

At the conclusion of sample collection and analysis, a draft report of findings and conclusions will be prepared and delivered to Washington Mutual Bank, Alameda County Environmental Health Department and the Solano Group.

Should you have any questions or require further information, please feel free to contact Mohammed Navid or myself at (510) 521-2441.

Sincerely,
AVALON ENVIRONMENTAL CONSULTANTS, INC.

Trevor Santochi, RG, CEG
President

CC: Jim Walker, Washington Mutual
Mohammed Navid, Avalon Environmental Consultants, Inc.

OBJECTIVE

The objective of this investigation is to determine if the groundwater at the subject property has been impacted by a release of PCE from a dry cleaning facility located at 1187 Solano Avenue in Albany, California.

SCOPE OF WORK

Site Safety and Health Plan:

Prior to subsurface testing, as required by law, a Site Safety and Health Plan will be prepared to insure workers and sub-contractors are aware of the risks and safety procedures associated with this Phase II Environmental Groundwater Assessment.

Underground Service Alert and Permitting

As required by law, Underground Service Alert (USA) will be contacted to check the proposed probe locations for conflict with public utilities, such as gas or electrical lines. Permits from Alameda County Public Works Department will be obtained as required by law.

Subsurface Testing

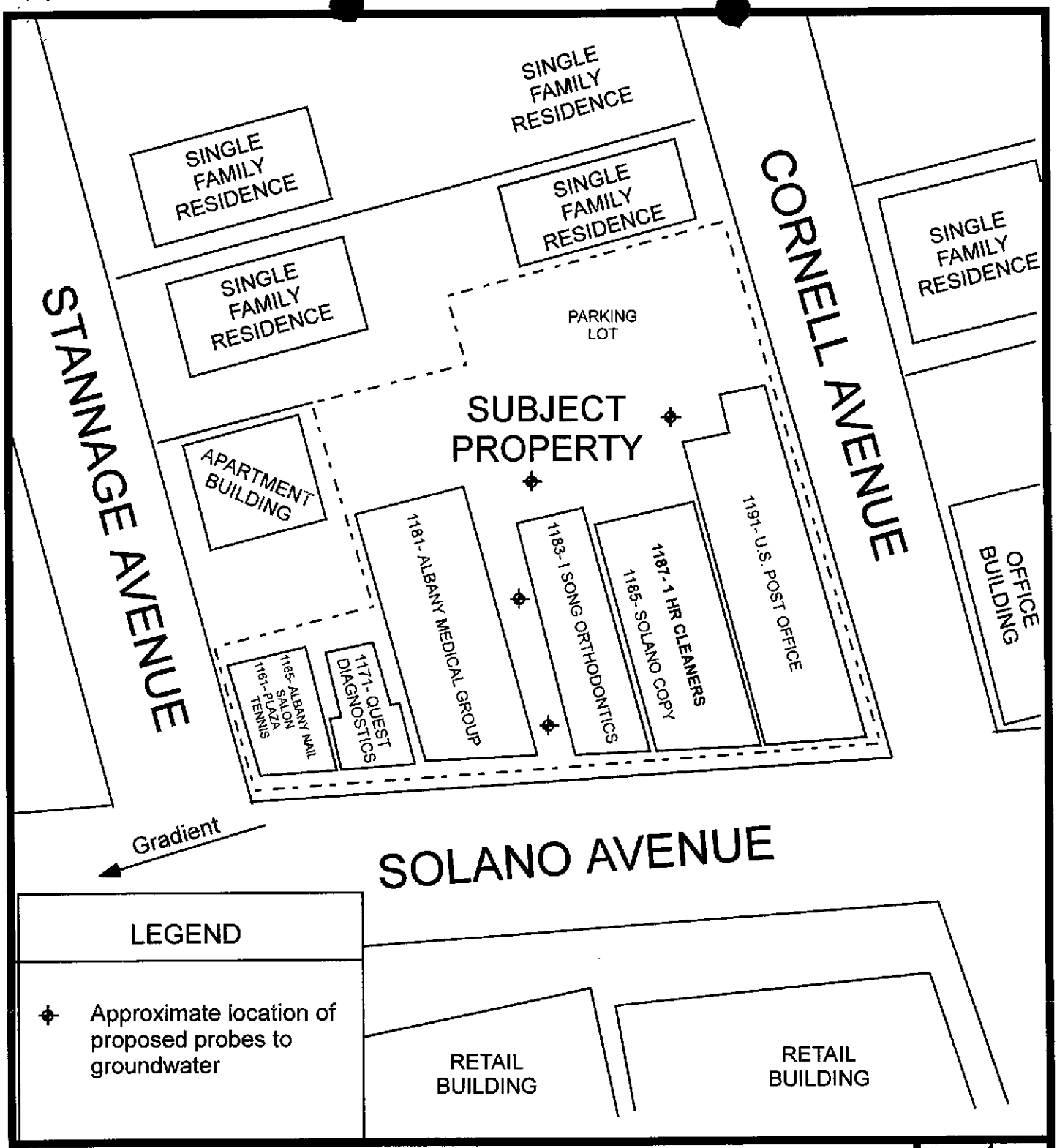
Four geoprobe borings will be advanced to a depth of 40 feet bgs. The geoprobe will be advanced in four locations to a depth of 40 feet bgs. The borings will be located on the north and west sides of the dry cleaners for accessability and downgradient orientation based upon regional topography. Soil samples will be collected using acetate liners and continuous core methods will be used. The continuous core will be used to comply with Alameda County requirements to fully identify any potential water bearing zones. Select soil and all groundwater samples will be delivered under chain of custody to a certified laboratory and analyzed for Volatile Organic Compounds by EPA Method 8260. A Photo Ionization Detector (PID) will be used to field screen the samples. Select samples will be logged into a chain-of-custody form. All samples will be shipped under chain-of-custody to a certified laboratory for analysis. Four soil samples from each boring will be analyzed. Additionally, groundwater samples will be collected from each boring.

Analytical Testing

The soil samples and grab groundwater samples will be analyzed for Volatile Organic Compounds by EPA method 8260. Samples will be delivered to a certified laboratory under chain-of-custody.

Assessment Report

At the conclusion of sample collection and analysis, a report of findings, conclusions and recommendations will be prepared.



SITE LOCATION MAP

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Site Address:	1187 Solano Avenue	Client Name:	Solano Group
Site City/State:	Albany, California	Project No.:	0420-458-3

AVALON ENVIRONMENTAL CONSULTANTS
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FIGURE 2