



January 11, 2011
Project No. 106973001

Mr. David Allsbrook
401 B Street, Suite 400
San Diego, California 92101

Subject: Soil Mitigation Cost Estimate
Monarch School
808 West Cedar Street
San Diego, California

References: Ninyo & Moore, 2006, Phase II Environmental Site Assessment, Monarch School,
808 W. Cedar Street, San Diego, California: dated May 25.

Ninyo & Moore, 2011, Phase I Environmental Site Assessment, Monarch School,
808 West Cedar Street, San Diego, California: dated January 7.

Dear Mr. Allsbrook:

In accordance with your request, Ninyo & Moore has prepared estimated costs to mitigate contaminated soil that likely would be encountered during redevelopment of the site. These mitigation cost estimates are based on the findings of the referenced Phase I and II Environmental Site Assessments (ESA), our understanding of potential redevelopment plans, which may include two levels of underground parking, and the following general assumptions:

- Costs associated with the construction dewatering and water treatment or disposal are not included in this estimate.
- The conversion factor of tons per cubic yard (cy) is 1.5.
- Soil characterized as waste will be removed from the site and disposed of at the appropriate landfill facilities.
- Export soil with total lead concentrations greater than 15 milligrams per kilogram (mg/kg) will be disposed of as a non-hazardous waste unless it is characterized as a California-hazardous or Resource Conservation and Recovery Act (RCRA) hazardous waste.
- Regulatory oversight will be provided by the County of San Diego Department of Environmental Health (DEH).

- Confirmation sampling and analysis of excavation areas assumes that lead in shallow soil and petroleum hydrocarbons in the vicinity of the water table are the only contaminants of concern.
- Remediation cost estimates do not include the demolition/removal of on-site structures, paving hardscape, foundation, concrete slabs, subsurface utilities or other demolition-related activities. The estimate also does not include costs associated with construction dewatering, treatment of extracted groundwater, or issues related to soil vapor intrusion.
- Consultant fees include project coordination, property mitigation plan preparation, meetings with the DEH Voluntary Assistance Program (VAP) staff, site and community health and safety plan preparation, excavation monitoring, field equipment consumables, soil sampling, waste profiling and tracking, data compilation and analysis, report preparation, and electronic data reporting.
- It is typical of excavation subcontractors to charge a premium for the excavation and loading of contaminated soil (assumed to be \$10 per ton) to cover supplemental costs (e.g., health and safety, insurance, training, air monitoring, equipment decontamination).
- Additional soil may be subject to off-site disposal as a regulated waste if contamination is found after construction excavation is underway (e.g., burn pits, sumps, underground storage tanks). Excavation activities should be monitored for potentially contaminated soil or other hazardous waste issues by a qualified environmental consultant, according to a property mitigation plan approved by the VAP staff.

Analytical results for soluble lead, as presented in the referenced Phase II ESA, indicate that soil to a depth of approximately 5 feet below ground surface (bgs), approximately 2,500 cy (3,630 tons), would require disposal as a California hazardous waste, but not a RCRA hazardous waste. It should be noted that a soil sample collected from 3.5 feet bgs in one of the borings contained 160 mg/kg of high molecular weight petroleum hydrocarbons (i.e., >C18). Because the soil at that depth is also lead contaminated, we have assumed that the petroleum contaminated soil would be excavated and disposed of as part of the lead in soil mitigation.

In addition, soil excavated from the vicinity of the groundwater table may be impacted by petroleum hydrocarbons from unauthorized releases from properties in the site vicinity. Therefore, it is estimated that soil excavated from approximately 10 to 15 feet bgs (estimated total depth of excavation), approximately 2,500 cy (3,630 tons), will require disposal as a non-hazardous waste. It is therefore assumed that the soil excavated from 5 to 10 feet bgs and 15 to 25 feet bgs is not impacted and would not be characterized as a waste.

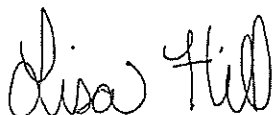
The following is a summary table of estimated remediation costs.

COST ESTIMATE

Task	Units		Cost/Unit	Subtotals
California Hazardous Soil				
Transportation & Disposal Soil	3,630	tons	\$ 90.00	\$ 326,700
Excavation Premium	3,630	tons	\$ 10.00	\$ 36,300
Analytical Testing				\$ 3,500
			Subtotal	\$ 366,500
Non-Hazardous Soil				
Transportation & Disposal Soil	3,630	tons	\$ 55.00	\$ 199,650
Excavation Premium	3,630	tons	\$ 10.00	\$ 36,300
Analytical Testing				\$ 3,500
			Subtotal	\$ 272,250
Miscellaneous				
Voluntary Assistance Program				\$ 10,000
Consultant Fee				\$ 45,000
			Subtotal	\$ 55,000
Estimated Total				\$ 693,750

If you have questions or comments, please contact the undersigned.

Sincerely,
NINYO & MOORE



Lisa Hill, R.E.A.
Senior Project Environmental Scientist



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LH/SB/gg

Distribution: (1) Addressee