

Garcia-La Grille, Roseanna, Env. Health

From: Schultz, Robert, Env. Health
Sent: Thursday, March 31, 2005 9:40 AM
To: Garcia-La Grille, Roseanna, Env. Health
Subject: envision update ro2631

Hi Roseana:

Pls update site status to closed. Clsoure was effective 8/22/94. I confirmed this with the RWQCB and sent a letter to the property owner.

Thanks!

883 ISLAND DR.
ALAMEDA

Robert W. Schultz, P.G.
Hazardous Materials Specialist
Alameda County Environmental Health
1131 Harbor Bay Parkway
Alameda, CA 94502
510-567-6719 (direct)
510-337-9335 (facsimile)



Property Solutions INC.

Environmental & Engineering Consulting

17752 Skypark Circle • Suite 230 • Irvine, California 92614 • 949-222-1112 • Fax 949-222-1113

February 1, 2005

Alameda County Environmental Health – Environmental Cleanup Oversight
1131 Harbor Bay Parkway
Alameda, California 94502
Attn: Mr. Robert Schultz

VIA FEDERAL EXPRESS

**RE: Red Hanger Kleaners at Harbor Bay Landing Shopping Center
883 Island Drive
Alameda, California 94502
Case No. RO2631**

Dear Mr. Schultz:

In response to your letter dated December 30, 2004 (Request for Technical Report Submittal) Property Solutions Inc. respectfully submits the following documents for your review:

- Letter: Subsurface Investigation Results, Harbor Bay Landing Shopping Center, prepared by Applied Geosciences Inc., prepared for Alameda County Health Care Services Agency, Division of Hazardous Materials, Department of Environmental Health, and dated June 7, 1994.
- Letter: Confirmation of Understanding With Respect to Approval of Workplan for Closure of a Floor Drain and Appurtenant Subsurface Piping, Alameda Red Hanger Kleaners, Harbor Bay Landing Shopping Center, prepared by Applied Geosciences Inc., prepared for Alameda County Health Care Services Agency, Division of Hazardous Materials, Department of Environmental Health, and dated July 12, 1994.
- Portion of Report (Introduction): Closure of a Floor Drain and Appurtenant Subsurface Piping, Alameda Red Hanger Kleaners, Harbor Bay Landing Shopping Center, prepared by Applied Geosciences Inc.
- Portion of Report (Table 1): Floor Drain Closure, Harbor Bay Landing Shopping Center, Summary of Analytical Results, prepared by Applied Geosciences Inc.
- Portion of Report (Site Plot Plan/Sample Location Map): Site Plot Plan, prepared by Applied Geosciences Inc.

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These documents, along with those previously submitted under separate cover, conclude the available technical report documentation for the Red Hanger Kleaners at Harbor Bay Landing Shopping Center.

Please complete your review and advise.

Should you have any questions or require any further information, please contact me at 949-222-1112. Thank you for your assistance.

Sincerely,



Matthew Hohne, REA
Project Manager

Cc: Ms. Erinn L. Cooke, Newmark Realty Capital, 595 Market Street, Suite 2700, San Francisco, CA 94105
Mr. James Liu, Harbor Bay Landing, LLC, PO Box 117610, Burlingame, CA 94011



ALCO
HAZMAT

1641 North First Street
Suite 235
San Jose, CA 95112
TEL: 408/452-0262
FAX: 408/452-0265

94 JUN 13 PM 2:40

7 June 1994
A932789B

Alameda County Health Care Services Agency
Division of Hazardous Materials, Department of Environmental Health
80 Swan Way, Room 200
Oakland, California 94621

Attention: Madhulla Logan

**SUBJECT: SUBSURFACE INVESTIGATION RESULTS, HARBOR BAY LANDING
SHOPPING CENTER, ALAMEDA, CALIFORNIA**

Dear Madhulla:

It was a pleasure meeting with you on 26 May 1994 regarding the subsurface investigations recently performed by Applied Geosciences Inc. in the vicinity of the Alameda Red Hanger Kleaners (ARHK) facility (site), located in the Harbor Bay Landing Shopping Center (HBLSC) at Island Drive and Mecartney Road in the city of Alameda, California. Reports documenting a soil and groundwater investigation (Applied Geosciences Inc., 1993) and a soil gas survey (Applied Geosciences Inc., 1994) performed by Applied Geosciences Inc. were previously submitted to Alameda County Health Care Services Agency (ACHA). The contents of these reports, and the ramifications of the findings presented, were discussed in our meeting with you on 26 May 1994. In summary, we feel that the data generated during this investigation indicates that the highest concentrations of PCE in soil, groundwater, and in soil gas beneath the site, though relatively low, are in the vicinity of floor drain F1, and the nearby dry cleaning and PCE-water separating units. It is the judgment of Applied Geosciences Inc. that the volatile organic compounds (VOCs) reported in soil, soil gas, and water in this area are likely related to less than desirable storage, handling, and/or disposal practices at the site. It is also our judgment that a review of practices and procedures related to the storage, handling, and disposal of PCE at the site should be conducted, and appropriate mitigative measures taken, including elimination of any routes, and potential routes, of entry of PCE to the subsurface.

As suggested by you in our meeting of 26 May 1994, we have written this letter to formally request "case closure" in regards to the VOCs reported to be present in soil and soil gas beneath the site. You indicated in the 26 May 1994 meeting that closure with respect to soils would likely not be difficult to obtain from the ACHA, but that closure with respect to groundwater was under the jurisdiction of the Regional Water Quality Control Board, San Francisco Bay Region (RWQCB). In a recent conversation telephone conversation (2 June 1994), following your conversation with Mr. Victor Izzo of the Regional Water Quality Control Board, Central Valley Region, you indicated that you now had some reservations regarding the granting of closure with respect to soil due to the reported concentrations of PCE in soils in the vicinity of

Other Offices:

298 Technology Drive • Suite 100 • Irvine, CA 92718 • TEL: 714/453-8545 • FAX: 714/453-0510
San Diego Area: 5375 Mira Sorrento Place • Suite 150 • San Diego, CA 92121 • TEL: 619/558-0600 • FAX: 619/558-7180



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2

Applied Geosciences Inc.

floor drain F1 (34 and 23 $\mu\text{g}/\text{kg}$ were reported in the two analytical runs of the sample collected at a depth of 0.5 feet below the ground surface). Your recent concern, we understand, is based on the potential for migration of the PCE reported in soils, into groundwater.

Although we understand your concern with respect to the potential for migration of PCE in the vadose zone soils to groundwater, we wish to point out that the impacted vadose zone soils are located beneath a 4-inch concrete slab (the floor of the structure). Infiltration of water, and percolation of water through the impacted soils, is therefore judged to be highly unlikely. Furthermore, we understand that the concentrations of VOCs in soil gas indicate a very low likelihood that PCE is present in liquid phase (as a dense non-aqueous phase liquid [dnapl]), and hence it is highly unlikely that PCE will migrate to groundwater in the liquid phase. Finally, we understand that the concentrations of VOCs reported in soil gas are sufficiently low that it is highly unlikely that soil gas would be a significant source of PCE to groundwater.

It is also pertinent that the groundwater beneath the site is likely not a potential source of drinking water, as it most likely has total dissolved solids (TDS) significantly in excess of 3,000 mg/L. Maximum contaminant levels established for drinking water would therefore not be applicable. Water quality objectives, which we feel are applicable, have not been exceeded in the samples collected as part of our investigation of this site.

All parties involved in the pending property transaction are in agreement with Applied Geosciences Inc.'s recommendation that a review of practices and procedures related to the storage, handling, and disposal of PCE at the site should be conducted, and appropriate mitigative measures taken, including elimination of any routes, and potential routes, of entry of PCE to the subsurface. Auditing of the site by the ACHD has been requested. It is anticipated that the ACHD will be involved in the closure of any routes, and potential routes, of entry of PCE to the subsurface. It should be recognized that the current tenant, the ARHK, will continue to operate his business during the performance of the required closure activities. Minimal disruption of normal business activities is desired. Accordingly, we feel that removal of soil beneath, and immediately adjacent to, floor drain F1 is warranted during the performance of the subsurface drainage facility closure activities. We do not, however, feel that excavation of additional soils (outside of the immediate area of floor drain F1) is warranted, and maintain that it is not feasible without major expenditures and without considerable disruption of the tenant's business.

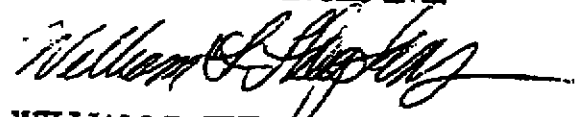
We will be contacting you shortly to discuss site closure. If you have any questions or comments in the interim, please feel free to call.

A932789B-DRAFT

3

Applied Geosciences Inc.

Very truly yours,
APPLIED GEOSCIENCES INC.



WILLIAM G. THEYSKENS, CEG 1486
Project Engineering Geologist



WILLIAM P. NYLIN
Regional Office Manager

- cc: Sumadhy Arigala, Regional Water Quality Control Board, San Francisco Bay Region
- Dennis M. Kimmek, Esq., Vice President and General Counsel, Kemper Real Estate Management Company
- Jeff Van De Wyngaerde, Kemper Real Estate Management Company
- Jonathan Winslow, Senior Development Manager, Kemper Real Estate Management Company
- Craig S. Davey, Vice President, Acquisitions, RREEF



②

1641 North First Street
 Suite 235
 San Jose, CA 95112
 TEL: 408/452-0262
 FAX: 408/452-0265

21 July 1994
 A932789B

Alameda County Health Care Services Agency
 Division of Hazardous Materials, Department of Environmental Health
 80 Swan Way, Room 200
 Oakland, California 94621

Attention: Madhulla Logan, M.S.

SUBJECT: CONFIRMATION OF UNDERSTANDING WITH RESPECT TO
 APPROVAL OF THE WORKPLAN FOR CLOSURE OF A
 FLOOR DRAIN AND APPURTENANT SUBSURFACE PIPING,
 ALAMEDA RED HANGER KLEANERS, HARBOR BAY
 LANDING SHOPPING CENTER, ALAMEDA, CALIFORNIA

Dear Madhulla,

It was a pleasure speaking with you today in regards to the Workplan for Closure of a Floor Drain and Appurtenant Subsurface Piping (Applied Geosciences Inc., 14 July 1994) at the Alameda Red Hanger Kleaners facility located in the Harbor Bay Landing Shopping Center, Alameda, California (site). Based on our discussion, it is the understanding of Applied Geosciences Inc. that the Alameda County Health Care Services Agency (ACHA), with the concurrence of the California Regional Water Quality Control Board, San Francisco Bay Region (RWQCB), has approved the above-referenced Workplan, with the addition of the following task.

Upon completion of the excavation activities beneath floor drain F1, and following the collection of a soil sample at the base of this excavation, an additional (second) soil sample will be collected from a depth of either one to two feet below the bottom of the excavation, or just above the ground water table if the water table is in close proximity to the bottom of the excavation. As discussed, we will hand auger to the specified depth. We will then collect this soil sample in a stainless steel liner using drive-sampling apparatus. Both soil samples will be submitted to a State Certified laboratory for analysis for halogenated volatile organic compounds in accordance with the U.S. Environmental Protection Agency (EPA) Method 8010, on a twenty-four hour turnaround basis.

Other Offices:

298 Technology Drive • Suite 100 • Irvine, CA 92718 • TEL: 714/453-8545 • FAX: 714/453-0510
 San Diego Area: 5375 Mira Sorrento Place • Suite 150 • San Diego, CA 92121 • TEL: 619/558-0600 • FAX: 619/558-7180



A932789B

2

Applied Geosciences Inc.

As we discussed, Applied Geosciences Inc. will provide you with a copy of the plans, first brought to a recent site meeting, that indicate that grouting of the sub-lateral within the ARHK facility, as originally discussed, is not feasible because the lateral also receives waste from the adjacent facility (a bank).

As you know, we are currently scheduled to implement the workplan, and the above additional task, this coming Sunday, 24 July 1994. We will assume that our understanding of the ACHS requirements for closure, as discussed herein, are accurate, unless we hear otherwise from you prior to noon on Friday, 22 July 1994. We will contact you following the completion of field activities and receipt of the analytical results of the soil samples collected during closure.

Based on our previous discussions with you and with Mr. Arigala, and our recent conversation with you today, it is Applied Geosciences Inc.'s understanding that, should the analytical results of the soil sample analyses indicate concentrations of volatile organic compounds (VOCs) similar to the levels previously reported (Applied Geosciences Inc., 1993 and 1994), which are judged to be low, additional investigation and/or additional remedial measures will not be required, and in that event, upon satisfactory completion of the work set forth in Sections 5.1 through 5.4 of this Workplan and the additional task as discussed herein, ACHA will send a letter to Applied Geosciences Inc. stating that the Workplan has been satisfactorily completed and the file will be deemed closed by ACHA and the RWQCB.

Thank you for your prompt attention in this matter. If you have any questions or comments, please feel free to call.

Very truly yours,
APPLIED GEOSCIENCES INC.

WILLIAM G. THEYSKENS, CEG 1486
Project Engineering Geologist

WILLIAM P. NYLIN
Regional Office Manager

- cc: Sumadhy Arigala, Regional Water Quality Control Board, San Francisco Bay Region
- Dennis M. Klimmek, Esq., Vice President and General Counsel, Kemper Real Estate Management Company
- Jeff Van De Wyngaerde, Kemper Real Estate Management Company
- Jonathan Winslow, Senior Development Manager, Kemper Real Estate Management Company
- Craig S. Davey, Vice President, Acquisitions, RREEF

(3)

May 15, 1994

**CLOSURE OF A FLOOR DRAIN
AND APPURTENANT SUBSURFACE PIPING
ALAMEDA RED HANGER KLEANERS
HARBOR BAY LANDING SHOPPING CENTER
ALAMEDA, CALIFORNIA**

1.0 INTRODUCTION

Subsurface investigations were recently performed by Applied Geosciences Inc. in the vicinity of the Alameda Red Hanger Kleaners (ARHK) facility (site), located in the Harbor Bay Landing Shopping Center (HBLSC) at Island Drive and Mecartney Road in the city of Alameda, California. A soil and groundwater investigation (Applied Geosciences Inc., 1993) and a soil gas survey (Applied Geosciences Inc., 1994) were recently performed by Applied Geosciences Inc. These reports were submitted to the Alameda County Health Care Services Agency (ACHA) and were discussed in a meeting on 26 May 1994. These reports were subsequently submitted to, and reviewed by, the California Regional Water Quality Control Board, San Francisco Bay Region (RWQCB).

Applied Geosciences Inc. discussed these investigations and the proposed closure of floor drain F1 and appurtenant piping with Ms. Madhulla Logan of ACHA and with Mr. Sumadhy Arigala of the RWQCB. We also discussed the likelihood that additional investigation and/or remediation of the site would be required by either the ACHA or the RWQCB. The RWQCB and the ACHA agreed that if the analytical results of the soil sample analyses indicated concentrations of volatile organic compounds (VOCs) similar to the levels previously reported (Applied Geosciences Inc., 1993 and 1994), which were judged to be low, additional investigation and/or additional remedial measures would not be required. It was further agreed that, if similar concentrations of VOCs to those previously reported were indicated as a results of the proposed sampling and analysis of soil samples, upon satisfactory completion of the work set forth in Sections 5.1 through 5.4 of the Workplan (Applied Geosciences Inc., 1994), ACHA would send a letter to Applied Geosciences Inc. stating that the work was satisfactorily completed and the file would be deemed closed by ACHA and the RWQCB.

The purpose of the work summarized in this report was to achieve "case" closure with respect to the presence of perchloroethylene (PCE) and related volatile organic compound (VOC) breakdown products in the subsurface in the vicinity of the ARHK facility. This report summarizes the approach, scope of work, and data collected by Applied Geosciences Inc. during the closure of a floor drain and appurtenant subsurface piping.

2.0 OBJECTIVE

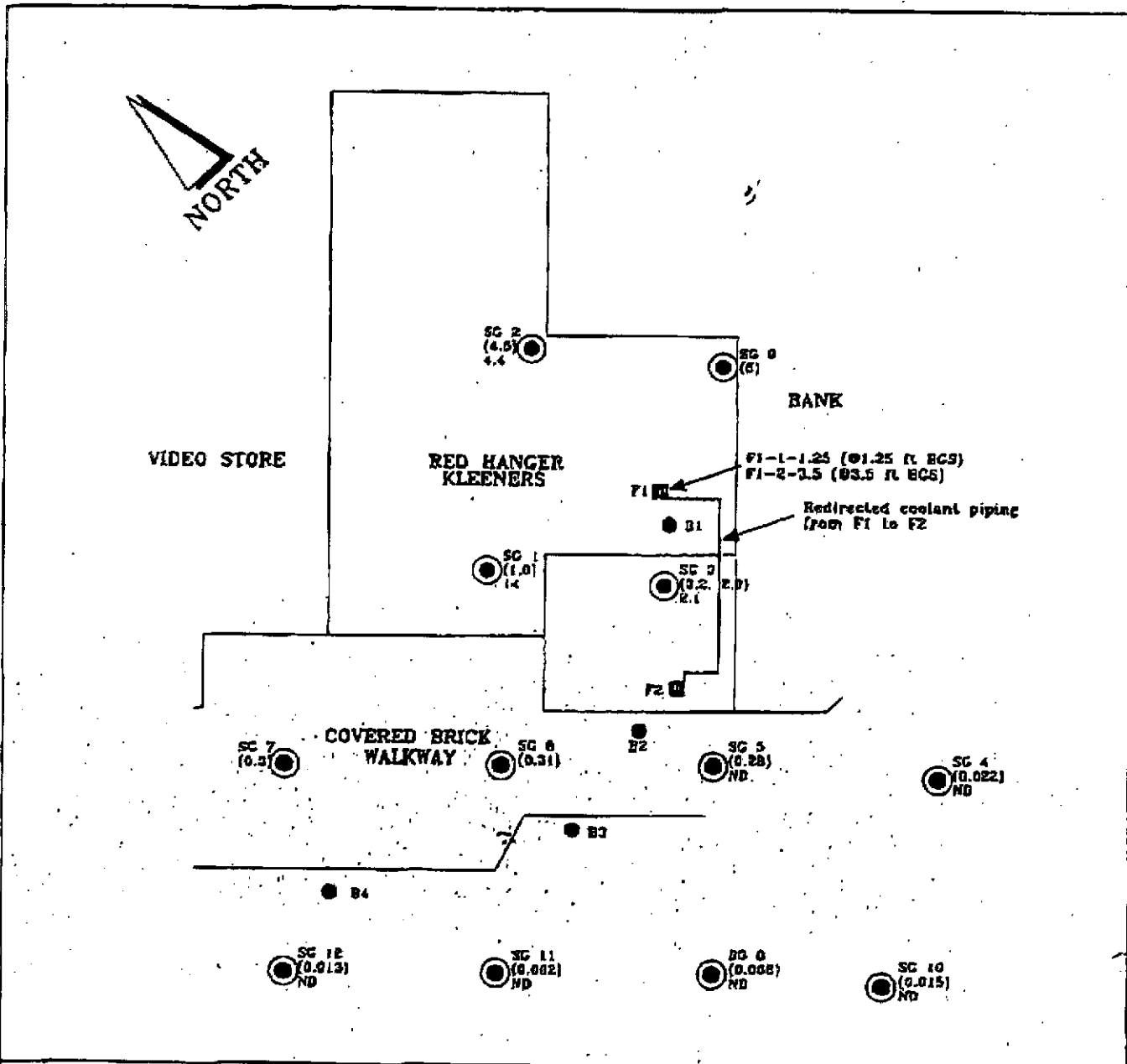
The objective of the work conducted was the closure of floor drain F1 and appurtenant subsurface piping, to the extent feasible.

TABLE 1
FLOOR DRAIN CLOSURE
HARBOR BAY LANDING SHOPPING CENTER
SUMMARY OF ANALYTICAL RESULTS
(RESULTS REPORTED IN MICROGRAMS PER KILOGRAM)

Sample i.d.	Sample Date	Sample Depth	Methylene Chloride	Perchloroethylene
F1-1-1.25	24-July-94	1.25	4.4	14
F1-2-3.5	24-July-94	3.5	5.2	6.0

Notes:

1. Sample depth is reported in feet below the ground surface.
2. Methylene Chloride is reported likely to be a laboratory artifact.
3. Perchloroethylene is analyzed for in general accordance with Environmental Protection Agency Method No. 8010.



EXPLANATION:

- DESIGNATION AND LOCATION OF SOIL GAS SURVEY POINTS AND REPORTED TETRACHLOROETHENE CONCENTRATIONS IN (SOIL GAS) AND SOIL SAMPLES COLLECTED.
- DESIGNATION AND LOCATION OF SOIL BORINGS PREVIOUSLY INSTALLED BY APPLIED GEOSCIENCES, INC.
- DESIGNATION AND LOCATION OF FLOOR DRAIN, AND SOIL SAMPLE LOCATION AND DESIGNATION.

NOTE

- 1) ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.
- 2) SITE PLAN GENERATED FROM FIELD MEASUREMENTS PERFORMED BY APPLIED GEOSCIENCES INC. PERSONNEL.

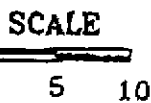
APPLIED GEOSCIENCES INC.
Environmental Consultants



SITE PLOT PLAN

PROJECT NO. A932789

FIGURE 2



ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



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

December 30, 2004

James Liu
Harbor Bay Landing, LLC
P.O. Box 117610
Burlingame, CA 94011

Subject: Red Hanger Kleaners, 883 Island Dr., Alameda, California - Request for
Technical Report Submittal (Ref. No. RO0002631)

Dear Mr. Liu:

This letter requests that you submit copies of all technical reports prepared regarding the dry cleaning solvents release at the subject property. ACEH issued a closure letter regarding the soil (and soil gas) case at the subject site on August 18, 1994. At that time, ACEH recommended that the site owner, Kemper Real Estate Management, pursue closure of the groundwater case through the Regional Water Quality Control Board, San Francisco Bay Region. It is not clear whether or not the RWQCB-SFBR ever closed the groundwater case. Further, in 1998, additional investigation was performed and dry cleaning solvents were detected in groundwater. Currently, ACEH's cleanup oversight program includes review of impacts to groundwater. Therefore, and at your request, ACEH plans to review the groundwater data, and make a determination regarding closure. In order for us to complete our review, we must be in receipt of copies of all pertinent technical reports. Attached to this letter is a list of the reports we currently have on file. Please send us copies of any reports not identified on the attached list. If you have any questions regarding this request, please call me at (510) 567-6719.

Sincerely,

Robert W. Schultz, R.G.
Hazardous Materials Specialist

cc: Erinn Cooke, Newmark Realty Capital, Inc., 595 Market St., Ste. 2700, San Francisco,
CA 94105
Matt Hohne, Property Solutions, Inc., 17752 Skypark Circle, Ste. 230, Irvine, CA 92614
Donna Drogos, ACEH
Bob Schultz, ACEH

Site Information [SD0002623]

Rec'd: SD0002623 Case ID: Facility ID:

Business Name: RED HANGER KLEANERS **Location:**

Site Contact: SCHULTZ, ROBERT **Building Number:**

St. No: 883 **Street Name:** ISLAND **St. Type:** DR

City, St. Zip: ALAMEDA CA 94502

County: Alameda County

Activity Log:

- Fri 11/5/2004 9:34 AM
- Fri 11/5/2004 9:33 AM
- Fri 11/5/2004 9:23 AM
- Thu 11/4/2004 3:19 PM
- Thu 11/4/2004 2:09 PM
- Thu 11/4/2004 1:59 PM
- Thu 11/4/2004 12:35 PM
- Mon 11/1/2004 7:24 AM
- Fri 10/29/2004 3:47 PM
- Fri 10/29/2004 11:57 AM
- Fri 10/29/2004 10:20 AM
- Thu 10/28/2004 5:09 PM
- Thu 10/28/2004 3:12 PM
- Wed 10/27/2004 1:37 PM
- Wed 10/27/2004 1:14 PM
- Tue 10/26/2004 4:19 PM
- Tue 10/26/2004 11:13 AM
- Tue 10/26/2004 5:53 AM
- Mon 10/25/2004 10:21 AM
- Fri 10/22/2004 2:25 PM
- Fri 10/22/2004 10:42 AM
- Wed 10/20/2004 10:29 PM
- Mon 10/18/2004 7:44 AM
- Fri 10/15/2004 6:32 PM

HARBOR BAY LANDING, LLC
 P.O. BOX 117610
 BURLINGAME, CA 94011

BANK OF AMERICA
 AP GIANNINI BRANCH 0973
 300 SOUTH EL CAMINO REAL
 SAN MATEO, CA 94402
 (650) 615-4700
 11-35-1210

2057

10/28/2004

\$ **6,000.00

PAY TO THE ORDER OF **Alameda County Environmental Health**

Six Thousand and 00/100***** DOLLARS

MEMO Case # RO2631, Investigation on the dry cleaner

Sandy A. Chang

⑈00 2057⑈ ⑆121000358⑆ 09739⑈06588⑈

Trnoon to nam.

Security Features included. Please see back.

00106403-90

ALAMEDA COUNTY HAZARDOUS MATERIALS DIVISION
DEPOSIT / REFUND ACCOUNT SHEET

SITE INFORMATION

Harbor Bay Landing Shpg Ctr
0 Mecartney & Island
Alameda 94501
Site Contact:
Site Phone :

StID: 4891 Site#: 2511
PROJECT#: 2511A
PROJECT TYPE: M
INSP: Madhulla Logan
ACCT. SHEET PG #: _____

PROPERTY OWNER INFORMATION

Owner Contact:
Owner Phone :

CONTRACTOR INFORMATION

Harbor Bay Shopping Ctr
P O Box 1459
Lafayette CA 94549 #810
Contr. Contact:
Contr. Phone : 283-8280

Date	Action Taken	Time		Hours Spent/Depstd	Hour Balnce	Money	
		In	Out			Spent/Depositd	Money Balance
	Balance from Prev. Page
	Rcpt# 725611						
05/20/94	Deposit of \$750.00 @ \$75/hour			+10.	M	75.00	675
5/26/94	Review of file			2:0		150.00	525
5/26/94	Meeting with Bill			2:0		150.00	375
8/22/94	Meeting with ^{Thy skins} Sam Arigata			3:0		150.00	225
	Phone conversation			0.5		37.50	187.50
7/20/94	complan review & phone			1.5		112.50	75.00
8/06/94	Review results			1:0		75.00	0.00
8/12/94	Review closure letter			1:0		75.00	-75.00
8/18/94	Review of all reports			3:0		225.00	
8/18/94	& close closure letter			1:0		75.	-375.00
8/23/94	Closure work			1:0		75	-450.00

UPON COMPLETION OF PROJECT

PROJ COMPLETED BY : _____ ATTACH: State Forms A, B & C
 Billing Adjustment*

DATE OF COMPLETION : _____ DATE SENT TO BILLING: _____

TOTAL COST OF PROJECT: _____ REFUND AMOUNT: _____ Rev. 1/93

* Billing adjustment forms needed when site is in our UST program.



Property Solutions INC.

Environmental & Engineering Consulting

17752 Skypark Circle • Suite 230 • Irvine, California 92614 • 949-222-1112 • Fax 949-222-1113

Alameda County

NOV 05 2004

November 3, 2004

Environmental Health

Alameda County Environmental Health – Environmental Cleanup Oversight
1131 Harbor Bay Parkway
Alameda, California 94502
Attn: Ms. Donna Drogos

VIA FEDERAL EXPRESS

**RE: Red Hanger Kleaners at Harbor Bay Landing Shopping Center
883 Island Drive
Alameda, California 94502
Case No. RO2631**

Dear Ms. Drogos:

On behalf of Newmark Realty Capital, Inc., Property Solutions Inc. respectfully submits the enclosed Phase I Environmental Assessment Report and Limited Phase II Environmental Site Assessment Report for your review. Also enclosed is the check for \$6,000.00 to replenish the deposit accountant required for oversight services. Property Solutions Inc. would like to request no further action from the Alameda County Environmental Health – Environmental Cleanup Oversight regarding the historical dry cleaning operations conducted within the Red Hanger Kleaners tenant space.

Red Hanger Kleaners is a drop-off location only, however, on-property dry cleaning operations were formerly conducted within the tenant space. Soil and groundwater investigations have been conducted in and around the Red Hanger Kleaners tenant space (most recently in 1999).

Should you have any questions or require any further information, please contact me at 949-222-1112. Thank you for your assistance.

Sincerely,

Matthew Hohne, REA
Project Manager

Enrique R. Cannata, P.E.
Director, West Coast Region

Enclosures:

SERVING YOUR NEEDS NATIONWIDE FROM OUR OFFICES IN:

PHILA • NY • CHICAGO • LA • DALLAS • PORTLAND • ATLANTA • BALTIMORE

1. Final Report: Limited Phase II Environmental Site Assessment for the Harbor Bay Landing Shopping Center, 883 Landing Drive, prepared by Hygienetics Environmental Services, Inc., and dated January 15, 1999.
2. Phase I Environmental Assessment, Harbor Bay Landing, prepared by Property Solutions Inc., and dated March 19, 2001.

01504
20-2631
PETE WILSON, Governor

STATE OF CALIFORNIA

CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD

SAN FRANCISCO BAY REGION
2101 WEBSTER STREET, SUITE 300
OAKLAND, CA 94612
(510) 286-1233



Mr. Dennis Klimmek
Kemper Real Estate Management Company
3470 Mt. Diablo Road, Suite A200
P. O. Box 1459
Lafayette, CA 94108-4482

August 22, 1994
File No.: 2223.09 (SA)

Subject: Alameda Red Hanger Kleaners, Harbor Bay Landing Shopping Center,
Alameda, California.

Dear Mr. Klimmek:

The Alameda County Department of Environmental Health (ACDEH) Staff have requested our review of water quality issues and concurrence of no further investigative or remedial actions at the above site.

Staff of the Regional Board have reviewed reports, prepared by Applied Geosciences Inc., describing the results of the soil and groundwater investigations at the site. The reports document localized pollution of tetrachlorethylene and its degradation products up to 34 ppb in soil, and 19 ppb in groundwater. Based on the information presented in the reports, the existing and potential beneficial uses of the impacted groundwater, it appears that no further delineation, groundwater monitoring or remediation of the pollutants is required. Further, it is my understanding that a deed notice will be placed on the subject property to alert future buyers, developers, and workers of the existing pollution.

Please contact Sumadhu Arigala at (510) -286-0434, if you have any questions regarding this letter.

Sincerely,

Steven Ritchie,
Executive Officer.

Stephen Morse
Stephen Morse,
Chief, Toxics Cleanup.

Post-It® Fax Note	7671	Date	2/7	# of pages	1
To	Robert Schultz	From	Betty Graham		
Co./Dept.		Co.			
Phone #		Phone #			
Fax #	337-9235	Fax #			

CC: Madhula Logan, ACDEH
William Theyskins, Applied Geosciences Inc.

CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD

SAN FRANCISCO BAY REGION

2101 WEBSTER STREET, SUITE 500

OAKLAND, CA 94612

(510) 286-1255

0150450



Mr. Dennis Klimmek
Kemper Real Estate Management Company
3470 Mt. Diablo Road, Suite A200
P. O. Box 1459
Lafayette, CA 94108-4482

August 22, 1994
File No.: 2223.09 (SA)

Subject: Alameda Red Hanger Kleaners, Harbor Bay Landing Shopping Center,
Alameda, California.

Dear Mr. Klimmek:


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Sincerely,

Steven Ritchie,
Executive Officer.


Stephen Morse,
Chief, Toxics Cleanup.

CC: Madhula Logan, ACDEH
William Theyskins, Applied Geosciences Inc.

Internal Memo

To: LF, SIM

Date: August 19, 1994

From : SA

SUBJECT: Alameda Red Hanger Cleaners
Harbor Bay Landing Shopping Center
Island Drive/ Mecartney Road
Alameda, Alameda County.

The Alameda County Department of Env. Health (ACDEH) has recommended no further action for the above mentioned site.

Site History:

The subject site is a dry cleaning facility that has been operating since 1979. A property transfer prompted a subsurface investigation to assess the possibility of a PCE release to the subsurface environment. The site is reported to be underlain by sandy fill, to depths ranging from 5.5' to 10.5' BGS, followed by native silty clays (bay mud). Four soil borings were advanced in the immediate vicinity of two floor drains and the adjoining sewer lines. Soil samples from the boring in the vicinity of Floor drain F1, located adjacent to the dry cleaning machine, showed PCE up to 34 ppb. Soil samples from the remaining borings showed no chlorinated solvents except for a single sample, at a depth of 5.5' BGS, that showed PCE at 0.81 ppb, TCE at 2.4 ppb, and cis-1,2-DCE at 2.2 ppb.

Four temporary monitoring wells were placed in the soil borings, and representative groundwater water samples were taken at approximately 10.5' BGS. The groundwater sample closest to F1 detected PCE at 5.5 ppb, TCE at 9.0 ppb and cis-1,2-DCE at 19 ppb. The remaining groundwater samples showed ND levels of PCE, however, one of them detected TCE and cis-1,2-DCE at 0.7 and 14 ppb respectively. A soil gas survey was conducted to further characterize the PCE pollution. The soil gas and soil data obtained were consistent with earlier results. PCE concentrations in soil gas were less than 5 ppb, and in soil samples were less than 14 ppb. The floor Drain F1 was excavated and two soil samples from the excavation pit showed less than 14 ppb of PCE. The sewer line previously draining F1 was filled with inert material. The bottom of the excavation was backfilled with bentonite pellets and the remaining portion of the excavation was filled with concrete.

Based on the results from the soil and ground water investigations, sampling events and remediation, it appears that the pollution at the site is localized and soil sources removed. The shallow groundwater at the site fails to meet the TDS requirements for Municipal and domestic use. The PCE & TCE groundwater concentrations are below the Water Quality Objectives recommended by the California 'inland surface waters' and 'enclosed bays and estuaries' plans. Further, based on the distribution of the concentrations of PCE and its degradation products TCE, cis-1,2-DCE, natural attenuation appears to be occurring at site conditions. Hence, I concur with the ACDEH and recommend the no further action letter for the above site.

IN CASE OF EMERGENCY OR SPILL, CALL THE NATIONAL RESPONSE CENTER 1-800-424-8802; WITHIN CALIFORNIA, CALL 1-800-852-7550

93436853

GENERATOR

TRANSPORTER

FACILITY

UNIFORM HAZARDOUS WASTE MANIFEST		1. Generator's US EPA ID No. CA1000827837136853		Manifest Document No. 93436853		2. Page 1 of 1		Information in the shaded areas is not required by Federal law.					
3. Generator's Name and Mailing Address INTERSTATE ENVIRONMENTAL 2930 GREEN RD TURLOCK CA 95352				A. State Manifest Document Number 93436853		B. State Generator's ID							
4. Generator's Phone 800 505 7867				C. State Transporter's ID		D. Transporter's Phone 405 168 800 505 7867							
5. Transporter 1 Company Name INTERSTATE ENVIRONMENTAL				6. US EPA ID Number CA1000827837136853		E. State Transporter's ID							
7. Transporter 2 Company Name				8. US EPA ID Number		F. Transporter's Phone							
9. Designated Facility Name and Site Address ALUSO INDEPENDENT OIL 5002 ARROW ST ALUSO CA 95002				10. US EPA ID Number CA10000045571		G. State Facility's ID CA10000045571							
11. US DOT Description (including Proper Shipping Name, Hazard Class, and ID Number)				12. Containers		13. Total Quantity		14. Unit Wt/Vol		15. Waste Number			
a. NON HERRA HAZARDOUS WASTE LIQUID b. HAZMAT c. 54 AUG 19 1112:52				No.		Type				State			
										EPA/Other			
										State			
										EPA/Other			
J. Additional Descriptions for Materials Listed Above WASTE OIL COATER				K. Handling Codes for Wastes Listed Above		a. 01		b.		c.			
15. Special Handling Instructions and Additional Information GLOVES EMERGENCY PHONE 408 432 0333 Red Hanger Cleaners 883 Island Dr Alameda CA													
16. GENERATOR'S CERTIFICATION: I hereby declare that the contents of this consignment are fully and accurately described above by proper shipping name and are classified, packed, marked, and labeled, and are in all respects in proper condition for transport by highway according to applicable international and national government regulations. If I am a large quantity generator, I certify that I have a program in place to reduce the volume and toxicity of waste generated to the degree I have determined to be economically practicable and that I have selected the practicable method of treatment, storage, or disposal currently available to me which minimizes the present and future threat to human health and the environment; OR, if I am a small quantity generator, I have made a good faith effort to minimize my waste generation and select the best waste management method that is available to me and that I can afford.													
Printed/Typed Name Red Stepmad				Signature <i>[Signature]</i>				Month 08		Day 19		Year 94	
17. Transporter 1 Acknowledgement of Receipt of Materials Printed/Typed Name Red Stepmad				Signature <i>[Signature]</i>				Month 08		Day 19		Year 94	
18. Transporter 2 Acknowledgement of Receipt of Materials Printed/Typed Name				Signature				Month		Day		Year	
19. Discrepancy Indication Space													
20. Facility Owner or Operator Certification of receipt of hazardous materials covered by this manifest except as noted in Item 19.													
Printed/Typed Name				Signature				Month		Day		Year	

DO NOT WRITE BELOW THIS LINE.

While: TSDf SENDS THIS COPY TO DTSC WITHIN 30 DAYS.
 To: P.O. Box 3000, Sacramento, CA 95812

93375081
 IN CASE OF EMERGENCY OR SPILL, CALL THE NATIONAL RESPONSE CENTER 1-800-424-8802; WITHIN CALIFORNIA, CALL 1-800-852-7550
 GENERATOR
 TRANSPORTER
 FACILITY

UNIFORM HAZARDOUS WASTE MANIFEST		1. Generator's US EPA ID No. CA1C10C109144316E1121961A1 of 1		Manifest Document No.		2. Page 1		Information in the shaded areas is not required by Federal law.							
3. Generator's Name and Mailing Address Dedford Properties #2 An Illinois General Partnership 3470 Mt Diablo Blvd, Suite A100, Lafayette CA 94549						A. State Manifest Document Number 93375081									
4. Generator's Phone (510) 283-3180						B. State Generator's ID HANG361054815									
5. Transporter 1 Company Name DECON Environmental Services, Inc			6. US EPA ID Number CA1091812416E11813			C. State Transporter's ID 427662									
7. Transporter 2 Company Name Lyndell Environmental Services of CA, Inc						D. Transporter's Phone 510 372 6444									
9. Designated Facility Name and Site Address Recycling Resources, Inc 1346 W. Lincoln St Phoenix AZ 85007						E. State Facility ID 1121									
10. US EPA ID Number 11210104913118109						F. State Facility ID 6022586155									
11. US DOT Description (including Proper Shipping Name, Hazard Class, and ID Number)						12. Containers		13. Total Quantity		14. Unit Wt/Vol					
a. NON-RCRA Hazardous Waste Solid (Contains trace tetrachloroethane)						No. Type		Quantity		Wt/Vol					
						0101 DM		00400		P					
b.															
c.															
d.															
J. Additional Descriptions for Materials Listed Above Soil contaminated with <14 ppb tetrachloroethane Approval Number						K. Handling Code for Material Listed Above									
15. Special Handling Instructions and Additional Information No contact Site address: Red Hanger Cleaners 883 Island Dr, Alameda CA 94501															
16. GENERATOR'S CERTIFICATION: I hereby declare that the contents of the consignment are fully and accurately described above by proper shipping name and are classified, packed, marked, and labeled, and are in all respects in proper condition for transport by highway according to applicable federal, state and international laws.															
If I am a large quantity generator, I certify that I have a program in place to reduce the volume and toxicity of waste generated to the degree I have determined to be economically practicable and that I have selected the practicable method of treatment, storage, or disposal currently available to me which minimizes the present and future threat to human health and the environment; OR, if I am a small quantity generator, I have made a good faith effort to minimize my waste generation and select the best waste management method that is available to me and that I can afford.															
Printed/Typed Name Robert J Korstin				Signature [Signature]				Month 08		Day 28		Year 94			
17. Transporter 1 Acknowledgement of Receipt of Materials						Printed/Typed Name David Clivare		Signature [Signature]		Month 08		Day 18		Year 94	
18. Transporter 2 Acknowledgement of Receipt of Materials						Printed/Typed Name		Signature		Month		Day		Year	
19. Discrepancy Indication Space															
20. Facility Owner or Operator Certification of receipt of hazardous materials covered by this manifest except as noted in Item 19.															
Printed/Typed Name				Signature				Month		Day		Year			

DO NOT WRITE BELOW THIS LINE.

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



RAFAT A. SHAHID, Assistant Agency Director

DEPARTMENT OF ENVIRONMENTAL HEALTH
Hazardous Materials Division
80 Swan Way, Rm. 200
Oakland, CA 94621
(510) 271-4320

August 17, 1994

Jonathan Winslow
Kempner Real Estate Management
3470 Mount Diablo Blvd, Suite A 100
P.O. Box 1459
Lafayette, CA - 94549

Reference: Harbor Bay Landing Shopping Center, Alameda, CA.

Dear Mr. Winslow:

I am in receipt of the report "Closure of a Floor Drain and Appurtenant Subsurface Piping", dated August 15, 1994 for the above referenced site. In response to a closure request, all the reports submitted to us have been reviewed and given below is a brief summary and rationale for closure:

A phase I Assessment was conducted on the referenced property by PES Environmental, Inc. in October 1993. The 9.85 acre site consists of a retail shopping center with eight buildings and is occupied by forty-three tenants. The preliminary assessment identified Red Hanger Kleanners which operated a dry cleaning equipment as a potential source of PCE contamination.

In December 1993, Applied Geosciences conducted a subsurface investigation at the Red Hanger Kleanners site. Four soil borings were advanced in areas that were more likely to be impacted by a release of PCE. Significant concentrations of PCE was obtained in Boring B1 which was near floor drain F1 (10ppb to 34ppb). All the four borings were converted into temporary monitoring wells. PCE, TCE (trichloroethylene), and DCE (cis 1,2 Dichlorethylene) was identified in the ground water samples collected from well B1-1W at concentrations of 5.5 ppb, 9 ppb, and 19ppb respectively. This appears to be consistent with the soil sample analysis data obtained at Boring B1.

In April 1994 Applied Geosciences conducted a soil gas survey to further characterize the PCE contamination. A soil gas survey was performed at 9 locations to estimate the presence of PCE, TCE and cis-1.2-DCE. The samples were collected at approximately 4 feet below the ground surface (near the soil water interphase). PCE was reported in soil gas samples at concentrations varying from ND to 5ppb. Also, during this investigation 9 soil samples were collected and analyzed for halogenated volatile organics using EPA method 8010. Concentrations of PCE in soil samples varied between ND to 14ppb. The laboratory analysis data for the soil and soil gas samples appeared to be consistent with the results of the

21 July 1994
A932789B

Alameda County Health Care Services Agency
Division of Hazardous Materials, Department of Environmental Health
80 Swan Way, Room 200
Oakland, California 94621

Attention: Madhulla Logan, M.S.

**SUBJECT: CONFIRMATION OF UNDERSTANDING WITH RESPECT TO
APPROVAL OF THE WORKPLAN FOR CLOSURE OF A
FLOOR DRAIN AND APPURTENANT SUBSURFACE PIPING,
ALAMEDA RED HANGER KLEANERS, HARBOR BAY
LANDING SHOPPING CENTER, ALAMEDA, CALIFORNIA**

Dear Madhulla,

It was a pleasure speaking with you today in regards to the Workplan for Closure of a Floor Drain and Appurtenant Subsurface Piping (Applied Geosciences Inc., 14 July 1994) at the Alameda Red Hanger Kleaners facility located in the Harbor Bay Landing Shopping Center, Alameda, California (site). Based on our discussion, it is the understanding of Applied Geosciences Inc. that the Alameda County Health Care Services Agency (ACHA), with the concurrence of the California Regional Water Quality Control Board, San Francisco Bay Region (RWQCB), has approved the above-referenced Workplan, with the addition of the following task.

Upon completion of the excavation activities beneath floor drain F1, and following the collection of a soil sample at the base of this excavation, an additional (second) soil sample will be collected from a depth of either one to two feet below the bottom of the excavation, or just above the ground water table if the water table is in close proximity to the bottom of the excavation. As discussed, we will hand auger to the specified depth. We will then collect this soil sample in a stainless steel liner using drive-sampling apparatus. Both soil samples will be submitted to a State Certified laboratory for analysis for halogenated volatile organic compounds in accordance with the U.S. Environmental Protection Agency (EPA) Method 8010, on a twenty-four hour turnaround basis.

Other Offices:

29B Technology Drive • Suite 100 • Irvine, CA 92718 • TEL: 714/453-8545 • FAX: 714/453-0510
San Diego Area: 5375 Mira Sorrento Place • Suite 150 • San Diego, CA 92121 • TEL: 619/558-0600 • FAX: 619/558-7180




As we discussed, Applied Geosciences Inc. will provide you with a copy of the plans, first brought to a recent site meeting, that indicate that grouting of the sub-lateral within the ARHK facility, as originally discussed, is not feasible because the lateral also receives waste from the adjacent facility (a bank).

As you know, we are currently scheduled to implement the workplan, and the above additional task, this coming Sunday, 24 July 1994. We will assume that our understanding of the ACHS requirements for closure, as discussed herein, are accurate, unless we hear otherwise from you prior to noon on Friday, 22 July 1994. We will contact you following the completion of field activities and receipt of the analytical results of the soil samples collected during closure.

Based on our previous discussions with you and with Mr. Arigala, and our recent conversation with you today, it is Applied Geosciences Inc.'s understanding that, should the analytical results of the soil sample analyses indicate concentrations of volatile organic compounds (VOCs) similar to the levels previously reported (Applied Geosciences Inc., 1993 and 1994), which are judged to be low, additional investigation and/or additional remedial measures will not be required, and in that event, upon satisfactory completion of the work set forth in Sections 5.1 through 5.4 of this Workplan and the additional task as discussed herein, ACHA will send a letter to Applied Geosciences Inc. stating that the Workplan has been satisfactorily completed and the file will be deemed closed by ACHA and the RWQCB.

Thank you for your prompt attention in this matter. If you have any questions or comments, please feel free to call.

Very truly yours,
APPLIED GEOSCIENCES INC.


WILLIAM G. THEYSKENS, CEG 1486
Project Engineering Geologist


WILLIAM P. NYLIN
Regional Office Manager

cc: Sumadhy Arigala, Regional Water Quality Control Board, San Francisco Bay Region
Dennis M. Klimmek, Esq., Vice President and General Counsel, Kemper Real Estate Management Company
Jeff Van De Wyngaerde, Kemper Real Estate Management Company
Jonathan Winslow, Senior Development Manager, Kemper Real Estate Management Company
Craig S. Davey, Vice President, Acquisitions, RREEF

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94 JUN 10 PM 2: 20

7 June 1994
A932789B

California Regional Water Quality Control Board
San Francisco Bay Region
2101 Webster Street, Suite 500
Oakland, California 94612

Attention: Mr. Sumadhy Arigala

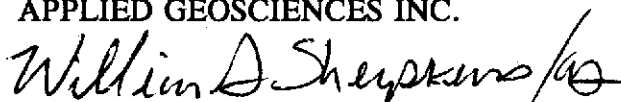
SUBJECT: REQUEST FOR CASE CLOSURE, HARBOR BAY LANDING SHOPPING
CENTER, ALAMEDA, CALIFORNIA


Dear Mr. Arigala:

We have recently met with Ms. Madhulla Logan of the Alameda County Health Care Services Agency (ACHA) with respect to investigations recently performed by Applied Geosciences Inc. in the vicinity of the Alameda Red Hanger Kleaners (ARHK) facility (site), located in the Harbor Bay Landing Shopping Center (HBLSC) at Island Drive and Mecartney Road in the city of Alameda, California. As suggested by Ms. Logan in our meeting of 26 May 1994, we have written this letter to you to formally request "case closure" in regards to the VOCs reported to be present beneath the site. We have enclosed copies of reports documenting a soil and groundwater investigation (Applied Geosciences Inc., 1993) and a soil gas survey (Applied Geosciences Inc., 1994) performed by Applied Geosciences Inc., as well as a letter to Ms. Logan seeking case closure from the ACHA with respect to soils.

We understand that this case is under your purview, and would very much appreciate your input in this matter. We will be contacting you shortly to discuss site closure. If you have any questions or comments in the interim, please feel free to call.

Very truly yours,
APPLIED GEOSCIENCES INC.


WILLIAM G. THEYSKENS, CEG 1486
Project Engineering Geologist


WILLIAM P. NYLIN
Regional Office Manager

Enclosures (3)

Other Offices:

29B Technology Drive • Suite 100 • Irvine, CA 92718 • TEL: 714/453-8545 • FAX: 714/453-0510
San Diego Area: 5375 Mira Sorrento Place • Suite 150 • San Diego, CA 92121 • TEL: 619/558-0600 • FAX: 619/558-7180



cc: Madhulla Logan, Alameda County Health Care Services Agency
Dennis M. Klimmek, Esq., Vice President and General Counsel, Kemper Real Estate
Management Company
Jeff Van De Wyngaerde, Kemper Real Estate Management Company
Jonathan Winslow, Senior Development Manager, Kemper Real Estate Management
Company
Craig S. Davey, Vice President, Acquisitions, RREEF

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7 June 1994
A932789B

Alameda County Health Care Services Agency
Division of Hazardous Materials, Department of Environmental Health
80 Swan Way, Room 200
Oakland, California 94621

Attention: Madhulla Logan

**SUBJECT: SUBSURFACE INVESTIGATION RESULTS, HARBOR BAY LANDING
SHOPPING CENTER, ALAMEDA, CALIFORNIA**

Dear Madhulla:

It was a pleasure meeting with you on 26 May 1994 regarding the subsurface investigations recently performed by Applied Geosciences Inc. in the vicinity of the Alameda Red Hanger Kleaners (ARHK) facility (site), located in the Harbor Bay Landing Shopping Center (HBLSC) at Island Drive and Mecartney Road in the city of Alameda, California. Reports documenting a soil and groundwater investigation (Applied Geosciences Inc., 1993) and a soil gas survey (Applied Geosciences Inc., 1994) performed by Applied Geosciences Inc. were previously submitted to Alameda County Health Care Services Agency (ACHA). The contents of these reports, and the ramifications of the findings presented, were discussed in our meeting with you on 26 May 1994. In summary, we feel that the data generated during this investigation indicates that the highest concentrations of PCE in soil, groundwater, and in soil gas beneath the site, though relatively low, are in the vicinity of floor drain F1, and the nearby dry cleaning and PCE-water separating units. It is the judgment of Applied Geosciences Inc. that the volatile organic compounds (VOCs) reported in soil, soil gas, and water in this area are likely related to less than desirable storage, handling, and/or disposal practices at the site. It is also our judgment that a review of practices and procedures related to the storage, handling, and disposal of PCE at the site should be conducted, and appropriate mitigative measures taken, including elimination of any routes, and potential routes, of entry of PCE to the subsurface.

As suggested by you in our meeting of 26 May 1994, we have written this letter to formally request "case closure" in regards to the VOCs reported to be present in soil and soil gas beneath the site. You indicated in the 26 May 1994 meeting that closure with respect to soils would likely not be difficult to obtain from the ACHA, but that closure with respect to groundwater was under the jurisdiction of the Regional Water Quality Control Board, San Francisco Bay Region (RWQCB). In a recent conversation telephone conversation (2 June 1994), following your conversation with Mr. Victor Izzo of the Regional Water Quality Control Board, Central Valley Region, you indicated that you now had some reservations regarding the granting of closure with respect to soil due to the reported concentrations of PCE in soils in the vicinity of

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San Diego Area: 5375 Mira Sorrento Place • Suite 150 • San Diego, CA 92121 • TEL: 619/558-0600 • FAX: 619/558-7180



floor drain F1 (34 and 23 $\mu\text{g}/\text{kg}$ were reported in the two analytical runs of the sample collected at a depth of 0.5 feet below the ground surface). Your recent concern, we understand, is based on the potential for migration of the PCE reported in soils, into groundwater.

Although we understand your concern with respect to the potential for migration of PCE in the vadose zone soils to groundwater, we wish to point out that the impacted vadose zone soils are located beneath a 4-inch concrete slab (the floor of the structure). Infiltration of water, and percolation of water through the impacted soils, is therefore judged to be highly unlikely. Furthermore, we understand that the concentrations of VOCs in soil gas indicate a very low likelihood that PCE is present in liquid phase (as a dense non-aqueous phase liquid [dnapl]), and hence it is highly unlikely that PCE will migrate to groundwater in the liquid phase. Finally, we understand that the concentrations of VOCs reported in soil gas are sufficiently low that it is highly unlikely that soil gas would be a significant source of PCE to groundwater.

It is also pertinent that the groundwater beneath the site is likely not a potential source of drinking water, as it most likely has total dissolved solids (TDS) significantly in excess of 3,000 mg/L. Maximum contaminant levels established for drinking water would therefore not be applicable. Water quality objectives, which we feel are applicable, have not been exceeded in the samples collected as part of our investigation of this site.

All parties involved in the pending property transaction are in agreement with Applied Geosciences Inc.'s recommendation that a review of practices and procedures related to the storage, handling, and disposal of PCE at the site should be conducted, and appropriate mitigative measures taken, including elimination of any routes, and potential routes, of entry of PCE to the subsurface. Auditing of the site by the ACHD has been requested. It is anticipated that the ACHD will be involved in the closure of any routes, and potential routes, of entry of PCE to the subsurface. It should be recognized that the current tenant, the ARHK, will continue to operate his business during the performance of the required closure activities. Minimal disruption of normal business activities is desired. Accordingly, we feel that removal of soil beneath, and immediately adjacent to, floor drain F1 is warranted during the performance of the subsurface drainage facility closure activities. We do not, however, feel that excavation of additional soils (outside of the immediate area of floor drain F1) is warranted, and maintain that it is not feasible without major expenditures and without considerable disruption of the tenant's business.

We will be contacting you shortly to discuss site closure. If you have any questions or comments in the interim, please feel free to call.

Very truly yours,
APPLIED GEOSCIENCES INC.



WILLIAM G. THEYSKENS, CEG 1486
Project Engineering Geologist



WILLIAM P. NYLIN
Regional Office Manager

cc: Sumadhy Arigala, Regional Water Quality Control Board, San Francisco Bay Region
Dennis M. Klimmek, Esq., Vice President and General Counsel, Kemper Real Estate
Management Company
Jeff Van De Wyngaerde, Kemper Real Estate Management Company
Jonathan Winslow, Senior Development Manager, Kemper Real Estate Management
Company
Craig S. Davey, Vice President, Acquisitions, RREEF



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94 MAY 20 AM 11:37

Kemper Real Estate Management Company

3470 Mt. Diablo Boulevard, Suite A100, P.O. Box 1459, Lafayette, California 94549 • 510/283-8280

May 19, 1994

Alameda County Health Agency
Division of Hazardous Materials
Department of Environmental Health
80 Swan Way, Room 200
Oakland, CA 94621
Attention: Modhulla Logan

Re: San Leandro Airport Park

Dear Mr. Logan:

I am enclosing our check No. 1178 in the amount of \$750.00 per instructions from Mr. Bill Theyskins of Applied Geosciences. This relates to your review of the Harbor Bay project located at Mecartney Road and Island Drive. This check replaces an earlier check (No. 1098) that was sent to you on April 27, 1994 but which failed to properly identify the location of the property under investigation. If you have any questions regarding this fee, please contact the undersigned or Mr. Bill Theyskins at (408) 452-0262.

Very truly yours,

A handwritten signature in black ink, appearing to read "DK", with a long horizontal line extending to the right.

Dennis Klimmek
Vice President/General Counsel

DK/laj

Enclosure

cc: Bill Theyskins

ALCO
HAZMAT
94 MAR -8 PM 2:12

4 March 1994
A932789A

Alameda County Health Care Services Agency
Division of Hazardous Materials, Department of Environmental Health
80 Swan Way, Room 200
Oakland, California 94621

Attention: Larry Seto *Wade*

to 50770

**SUBJECT: SUBSURFACE INVESTIGATION RESULTS, HARBOR BAY LANDING
SHOPPING CENTER, ALAMEDA, CALIFORNIA**

Dear Larry:

Applied Geosciences Inc. performed a subsurface investigation on 24 November 1993 subsurface in the vicinity of the Alameda Red Hanger Kleaners (ARHK) facility (site), located in the Harbor Bay Landing Shopping Center (HBLSC) on Island Drive in the city of Alameda, California (Figure 1). This letter has been written to provide the Alameda County Health Care Services Agency (ACHA) with information concerning the results of this investigation, and our plans for additional investigation and remediation at the site.

The portion of the HBLSC that was investigated consists of an area in the vicinity of ARHK, which is a dry cleaning facility that has operated on the site since 1979. This facility uses tetrachloroethene (perchloroethylene [PCE]) in its operations. Due to the prevalence of documented environmental problems related to the operation of similar facilities at many locations, Kemper Real Estate Management Company (Kemper), the current site owner, requested Applied Geosciences Inc. to assess the likelihood that PCE had been released to the subsurface at this site.

A copy of the report documenting this investigation is attached. As reported by Inchcape Testing Services, Anametrix Laboratories, in their laboratory reports dated 1 and 10 December 1993, some of the soil and groundwater samples collected on 24 November 1993 contained concentrations of PCE, trichloroethene (TCE) and/or cis-1,2-Dichloroethene (cis-1,2-DCE).

Applied Geosciences Inc. is presently mobilizing for a soil gas survey to include a portion of the interior of the ARHK facility, as well as a portion of the HBLSC that is in the reported downgradient groundwater flow direction of the ARHK facility. This preliminary characterization is being performed as part of a pending real estate transaction involving the sale of the HBLSC. Based on the results of the soil gas survey, up to three groundwater monitoring wells may be installed at the site to allow for a periodic assessment of the concentrations of VOCs in groundwater, to verify the interpreted groundwater flow direction, and to establish

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San Diego Area: 5375 Mira Sorrento Place ■ Suite 150 ■ San Diego, CA 92121 ■ TEL: 619/558-0600 ■ FAX: 619/558-7180




baseline groundwater quality data at the time of the transfer of the HBLSC property to the new owner(s).


Efforts will be made to achieve closure of the dry cleaning facility in general accordance with current applicable regulations as soon as is feasible. It is anticipated that the dry cleaning operations will cease concurrent with the expiration of the ARHK' lease. It is our understanding that the lease will expire at the end of March, and that the property manager will not renew the lease.

The feasibility of, and need for, excavation and disposal of VOC-impacted soils in the vicinity of identified release sites will be evaluated following the completion of the aforementioned investigations. The results of additional verification sampling/analysis will be presented in a report that will include recommendations that are judged by Applied Geosciences Inc. to be appropriate. Copies of the report will be promptly provided to the ACHA.

We will be contacting you shortly to discuss our proposed activities at the site. If you have any questions or comments in the interim, please feel free to call.

Very truly yours,
APPLIED GEOSCIENCES INC.


WILLIAM G. THEYSKENS, CEG 1486
Project Geologist


WILLIAM P. NYLIN
Regional Office Manager

Attachment

cc: Dennis M. Klimmek, Esq., Vice President and General Counsel, Kemper Real Estate Management Company
Jeff Van De Wyngaerde, Kemper Real Estate Management Company
Jonathan Winslow, Project Manager, Kemper Real Estate Management Company
Craig S. Davey, Vice President, Acquisitions, Rreef

bcc: Thomas H. Clarke, Jr., Esq., Ropers, Majeski, Kohn, Bentley, Wagner & Kane