



Time — To Live

155 Grand Avenue
Suite 1025
Oakland, CA 94612
P.O. Box 687
Oakland, CA 94604
510.452.2944
510.452.2973 Fax
www.mpfcorp.com

February 6, 2015

Ms. Dilan Roe, PE, LEED, AP
Land Use and LOP Program Manager
Alameda County Environmental Health
1131 Harbor Bay Parkway, suite 250
Oakland, CA 94502

Subject: **ACEH Case No. RO0002508**
1549 32nd Street, Oakland, CA
Former Precision Cast Products, Inc. Site

Dear Ms. Roe:

I am the president of Madison Park Financial Corporation (MPF) John Protopapas, we are a developer and operator of live work lofts for medium and low income individuals. MPF was formed in 1985 to create value through the development and management of real estate across all asset classes, ranging from multi-family and mixed-use buildings. Our latest purchase is 1549 32nd Street in Oakland, which used to be occupied by a heat treating facility and there was a small paint and putty company at the site.

Many consulting groups were actively engaged with Barney Chan and most recently Jerry Wickham from your department between approximately 2000-2012 in the investigation and remediation of this site. To date the site is still open. The circumstances have changed, I am now principally involved in this project, and would like to do whatever is necessary to bring this project to closure, so that we can commence with development activity, which is a very important element that will revitalize and begin the redevelopment of this portion of west Oakland.

Our building design is quiet simple, it includes the demolition of the current structure to build a mixed use building. The building will feature residential units above ground floor work/live units, along with off street parking and open space. Our foundation members will consist of a slab-on grade with maximum penetrations of four (4) feet below ground surface (bgs) except in the elevator pits area, where very small squares will be carved out & dealt with by a specialty company.

We have engaged a team (Applied Remedial Services, Inc.), managed by Michael Kara (Toxicologist), Jim Gribi (Professional Geologist) and others to assist us in dealing with the remaining issues at the Site.


We have also prepared a thorough Phase I Site Investigation last week and our experts are currently busy preparing a Site Conceptual Model (SCM) which is almost finished for your review and consideration. Upon your approval and implementation of the SCM, and with your assistance, we have no doubt that we will be able to certify that the property is suitable for unrestricted redevelopment.

Once the SCM is completed and you have had a chance to review it, we would like to meet with you and get to know you. We fully realize that this project has been active for fifteen (15) years, however, we are a very serious, dedicated group that is committed to develop a viable solution to close this project that will be protective to the residents and safe for the environment.

We will call upon you within two weeks for an appointment to discuss the SCM and specifics of the project.

Do not hesitate to contact me if you need any assistance or require further clarifications, In addition to the office, you can also reach me via E-mail: John@mpfcorp.com or at my cell at 510-435-8166.

Best Regards,

A handwritten signature in black ink, appearing to read 'John Protoppapas', with a long horizontal flourish extending to the right.

John Protoppapas
Chief Executive Officer