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March 29, 2005

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

Alameda County
APR 11 2005
Environmental Health

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

Dear Mr. Schultz:

Pursuant to your request, Avalon Environmental Consultants, Inc. (Avalon), has revised this work plan to perform a Phase II Environmental Groundwater Assessment at the above referenced dry cleaning facility based upon the Alameda County Environmental Health Department (ACEHD) review letter dated March 10, 2005. 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.

OPERATIONAL HISTORY AND HISTORICAL LAYOUT

The dry-cleaning facility is known as "One Hour Albany Cleaners" and is located on the subject property at 1187 Solano Avenue. The store consists of concrete floors with vinyl floor tiles in the front portion of the store. The flooring in the areas containing the dry-cleaning machine, laundry machines and other equipment consist of bare concrete. Avalon did not observe an epoxy coating on the concrete. In addition, Avalon did not observe any floor drains in the store.

The dry-cleaning facility utilizes a Realstar Model KM503 machine. The dry-cleaning machine was installed in April of 2004 when the current proprietor began occupying the store. The machine is located near the center of the store and is equipped with a Floor Guard®, steel secondary containment tray, which is located beneath the entire machine. No evidence of spills or leaks were noted around the machine.

Prior to the installation of the new dry-cleaning machine, an older dry-cleaning machine was used on the subject property. According to the current tenant the old dry cleaning machine was located in the same location as the existing new machine. According to a sketched plot plan reviewed at the City of Albany Building Department, the old dry-cleaning machine was located closer to the rear of the subject property building near the boiler. This sketch plot plan was part of the permit to install a boiler at the subject property in 1986 and is approximate. The approximate locations of both are shown on attached figure 3.

GROUNDWATER INVESTIGATION

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 location of these geoprobe borings have been relocated based upon the ACEHD review letter. The borings will be located on the north and west and south sides of the dry cleaners for accessibility, downgradient orientation based upon regional topography and location of sewer laterals. The attached figure 2 shows the location of the proposed borings. One boring will be located north of the adjacent post office to determine up gradient conditions, one boring will be located as close to the rear of the dry cleaning facility as possible, one boring will be advanced in a downgradient position west of the subject property and one boring will be placed on Salano Avenue near the sewer clean out located downstream from the dry cleaning facility.

The limited access geoprobe rig used in the previous investigation was unable to advance deeper than 20 feet bgs, therefore, testing for groundwater using a limited access drill rig to obtain groundwater information inside the dry cleaning structure was not possible.

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.

1187 Solano Avenue (Revised)

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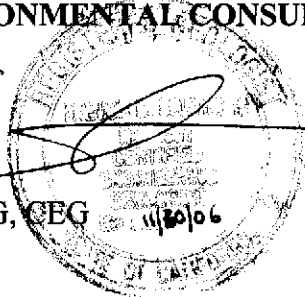
Should you have any questions or require further information, please feel free to contact Mohammad Navid or myself at (510) 521-2441.

Sincerely,

AVALON ENVIRONMENTAL CONSULTANTS, INC.



Trevor Santochi, RG, CEG
President



CC: Jim Walker, Washington Mutual
Mohammad Navid, Avalon Environmental Consultants, Inc.
J. Anthony Kershaw, Solano Group.

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, and the City of Albany Public Works Department will be obtained as required by law.

Subsurface Testing

The geoprobe will be advanced in four locations to a depth of 40 feet bgs. The borings will be located on the north, west, and south sides of the dry cleaners for accessibility, downgradient orientation based upon regional topography, and location of sewer lines. 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.

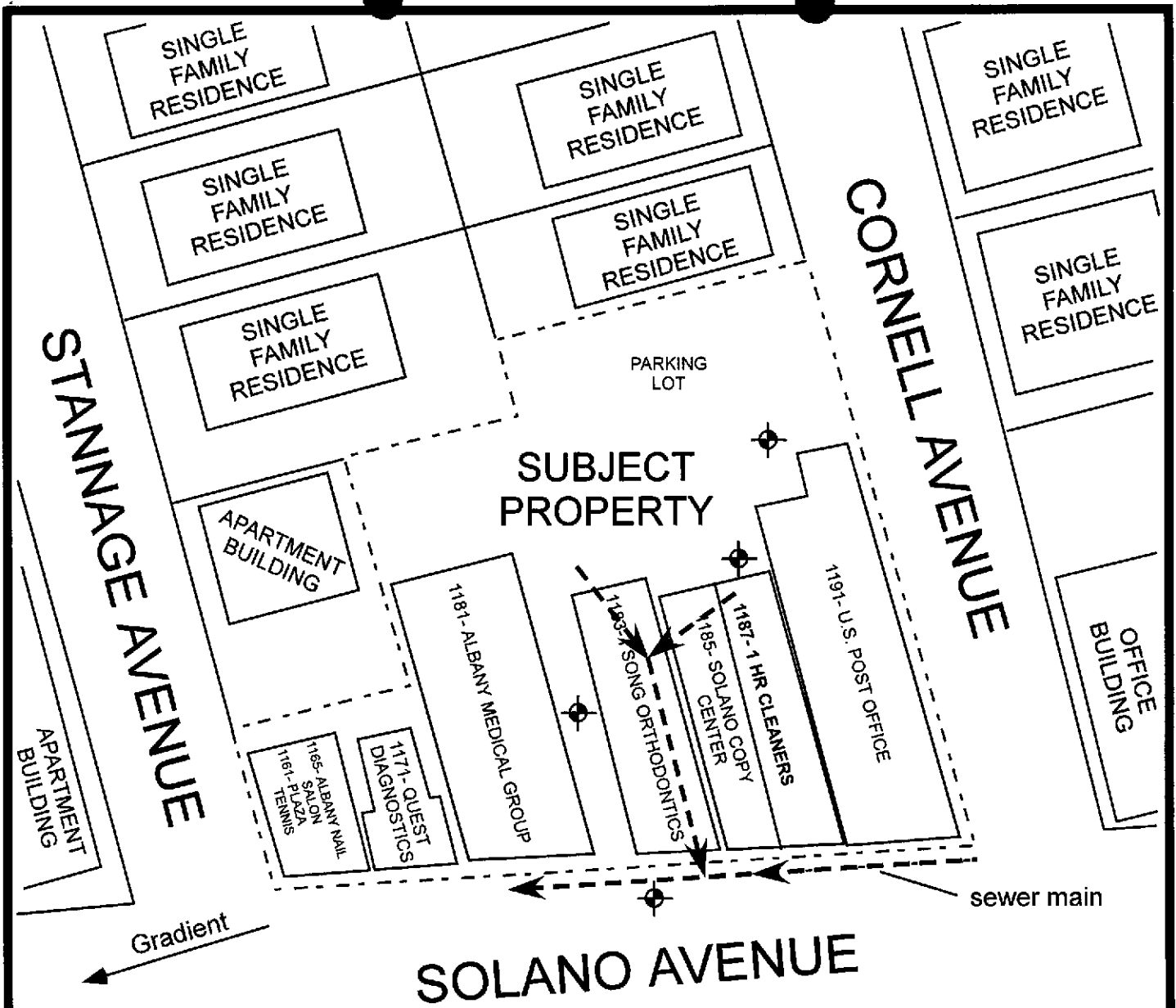
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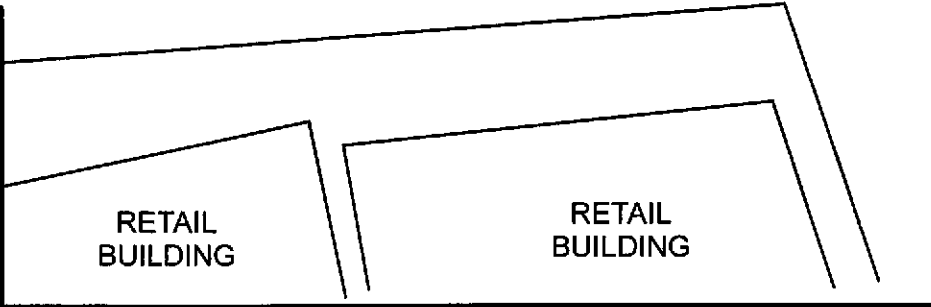
Assessment Report

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



LEGEND

-  Approximate location of proposed probes to groundwater
-  Approximate location and direction of sewer lines



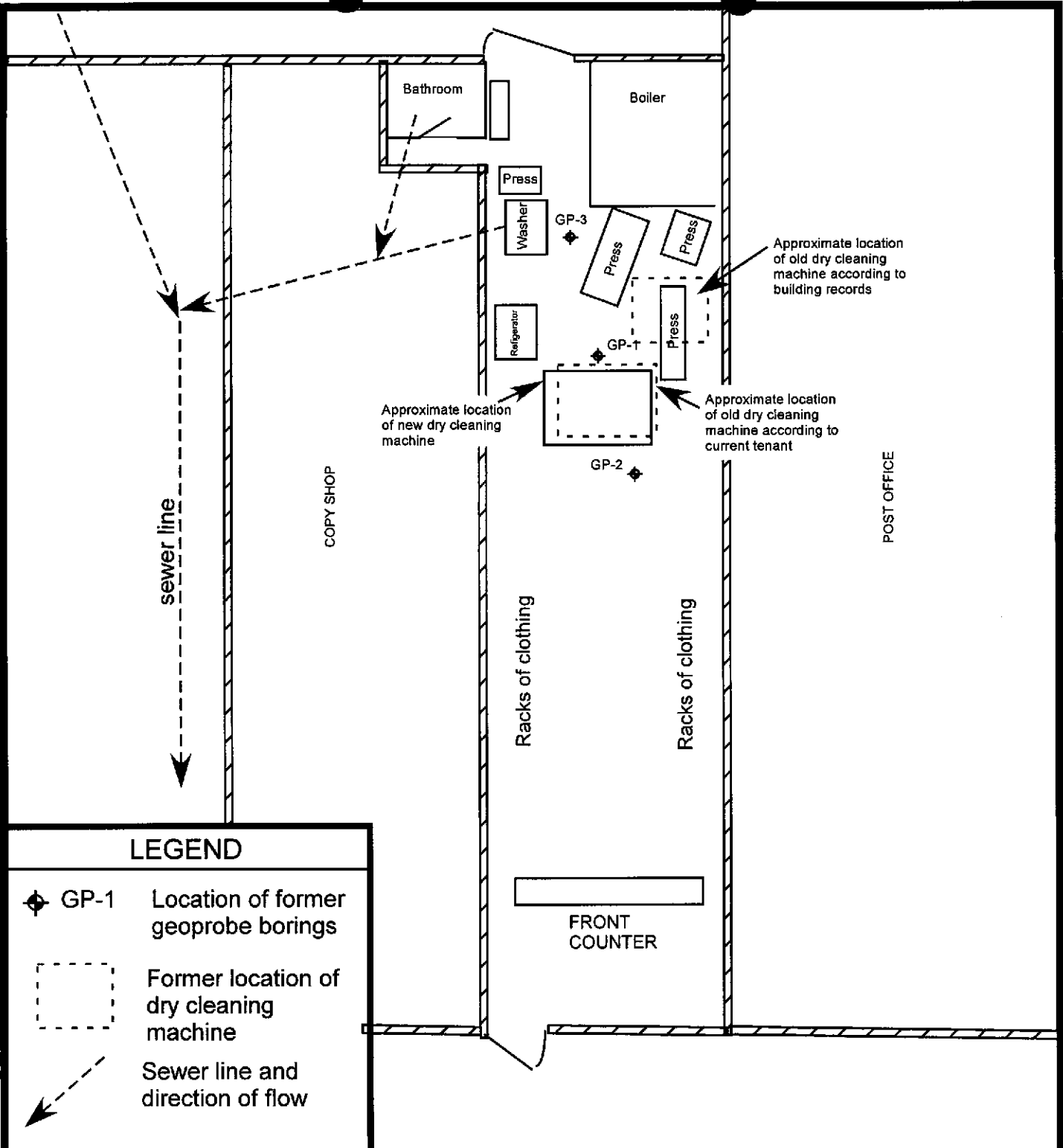
SITE LOCATION PLAN (Location of proposed borings)



Site Address: 1161-1191 Solano Avenue	Client Name: Kershaw Investments
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Site City/State: Albany, California	Project No.: 0420-458-3
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 <p>AVALON ENVIRONMENTAL CONSULTANTS, INC. ALAMEDA, CALIFORNIA</p>		<p>FIGURE 1</p>
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LEGEND

- ◆ GP-1 Location of former geoprobe borings
- Former location of dry cleaning machine
- ↘ Sewer line and direction of flow

SITE PLAN (Showing borings previously drilled inside space)



Site Address: 1187 Solano Avenue	Client Name: Kershaw Investments
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Site City/State: Albany, California	Project No.: 0420-458-3
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 <p>AVALON ENVIRONMENTAL CONSULTANTS ALAMEDA, CALIFORNIA</p>	<p>Scale: 0 10 20 FEET</p>
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FIGURE 2