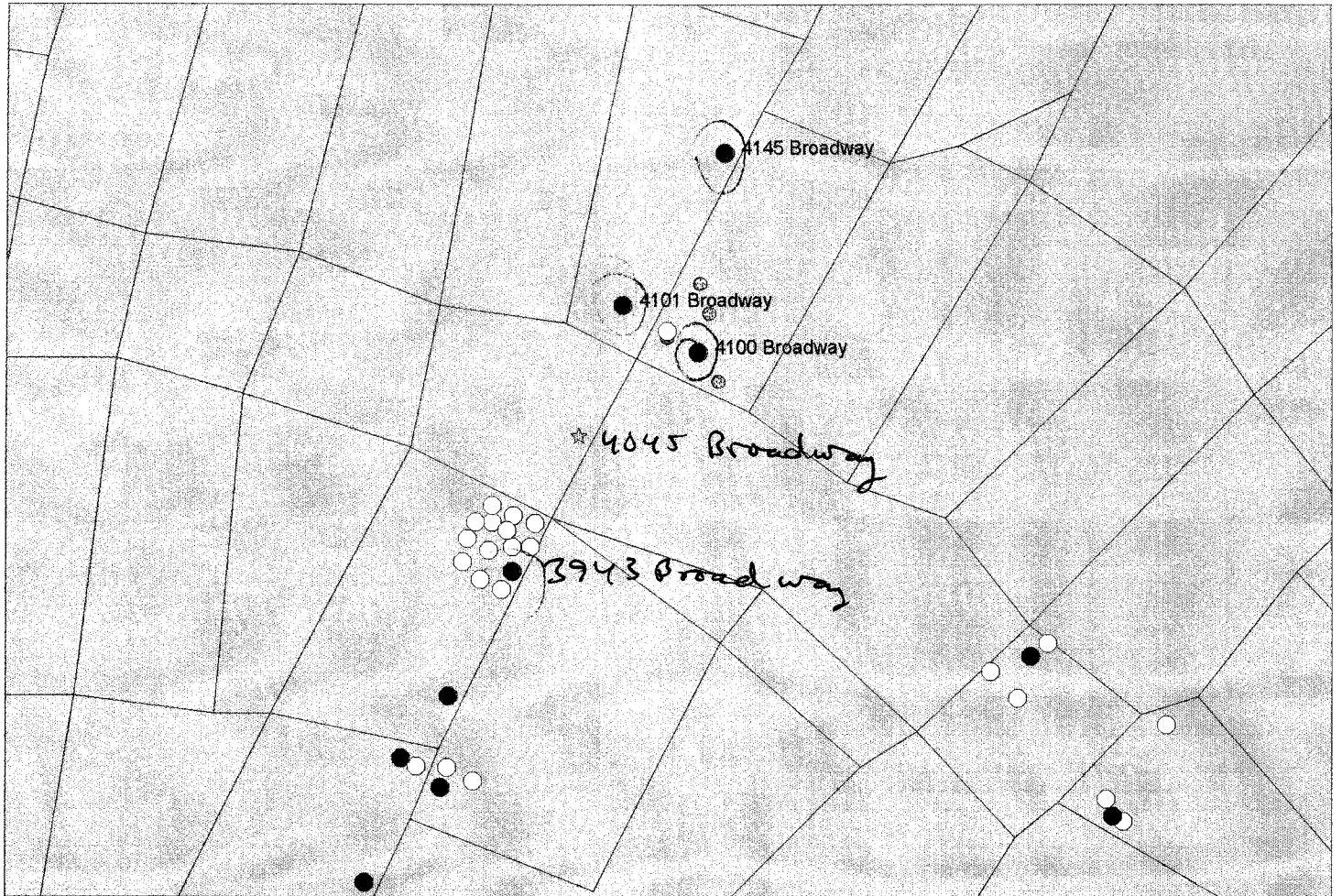


Jennifer Anderson
→ All ENVIRONMENTAL
283-6000



Stid 1142

@ 8/16/96

DATE:
TO : Local Oversight Program **NORMA**
FROM: **Modhella LOGAN**
SUBJ: Transfer of Eligible Local Oversight Case

Site name: Acature
Address: 4045 BROADWAY City ORLAND Zip 94611

TO BE ELIGIBLE FOR LOP A CASE MUST MEET 3 QUALIFICATIONS:

- 1. Number of Tanks: 1 removed? Y N Date of removal 12/21/95
- 2. Samples received? Y N Contamination level: 490 ppm O&G
(ppm and type of test)

Contamination should be over 100 ppm TPH to qualify for LOP

- 3. Petroleum Y N Types: ~~Avgas~~ Jet leded unleaded Diesel
fuel oil ~~waste oil~~ kerosene solvents

DepRef remaining \$ _____ Closed with Candace/Leslie? Y N
(If no explain why?)

IF YOUR SITE MEETS ALL OF THE ABOVE QUALIFICATIONS YOU SHOULD DO THE FOLLOWING TO TRANSFER THE SITE:

- 1. YOU MUST CLOSE THE DEPOSIT REFUND CASE AT THIS TIME. YOU MUST ACCOUNT FOR ALL TIME YOU HAVE SPENT ON THE CASE AND TURN IN THE ACCOUNT SHEET TO LESLIE. IF THERE ARE FUNDS STILL REMAINING IT IS STILL BETTER TO TRANSFER THE CASE TO LOP AS THE RATE FOR LOP ALLOWS THE ADDITION OF MANAGEMENT AND CLERICAL TIME. DO NOT ATTEMPT TO CONTINUE TO OVERSEE THE SITE SIMPLY BECAUSE THERE ARE FUNDS REMAINING!
- 2. COMPLETE THE A AND B PERMIT APPLICATION FORMS AND GIVE TO CONNIE/ELAINE
- 3. GIVE THE ENTIRE CASE TO THE PROPER LOP STAFF UPSTAIRS FOR THEM TO DO THE REST OF THE TRANSFER AND YOU ARE DONE!

NORMA

COOPER

WILLIAM

1954

BRAND

ALL ENVIRONMENTAL, INC.
2641 CROW CANYON BLVD., SUITE 5
SAN RAMON, CA 94583
(510) 820-3224
FAX: 838-2687

FAX TRANSMITTAL SHEET

TO: Madhulla Regan

FAX NUMBER: (510) 337 9335

FROM: Jennifer Anderson

MESSAGE: _____

DATE: 12/29/95 NO. OF PAGES (including cover page): 6

McCAMPBELL ANALYTICAL INC.

110 2nd Avenue South, #D7, Pacheco, CA 94553

Tele: 510-798-1620 Fax: 510-798-1622

All Environmental, Inc. 2641 Crow Canyon Rd., # 5 San Ramon, CA94583	Client Project ID: # 1258; Gong		Date Sampled: 12/21/95
	Client Contact: Michael Killoran		Date Received: 12/26/95
	Client P.O:		Date Extracted: 12/27/95
			Date Analyzed: 12/27/95
Volatile Halocarbons			
EPA method 601 or 810			
Lab ID	59860	59861	59862
Client ID	EBS9'	EBN5'	STKP-1-3
Matrix	S	S	S
Compound	Concentration		
Bromodichloromethane	ND	ND	ND
Bromoform ^(b)	ND	ND	ND
Bromomethane	ND	ND	ND
Carbon Tetrachloride ^(c)	ND	ND	ND
Chlorobenzene	ND	ND	ND
Chloroethane	ND	ND	ND
2-Chloroethyl Vinyl Ether ^(d)	ND	ND	ND
Chloroform ^(e)	ND	ND	ND
Chloromethane	ND	ND	ND
Dibromochloromethane	ND	ND	ND
1,2-Dichlorobenzene	ND	ND	ND
1,3-Dichlorobenzene	ND	ND	ND
1,4-Dichlorobenzene	ND	ND	ND
Dichlorodifluoromethane	ND	ND	ND
1,1-Dichloroethane	ND	ND	ND
1,2-Dichloroethane	ND	ND	ND
1,1-Dichloroethene	ND	ND	ND
cis 1,2-Dichloroethene	ND	ND	ND
trans 1,2-Dichloroethene	ND	ND	ND
1,2-Dichloropropane	ND	ND	ND
cis 1,3-Dichloropropene	ND	ND	ND
trans 1,3-Dichloropropene	ND	ND	ND
Methylene Chloride ^(f)	ND < 20	ND < 20	ND < 20
1,1,2,2-Tetrachloroethane	ND	ND	ND
Tetrachloroethene	ND < 10	ND < 10	ND < 10
1,1,1-Trichloroethane	ND	ND	ND
1,1,2-Trichloroethane	ND	ND	ND
Trichloroethene	ND	ND	ND
Trichlorofluoromethane	ND	ND	ND
Vinyl Chloride ^(g)	ND	ND	ND
% Recovery Surrogate	103	91	103
Comments			

* water and vapor samples are reported in ug/L, soil samples in ug/kg and all TCLP extracts in ug/L.

Reporting limit unless other wise stated: water/TCLP extracts, ND < 0.5ug/L; soil, ND < 5ug/kg

ND means not detected above the reporting limit; N/A means analyte not applicable to this analysis

(b) tribromomethane; (c) tetrachloromethane; (d) (2-chloroethoxy) ethane; (e) trichloromethane; (f) dichloromethane; (g) chloroethene;
(h) a lighter than water immiscible phase is present; (i) liquid sample that contains greater than ~ 5 vol. % sediment.

DHS Certification No. 1644

Edward Hamilton, Lab Director

ALL ENVIRONMENTAL, INC.

Environmental Engineering & Construction

June 21, 1996

Ms. Madhulla Logan
Alameda County Health Services Agency
Department of Environmental Health
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502

ENVIRONMENTAL
PROTECTION
96 JUN 24 PM 3:04

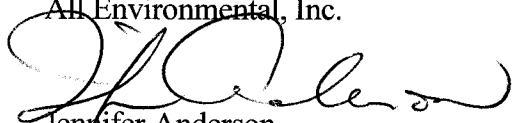
Re: 4045 Broadway, Oakland, California

Dear Ms. Logan:

Enclosed you will find a copy of the Underground Storage Tank Removal Report for the above referenced property.

The property operators are anxious to close the tank excavation and would appreciate a quick response to our findings. Please review the report and if you have any questions don't hesitate to contact me at (510) 283-6000.

Thank you,
All Environmental, Inc.



Jennifer Anderson
Project Manager

Corporate Headquarters:

3364 Mt. Diablo Blvd.
Lafayette, CA 94549
Phone: (510) 283-6000

Los Angeles Office:

5031 Pacific Coast Hwy., # 178
Torrance, CA 90505
Phone: (310) 328-8878

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION (LOP)
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

Certified Mail # P 368 729 356
12/03/96
STID# 1142

Notice of Requirement to Reimburse

Wesley D. Jung
C/o Jonnathan Chase
11 Embarcardero West #230
Oakland, Ca - 94607

Responsible Party (RP)
Property Owner

Accutune
4045 Broadway
Oakland , CA 94603

SITE


Date First Reported 06/26/96
Substance: Waste Oil
Petroleum: (X)Yes
Source: F

The federal Petroleum Leaking Underground Storage Tank Trust Fund (Federal Trust Fund) provides funding to pay the local and state agency administrative and oversight costs associated with the cleanup of releases from underground storage tanks. The legislature has authorized funds to pay the local and state agency administrative and oversight costs associated with the cleanup of releases from underground storage tanks. The direct and indirect costs of overseeing site investigation or remedial action at the above site are funded, in whole or in part, from the Federal Trust Fund. The above individual(s) or entity(ies) have been identified as the party or parties responsible for investigation and cleanup of the above site. **YOU ARE HEREBY NOTIFIED** that pursuant to Title 42 of the United States Code, Section 6991b(h)(6) and Section 25297.1 of the California Health and Safety Code, the above Responsible Party or Parties must reimburse the State Water Resources Control Board (SWRCB) not more than 150 percent of the total amount of site specific oversight costs actually incurred while overseeing the cleanup of the above referenced underground storage tank site, and the above Responsible Party or Parties must make full payment of such costs within 30 days of receipt of a detailed invoice from the SWRCB.

A determination of a secondary RP status may be made if it is shown that one or more of the RP(s) is performing corrective action and it is clear that the party seeking secondary status did not in any way initiate or contribute to the actual discharge. If the primary RP fails to perform corrective action, then the secondary RP will be considered a primary RP. To request designation as a secondary RP, contact this office.

Reimburse Letter
12/03/96
StID# 1142
Page 2

Any action or inaction by this local agency associated with corrective action, including responsible party identification, is subject to petition to the SWRCB. Petitions must be filed within 30 days from the date of the action/inaction. To obtain petition procedures, Please fax your request to Roni Riley at the SWRCB at (916) 227-4349 telephone the SWRCB at (916) 227-4408.
Please contact Madhulla Logan, Hazardous Materials Specialist at this office if you have any further questions concerning this matter.


Gordon Coleman, Acting Chief
Contract Project Director

Please Circle One Add Delete Change
Reason: New

c: Lori Casias, SWRCB
Madhulla Logan, Hazardous Materials Specialist

P 368 729 356

US Postal Service

Receipt for Certified Mail

No Insurance Coverage Provided. **STID 1142**

Do not use for International Mail (See reverse)

Sent to Wesley D Jung	
Street or P.O. Number c/o Jonathan Chase	
11 Embarcadero West #230	
Post Office, State, & ZIP Code Oakland, CA 94607	
Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, & Addressee's Address	
TOTAL Postage & Fees	\$
Postmark or Date	

PS Form 3800, April 1985

Is your RETURN ADDRESS completed on the reverse side?

SENDER:

- Complete items 1 and/or 2 for additional services.
- Complete items 3, 4a, and 4b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):

- Addressee's Address
- Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:

Wesley D. Jung
c/o Jonathan Chase
11 Embarcadero West #230
Oakland, CA 94607

STID 1142

5. Received By: (Print Name)

6. Signature: (Addressee or Agent)

X

4a. Article Number

P 368 729 356

4b. Service Type

- Registered
- Express Mail
- Return Receipt for Merchandise
- Certified
- Insured
- COD

7. Date of Delivery

12-5-96

8. Addressee's Address (Only if requested and fee is paid)

PS Form 3811, December 1994

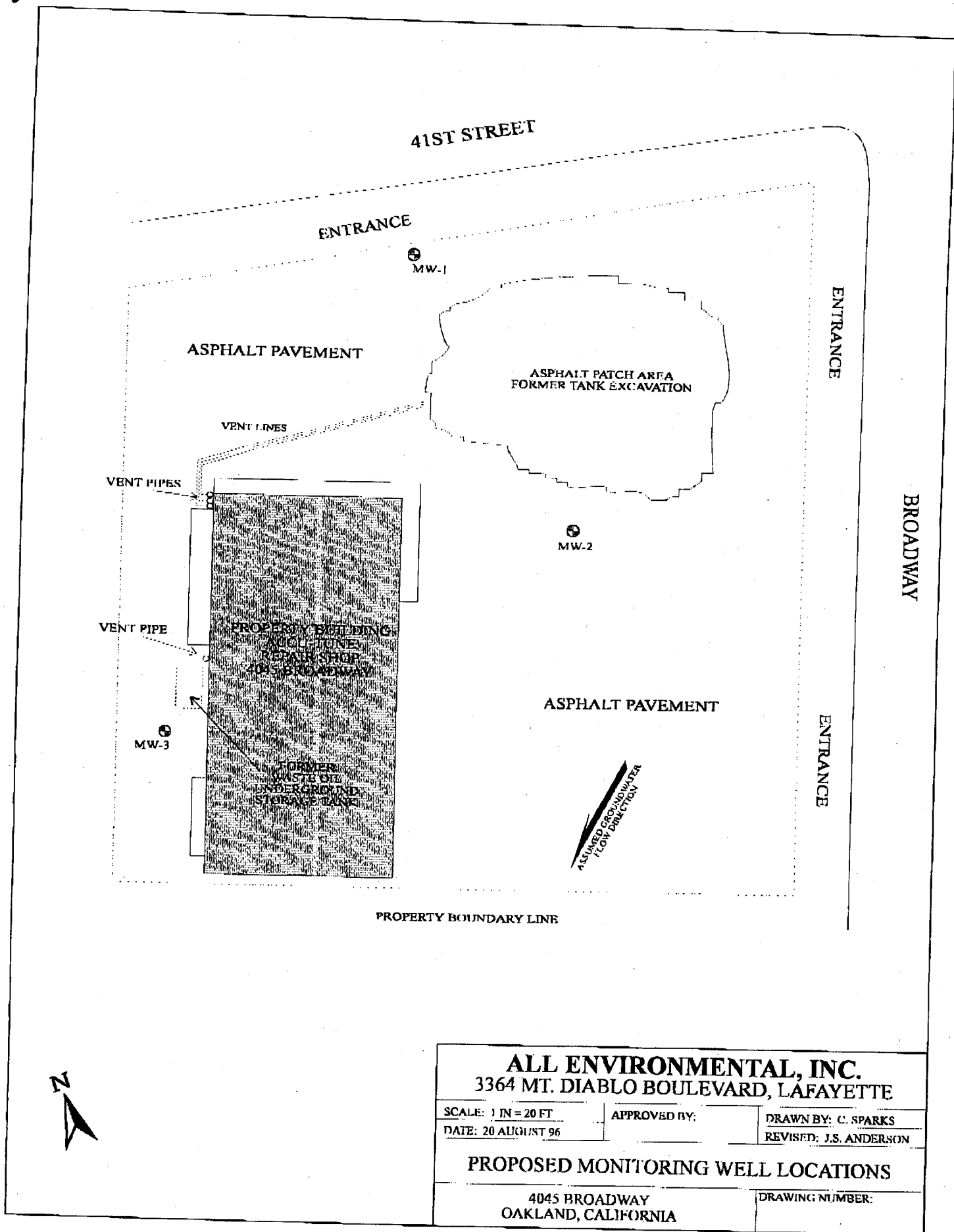
Domestic Return Receipt

Thank you for using Return Receipt Service.

ALL ENVIRONMENTAL, INC.

3364 Mt. Diablo Boulevard
Lafayette, California 94549
(510) 283-6000
(510) 283-6121 FAX

FAX TRANSMITTAL SHEETTO: Madhulla LoganFAX NUMBER: 337 9335FROM: Jennifer AndersonMESSAGE: Revised site plan for4045 Broadway.Gradient confirmed to SW withinfrequent variation to the west.Please note shift of MW2 + MW3placement.Please contact me w/ verbalapproval of work plan. I havetentatively scheduled drilling for8/30/96. Thanks Jif.Date: 8/20/96 No. of Pages (Including Cover Page): 2



CERTIFICATION OF VITAL RECORD

OFFICE OF RECORDER COUNTY OF ALAMEDA OAKLAND, CALIFORNIA

CERTIFICATE OF DEATH

3-94-01 007654

STATE FILE NUMBER		USE BLACK INK ONLY/NO BRIBES, WAPICUTE OR ALTERATIONS VB 11 (REV. 7/93)				LOCAL REGISTRATION NUMBER	
1. NAME OF DECEASED—FIRST (GIVEN) WESLEY		2. MIDDLE DONALD		3. LAST (FAMILY) JUNG			
4. DATE OF BIRTH MM/DD/CCYY 01/15/1922		5. AGE YRS. 72		6. SEX M		7. DATE OF DEATH MM/DD/CCYY 11/14/1994	
8. STATE OF BIRTH CA		10. SOCIAL SECURITY NO. 552-22-3107		11. MILITARY SERVICE 10 TO 19 [X] NONE		12. MARITAL STATUS NEVER MARRIED	
14. RACE CHINESE		18. HISPANIC—SPECIFY <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		16. USUAL EMPLOYER SELF		13. EDUCATION—YEARS COMPLETED 17	
17. OCCUPATION DENTIST		18. KIND OF BUSINESS DENTISTRY		19. YEARS IN OCCUPATION 50			
20. RESIDENCE—STREET AND NUMBER OR LOCATION 807 37TH STREET							
21. CITY OAKLAND		22. COUNTY ALAMEDA		23. ZIP CODE 94608		24. YRS IN COUNTY 72	
25. STATE OR FOREIGN COUNTRY CA							
26. NAME, RELATIONSHIP CATHERINE CONG - SISTER				27. MAILING ADDRESS (STREET AND NUMBER OR RURAL ROUTE NUMBER, CITY OR TOWN, STATE, ZIP) 2041 BYWOOD DRIVE OAKLAND, CA. 94602			
28. NAME OF SURVIVING SPOUSE—FIRST -		29. MIDDLE -		30. LAST (MAIDEN NAME) -			
31. NAME OF FATHER—FIRST JACK		32. MIDDLE Q.		33. LAST JUNG		34. BIRTH STATE CHINA	
35. NAME OF MOTHER—FIRST JUNG		36. MIDDLE SHEE		37. LAST (MAIDEN) WONG		38. BIRTH STATE CA	
39. DATE MM/DD/CCYY 11/25/1994		40. PLACE OF FINAL DISPOSITION MT. VIEW CEMETERY OAKLAND, CA. 94611					
41. TYPE OF DISPOSITION BURIAL		42. SIGNATURE OF EMBALMER <i>Earl Trago</i>		43. LICENSE NO. 4652			
44. NAME OF FUNERAL DIRECTOR ALBERT BROWN MORTUARY		45. LICENSE NO. FD 242		46. SIGNATURE OF LOCAL REGISTRAR <i>Supera Alina MD</i>		47. DATE MM/DD/CCYY 11/18/1994	
101. PLACE OF DEATH Own place of business		102. IF HOSPITAL, SPECIFY ONE: <input type="checkbox"/> IP <input type="checkbox"/> ER/OP <input type="checkbox"/> DOA <input type="checkbox"/> CONV. HOSP. <input type="checkbox"/> IBS. <input type="checkbox"/> OTHER		103. FACILITY OTHER THAN HOSPITAL: <input type="checkbox"/> CONV. HOSP. <input type="checkbox"/> IBS. <input type="checkbox"/> OTHER		104. COUNTY Alameda	
105. STREET ADDRESS—STREET AND NUMBER OR LOCATION 26658 Mission Blvd.		106. CITY Hayward					
107. DEATH WAS CAUSED BY (ENTER ONLY ONE CAUSE, 18A LINE FOR A, B, C, AND D)							
IMMEDIATE CAUSE (A) Cardiac insufficiency		TIME INTERVAL BETWEEN ONSET AND DEATH Mins.		108. DEATH REPORTED TO CORONER <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO REFERRAL NUMBER 9402877			
DUE TO (B) Coronary atherosclerosis		109. BIOPSY PERFORMED <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO					
DUE TO (C)		110. AUTOPSY PERFORMED <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO					
DUE TO (D)		111. USED IN DETERMINING CAUSE <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO					
112. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RELATED TO CAUSE GIVEN IN 107 NONE							
113. WAS OPERATION PERFORMED FOR ANY CONDITION IN ITEM 107 OR 112? IF YES, LIST TYPE OF OPERATION AND DATE. NONE							
114. I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE DEATH OCCURRED AT THE HOUR, DATE AND PLACE STATED FROM THE CAUSES STATED. DECEASED ATTENDED SINCE MM/DD/CCYY DECEASED LAST SEEN ALIVE MM/DD/CCYY		115. SIGNATURE AND TITLE OF CERTIFIER <i>[Signature]</i>		116. LICENSE NO.		117. DATE MM/DD/CCYY	
119. MANNER OF DEATH <input checked="" type="checkbox"/> NATURAL <input type="checkbox"/> SUICIDE <input type="checkbox"/> HOMICIDE <input type="checkbox"/> ACCIDENT <input type="checkbox"/> PENDING INVESTIGATION <input type="checkbox"/> COULD NOT BE DETERMINED		120. INJURY AT WORK <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		121. INJURY DATE MM/DD/CCYY		122. HOUR	
123. PLACE OF INJURY		124. DESCRIBE HOW INJURY OCCURRED (EVENTS WHICH RESULTED IN INJURY)					
125. LOCATION (STREET AND NUMBER OR LOCATION AND CITY AND ZIP CODE)							
126. SIGNATURE OF CORONER OR DEPUTY CORONER <i>[Signature]</i>		127. DATE MM/DD/CCYY		128. TYPED NAME, TITLE OF CORONER OR DEPUTY CORONER Smith #8 Deputy Coroner			

641046
CORONER'S USE ONLY



This is a true and exact reproduction of the document officially registered and placed on file in the office of the Alameda County Recorder.

DATE ISSUED **MAY - 1 1997**

Patrick O'Connell
PATRICK O'CONNELL
ALAMEDA COUNTY RECORDER



This copy is not valid unless prepared on an engraved border, displaying the date and signature of the Recorder

ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE

238-6739

white -env.health
yellow -facility
pink -files

ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH

Hazardous Materials Inspection Form

1131 Harbor Bay Pkwy.
Suite 250
Alameda, CA 94502-6577
(510) 567-6700

II, III

Site ID # _____ Site Name Accutone Today's Date 12/21/95

II.A BUSINESS PLANS (Title 19)

- ___ 1. Immediate Reporting 2703
- ___ 2. Bus. Plan Stds. 25503(b)
- ___ 3. RR Cars > 30 days 25503.7
- ___ 4. Inventory Information 25504(a)
- ___ 5. Inventory Complete 2730
- ___ 6. Emergency Response 25504(b)
- ___ 7. Training 25504(c)
- ___ 8. Deficiency 25505(a)
- ___ 9. Modification 25505(b)

Site Address 4045 BROADWAY

City OAKLAND Zip 94611 Phone _____

___ MAX AMT stored > 500 lbs, 55 gal., 200 cft.?

Inspection Categories:

- ___ I. Haz. Mat/Waste GENERATOR/TRANSPORTER
- ___ II. Business Plans, Acute Hazardous Materials
- III. Underground Tanks

* Calif. Administration Code (CAC) or the Health & Safety Code (HS&C)

Comments: TANK Removal

III. UNDERGROUND TANKS (Title 23)

- General
- ___ 1. Permit Application 25284 (H&S)
 - ___ 2. Pipeline Leak Detection 25292 (H&S)
 - ___ 3. Records Maintenance 2712
 - ___ 4. Release Report 2651
 - ___ 5. Closure Plans 2670

1550-gallon underground storage tank is to be removed. Used for storing waste oil. The instrument (LEL meter) was calibrated by Dusty Roy of All Government. LEL & O₂ less than 10%. Some water in pit which could be due to the rains. However, the pit was open ~~open~~ today. Observed and covered the tank. Two holes on top & sides of tank was very corroded. The tank was transported by DEXANNA Ltd & is being disposed of at BRILSON, INC. Two samples from ^{both} ends of the tank were collected. EBS-NE at

- Monitoring for Existing Tanks
- ___ 6. Method
 - 1) Monthly Test
 - 2) Daily Vadose Semi-annual groundwater One time soils
 - 3) Daily Vadose One time soils Annual tank test
 - 4) Monthly Gndwater One time soils
 - 5) Daily Inventory Annual tank testing Cont pipe leak det Vadose/gndwater mon.
 - 6) Daily Inventory Annual tank testing Cont pipe leak det
 - 7) Weekly Tank Gauge Annual tank testing
 - 8) Annual Tank Testing Daily Inventory
 - 9) Other _____

- ___ 7. Precip Tank Test Date: 2643
- ___ 8. Inventory Rec. 2644
- ___ 9. Soil Testing 2646
- ___ 10. Ground Water. 2647

- New Tanks
- ___ 11. Monitor Plan 2632
 - ___ 12. Access. Secure 2634
 - ___ 13. Plans Submit Date: 2711
 - ___ 14. As Built Date: 2635

EBS-NE at
EBN-SE → The stockpile will be sampled & placed back in the backfill as required.

Contact: 1 composite sample of the stockpile sample II, III will be collected.

Title: DUSTY ROY

Inspector: Marthella Logan

Signature: Dusty Roy

Signature: [Signature]

white -env. health
 yellow -facility
 pink -files

ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH

Hazardous Materials Inspection Form

1131 Harbor Bay Pkwy.
 Suite 250
 Alameda, CA 94502-6577
 (510) 567-6700

II, III

Site ID # _____ Site Name AccuCare Today's Date 12/1/95

II.A BUSINESS PLANS (Title 19)

- ___ 1. Immediate Reporting 2703
- ___ 2. Bus. Plan Stds. 25503(b)
- ___ 3. RR Cars > 30 days 25503.7
- ___ 4. Inventory Information 25504(a)
- ___ 5. Inventory Complete 2730
- ___ 6. Emergency Response 25504(b)
- ___ 7. Training 25504(c)
- ___ 8. Deficiency 25505(a)
- ___ 9. Modification 25505(b)

Site Address 4145 BALDWINY

City CARINDO Zip 94611 Phone _____

___ MAX AMT stored > 500 lbs, 55 gal., 200 cft.?

Inspection Categories:

- ___ I. Haz. Mat/Waste GENERATOR/TRANSPORTER
- ___ II. Business Plans, Acute Hazardous Materials
- III. Underground Tanks

* Calif. Administration Code (CAC) or the Health & Safety Code (HS&C)

II.B ACUTELY HAZ. MATLS

- ___ 10. Registration Form Filed 25533(a)
- ___ 11. Form Complete 25533(b)
- ___ 12. RMPP Contents 25534(c)
- ___ 13. Implement Sch. Req'd? (Y/N)
- ___ 14. OnSite Conseq. Assess. 25524(c)
- ___ 15. Probable Risk Assessment 25534(d)
- ___ 16. Persons Responsible 25534(g)
- ___ 17. Certification 25534(f)
- ___ 18. Exemption Request? (Y/N) 25536(b)
- ___ 19. Trade Secret Requested? 25538

Comments: Tank Removal

III. UNDERGROUND TANKS (Title 23)

- General
- ___ 1. Permit Application 25284 (H&S)
 - ___ 2. Pipeline Leak Detection 25292 (H&S)
 - ___ 3. Records Maintenance 2712
 - ___ 4. Release Report 2651
 - ___ 5. Closure Plans 2670

- Monitoring for Existing Tanks
- ___ 6. Method
 - 1) Monthly Test
 - 2) Daily Vadose
Semi-annual groundwater
One time soils
 - 3) Daily Vadose
One time soils
Annual tank test
 - 4) Monthly Gndwater
One time soils
 - 5) Daily Inventory
Annual tank testing
Cont pipe leak det
Vadose/gndwater mon.
 - 6) Daily Inventory
Annual tank testing
Cont pipe leak det
 - 7) Weekly Tank Gauge
Annual tank testing
 - 8) Annual Tank Testing
Daily Inventory
 - 9) Other _____

- ___ 7. Precip Tank Test 2643
Date: _____
- ___ 8. Inventory Rec. 2644
- ___ 9. Soil Testing 2646
- ___ 10. Ground Water. 2647

- New Tanks
- ___ 11. Monitor Plan 2632
 - ___ 12. Access. Secure 2634
 - ___ 13. Plans Submit 2711
Date: _____
 - ___ 14. As Built 2635
Date: _____

A 550-gallon underground storage tank is to be removed. Used for storing waste oil. The contractor (L&L Factor) was contacted by Deputy Bay of Alameda County. He is up less than 1/2. The tank was in pit which could be dug out. However, the pit was open for today. It was dug out. Two holes on top of each side of tank was very limited. The tank was excavated by DEYONNA (H&S) who is being disposed of at FRICKSON, INC. Two samples from either ends of the tank were collected. EBS-9t at [] EBN-9t at []

the [] should be sampled & placed back in the backfill area.

Rev 6/88

Contact: _____ Title: _____ Signature: Dusty Bay

Inspector: _____ Signature: _____

II, III

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

RAFAT A. SHAHID, DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6777

December 19, 1995

Gong Associates
637 Beacon Street,
Oakland, CA - 94610

Ref: Accutune, 4045 Broadway, Oakland, CA - 94611

Dear Mrs. Gong:

I was informed by Michael Killoran of All Environmental, Inc. that a tank removal is planned for December 21, 1995 for the waste oil tank located at the above referenced property. This Department is concerned about the possibility of additional tanks being present on the property. This was brought to our attention through Kevin Tinsley, a hazardous material specialist in our inspection group.

According to the information we received, the site was originally a Shell Gasoline Station in the 1960's and records shows that 3 fuel tanks were present on site. We have been unable to find any records confirming the fuel tank removal both in our files and in our database system. Also, during his inspection of the referenced property, Mr. Tinsley observed 4 vent lines cut-off at grade at the north-east side of the building. Hence, based on the information we have, there is a possibility of additional tanks being present on the referenced property.

Please make arrangements within 15 days to conduct a geo-technical survey or use any other available methods to confirm the removal/presence of tanks from the referenced property. If you have any questions, you can reach me at (510) 567-6764.

Sincerely,

Madhulla Logan
Hazardous Material Specialist.

CC: Michael Killoran, All Environmental Inc, 2641 Crow Canyon Road, #15, San Ramon, CA - 94526.
Helen Kwong, Accutune 4045 Broadway, Oakland, CA - 94611

MEMORANDUM

DATE: December 4, 1995

TO: Madhulla Logan

FROM: Kevin Tinsley

SUBJ: Catherine Gong Property, 4045 Broadway Ave, Oakland

I understand you are preparing to oversee a waste oil tank removal from this property. You should be aware this facility was originally a Shell Gasoline Station back in the 1960's. At that time there were approximately 3 fuel tanks in addition to the waste oil tank. We have been unable to find any records confirming the fuel tank removals from our file or from any other source. The property owner has been vague when asked to provide documentation or other proof of tank removal work at their site. I observed four vent lines cut-off at grade at the north-east side of the building. These tanks may still be in the ground.

I suggest this office address the fuel tank question in conjunction with the waste oil tank removal to avoid unnecessary complications and bad public relations with property owners.

If you have any questions or comments regarding this matter, please let me know. Thank you.

Kevin *h*

c, Gordon Coleman, Acting Chief AlCo. E.P.S.
Mee Ling Tung, District Manager-Central County

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

RAFAT A. SHAHID, DIRECTOR

February 21, 1996

DEPARTMENT OF ENVIRONMENTAL HEALTH
1131 Harbor Bay Parkway
Alameda, CA 94502-6577
(510) 567-6777

Ms. Jennifer Anderson
All Environmental, Inc.
2641 Crow Canyon Road, #5
San Ramon, CA - 94583

Ref: Accutune - 4045 Broadway, Oakland, CA - 94611

Dear Ms. Anderson:

I am in receipt of the results of the geophysical survey and the results for the soil sampling conducted subsequent to the removal of an underground waste oil tank for the above referenced property.

Although the tank was used to store waste oil, the laboratory results of soil samples submitted to this Department did not include any analysis for oil and grease and PNAs (polynuclear aromatics) as required by the Tri-Regional Valley Guidelines and as mentioned in the tank removal application form submitted to this Department. Hence additional investigation needs to be conducted around the former tank area to determine the presence or absence of oil and grease and PNAs contamination, and if needed, to define the extent of the contamination. Also, the stockpiled soil needs to be tested for oil and grease and PNAs before this Department can make a decision to backfill the excavated soil.

The magnetometer survey did not observe any signs indicative of the presence of underground storage tanks. However, the survey mentions that existing vent lines on site extend to the north, then bend and continue to the northeast up to a distance of 40 feet. The lines were found to truncate near a large asphalted patched area. Since this is highly indicative of a former tank area, additional investigation is required to confirm the presence or absence of any petroleum hydrocarbon contamination. Also, since no historical information is available at this time, the samples should be tested for total petroleum hydrocarbons, as gasoline, diesel and oil and grease, and BTEX, chlorinated solvents, heavy metals, and PNAs.

A workplan should be submitted to this Department within 30 days of receiving this letter. If you have any questions, you can reach me at (510) 567-6764.

Sincerely,

Madhulla Logan,
Hazardous Material Specialist

CC: Gong Associates, 637 Beacon Street, Oakland, CA - 94610

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

August 19, 1997

Ms. Jennifer Anderson
All Environmental, Inc.
2641 Crow Canyon Road, #5
San Ramon, CA - 94583

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION (LOP)
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

Ref: Accutune - 4045 Broadway, Oakland, CA - 94611

Dear Ms. Anderson:

I am in receipt of the document "Phase II Subsurface Investigation and Monitoring Well Installation Workplan", dated August 5, 1997, prepared by All Environmental, Inc. for the above referenced site.

Based on the information submitted and review conducted by this Department, this workplan is acceptable. However, please notify us prior to initiating any field work. If you have any questions, you may reach me at (510) 567-6764.

Sincerely,

Madhulla Logan
Hazardous Material Specialist

C: **Gong Associates, 637 Beacon Street, Oakland, CA - 94610**
Helen Kwong, Accutune - 4045 Broadway, Oakland, CA - 94611

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



March 11, 1997

Ms. Jennifer Anderson
All Environmental, Inc.
2641 Crow Canyon Road, #5
San Ramon, CA - 94583

ENVIRONMENTAL HEALTH SERVICE
ENVIRONMENTAL PROTECTION (LOP)
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

Ref: Accutune - 4045 Broadway, Oakland, CA - 94611

Dear Ms. Anderson:

I am in receipt of the document "Groundwater Monitoring Well Installation Report", dated November 26, 1996 prepared by All Environmental, Inc for the above referenced site.

Based on the results of the soil and groundwater samples submitted to this Department, it is apparent that significant amounts of gasoline, diesel and BTEX. is present down gradient to the former underground storage tank area. Based on a review of pertinent documents, the following additional work needs to be conducted on the referenced site:

- Since significant amounts of petroleum hydrocarbons were identified in the down gradient well, MW-2, further investigation is required to delineate the extent of lateral and vertical contamination. This Department recommends that borings/hydropunches be used to define the contamination in soil and groundwater and based on the results of this investigation a monitoring well down gradient to MW-2 be installed.
- Monitoring wells, MW-2 and MW-3 should be sampled on a quarterly frequency and quarterly reports should be submitted to this Department. Monitoring well, MW-3, which is down gradient to the waste oil tank should be also be sampled for total oil and grease using the EPA 5520 method.

Please submit a work plan to address the above listed requirements within 30 days from the date of this letter. If you have any questions, you can reach me at (510) 567-6764.

Sincerely,

Madhulla Logan
Hazardous Material Specialist

C: **Gong Associates, 637 Beacon Street, Oakland, CA - 94610**
Helen Kwong, Accutune - 4045 Broadway, Oakland, CA - 94611

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES

1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
(510) 337-9335 (FAX)

August 26, 1999

Heirs of Estate of Wesley D. Jung
C/o Chase & Chase
11 Embarcadero West
Oakland, CA 94607

Re: Accutune, 4045 Broadway, Oakland, CA 94603;
StiID 1142

Dear Sir or Madam:

The "Leaking Underground Storage Tank Oversight Program" case for the above referenced site is being reviewed for closure. It appears that past investigations did not include a determination if conduits (stream channels, storm drains, etc.) could act as preferential pathways for the migration of contaminants. Please perform a conduit study so that the results can be incorporated into our evaluation for closure of the site.

If you have any questions, you may call me at (510) 567-6746.

Sincerely,

Don Hwang
Hazardous Materials Specialist

C: All Environmental, Inc., 901 Moraga Rd., Suite C, Lafayette, CA 94549

File

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES

1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
(510) 337-9335 (FAX)

September 22, 1999

Heirs of Estate of Wesley D. Jung
C/o Chase & Chase
11 Embarcadero West
Oakland, CA 94607

Re: Accutune, 4045 Broadway, Oakland, CA 94603;
StiID 1142

LANDOWNER NOTIFICATION AND PARTICIPATION REQUIREMENTS

Dear Heirs of Estate of Wesley D. Jung:

This letter is to inform you of new legislative requirements pertaining to cleanup and closure of sites where an unauthorized release of hazardous substance, including petroleum, has occurred from an underground storage tank (UST). Section 25297.15(a) of Ch. 6.7 of the Health & Safety Code requires the primary or active responsible party to notify all current record owners of fee title to the site of: 1) a site cleanup proposal, 2) a site closure proposal, 3) a local agency intention to make a determination that no further action is required, and 4) a local agency intention to issue a closure letter. Section 25297.15(b) requires the local agency to take all reasonable steps to accommodate responsible landowners' participation in the cleanup or site closure process and to consider their input and recommendations.

For purposes of implementing these sections, you have been identified as the primary or active responsible party. Please provide to this agency, within twenty (20) calendar days of receipt of this notice, a complete mailing list of all current record owners of fee title to the site. You may use the enclosed "list of landowners" form (sample letter 2) as a template to comply with this requirement. If the list of current record owners of fee title to the site changes, you must notify the local agency of the change within 20 calendar days from when you are notified of the change.

If you are the sole landowner, please indicate that on the landowner list form. The following notice requirements do not apply to responsible parties who are the sole landowner for the site.

Heirs of Estate of Wesley D. Jung
Page 2 of 2
September 22, 1999

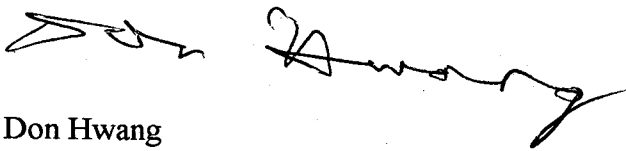
In accordance with Section 25297.15(a) of Ch. 6.7 of the Health & Safety Code, you must certify to the local agency that all current record owners of fee title to the site have been informed of the proposed action before the local agency may do any of the following:

- 1) consider a cleanup proposal (corrective action plan)
- 2) consider a site closure proposal
- 3) make a determination that no further action is required
- 4) issue a closure letter

You may use the enclosed "notice of proposed action" form (sample letter 3) as a template to comply with this requirement. Before approving a cleanup proposal or site closure proposal, determining that no further action is required, or issuing a closure letter, the local agency will take all reasonable steps necessary to accommodate responsible landowner participation in the cleanup and site closure process and will consider all input and recommendations from any responsible landowner.

Please call me at (510) 567-6746 should you have any questions about the content of this letter.

Sincerely,



Don Hwang
Hazardous Materials Specialist

Enclosures

C: file

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION (LOP)
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

November 23, 1999

Heirs of Estate of Wesley D. Jung
C/o Chase & Chase
11 Embarcadero West
Oakland, CA 94607

Re: Accutune, 4045 Broadway, Oakland, CA 94603;
StiID 1142

Dear Sir or Madam:

The results of the conduit survey from AEI Consultants in their letter of October 29, 1999 were reviewed and found acceptable. Previously, you were sent a letter dated September 22, 1999 entitled "LANDOWNER NOTIFICATION AND PARTICIPATION REQUIREMENTS" with "SAMPLE LETTER (3): NOTICE OF PROPOSED ACTION" which was to be used as a template. This was to be completed and submitted to our office. To date, we have not received such a letter from you. Your case cannot be closed until such a letter is received from you. Please submit the information required within 30 days. If you have any questions, please call me at (510) 567-6746.

Sincerely,

Don Hwang

Hazardous Materials Specialist

C: All Environmental, Inc., 901 Moraga Rd., Suite C, Lafayette, CA
94549

File

L.S.

SAMUEL J. CHASE
(1883-1969)
DOUGLAS S. CHASE(RET.)
JONATHAN S. CHASE

LAW OFFICES
CHASE & CHASE
11 EMBARCADERO WEST, SUITE 230
OAKLAND, CALIFORNIA 94607

MARTHA M. CHASE
OF COUNSEL

TELEPHONE (510) 451-0383
FAX (510) 444-8102

DATE: 04/24/00

TO: Don Hwang
Hazardous Materials Specialist
Alameda County Health
Care Services Agency
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577

RE: Accutune, 4045 Broadway, Oakland, CA 94609
Stid 1142

ENCL: **Underground Storage Tank Unauthorized Release (Leak)/
Contamination Site Report**

XXXXX IN RESPONSE TO YOUR REQUEST.

_____ CHECK FOR \$_____. IF AMOUNT BLANK, PLEASE COMPLETE AND
SEND RECEIPT.

_____ SELF ADDRESSED STAMPED ENVELOPE.

REQUESTED ACTION:

_____ PLEASE FILE ORIGINAL AND RETURN ENDORSED COPY/COPIES.

_____ PLEASE FILE ORIGINAL, SET FOR HEARING, ADVISE DATE AND
RETURN ENDORSED COPY/COPIES.

_____ PLEASE RECORD AND RETURN.

_____ PLEASE SIGN AND RETURN, WITH COMMENTS, IF ANY

_____ PLEASE SIGN BEFORE A NOTARY PUBLIC AND RETURN.

_____ PLEASE HAVE JUDGE OR COMMISSIONER SIGN AND FILE.

_____ FOR YOUR REVIEW AND CORRECTION AND COMMENTS.

XXXXX FOR YOUR INFORMATION/FILE.

_____ PLEASE SIGN AND FORWARD TO:

REMARKS:



JONATHAN S. CHASE

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



COPY

January 26, 2000

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION (LOP)
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

Catherine Jung Gong, Administrator of the Estate of Wesley D. Jung
c/o Chase & Chase
11 Embarcadero West
Oakland, CA 94607

Dear Ms. Gong,

Subject: Accutune, 4045 Broadway, Oakland, CA 94603
Stid 1142

A review of your file for case closure found that it lacked a "Underground Storage Tank Unauthorized Release (Leak) / Contamination Site Report" for the 550 gal. waste oil underground storage tank removed on December 21, 1995. Please complete and return the enclosed "Underground Storage Tank Unauthorized Release (Leak) / Contamination Site Report" forms.

If you have any questions, please call me at (510) 567-6746.

Sincerely,

Don Hwang
Hazardous Materials Specialist

Enclosure: "Underground Storage Tank Unauthorized Release (Leak) / Contamination Site Report"

c: All Environmental, Inc., 901 Moraga Rd., Suite C, Lafayette, CA 94549

file
Lef.

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION (LOP)
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

January 26, 2000

Catherine Jung Gong, Administrator of the Estate of Wesley D. Jung
c/o Chase & Chase
11 Embarcadero West
Oakland, CA 94607

Dear Ms. Gong,

Subject: Accutune, 4045 Broadway, Oakland, CA 94603
Stid 1142

A review of your file for case closure found that it lacked a "Underground Storage Tank Unauthorized Release (Leak) / Contamination Site Report" for the 550 gal. waste oil underground storage tank removed on December 21, 1995. Please complete and return the enclosed "Underground Storage Tank Unauthorized Release (Leak) / Contamination Site Report" forms.

If you have any questions, please call me at (510) 567-6746.

Sincerely,

Don Hwang
Hazardous Materials Specialist

Enclosure: "Underground Storage Tank Unauthorized Release (Leak) / Contamination Site Report"

c: All Environmental, Inc., 901 Moraga Rd., Suite C, Lafayette, CA 94549

file
Lef.

TRANSMIT REPORT

2000.10-10 15:15
510 337 9335
ALAMEDA CO EHS HAZ-OPS

COM No.	REMOTE STATION	START TIME	DURATION	PAGES	RESULT	USER ID	REMARKS
496	5104448102	10-10 15:14	00' 38	01/01	OK		

7499402046

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



Post-It™ brand fax transmittal memo 7671 # of pages 1

To: BNATHAN CHASE	From: DON HWANG
Co.	Co.
Dept.	Phone #: (510) 567-6746
Fax #	Fax #

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

October 3, 2000

Catherine Jung Gong, Administrator of the Estate of Wesley D. Jung
c/o Chase & Chase
11 Embarcadero West
Oakland, CA 94607

Dear Ms. Gong,

Subject: Accutune, 4045 Broadway, Oakland, CA 94603
Std 1142

This office and the California Regional Water Quality Control Board, San Francisco Bay Region, have reviewed the case closure summary for the above referenced site and concur that no further action related to the underground tank release is required at this time. Before a remedial action completion letter is sent, the onsite monitoring wells, MW-1, MW-2, MW-3, and MW-4, must be decommissioned. Please submit a copy of the well destruction permit and a report of the well destruction so a closure letter can be issued. (Well destruction permits may be obtained from James Yoo, Alameda County Public Works Agency, at 510/670-6633.)

If you have any questions, I can be reached at (510) 567-6746.

Sincerely,

Don Hwang
Hazardous Materials Specialist

u

FILE OR ENVELOPE
 No. 9 of

OWNER Accutone

Address 4045 Broadway

Phone Oakland 941611

Contractor

Address _____

Phone _____

OTHER (Specify) _____

Address _____

Phone _____

CONTRACT FOR INVESTIGATION

X# Michael - 94111

(510) 820-3224

REMARKS Allowing 4/1/11 to 6/5/11

5/31-6/19/11

By Accutone

By Alan Wong

Handwritten notes at the property

Plans Approved

Layout Made

Rejected

Applicant Notified

Plans Returned

Permit Issued

CONSTRUCTION PROGRESS ACCEPTANCE

Pre-plaster/drywall

Pre-Final

Final

Pre-Plaster

Final

Septic Tank

Absorption Field

Absorption Bed

House Sewer

Septic Tank

Absorption Field

Absorption Bed

OTHER

REMARKS

U.G. TANK

Final

LOCATION

4371338

Vicinity Map

Shid 1142

RCPT # 759249

603.00

(10)

191142