

Detterman, Mark, Env. Health

From: Detterman, Mark, Env. Health
Sent: Thursday, October 12, 2017 11:17 AM
To: 'Clifford Fried'
Subject: RE: 3014 and 3026 Lakeshore Avenue, Oakland
Attachments: DIR_L_2017-07-18.pdf; MEETING_2017-07-11.pdf

Good morning Clifford,

We meet with a potential buyer, Mo Hakimi, on July 11, 2017 to discuss the site; however, he may have elected not to proceed with the purchase. Otherwise he would be familiar with the extent contamination has moved onto 3014 Lakeshore.

The Alameda County Department of Environmental Health (ACDEH) maintains a website in order to access PDF copies of reports that have been generated for each site we are overseeing; including this one. You can access the website by using the link below my name / signature below. You can also go the State's website to access most, but not all of the same information, there. This website is called Geotracker (see: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0600100328)

As you will find, the elevator pit in the basement of 3014 Lakeshore is documented to contain infiltrating groundwater which is contaminated with gasoline petroleum hydrocarbons. Indoor air samples have been collected, but additional work is needed to understand the extent of that contamination. Mr. Hakimi was planning on conducting some subsurface assessment work on 3014 Lakeshore to further assess the extent of contamination at the address. I do not know the status of that work. Our most recent letter, attached, but also on either website, was generated as a result of the review that occurred in the meeting with Mr. Hakimi. Also at the meeting was his consultant, who you can contact to determine the status of the work, and to potentially consult with prior to your client's purchase of the property. Hope this helps.

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PDF Copies of case files can be downloaded at:
<http://www.acgov.org/aceh/lop/ust.htm>

From: Clifford Fried [mailto:cfried@friedwilliams.com]
Sent: Thursday, October 12, 2017 10:37 AM
To: Detterman, Mark, Env. Health <Mark.Detterman@acgov.org>
Subject: 3014 and 3026 Lakeshore Avenue, Oakland

Good morning. My client is in contract to purchase an office building located at 3014 Lakeshore Avenue, Oakland. We are doing our due diligence with regard to investigating certain environmental conditions at the property and I thought

it prudent to contact your agency to see if you have any public information available on this property that we should be aware of.

The property next door to 3014 Lakeshore Avenue was used as a Chevron service station (3026 Lakeshore Avenue). There may have been soil contamination at the Chevron location. We are concerned that any problem at the Chevron location might have caused a problem at 3014 Lakeshore Avenue. We would like to know the nature and extent of the soil contamination in the area surrounding the Chevron location and in particular how 3014 Lakeshore might be affected.

Is this something that your agency monitors? Might you have useful information available? Please let me know. Thank you.

Clifford E. Fried
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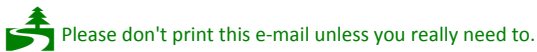
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