

**From:** [Detterman, Karel, Env. Health](#)  
**To:** ["Suk Hee Yoo"](#)  
**Cc:** ["Taylor, Scott"](#)  
**Subject:** RE: RO 480 2600 Telegraph Ave, Oakland  
**Date:** Monday, May 21, 2012 9:10:46 AM

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Hi Suk Hee:

Thank you for the information. If a lender is willing to accept an interim status (for example if the site is undergoing compliance semi-annual groundwater monitoring, or if the site has undergone remediation), then the County might be able to work with a prospective lender in a June time frame. However, if the lender will only accept case closure, it is a long process with the County: first we have to determine for ourselves if the case could be a candidate for closure, we then have to prepare the closure summary, and then the closure summary must be reviewed by two levels above me, which adds a time element outside of our control.

You may request a prospective lender to e-mail me and we'll see if anything can be worked out.

Karel Detterman, PG  
Hazardous Materials Specialist  
Alameda County Environmental Health  
1131 Harbor Bay Parkway  
Alameda, CA 94502  
Direct: 510.567.6708  
Fax: 510.337.9335  
Email: [karel.detterman@acgov.org](mailto:karel.detterman@acgov.org)

PDF copies of case files can be downloaded at:

<http://www.acgov.org/aceh/lop/ust.htm>

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**From:** Suk Hee Yoo [mailto:[sukhee@bestwayinvestments.com](mailto:sukhee@bestwayinvestments.com)]  
**Sent:** Wednesday, May 16, 2012 1:13 PM  
**To:** Detterman, Karel, Env. Health  
**Cc:** 'Taylor, Scott'  
**Subject:** RE: RO 480 2600 Telegraph Ave, Oakland

Hi Karel,

The existing lender expressed to renew the loan at a higher interest rate than other bank originally. Because of that we applied for a new refinancing with Bank of the West and obtained a LOI few month ago as you see on the attached LOI. However, it took so long for the environmental issues, the loan officer is telling me a different interest rate now. So, I told him we would rather stay with the existing lender in that case. However, the rate is not favorable with the existing lender, and we are working with other lender for a lower rate now. So we need to provide the environmental report to any new lender to talk about a new loan. But we were not able to provide this closure letter to any lender until now. Sears already sent you their final report few month ago and waiting for your final evaluation on this site as well. I am sorry it seems like I am rushing you too much but

we need to refinance through other lender. The existing lender will extend the loan for 2 month with the high rate and we will lose money then. I will cc this to Sears Roebuck so that you may ask what they need from you and that will be the same document what we need for our financing. I will forward one email about this matter from a loan officer at Bank of the West in my separate email directly.

Sincerely,

Suk Hee Yoo

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**From:** Detterman, Karel, Env. Health [<mailto:Karel.Detterman@acgov.org>]  
**Sent:** Wednesday, May 16, 2012 12:16 PM  
**To:** 'Suk Hee Yoo'  
**Cc:** 'Taylor, Scott'  
**Subject:** RE: RO 480 2600 Telegraph Ave, Oakland

Hello Suk Hee:

You have sent me the "Loan Maturity Notice", but what are the conditions of this loan and have you inquired if this loan be modified? Also, I would like to find out what documentation the Bank of the West is requesting from you to refinance, so please, can you provide a name and e-mail address for your contact at Bank of the West? You will be cc'd on all e-mail correspondence.

Thank you,

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**From:** Suk Hee Yoo [<mailto:sukhee@bestwayinvestments.com>]  
**Sent:** Tuesday, May 15, 2012 8:30 AM  
**To:** Detterman, Karel, Env. Health  
**Cc:** 'Taylor, Scott'  
**Subject:** RE: RO 480 2600 Telegraph Ave, Oakland

Dear Detterman,

We are in a very difficult situation now as you see in the attached loan statement. We need to get back to couple of lenders which we are working on our refinancing. Our loan is called for the entire amount as of 05/26/12. Please help us on this matter.

Sincerely,

Suk Hee Yoo  
510-219-4989

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**From:** Detterman, Karel, Env. Health [<mailto:Karel.Detterman@acgov.org>]  
**Sent:** Tuesday, May 01, 2012 3:57 PM  
**To:** 'Suk Hee Yoo'  
**Subject:** RE: RO 480 2600 Telegraph Ave, Oakland

Yes, there is slow progress.

Karel Detterman, PG  
Hazardous Materials Specialist  
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**From:** Suk Hee Yoo [<mailto:sukhee@bestwayinvestments.com>]  
**Sent:** Tuesday, May 01, 2012 10:24 AM  
**To:** Detterman, Karel, Env. Health  
**Subject:** RE: RO 480 2600 Telegraph Ave, Oakland

Hi,

Any progress yet?

Suk Hee Yoo

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**From:** Detterman, Karel, Env. Health [<mailto:Karel.Detterman@acgov.org>]  
**Sent:** Thursday, April 19, 2012 9:11 AM  
**To:** 'Suk Hee Yoo'  
**Subject:** RE: RO 480 2600 Telegraph Ave, Oakland

Your site will soon be addressed.

Karel Detterman, PG  
Hazardous Materials Specialist  
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**From:** Suk Hee Yoo [<mailto:sukhee@bestwayinvestments.com>]  
**Sent:** Tuesday, April 17, 2012 10:07 AM  
**To:** Detterman, Karel, Env. Health  
**Subject:** RE: RO 480 2600 Telegraph Ave, Oakland

Hi Karel,

It has been already two month since we talked about our site evaluation. We are waiting anxiously for this result so that we can refinance the building. With the bad economy situation, time is very crucial in the financing market. We will greatly appreciate for your expedite cooperation on this matter.

Sincerely,

Suk Hee Yoo  
510-219-4989

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**From:** Detterman, Karel, Env. Health [<mailto:Karel.Detterman@acgov.org>]  
**Sent:** Thursday, March 29, 2012 9:05 AM  
**To:** 'Suk Hee Yoo'  
**Subject:** RE: RO 480 2600 Telegraph Ave, Oakland

Hi Suk Hee: It is still on my priority list – two weeks ago my boss directed me to work on another project, but I've finished it now, so I can return to my priority list.

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Email: [karel.detterman@acgov.org](mailto:karel.detterman@acgov.org)

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**From:** Suk Hee Yoo [<mailto:sukhee@bestwayinvestments.com>]  
**Sent:** Wednesday, March 28, 2012 3:30 PM  
**To:** Detterman, Karel, Env. Health

**Subject:** RE: RO 480 2600 Telegraph Ave, Oakland

Hi Karel,

I wonder if there are any progress on our site at 2600 Telegraph Ave, Oakland.

Sincerely,

Suk Hee Yoo

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**From:** Detterman, Karel, Env. Health [<mailto:Karel.Detterman@acgov.org>]

**Sent:** Friday, March 09, 2012 9:26 AM

**To:** 'Suk Hee Yoo'

**Subject:** RE: RO 480 2600 Telegraph Ave, Oakland

Hi Suk Hee: As we discussed previously, I have your site on my priority list and will look at it as soon as I can.

Thanks,

Karel Detterman  
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Email: [karel.detterman@acgov.org](mailto:karel.detterman@acgov.org)

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**From:** Suk Hee Yoo [<mailto:sukhee@bestwayinvestments.com>]

**Sent:** Friday, March 09, 2012 9:00 AM

**To:** Detterman, Karel, Env. Health

**Subject:** RE: RO 480 2600 Telegrph Ave, Oakland

Dear Ms. Detterman,

How are you doing?

I just want to follow up on my property at 2600 Telegraph, Oakland. Have you been able to communicate with Sears yet? We are waiting for this matter being resolved so that we can proceed our refinancing through the Bank of the West.

I really appreciate your cooperation.

Best regards,

Suk Hee Yoo

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**From:** Detterman, Karel, Env. Health [<mailto:Karel.Detterman@acgov.org>]  
**Sent:** Friday, February 17, 2012 4:53 PM  
**To:** 'Suk Hee Yoo'  
**Subject:** RE: RO 480 2600 Telegrph Ave, Oakland

Thank you.

Karel Detterman  
Hazardous Materials Specialist, PG  
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Alameda, CA 94502  
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**From:** Suk Hee Yoo [<mailto:sukhee@bestwayinvestments.com>]  
**Sent:** Friday, February 17, 2012 4:50 PM  
**To:** Detterman, Karel, Env. Health  
**Subject:** RE: RO 480 2600 Telegrph Ave, Oakland

Ms. Yoo,

As we discussed yesterday, the Alameda County Health Care Service (ACHCS) has not responded to our last request for closure. Please see attached response letter dated September 5, 2009.

Additionally, to the best of my knowledge, ACHCS does not have a case manager assigned to this project. I am uncertain when Sears will receive a response regarding closure. As I suggested yesterday, it would be best if you contacted ACHCS directly to inquire about the status of the environmental review. Maybe that will encourage someone at ACHCS to open the file again and grant closure.

Regards,

Scott Taylor  
Environmental Specialist  
Sears Holdings Management Corporation  
3333 Beverly Road, B5-335A  
Hoffman Estates, IL 60179  
Phone: 847-286-7806  
BB: 224-587-9525  
Fax: 847-747-9060  
[Scott.M.Taylor@searshc.com](mailto:Scott.M.Taylor@searshc.com)

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**From:** Detterman, Karel, Env. Health [<mailto:Karel.Detterman@acgov.org>]  
**Sent:** Friday, February 17, 2012 4:46 PM  
**To:** 'sukhee@bestwayinvestments.com'  
**Subject:** RO 480 2600 Telegrph Ave, Oakland

Hello!

Karel Detterman  
Hazardous Materials Specialist, PG  
Alameda County Environmental Health  
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