

ALAMEDA COUNTY  
**HEALTH CARE SERVICES**  
AGENCY

ALEX BRISCOE, Agency Director



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

August 29, 2014

Catellus Development Corporation  
n/k/a PAC Operating Limited Partnership  
4545 Airport Way  
Denver, CO 80239  
Attn: General Counsel

Prologis Logistics Services, Inc.  
4545 Airport Way  
Denver, CO 80239  
Attn: General Counsel

Bay Area Warehouse  
8707 San Leandro St.  
Oakland, CA 94601  
Attn: Charles Wellnitz

East Bay Bridge Retail LLC  
c/o Darlene Houge  
1626 East Jefferson St  
Rockville, MD 20852

TRU 2005 RE I LLC  
One Geoffrey Way  
Wayne, NJ 07470-2030  
Attn: Environmental Compliance Manager

Subject: Fuel Leak Case No. RO0000369, 4001 Hollis Street, Emeryville, CA 94608; Add Responsible Party

Dear Responsible Parties:

In a Notice of Responsibility dated June 27, 2014, Bay Area Warehouse, Catellus Development Corporation, ProLogis Logistics Services Inc., TRU 2005 RE I LLC, and East Bay Bridge Retail LLC were notified that the above referenced site had been placed in the Local Oversight Program and were named as a Responsible Parties for the fuel leak case.

The former business known as the Catellus Development Corporation merged into Catellus Operating Limited Partnership on December 1, 2003 and changed its name to PAC Operating Limited Partnership. The PAC Operating Limited Partnership has been named an additional Responsible Party for the fuel leak case as defined under 23 C.C.R Sec. 2720.

Please see Attachment A – Responsible Parties Data Sheet, which identifies all Responsible Parties and provides background on the unauthorized release and Responsible Party Identification.

If you have any questions, please call me at (510) 567-6764.

Sincerely,

A handwritten signature in blue ink that reads "Keith Nowell".

Keith Nowell  
Hazardous Materials Specialist

Attachment A – Responsible Parties Data Sheet

cc: Dilan Roe, ACEH  
Keith Nowell, ACEH  
GeoTracker, e-File



AGENCY

ALEX BRISCOE, Agency Director

Certified Mail #:

August 29, 2014

**NOTICE OF RESPONSIBILITY**

Site Name & Address:

**BAY AREA WAREHOUSE / SANTA FE TERMINAL SRV  
4001 HOLLIS ST  
Emeryville, CA 94608**

**Local ID: RO0000369  
Related ID: 1851  
RWQCB ID: 01-0155  
Global ID: T0600100144**

Responsible Party:

**PROLOGIS LOGISTICS SERVICES, INC.  
c/o GENERAL COUNSEL  
4545 AIRPORT WAY  
DENVER CO 80239**

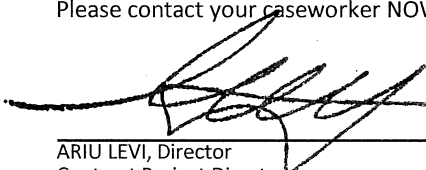
**Date First Reported: 12/2/1991  
Substance: 8006619 Gasoline-Automotive (motor gasoline and additives), leaded & unleaded  
Funding for Oversight: LOPS - LOP State Fund  
Multiple RPs?: Yes**

Pursuant to sections 25297.1 and 25297.15 of the Health and Safety Code, you are hereby notified that the above site has been placed in the Local Oversight Program and the individual(s) or entity(ies) shown above, or on the attached list, has (have) been identified as the party(ies) responsible for investigation and cleanup of the above site. Section 25297.15 further requires the primary or active Responsible Party to notify all current record owners of fee title before the local agency considers cleanup or site closure proposals or issues a closure letter. For purposes of implementing section 25297.15, this agency has identified PROLOGIS LOGISTICS SERVICES, INC. as the primary or active Responsible Party. It is the responsibility of the primary or active Responsible Party to submit a letter to this agency, within 20 calendar days of receipt of this notice that identifies all current record owners of fee title. It is also the responsibility of the primary or active Responsible Party to certify to the local agency that the required notifications have been made at the time a cleanup or site closure proposal is made or before the local agency makes a determination that no further action is required. If property ownership changes in the future, you must notify this local agency within 20 calendar days from when you are informed of the change.

Any action or inaction by this local agency associated with corrective action, including responsible party identification, is subject to petition to the State Water Resources Control Board. Petitions must be filed within 30 days from the date of the action/inaction. To obtain petition procedures, please FAX your request to the State Water Board at (916) 341-5808 or telephone (916) 341-5752.

Pursuant to section 25296.10(c)(6) of the Health and Safety Code, a responsible party may request the designation of an administering agency when required to conduct corrective action. Please contact this office for further information about the designation process.

Please contact your caseworker NOWELL, KEITH, at this office at (510) 567-6764 if you have questions regarding your site.

  
ARIU LEVI, Director  
Contract Project Director

Date:

8/28/14

Action: Update  
Reason: ADD

Attachment A: Responsible Parties Data Sheet

cc: Cindy Davis, SWRCB (email: cindy.davis@waterboards.ca.gov) | Dilan Roe (email: dilan.roe@acgov.org), File

ALAMEDA COUNTY ENVIRONMENTAL HEALTH  
LUFT LOCAL OVERSIGHT PROGRAM

ATTACHMENT A - RESPONSIBLE PARTIES DATA SHEET

August 29, 2014

**Site Name & Address:**

**BAY AREA WAREHOUSE / SANTA FE TERMINAL SRV  
4001 HOLLIS ST  
Emeryville, CA 94608**

**Local ID: RO0000369  
Related ID: 1851  
RWQCB ID: 01-0155  
Global ID: T0600100144**

**All Responsible Parties**

---

**RP has been named a Primary RP – c/o CHARLES WELLNITZ  
BAY AREA WAREHOUSE CO  
8707 SAN LEANDRO ST | OAKLAND, CA 94601 | No Phone Number Listed**

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**RP has been named a Primary RP - c/o GENERAL COUNSEL  
PROLOGIS LOGISTICS SERVICES, INC  
4545 AIRPORT WAY | DENVER, CO 80239 | Phone (303) 567-5000**

---

**RP has been named a Primary RP – c/o GENERAL COUNSEL  
CATELLUS DEVELOPMENT CORPORATION N/K/A PAC OPERATING LIMITED PARTNERSHIP  
4545 AIRPORT WAY | DENVER, CO 80239 | No Phone Number Listed**

---

**RP has been named a Primary RP – c/o ENVIRONMENTAL COMPLIANCE MANAGER  
TRU 2005 RE I LLC  
ONE GEOFFREY WAY | WAYNE, NJ 07474-2030 | Phone (973) 617-3500**

---

**RP has been named a Primary RP – c/o DARLENE HOUGE  
EAST BAY BRIDGE RETAIL LLC  
1626 EAST JEFFERSON ST | ROCKVILLE, MD 20852 | Phone (301) 998-8345**

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**Responsible Party Identification**

Alameda County Environmental Health (ACEH) names a "Responsible Party," as defined under 23 C.C.R Sec. 2720. Section 2720 defines a responsible party 4 ways. An RP can be:

1. "Any person who owns or operates an underground storage tank used for the storage of any hazardous substance."
2. "In the case of any underground storage tank no longer in use, any person who owned or operated the underground storage tank immediately before the discontinuation of its use."
3. "Any owner of property where an unauthorized release of a hazardous substance from an underground storage tank has occurred."
4. "Any person who had or has control over an underground storage tank at the time of or following an unauthorized release of a hazardous substance."

## ATTACHMENT A - RESPONSIBLE PARTIES DATA SHEET (Continued)

August 29, 2014

### **Responsible Party Identification Background**

#### Existence of Unauthorized Release

A 2,000-gallon UST associated with the Bay Area Warehouse Company (BAW) facility was removed in November, 1991. A product odor was noted emanating from the excavation upon removal of the tank. Residual concentrations of total petroleum hydrocarbons as gasoline (TPHg) were reported in soil at up to 3.0 milligrams per kilogram (mg/kg). A grab-groundwater sample recovered from the tank pit documented the presence of 8,800 micrograms per liter (ug/L) TPHg and benzene at 240 ug/L. An undocumented 60-gallon UST was encountered in September 1994 during preparation for grading activities. Excavation sampling indicated residual soil concentrations of 2 mg/kg TPHg, 3 mg/kg TPH as diesel, and 20 mg/kg TPH as oil. These concentrations indicate an unauthorized release has occurred from the underground storage tank systems at this site.

#### Responsible Party Identification

The Bay Area Warehouse Company (BAW), was the owner and operator of the 2,000-gallon UST. Bay Area Warehouse Company meets the definition of a responsible party for the site because it owned or operated an underground storage tank used for the storage of any hazardous substance (Definition 1) and had control over an underground storage tank at the time of or following an unauthorized release of a hazardous substance (Definition 4).

Catellus Development Corporation (Catellus) was the owner of the property at the time the leaks were discovered. Catellus merged into Catellus Operating Limited Partnership on December 1, 2003 and changed its name to PAC Operating Limited Partnership. Catellus Development Corporation, n/k/a PAC Operating Limited Partnership, meets the definition of a responsible party for the site because they owned the property where an unauthorized release occurred (Definition 3).

Catellus merged with ProLogis Logistics Services Inc. (ProLogis) in 2005. Property ownership was transferred to ProLogis in January 2011. ProLogis Logistics Services meets the definition of a responsible party for the site because they owned the property where an unauthorized release occurred (Definition 3).

Property ownership was transferred to East Bay Bridge Retail LLC in 2011. East Bay Bridge Retail LLC meets the definition of a responsible party for the site because they owned the property where an unauthorized release occurred (Definition 3).

Redevelopment of the Catellus property in the 1990s resulted in Assessor's parcel reconfiguration of the land formerly occupied by BAW. Ownership of a central portion of the former Bay Area Warehouse facility was purchased by Toys 'R' Us Inc. in 1994 and property ownership was transferred to TRU 2005 RE I LLC, a Toys 'R' Us wholly-owned subsidiary, in 2005. TRU 2005 RE I LLC meets the definition of a responsible party for the site because they owned the property where an unauthorized release occurred (Definition 3).

ALAMEDA COUNTY  
**HEALTH CARE SERVICES**  
AGENCY

ALEX BRISCOE, Agency Director



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ENVIRONMENTAL PROTECTION  
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August 29, 2014

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n/k/a PAC Operating Limited Partnership  
4545 Airport Way  
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Attn: General Counsel

Prologis Logistics Services, Inc.  
4545 Airport Way  
Denver, CO 80239  
Attn: General Counsel

Bay Area Warehouse  
8707 San Leandro St.  
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Attn: Charles Wellnitz

East Bay Bridge Retail LLC  
c/o Darlene Houge  
1626 East Jefferson St  
Rockville, MD 20852

TRU 2005 RE I LLC  
One Geoffrey Way  
Wayne, NJ 07470-2030  
Attn: Environmental Compliance Manager

Subject: Fuel Leak Case No. RO0000369, 4001 Hollis Street, Emeryville, CA 94608; Add Responsible Party

Dear Responsible Parties:

In a Notice of Responsibility dated June 27, 2014, Bay Area Warehouse, Catellus Development Corporation, ProLogis Logistics Services Inc., TRU 2005 RE I LLC, and East Bay Bridge Retail LLC were notified that the above referenced site had been placed in the Local Oversight Program and were named as a Responsible Parties for the fuel leak case.

The former business known as the Catellus Development Corporation merged into Catellus Operating Limited Partnership on December 1, 2003 and changed its name to PAC Operating Limited Partnership. The PAC Operating Limited Partnership has been named an additional Responsible Party for the fuel leak case as defined under 23 C.C.R Sec. 2720.

Please see Attachment A – Responsible Parties Data Sheet, which identifies all Responsible Parties and provides background on the unauthorized release and Responsible Party Identification.

If you have any questions, please call me at (510) 567-6764.

Sincerely,

A handwritten signature in blue ink that reads "Keith Nowell".

Keith Nowell  
Hazardous Materials Specialist

Attachment A – Responsible Parties Data Sheet

cc: Dilan Roe, ACEH  
Keith Nowell, ACEH  
GeoTracker, e-File



AGENCY

ALEX BRISCOE, Agency Director

Certified Mail #:

August 29, 2014

**NOTICE OF RESPONSIBILITY**

Site Name & Address:

**BAY AREA WAREHOUSE / SANTA FE TERMINAL SRV**  
**4001 HOLLIS ST**  
**Emeryville, CA 94608**

**Local ID: RO0000369**  
**Related ID: 1851**  
**RWQCB ID: 01-0155**  
**Global ID: T0600100144**

Responsible Party:

**BAY AREA WAREHOUSE CO**  
**c/o CHARLES WELLNITZ**  
**8707 SAN LEANDRO ST**  
**OAKLAND CA 94601**

**Date First Reported: 12/2/1991**  
**Substance: 8006619 Gasoline-Automotive (motor gasoline and additives), leaded & unleaded**  
**Funding for Oversight: LOPS - LOP State Fund**  
**Multiple RPs?: Yes**

Pursuant to sections 25297.1 and 25297.15 of the Health and Safety Code, you are hereby notified that the above site has been placed in the Local Oversight Program and the individual(s) or entity(ies) shown above, or on the attached list, has (have) been identified as the party(ies) responsible for investigation and cleanup of the above site. Section 25297.15 further requires the primary or active Responsible Party to notify all current record owners of fee title before the local agency considers cleanup or site closure proposals or issues a closure letter. For purposes of implementing section 25297.15, this agency has identified BAY AREA WAREHOUSE CO as the primary or active Responsible Party. It is the responsibility of the primary or active Responsible Party to submit a letter to this agency, within 20 calendar days of receipt of this notice that identifies all current record owners of fee title. It is also the responsibility of the primary or active Responsible Party to certify to the local agency that the required notifications have been made at the time a cleanup or site closure proposal is made or before the local agency makes a determination that no further action is required. If property ownership changes in the future, you must notify this local agency within 20 calendar days from when you are informed of the change.

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Pursuant to section 25296.10(c)(6) of the Health and Safety Code, a responsible party may request the designation of an administering agency when required to conduct corrective action. Please contact this office for further information about the designation process.

Please contact your caseworker NOWELL, KEITH, at this office at (510) 567-6764 if you have questions regarding your site.

Date:

8/28/14

ARIU LEVI, Director  
Contract Project Director

Action: Update  
Reason: ADD

Attachment A: Responsible Parties Data Sheet

cc: Cindy Davis, SWRCB (email: cindy.davis@waterboards.ca.gov) | Dilan Roe (email: dilan.roe@acgov.org), File

ALAMEDA COUNTY ENVIRONMENTAL HEALTH  
LUFT LOCAL OVERSIGHT PROGRAM

ATTACHMENT A - RESPONSIBLE PARTIES DATA SHEET

August 29, 2014

**Site Name & Address:**

**BAY AREA WAREHOUSE / SANTA FE TERMINAL SRV  
4001 HOLLIS ST  
Emeryville, CA 94608**

**Local ID: RO0000369  
Related ID: 1851  
RWQCB ID: 01-0155  
Global ID: T0600100144**

**All Responsible Parties**

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**RP has been named a Primary RP – c/o CHARLES WELLNITZ  
BAY AREA WAREHOUSE CO  
8707 SAN LEANDRO ST | OAKLAND, CA 94601 | No Phone Number Listed**

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**RP has been named a Primary RP - c/o GENERAL COUNSEL  
PROLOGIS LOGISTICS SERVICES, INC  
4545 AIRPORT WAY | DENVER, CO 80239 | Phone (303) 567-5000**

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**RP has been named a Primary RP – c/o GENERAL COUNSEL  
CATELLUS DEVELOPMENT CORPORATION N/K/A PAC OPERATING LIMITED PARTNERSHIP  
4545 AIRPORT WAY | DENVER, CO 80239 | No Phone Number Listed**

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**RP has been named a Primary RP – c/o ENVIRONMENTAL COMPLIANCE MANAGER  
TRU 2005 RE I LLC  
ONE GEOFFREY WAY | WAYNE, NJ 07474-2030 | Phone (973) 617-3500**

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**RP has been named a Primary RP – c/o DARLENE HOUGE  
EAST BAY BRIDGE RETAIL LLC  
1626 EAST JEFFERSON ST | ROCKVILLE, MD 20852 | Phone (301) 998-8345**

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**Responsible Party Identification**

Alameda County Environmental Health (ACEH) names a "Responsible Party," as defined under 23 C.C.R Sec. 2720. Section 2720 defines a responsible party 4 ways. An RP can be:

1. "Any person who owns or operates an underground storage tank used for the storage of any hazardous substance."
2. "In the case of any underground storage tank no longer in use, any person who owned or operated the underground storage tank immediately before the discontinuation of its use."
3. "Any owner of property where an unauthorized release of a hazardous substance from an underground storage tank has occurred."
4. "Any person who had or has control over an underground storage tank at the time of or following an unauthorized release of a hazardous substance."

## ATTACHMENT A - RESPONSIBLE PARTIES DATA SHEET (Continued)

August 29, 2014

### **Responsible Party Identification Background**

#### Existence of Unauthorized Release

A 2,000-gallon UST associated with the Bay Area Warehouse Company (BAW) facility was removed in November, 1991. A product odor was noted emanating from the excavation upon removal of the tank. Residual concentrations of total petroleum hydrocarbons as gasoline (TPHg) were reported in soil at up to 3.0 milligrams per kilogram (mg/kg). A grab-groundwater sample recovered from the tank pit documented the presence of 8,800 micrograms per liter (ug/L) TPHg and benzene at 240 ug/L. An undocumented 60-gallon UST was encountered in September 1994 during preparation for grading activities. Excavation sampling indicated residual soil concentrations of 2 mg/kg TPHg, 3 mg/kg TPH as diesel, and 20 mg/kg TPH as oil. These concentrations indicate an unauthorized release has occurred from the underground storage tank systems at this site.

#### Responsible Party Identification

The Bay Area Warehouse Company (BAW), was the owner and operator of the 2,000-gallon UST. Bay Area Warehouse Company meets the definition of a responsible party for the site because it owned or operated an underground storage tank used for the storage of any hazardous substance (Definition 1) and had control over an underground storage tank at the time of or following an unauthorized release of a hazardous substance (Definition 4).

Catellus Development Corporation (Catellus) was the owner of the property at the time the leaks were discovered. Catellus merged into Catellus Operating Limited Partnership on December 1, 2003 and changed its name to PAC Operating Limited Partnership. Catellus Development Corporation, n/k/a PAC Operating Limited Partnership, meets the definition of a responsible party for the site because they owned the property where an unauthorized release occurred (Definition 3).

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Property ownership was transferred to East Bay Bridge Retail LLC in 2011. East Bay Bridge Retail LLC meets the definition of a responsible party for the site because they owned the property where an unauthorized release occurred (Definition 3).

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ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

ALEX BRISCOE, Agency Director



ENVIRONMENTAL HEALTH SERVICES  
ENVIRONMENTAL PROTECTION  
1131 Harbor Bay Parkway, Suite 250  
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August 29, 2014

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4545 Airport Way  
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One Geoffrey Way  
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Attn: Environmental Compliance Manager

Subject: Fuel Leak Case No. RO0000369, 4001 Hollis Street, Emeryville, CA 94608; Add Responsible Party

Dear Responsible Parties:

In a Notice of Responsibility dated June 27, 2014, Bay Area Warehouse, Catellus Development Corporation, ProLogis Logistics Services Inc., TRU 2005 RE I LLC, and East Bay Bridge Retail LLC were notified that the above referenced site had been placed in the Local Oversight Program and were named as a Responsible Parties for the fuel leak case.

The former business known as the Catellus Development Corporation merged into Catellus Operating Limited Partnership on December 1, 2003 and changed its name to PAC Operating Limited Partnership. The PAC Operating Limited Partnership has been named an additional Responsible Party for the fuel leak case as defined under 23 C.C.R Sec. 2720.

Please see Attachment A – Responsible Parties Data Sheet, which identifies all Responsible Parties and provides background on the unauthorized release and Responsible Party Identification.

If you have any questions, please call me at (510) 567-6764.

Sincerely,

A handwritten signature in blue ink that reads "Keith Nowell".

Keith Nowell  
Hazardous Materials Specialist

Attachment A – Responsible Parties Data Sheet

cc: Dilan Roe, ACEH  
Keith Nowell, ACEH  
GeoTracker, e-File

ALAMEDA COUNTY  
HEALTH CARE SERVICES



ENVIRONMENTAL HEALTH DEPARTMENT  
OFFICE OF THE DIRECTOR  
1131 HARBOR BAY PARKWAY  
ALAMEDA, CA 94502-6577  
(510) 567-6700  
FAX (510) 337-9335

AGENCY

ALEX BRISCOE, Agency Director

Certified Mail #:

August 29, 2014

**NOTICE OF RESPONSIBILITY**

**Site Name & Address:**

**BAY AREA WAREHOUSE / SANTA FE TERMINAL SRV  
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Emeryville, CA 94608**

**Local ID: RO0000369  
Related ID: 1851  
RWQCB ID: 01-0155  
Global ID: T0600100144**

**Responsible Party:**

**EAST BAY BRIDGE RETAIL LLC  
c/o DARLENE HOUGE  
1626 EAST JEFFERSON ST  
ROCKVILLE MD 20852**

**Date First Reported: 12/2/1991  
Substance: 8006619 Gasoline-Automotive (motor gasoline and additives), leaded & unleaded  
Funding for Oversight: LOPS - LOP State Fund  
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Date:

8/29/14

ARIU LEVI, Director  
Contract Project Director

Action: Update  
Reason: ADD

Attachment A: Responsible Parties Data Sheet

cc: Cindy Davis, SWRCB (email: cindy.davis@waterboards.ca.gov) | Dilan Roe (email: dilan.roe@acgov.org), File

ALAMEDA COUNTY ENVIRONMENTAL HEALTH  
LUFT LOCAL OVERSIGHT PROGRAM

ATTACHMENT A - RESPONSIBLE PARTIES DATA SHEET

August 29, 2014

**Site Name & Address:**

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**All Responsible Parties**

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**Responsible Party Identification**

Alameda County Environmental Health (ACEH) names a "Responsible Party," as defined under 23 C.C.R Sec. 2720. Section 2720 defines a responsible party 4 ways. An RP can be:

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3. "Any owner of property where an unauthorized release of a hazardous substance from an underground storage tank has occurred."
4. "Any person who had or has control over an underground storage tank at the time of or following an unauthorized release of a hazardous substance."

## ATTACHMENT A - RESPONSIBLE PARTIES DATA SHEET (Continued)

August 29, 2014

### Responsible Party Identification Background

#### Existence of Unauthorized Release

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#### Responsible Party Identification

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Catellus Development Corporation (Catellus) was the owner of the property at the time the leaks were discovered. Catellus merged into Catellus Operating Limited Partnership on December 1, 2003 and changed its name to PAC Operating Limited Partnership. Catellus Development Corporation, n/k/a PAC Operating Limited Partnership, meets the definition of a responsible party for the site because they owned the property where an unauthorized release occurred (Definition 3).

Catellus merged with ProLogis Logistics Services Inc. (ProLogis) in 2005. Property ownership was transferred to ProLogis in January 2011. ProLogis Logistics Services meets the definition of a responsible party for the site because they owned the property where an unauthorized release occurred (Definition 3).

Property ownership was transferred to East Bay Bridge Retail LLC in 2011. East Bay Bridge Retail LLC meets the definition of a responsible party for the site because they owned the property where an unauthorized release occurred (Definition 3).

Redevelopment of the Catellus property in the 1990s resulted in Assessor's parcel reconfiguration of the land formerly occupied by BAW. Ownership of a central portion of the former Bay Area Warehouse facility was purchased by Toys 'R' Us Inc. in 1994 and property ownership was transferred to TRU 2005 RE I LLC, a Toys 'R' Us wholly-owned subsidiary, in 2005. TRU 2005 RE I LLC meets the definition of a responsible party for the site because they owned the property where an unauthorized release occurred (Definition 3).

ALAMEDA COUNTY  
HEALTH CARE SERVICES  
AGENCY

ALEX BRISCOE, Agency Director



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

August 29, 2014

Catellus Development Corporation  
n/k/a PAC Operating Limited Partnership  
4545 Airport Way  
Denver, CO 80239  
Attn: General Counsel

Prologis Logistics Services, Inc.  
4545 Airport Way  
Denver, CO 80239  
Attn: General Counsel

Bay Area Warehouse  
8707 San Leandro St.  
Oakland, CA 94601  
Attn: Charles Wellnitz

East Bay Bridge Retail LLC  
c/o Darlene Houge  
1626 East Jefferson St  
Rockville, MD 20852

TRU 2005 RE I LLC  
One Geoffrey Way  
Wayne, NJ 07470-2030  
Attn: Environmental Compliance Manager

Subject: Fuel Leak Case No. RO0000369, 4001 Hollis Street, Emeryville, CA 94608; Add Responsible Party

Dear Responsible Parties:

In a Notice of Responsibility dated June 27, 2014, Bay Area Warehouse, Catellus Development Corporation, ProLogis Logistics Services Inc., TRU 2005 RE I LLC, and East Bay Bridge Retail LLC were notified that the above referenced site had been placed in the Local Oversight Program and were named as a Responsible Parties for the fuel leak case.

The former business known as the Catellus Development Corporation merged into Catellus Operating Limited Partnership on December 1, 2003 and changed its name to PAC Operating Limited Partnership. The PAC Operating Limited Partnership has been named an additional Responsible Party for the fuel leak case as defined under 23 C.C.R Sec. 2720.

Please see Attachment A – Responsible Parties Data Sheet, which identifies all Responsible Parties and provides background on the unauthorized release and Responsible Party Identification.

If you have any questions, please call me at (510) 567-6764.

Sincerely,

A handwritten signature in blue ink that reads "Keith Nowell".

Keith Nowell  
Hazardous Materials Specialist

Attachment A – Responsible Parties Data Sheet

cc: Dilan Roe, ACEH  
Keith Nowell, ACEH  
GeoTracker, e-File



AGENCY

ALEX BRISCOE, Agency Director

Certified Mail #:

August 29, 2014

**NOTICE OF RESPONSIBILITY**

**Site Name & Address:**

**BAY AREA WAREHOUSE / SANTA FE TERMINAL SRV  
4001 HOLLIS ST  
Emeryville, CA 94608**

**Local ID: RO0000369  
Related ID: 1851  
RWQCB ID: 01-0155  
Global ID: T0600100144**

**Responsible Party:**

**TRU 2005 RE I LLC  
c/o ENVIRONMENTAL COMPLIANCE MANAGER  
ONE GEOFFREY WAY  
WAYNE NJ 07474-2030**

**Date First Reported: 12/2/1991  
Substance: 8006619 Gasoline-Automotive (motor gasoline and additives), leaded & unleaded  
Funding for Oversight: LOPS - LOP State Fund  
Multiple RPs?: Yes**

Pursuant to sections 25297.1 and 25297.15 of the Health and Safety Code, you are hereby notified that the above site has been placed in the Local Oversight Program and the individual(s) or entity(ies) shown above, or on the attached list, has (have) been identified as the party(ies) responsible for investigation and cleanup of the above site. Section 25297.15 further requires the primary or active Responsible Party to notify all current record owners of fee title before the local agency considers cleanup or site closure proposals or issues a closure letter. For purposes of implementing section 25297.15, this agency has identified TRU 2005 RE I LLC as the primary or active Responsible Party. It is the responsibility of the primary or active Responsible Party to submit a letter to this agency, within 20 calendar days of receipt of this notice that identifies all current record owners of fee title. It is also the responsibility of the primary or active Responsible Party to certify to the local agency that the required notifications have been made at the time a cleanup or site closure proposal is made or before the local agency makes a determination that no further action is required. If property ownership changes in the future, you must notify this local agency within 20 calendar days from when you are informed of the change.

Any action or inaction by this local agency associated with corrective action, including responsible party identification, is subject to petition to the State Water Resources Control Board. Petitions must be filed within 30 days from the date of the action/inaction. To obtain petition procedures, please FAX your request to the State Water Board at (916) 341-5808 or telephone (916) 341-5752.

Pursuant to section 25296.10(c)(6) of the Health and Safety Code, a responsible party may request the designation of an administering agency when required to conduct corrective action. Please contact this office for further information about the designation process.

Please contact your caseworker NOWELL, KEITH, at this office at (510) 567-6764 if you have questions regarding your site.

Date: 08/28/14

ARIU LEVI, Director  
Contract Project Director

Action: Update  
Reason: ADD

Attachment A: Responsible Parties Data Sheet

cc: Cindy Davis, SWRCB (email: cindy.davis@waterboards.ca.gov) | Dilan Roe (email: dilan.roe@acgov.org), File

ALAMEDA COUNTY ENVIRONMENTAL HEALTH  
LUFT LOCAL OVERSIGHT PROGRAM

ATTACHMENT A - RESPONSIBLE PARTIES DATA SHEET

August 29, 2014

**Site Name & Address:**

**BAY AREA WAREHOUSE / SANTA FE TERMINAL SRV  
4001 HOLLIS ST  
Emeryville, CA 94608**

**Local ID: RO0000369  
Related ID: 1851  
RWQCB ID: 01-0155  
Global ID: T0600100144**

**All Responsible Parties**

---

**RP has been named a Primary RP – c/o CHARLES WELLNITZ  
BAY AREA WAREHOUSE CO  
8707 SAN LEANDRO ST | OAKLAND, CA 94601 | No Phone Number Listed**

---

**RP has been named a Primary RP - c/o GENERAL COUNSEL  
PROLOGIS LOGISTICS SERVICES, INC  
4545 AIRPORT WAY | DENVER, CO 80239 | Phone (303) 567-5000**

---

**RP has been named a Primary RP – c/o GENERAL COUNSEL  
CATELLUS DEVELOPMENT CORPORATION N/K/A PAC OPERATING LIMITED PARTNERSHIP  
4545 AIRPORT WAY | DENVER, CO 80239 | No Phone Number Listed**

---

**RP has been named a Primary RP – c/o ENVIRONMENTAL COMPLIANCE MANAGER  
TRU 2005 RE I LLC  
ONE GEOFFREY WAY | WAYNE, NJ 07474-2030 | Phone (973) 617-3500**

---

**RP has been named a Primary RP – c/o DARLENE HOUGE  
EAST BAY BRIDGE RETAIL LLC  
1626 EAST JEFFERSON ST | ROCKVILLE, MD 20852 | Phone (301) 998-8345**

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**Responsible Party Identification**

Alameda County Environmental Health (ACEH) names a "Responsible Party," as defined under 23 C.C.R Sec. 2720. Section 2720 defines a responsible party 4 ways. An RP can be:

1. "Any person who owns or operates an underground storage tank used for the storage of any hazardous substance."
2. "In the case of any underground storage tank no longer in use, any person who owned or operated the underground storage tank immediately before the discontinuation of its use."
3. "Any owner of property where an unauthorized release of a hazardous substance from an underground storage tank has occurred."
4. "Any person who had or has control over an underground storage tank at the time of or following an unauthorized release of a hazardous substance."

## ATTACHMENT A - RESPONSIBLE PARTIES DATA SHEET (Continued)

August 29, 2014

### Responsible Party Identification Background

#### Existence of Unauthorized Release

A 2,000-gallon UST associated with the Bay Area Warehouse Company (BAW) facility was removed in November, 1991. A product odor was noted emanating from the excavation upon removal of the tank. Residual concentrations of total petroleum hydrocarbons as gasoline (TPHg) were reported in soil at up to 3.0 milligrams per kilogram (mg/kg). A grab-groundwater sample recovered from the tank pit documented the presence of 8,800 micrograms per liter (ug/L) TPHg and benzene at 240 ug/L. An undocumented 60-gallon UST was encountered in September 1994 during preparation for grading activities. Excavation sampling indicated residual soil concentrations of 2 mg/kg TPHg, 3 mg/kg TPH as diesel, and 20 mg/kg TPH as oil. These concentrations indicate an unauthorized release has occurred from the underground storage tank systems at this site.

#### Responsible Party Identification

The Bay Area Warehouse Company (BAW), was the owner and operator of the 2,000-gallon UST. Bay Area Warehouse Company meets the definition of a responsible party for the site because it owned or operated an underground storage tank used for the storage of any hazardous substance (Definition 1) and had control over an underground storage tank at the time of or following an unauthorized release of a hazardous substance (Definition 4).

Catellus Development Corporation (Catellus) was the owner of the property at the time the leaks were discovered. Catellus merged into Catellus Operating Limited Partnership on December 1, 2003 and changed its name to PAC Operating Limited Partnership. Catellus Development Corporation, n/k/a PAC Operating Limited Partnership, meets the definition of a responsible party for the site because they owned the property where an unauthorized release occurred (Definition 3).

Catellus merged with ProLogis Logistics Services Inc. (ProLogis) in 2005. Property ownership was transferred to ProLogis in January 2011. ProLogis Logistics Services meets the definition of a responsible party for the site because they owned the property where an unauthorized release occurred (Definition 3).

Property ownership was transferred to East Bay Bridge Retail LLC in 2011. East Bay Bridge Retail LLC meets the definition of a responsible party for the site because they owned the property where an unauthorized release occurred (Definition 3).

Redevelopment of the Catellus property in the 1990s resulted in Assessor's parcel reconfiguration of the land formerly occupied by BAW. Ownership of a central portion of the former Bay Area Warehouse facility was purchased by Toys 'R' Us Inc. in 1994 and property ownership was transferred to TRU 2005 RE I LLC, a Toys 'R' Us wholly-owned subsidiary, in 2005. TRU 2005 RE I LLC meets the definition of a responsible party for the site because they owned the property where an unauthorized release occurred (Definition 3).



ALAMEDA COUNTY  
**HEALTH CARE SERVICES**  
AGENCY

ALEX BRISCOE, Agency Director



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

August 29, 2014

Catellus Development Corporation  
n/k/a PAC Operating Limited Partnership  
4545 Airport Way  
Denver, CO 80239  
Attn: General Counsel

Prologis Logistics Services, Inc.  
4545 Airport Way  
Denver, CO 80239  
Attn: General Counsel

Bay Area Warehouse  
8707 San Leandro St.  
Oakland, CA 94601  
Attn: Charles Wellnitz

East Bay Bridge Retail LLC  
c/o Darlene Houge  
1626 East Jefferson St  
Rockville, MD 20852

TRU 2005 RE I LLC  
One Geoffrey Way  
Wayne, NJ 07470-2030  
Attn: Environmental Compliance Manager

Subject: Fuel Leak Case No. RO0000369, 4001 Hollis Street, Emeryville, CA 94608; Add Responsible Party

Dear Responsible Parties:

In a Notice of Responsibility dated June 27, 2014, Bay Area Warehouse, Catellus Development Corporation, ProLogis Logistics Services Inc., TRU 2005 RE I LLC, and East Bay Bridge Retail LLC were notified that the above referenced site had been placed in the Local Oversight Program and were named as a Responsible Parties for the fuel leak case.

The former business known as the Catellus Development Corporation merged into Catellus Operating Limited Partnership on December 1, 2003 and changed its name to PAC Operating Limited Partnership. The PAC Operating Limited Partnership has been named an additional Responsible Party for the fuel leak case as defined under 23 C.C.R Sec. 2720.

Please see Attachment A – Responsible Parties Data Sheet, which identifies all Responsible Parties and provides background on the unauthorized release and Responsible Party Identification.

If you have any questions, please call me at (510) 567-6764.

Sincerely,

A handwritten signature in blue ink that reads "Keith Nowell".

Keith Nowell  
Hazardous Materials Specialist

Attachment A – Responsible Parties Data Sheet

cc: Dilan Roe, ACEH  
Keith Nowell, ACEH  
GeoTracker, e-File

ALAMEDA COUNTY  
HEALTH CARE SERVICES



ENVIRONMENTAL HEALTH DEPARTMENT  
OFFICE OF THE DIRECTOR  
1131 HARBOR BAY PARKWAY  
ALAMEDA, CA 94502-6577  
(510) 567-6700  
FAX (510) 337-9335

AGENCY

ALEX BRISCOE, Agency Director

Certified Mail #:

August 29, 2014

**NOTICE OF RESPONSIBILITY**

Site Name & Address:

**BAY AREA WAREHOUSE / SANTA FE TERMINAL SRV  
4001 HOLLIS ST  
Emeryville, CA 94608**

**Local ID: RO0000369  
Related ID: 1851  
RWQCB ID: 01-0155  
Global ID: T0600100144**

Responsible Party:

**CATELLUS DEVELOPMENT CORPORATION  
N/K/A PAC OPERATING LIMITED PARTNERSHIP  
c/o GENERAL COUNSEL  
4545 AIRPORT WAY  
DENVER CO 80239**

**Date First Reported: 12/2/1991  
Substance: 8006619 Gasoline-Automotive (motor gasoline and additives), leaded & unleaded  
Funding for Oversight: LOPS - LOP State Fund  
Multiple RPs?: Yes**

Pursuant to sections 25297.1 and 25297.15 of the Health and Safety Code, you are hereby notified that the above site has been placed in the Local Oversight Program and the individual(s) or entity(ies) shown above, or on the attached list, has (have) been identified as the party(ies) responsible for investigation and cleanup of the above site. Section 25297.15 further requires the primary or active Responsible Party to notify all current record owners of fee title before the local agency considers cleanup or site closure proposals or issues a closure letter. For purposes of implementing section 25297.15, this agency has identified CATELLUS DEVELOPMENT CORPORATION N/K/A PAC OPERATING LIMITED PARTNERSHIP as the primary or active Responsible Party. It is the responsibility of the primary or active Responsible Party to submit a letter to this agency, within 20 calendar days of receipt of this notice that identifies all current record owners of fee title. It is also the responsibility of the primary or active Responsible Party to certify to the local agency that the required notifications have been made at the time a cleanup or site closure proposal is made or before the local agency makes a determination that no further action is required. If property ownership changes in the future, you must notify this local agency within 20 calendar days from when you are informed of the change.

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Pursuant to section 25296.10(c)(6) of the Health and Safety Code, a responsible party may request the designation of an administering agency when required to conduct corrective action. Please contact this office for further information about the designation process.

Please contact your caseworker NOWELL, KEITH, at this office at (510) 567-6764 if you have questions regarding your site.

Date: 9/28/14

ARIU LEVI, Director  
Contract Project Director

Action: Update  
Reason: ADD

Attachment A: Responsible Parties Data Sheet

cc: Cindy Davis, SWRCB (email: cindy.davis@waterboards.ca.gov) | Dilan Roe (email: dilan.roe@acgov.org), File

ALAMEDA COUNTY ENVIRONMENTAL HEALTH  
LUFT LOCAL OVERSIGHT PROGRAM

ATTACHMENT A - RESPONSIBLE PARTIES DATA SHEET

August 29, 2014

**Site Name & Address:**

**BAY AREA WAREHOUSE / SANTA FE TERMINAL SRV  
4001 HOLLIS ST  
Emeryville, CA 94608**

**Local ID: RO0000369  
Related ID: 1851  
RWQCB ID: 01-0155  
Global ID: T0600100144**

**All Responsible Parties**

---

**RP has been named a Primary RP – c/o CHARLES WELLNITZ  
BAY AREA WAREHOUSE CO  
8707 SAN LEANDRO ST | OAKLAND, CA 94601 | No Phone Number Listed**

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**RP has been named a Primary RP - c/o GENERAL COUNSEL  
PROLOGIS LOGISTICS SERVICES, INC  
4545 AIRPORT WAY | DENVER, CO 80239 | Phone (303) 567-5000**

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TRU 2005 RE I LLC  
ONE GEOFFREY WAY | WAYNE, NJ 07474-2030 | Phone (973) 617-3500**

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EAST BAY BRIDGE RETAIL LLC  
1626 EAST JEFFERSON ST | ROCKVILLE, MD 20852 | Phone (301) 998-8345**

---

**Responsible Party Identification**

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3. "Any owner of property where an unauthorized release of a hazardous substance from an underground storage tank has occurred."
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## ATTACHMENT A - RESPONSIBLE PARTIES DATA SHEET (Continued)

August 29, 2014

### **Responsible Party Identification Background**

#### Existence of Unauthorized Release

A 2,000-gallon UST associated with the Bay Area Warehouse Company (BAW) facility was removed in November, 1991. A product odor was noted emanating from the excavation upon removal of the tank. Residual concentrations of total petroleum hydrocarbons as gasoline (TPHg) were reported in soil at up to 3.0 milligrams per kilogram (mg/kg). A grab-groundwater sample recovered from the tank pit documented the presence of 8,800 micrograms per liter (ug/L) TPHg and benzene at 240 ug/L. An undocumented 60-gallon UST was encountered in September 1994 during preparation for grading activities. Excavation sampling indicated residual soil concentrations of 2 mg/kg TPHg, 3 mg/kg TPH as diesel, and 20 mg/kg TPH as oil. These concentrations indicate an unauthorized release has occurred from the underground storage tank systems at this site.

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Redevelopment of the Catellus property in the 1990s resulted in Assessor's parcel reconfiguration of the land formerly occupied by BAW. Ownership of a central portion of the former Bay Area Warehouse facility was purchased by Toys 'R' Us Inc. in 1994 and property ownership was transferred to TRU 2005 RE I LLC, a Toys 'R' Us wholly-owned subsidiary, in 2005. TRU 2005 RE I LLC meets the definition of a responsible party for the site because they owned the property where an unauthorized release occurred (Definition 3).