

Bond CC Oakland, LLC
350 W. Hubbard Street
Suite 450
Chicago, IL 60654

RECEIVED

3:03 pm, Jan 23, 2012

Alameda County
Environmental Health

January 20, 2012

Mr. Jerry Wickham
Alameda County Environmental Health Services
1131 Harbor Bay Parkway, Suite 250
Alameda, California 94502-6577

Subject: Well Abandonment Letter - Former Cox Cadillac Site 230 Bay Place in Oakland,
California (ACEH Fuel Leak Case Number RO0000148 and Geotracker Global ID
Number T0600100193)


Dear Mr. Wickham:

Enclosed please find the letter from ARCADIS-US a letter documenting the abandonment of the groundwater monitoring wells that were formerly located at the Subject Site. It is our understanding that the Alameda County Environmental Health Services will now prepare a final closure letter for the Site and submit the letter to me.

I certify under penalty of law that this document and all attachments are prepared under my direction or supervision in accordance with a system designed to ensure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who managed the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

If you have any questions or comments, please call me at (312) 853-0700 or Ron Goloubow of ARCADIS at (510) 596-9550.

Sincerely,
BOND CC OAKLAND, LLC



Robert J. Bond
Authorized Signatory

Enclosure – ARCADIS Letter



ARCADIS U.S., Inc.
2000 Powell Street, Suite 700
Emeryville, CA 94608
Tel 510.652.4500
Fax 510.652.4906
www.arcadis-us.com

Mr. Jerry Wickham
Senior Hazardous Materials Specialist
Alameda County Health Care Services Agency
Environmental Health Services
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577

ENVIRONMENT

Subject:

Response to Comments for Fuel Leak Case No. RO0000148 and GeoTracker Global
ID T0600100193, Cox Cadillac & Buick, 230 Bay Place, Oakland, CA 94612

Date:

January 20, 2012

Dear Mr. Wickham

Contact:

Ron Goloubow

ARCADIS U.S. Inc., (ARCADIS) has prepared this letter on behalf of Bond CC Oakland, LLC (Bond) for the former Cox Cadillac Site located at 230 Bay Place in Oakland, California ("the Site"). This letter provides the Alameda County Health Care Services Agency (ACHCSA) documentation regarding the abandonment and sealing of five groundwater monitoring wells that were formerly located at the Site.

Phone:

510-652-4500

Email:

ron.goloubow@arcadis-us.com

The ACHCSA approved the abandonment and sealing of the five wells in a letter to Bond dated, December 19, 2011. Prior to abandoning the wells, ARCADIS completed the appropriate permit forms and paid permit fees to the Alameda County Public Works Agency (ACPWA) for permits W21012-0001; 0002; 0003; 0004 and 0022. The five groundwater monitoring wells were abandoned and sealed in accordance with the Department of Water Resources (DWR) and ACPWA guidelines.

Our ref:

EM009171.0017

Well Abandonment

The wells were abandoned by Penecore Inc. a California licensed well drilling contractor under the inspection of ACPWA and under the supervision of ARCADIS, in accordance with the requirements of the ACPWA well abandonment permits and DWR guidelines by on January 3, 2012.

Imagine the result

ARCADIS

Mr Wickham
January 20, 2012

The wells were abandoned by placing a tremie pipe inside the 2-inch-diameter polyvinyl chloride well casing to approximately 5 feet off the bottom of each well. A cement grout mixture consisting of one, 94-pound sack of cement for every 10 gallons of water was allowed to flow into the tremie pipe at each well. The grout was put into each well until the groundwater within had been displaced by the cement grout and the grout was flowing out from the top of the well casing. After approximately 30 minutes each well casing was then topped-off with more grout. The lid and support ring of the at-grade protective well box was removed and the well box at each well was filled with concrete and finished to match the grade of the ground surface.

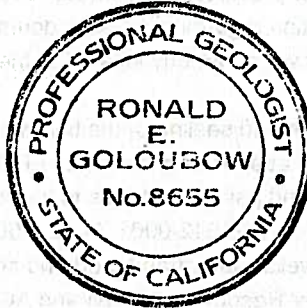
ARCADIS completed one DWR form for each abandoned well and submitted the forms to the ACPWA on January 19, 2012. Copies of the DWR forms are also attached to this letter. It is our understanding that the ACHCSA will now prepare a final closure letter for the Site and submit the letter to Bond. If you have any questions or need any more information, please call me at 510-596-9550.

Sincerely,

ARCADIS U.S., Inc.



Ron Goloubow, P.G.8655
Principal Geologist



Expires Nov. 30, 2013

Enclosures – Well Completion Reports



Infrastructure · Water · Environment · Buildings

ARCADIS U.S., Inc.
2000 Powell Street, Suite 700
Emeryville, CA 94608
Tel 510.652.4500
Fax 510.652.4906
www.arcadis-us.com

Ms. Victoria Hamlin
Alameda County Public Works Agency
Water Resources Section
399 Elmhurst Street
Hayward, CA 94544

ENVIRONMENT

Subject:

Well Completion Reports for Permit Numbers W21012-0001; 0002; 0003; 0004 and 0022

Date:
January 19 2012

Dear Ms. Hamlin:

Contact:
Ron Goloubow

ARCADIS U.S., Inc. (ARCADIS) has prepared the enclosed Well Completion Reports for Alameda County Public Works Agency Permit Numbers W21012-0001; 0002; 0003; 0004 and 0022. These permits were obtained for the abandonment of the five groundwater monitoring wells that were formerly located at 230 Bay Place in Oakland, CA.

Phone:
510-652-4500

Email:
ron.goloubow@arcadis-us.com

If you have any questions or need any more information, please call me at 510-596-9550.

Our ref:
EM009171.0017

Sincerely,

ARCADIS U.S., Inc.

Ron Goloubow, P.G.
Principal Geologist

Enclosures – Well Completion Reports

Imagine the result

CONFIDENTIAL

STATE OF CALIFORNIA DWR
WELL COMPLETION REPORT
(WELL LOGS)

REMOVED

CONFIDENTIAL

STATE OF CALIFORNIA DWR
WELL COMPLETION REPORT
(WELL LOGS)

REMOVED

CONFIDENTIAL

STATE OF CALIFORNIA DWR
WELL COMPLETION REPORT
(WELL LOGS)

REMOVED

CONFIDENTIAL

STATE OF CALIFORNIA DWR
WELL COMPLETION REPORT
(WELL LOGS)

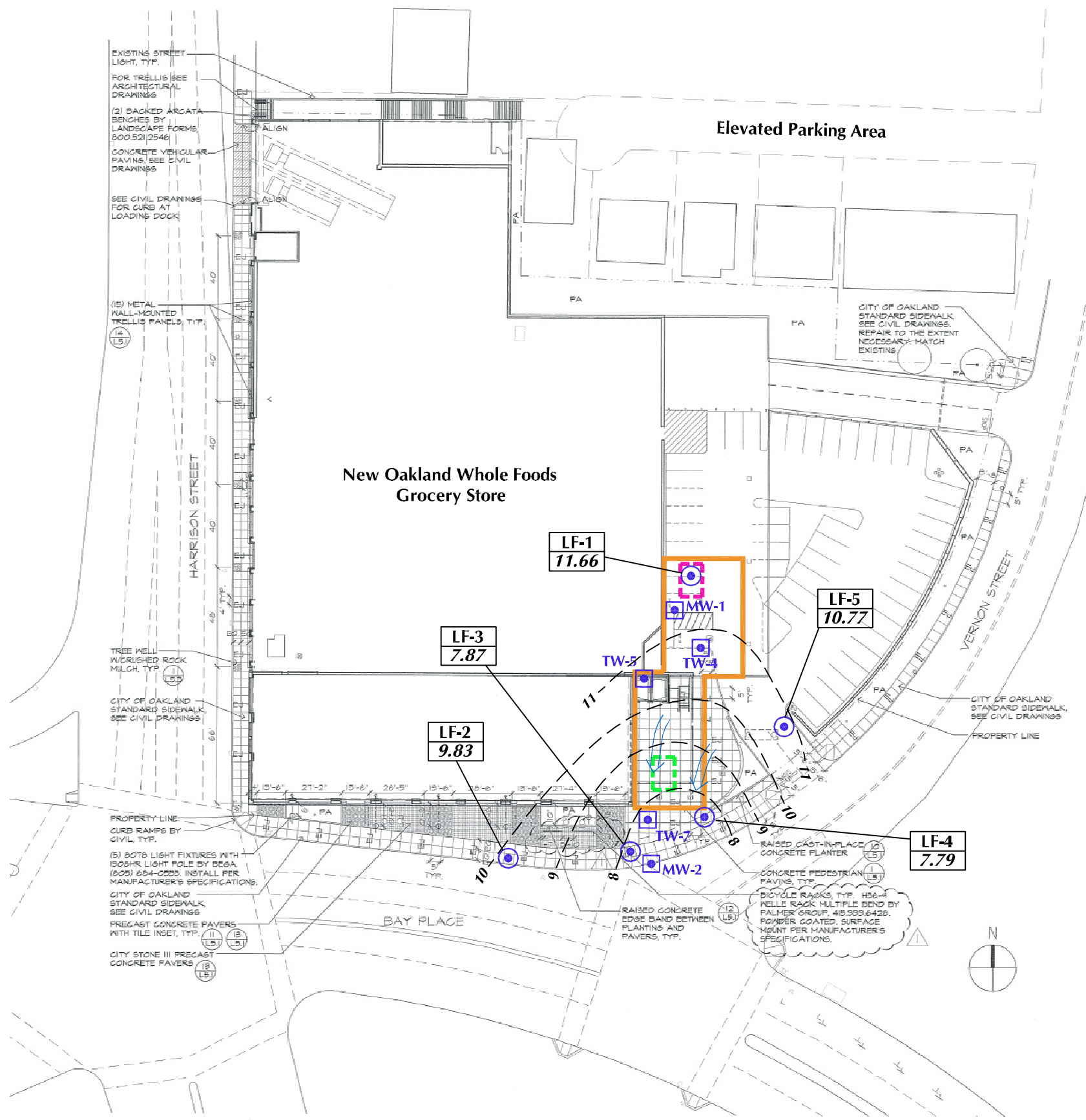
REMOVED

CONFIDENTIAL

STATE OF CALIFORNIA DWR
WELL COMPLETION REPORT
(WELL LOGS)

REMOVED

CITY: (Read) DIV: (Group) (Read) DB: (Read) LD: (Op) PIC: (Op) PM: (Read) TM: (Op) LY: (Option) OFF: (Ref) PLOT: (Table) PLOTTED: 6/7/2010 2:07 PM BY: REYES, ALEC
 XREFS: IMAGES: PROJECTNAME: ---
 002_L1.dwg copy.dwg
 google_aerial_230_Bay_Place.dwg
 google_aerial_MW_PTS.dwg
 CITY: (Read) DIV: (Group) (Read) DB: (Read) LD: (Op) PIC: (Op) PM: (Read) TM: (Op) LY: (Option) OFF: (Ref) PLOT: (Table) PLOTTED: 6/7/2010 2:07 PM BY: REYES, ALEC
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LAYOUT NOTES

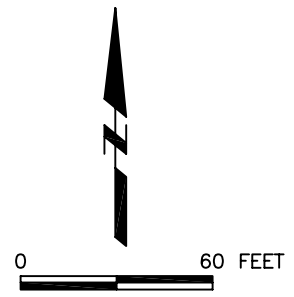
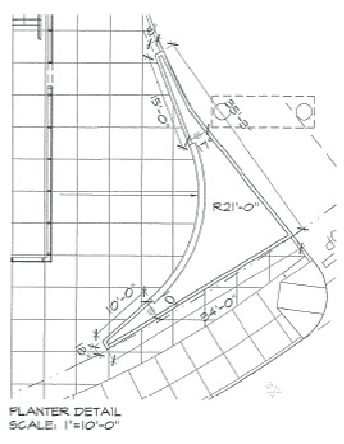
1. VERIFY LOCATION OF ALL BUILDINGS, WALLS, ROADS AND CURBS AFFECTING LANDSCAPE SCOPE OF WORK WITH ARCHITECTURAL AND CIVIL ENGINEER'S DRAWINGS.
2. VERIFY LOCATION OF ALL VAULTS, ELECTRICAL DUCT BANKS, MANHOLES, CONDUIT AND PIPING, DRAINAGE STRUCTURES AND OTHER UTILITIES WITH THE APPROPRIATE ENGINEERING DRAWINGS.
3. TAKE ALL DIMENSIONS FROM FACE OF CURB, WALL OR BUILDING UNLESS OTHERWISE NOTED. ALL DIMENSIONS CALLED OUT AS 'EQUAL' ARE EQUIDISTANT MEASUREMENTS TO DESIGNATED CENTERLINE(S).
4. TAKE ALL DIMENSIONS PERPENDICULAR TO ANY REFERENCE LINE, WORK LINE, FACE OF BUILDING, FACE OF WALL, OR CENTERLINE.
5. ALL ANGLES TO BE 90 DEGREES AND ALL LINES OF PAVING AND FENCING TO BE PARALLEL UNLESS NOTED OTHERWISE. MAINTAIN HORIZONTAL ALIGNMENT OF ADJACENT ELEMENTS AS NOTED ON THE DRAWINGS.
6. REFERENCE TO NORTH REFERS TO PROJECT NORTH. REFERENCE TO SCALE IS FOR FULL-SIZED DRAWINGS ONLY. DO NOT SCALE FROM REDUCED DRAWINGS.
7. DIMENSIONS TAKE PRECEDENCE OVER SCALES SHOWN ON DRAWINGS.
8. NOTES AND DETAILS ON SPECIFIC DRAWINGS TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.
9. SEE CIVIL ENGINEER'S DRAWINGS FOR ROADWAYS, CURBS, CURB CUTS AND RAMPS, BUILDING SETBACKS AND BENCH MARKS.

LAYOUT LEGEND

- CL.....CENTER LINE
- EJ.....EXPANSION JOINT
- EQ.....EQUAL
- PA.....PLANTING AREA
- TYP.....TYPICAL

EXPLANATION:

- Approximate Limit of Excavation performed in 2005/2006
- Approximate Location of Former Gasoline UST
- Approximate Location of Former Waste Oil UST
- Current Groundwater Monitoring Well
- Previous Well Location
- Groundwater Elevation Contour (Feet/MSL)
Dashed where inferred
Contour Interval = one foot
- Approximate Groundwater Flow Direction
- LF-1**
11.23 Location ID
Groundwater Elevation (Feet/MSL)
- MSL Mean Sea Level
- UST Underground Storage Tank
- * Water level not contoured because well under pressure at time of measurement



BASEMAP SOURCE: Cliff Lowe Associates

FORMER COX CADILLAC
230 BAY PLACE, OAKLAND, CALIFORNIA

**SITE PLAN WITH GROUNDWATER
MONITORING WELL LOCATIONS
APRIL 29, 2010**

ARCADIS

FIGURE
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