

202511

**From: J T International Construction Inc.**  
**21178 Ocean View Drive**  
**Hayward Ca 94541**  
**LicB757370**  
**Direct Line 510-757-5363**  
**Fax 510-247-3251**

Alameda County

NOV 22 2005

Dated: Nov 22, 2005

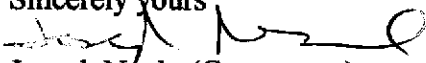
Alameda County

To Whom It May Concern:

This letter is to inform that we as the contractor contracting to install 6 inches of concrete in the specified area of the property at 15900 Worthly Dr San Lorenzo . We carefully inspected the site and checked several spots to make sure the consistency of the base rock on the site...Our finding is confirmed that the base rock dept is more than 6 inches below ground level, which is acceptable for what we plan to do...

We will be grading the area only within the dept of the base rock and no ground disturbing or removing any dirt from the site or whatsoever...Excess base rock will be filled in the lower places where necessary to make sure flow of water is directed to the main water drain located at the right site of the building....

Sincerely yours

  
Joseph Naulu (Contractor )

**Drogos, Donna, Env. Health**

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**From:** PDKing0000@aol.com  
**Sent:** Wednesday, May 04, 2005 3:37 PM  
**To:** Schultz, Robert, Env. Health  
**Cc:** rampam@sbcglobal.net; Karin@RGAEnv.com; Wakaluk1@aol.com  
**Subject:** Pacific Rolling Door - Where Do We Send The Money?

Hi Bob Schultz,

Where do we send the money to fund the review process? Can you provide a contact name, and ideally a phone number? Also, how can we find out what funds were historically deposited to the account and when that occurred?

Best Regards,  
RGA Environmental, Inc.  
Paul King  
510-658-4363

**Drogos, Donna, Env. Health**

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**From:** PDKing0000@aol.com  
**Sent:** Monday, May 02, 2005 5:38 PM  
**To:** Schultz, Robert, Env. Health  
**Subject:** Re: pacific rolling door

In a message dated 5/2/2005 5:30:44 PM Pacific Standard Time, robert.schultz@acgov.org writes:

*FYI:  
A request for more funds went out today. Seems the account is overdrawn by \$2035, so a request for \$6k went out.*

Thank you for the heads up.

**Drogos, Donna, Env. Health**

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**From:** PDKing0000@aol.com  
**Sent:** Thursday, April 07, 2005 7:31 AM  
**To:** Schultz, Robert, Env. Health  
**Cc:** rampam@sbcglobal.net; Karin@RGAEnv.com; Wakaluk1@aol.com  
**Subject:** Pacific Rolling Door Deed Restriction  
**Attachments:** Deed Restriction AC (V-3).doc

Hi Bob Schultz,

Attached is a copy of the deed restriction that includes the required replacement of portions of the original document per our 4/5/05 conversation.

Best Regards,  
RGA Environmental, Inc.  
Paul King  
510-658-4363

9/1/2005

**Drogos, Donna, Env. Health**

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**From:** PDKing0000@aol.com  
**Sent:** Thursday, April 07, 2005 7:47 AM  
**To:** Schultz, Robert, Env. Health  
**Cc:** rampam@sbcglobal.net; Karin@RGAEnv.com; Wakaluk1@aol.com  
**Subject:** Pacific Rolling Door - 1995 CAM 17 Lab Reports  
**Attachments:** PRD\_1995.pdf

Hi Bob Schultz,

Attached is a pdf of the 1995 CAM 17 lab reports.

Best Regards,  
RGA Environmental, Inc.  
Paul King  
510-658-4363

**Drogos, Donna, Env. Health**

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**From:** Paul King [Paul.King@rgaenv.com]  
**Sent:** Thursday, April 07, 2005 1:05 PM  
**To:** Schultz, Robert, Env. Health  
**Cc:** rampam@sbcglobal.net; Karin Schroeter; wakaluk1@aol.com  
**Subject:** RE: RO-2511-closure summary package, RE: PRD\_fig3, one page  
**Attachments:** PRDsumm\_tables.pdf

Mr. Schultz,

Attached are the data summary tables, with a footnote added stating the following:

"All sample collection depths are shown in feet after hyphen in sample name, except TB1 to TB5, which were all collected at a depth of 0.5 ft."

Best Regards,  
RGA Environmental, Inc.  
Wilhelm Welzenbach  
510-658-4363

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**From:** Schultz, Robert, Env. Health [mailto:robert.schultz@acgov.org]  
**Sent:** Thu 4/7/2005 11:55 AM  
**To:** Paul King  
**Cc:** rampam@sbcglobal.net; Karin Schroeter; wakaluk1@aol.com  
**Subject:** RO-2511-closure summary package, RE: PRD\_fig3, one page

Paul:  
The submitted documents represent a big step forward. The apparent last item missing is sample depths. I believe it is embedded in the sample naming protocol for all samples in the tables except TB-1 through TB-5. If you could add a sample depth column that would wrap this up. If it makes it easier for you, your two tables could be combined into one and put on 11 x 17. Either way is fine.  
Bob

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**From:** Paul King [mailto:Paul.King@rgaenv.com]  
**Sent:** Thursday, April 07, 2005 11:07 AM  
**To:** Schultz, Robert, Env. Health  
**Cc:** rampam@sbcglobal.net; Karin Schroeter; wakaluk1@aol.com  
**Subject:** PRD\_fig3, one page

Mr. Schultz,

Attached is a one-page 11X17 figure showing lead concentrations at the site that were excavated (transmitted previously as 2 pages).

Best Regards,  
RGA Environmental, Inc.  
Wilhelm Welzenbach  
510-658-4363

9/1/2005

**Drogos, Donna, Env. Health**

---

**From:** Schultz, Robert, Env. Health  
**Sent:** Thursday, April 07, 2005 11:55 AM  
**To:** 'Paul King'  
**Cc:** rampam@sbcglobal.net; Karin Schroeter; wakaluk1@aol.com  
**Subject:** RO-2511-closure summary package, RE: PRD\_fig3, one page

Paul:  
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Bob

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**From:** Paul King [mailto:Paul.King@rgaenv.com]  
**Sent:** Thursday, April 07, 2005 11:07 AM  
**To:** Schultz, Robert, Env. Health  
**Cc:** rampam@sbcglobal.net; Karin Schroeter; wakaluk1@aol.com  
**Subject:** PRD\_fig3, one page

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Best Regards,  
RGA Environmental, Inc.  
Wilhelm Welzenbach  
510-658-4363

## Drogos, Donna, Env. Health

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**From:** Paul King [Paul.King@rgaenv.com]  
**Sent:** Thursday, April 07, 2005 11:07 AM  
**To:** Schultz, Robert, Env. Health  
**Cc:** rampam@sbcglobal.net; Karin Schroeter; wakaluk1@aol.com  
**Subject:** PRD\_fig3, one page  
**Attachments:** PRD\_fig3.pdf

Mr. Schultz,

Attached is a one-page 11X17 figure showing lead concentrations at the site that were excavated (transmitted previously as 2 pages).

Best Regards,  
RGA Environmental, Inc.  
Wilhelm Welzenbach  
510-658-4363

9/1/2005



**Drogos, Donna, Env. Health**

---

**From:** Paul King [Paul.King@rgaenv.com]  
**Sent:** Thursday, April 07, 2005 11:05 AM  
**To:** Schultz, Robert, Env. Health  
**Cc:** rampam@sbcglobal.net; Karin Schroeter; wakaluk1@aol.com  
**Subject:** PRD\_fig2, one page  
**Attachments:** PRD\_fig2.pdf

Mr. Schultz,

Attached is a one-page 11X17 figure showing lead concentrations remaining at the site after excavation (transmitted previously as 2 pages).

Best Regards,  
RGA Environmental, Inc.  
Wilhelm Welzenbach  
510-658-4363

## Drogos, Donna, Env. Health

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**From:** Paul King [Paul.King@rgaenv.com]  
**Sent:** Thursday, April 07, 2005 11:03 AM  
**To:** Schultz, Robert, Env. Health  
**Cc:** rampam@sbcglobal.net; Karin Schroeter; wikaluk1@aol.com  
**Subject:** PRD\_fig1, one page  
**Attachments:** PRD\_fig1.pdf

Mr. Schultz,

Attached is a one-page 11X17 figure showing all boreholes at the site (transmitted previously as 2 pages).

Best Regards,  
RGA Environmental, Inc.  
Wilhelm Welzenbach  
510-658-4363

## Drogos, Donna, Env. Health

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**From:** PDKing0000@aol.com  
**Sent:** Thursday, April 07, 2005 7:51 AM  
**To:** Schultz, Robert, Env. Health  
**Cc:** Karin@RGAEEnv.com; Wakaluk1@aol.com  
**Subject:** Re: Pacific Rolling Door - Figure 1

In a message dated 4/7/2005 7:42:34 AM Pacific Standard Time, robert.schultz@acgov.org writes:

*| we have an 11 x 17 printer, i'll try to assemble the map but if you can send in one piece that would be easier*

Hi Bob,

Our draftsperson is due in about 9:30AM. I'll ask them when they get in if they can provide a pdf of an 11X17 and let you know.

**Drogos, Donna, Env. Health**

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**From:** PDKing0000@aol.com  
**Sent:** Thursday, April 07, 2005 7:46 AM  
**To:** Schultz, Robert, Env. Health  
**Cc:** rampam@sbcglobal.net; Karin@RGAEnv.com; Wakaluk1@aol.com  
**Subject:** Pacific Rolling Door - Summary Tables  
**Attachments:** PRDsumm\_tables.pdf

Hi Bob Schultz,

Attached is a summary table for all analyses performed for all samples at the site.

Best Regards,  
RGA Environmental, Inc.  
Paul King  
510-658-4363

**Drogos, Donna, Env. Health**

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**From:** PDKing0000@aol.com  
**Sent:** Thursday, April 07, 2005 7:44 AM  
**To:** Schultz, Robert, Env. Health  
**Cc:** rampam@sbcglobal.net; Karin@RGAEnv.com; Wakaluk1@aol.com  
**Subject:** Pacific Rolling Door - Figure 3 Showing Excavated Lead concentrations  
**Attachments:** PRDfig3.pdf

Hi Bob Schultz,

Attached is a pdf of an 11X17 figure showing lead concentrations at the site that were excavated (Figure 3). The figure is in 2 pages so that you can print it. There is overlap for the two pages so that you can simply cut the edge off of one side of one page and easily assemble the complete 11X17 figure.

Best Regards,  
RGA Environmental, Inc.  
Paul King  
510-658-4363

**Drogos, Donna, Env. Health**

---

**From:** PDKing0000@aol.com  
**Sent:** Thursday, April 07, 2005 7:42 AM  
**To:** Schultz, Robert, Env. Health  
**Cc:** rampam@sbcglobal.net; Karin@RGAEnv.com; Wakaluk1@aol.com  
**Subject:** Pacific Rolling Door - Figure 2 Showing Remaining Lead Results  
**Attachments:** PRDfig2.pdf

Hi Bob Schultz,

Attached is a pdf of an 11X17 figure showing lead concentrations remaining at the site after excavation (Figure 2). The figure is in 2 pages so that you can print it. There is overlap for the two pages so that you can simply cut the edge off of one side of one page and easily assemble the complete 11X17 figure.

Best Regards,  
RGA Environmental, Inc.  
Paul King  
510-658-4363

## Drogos, Donna, Env. Health

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**From:** PDKing0000@aol.com  
**Sent:** Thursday, April 07, 2005 7:39 AM  
**To:** Schultz, Robert, Env. Health  
**Cc:** Karin@RGAEnv.com; Wakaluk1@aol.com  
**Subject:** Pacific Rolling Door - Figure 1  
**Attachments:** PRDfig1.pdf

Hi Bob Schultz,

Attached is a pdf of an 11X17 figure showing all boreholes for investigation at the site. The figure is in 2 pages so that you can print it. There is overlap for the two pages so that you can simply cut the edge off of one side of one page and easily assemble the complete 11X17 figure.

Best Regards,  
RGA Environmental, Inc.  
Paul King  
510-658-4363

**Drogos, Donna, Env. Health**

---

**From:** PDKing0000@aol.com  
**Sent:** Thursday, April 07, 2005 7:34 AM  
**To:** Schultz, Robert, Env. Health  
**Cc:** rampam@sbcglobal.net; Karin@RGAEnv.com; Wakaluk1@aol.com  
**Subject:** Pacific Rolling Door Deed Restriction Exhibit A  
**Attachments:** PRD\_Exhibit\_A.pdf

Hi Bob Schultz,

Based on a discussion with the property owner, the description of the property will not be modified for the deed restriction. A copy of the property description is attached as Exhibit A..

Best Regards,  
RGA Environmental, Inc.  
Paul King  
510-658-4363



**Drogos, Donna, Env. Health**

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**From:** PDKing0000@aol.com  
**Sent:** Tuesday, April 05, 2005 12:22 PM  
**To:** Schultz, Robert, Env. Health; Paul.King@rgaenv.com  
**Cc:** rampam@sbcglobal.net; Karin@rgaenv.com; Wakaluk1@aol.com  
**Subject:** Re: RO-2511, RE: Pacific Rolling Door 1995 Report

Hi Bob Schultz,

We are researching the status of the deed restriction today, and will provide a response regarding any questions we may have about the deed restriction before the end of today.

In addition, we will prepare the summary tables so that you will have the requested information for your Thursday meeting. Thank you for letting us know the status of the project! I will contact you this afternoon with any questions regarding the summary information.

Best Regards,  
RGA Environmental, Inc.  
Paul King  
510-658-4363

**Drogos, Donna, Env. Health**

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**From:** Paul King [Paul.King@rgaenv.com]  
**Sent:** Thursday, March 24, 2005 11:45 AM  
**To:** Schultz, Robert, Env. Health  
**Cc:** Drogos, Donna, Env. Health; wmerkle@kmlaw100.com; rampam@sbcglobal.net; Karin Schroeter; Wakaluk1@aol.com  
**Subject:** RE: Pacific Rolling Door 1995 Report  
**Attachments:** PRDdata summary.xls

Mr. Schultz,

Attached you will find a worksheet with confirmed data, per your request, for the Pacific Rolling Door site in San Lorenzo. The worksheet also lists all 1995 results for barium, chromium, and copper; and presents screening levels for total chromium.

Sincerely,  
RGA Environmental, Inc.  
Wilhelm Welzenbach  
510-658-4363

## Pacific Rolling Door - Soil Results

Sample No.*	Date Sampled	Total Lead (TTLC)	Soluble Lead (STLC)	Zinc (TTLC)	Mercury (TTLC)	Barium (TTLC)	Chromium (TTLC)	Copper (TTLC)	Other CAM 17 (Metals)
ESL- comm dw		750		2500,a	37,a	1500	58,b	2500,a	
ESL-comm ndw		750		2500,a	37,a	15000	58,b	1000,a	
Max Detected		3800	84	5100	0.5	1500	240	190	
Max Remaining		720	34	2000	0.5	1200	150	190	
TB1	04/19/95	720	--	2000	0.25	1200	150	190	e
TB2	04/19/95	990	--	5100	0.31	1500	240	150	e
TB3	04/19/95	110	--	960	0.08	590	76	110	e
TB4	04/19/95	62	--	280	0.23	170	80	42	e
TB5	04/19/95	150	--	340	0.31	240	40	90	e
B6-0.5	07/18/02	39		110	0.11	--	--	--	--
B7-0.5	07/18/02	160	7.7	190	0.21	--	--	--	--
B7-2.0	07/18/02	11	--	--	--	--	--	--	--
B8-0.5	07/18/02	6	--	29	0.17	--	--	--	--
B9-0.5	07/18/02	88	3.1	310	0.088	--	--	--	--
B9-2.0	07/18/02	10	--	--	--	--	--	--	--
B10-0.5	07/18/02	120	15	350	0.072	--	--	--	--
B10-2.0	07/18/02	9.9	--	--	--	--	--	--	--
B11-0.5	07/18/02	200	1.8	420	ND	--	--	--	--
B11-2.0	07/18/02	9.9	--	--	--	--	--	--	--
B12-0.5	07/18/02	14	--	55	0.13	--	--	--	--
B13-0.5	07/18/02	980	84	1400	0.097	--	--	--	--
B13-2.0	07/18/02	5	--	--	--	--	--	--	--
B14-0.5	07/18/02	58	0.6	140	0.5	--	--	--	--
B14-2.0	07/18/02	8.3	--	--	--	--	--	--	--
B15-0.5	04/08/03	10	--	110	--	--	--	--	--
B16-0.5	04/08/03	ND	--	20	--	--	--	--	--
B17-0.5	04/08/03	19	--	55	--	--	--	--	--
B18-0.5	04/08/03	6.8	--	44	--	--	--	--	--
B19-0.5	04/08/03	6.5	--	41	--	--	--	--	--
B20-0.5	04/08/03	9.6	--	57	--	--	--	--	--
B21-0.5	04/08/03	5.7	--	42	--	--	--	--	--
B22-0.5	04/08/03	8.3	--	63	--	--	--	--	--
B23-0.5	04/08/03	520	4.4	940	--	--	--	--	--
B23-2.0	04/09/03	490	--	--	--	--	--	--	--
B24-0.5	04/10/03	720	46	--	--	--	--	--	--
B25-0.5	04/11/03	300	15	--	--	--	--	--	--
B26-0.5	04/12/03	160	15	--	--	--	--	--	--
B27-0.5	04/13/03	330	33	--	--	--	--	--	--
B28-0.5	04/14/03	170	9.3	--	--	--	--	--	--
B29-0.5	04/15/03	22	--	--	--	--	--	--	--
B30-0.5	04/16/03	630	34	--	--	--	--	--	--
B31-0.5	04/17/03	1700	71	--	--	--	--	--	--
B32-0.5	04/18/03	230	6.6	--	--	--	--	--	--
B33-0.5	04/19/03	100	4.9	--	--	--	--	--	--
B34-0.5	04/20/03	53	3.2	--	--	--	--	--	--
B35-0.5	04/21/03	130	7.7	--	--	--	--	--	--
B36-0.5	04/22/03	110	6.3	--	--	--	--	--	--
B37-0.5	04/23/03	300	--	--	--	--	--	--	--
B38-0.5	04/24/03	410	22	--	--	--	--	--	--
B39-0.5	04/25/03	3800	--	--	--	--	--	--	--

Sample No.	Date Sampled	Total Lead (TTLC)	Soluble Lead (STLC)	Zinc (TTLC)	Mercury (TTLC)	Barium (TTLC)	Chromium (TTLC)	Copper (TTLC)	Other CAM 17 (Metals)
B41-0.5	08/05/03	35	--	--	--	--	--	--	--
B41-5.0	08/05/03	3.3	--	--	--	--	--	--	--
B43-0.5	08/05/03	110	--	--	--	--	--	--	--
B44-0.5	08/05/03	15	--	--	--	--	--	--	--
B45-0.5	08/05/03	140	--	--	--	--	--	--	--
B46-0.5	08/05/03	210	--	--	--	--	--	--	--
B47-0.5	08/05/03	350	--	--	--	--	--	--	--
B48-0.5	08/05/03	39	--	--	--	--	--	--	--
B49-0.5	08/05/03	71	--	--	--	--	--	--	--
B50-0.5	08/05/03	170	--	--	--	--	--	--	--
B51-0.5	08/05/03	320	--	--	--	--	--	--	--
B52-0.5	08/05/03	49	--	--	--	--	--	--	--
B53-0.5	08/05/03	38	--	--	--	--	--	--	--
B53-2.0	08/05/03	ND<3.0	--	--	--	--	--	--	--
B54-0.5	01/06/05	--	--	600	--	--	--	--	--
B54-2.0	01/06/05	--	--	130	--	--	--	--	--
B55-0.5	01/06/05	--	--	1100	--	--	--	--	--
B55-2.0	01/06/05	--	--	110	--	--	--	--	--
B56-0.5	01/06/05	--	--	130	--	--	--	--	--
B56-2.0	01/06/05	--	--	110	--	--	--	--	--
B57-0.5	01/06/05	--	--	140	--	--	--	--	--
B57-2.0	01/06/05	--	--	110	--	--	--	--	--
B58-0.5	01/06/05	--	--	290	--	--	--	--	--
B58-2.0	01/06/05	--	--	110	--	--	--	--	--
B59-0.5	01/06/05	--	--	84	--	--	--	--	--
B59-2.0	01/06/05	--	--	110	--	--	--	--	--
C1-1.5	05/05/04	29	--	--	--	--	--	--	--
C2-1.5	05/05/04	20	--	--	--	--	--	--	--
C3-1.5	05/05/04	19	--	--	--	--	--	--	--
C4-1.5	05/05/04	94	--	--	--	--	--	--	--
C5-1.5	05/05/04	14	--	--	--	--	--	--	--
C6-1.5	05/05/04	83	--	--	--	--	--	--	--
C7-1.5	05/05/04	19	--	--	--	--	--	--	--
C8-1.5	05/05/04	17	--	--	--	--	--	--	--
C9-1.5	05/05/04	15	--	--	--	--	--	--	--

**CAM 17 = List of 17 California Approved Metals**

**ESL-comm ndw = ESL for shallow commercial soil where groundwater is not a potential drinking water source.**

**ESL- comm dw = ESL for shallow commercial soil where groundwater is a potential drinking water source.**

**Max Detected = highest concentration ever detected at the site**

**Max Remaining = highest post-remediation concentration**

**strikethrough = sample location excavated and removed from site**

**ND = Not Detected.**

**-- = Not Analyzed.**

**\* = All sample collection depths are shown in feet after hyphen in sample name, except TB1 to TB5, which were all collected at a depth of 0.5 ft.**

**a = Urban Area Ecotoxicity ESL not used, due to industrial land use.**

**b = ESL for chromium based on background concentrations, not on human health calculations.**

**c = No reporting limit listed on 1995 lab report for EPA 8010 compounds.**

**d = See original laboratory report for individual detection limits for each compound.**

**e = See original laboratory report for individual detection amounts.**

**Results are in ppm (mg/kg), unless otherwise indicated.**



Sample No.	Date Sampled	TPHg	TPHd	1,2,4-Trimethyl benzene	1,3,5-Trimethyl benzene	Toluene	Ethyl benzene	Xylenes	Other EPA 8010 EPA 8260
B41-0.5	08/05/03	ND<1.1	7.6	--	--	--	--	--	--
B41-5.0	08/05/03	ND<1.1	ND<1.0	--	--	--	--	--	--
B43-0.5	08/05/03	--	--	--	--	--	--	--	--
B44-0.5	08/05/03	--	--	--	--	--	--	--	--
B45-0.5	08/05/03	--	--	--	--	--	--	--	--
B46-0.5	08/05/03	--	--	--	--	--	--	--	--
B47-0.5	08/05/03	--	--	--	--	--	--	--	--
B48-0.5	08/05/03	--	--	--	--	--	--	--	--
B49-0.5	08/05/03	--	--	--	--	--	--	--	--
B50-0.5	08/05/03	ND<1.1	5.8	--	--	--	--	--	--
B51-0.5	08/05/03	ND<1.1	5.0	--	--	--	--	--	--
B52-0.5	08/05/03	ND<1.1	ND<1.0	ND,d	ND,d	ND,d	ND,d	0.0057	ND,d
B53-0.5	08/05/03	1.3	2.2	ND,d	ND,d	ND,d	0.006	0.15	ND,d
B53-2.0	08/05/03	ND<1.1	ND<1.0	--	--	--	--	--	--
B54-0.5	01/06/05	--	--	--	--	--	--	--	--
B54-2.0	01/06/05	--	--	--	--	--	--	--	--
B55-0.5	01/06/05	--	--	--	--	--	--	--	--
B55-2.0	01/06/05	--	--	--	--	--	--	--	--
B56-0.5	01/06/05	--	--	--	--	--	--	--	--
B56-2.0	01/06/05	--	--	--	--	--	--	--	--
B57-0.5	01/06/05	--	--	--	--	--	--	--	--
B57-2.0	01/06/05	--	--	--	--	--	--	--	--
B58-0.5	01/06/05	--	--	--	--	--	--	--	--
B58-2.0	01/06/05	--	--	--	--	--	--	--	--
B59-0.5	01/06/05	--	--	--	--	--	--	--	--
B59-2.0	01/06/05	--	--	--	--	--	--	--	--
C1-1.5	05/05/04	--	--	--	--	--	--	--	--
C2-1.5	05/05/04	--	--	--	--	--	--	--	--
C3-1.5	05/05/04	--	--	--	--	--	--	--	--
C4-1.5	05/05/04	--	--	--	--	--	--	--	--
C5-1.5	05/05/04	--	--	--	--	--	--	--	--
C6-1.5	05/05/04	--	--	--	--	--	--	--	--
C7-1.5	05/05/04	--	--	--	--	--	--	--	--
C8-1.5	05/05/04	--	--	--	--	--	--	--	--
C9-1.5	05/05/04	--	--	--	--	--	--	--	--

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**CAM 17 = List of 17 California Approved Metals**

**ESL-comm ndw = ESL for shallow commercial soil where groundwater is not a potential drinking water source.**

**ESL- comm dw = ESL for shallow commercial soil where groundwater is a potential drinking water source.**

**Max Detected = highest concentration ever detected at the site**

**Max Remaining = highest post-remediation concentration**

**strikethrough = sample location excavated and removed from site**

**ND = Not Detected.**

**-- = Not Analyzed.**

**\* = All sample collection depths are shown in feet after hyphen in sample name, except TB1 to TB5, which were all collected at a depth of 0.5 ft.**

**a = Urban Area Ecotoxicity ESL not used, due to industrial land use.**

**b = ESL for chromium based on background concentrations, not on human health calculations.**

**c = No reporting limit listed on 1995 lab report for EPA 8010 compounds.**

**d = See original laboratory report for individual detection limits for each compound.**

**e = See original laboratory report for individual detection amounts.**

**Results are in ppm (mg/kg), unless otherwise indicated.**

**Pacific Rolling Door - Groundwater Results**

Sample No.	Date Sampled	Depth to Ground-water (ft.)**	Total Lead	TPHg	TPHd	1,2,4-Trim	1,3,5-Trim	Toluene	Ethylbenze	Xylenes	Other EPA 8260 Compounds
<b>WQO</b>						0.033	0.015	0.04	0.03	0.017	
<b>ESL-dw</b>				0.1	0.1					0.013	
<b>ESL-ndw</b>				0.5	0.64						
<b>Max Detected</b>			ND<0.005	0.071	0.12	0.0094	0.0054	ND,d	0.0017	0.0091	
<b>Max Remaining</b>			ND<0.005	0.071	0.12	0.0094	0.0054	ND,d	0.0017	0.0091	
B40	04/05/03	7.4	ND<0.005	0.071	0.12	0.0094	0.0054	ND,d	0.0017	0.0091	ND,d
B41	04/05/03	7.3	--	ND<0.05	ND<0.05	ND,d	ND,d	ND,d	ND,d	ND,d	ND,d
B42	04/05/03	7.4	ND<0.005	--	--	--	--	--	--	--	--

**WQO = Water Quality Objective**

**ESL- dw = ESL for groundwater where groundwater is a potential drinking water source, qualification required if RWQCB default value not selected**

**ESL- ndw = ESL for groundwater where groundwater is not a potential drinking water source, qualification required if RWQCB default value not selected**

**Max Detected = highest concentration ever detected at the site**

**Max Remaining = highest post-remediation concentration**

ND = Not Detected.

-- = Not Analyzed.

\*\* = Reported at least one-half hour after groundwater initially encountered in the borehole.

d = See original laboratory report for individual detection limits for each compound.

Results are in ppm (mg/L), unless otherwise indicated.

**Drogos, Donna, Env. Health**

---

**From:** Paul King [Paul.King@rgaenv.com]  
**Sent:** Monday, March 21, 2005 3:18 PM  
**To:** Schultz, Robert, Env. Health  
**Subject:** Pacific Rolling Door 1995 Report  
**Attachments:** 0278TBsamples.pdf

Bob,

Per your telephone request today, you will find attached RGA's report regarding soil samples collected in 1995 at Pacific Rolling Door Company in San Lorenzo. The visual quality of the report is not great, but the data and sampling locations are shown clearly in subsequent reports by RGA.

If you have any questions, comments, or updates about the site, please give us a call.

Best Regards,  
RGA Environmental, Inc.  
Wilhelm Welzenbach  
510-658-4363



**Drogos, Donna, Env. Health**

---

**From:** PDKing0000@aol.com  
**Sent:** Sunday, March 20, 2005 4:08 AM  
**To:** Schultz, Robert, Env. Health  
**Cc:** rampam@sbcglobal.net; Karin@RGAEnv.com; Wakaluk1@aol.com  
**Subject:** Pacific Rolling Door Status

Hi Bob Schultz,

I'm following up on the status of the case review for closure. Donna Drogos told me that I had to find out from you. It is my understanding that the case is ready for her review. Can you let me know how I can determine when Donna might review the case?

I received another call from the property owner this past Friday. It is my understanding that the property is still in escrow for sale, pending resolution of case closure.

Best Regards,  
RGA Environmental, Inc.  
Paul King  
510-658-4363

**Drogos, Donna, Env. Health**

---

**From:** PDKing0000@aol.com  
**Sent:** Friday, March 04, 2005 3:46 PM  
**To:** rampam@sbcglobal.net  
**Cc:** Schultz, Robert, Env. Health; Drogos, Donna, Env. Health; Karin@RGAEnv.com; Wakaluk1@aol.com  
**Subject:** Pacific Rolling Door Case Closure Status

Hi Bob Miller,

I haven't heard anything back from the county regarding when they'll be able to review the case for closure. I've sent two e-mails, forwarded your letter describing financial hardship, and left a voicemail for the caseworker. I do know that they are very busy and that they are spread very thin. I also know that the caseworker Bob Schultz is usually very responsive, and based on his not yet having responded I suspect it's because he is completely buried.

Unfortunately this doesn't help you in your being able to tell your buyer when this case will be closed. I recommend that you let the buyer know that we're still waiting to hear from the county as to when they will be able to review the case for closure, and that we're hoping that it will be sooner than later.

Best Regards,  
RGA Environmental, Inc.  
Paul King  
510-658-4363

**Drogos, Donna, Env. Health**

---

**From:** PDKing0000@aol.com  
**Sent:** Monday, February 28, 2005 10:22 AM  
**To:** Schultz, Robert, Env. Health  
**Cc:** Drogos, Donna, Env. Health; rampam@sbcglobal.net; Karin@RGAEnv.com; Wakaluk1@aol.com  
**Subject:** Pacific Rolling Door ACEH Case # RO-2511 Financial Hardship Letter

Hi Bob Schultz,

I am e-mailing to verify that you received the letter concerning financial hardship related to the closure process that was provided by the property owner and faxed to your office on February 26, 2005.

Best Regards,  
RGA Environmental, Inc.  
Paul King  
510-658-4363

REGA ENVIRONMENTAL, INC

RO-2511



1466 66<sup>th</sup> Street, Emeryville California 94608

Fax: 510-834-0152 Tel: 510-658-4363

E-mail: Paul.King@rgaenv.com

FAX TRANSMITTAL SHEET

TO: Bob Schultz  
 COMPANY: Alameda County  
 FAX NO:  
 PHONE NO:  
 RE: Case RO-2511  
 Pacific Rolling Door

FROM: Paul King  
 DATE: 2/26/05  
 TOTAL NO. OF PAGES FAXED:  
 SENDER'S JOB REFERENCE NO:

URGENT     FOR REVIEW     PLEASE COMMENT     PLEASE REPLY

Hi Bob,

I am forwarding a request to you  
 from the property owner.  
 Please let me know if you have any questions.

Best Regards,

Paul King

Alameda County  
 FEB 28 2005  
 Environmental Health

510-337-9335

**Forem Development  
PO Box 647  
Diablo, CA 94528  
Phone 925-837-3242  
Facsimile 925-831-8739**

Alameda County  
FEB 28 2005  
Environmental Health

February 26, 2005

Mr. Robert Schultz  
Alameda County Environmental Health Department  
1131 Harbor Bay Parkway  
Alameda, CA 94502

**RE: FINANCIAL HARDSHIP FROM DELAYS IN OBTAINING CASE CLOSURE  
ACEH Case # RO-2511  
Former Pacific Rolling Door Facility  
15900 Worthley Drive  
San Lorenzo, CA**

Dear Mr. Schultz:

I previously described in my November 12, 2004 letter the financial hardships associated with the on-going delays in your office for providing case closure for the subject site. As I stated previously, time is of the essence in resolving this matter, and further delays will result in our incurring additional financial hardship.

In addition to the conditions that I described in my previous letter that result in financial hardship from case closure delays, the property is now in escrow for sale, pending resolution of the case closure. Delays in your providing case closure are causing financial hardship associated with this sale. I am deeply concerned and troubled that the sale could fall if we cannot determine when the case will be considered for closure. It is my understanding that you have completed your review and recommended case closure, but that we can't find out when your recommendations will be reviewed or processed.

Please let me know when you will be able to determine if the paperwork can be finalized for case closure. Your attention to this matter is greatly appreciated. I can be reached at 925-837-3242.

Sincerely,

Forem Development

*Robert G. Miller*  
Robert Miller

AC2

**Drogos, Donna, Env. Health**

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**From:** PDKing0000@aol.com  
**Sent:** Saturday, February 26, 2005 7:31 AM  
**To:** Schultz, Robert, Env. Health  
**Cc:** Drogos, Donna, Env. Health; rampam@sbcglobal.net; Karin@RGAEnv.com; Wakaluk1@aol.com  
**Subject:** Pacific Rolling Door ACEH Case # RO-2511 Case Review Status Request

Hi Bob Schultz,

I spoke with Donna Drogos on Friday 2/25/05 near the end of the day about this case. I told her that it was my understanding that you had completed your review of the case and submitted it to her for review with your recommendation for case closure. Although I didn't have the information available at the time of my telephone call with Donna, my file notes indicate that you provided us that information on 2/14/05.

I want to make sure that I understand this situation correctly, so please correct me where I don't have this right. I told Donna that you had told us that you did not know when she would review the file. She said that I should contact you, the caseworker, to find out the status of the review process. I'm concerned that we may be stuck in a Catch-22, where you're the only one who can tell me or the property owner when the case will be reviewed for closure, but you don't know when that will be, and so you can't tell us.

Do you have any suggestions on how I might be able to tell the property owner when the case might be reviewed for closure? As I've stated in my previous e-mail, the property owner has a sale pending, contingent upon obtaining case closure, and he needs to be able to tell the buyer the anticipated time frame for obtaining case closure.

Best Regards,  
RGA Environmental, Inc  
Paul King  
510-658-4363

9/1/2005

**Drogos, Donna, Env. Health**

---

**From:** PDKing0000@aol.com  
**Sent:** Tuesday, February 22, 2005 5:09 AM  
**To:** Schultz, Robert, Env. Health  
**Cc:** rampam@sbcglobal.net; Karin@RGAEnv.com; Wakaluk1@aol.com  
**Subject:** Pacific Rolling Door - ACEH Case RO-2511

Hi Bob Schultz,

I'm checking in on how to move the case to closure now. It is my understanding that you have completed your review of the documents, and that they are ready for review by Donna Drogos. It is also my understanding that you do not know when Donna will review the documents, as Donna hasn't told you.

o Do you have any recommendations on how to determine when the case will be reviewed by Donna for closure?

You had mentioned that the county did not want additional legal verbage added to the deed restriction. It is my understanding that the copy of the deed restriction submitted in December did not include additional legal verbage.

o Is there any way we can determine if the deed restriction is acceptable as it is (with the exception that we will need to add a short description of zinc)?

Bob Miller has a sale pending, contingent upon obtaining case closure. He needs to be able to tell the buyer the anticipated time frame for obtaining case closure. Any suggestions that you may have to facilitate this determination would be greatly appreciated!

Best Regards,  
RGA Environmental, Inc.  
Paul King  
510-658-4363

**Drogos, Donna, Env. Health**

---

**From:** Paul King [Paul.King@rgaenv.com]  
**Sent:** Thursday, February 10, 2005 5:01 PM  
**To:** Schultz, Robert, Env. Health  
**Subject:** Closure for Pacific Rolling Door

Hi Bob,

Just checking in about the schedule for final case closure consideration at Pacific Rolling Door. I would like to relay a schedule message to the owner, so they can relay the message to their realtor, and everyone can have a sense of the likely timeline for case closure. It seems as though there are a lot of trainings and emergency issues that impede your good faith efforts to get through this site, and we appreciate your help squeezing it in and deciphering the previous caseworker's file. When will Donna Drogos be getting the file? Do you need more information or discussions with us, first?

Sincerely,  
RGA Environmental, Inc.  
Wilhelm Welzenbach  
tel: 510-658-4363

9/1/2005



**Drogos, Donna, Env. Health**

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**From:** Paul King [Paul.King@rgaenv.com]  
**Sent:** Monday, February 07, 2005 1:58 PM  
**To:** Schultz, Robert, Env. Health  
**Subject:** FW: Zinc Ecotoxicity Threshold

Bob,

Roger Brewer who developed the ESLs provides the answer below as to whether to use the zinc ecotoxicity threshold at Pacific Rolling Door.

Best Regards,  
RGA Environmental, Inc.  
Wilhelm Welzenbach  
tel: 510-658-4363

---

**From:** Roger Brewer [mailto:RBrewer@waterboards.ca.gov]  
**Sent:** Mon 2/7/2005 12:09 PM  
**To:** Paul King  
**Subject:** Re: Zinc Ecotoxicity Threshold

Paul,  
As we discussed on the phone, the soil ecotox screening levels are only intended to serve as a flag for potential terrestrial ecotoxicity problems at sites. If your site does not include sensitive ecological habitats and there are no adjacent sensitive areas then the ecotox screening levels can be omitted. This is typical of most commercial/industrial sites in the Bay area.

In the case of zinc, the next lowest screening level is the ceiling level (gross contamination concerns) of 2,500 mg/kg. Based on the data you presented, this screening level is not exceeded and no further work appears to be needed. The reported concentrations are also well below our screening level for direct-exposure concerns (61,000 mg/kg). The adequacy of the site investigation needs to be reviewed by the County, however.

I hope this helps,

Roger C. Brewer  
San Francisco Bay RWQCB  
1515 Clay Street, Suite 1400  
Oakland, CA 94612

tel: 1-510-622-2374  
fax: 1-510-622.2460  
rbrewer@waterboards.ca.gov

>>> "Paul King" <Paul.King@rgaenv.com> 02/07/05 11:37AM >>>  
Hi Roger,

Does the ecotoxicity threshold for zinc apply to an industrial site with no on-site or site vicinity parks or wildlife areas? RGA has a site in an industrial area of San Lorenzo that was used for outdoor painting over the past century, and is not vacant, pending sale to another industrial/commercial business. No parks, shorelines, or other wildlife areas are within 500 ft. of the site. There will be a deed restriction for the site, restricting use to commercial/industrial activities. Zinc in the surface soil was detected at up to 2000 mg/kg, with a 95% upper confidence limit (UCL) of 1112 mg/kg for the mean (assuming one-tailed Z-test). Both the highest observed concentration and the UCL are above the ecotoxicity threshold of 600 mg/kg, but well below the human health ESL of 61,000 mg/kg. Do you recommend that we apply the human health threshold for zinc at this site, and not use the ecotoxicity threshold as a standard for evaluating the site for case closure?

Best Regards,  
RGA Environmental, Inc.

9/1/2005

**Drogos, Donna, Env. Health**

---

**From:** Paul King [Paul.King@rgaenv.com]  
**Sent:** Wednesday, February 02, 2005 7:54 PM  
**To:** Schultz, Robert, Env. Health; Schultz, Robert, Env. Health  
**Subject:** RE: ESLs for Pacific Rolling Door  
**Attachments:** 0278.M7.xls

Hi Bob,

Attached you will find an excel spreadsheet showing the mean and confidence limits for total zinc and total lead concentrations in surface soil (not underneath the floor slab for the building) at Pacific Rolling Door in San Lorenzo. The sheets in the excel document are Zinc, Lead, and all results. Once you have the attached spreadsheet in hand and we discuss it tomorrow morning, I will provide any refinements necessary in the statistical approach.

Best Regards,  
RGA Environmental, Inc.  
Wilhelm Welzenbach  
510-658-4363

PRD  
Pacific Rolling Door  
Memo 0278.M7

<b>Sample No.</b>	<b>Total Lead (mg/kg)</b>	
TB1	720	
TB3	110	
TB4	62	
TB5	150	
B6-0.5	39	
B7-0.5	160	
B8-0.5	6	
B9-0.5	88	
B10-0.5	120	
B14-0.5	58	
B26	160	
B28	170	
B29	22	
B32	230	
B33	100	
B34	53	
B35	130	
B36	110	
B37	300	
B38	410	
B41-0.5	35	
B43-0.5	110	
B44-0.5	15	
B45-0.5	140	
B46-0.5	210	
B47-0.5	350	
B48-0.5	39	
B49-0.5	71	
B50-0.5	170	
B51-0.5	320	
B52-0.5	49	
B53-0.5	38	
MEAN	148	
ST. DEV.	145	
95% Upper CL	439	
95% Upper CL	-142	(negative)

Pacific Rolling Door

Sample		Total Lead	Zinc	Mercury	TPHg	TPHd	1,2,4-Trime
No.		(TTLC)	(TTLC)	(TTLC)			
ESL-comm ndw		750	2500	33	400	500	
ESL- comm dw		750	2500	33	100	100	
Max Detected		3800	5100	0.5	1.3	7.6	22
Max Remaining		630	2000	0.5	1.3	5.8	22
B10-0.5	7/18/2002	120	350	0.072			
B10-2.0		9.9					
B11-0.5	7/18/2002	200	420	ND			
B11-2.0		9.9					
B12-0.5	7/18/2002	14	55	0.13			
B13-0.5	7/18/2002	980	1400	0.097			
B13-2.0		5					
B14-0.5	7/18/2002	58	140	0.5			
B14-2.0		8.3					
B15-0.5	4/8/2003	10	110				--
B16-0.5	4/8/2003	ND	20				--
B17-0.5	4/8/2003	19	55				--
B18-0.5	4/8/2003	6.8	44				--
B19-0.5	4/8/2003	6.5	41				ND
B20-0.5	4/8/2003	9.6	57				--
	4/8/2003						
B21-0.5		5.7	42				--
	4/8/2003						
B22-0.5		8.3	63				--
B23-0.5	4/8/2003	520	940				22
B23-2.0		490					14
B24-0.5		720					
B25-0.5		300					
B26-0.5		160					
B27-0.5		330					
B28-0.5		170					
B29-0.5		22					
B30-0.5		630					
B31-0.5		1700					
B32-0.5		230					
B33-0.5		100					
B34-0.5		53					
B35-0.5		130					
B36-0.5		110					
B37-0.5		300					
B38-0.5		410					
B39-0.5		3800					
B41-0.5		35			<1.0	7.6	
B41-5.0		3.3			<1.0	<1.0	
B43-0.5		110					
B44-0.5		15					

B45-0.5		140			
B46-0.5		210			
B47-0.5		350			
B48-0.5		39			
B49-0.5		71			
B50-0.5		170		<1.0	5.8
B51-0.5		320		<1.0	5.0
B52-0.5		49		<1.0	<1.0
B53-0.5		38		1.3	2.2
B53-2.0		ND<3.0		<1.0	<1.0
B54-0.5			600		
B54-2.0			130		
B55-0.5			1100		
B55-2.0			110		
B56-0.5			130		
B56-2.0			110		
B57-0.5			140		
B57-2.0			110		
B58-0.5			290		
B58-2.0			110		
B59-0.5			84		
B59-2.0			110		
B6-0.5	7/18/2002	39	110	0.11	
B7-0.5	7/18/2002	160	190	0.21	
B7-2.0		11			
B8-0.5	7/18/2002	6	29	0.17	
B9-0.5	7/18/2002	88	310	0.088	
B9-2.0		10			
C1-1.5		29			
C2-1.5		20			
C3-1.5		19			
C4-1.5		94			
C5-1.5		14			
C6-1.5		83			
C7-1.5		19			
C8-1.5		17			
C9-1.5		15			
TB1	4/19/1995	720	2000		
TB2	4/19/1995	990	5100		
TB3	4/19/1995	110	960		
TB4	4/19/1995	62	280		
TB5	4/19/1995	150	340		

ESL-comm ndw = RWQCB-2 ESL for shallow commercial soil where groundwater is not a potential drinking

ESL- comm dw = RWQCB-2 ESL for shallow commercial soil where groundwater is a potential drinking water

Max Detected = highest concentration ever detected at the site

Max Remaining = highest post-remediation concentration

~~strike through~~ = sample location excavated and removed from site

1,3,5-Trimethyl Xylenes    Ethylbenzene Toluene    Lead

	(STLC)			
	100	13	9.3	
	1.5	3.3	2.9	
8.7	19	2.2	2.6	
8.7	19	2.2	2.6	34

other metals above

barium  
chromium  
copper

CHROMIUM REG  
ESLs for Chromi  
TABLE B-2. 1SH  
COMMERCIAL /  
(potentially impac

				--
				--
				--
				--
				--
				--
				--
8.7	19	2.2	2.6	4.4
6.3	7	<1	<1	--
				46
				15
				15
				33
				9.3
				34
				71
				6.6
				4.9
				3.2
				7.7
				6.3
				22

CHEMICAL  
PARAMETER

CHROMIUM (Total)

0.0057

0.15

0.006

**g water source, qualification required if RWQCB default value not selected**  
**ter source, qualification required if RWQCB default value not selected**

background (1995 analyses)

max remaining	ESL
1200	15000
150	58
190	8200

(ALL 1995 ANALYSES)

TB1	TB2	TB3	TB4	TB5
1200	1500	590	170	240
150	240	76	80	40
190	150	110	42	90

**REGULATORY THRESHOLDS:**

um (February 2005)

ALLOW SOIL SCREENING LEVELS (<3m bgs)

INDUSTRIAL LAND USE

sted groundwater IS NOT a current or potential drinking water resource)

COMMERCIAL / INDUSTRIAL LAND USE [(mg/kg)							
Final ESL	Gross Contamination Ceiling Value (Odors, etc.) Table H-2	Urban Area Ecotoxicity Criteria	Human Health			Groundwater Protection (Soil Leaching)	
			Substitute Direct Exposure		Direct Exposure	Vapor Intrusion Into Buildings	NON-Drinking Water Resource
			Value	Basis	Table K-2	Table E-1b	Table G
5.8E+01	2.5E+03	--	58	Background	5.8E+01	--	--



barium  
chromium  
copper

USEPA  
**PRG for  
Chromium**  
(October 2002)

(industrial soil,  
mg/kg)

**Drogos, Donna, Env. Health**

---

**From:** Paul King [Paul.King@rgaenv.com]  
**Sent:** Wednesday, February 02, 2005 10:11 AM  
**To:** Schultz, Robert, Env. Health  
**Subject:** ESLs for Pacific Rolling Door

Hi Bob,

This message responds to your 8:09 AM message this morning regarding the Pacific Rolling Door site in San Lorenzo. Please call to clarify any remaining concerns.

Regarding your questions about calculations for lead and zinc (sentences 2, 3, and 4 of your earlier message): We took the conservative approach of comparing thresholds to the highest individual concentration detected, not to calculated mean concentrations. None of the individual detected concentrations in unexcavated areas were over selected thresholds.

Regarding your questions about the ecotoxicity rationale in Appendix 6 of the ESL document developed by the RWQCB (the rest of your message):

We were looking at Section 3.2.3.1.1 Exposure Pathways and Protection of Ecological Receptors at Various Land Uses, specifically the first sentence of the Industrial/Commercial Land Use Category which states, "It is not necessary to require as high a degree of protection for on-site ecological receptors at an industrial or commercial site as it is for agricultural or residential/parkland sites."

It is unclear from the downloadable Appendix 6 why Mo and Se are the only metals with lower residential ecotoxicity thresholds. The section of Appendix 6 that should explain this was not included in the downloadable Appendix 6, and the abbreviated information that follows is all we could find-

"The rationales for individual parameters are summarized in the following sections (RATIONAL FOR As, B, Cr, co, Cu, Mo, Ni, Ag, Zin, SAR, Sb, Ba, Be, V; NOT INCLUDED IN THIS APPENDIX)."

Prior to drafting of our report (0278.R5) regarding zinc at the subject site, we contacted the RWQCB regarding the lack of rationales for ecotoxicity thresholds in Appendix 6. Sampath Rangarajan (listed on the ESL cover sheet) is no longer working on ESLs. Roger Brewer was and is on vacation until 2/3/05 (tomorrow). Betty Graham said Roger is the only person who knows about the ESLs in that level of detail. Betty Graham discussed with us the rationale we presented in our report regarding zinc at Pacific Rolling Door, and Betty said that the ceiling value would most likely be a better number to consider.

Best Regards,  
RGA Environmental, Inc.  
Wilhelm Welzenbach  
Project Scientist  
510-658-4363

P.S. This account forwards all incoming mail to Paul King's personal email account.

9/1/2005

**Drogos, Donna, Env. Health**

---

**From:** PDKing0000@aol.com  
**Sent:** Wednesday, February 02, 2005 5:35 AM  
**To:** Schultz, Robert, Env. Health  
**Subject:** Re: Former Pacific Rolling Door File

In a message dated 2/1/2005 6:02:19 PM Pacific Standard Time, robert.schultz@acgov.org writes:

| *This case has been and continues to be on my priority list. Please let me know if anything changes on your end.*

The RP told me in January 2005 that they now have a purchase offer from a buyer, and that the sale is pending resolution of the case closure. It is my understanding that they are in escrow. The RP called me yesterday at the end of the day to find out if you had determined if zinc has been adequately addressed at the site, and the case can now be considered for closure. I said I would let them know the status when I heard back from you. Do you have a sense of when you'll be able to review the report?

Best Regards,  
Paul

9/1/2005

## Drogos, Donna, Env. Health

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**From:** Schultz, Robert, Env. Health  
**Sent:** Tuesday, February 01, 2005 6:02 PM  
**To:** 'PDKing0000@aol.com'  
**Subject:** RE: Former Pacific Rolling Door File

This case has been and continues to be on my priority list. Please let me know if anything changes on your end.  
Thank you,  
Bob

-----Original Message-----

**From:** PDKing0000@aol.com [mailto:PDKing0000@aol.com]  
**Sent:** Tuesday, February 01, 2005 3:09 PM  
**To:** Schultz, Robert, Env. Health  
**Subject:** Former Pacific Rolling Door File

Hi Bob,

I'm checking in to see if you've got review of the most recent report for this case on your schedule for this week. Please let me know at your earliest convenience.

Best Regards,  
RGA Environmental, Inc.  
Paul King  
510-658-4363

**Drogos, Donna, Env. Health**

---

**From:** PDKing0000@aol.com  
**Sent:** Tuesday, February 01, 2005 3:09 PM  
**To:** Schultz, Robert, Env. Health  
**Subject:** Former Pacific Rolling Door File

Hi Bob,

I'm checking in to see if you've got review of the most recent report for this case on your schedule for this week. Please let me know at your earliest convenience.

Best Regards,  
RGA Environmental, Inc.  
Paul King  
510-658-4363

## Drogos, Donna, Env. Health

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**From:** PDKing0000@aol.com  
**Sent:** Monday, January 17, 2005 9:21 AM  
**To:** Schultz, Robert, Env. Health  
**Cc:** rampam@sbcglobal.net; Karin@RGAEnv.com; Wakaluk1@aol.com  
**Subject:** Pacific Rolling Door Zinc Evaluation Report  
**Attachments:** 0278.R5.doc; 5821.pdf; 5822.pdf

Hi Bob Schultz,

Welcome back!

You will find attached in WORD format the text for the report documenting collection of soil samples for zinc analysis on 1/6/05, evaluation of all historical zinc data for the site, and recommendations for case closure based upon evaluation of relevant regulatory guidelines. Also attached in pdf format are the two figures for the report.

The property owner has entered into escrow for sale of the property. Can you please let me know the following.

- 1) When you will be able to review the document.
- 2) Assuming that you have no comments, when you will be able to provide the document to Donna Drogos for review for closure.
- 3) If you have any sense for the time frame that Donna will have for reviewing the document and letting the owner know if the case can be closed.

A hard copy will be arriving at your office via mail in the next few days. Please let me know if you would like a fax of the document.

Best Regards,  
RGA Environmental, Inc.  
Paul King  
510-658-4363

# RGA ENVIRONMENTAL INC



1466 66<sup>th</sup> Street, Emeryville California 94608  
Fax: 510-834-0152 Tel: 510-658-4363  
E-mail: RGAEnv@AOL.com

## FAX TRANSMITTAL SHEET

TO: Robert Schultz  
COMPANY: Alameda County  
FAX NO: 510-337-9335  
PHONE NO:  
RE: Former Pacific Rolling  
Door site Exhibit A for

FROM: Paul King  
DATE: 12/4/04  
TOTAL NO. OF PAGES FAXED: 2  
SENDER'S JOB REFERENCE NO:  
0278

Deed Restriction

- URGENT
- FOR REVIEW
- PLEASE COMMENT
- PLEASE REPLY

Hi Bob,

Please confirm receipt at your earliest convenience.

Best Regards,

Paul

510-337-9335

## Exhibit "A"

## Legal description:

**PARCEL 1:** BEGINNING at a point on the southwestern line of the right of way, sixty (60) feet wide, of the Southern Pacific Company at the most eastern corner of the 7.50 acre tract described in the deed by Greenwood Corporation to Westinghouse Electric Corporation dated September 22, 1958 and recorded October 2, 1958 in Book 5803 of Official Records of Alameda County, at page 291, under Recorder's Series No. AP-101720; thence leaving said southwestern line and running along the southeastern line of said 7.50 acre tract, South 53°36' West 500.00 feet to the direct extension southeasterly of the Northeastern line of County Road No. #100, known as Worthley Drive; thence along said extension, South 36°24' East 200.00 feet; thence North 53°36' East 500.00 feet to the southwestern line of said right of way of the Southern Pacific Company; thence along the last named line, North 36°24' West 200.00 feet to the point of beginning, and

CONTAINING 2.296 acres.

RESERVING from Parcel 1, hereinabove described, a non-exclusive easement and right of way for the construction, maintenance and operation of a drill track over, along and across a strip of land 10.00 feet in width, extending from the Northwestern line of said Parcel 1, southeasterly to the Southeastern line of said Parcel 1, the southwestern line of said strip being a line drawn parallel with the southwestern line of the right of way of the Southern Pacific Company and distant Southwesterly 10.00 feet of therefrom, measured at right angles thereto.

**PARCEL 2:** A NON-EXCLUSIVE easement and right of way for the construction, maintenance and operation of a drill track over, along and across a strip of land 10.00 feet in width, described as follows:

BEGINNING at the intersection of the Southeastern line of Parcel 1, hereinabove described, with the southwestern line of the right of way of the Southern Pacific Company; and running thence along said right of way line, South 36°24' East 175.00 feet; thence leaving said southwestern line, South 53°36' West 10.00 feet; thence North 36°24' West 175.00 feet to the Southeastern line of Parcel 1; thence along the last named line, North 53°36' East 10.00 feet to the point of beginning.

**PARCEL 3:** A NON-EXCLUSIVE easement and right of way for the construction, maintenance and operation of a spur track over, along and across the following:

BEGINNING at the intersection of a line drawn parallel with the southwestern line of the right of way of the Southern Pacific Company, and distant Southwesterly 10.00 feet therefrom, measured at right angles thereto, with the Southeastern line of said Parcel 1; and running thence along said parallel line, South 36°24' East 175.00 feet; thence leaving said southwestern line, North 41°59'58" West 153.734 feet; thence North 36°24' West 22.00 feet to the Southeastern line of Parcel 1; thence along the last named line, North 53°36' East 15.00 feet to the point of beginning.



**Drogos, Donna, Env. Health**

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**From:** PDKing0000@aol.com  
**Sent:** Saturday, December 04, 2004 6:45 AM  
**To:** Schultz, Robert, Env. Health  
**Cc:** rampam@sbcglobal.net; wmerkle@kmlaw100.com; Karin@RGAEnv.com; Wakaluk1@aol.com  
**Subject:** Deed Restriction Exhibit A Transmittal for Former Pacific Rolling Door Site

Hi Bob Schultz,

I received a fax copy of Exhibit A for the Deed Restriction for the Former Pacific Rolling Door Site on Friday, 12/3/04. I faxed a copy of it to you on Saturday, 12/4/04. Please confirm receipt of the fax at your earliest convenience. Thank you!

Best Regards,  
RGA Environmental, Inc.  
Paul King  
510-658-4363

## Drogos, Donna, Env. Health

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**From:** PDKing0000@aol.com  
**Sent:** Friday, December 03, 2004 11:58 AM  
**To:** wmerkle@kmlaw100.com  
**Cc:** rampam@sbcglobal.net; Schultz, Robert, Env. Health; Karin@RGAEEnv.com; Wakaluk1@aol.com  
**Subject:** Re: Pacific Rolling Door Co Request for

In a message dated 12/3/2004 10:22:25 AM Pacific Standard Time, wmerkle@kmlaw100.com writes:

*We don't have the legal description for Exhibit A yet. Perhaps the deed restriction can be forwarded to the county without the legal description since the county will probably want to review the form of the document.*

Hi Walt,

I have forwarded your transmittal with the deed restriction to the county. The county commented that they were able to open the files and that they did not have a copy of Exhibit A. Do you have an idea of when I can tell them that Exhibit A will be available?

Best Regards,  
RGA Environmental, Inc.  
Paul King  
510-658-4363

**Drogos, Donna, Env. Health**

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**From:** PDKing0000@aol.com  
**Sent:** Friday, December 03, 2004 7:55 AM  
**To:** Schultz, Robert, Env. Health  
**Cc:** rampam@sbcglobal.net; Karin@RGAEnv.com; Wakaluk1@aol.com  
**Subject:** Pacific Rolling Door Co Zinc

Hi Bob,

I'll look at the zinc and let you know what I know on Monday.

Thank you for moving forward so aggressively to get this case wrapped up!

Best Regards,  
RGA Environmental, Inc.  
Paul King  
510-658-4363

**Drogos, Donna, Env. Health**

---

**From:** PDKing0000@aol.com  
**Sent:** Friday, December 03, 2004 7:51 AM  
**To:** wmerkle@kmlaw100.com  
**Cc:** rampam@sbcglobal.net; Schultz, Robert, Env. Health; Karin@RGAEnv.com; Wakaluk1@aol.com  
**Subject:** Re: Pacific Rolling Door Co Request for

Hi Walt,

Can you please provide me with a copy of exhibit A, so that I can forward that to the county caseworker to go with the Deed Restriction? Thank you!

Best Regards,  
RGA Environmental, Inc.  
Paul King  
510-658-4363

**Drogos, Donna, Env. Health**

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**From:** Nancy Lockhart [nlockhart@kmlaw100.com] on behalf of Walter Merkle [wmerkle@kmlaw100.com]  
**Sent:** Thursday, December 02, 2004 12:41 PM  
**To:** pdking0000@aol.com  
**Cc:** rampam@aol.com  
**Subject:** Pacific Rolling Door Co  
**Attachments:** Deed Restriction (Final)-Alameda County (V-2) RED.doc; Deed Restriction (Final)-Alameda County (V-2).doc

Gentlemen:

Please find attached a clean and a redlined version of the deed restriction in connection with the property located at 15900 Worthley Drive, San Lorenzo, California. The redlined draft indicates suggested modifications with respect to the document.

Please do not hesitate to contact me if you have any questions or suggestions with respect to the attached.

Regards,

Walter Merkle

Walter F. Merkle, Esq.  
Kay & Merkle  
Attorneys at Law  
100 The Embarcadero, Penthouse Suite  
San Francisco, California 94105  
Telephone (415) 357 1200  
Fax (415) 512 9277  
wmerkle@kmlaw100.com  
<<Deed Restriction (Final)-Alameda County (V-2) RED.doc>> <<Deed Restriction (Final)-Alameda County (V-2).doc>>

**Recording Requested By:**

FOREM Development Company  
c/o Robert Miller  
P.O. Box 647  
Diablo, California 94528

**When Recorded, Mail To:**

Mee Ling Tung, Director  
Alameda County Environmental Health Services  
1131 Harbor Bay Parkway  
Alameda, California 94502

**COVENANT AND ENVIRONMENTAL RESTRICTION  
ON PROPERTY**

15900 Worthley Drive, San Lorenzo, California

This Covenant and Environmental Restriction on Property (this "**Covenant**") is made as of the \_\_\_ day of December, 2004 by FOREM Development Company, a California general partnership, ("**Covenantor**") who is the Owner of record of that certain property situated at 15900 Worthley Drive, in the City of San Lorenzo, County of Alameda, State of California, which is more particularly described in Exhibit A attached hereto and incorporated herein by this reference (such portion hereinafter referred to as the "**Burdened Property**"), for the benefit of the Alameda County Environmental Health Services (the "**County**"), with reference to the following facts:

A. The soil of the Burdened Property contains hazardous materials.

B. Contamination of the Burdened Property. Soil at the Burdened Property was contaminated by outdoor painting conducted by Pacific Rolling Door Co. These operations resulted in contamination of soil with inorganic chemicals including lead, which constitutes hazardous materials as that term is defined in Health & Safety Code Section 25260. In the years from 1995 through 2003, a total of 53 bore holes were drilled at the subject site to evaluate groundwater and soil conditions. Following evaluation, soil in those areas shown to contain greater than 750 mg/kg of lead was excavated in May of 2004 and disposed of as hazardous waste. Soil with concentrations of lead less than 750 mg/kg was left in place.

Deleted: [BRIEFLY DESCRIBE OPERATIONS THAT CAUSED CONTAMINATION]

Deleted: \_\_\_\_\_

Deleted: [SOIL AND/OR GROUNDWATER]

Deleted: [INORGANIC AND/OR ORGANIC]

Deleted: \_\_\_\_\_

Deleted: [BRIEFLY DESCRIBE REMEDIATION AND CONTROLS IMPLEMENTED].

C. Exposure Pathways. The contaminants addressed in this Covenant are present in soil on the Burdened Property. Without the mitigation measures which have been performed and completed on the Burdened Property, exposure to these contaminants could take place via in-place contact and via wind dispersal resulting in ingestion by humans. The risk of public exposure to the contaminants has been substantially lessened by the remediation and controls described herein.

D. Adjacent Land Uses and Population Potentially Affected. The Burdened Property is a warehouse and attached office previously used for manufacturing and is adjacent to industrial and commercial land uses.

E. Full and voluntary disclosure to the County of the presence of hazardous materials on the Burdened Property has been made and extensive sampling of the Burdened Property has been conducted.

F. Covenantor desires and intends that in order to benefit the County, and to protect the present and future public health and safety, the Burdened Property shall be used in such a manner as to avoid potential harm to persons or property that may result from hazardous materials that may have been deposited on portions of the Burdened Property.

#### ARTICLE I GENERAL PROVISIONS

1.1 Provisions to Run with the Land. This Covenant sets forth protective provisions, covenants, conditions and restrictions (collectively referred to as "Restrictions") upon and subject to which the Burdened Property and every portion thereof shall be improved, held, used, occupied, leased, sold, hypothecated, encumbered, and/or conveyed. The restrictions set forth in Article III are reasonably necessary to protect present and future human health and safety or the environment as a result of the presence on the land of hazardous materials. Each and all of the Restrictions shall run with the land, and pass with each and every portion of the Burdened Property, and shall apply to, inure to the benefit of, and bind the respective successors in interest thereof, for the benefit of the County and all Owners and Occupants. Each and all of the Restrictions are imposed upon the entire Burdened Property unless expressly stated as applicable to a specific portion of the Burdened Property. Each and all of the Restrictions run with the land pursuant to section 1471 of the Civil Code. Each and all of the Restrictions are enforceable by the County.

1.2 Concurrence of Owners and Lessees Presumed. All purchasers, lessees, or possessors of any portion of the Burdened Property shall be deemed by their purchase, leasing, or possession of such Burdened Property, to be in accord with the foregoing and to agree for and among themselves, their heirs, successors, and assignees, and the agents, employees, and lessees of such owners, heirs, successors, and assignees, that the Restrictions as herein established must be

adhered to for the benefit of the County and the Owners and Occupants of the Burdened Property and that the interest of the Owners and Occupants of the Burdened Property shall be subject to the Restrictions contained herein.

1.3 Incorporation into Deeds and Leases. Covenantor desires and covenants that the Restrictions set out herein shall be incorporated in and attached to each and all deeds and leases of any portion of the Burdened Property. Recordation of this Covenant shall be deemed binding on all successors, assigns, and lessees, regardless of whether a copy of this Covenant and Agreement has been attached to or incorporated into any given deed or lease.

1.4 Purpose. It is the purpose of this instrument to convey to the County real property rights, which will run with the land, to protect human health and the environment by reducing the risk of exposure to residual hazardous materials.

## ARTICLE II DEFINITIONS

2.1 County. "County" shall mean the Alameda County Environmental Health Services and shall include its successor agencies, if any.

2.2 Improvements. "Improvements" shall mean all buildings, roads, driveways, regradings, and paved parking areas, constructed or placed upon any portion of the Burdened Property.

2.3 Occupants. "Occupants" shall mean Owners and those persons entitled by ownership, leasehold, or other legal relationship to the exclusive right to use and/or occupy all or any portion of the Burdened Property.

2.4 Owner or Owners. "Owner" or "Owners" shall mean the Covenantor and/or its successors in interest, who hold title to all or any portion of the Burdened Property.

## ARTICLE III DEVELOPMENT, USE AND CONVEYANCE OF THE BURDENED PROPERTY

3.1 Restrictions on Development and Use. Covenantor promises to restrict the use of the Burdened Property as follows:

- a. Development of the Burdened Property shall be restricted to industrial, commercial or office space;
- b. No residence for human habitation shall be permitted on the Burdened Property;



- c. No hospitals shall be permitted on the Burdened Property;
- d. No schools for persons under 21 years of age shall be permitted on the Burdened Property;
- e. No day care centers for children or day care centers for Senior Citizens shall be permitted on the Burdened Property;
- f. Any contaminated soils brought to the surface by grading, excavation, trenching, or backfilling shall be managed by Covenantor or the then Owner, as the case may be, or his agent in accordance with all applicable provisions of local, state and federal law and, upon sale or other transfer of the Property, Covenantor shall be released from any obligation pursuant to this subparagraph f and the obligation as described in this subparagraph f shall apply to the then Owner and his agents only;
- g. All uses and development shall preserve the integrity of any remedial measures taken on the Burdened Property pursuant to the requirements of the County, unless otherwise expressly permitted in writing by the County.
- h. No Owners or Occupants of the Property or any portion thereof shall drill, bore, otherwise construct, or use a well for the purpose of extracting water for any use, including but not limited to, domestic, potable, or industrial uses, unless expressly permitted in writing by the County.
- i. The Covenantor agrees that the County, and/or any persons acting pursuant to County cleanup orders, shall have reasonable access to the Burdened Property for the purposes of inspection, surveillance, maintenance, or monitoring, as provided for in Division 7 of the Water Code.
- j. No Owner or Occupant of the Burdened Property shall act in any manner that will aggravate or contribute to the existing environmental conditions of the Burdened Property.

3.2 Enforcement. Failure of an Owner or Occupant to comply with any of the restrictions, as set forth in paragraph 3.1, shall be grounds for the County, by reason of this Covenant, to have the authority to require that the Owner modify or remove any Improvements constructed in violation of that paragraph. Violation of the Covenant shall be grounds for the County to file civil actions against the Owner as provided by law.

3.3 Notice in Agreements. After the date of recordation hereof, all Owners and Occupants shall execute a written instrument which shall accompany all purchase agreements or leases relating to the property. Any such instrument shall contain the following statement:

The land described herein contains hazardous materials in soils on the property, and is subject to a deed restriction dated as of \_\_\_\_\_, 2004, and recorded on \_\_\_\_\_, 2004, in the Official Records of Alameda County, California, as Document No. \_\_\_\_\_, which Covenant and Restriction imposes certain covenants, conditions, and restrictions on usage of the property described herein. This statement is not a declaration that a hazard exists.

#### ARTICLE IV VARIANCE AND TERMINATION

4.1 Variance. Any Owner or, with the Owner's consent, any Occupant of the Burdened Property or any portion thereof may apply to the County for a written variance from the provisions of this Covenant.

4.2 Termination. Any Owner or, with the Owner's consent, any Occupant of the Burdened Property or a portion thereof may apply to the County for a termination of the Restrictions as they apply to all or any portion of the Burdened Property.

4.3 Term. Unless terminated in accordance with paragraph 4.2 above, by law or otherwise, this Covenant shall continue in effect in perpetuity.

#### ARTICLE V MISCELLANEOUS

5.1 No Dedication Intended. Nothing set forth herein shall be construed to be a gift or dedication, or offer of a gift or dedication, of the Burdened Property or any portion thereof to the general public.

5.2 Notices. Whenever any person gives or serves any notice, demand, or other communication with respect to this Covenant, each such notice, demand, or other communication shall be in writing and shall be deemed effective (1) when delivered, if personally delivered to the person being served or official of a government agency being served, or (2) three (3) business days after deposit in the mail if mailed by United States mail, postage paid certified, return receipt requested:

If To: "Covenantor"

FOREM Development Company

c/o Robert Miller

P.O. Box 647

Diablo, California 94528

If To: "County"

Alameda County Environmental Health Services

Attention: Director

1131 Harbor Bay Parkway

Alameda, California 94502

5.3 Partial Invalidity. If any portion of the Restrictions or terms set forth herein is determined to be invalid for any reason, the remaining portion shall remain in full force and effect as if such portion had not been included herein.

5.4 Article Headings. Headings at the beginning of each numbered article of this Covenant are solely for the convenience of the parties and are not a part of the Covenant.

5.5 Recordation. This instrument shall be executed by the Covenantor and by the Director of Environmental Health Services. This instrument shall be recorded by the Covenantor in the County of Alameda within ten (10) days of the date of execution.

5.6 References. All references to Code sections include successor provisions.

5.7 Construction. Any general rule of construction to the contrary notwithstanding, this instrument shall be liberally construed in favor of the Covenant to effect the purpose of this instrument and the policy and purpose of the Water Code. If any provision of this instrument is found to be ambiguous, an interpretation consistent with the purpose of this instrument that would render the provision valid shall be favored over any interpretation that would render it invalid.

IN WITNESS WHEREOF, the parties execute this Covenant as of the date set forth above.

Covenantor: \_\_\_\_\_

By: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Agency: Alameda County  
Environmental Health Services

By: \_\_\_\_\_

Title: Director \_\_\_\_\_

Date: \_\_\_\_\_

STATE OF CALIFORNIA     )  
  )  
COUNTY OF \_\_\_\_\_    )

On \_\_\_\_\_, 20\_\_ before me, the undersigned a Notary Public in and for said state, personally appeared [Covenantor], personally known to me or proved to me on the basis of satisfactory evidence to be the person who executed the within instrument.

WITNESS my hand and official seal.

\_\_\_\_\_  
Notary Public in and for said  
County and State

STATE OF CALIFORNIA     )  
  )  
COUNTY OF \_\_\_\_\_    )

On \_\_\_\_\_, 20\_\_ before me, the undersigned a Notary Public in and for said state, personally appeared [DIRECTOR], personally known to me or proved to me on the basis of satisfactory evidence to be the person who executed the within instrument.

WITNESS my hand and official seal.

\_\_\_\_\_  
Notary Public in and for said  
County and State

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

**Recording Requested By:**

FOREM Development Company  
c/o Robert Miller  
P.O. Box 647  
Diablo, California 94528

**When Recorded, Mail To:**

Mee Ling Tung, Director  
Alameda County Environmental Health Services  
1131 Harbor Bay Parkway  
Alameda, California 94502

COVENANT AND ENVIRONMENTAL RESTRICTION  
ON PROPERTY

15900 Worthley Drive, San Lorenzo, California

This Covenant and Environmental Restriction on Property (this "**Covenant**") is made as of the \_\_\_\_ day of December, 2004 by FOREM Development Company, a California general partnership, ("**Covenantor**") who is the Owner of record of that certain property situated at 15900 Worthley Drive, in the City of San Lorenzo, County of Alameda, State of California, which is more particularly described in Exhibit A attached hereto and incorporated herein by this reference (such portion hereinafter referred to as the "**Burdened Property**"), for the benefit of the Alameda County Environmental Health Services (the "**County**"), with reference to the following facts:

- A. The soil of the Burdened Property contains hazardous materials.
- B. Contamination of the Burdened Property. Soil at the Burdened Property was contaminated by outdoor painting conducted by Pacific Rolling Door Co. These operations resulted in contamination of soil with inorganic chemicals including lead, which constitutes hazardous materials as that term is defined in Health & Safety Code Section 25260. In the years from 1995 through 2003, a total of 53 bore holes were drilled at the subject site to evaluate groundwater and soil conditions. Following evaluation, soil in those areas shown to contain greater than 750 mg/kg of lead was excavated in May of 2004 and disposed of as hazardous waste. Soil with concentrations of lead less than 750 mg/kg was left in place.
- C. Exposure Pathways. The contaminants addressed in this Covenant are present in soil on the Burdened Property. Without the mitigation measures which have been performed and completed on the Burdened Property, exposure to these contaminants could take place via in-

place contact and via wind dispersal resulting in ingestion by humans. The risk of public exposure to the contaminants has been substantially lessened by the remediation and controls described herein.

D. Adjacent Land Uses and Population Potentially Affected. The Burdened Property is a warehouse and attached office previously used for manufacturing and is adjacent to industrial and commercial land uses.

E. Full and voluntary disclosure to the County of the presence of hazardous materials on the Burdened Property has been made and extensive sampling of the Burdened Property has been conducted.

F. Covenantor desires and intends that in order to benefit the County, and to protect the present and future public health and safety, the Burdened Property shall be used in such a manner as to avoid potential harm to persons or property that may result from hazardous materials that may have been deposited on portions of the Burdened Property.

## ARTICLE I GENERAL PROVISIONS

1.1 Provisions to Run with the Land. This Covenant sets forth protective provisions, covenants, conditions and restrictions (collectively referred to as "Restrictions") upon and subject to which the Burdened Property and every portion thereof shall be improved, held, used, occupied, leased, sold, hypothecated, encumbered, and/or conveyed. The restrictions set forth in Article III are reasonably necessary to protect present and future human health and safety or the environment as a result of the presence on the land of hazardous materials. Each and all of the Restrictions shall run with the land, and pass with each and every portion of the Burdened Property, and shall apply to, inure to the benefit of, and bind the respective successors in interest thereof, for the benefit of the County and all Owners and Occupants. Each and all of the Restrictions are imposed upon the entire Burdened Property unless expressly stated as applicable to a specific portion of the Burdened Property. Each and all of the Restrictions run with the land pursuant to section 1471 of the Civil Code. Each and all of the Restrictions are enforceable by the County.

1.2 Concurrence of Owners and Lessees Presumed. All purchasers, lessees, or possessors of any portion of the Burdened Property shall be deemed by their purchase, leasing, or possession of such Burdened Property, to be in accord with the foregoing and to agree for and among themselves, their heirs, successors, and assignees, and the agents, employees, and lessees of such owners, heirs, successors, and assignees, that the Restrictions as herein established must be adhered to for the benefit of the County and the Owners and Occupants of the Burdened Property and that the interest of the Owners and Occupants of the Burdened Property shall be subject to the Restrictions contained herein.

1.3 Incorporation into Deeds and Leases. Covenantor desires and covenants that the Restrictions set out herein shall be incorporated in and attached to each and all deeds and leases



of any portion of the Burdened Property. Recordation of this Covenant shall be deemed binding on all successors, assigns, and lessees, regardless of whether a copy of this Covenant and Agreement has been attached to or incorporated into any given deed or lease.

1.4 Purpose. It is the purpose of this instrument to convey to the County real property rights, which will run with the land, to protect human health and the environment by reducing the risk of exposure to residual hazardous materials.

## ARTICLE II DEFINITIONS

2.1 County. "County" shall mean the Alameda County Environmental Health Services and shall include its successor agencies, if any.

2.2 Improvements. "Improvements" shall mean all buildings, roads, driveways, regradings, and paved parking areas, constructed or placed upon any portion of the Burdened Property.

2.3 Occupants. "Occupants" shall mean Owners and those persons entitled by ownership, leasehold, or other legal relationship to the exclusive right to use and/or occupy all or any portion of the Burdened Property.

2.4 Owner or Owners. "Owner" or "Owners" shall mean the Covenantor and/or its successors in interest, who hold title to all or any portion of the Burdened Property.

## ARTICLE III DEVELOPMENT, USE AND CONVEYANCE OF THE BURDENED PROPERTY

3.1 Restrictions on Development and Use. Covenantor promises to restrict the use of the Burdened Property as follows:

- a. Development of the Burdened Property shall be restricted to industrial, commercial or office space;
- b. No residence for human habitation shall be permitted on the Burdened Property;
- c. No hospitals shall be permitted on the Burdened Property;
- d. No schools for persons under 21 years of age shall be permitted on the Burdened Property;
- e. No day care centers for children or day care centers for Senior Citizens shall be permitted on the Burdened Property;

f. Any contaminated soils brought to the surface by grading, excavation, trenching, or backfilling shall be managed by Covenantor or the then Owner, as the case may be, or his agent in accordance with all applicable provisions of local, state and federal law and, upon sale or other transfer of the Property, Covenantor shall be released from any obligation pursuant to this subparagraph f and the obligation as described in this subparagraph f shall apply to the then Owner and his agents only;

g. All uses and development shall preserve the integrity of any remedial measures taken on the Burdened Property pursuant to the requirements of the County, unless otherwise expressly permitted in writing by the County.

h. No Owners or Occupants of the Property or any portion thereof shall drill, bore, otherwise construct, or use a well for the purpose of extracting water for any use, including but not limited to, domestic, potable, or industrial uses, unless expressly permitted in writing by the County.

i. The Covenantor agrees that the County, and/or any persons acting pursuant to County cleanup orders, shall have reasonable access to the Burdened Property for the purposes of inspection, surveillance, maintenance, or monitoring, as provided for in Division 7 of the Water Code.

j. No Owner or Occupant of the Burdened Property shall act in any manner that will aggravate or contribute to the existing environmental conditions of the Burdened Property.

3.2 Enforcement. Failure of an Owner or Occupant to comply with any of the restrictions, as set forth in paragraph 3.1, shall be grounds for the County, by reason of this Covenant, to have the authority to require that the Owner modify or remove any Improvements constructed in violation of that paragraph. Violation of the Covenant shall be grounds for the County to file civil actions against the Owner as provided by law.

3.3 Notice in Agreements. After the date of recordation hereof, all Owners and Occupants shall execute a written instrument which shall accompany all purchase agreements or leases relating to the property. Any such instrument shall contain the following statement:

The land described herein contains hazardous materials in soils on the property, and is subject to a deed restriction dated as of \_\_\_\_\_, 2004, and recorded on \_\_\_\_\_, 2004, in the Official Records of Alameda County, California, as Document No. \_\_\_\_\_, which Covenant and Restriction imposes certain covenants, conditions, and restrictions on usage of the property described herein. This statement is not a declaration that a hazard exists.

ARTICLE IV  
VARIANCE AND TERMINATION

4.1 Variance. Any Owner or, with the Owner's consent, any Occupant of the Burdened Property or any portion thereof may apply to the County for a written variance from the provisions of this Covenant.

4.2 Termination. Any Owner or, with the Owner's consent, any Occupant of the Burdened Property or a portion thereof may apply to the County for a termination of the Restrictions as they apply to all or any portion of the Burdened Property.

4.3 Term. Unless terminated in accordance with paragraph 4.2 above, by law or otherwise, this Covenant shall continue in effect in perpetuity.

ARTICLE V  
MISCELLANEOUS

5.1 No Dedication Intended. Nothing set forth herein shall be construed to be a gift or dedication, or offer of a gift or dedication, of the Burdened Property or any portion thereof to the general public.

5.2 Notices. Whenever any person gives or serves any notice, demand, or other communication with respect to this Covenant, each such notice, demand, or other communication shall be in writing and shall be deemed effective (1) when delivered, if personally delivered to the person being served or official of a government agency being served, or (2) three (3) business days after deposit in the mail if mailed by United States mail, postage paid certified, return receipt requested:

*If To: "Covenantor"*  
FOREM Development Company  
c/o Robert Miller  
P.O. Box 647  
Diablo, California 94528

*If To: "County"*  
Alameda County Environmental Health Services  
Attention: Director  
1131 Harbor Bay Parkway  
Alameda, California 94502

5.3 Partial Invalidity. If any portion of the Restrictions or terms set forth herein is determined to be invalid for any reason, the remaining portion shall remain in full force and effect as if such portion had not been included herein.

5.4 Article Headings. Headings at the beginning of each numbered article of this Covenant are solely for the convenience of the parties and are not a part of the Covenant.

5.5 Recordation. This instrument shall be executed by the Covenantor and by the Director of Environmental Health Services. This instrument shall be recorded by the Covenantor in the County of Alameda within ten (10) days of the date of execution.

5.6 References. All references to Code sections include successor provisions.

5.7 Construction. Any general rule of construction to the contrary notwithstanding, this instrument shall be liberally construed in favor of the Covenant to effect the purpose of this instrument and the policy and purpose of the Water Code. If any provision of this instrument is found to be ambiguous, an interpretation consistent with the purpose of this instrument that would render the provision valid shall be favored over any interpretation that would render it invalid.

IN WITNESS WHEREOF, the parties execute this Covenant as of the date set forth above.  
Covenantor: \_\_\_\_\_

By: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

Agency: Alameda County  
Environmental Health Services

By: \_\_\_\_\_  
Title: Director  
Date: \_\_\_\_\_

STATE OF CALIFORNIA     )  
  )  
COUNTY OF \_\_\_\_\_ )

On \_\_\_\_\_, 20\_\_ before me, the undersigned a Notary Public in and for said state, personally appeared [Covenantor], personally known to me or proved to me on the basis of satisfactory evidence to be the person who executed the within instrument.

WITNESS my hand and official seal.

\_\_\_\_\_  
Notary Public in and for said  
County and State

STATE OF CALIFORNIA     )  
  )  
COUNTY OF \_\_\_\_\_ )

On \_\_\_\_\_, 20\_\_ before me, the undersigned a Notary Public in and for said state, personally appeared [DIRECTOR], personally known to me or proved to me on the basis of satisfactory evidence to be the person who executed the within instrument.

WITNESS my hand and official seal.

\_\_\_\_\_  
Notary Public in and for said  
County and State

## Drogos, Donna, Env. Health

---

**From:** PDKing0000@aol.com  
**Sent:** Monday, November 29, 2004 10:52 AM  
**To:** rampam@sbcglobal.net  
**Cc:** Schultz, Robert, Env. Health; Karin@RGAEnv.com; Wakaluk1@aol.com  
**Subject:** Re: Former Pacific Rolling Door Deed Restriction Status

Hi Bob Miller,

I am following up to check on the status of the deed restriction from the lawyer. Please let me know at your earliest convenience. Also, in response to your most recent e-mail, I don't believe it is necessary to have us review the deed restriction after it is processed by the lawyer prior to submittal to the county.

Best Regards,  
RGA Environmental, Inc.  
Paul King  
510-658-4363

**Drogos, Donna, Env. Health**

---

**From:** PDKing0000@aol.com  
**Sent:** Tuesday, November 23, 2004 7:41 AM  
**To:** rampam@sbcglobal.net  
**Cc:** Schultz, Robert, Env. Health; Karin@RGAEnv.com; Wakaluk1@aol.com  
**Subject:** Former Pacific Rolling Door Deed Restriction Status

Hi Bob Miller,

Can you please let me know the status of the deed restriction with your lawyer? Bob Schultz at the county would like to see an electronic copy of it with any additions underlined.

Also, my previous e-mail reference regarding transmittal of the report was addressed to Bob Schultz at the county. Sorry for any confusion.

Best Regards,  
RGA Environmental, Inc.  
Paul King  
510-658-4363

**Drogos, Donna, Env. Health**

---

**From:** PDKing0000@aol.com  
**Sent:** Saturday, November 20, 2004 6:35 AM  
**To:** Schultz, Robert, Env. Health  
**Cc:** Karin@RGAEV.com; Wakaluk1@aol.com; rampam@sbcglobal.net  
**Subject:** Former Pacific Rolling Door Closure Report

Hi Bob,

The report was mailed earlier this year to Donna Drogos at her request. We put another copy of the report into the mail Friday 11/19/04 addressed to you, and you should have it on Monday.

Please let me know when you get a copy of the report, either from Donna or in the mail, so I can take that off of my list of things to follow up on. Thank you!

Best Regards,  
RGA Environmental, Inc.  
Paul King  
510-658-4363



## Schultz, Robert, Env. Health

---

**From:** PDKing0000@aol.com  
**Sent:** Tuesday, November 16, 2004 3:27 PM  
**To:** Schultz, Robert, Env. Health  
**Cc:** Karin@RGAEEnv.com; Wakaluk1@aol.com; rampam@sbcglobal.net  
**Subject:** Former Pacific Rolling Door Deed Restriction Status

Hi Bob,

I spoke with Bob Miller of Forem Development today. He said that he expects to have the deed restriction finalized by the end of this week.

Willy said that when he spoke with Donna, she had requested that you identify any changes to the template of the deed restriction when you submit the deed restriction for their review. I assume that simply underlining any amendments or additions will adequately satisfy that request.

Please let me know how your progress in the file review is going, and if you have any questions regarding the project.

Best Regards,  
RGA Environmental, Inc.  
Paul King  
510-658-6916

11/16/2004

RGA ENVIRONMENTAL, INC



1466 66<sup>th</sup> Street, Emeryville California 94608  
Fax: 510-834-0152 Tel: 510-658-4363  
E-mail: RGAEnv@AOL.com

FAX TRANSMITTAL SHEET

TO: Bob Schulte  
COMPANY: Alameda County  
520 FAX NO: 337-9335  
PHONE NO:  
RE:

FROM: Paul King  
DATE: 11/15/04  
TOTAL NO. OF PAGES FAXED: 3  
SENDER'S JOB REFERENCE NO: 0278  
Former Pacific Rolling Door.

URGENT     FOR REVIEW     PLEASE COMMENT     PLEASE REPLY

Hi Bob,  
I received this fax this weekend.  
Please let me know if this is helpful in  
moving the case towards closure.

Best regards,  
Paul

Alameda County  
NOV 12 2004  
Environmental Health

Fax  
337-9335

**Forem Development  
PO Box 647  
Dible, CA 94528  
Phone 925-437-3243  
Facsimile 925-431-8739**

November 12, 2004

Mr. Robert Schultz  
Alameda County Environmental Health Department  
1131 Harbor Bay Parkway  
Alameda, CA 94502

**RE: FINANCIAL HARDSHIP FROM DELAYS IN OBTAINING CASE CLOSURE**  
Former Pacific Rolling Door Facility  
15900 Worthley Drive  
San Lorenzo, CA

Dear Mr. Schultz:

This letter provides a summary of financial hardships associated with the on-going delays in your office providing case closure for the subject site. Time is of the essence in resolving this matter, and further delays will result in our incurring additional financial hardship. The property is operated by Forem Development.

Our consultant submitted on June 18, 2004 documentation of the successful implementation of the Corrective Action Work Plan for remediation of lead-impacted soil, with a request that the file be reviewed for case closure. Approximately July 30, 2004 we formally requested in writing that the case be closed. It was our understanding that the former caseworker, Ms. Eva Chu, simply needed to finalize some paperwork to provide the case closure.

We have been waiting for the case closure to sell the property. The delays in finalizing the paperwork for case closure are causing financial hardship in the following ways.

- We must maintain the facility while waiting for the case closure. We have the following associated expenses.
  - o Electricity,
  - o Fire insurance,
  - o Water for the sprinkler system to satisfy fire insurance requirements,
  - o Maintenance of a burglar alarm system,
  - o Fence rental to prevent people from illegally dumping on the property.
- We spent the money for the remediation with the understanding that the county would review the documentation of remediation and grant case closure in a timely manner. The money we spent on remediation is now tied up in the property pending county finalization of the case closure approval.

November 12, 2004  
Former Pacific Rolling Door Facility

- Our realtor will not list the property until we have obtained a letter of case closure, as without the letter of case closure the market value of the property is lower and buyers are reluctant to purchase property with environmental contamination.
- Our realtor has reported that the market value of the property has decreased and is continuing to decrease as time goes by. Our sale of the property has now been delayed substantially due to delays in the final approval of our paperwork.

Please let me know when you will be able to finalize the paperwork that it is our understanding has been ready for finalization for several months. Your attention to this matter is greatly appreciated. I can be reached at 925-837-3242.

Sincerely,

Forum Development

*Robert A. Miller*

Robert Miller

**Schultz, Robert, Env. Health**

---

**From:** PDKing0000@aol.com  
**Sent:** Monday, November 15, 2004 9:47 AM  
**To:** Schultz, Robert, Env. Health  
**Cc:** Karin@RGAEnv.com; Wakaluk1@aol.com  
**Subject:** Re: Former Pacific Rolling Door Site Case Closure Request

In a message dated 11/15/2004 8:34:43 AM Pacific Standard Time, robert.schultz@acgov.org writes:

*Do the final confirmation sample results meet commercial standards or unrestricted? If commercial, I will need a completed deed restriction. Please advise. I will forward you our deed restriction template if necessary, so you can work on it while I simultaneously review the reports.*

Hi Bob,

The final confirmation samples showed above residential but below commercial/industrial ESLs. Eva Chu gave us the county deed restriction template. We added some info about the site and contaminants and forwarded it on to the lawyer for Forem Development. We are presently scheduled to speak with Forem Development this afternoon regarding the status of the deed restriction. Willy had some conversations with Donna Drogos about the deed restriction. He's out drilling this morning, and I'll ask him about those conversations when he gets in. I'll let you know this afternoon about those conversations.

Best Regards,  
RGA Environmental, Inc.  
Paul King  
510-658-4363

11/15/2004

**Drogos, Donna, Env. Health**

---

**From:** PDKing0000@aol.com  
**Sent:** Monday, November 15, 2004 9:47 AM  
**To:** Schultz, Robert, Env. Health  
**Cc:** Karin@RGAEnv.com; Wakaluk1@aol.com  
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Best Regards,  
RGA Environmental, Inc.  
Paul King  
510-658-4363

**Drogos, Donna, Env. Health**

---

**From:** Schultz, Robert, Env. Health  
**Sent:** Monday, November 15, 2004 8:34 AM  
**To:** 'PDKing0000@aol.com'  
**Cc:** Karin@RGAEnv.com; Wakaluk1@aol.com; rampam@sbcglobal.net  
**Subject:** RE: Former Pacific Rolling Door Site Case Closure Request

Thank you for the summary Paul.

Do the final confirmation sample results meet commercial standards or unrestricted? If commercial, I will need a completed deed restriction. Please advise. I will forward you our deed restriction template if necessary, so you can work on it while I simultaneously review the reports.

Sincerely,  
 Bob

\*\*\*\*\*

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

-----Original Message-----

**From:** PDKing0000@aol.com [mailto:PDKing0000@aol.com]  
**Sent:** Saturday, November 13, 2004 4:22 AM  
**To:** Schultz, Robert, Env. Health  
**Cc:** Karin@RGAEnv.com; Wakaluk1@aol.com; rampam@sbcglobal.net  
**Subject:** Former Pacific Rolling Door Site Case Closure Request

Hi Bob,

Here's the e-mail that we previously sent that you did not get. Thank you for making this a priority! I spoke with the RP last night, and he said he'll be getting us the letter by the beginning of next week describing financial hardship from the delays in obtaining case closure.

Best Regards,  
 RGA Environmental, Inc.  
 Paul King  
 California Registered Geologist  
 510-658-4363

----- Original Message -----

**From:** Wilhelm Welzenbach  
**Sent:** Wednesday, November 03, 2004 11:43 AM  
**To:** rschultz@co.alameda.ca.us  
**Subject:** Pacific Rolling Door site

Hi Mr. Schultz,

Regarding Pacific Rolling Door at 15900 Worthley Drive in San Lorenzo:

Please let me know the schedule for consideration/approval of the case closure request for the site.

As stated earlier, I am available to help describe the steps undertaken in the investigation of remediation of the site. The previous caseworker is as well. In summary, the remediation phase of the project occurred as follows:

4/16/04 Corrective Action Work Plan submitted by RGA  
 4/20/04 Work Plan approved by ACDEH (see email below from Eva Chu)  
 5/01/04 Excavation of Contaminated Soil  
 5/27/04 Off-haul of Excavated Soil  
 6/18/04 Soil Management Report submitted documenting excavation and disposal of contaminated surface soil  
 Approx. 7/30/04 Case Closure Request submitted by RP

I appreciate that you are busy and had an emergency response that did not allow you to meet your initial goal of Case Closure on 9/27/04. The potential sale of this property is now awaiting your Case Closure letter, and the RP is incurring substantial costs and worry about the extended delay. I believe this site was remediated in a very effective manner, and I would appreciate if the transfer of the file from Ms. Chu to you could come to completion with your review.

Best regards,  
 RGA Environmental, Inc.  
 Wilhelm Welzenbach  
 510-658-4363

Copied message from Eva Chu to Paul King (Registered Geologist with RGA Environmental, Inc.):

> From: Chu, Eva, Env. Health  
 > Sent: Tuesday, April 20, 2004 2:01 PM  
 > To: Paul King (E-mail)  
 > Subject: Pacific Rolling Door  
 >  
 > Hi Paul,  
 >  
 > Hope all is well. Please pass this message on to Willie.  
 >  
 > I have completed review of RGA's April 16, 2004 CorrectiveAction Work  
 > Plan prepared for the site at 15900 Worthley Drive, San Lorenzo,CA. the  
 > proposal to excavate lead-impacted surface soil to commercial cleanup  
 > levels (750ppm lead) is acceptable. Nine confirmation soilsamples will  
 > be collected from the excavation bottom and sidewalls. Beadvised that  
 > cleanup to commecial land use will require a deed restrictionbefore  
 > closure can be granted. Let me know if you have a sample of our deed  
 > restriction. I can send if you need one.  
 >  
 > eva chu  
 > Alameda County Environmental Health  
 > Sr Environmental Health Specialist  
 > 1131 Harbor Bay Parkway  
 > Alameda, CA 94502  
 > (510) 567-6762  
 > (510) 337-9234 (fax)  
 -



**Drogos, Donna, Env. Health**

---

**From:** PDKing0000@aol.com  
**Sent:** Saturday, November 13, 2004 4:22 AM  
**To:** Schultz, Robert, Env. Health  
**Cc:** Karin@RGAEnv.com; Wakaluk1@aol.com; rampam@sbcglobal.net  
**Subject:** Former Pacific Rolling Door Site Case Closure Request

Hi Bob,

Here's the e-mail that we previously sent that you did not get. Thank you for making this a priority! I spoke with the RP last night, and he said he'll be getting us the letter by the beginning of next week describing financial hardship from the delays in obtaining case closure.

Best Regards,  
 RGA Environmental, Inc.  
 Paul King  
 California Registered Geologist  
 510-658-4363

----- Original Message -----

**From:** Wilhelm Welzenbach  
**Sent:** Wednesday, November 03, 2004 11:43 AM  
**To:** rschultz@co.alameda.ca.us  
**Subject:** Pacific Rolling Door site

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Regarding Pacific Rolling Door at 15900 Worthley Drive in San Lorenzo:

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As stated earlier, I am available to help describe the steps undertaken in the investigation of remediation of the site. The previous caseworker is as well. In summary, the remediation phase of the project occurred as follows:

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 4/20/04 Work Plan approved by ACDEH (see email below from Eva Chu)  
 5/01/04 Excavation of Contaminated Soil  
 5/27/04 Off-haul of Excavated Soil  
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 Approx. 7/30/04 Case Closure Request submitted by RP

I appreciate that you are busy and had an emergency response that did not allow you to meet your initial goal of Case Closure on 9/27/04. The potential sale of this property is now awaiting your Case Closure letter, and the RP is incurring substantial costs and worry about the extended delay. I believe this site was remediated in a very effective manner, and I would appreciate if the transfer of the file from Ms. Chu to you could come to completion with your review.

Best regards,  
 RGA Environmental, Inc.  
 Wilhelm Welzenbach  
 510-658-4363

Copied message from Eva Chu to Paul King (Registered Geologist with RGA Environmental, Inc.):

> From: Chu, Eva, Env. Health  
 > Sent: Tuesday, April 20, 2004 2:01 PM

9/1/2005

> To: Paul King (E-mail)  
> Subject: Pacific Rolling Door  
>  
> Hi Paul,  
>  
> Hope all is well. Please pass this message on to Willie.  
>  
> I have completed review of RGA's April 16, 2004 CorrectiveAction Work  
> Plan prepared for the site at 15900 Worthley Drive, San Lorenzo,CA. the  
> proposal to excavate lead-impacted surface soil to commercial cleanup  
> levels (750ppm lead) is acceptable. Nine confirmation soilsamples will  
> be collected from the excavation bottom and sidewalls. Beadvised that  
> cleanup to commerial land use will require a deed restrictionbefore  
> closure can be granted. Let me know if you have a sample of our deed  
> restriction. I can send if you need one.  
>  
> eva chu  
> Alameda County Environmental Health  
> Sr Environmental Health Specialist  
> 1131 Harbor Bay Parkway  
> Alameda, CA 94502  
> (510) 567-6762  
> (510) 337-9234 (fax)

9/1/2005

202511

Alameda County  
AUG 0 6 2004  
Environmental Health

July 29, 2004

Mr. Robert Schultz  
Alameda County Department of Environmental Health  
1131 Harbor Bay Parkway, Suite 250  
Alameda, Ca.

SUBJECT: CASE CLOSURE RQUEST  
Pacific Rolling Door Company  
15900 Worthy Drive  
San Lorenzo, Ca.

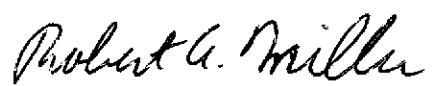
Dear Mr. Schultz:

In accordance with recommendations set forth in the Soil Management Report (0278.R4) dated June 18, 2004 prepared by RGA Environmental, Inc., I hereby request case closure for the subject site.

Should you have any questions, please do not hesitate to call me at (925) 837-3242.

Sincerely,

Pacific Rolling Door



Mr. Robert A. Miller  
P.O. Box 647  
Diablo, Ca. 94528  
Phone (925) 837-3242  
Fax (925) 831-8739

## Chu, Eva, Env. Health

---

**From:** Chu, Eva, Env. Health  
**Sent:** Tuesday, April 20, 2004 2:01 PM  
**To:** Paul King (E-mail)  
**Subject:** Pacific Rolling Door

Hi Paul,

Hope all is well. Please pass this message on to Willie.

I have completed review of RGA's April 16, 2004 *Corrective Action Work Plan* prepared for the site at 15900 Worthley Drive, San Lorenzo, CA. the proposal to excavate lead-impacted surface soil to commercial cleanup levels (750ppm lead) is acceptable. Nine confirmation soil samples will be collected from the excavation bottom and sidewalls. Be advised that cleanup to commercial land use will require a deed restriction before closure can be granted. Let me know if you have a sample of our deed restriction. I can send if you need one.

*eva chu*  
Alameda County Environmental Health  
Sr Environmental Health Specialist  
1131 Harbor Bay Parkway  
Alameda, CA 94502  
(510) 567-6762  
(510) 337-9234 (fax)

Bo-211

**Chu, Eva, Env. Health**

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**From:** Chu, Eva, Env. Health  
**Sent:** Wednesday, July 09, 2003 9:43 AM  
**To:** 'P & D Environmental'  
**Subject:** RE: Pacific Rolling Door Work Plan

I reviewed the July 7, 2003 *Subsurface Investigation Work Plan Addendum* prepared for 15900 Worthley Dr in San Lorenzo, CA. The proposal to advance an additional soil boring, B53 is acceptable. Soil from this sample will be analyzed for lead and VOCs. In addition, soil and/or groundwater samples from B40, B41 and B53 will be analyzed fro TPHg and TPHd.

eva

-----Original Message-----

**From:** P & D Environmental [mailto:p\_denvironmental@msn.com]  
**Sent:** Monday, July 07, 2003 1:13 PM  
**To:** echu@co.alameda.ca.us  
**Subject:** Pacific Rolling Door Work Plan

Dear Eva:

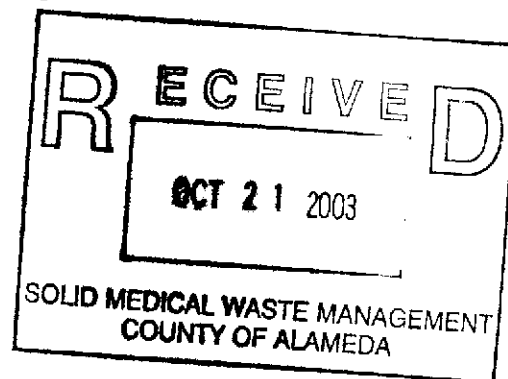
Did you receive the Subsurface Investigation Work Plan dated June 26, 2003 for 15900 Worthley Drive in San Lorenzo?

Are any changes necessary? How is you workload, with the Geotracker responsibilities- that is, how long until we can expect response to the work plan? Please give me a call at 510-658-4363.

Sincerely,  
Willy Welzenbach

# *PACIFIC Rolling Door Co.*

15900 Worthley Drive  
San Lorenzo, California 94580-1844  
(510) 278-3211 (800) PRD-7269



October 20, 2003

Ms. Eva Chu  
Alameda County Department of Environmental Health  
1131 Harbor Bay Parkway, Suite 250  
Alameda, CA 94502

Subject: Subsurface Investigation Report (B40 to B53)

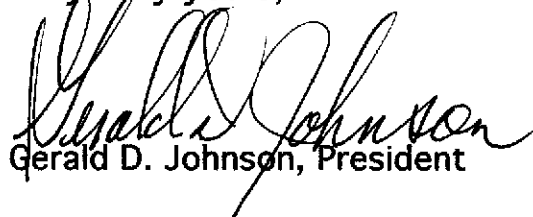
Dear Ms. Chu:

Accompanying this letter is a copy of the latest "Subsurface Investigation Report" prepared by RGA Environmental Inc. indicating conditions at our plant located at 15900 Worthley Dr., San Lorenzo, CA.

We are requesting your guidance to what has to be done to correct the problems indicated.

Your timely consideration would be appreciated.

Very truly yours,

  
Gerald D. Johnson, President

Encl:

CC: Mr. Paul King, RGA Enviromental Inc.

# *PACIFIC Rolling Door Co.*

15900 Worthley Drive  
San Lorenzo, California 94580-1844  
(510) 278-3211 (800) PRD-7269

May 23, 2003

Ms. Eva Chu

Alameda County Department of Environmental Health

1131 Harbor Bay Parkway, Suite 250

Alameda, CA 94502

Alameda County  
MAY 28 2003  
Environmental Health

Subject: Subsurface Investigation Report

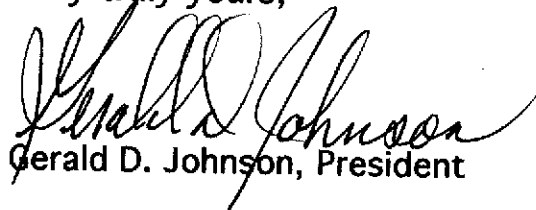
Dear Ms. Chu:

Accompanying this letter is a copy of the latest "Subsurface Investigation Report" prepared by RGA Environmental Inc. indicating conditions at our plant located at 15900 Worthley Dr., San Lorenzo, CA.

We are requesting your guidance to what has to be done to correct the problems indicated.

Your timely consideration would be appreciated.

Very truly yours,

  
Gerald D. Johnson, President

Encl:

CC: Mr. Paul King, RGA Enviromental Inc.

## Chu, Eva, Env. Health

---

**From:** Chu, Eva, Env. Health  
**Sent:** Monday, May 12, 2003 12:16 PM  
**To:** Paul King (E-mail)  
**Subject:** Pacific Rolling Door

Hi Paul,

Regarding the elevated lead levels in the outside, you can cap, but it first must to determined if groundwater has been impacted. A water sample in the vicinity of the highest lead concentration should be collected in unpreserved bottle for the lab to filter prior to analysis. And if water has not been impacted, the site can be capped with a deed restriction. If water is impacted, cleanup is required to meet current commercial use followed with deed restriction.

Other option include removal of lead to residential use and no cap required, and no deed restriction required.

*eva chu*

Alameda County Environmental Health  
Hazardous Materials Specialist  
1131 Harbor Bay Parkway  
(510) 567-6762  
(510) 337-9335 (fax)



RG A ENVIRONMENTAL, INC



4701 Doyle Street, Suite 14, Emeryville, California 94608  
Fax: 510-834-0772 Tel: 510-658-4363  
E-mail: RGAEnv@AOL.com

FAX TRANSMITTAL SHEET

TO: Eva Chu  
COMPANY: ACDEH  
FAX NO: 510 337-9335  
PHONE NO: 510 567-6762  
RE: Pacific R.D. Boring Locations

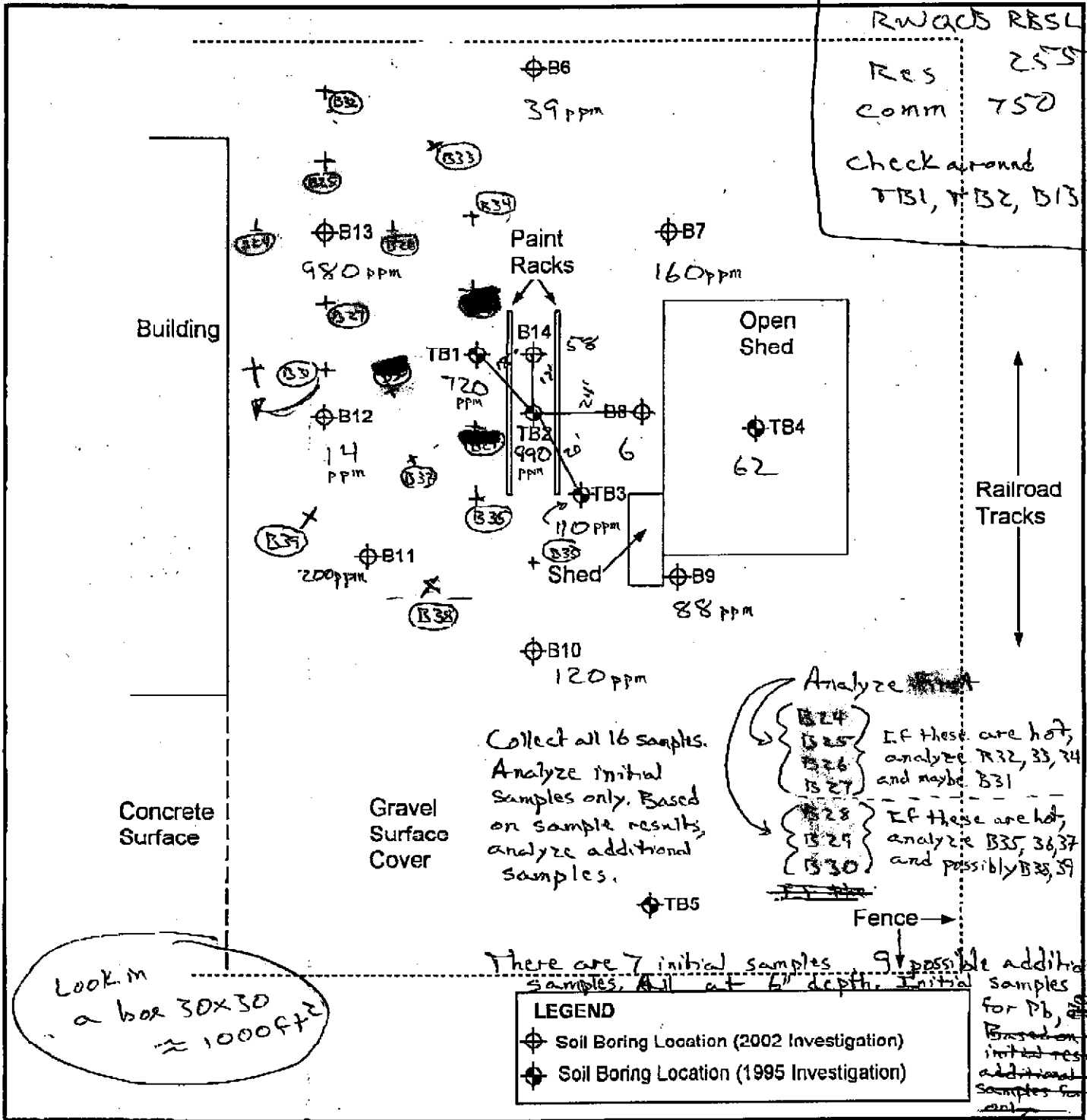
FROM: Paul King  
DATE: 4/4/03  
TOTAL NO. OF PAGES FAXED: 2  
SENDER'S JOB REFERENCE NO:

URGENT       FOR REVIEW       PLEASE COMMENT       PLEASE REPLY

Attached you will find a map with  
proposed boring locations at  
15900 Worthley Dr. in San Lorenzo.

4/4/03

RWQAS RBSL  
 Res 255  
 comm 750  
 Check around  
 TB1, TB2, B13

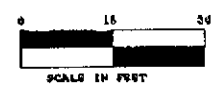


**FIGURE 1**  
**SITE PLAN - PREVIOUS INVESTIGATIONS**  
 Pacific Rolling Door  
 15900 Worthley Drive  
 San Lorenzo, California



Base Map From:  
 RGA Environmental  
 July, 2002

RGA Environmental, Inc.  
 4701 Doyle Street  
 Suite 14  
 Emeryville, CA 94608



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

RO0002511

April 1, 2003

Mr. Jerry Duncan  
Pacific Rolling Door  
15900 Worthley Drive  
San Lorenzo, CA 94580

RE: Work Plan Approval for 15900 Worthley Dr, San Lorenzo, CA

Dear Mr. Duncan:

I have completed review of RGA Environmental's March 2003 *Subsurface Investigation Work Plan* and its addendum to the work plan prepared for the above referenced site. The proposal to advance nine soil borings in the vicinity of the former paint racks, now located beneath the 1984 building addition, and collect soil samples for lead and zinc (and VOC, is warranted) analyses is acceptable. Two soil samples will be collected from each borehole at approximately 6 inches and 24 inches below ground surface (bgs).

Previous investigations identified lead concentrations in excess of 255ppm (the residential cleanup level) at three locations (TB1, TB2, and B12) at approximately 0.5 feet bgs. Two of these samples also exceeded the commercial cleanup levels of 750ppm. Bear in mind, that if cleanup goals are not met, institutional controls and/or a deed restriction will be required for the site. You may wish to have additional soil samples collected in the vicinity of these borings to delineate the extent of lead contamination (should remediation be necessary) at this time.

Field work should commence within 45 days of the date of this letter, or by **May 18, 2003**. Please provide at least 72 hours advance notice of field activities. If you have any questions, I can be reached at (510) 567-6762 or by email at [echu@co.alameda.ca.us](mailto:echu@co.alameda.ca.us).

eva chu  
Hazardous Materials Specialist

email: Paul King

March 19, 2003  
Report 0278.L2  
RGA Job # PRD8700

Alameda County  
MAR 24 2003  
Environmental Health



Ms. Eva Chu  
Alameda County Environmental Health Services  
1131 Harbor Bay Parkway  
Alameda, CA 94502-6577

SUBJECT: SUBSURFACE INVESTIGATION WORK PLAN TRANSMITTAL  
Pacific Rolling Door  
15900 Worthley Drive  
San Lorenzo, CA

Dear Ms. Chu:

Enclosed you will find the Subsurface Investigation Work Plan 0278.W1 dated March 18, 2003 for the subject site.

Should you have any questions, please do not hesitate to contact us at (510) 547-7771.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Karin Schroeter for'.

Karin Schroeter  
Project Manager

A handwritten signature in cursive script, appearing to read 'Paul H. King'.

Paul H. King  
California Registered Geologist  
Registration No. : 5901  
Expires: 12/31/03

PHK/wrw  
0278.L2

**Chu, Eva, Env. Health**

---

**From:** Chu, Eva, Env. Health  
**Sent:** Friday, March 21, 2003 10:46 AM  
**To:** 'P & D Environmental'  
**Subject:** RE: Pacific Rolling Door Work Plan

Willy,

I reviewed the workplan to collect soil samples inside the existing building warehouse. I suggest you take soil samples approximately 30 feet apart. So if you place 4 additional borings (one each NESW of B19), that should do it. And if the PID indicates the presence of VOCs, then the soil sample should also be analyzed for VOCs.

WET analysis of three soil samples (out of six) from the back area exceed the STLC for lead. Groundwater at the vicinity is approximately 6 feet bgs. To my knowledge, no groundwater samples were collected. To prevent leaching of lead into groundwater, it may be prudent to remove elevated lead, or cap the back. Let's discuss that after we get results for the planned investigation.

eva

-----Original Message-----

**From:** P & D Environmental [mailto:p\_denvironmental@msn.com]  
**Sent:** Wednesday, March 19, 2003 12:16 PM  
**To:** echu@co.alameda.ca.us  
**Subject:** Pacific Rolling Door Work Plan

Dear Ms. Eva Chu:

Attached you will find the text of Work Plan 0278.W1 for a subsurface investigation at 15900 Worthley Drive in San Lorenzo. Figures 1 & 2 for the Work Plan have been sent by fax. Please call me to confirm that you have received all portions of this work plan. A mailed hardcopy will follow.

Sincerely,

Wilhelm Welzenbach  
RGA Environmental, Inc.  
tel: 510-658-4363

## RGA ENVIRONMENTAL, INC



4701 Doyle Street, Suite 14, Emeryville, California 94608  
Fax: 510-834-0772 Tel: 510-658-4363  
E-mail: RGAEnv@AOL.com

## FAX TRANSMITTAL SHEET

TO: Eva Chu  
COMPANY: Alameda DEH  
FAX NO: 510-337-9335  
PHONE NO: 510-567-6762  
RE: Pacific Rolling Door, Work Plan

FROM: Paul King  
DATE: 3/19/03  
TOTAL NO. OF PAGES FAXED: 3  
SENDER'S JOB REFERENCE NO: PRD 8700

 URGENT FOR REVIEW PLEASE COMMENT PLEASE REPLY

Attached you will find the following figures:

Figure 1 - Site Plan, Previous Investigations (1 pg.)

Figure 2 - Site Plan, Proposed Investigation (1 pg.)

These figures accompany Work Plan 0278.W1  
for a subsurface investigation at

15900 Wanthley Drive in San Lorenzo.

The ~~report~~<sup>work plan text</sup> has been sent to you by email.

A hard copy of the ~~report~~<sup>work plan</sup> text and  
of the figures will follow, via surface mail.

Sincerely,  
Willy Welzenbach

PO-2511  
SLIC  
1N 0022351

Project (site mitigation-SLIC) site address (15900 Worthley Dr. San Lorenzo, CA.)  
to replace Ck. #9517

**PACIFIC ROLLING DOOR COMPANY**  
15900 WORTHLEY DRIVE  
SAN LORENZO, CA 94580

SAN LORENZO OFFICE  
**BANK OF THE WEST**  
17833 HESPERIAN BLVD.  
SAN LORENZO, CA 94580

09550

**Alameda County** 90-78/1211

FEB 03 2003

PAY

PACIFIC ROLLING DOOR CO **300000.00**

TO THE ORDER OF

Alameda Cty. Environmental Health Services 1-29-03  
1131 Harbor Bay Pkwy. Ste. 250  
Alameda, CA. 94502-6577

**Environmental Health**

PACIFIC ROLLING DOOR COMPANY

*Walter Johnson* MP

1/29/03  
Eva - Please  
call & let me  
no that receipt  
of this 2nd ck.  
Thank you!  
Judy

⑆100782⑆

02701240⑆⑆

GROUND ON FACE AND ORIGINAL DOCUMENT SECURITY SCREEN ON BACK WITH PADLOCK SECURITY ICON

ALA

To:

From:

Date:

Notes:

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 11, 2002

Mr. Jerry Duncan  
Pacific Rolling Door Co  
15900 Worthley Drive  
San Lorenzo, CA 94580

*4th company*

**RE: Deposit for 15900 Worthley Dr, San Lorenzo, CA**

Dear Mr. Duncan:

This office is in receipt of a report prepared for the above referenced site by RGA Environmental, Inc, titled Subsurface Investigation Report, and dated August 19, 2002. Before this office can provide regulatory oversight, a deposit/refund account to fund our oversight tasks must be created. Please submit a deposit of \$3000.00, payable to Alameda County, Environmental Health Services, within two weeks of receipt of this letter.

It is expected that the amount requested will allow the project to be completed with a zero balance. Otherwise, more money will be requested, or any unused monies will be refunded to you or your designee.

The deposit/refund mechanism is authorized in Section 6.92.040L of the Alameda County Ordinance Code. Work on this project will be debited at the Ordinance specified rate, currently \$105 per hour.

Please be sure to write the following identifying information on your check or cover letter:

- type of project (site mitigation-SLIC), and
- site address (15900 Worthley Dr, San Lorenzo, CA)

If you have any questions, please contact me at (510) 567-6762.

eva chu  
Hazardous Materials Specialist



ALAMEDA COUNTY  
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES  
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1131 Harbor Bay Parkway, Suite 250  
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- site address (15900 Worthley Dr, San Lorenzo, CA)

If you have any questions, please contact me at (510) 567-6762.

eva chu  
Hazardous Materials Specialist

**Drogos, Donna, Env. Health**

---

**From:** PDKing0000@aol.com  
**Sent:** Thursday, December 02, 2004 1:10 PM  
**To:** Schultz, Robert, Env. Health  
**Cc:** rampam@sbcglobal.net; Karin@RGAEnv.com; Wakaluk1@aol.com  
**Subject:** Fwd: Pacific Rolling Door Co Deed Restriction  
**Attachments:** Pacific Rolling Door Co

Hi Bob,

Please confirm that you are able to open the attached deed restriction. If not, I will work to get you a copy that you can open.

Best Regards,  
RGA Environmental, Inc.  
Paul King  
510-658-4363