

Drogos, Donna, Env. Health

Subject: Ro261 - 2951 High St, Oakland
Entry Type: Phone call

Start: Mon 11/13/2006 2:30 PM
End: Mon 11/13/2006 2:30 PM
Duration: 0 hours

10/25/06, 117p, Tim Cook, Cook Environmental
Re: request for closure
2951 High st
Reviewed Jennifer Rices ltr of 10/02 & what is county stand on closure?
925-937-1759

10/31/06, 1057a, Jennifer Rice
Back in office
Call to find out where we stand

11/7/06, 235p, Ariu, fwd msg to me
11/07/06, 254p, Jennifer Rice,
Closure pending for a year
Request a ltr setting forth current status of mattter
Client has till end of month to provide NFA
Buyers calling him several times a day, as trying to refinance
Letter form us would go a long way to calm situation

11/8/06, 11:01a, Jennifer Rice, 925-945-0811
Jerry said he is reviewing file on Friday, thank you for working on holiday
Can I review next week so it can be shipped to RWQCB
She will call Cherie & ask her to expedite review at RWQCB
Final date for closure before her client will get sued in 11/30
Appreciative if expidite review
Called Ariu last week, will call him back

11/08/06, 218p, 925-937-1759
Tim Cook
Number for jerry

11/08/06, 251p, Jennifer Rice
Tim Cook left msg too
Waiting to hear from Jerry Wickham, but day not out
Client is being hounded by buyers
Ltr form ACEH explaining the status would be helpful
Have until 11/30 until client suffers acute financial damages
About to call Ariu

11/08/06, 4p, Called her back
Jerry not in office today, at offsite county location
I received file yesterday late, will give to Jerry tomorrow
Briefed him on the site, he is prepared to review
He will call her tomorrow

11/13/06, 1030a, Jennifer Rice

Yes. I will review case today

She would like a ltr that says we have closed cae & sent to RWQCB for their concurrence. I will ask Jerry to send her that ltr today.

11/13/06, 238p, Jennifer Rice

Given my name & number to buyer, current owner

Called he client 3x this AM

Not taking their word for it

Gave her my number to confirm that case is closing

Drogos, Donna, Env. Health

Subject: RO261 - 2951 High St,
Entry Type: Phone call

Start: Tue 10/31/2006 1:55 PM
End: Tue 10/31/2006 1:55 PM
Duration: 0 hours

Spoke to Jennifer Rice, , 925-945-0811

CW has not made progress on closure.

Will be assigning to another caseworker to complete closure of site on overtime.

Time spent already would be lost however new caseworker will complete site review & closure

Will have caseworker call her 11/7 with initial impressions of case review & time estimated to complete closure. Estimate work completed over next 2 weeks.

She can have banker and/or property owner contact either me or Ariu to address their concerns re: progress on this case. Gave her Ariu's #

Drogos, Donna, Env. Health

Subject: RO261 - 29510 High
Entry Type: Phone call

Start: Fri 10/6/2006 11:00 AM
End: Fri 10/6/2006 11:00 AM
Duration: 0 hours

RO261 -
09/22/06, 1025a, Jennifer Rice
Received msg last night
Available to talk anytime next week
jrice@netvista.net
Send her quick e-mail with my info, if technical issues wants Tim Cook present too.
925-945-0811

10/06/06, 1055a, called Jennifer Rice, 925-945-0811
Gave her status update, closure summary due to me by 10/12, the presentation,
anticipating needing the month to finalize out,
My sense is case is closeable
She is on vacation 10/01-10/24, we will check in on status on 10/26, 1pm

Drogos, Donna, Env. Health

Subject: RO261, 2951 High Street, Oakland
Entry Type: Phone call
Start: Wed 6/28/2006 3:00 PM
End: Wed 6/28/2006 3:00 PM
Duration: 0 hours

RO0000261, 2951 High Street, Oakland

6/2806, 241p, Jennifer Rice, atty
Hemilaya trading co
2951 High st,
Permission to turn off pumps, submit application for closure 9 mo ago
Don is CW, he snet dir requesting addtl work, RP submitted WP 06/12/06, no response
Whats going on, assurance this matter given attention
925-945-0811

--> 06/28/06 fwd to Don to respond

07/14/06, letter responding to work plan sent this week

Drogos, Donna, Env. Health

Subject: RO261 - 2951 High St,
Entry Type: Phone call

Start: Tue 10/31/2006 1:55 PM
End: Tue 10/31/2006 1:55 PM
Duration: 0 hours

Spoke to Jennifer Rice, , 925-945-0811

CW has not made progress on closure.

Will be assigning to another caseworker to complete closure of site on overtime.

Time spent already would be lost however new caseworker will complete site review & closure

Will have caseworker call her 11/7 with initial impressions of case review & time estimated to complete closure. Estimate work completed over next 2 weeks.

She can have banker and/or property owner contact either me or Ariu to address their concerns re: progress on this case. Gave her Ariu's #

RO261 Ph log 8/8/06-11/6/06

9/14/06 teleconf w/ Jennifer Rice, DD

9/14/06 Jennifer Rice, Tim Cook called

9/7/06 ph Rice: MTBE, ESL, SSTL

9/6/06 Rice called

Drogos, Donna, Env. Health

Subject: RO261, 2951 High Street, Oakland
Entry Type: Phone call
Start: Wed 6/28/2006 3:00 PM
End: Wed 6/28/2006 3:00 PM
Duration: 0 hours

RO0000261, 2951 High Street, Oakland

6/2806, 241p, Jennifer Rice, atty
Hemilaya trading co
2951 High st,
Permission to turn off pumps, submit application for closure 9 mo ago
Don is CW, he snet dir requesting addtl work, RP submitted WP 06/12/06, no response
Whats going on, assurance this matter given attention
925-945-0811

--> 06/28/06 fwd to Don to respond

07/14/06, letter responding to work plan sent this week

Drogos, Donna, Env. Health

Subject: RO261 - 2951 high st, oakland
Entry Type: Phone call
Start: Fri 9/9/2005 5:12 PM
End: Fri 9/9/2005 5:12 PM
Duration: 0 hours

RO261 - 2951 high st, oakland
09/01/05, 257p, jennifer rice, call her in next hr

09/01/05, 243p, jennifer rice, atty in Walnut Creek, 925-945-0811
called couple mo ago, I called her back, now she is following up
Represent former owner, remediation, undergoing monitoring, difficult situation, timing of testing, when NFA
would be issued, explain process

09/02/05, 1028a, jennifer rice, 925-945-0811

Mashoon to take care of cleanup, he entered into agreement w/Exxon & ARCO & the new owner that he would
cleanup.
He client stepped in & took over cleanup,
Her client is responsibel for cleaning up, technically Mashoon is responsible.
Her client sold property

Zema Corp

Long talk, want closure Dec 31. Not realistic, if report early Nov, we will evaluate however not guarantee can
close, monitoring after remediation still nedd to evaluate. Re: schedule will need to review w/CW to determine
other cases working on & estimate of which priority cases need to be addressed & before review of this one.

Agreed can give her a status letter re: review underway so her client can extend his title insurance. She will
draft up something & send to Don & I for review at the time final report is submitted.

Drogos, Donna, Env. Health

Subject: RO261 - 2951 High St, Oakland
Entry Type: Phone call
Start: Fri 8/12/2005 3:30 PM
End: Fri 8/12/2005 3:30 PM
Duration: 0 hours

08/03/05, 906a, Tim Cook, 925-937-1759
Assigned CW yet?

Called him back,
Not assigned CW yet however completing case assignments currently.

Former property owner was Mahammed Mashoon, since sold twice
Aziz Kandahari RP, acting as primary,
& now new owner
Told him we will be revising NOR notifications

He discussed w/Bob
Shutdown treatment system & doing 4 quarters QMR to evaluate effectiveness
Will continue doing QMR then ask for closure if appropriate

Told him to send reports to me or to LOP Program & we will get & log

Drogos, Donna, Env. Health

Subject: RO261- 2951 high st
Entry Type: Phone call

Start: Thu 7/21/2005 10:00 AM
End: Thu 7/21/2005 10:00 AM
Duration: 0 hours

07/15/05, 106p, tim cook, 925-937-1759, 2951 high st, oak, assign CW yet, name & number

07/21/05, 1009a, tim cook, 2951 high st, CW, QMR to send, 925-937-1759

Drogos, Donna, Env. Health

Subject: RO261 - 2951 High St,
Entry Type: Phone call

Start: Wed 6/1/2005 9:30 AM
End: Wed 6/1/2005 9:30 AM
Duration: 0 hours

RO261 - 2951 High St,
5/25/05, 140p, jennifer rice, 925-945-0811, disc status of gas station on high st, 2951 high
05/27/05, 130p, jennifer rice, 925-945-0811, atty in walnut creek, 2951high st, oakland
06/01/05, 915a, lft msg

Drogos, Donna, Env. Health

Subject: RO261- 2951 high
Entry Type: Phone call
Start: Fri 5/20/2005 10:16 AM
End: Fri 5/20/2005 10:16 AM
Duration: 0 hours

RO261- 2951 high

05/17/05, 1224p, tim cooke, high st, bob, submitted VM wp to Bob last nov, no comment but he said verbally to start, shut treatment system off, [c] below action levels, need something in writing, 2951 high, 925-937-1759, 925-787-6869

05/20/05, 1010a, not assigned, site specific cleanup levels, Bob did give him direction, verbally & he has phone logs to document direcsctive for submital to USTCF, Bob tyold him the earlies he could consider cl was Nov 2005, need to monitor system effectiveness & ensure no rebound & that needs to be demonstrated by the consultant, Confirmed that he did get a response for Bob & documetnation sufficient to commence with thte VM mode he is currently in.

Schultz, Robert, Env. Health

Subject: Tim Cook, RO-261
Entry Type: Phone call
Company: Cook Env.

Start: Mon 1/10/2005 10:06 AM
End: Mon 1/10/2005 10:06 AM
Duration: 0 hours

2951 High St., Oakland
shutdown system per verification 11/26/04 wp
1/4/05 sampling, more on feb, mar, apr
then application fo closure
925-937-1759

attempted to call again, but his phone does not accept blocked calls - *82 does not work to disable county blocking

he called back on 1/18/05 and we discussed the verification monitoring plan:

- we typically require 1-2 full hydrologic cycles of verification monitoring prior to closing a site
- monthly sampling events may be helpful to him in collecting data to evaluate system shutdown/removal, however closure decision requires full hydrologic cycle (not four monthly events as proposed)
- i am in the process of preparing a written response to wp which will include full case review

Schultz, Robert, Env. Health

Subject: Tim Cook, RO-261
Entry Type: Phone call
Company: Cook Env.

Start: Mon 1/10/2005 10:06 AM
End: Mon 1/10/2005 10:06 AM
Duration: 0 hours

2951 High St., Oakland
shutdown system per verification 11/26/04 wp
1/4/05 sampling, more on feb, mar, apr
then application fo closure
925-937-1759

attempted to call again, but his phone does not accept blocked calls - *82 does not work to disable county blocking

he called back on 1/18/05 and we discussed the verification monitoring plan:

- we typically require 1-2 full hydrologic cycles of verification monitoring prior to closing a site
- monthly sampling events may be helpful to him in collecting data to evaluate system shutdown/removal, however closure decision requires full hydrologic cycle (not four monthly events as proposed)
- i am in the process of preparing a written response to wp which will include full case review

Schultz, Robert, Env. Health

Subject: Tim Cook, RO261
Entry Type: [REDACTED]
Company: Cook ENv Svcs
Start: Fri 11/19/2004 3:18 PM
End: Fri 11/19/2004 3:18 PM
Duration: 0 hours

2951 High St
Oakland, CA

previous consultant was WACraig

925-937-1759

ozone sparge, concentrations below action levels
wants to move to verification monitoring

previous QMR recommended system shut-down

I recommended that he do whatever he needs to verify that the system is working appropriately and is optimized, he can do a temporary shutdown if levels are below the remedial goals (Tim stated that they were below the previously set SSTLs). Depending on the results of confirmation sampling he can submit a formal request for shutdown in the form of a workplan that includes future monitoring.

Drogos, Donna, Env. Health

Subject: RO261
Entry Type: Phone call
Start: Tue 9/28/2004 2:00 PM
End: Tue 9/28/2004 2:00 PM
Duration: 0 hours

RO261

9/23/04, 451p, Ken mennenna, bridge bank, don is out, his ltr to owner/sellar has cap been approved
9/28/04, 2p, fwd to don.

3/11/93

John Warner
to Juliet Stein

RE: 2951 High St

Mr. Warner stated that the site has been bankrupt (declared bankruptcy) for about 1 1/2 to 2 years. They are pursuing ARCO as responsible for contamination based on pictures of overflow during ARCO's operations at the site. He will send pictures to this office.

Probably will not be in court till year from now!

Phone Conversation

1/19/93

From: Juliet Shui

To: Mr. Mohammed Mashoon, 436-4700

RE: 2951 High St., Oakland

Mr. Mashoon stated that ZEMA Inc, the Corporation that owns the site, has declared Chapter 11, bankruptcy.

Mr. Mashoon stated that he knows that they are ultimately responsible for cleanup at the site, however, they are adamantly pursuing ARCO as at least partially responsible parties in investigations and cleanup. They have pictures of ARCO overspilling the hydrocarbons onto the site.

Mr. Mashoon stated that he has no information on the well that is currently on his site. He said that the former tenants of the site installed the well in 1990 or 1991.

I asked him for a specific time frame in which they expect to begin investigations at the site. Mr. Mashoon stated that I should speak to John Warner, his attorney. His ph # is (415) 924-2640.

Mr. Mashoon claims that the OSTs at the site are originals and have never been replaced.

Mr. Mashoon mentioned that they have taken legal action against Barbara Edmiston, concerned citizen, for harassment.

CC: on correspondence:

Barbara Edmiston (Concerned Neighbor)

2926 High St. #101

Oakland, CA 94619

(510) 534-1710

High St. Neighborhood Coalition

also

Suzanne Outen

(510) 261-4738

Phone Conversations

4/27/93 John Warner, attorney for Zina Custer (415) 924-2640
& Gilbert Sini

RE: 2951 High St., Alameda

I requested that Mr. Warner try and locate copies of the phase I and II investigation reports that were prepared for Mr. Tamm when he considered purchasing the property. I also requested that he look into whether there really is an unwood waste oil tank currently at the site, as stated in the deposition, and wanted that inactive tanks are required to be removed.

He told me to call back in 10 days to get answers to above questions. Also ask Mr. Warner about ^{purported} spills by Haber Oil, in addition to ARCO.

5/10/93 Left message for Mr. Warner since he hadn't submitted info yet.

→

Met w/ John Warner on May 26³ & requested
info on bankruptcy # of Mr. Tam or name
of Mr. Tam's former consultants.

Julius S

Overfills from
other distributors

also

- Will obtain bankruptcy #
for Tam to
- Seeing Haber, ARCO, &
Mr. Lee (Zima bought
from Lee)
- Call Lou about this case

Phone Conversation 8/12/93

Mr. Tan, (Formerly had an assessment
3311 Beard Rd. done of site w/ plans of
Fremont, CA 94555 purchasing property) 791-6386
& Juliet Shui

RE: 2951 Hight St, Oakland

According to Mr. Tan, he had an assessment done at the site w/ plans for purchasing the property in ~1989 or 1990. The assessment identified groundwater contamination, so he did not buy property. I asked where the report on this investigation is or who conducted the assessment. He does not recall, but he referred me to a broker, Blue Chip Broker ^{could not locate} in Hispanic in Oakland (Possibly Joe?) and his bankruptcy attorney, Robert Ward, at (415) 474-3072 for more info.

PHONE LOG (2951 High St.)

- 8/13/94 Mr. Mashoon stated that he directed Mr. Chadbourne or Frank Hamudi to sample stockpiled soil & dispose of it. The stockpiled soil is currently uncovered, according to Mr. Mashoon, but he stated he would have Frank Hamudi cover it.
- 8/13/94 Left message for Mr. Chadbourne re stockpiled soil
- 8/9/94 Left message for Mr. Hamudi - re w.p.
- 8/9/94 Mr. Hamudi called & stated that the stockpiled soil was fully covered on Friday w/ vegetation. Mr. Hamudi has been retained to address the stockpiled soil. I went over my comments on the w.p. 8/9/94 w.p. w/ him - JS.
- 8/30/94 Mr. Mashoon (510)436-4700
Called Mr. Mashoon, after discussing status of site w/ Donna Turcotte, State Trust Fund. Explained that the addendum to the work plan needs to be submitted, approved, & implemented before the County can sign the site off as being in compliance.
- 9/6/94 Mr. Mashoon (510)436-4700 - Met w/ Mr. Mashoon to discuss fault tightness tests from '88 through '94. Confirmed that a tightness test was conducted every year (refer to attached 8/6/94 notes). [Spoke to Donna Turcotte and she stated that she doesn't have a problem w/ the permit issue. She requested that I contact her when the site submits the addendum to the w.p. that was supposed to have been submitted by Aug 31 '94, before she will have a complete file.] Mr. Mashoon stated that addendum should be in by Friday.

PHONE LOG (2951 High St)

11/18/93

I spoke to Noori Ameli & told him that the stockpiled soil needed to be covered and contained to prevent the rains and surface water to penetrate & leach out contamination. I stated that this soil should be hauled off site ASAP. The tank removal report is supposed to be in by next week. — Juliet S.

12/8/93

Left message for Noori Ameli to find out where tank removal report is. JS

12/9/93

I spoke to Mr. Ameli. He said that the tank removal report has not been prepared. He said he would call me back ^{today} w/ an estimate for when it can be submitted.

12/10/93

1/13/94

Called to say workplan would be in by wk of Dec 20/93. Spoke to Mr. Mashoon in response to John Warner's letter to this office. I explained that this office doesn't have the evidence to indicate that there was a leak during ARCO's ownership of the property. Mr. Mashoon stated that Clifford Lee was the last owner of the recently removed waste oil UST. His work address is: 1068 44th Ave
Oakland, CA 94601

Home: 645 16th Ave.
San Francisco, CA 94118

Mr. Lee's attorney is: Gerald Lam
1407 Webster St., Ste 216
Oakland, CA 94612

PHONE LOG (2951 High St.)

(510) 436-4700

1/20/94

I spoke to Mohammad Mashoon. He explained that he has no money and cannot do any work at this point. I stated that if he really has no money, ~~he~~ and he applies to the State Trust Fund, then we may be able to extend the due date for the required work plan until they hear from the Fund. After they hear from the fund, I stated that I would like to arrange a meeting between Mr. Lee, Mr. Mashoon, and myself.

2/28/94

Suzanne Outen, a concerned citizen, called + complained about the stockpiled soil on site and all the traffic problems. (Apparently, the stockpiled soil has not yet been hauled off site). She gave the bankruptcy #, etc for Euna Center. Bankruptcy Case # 91-45727

Date of Bankruptcy 9/11/91 w/ Oakland Bankruptcy Court 273-7212

She said that he spent \$72,000 on installing 2 addit. pumps, & didn't notify city about the installation of these additional pumps. He also may own the service station at 2844 Mt. Blvd., Oakland 94602. He also has begun a Mini-Mart in former garage w/out notifying agencies. - J

2/28/94

Spoke to Mr. Mashoon (510) 436-4700 - He stated that he already applied for the State Trust Fund and received a claim # : 008355.

PHONE LOG (2951 High St)

3/1/94

Spoke to Blurry Lomas, State Cleanup Fund, regarding status of Mr. Mashoon's Trust Fund application. She said that he still needs to submit his tax return forms along w/ some other document. She said that she would contact him Mr. Mashoon & Ron Oweary, HMS, & get back to me by next week.

4/26/94

Mr. Mashoon, (570) 436-4700, & Juliet Shuri
(I drove by the site today and the stockpile of contaminated soil was still on site, & poorly covered w/ vegetation).
I contacted Mr. Mashoon, who received my earlier message re the soil, and he stated that he spoke to his consultant Frank Hamudi who has arranged to have the soil hauled to Stockton by the end of this week. I also asked him about the progress of the work plan. He did not even begin to make efforts to prepare a work plan. He stated that he is not scared of the County's due dates because he said he would just walk away from the site, & that the State cannot force him to spend the money when he is in bankruptcy. I told him that investigating the property values procedure or equal importance to paying debtors & he should at least take baby steps towards investigating the site to remain in compliance until he funds out if and when he can be partially reimbursed by State.

4/26/94 Mr. Frank Hamudi, Soil Tech, stated that he would have the workplan in by May 6 '94.

8/8/90 TALKED TO CO ENG.

GAS RELEASE IN ~ 3/90
REPORTED BY AS OVER TANK BY: }

HADEN OIL PRODUCTS

AMT ~ ? ENOUGH TO EMPTY TO
STORAGE DRAIN.

REPORT REPORTED TO WHO?

- CONSULTANT WILL OK.

- TOLD CONSULTANT I WANT:
- 1) COPY OF LAST TANK TEST
 - 2) " " " ASO TANK TEST
 - 3) " " LAST 3 QTRS OF
INVENTORY RECONCILIATION
 - 4) ANY INFO ON INSTALLED
M.W.

PENSING RESULTS WILL: PROB. NOT REQUIRE SOIL
WORK
WILL REQUIRE WORK AT TIME
OF TANK REMOVAL
WILL REQUIRE WELLS. 1) DEFINE
GRADIENT, 2) DEFINE PROPERLY
LINE LEVEL OF CONTAM.

By Greg Anson
Pick Services - 8/2/88

Tests
2 4,000-gallon Not Tight
2 6,000-gallon Tight
Source also conducted tests - Results not available

For NRCC
Haber Oil Products
Pleasant Hill
July 31 '89

7/31/90 11/10/90-90 - All tanks - line & tank tests
7+8/90 Tight

11/15/91 '91 Tight
12/24/91 waste oil Tight
No separate line tests
Temperature?

Petro-lite 11/4/92 - All 5 tanks Tight

11 9/14/93 - 4 tanks
(No w.o. tank) Tight

6/7/94 4 tanks tested Tight

Permit issue
When Hwy
subject addressed

Call Mr. Mashoon after
speaking to Mr. Turcotte.

Requested that he
submit 88 & 89
Test results