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By Alameda County Environmental Health 8:50 am, Dec 07, 2015

December 3, 2015

1211.001.04.004

Alameda County Environmental Health
1131 Harbor Bay Parkway, Suite 250
Alameda, California 94502
Attention: Mr. Mark Detterman

Transmittal
GROUNDWATER MONITORING WELL DECOMMISSIONING
1650 65th STREET
Emeryville, California
Fuel Leak Case Nos. RO0000042 and RO0000043
Geotracker Global ID's T0600100825 and T0600100470

Dear Mr. Detterman:

Submitted herewith for your review is the report of *Groundwater Monitoring Well Decommissioning, 1650 65th Street, Emeryville, California* prepared by PES Environmental, Inc.

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

Sincerely,

GRIFFIN CAPITAL CORPORATION



Julie A. Treinen
Managing Director, Asset Management

cc: Chris Baldassari, PES Environmental, Inc.



December 3, 2015

1211.001.07.002

Alameda County Environmental Health
1131 Harbor Bay Parkway, Suite 250
Alameda, California 94502

Attention: Mr. Mark Detterman, P.G., C.E.G.

**GROUNDWATER MONITORING WELL DECOMMISSIONING
1650 65TH STREET,
EMERYVILLE, CALIFORNIA
Fuel Leak Case Nos. RO0000042 and RO0000043
Geotracker Global ID's T0600100825 and T0600100470**

Dear Mr. Detterman:

PES Environmental, Inc. (PES) has prepared this report for Griffin Capital Corporation (Griffin), agent for the fee owners for the commercial property located at 1650 65th Street, Emeryville, California (the Site), to document groundwater monitoring well decommissioning completed on October 2, 2015. The location of the Site is shown on Plate 1, and a Site Plan is presented on Plate 2.

The wells were part of the monitoring network associated with the leaking underground storage tank (LUST) cases located at 6601/6603 Shellmound Street. The LUST cases are overseen by the Alameda County Department of Environmental Health (ACEH), and identified by ACEH case No.'s RO0000042 and RO0000043. As shown on Plate 2, 6601/6603 Shellmound Street is north of the Site, and the former tanks were located adjacent to the northern property line, as well as hydraulically upgradient, of 1650 65th Street. The locations of the former groundwater monitoring wells are shown on Plate 2. Based on the results of site investigation and groundwater monitoring events, ACEH issued a letter¹ (ACEH 2015 Letter) dated August 26, 2015, identifying the LUST cases as eligible for case closure, and requesting that wells MW-5 and MW-7 be decommissioned as part of the respective case closure activities².

¹ ACEH, 2015. *Well Destruction Request, Fuel Leak Case No. R0000042 / R0000043 and Geotracker Global ID's T0600100825 / T0600100470, Mussallem / Sybase and Richardson / Sybase, 6601 and 6603 Bay Street, Emeryville, CA 94608.* August 26.

² All other former on-Site monitoring wells (including MW-2, MW-3, MW-4, MW-6, MW-8, and EW-1) were decommissioned in December 2014 as part of the LUST case closure proceedings for ACEH case No. RO0000440.

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The ACEH 2015 Letter also requested the sub-slab vapor monitoring probes beneath the buildings at 1650 65th Street and 6601/6603 Shellmound Street be decommissioned. The sub-slab vapor probes were previously installed by SAP (the responsible party [RP]) to monitor vapor conditions beneath each of the buildings as part of the LUST case investigations. The sub-slab vapor monitoring probes were removed on September 22, 2015 by Erler & Kalinowski, Inc. (EKI), environmental consultant for SAP. Removal of the sub-slab probes from the 1650 65th Street and 6601/6603 Shellmound Street building slabs was documented in a letter report dated November 16, 2015³.

WELL DESTRUCTION PROCEDURES

Pre-Field Activities

Prior to conducting field activities: (1) well destruction permits were obtained from the Alameda County Public Works Agency (ACPWA); (2) Underground Service Alert was contacted more than 48 hours before beginning activities; and (3) the Site-specific Health and Safety Plan, compliant with applicable federal, California Occupational Safety and Health Administration (OSHA), and Title 29 CFR 1910.120 guidelines, was updated by PES for the activities described herein. Copies of the ACPWA permits are presented in Appendix A.

Cascade Drilling Company of San Francisco, California, a licensed drilling contractor possessing a valid C-57 water well contractor's license issued by the State of California, was retained to perform the well decommissioning activities, and the work was performed with oversight by a licensed California Professional Geologist.

Groundwater Monitoring Well and Sub-Slab Vapor Destruction Procedures

Well destruction activities were conducted in accordance with County and State requirements (California Well Standards Bulletins 74-81⁴ and 74-90⁵). All well destruction activities were conducted under supervision of an ACPWA inspector. The monitoring wells were destroyed by pressure grouting with neat cement grout and 25 pounds per square inch (PSI) of pressure was applied for five minutes to ensure all voids were properly grouted. The approximate volume of grout used to destroy each well and probe is indicated below:

³ Erler & Kalinowski, Inc., 2015. *RO0000042 / RO0000043, Removal of Sub-Slab Vapor Probes, 6601/6603 Shellmound Street & 1650 65th Street, Emeryville, California (EKI 950074.05)*. November 16.

⁴ California Department of Water Resources (DWR), 1981. *Water Well Standards: State of California, Bulletin 74-81*. December.

⁵ DWR, 1991. *California Well Standards, Bulletin 74-90 (Supplement to Bulletin 74-81)*. June.

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- Well MW-5: 20 gallons grout; and
- Well MW-7: 20 gallons grout.

The locations of the decommissioned monitoring wells, as well as the soil vapor probes decommissioned by EKI on September 22, 2015 are shown on Plate 2.

After completion of pressure grouting, the steel Christy box from each well surface completion was removed and backfilled with concrete. The concrete was dyed to match the approximate color of the existing asphalt surface.

Displaced groundwater and grout overflow from wells MW-5 and MW-7 was stored on-Site in Department of Transportation-approved 55-gallon drums, profiled, and disposed off-Site on October 30, 2015 by American Integrated Services, Inc. (AIS) at a licensed waste acceptance facility. A copy of the non-hazardous waste manifests/bills of lading for off-Site disposal of the generated waste are presented as Appendix B. No drilling spoils were generated during the well destruction activities. Inert concrete and metal debris, consisting of Christy boxes and surrounding concrete surface finish, was transported off-Site for recycling or disposal.

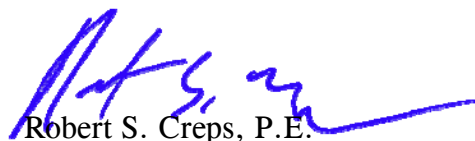
In accordance with ACPWA permit conditions, original California Department of Water Resources Well Completion Reports (WCRs) were prepared for each destroyed groundwater monitoring well and transmitted to ACPWA. Copies of the WCRs are presented as Appendix C.

Very truly yours,

PES ENVIRONMENTAL, INC.



Christopher J. Baldassari, P.G.
Senior Geologist



Robert S. Creps, P.E.
Principal Engineer

cc: Julie Treinen, Griffin Capital Corporation

Mr. Mark Detterman

December 3, 2015

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Attachments: Table 1 – Well Construction and Sub-Slab Vapor Probe Details
Plate 1 – Site Location Map
Plate 2 – Site Plan
Appendix A – ACPWA Well Destruction Permit
Appendix B – Non-hazardous Waste Manifest
Appendix C – State of California Well Completion Reports

TABLE

Table 1
Summary of Groundwater Monitoring Well Construction Details
1650 65th Street
Emeryville, California

Well Identification	Top of Casing (feet MSL)	Well Casing Diameter (inches)	Screened Interval (feet bgs)
MW-5	15.34	4	6.7 - 17.9
MW-7	15.45	4	6.7 - 18.7

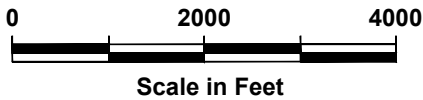
Notes:

MSL - mean sea level, referenced to North American Vertical Datum of 1988 (NAVD88).
 bgs - below ground surface.

PLATES



**PROJECT
SITE**



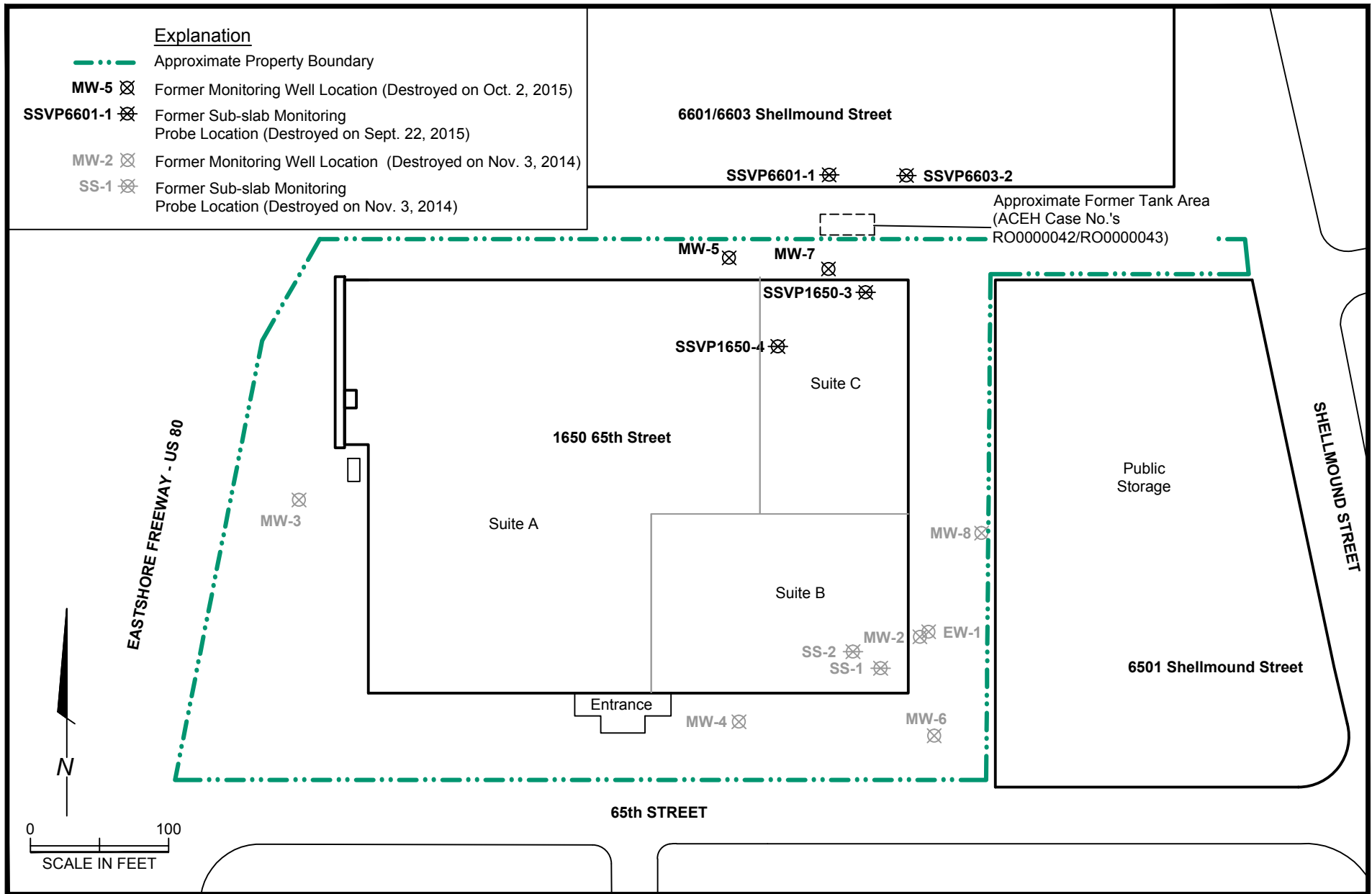
U.S.G.S. Topo Map - Oakland West, California, 7.5-minute quadrangle. Map version 1997; current as of 1993



Site Location Map
1650 65th Street
Emeryville, California

PLATE

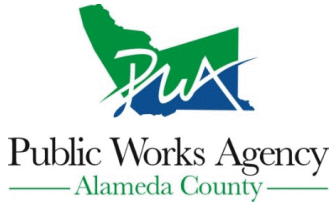
1



APPENDIX A

WELL DESTRUCTION PERMITS

Alameda County Public Works Agency - Water Resources Well Permit



399 Elmhurst Street
Hayward, CA 94544-1395
Telephone: (510)670-6633 Fax:(510)782-1939

Application Approved on: 09/29/2015 By jamesy

Permit Numbers: W2015-0926 to W2015-0927
Permits Valid from 10/02/2015 to 10/02/2015

Application Id: 1442957015150
Site Location: 1650 65th Street
Project Start Date: 10/02/2015
Assigned Inspector: Contact Balance Hydrologics, Inc at (510) 473-5663 or acwells@balancehydro.com

City of Project Site: Emeryville

Completion Date: 10/02/2015

Applicant: PES Environmental, Inc. - Chris Baldassari
1682 Novato Blvd., Suite 100, Novato, CA 94947
Property Owner: Griffin Capital Corp
1520 Grand Avenue, El Segundo, CA 90245
Client: ** same as Property Owner **
Contact: Matt Eddy

Phone: 415-899-1600

Phone: --

Phone: 415-899-1600
Cell: 415-497-2741

	Total Due:	\$794.00
Receipt Number: WR2015-0486	Total Amount Paid:	\$794.00
Payer Name : Christopher Baldassari	Paid By: VISA	PAID IN FULL

Works Requesting Permits:

Well Destruction-Monitoring - 2 Wells
Driller: Cascade Drilling, LP - Lic #: 938110 - Method: press

Work Total: \$794.00

Specifications

Permit #	Issued Date	Expire Date	Owner Well Id	Hole Diam.	Casing Diam.	Seal Depth	Max. Depth	State Well #	Orig. Permit #	DWR #
W2015-0926	09/29/2015	12/31/2015	MW-5	10.75 in.	4.00 in.	5.00 ft	18.00 ft	No Records	No Records	No Records
W2015-0927	09/29/2015	12/31/2015	MW-7	8.00 in.	4.00 in.	5.00 ft	19.00 ft	No Records	No Records	No Records

Specific Work Permit Conditions

1. Drilling Permit(s) can be voided/ cancelled only in writing. It is the applicant's responsibility to notify Alameda County Public Works Agency, Water Resources Section in writing for an extension or to cancel the drilling permit application. No drilling permit application(s) shall be extended beyond ninety (90) days from the original start date. Applicants may not cancel a drilling permit application after the completion date of the permit issued has passed.

2. Prior to any drilling activities, it shall be the applicant's responsibility to contact and coordinate an Underground Service Alert (USA), obtain encroachment permit(s), excavation permit(s) or any other permits or agreements required for that Federal, State, County or City, and follow all City or County Ordinances. No work shall begin until all the permits and requirements have been approved or obtained. It shall also be the applicants responsibilities to provide to the Cities or to Alameda County an Traffic Safety Plan for any lane closures or detours planned. No work shall begin until all the permits and requirements have been approved or obtained.

3. Compliance with the well-sealing specifications shall not exempt the well-sealing contractor from complying with appropriate State reporting-requirements related to well construction or destruction (Sections 13750 through 13755 (Division 7, Chapter 10, Article 3) of the California Water Code). Contractor must complete State DWR Form 188 and mail original to the Alameda County Public Works Agency, Water Resources Section, within 60 days. Include permit number and site map.

4. Applicant shall submit the copies of the approved encroachment permit to this office within 10 days.

Alameda County Public Works Agency - Water Resources Well Permit

5. Permittee shall assume entire responsibility for all activities and uses under this permit and shall indemnify, defend and save the Alameda County Public Works Agency, its officers, agents, and employees free and harmless from any and all expense, cost and liability in connection with or resulting from the exercise of this Permit including, but not limited to, property damage, personal injury and wrongful death.

6. Applicant shall contact assigned inspector listed on the top of the permit at least five (5) working days prior to starting, once the permit has been approved. Confirm the scheduled date(s) at least 24 hours prior to drilling.

7. Permittee, permittee's contractors, consultants or agents shall be responsible to assure that all material or waters generated during drilling, boring destruction, and/or other activities associated with this Permit will be safely handled, properly managed, and disposed of according to all applicable federal, state, and local statutes regulating such. In no case shall these materials and/or waters be allowed to enter, or potentially enter, on or off-site storm sewers, dry wells, or waterways or be allowed to move off the property where work is being completed.

8. Remove the Christy box or similar structure.

Destroy well by grouting neat cement with a tremie pipe or pressure grouting (25 psi for 5min.) to the bottom of the well and by filling with neat cement to three (3-5) feet below surface grade. Allow the sealing material to spill over the top of the casing to fill any annular space between casing and soil.

After the seal has set, backfill the remaining hole with concrete or compacted material to match existing conditions.

9. Copy of approved drilling permit must be on site at all times. Failure to present or show proof of the approved permit application on site shall result in a fine of \$500.00.

10. Electronic Reporting Regulations (Chapter 30, Division 3 of Title 23 & Division 3 of Title 27, CCR) require electronic submission of any report or data required by a regulatory agency from a cleanup site. Submission dates are set by a Regional Water Board or by a regulatory agency. Once a report/data is successfully uploaded, as required, you have met the reporting requirement (i.e. the compliance measure for electronic submittals is the actual upload itself). The upload date should be on or prior to the regulatory due date.

APPENDIX B

NON-HAZARDOUS WASTE MANIFEST

GENERATOR

INT'L

TRANSPORTER

DESIGNATED FACILITY

NON-HAZARDOUS WASTE MANIFEST	1. Generator ID Number NOT REQUIRED	2. Page 1 of 1	3. Emergency Response Phone 888-423-8060	4. Waste Tracking Number 07004583
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5. Generator's Name and Mailing Address Griffin Capital Corp. 1520 E. Grand Avenue, El Segundo, CA 90245 310-469-8100	Generator's Site Address (if different than mailing address) 1650 65th Street Emeryville, California 94608
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6. Transporter 1 Company Name American Integrated Services, Inc.	U.S. EPA ID Number CAR000148338
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7. Transporter 2 Company Name	U.S. EPA ID Number
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8. Designated Facility Name and Site Address Crosby & Overton, Inc. 1630 W. 16th Street Long Beach, CA. 90813 562-432-5445	U.S. EPA ID Number CAD028409019
--	---

9. Waste Shipping Name and Description	10. Containers		11. Total Quantity	12. Unit Wt./Vol.	
	No.	Type			
1. Non-Hazardous Waste Liquid (Water)	001	DM	55	G	
2.					
3.					
4.					

13. Special Handling Instructions and Additional Information Wear protective equipment while handling. Weights or volumes are approximate. 24 hour emergency number (888) 423-8060.	Profile#: 27578 Project #: 75006-12-17	LSS
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14. GENERATOR'S/OFFEROR'S CERTIFICATION: I hereby declare that the contents of this consignment are fully and accurately described above by the proper shipping name, and are classified, packaged, marked and labeled/placarded, and are in all respects in proper condition for transport according to applicable international and national governmental regulations.

Generator's/Offlor's Printed/Typed Name Chris Baldassari (PES Environmental) as agent for Griffin Capital Corp.	Signature <i>Chris Baldassari</i>	Month 10	Day 21	Year 15
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15. International Shipments <input type="checkbox"/> Import to U.S. <input type="checkbox"/> Export from U.S.	Port of entry/exit: Date leaving U.S.:
--	---

16. Transporter Acknowledgment of Receipt of Materials

Transporter 1 Printed/Typed Name MARCO MARTINEZ	Signature <i>Marco Martinez</i>	Month 10	Day 30	Year 15
Transporter 2 Printed/Typed Name	Signature	Month	Day	Year

17. Discrepancy

17a. Discrepancy Indication Space <input type="checkbox"/> Quantity <input type="checkbox"/> Type <input type="checkbox"/> Residue <input type="checkbox"/> Partial Rejection <input type="checkbox"/> Full Rejection	Manifest Reference Number:	U.S. EPA ID Number
--	----------------------------	--------------------

17b. Alternate Facility (or Generator)	U.S. EPA ID Number
--	--------------------

17c. Signature of Alternate Facility (or Generator)	Month	Day	Year
---	-------	-----	------

18. Designated Facility Owner or Operator: Certification of receipt of materials covered by the manifest except as noted in Item 17a

Printed/Typed Name	Signature	Month	Day	Year
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APPENDIX C

STATE OF CALIFORNIA WELL COMPLETION REPORTS

CONFIDENTIAL

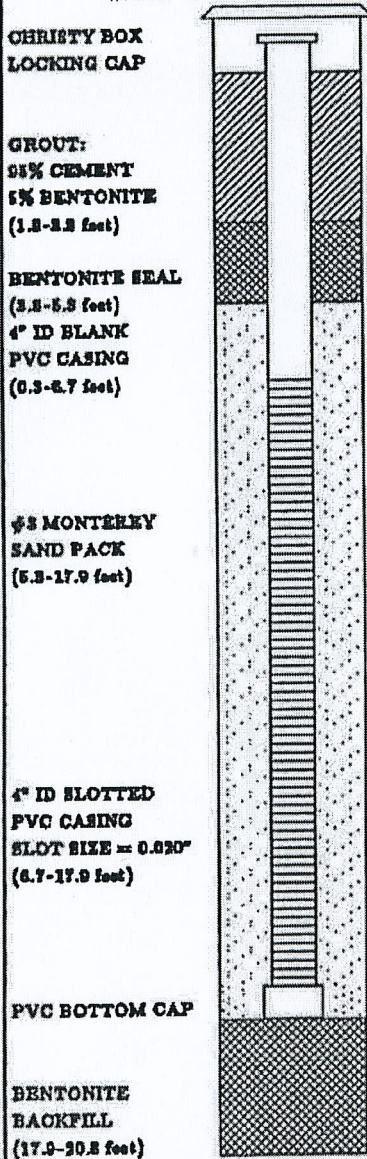
STATE OF CALIFORNIA DWR
WELL COMPLETION REPORT
(WELL LOGS)

REMOVED

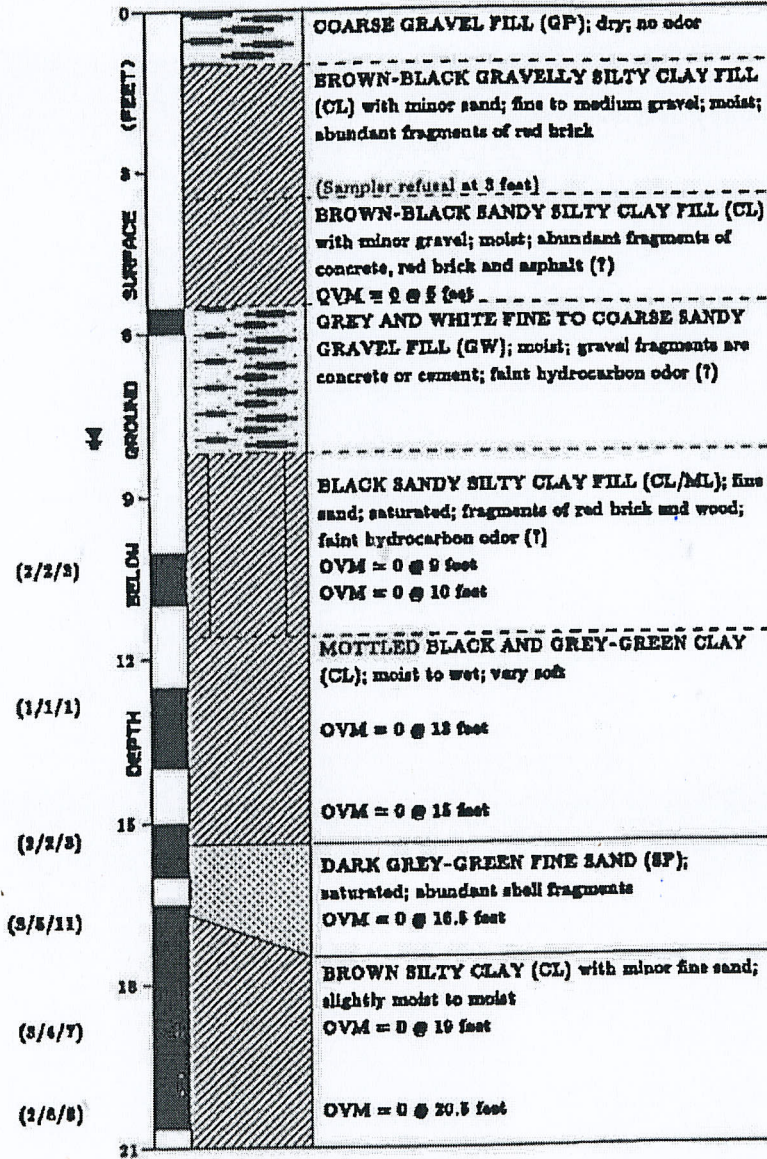
CLIENT P.O. PARTNERS
 LOCATION 1650 65th STREET,
 EMERYVILLE, CALIFORNIA
 DATE 16 November 1989
 GEOLOGIST M.L. PIERCE

TEST HOLE NUMBER MW-5
 DRILLER AGE DRILLING, INC.
 DRILLING METHOD HOLLOW-STEM AUGER
 HOLE DIAMETER 10.75-INCHES

WELL CONSTRUCTION



LITHOLOGY DESCRIPTION



EXPLANATION

∇ Water level during drilling
 OVM Organic Vapor Meter Reading

--- Contact (dashed where approximate)
 ■ Location of sample

ES ENGINEERING - SCIENCE

CLIENT P.O. PARTNERS
 LOCATION 1850 65th STREET,
EMERYVILLE, CALIFORNIA
 DATE 16 November 1989
 GEOLOGIST M.L. PIERCE

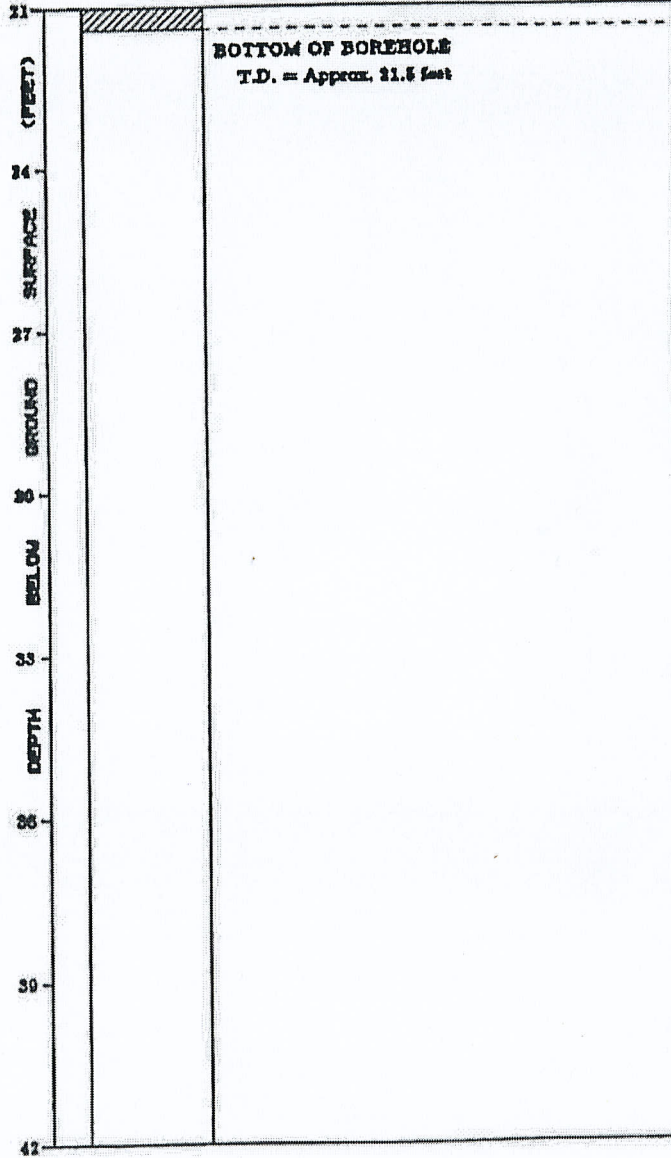
TEST HOLE NUMBER MW-5
 DRILLER ASE DRILLING, INC.
 DRILLING METHOD HOLLOW-STEM AUGER
 HOLE DIAMETER 10.75-INCHES

WELL CONSTRUCTION



LITHOLOGY

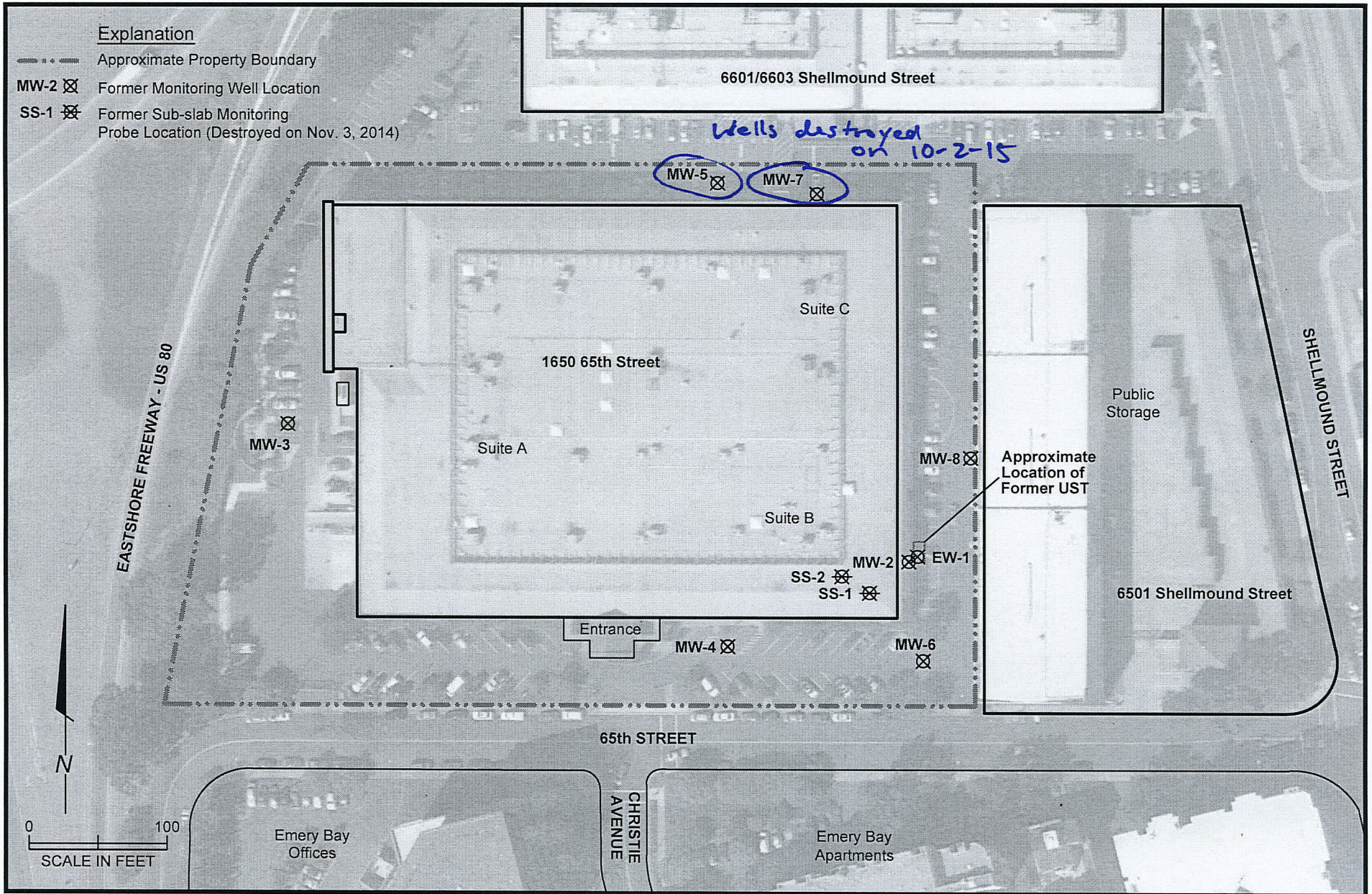
DESCRIPTION



EXPLANATION

▼ Water level during drilling
 OVM Organic Vapor Meter Reading

--- Contact (dashed where approximate)
 ■ Location of sample



CONFIDENTIAL

STATE OF CALIFORNIA DWR
WELL COMPLETION REPORT
(WELL LOGS)

REMOVED

CLIENT P.O. PARTNERS
 LOCATION 1060 65th STREET,
 EMERYVILLE, CALIFORNIA
 DATE 29 March 1990
 GEOLOGIST HENRI ROCA III

TEST HOLE NUMBER MW-7
 DRILLER ASE DRILLING, INC.
 DRILLING METHOD HOLLOW-STEM AUGER
 HOLE DIAMETER 6-INCHES

