SOLANO GROUP
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Email: tkershaw@pacbell.net

January 16, 2006

RECEIVED
By lopprojectop at 9:01 am, Jan 17, 2006

Mr. Jerry Wickham
Alameda County Environmental Health Dept
1131 Harbor Bay Parkway
Alameda, CA 94502-6577

Re: 1187 Solano Ave, Albany

Dear Mr. Wickham,

Attached is a copy of the Workplan dated January 11, 2006 for a Soil Gas and Health Risk Assessment at the property located at 1187 Solano Avenue, Albany, California. The site is SLIC Case RO0002857. The work plan was prepared by my consultants, Avalon Environmental Consultants, Inc.

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

Sincerely,

J. Anthony Kershaw

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AVALON
ENVIRONMENTAL
CONSULTANTS, INC.

RECEIVED
By lopprojectop at 9:01 am, Jan 17, 2006

131 NORTH TUSTIN AVENUE • SUITE 213 • TUSTIN, CALIFORNIA 92780
TEL: (714) 836-6632 • FAX: (714) 836-6642

941 SHORE POINT COURT • SUITE F121 • ALAMEDA, CALIFORNIA 94501
TEL: (510) 521-2441 • FAX: (510) 521-2607

January 11, 2006

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

Subject: **Work Plan for Soil Gas Investigation and Health Risk Assessment at 1 Hour Cleaners located at 1187 Solano Avenue, Albany, California 94709.**

Dear Mr. Wickham:

Pursuant to your request, Avalon Environmental Consultants, Inc. (Avalon), has prepared this work plan to perform a Soil Gas Investigation and Health Risk Assessment at the above referenced dry cleaning facility in response to the Alameda County Environmental Health Department (ACEHD) review letter dated November 4, 2005. Avalon has previously performed a Phase II Environmental Site Assessment (ESA) at the subject property in November 2004, and a Phase II Subsurface Groundwater Assessment (SGA) on May 4, 2005. The Phase II ESA 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 (ppb.) The Phase II SGA identified low levels of PCE in the near surface soils, and non detect levels in the deeper soils and groundwater. Based upon the findings of these investigations, the ACEHD has recommended that soil gas sampling be conduced in the dry cleaning space in order to determine if there are vapor intrusion concerns at the subject property space. Additionally, the ACEHD has requested that the possible mechanism for the transport of low levels of PCE in soils 90 feet horizontally from the source be addressed in this work plan.

HORIZONTAL EXTENT OF PCE IN SOIL

As noted by the ACEHD, Phase II SGA identified PCE levels ranging from 6.6 to 310 ppb at a depth of ten feet bgs in four of the five borings drilled in that investigation. Three of the borings were located approximately ninety feet from the dry cleaning operation. The ACEHD has requested a mechanism for the widespread detections of PCE at the subject property.

Avalon believes that the most probable mechanism may have been from several plumbing leaks which occurred on the subject property. According to the owner of the subject property Mr. J. Anthony Kershaw, there have been two large plumbing leaks in the subject property dry cleaning space which caused considerable flooding. One of the leaks took place in late 2000 and the other took place in late 2003. The first leak in 2000 only released twenty or thirty gallons of water, however, the second leak in 2003 released hundreds of gallons of water as it happened over a weekend and was not shut off until it was discovered the following Monday. The leaks were located in rear portion of the cleaner space and it is

probable that the water along with residual PCE flowed into the adjoining suite moving in a south and west direction which is the current surface flow direction.

SOIL GAS INVESTIGATION

Avalon's soil gas investigation will consist of subsurface sampling with four geoprobe borings to a depth of five and fifteen feet below ground surface (bgs). The assessment will be conducted using a limited access 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.

The four geoprobe borings will be advanced to depths of five and fifteen feet bgs. Guidelines in conducting the soil gas testing will be in general accordance with the DTSC Guidance for the *Evaluation and Mitigation of Subsurface Vapor Intrusion to Indoor Air* dated December 15, 2004: Testing will also be conducted in accordance with the 2003 Cal EPA guidance document *Advisory-Active Soil Gas Investigation*, issued by the Regional Water Quality Control Board, Los Angeles Region and DTSC, January 28 {www.dtsc.ca.gov/publicationsforms/index.html}

Per the guidance documents:

- Samples will be collected at five and fifteen feet below ground surface.
- Surface area around the soil gas sampler will be sealed to prevent ambient air intrusion.
- Samples will be collected using glass syringes.
- A mobile laboratory will be onsite to analyze the samples to ensure sample recovery.
- Purging and sampling will be performed at low flow rates (Less than 200 milliliters per minute)

The borings will be located in or near the area of the dry cleaning space where previous highest detections were made. Locations are shown in attached Figure 1 and 2.

At the conclusion of sample collection and analysis, a report of findings and conclusions will be prepared and delivered to Alameda County Environmental Health Department. The report will address the soil gas results and a risk evaluation of the sites potential for vapor intrusion based upon DTSC screening numbers pursuant to SB 32 by OEHHA. The health risk assessment will be reviewed by a Board Certified Toxicologist.

SENSITIVE RECEPTORS

No sensitive receptors such as schools, day care centers or hospitals are located within 100 feet of the subject property structure. An orthodontics office is located approximately 50 feet west of the subject property, and a general medical practice is located approximately 70 feet west of the subject property. A post office is located adjacent east of the subject property, and residences are located greater than 100 feet north separated by a parking lot. South of the subject property are retail buildings also greater than 100 feet.

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

Sincerely,
AVALON ENVIRONMENTAL CONSULTANTS, INC.

Trevor Santochi, RG, CEG
President

CC: J. Anthony Kershaw, Solano Group.

OBJECTIVE

The objective of this investigation is to evaluate the potential for vapor intrusion from PCE contamination in the subsurface beneath the subject property.

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 soil gas investigation.

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 four geoprobe borings will be advanced to depths of five and fifteen feet bgs. Guidelines in conducting the soil gas testing will be in general accordance with the DTSC Guidance for the Evaluation and Mitigation of Subsurface Vapor Intrusion to Indoor Air dated December 15, 2004. Per the guidance document:

- Samples will be collected at five and fifteen feet below ground surface.
- Surface area around the soil gas sampler will be sealed to prevent ambient air intrusion.
- Samples will be collected using glass syringes. A mobile laboratory will be onsite to analyze the samples to ensure sample recovery.
- Purging and sampling will be performed at low flow rates (Less than 200 milliliters per minute)

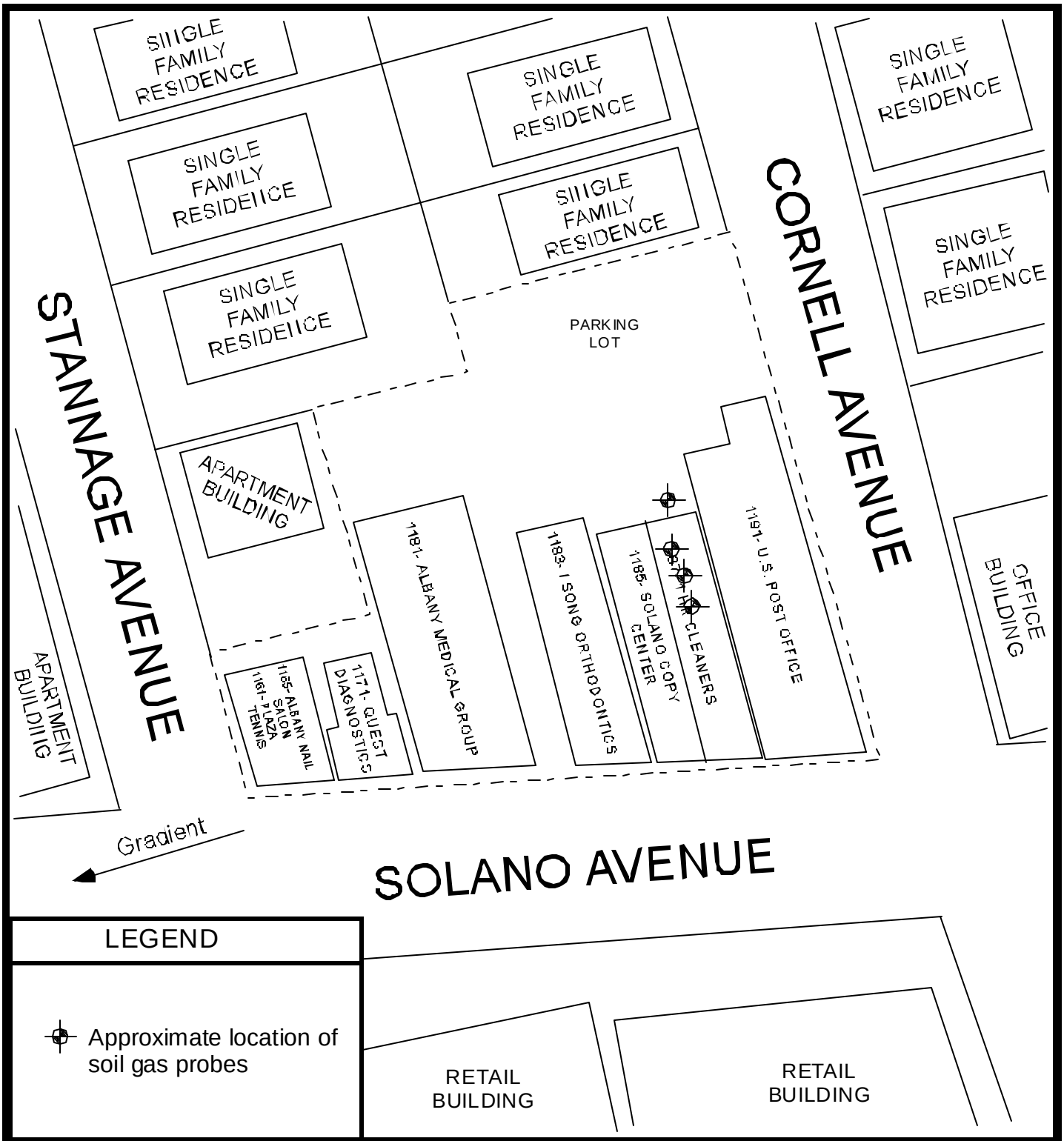
The borings will be located in or near the area of the dry cleaning space where previous highest detections were made. Locations are show in the attached Figure I.

Analytical Testing

The soil gas samples will be analyzed for Chlorinated Compounds by EPA method 8260 to the parts per billion level. Samples will be analyzed on site by a mobile certified laboratory under chain-of-custody.

Assessment Report

At the conclusion of sample collection and analysis, a report of findings and conclusions will be prepared and delivered to Alameda County Environmental Health Department. The report will address the soil gas results and will include a risk evaluation of the sites potential for vapor intrusion based upon DTSC screening numbers pursuant to SB 32 by OEHHA. The health risk assessment will be reviewed by a Board Certified Toxicologist.



SITE LOCATION PLAN (Location of proposed borings)

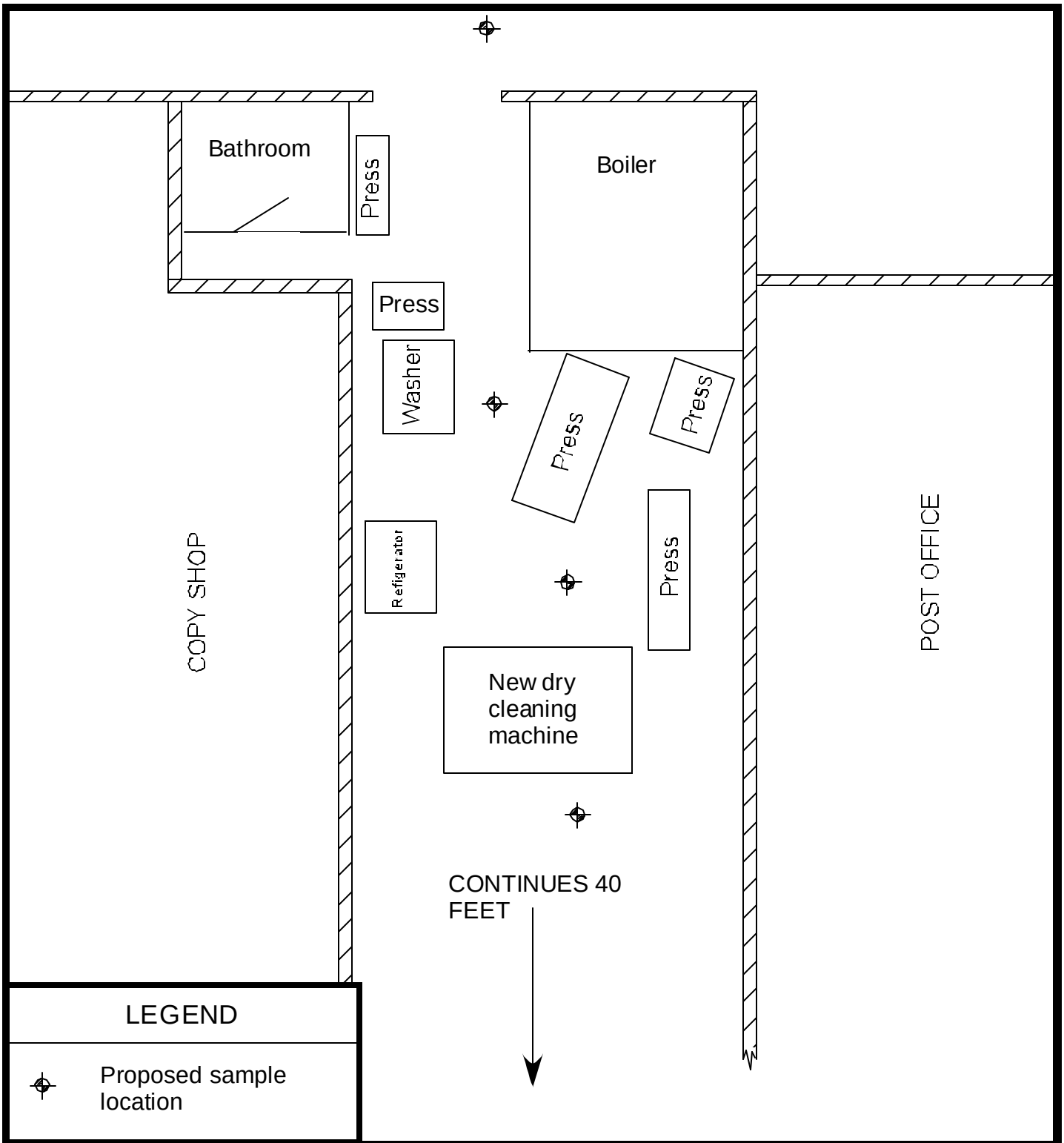
N

Site Address:	1161-1191 Solano Avenue	Client Name:	Kershaw Investments
Site City/State:	Albany, California	Project No.:	0420-458-3

AVALON ENVIRONMENTAL CONSULTANTS, INC.
ALAMEDA, CALIFORNIA

0 30 60 feet

FIGURE 1



LEGEND	
⌖	Proposed sample location

SOIL GAS LOCATION MAP

N

Site Address:	1187 Solano Avenue	Client Name:	Solano Group
Site City/State:	Albany, California	Project No.:	WORK PLAN

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ALAMEDA, CALIFORNIA

Scale: 0 10 FEET

FIGURE 2