



R 15

AllWest Environmental, Inc.

Specialists in Physical Due Diligence and Remedial Services

530 Howard Street, Suite 300
San Francisco, CA 94103
Tel 415.391.2510
Fax 415.391.2008

FAX TRANSMITTAL

Date: Nov 3, 2005 Send to Fax # 510-337-9335
510-507-6791

From: Jerry Wickham

Company: Alameda County Environmental & Health

To: Perdeep Bhui AllWest Fax # 415-391-2008

From: _____

Project: Washline Laundrymat No. 25255.23.

MESSAGES:

Jerry

I am doing research for a well study at the wash line Laundry mat located at 185 Park Blvd, Oakland, CA. Could you let me know if there are any records for any wells 2000 ft of the address listed above

- any well info related permissibility, monitoring for the address
- information pertaining to the date of installation, type of well, status, owners.

Number of pages including this transmittal: _____

This document will also be mailed to you: _____

Should there be any problems or questions regarding this facsimile, please call us immediately at (415) 391-2510.

DEPARTMENT OF WATER RESOURCES

CENTRAL DISTRICT

3251 S Street
Sacramento, CA 95816
(818) 227-7632
(916) 227-7600(Fax)

NORTHERN DISTRICT

2440 Main Street
Red Bluff, CA 96080
(530) 529-7300
(530) 528-7322 (Fax)

SAN JOAQUIN DISTRICT

3374 East Shields Avenue
Fresno, CA 93726
(569) 230-3300
(559) 230-3301 (Fax)

SOUTHERN DISTRICT

770 Fairmont Avenue
Glendale, CA 91203
(818) 543-4600
(818) 543-4604 (Fax)

WELL COMPLETION REPORT RELEASE AGREEMENT--AGENCY
(Government and Regulatory Agencies and their Authorized Agents)

Project/Contract No. 25255,23, Alameda County
Wash Time Laundromat

Township, Range, and Section T1S, R2W 2000ft Radius
1819 Park Blvd, Oakland, CA, Alameda County
(Must include entire study area and a map that shows the area of interest.)
see attached

Under California Water Code Section 13752, the agency named below requests permission from Department of Water Resources to inspect or copy, or for our authorized agent named below to inspect or copy, Well Completion Reports filed pursuant to Section 13751 to (check one):

Make a study, or,

Perform an environmental cleanup study associated with an unauthorized release of a contaminant within a distance of 2 miles.

In accordance with Section 13752, information obtained from these reports shall be kept confidential and shall not be disseminated, published, or made available for inspection by the public without written authorization from the owner(s) of the well(s). The information shall be used only for the purpose of conducting the study. Copies obtained shall be stamped **CONFIDENTIAL** and shall be kept in a restricted file accessible only to agency staff or the authorized agent.

Allwest Environmental (Perdeep Shui)
Authorized Agent

530 Howard St., ste 300
Address

San Francisco, CA 94105
City, State, and Zip Code

Signature Perdeep Shui

Title Site Manager

Telephone (415) 391-2510

Fax (415) 391-2008

Date NOV 3, 05

E-mail perdeep@allwest1.com

Alameda County Environmental Health
Government or Regulatory Agency

1131 Harbor Bay Parkway
Address

Alameda, CA 94502-6577
City, State, and Zip Code

Signature Jerry Wickham

Title Hazardous Materials Specialist

Telephone (510) 917-6711

Fax (510) 337-9335

Date 11/04/2005

E-mail jerry.wickham@acgov.org

6 June 2001

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



7

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

November 2, 2005

Mr. Stephen Wong
CW Investment Group
132 Ninth Street, Suite 200
Oakland, CA 94607

Subject: SLIC Case [REDACTED] Wash Time Laundromat, 1815 Park Boulevard, Oakland, CA –
Request for Work Plan

Dear Mr. Wong:

Alameda County Environmental Health (ACEH) staff has reviewed the Spills, Leaks, Investigations, and Cleanups (SLIC) case file for the above-referenced site and the work plan entitled, "Subsurface Investigation and Assessment Workplan," dated October 31, 2005, prepared on your behalf by AllWest Environmental, Inc. ACEH concurs with the proposed scope of work provided that the technical comments below are addressed.

We request that you address the following technical comments, perform the proposed work, and send us the technical reports requested below.

TECHNICAL COMMENTS

1. **Soil Borings.** The proposed boring locations and sampling methods are acceptable. Soil boring permits are to be obtained from the Alameda County Public Works Agency.
2. **Soil Vapor Sampling.** The proposed soil vapor sampling methods, analyses, and locations are acceptable. However, ACEH requests one additional soil vapor sampling location northwest of but in close proximity to existing boring SB-5. The purposes of this soil vapor sample are to evaluate whether a potential unidentified vadose zone source of volatile organic compounds (VOCs) may exist in the area of the former dry cleaning machine and to assess VOC concentrations downgradient of the previous VOC detections in soil and groundwater.

TECHNICAL REPORT REQUEST

Please submit technical reports to Alameda County Environmental Health (Attention: Jerry Wickham), according to the following schedule:

- **March 2, 2006** – Subsurface Investigation Report

These reports are being requested pursuant to California Health and Safety Code Section 25296.10. 23 CCR Sections 2652 through 2654, and 2721 through 2728 outline the

responsibilities of a responsible party in response to an unauthorized release from a petroleum UST system, and require your compliance with this request.

ELECTRONIC SUBMITTAL OF REPORTS

ACEH's Environmental Cleanup Oversight Programs (LOP and SLIC) now request submission of reports in electronic form. The electronic copy is intended to replace the need for a paper copy and is expected to be used for all public information requests, regulatory review, and compliance/enforcement activities. Instructions for submission of electronic documents to the Alameda County Environmental Cleanup Oversight Program FTP site are provided on the attached "Electronic Report Upload Instructions." Submission of reports to the Alameda County FTP site is an addition to existing requirements for electronic submittal of information to the State Water Resources Control Board (SWRCB) Geotracker website. In September 2004, the SWRCB adopted regulations that require electronic submittal of information for groundwater cleanup programs. For several years, responsible parties for cleanup of leaks from underground storage tanks (USTs) have been required to submit groundwater analytical data, surveyed locations of monitoring wells, and other data to the Geotracker database over the Internet. Beginning July 1, 2005, electronic submittal of a complete copy of all reports is required in Geotracker (in PDF format). Please visit the State Water Resources Control Board for more information on these requirements (http://www.swrcb.ca.gov/ust/cleanup/electronic_reporting).

PERJURY STATEMENT

All work plans, technical reports, or technical documents submitted to ACEH must be accompanied by a cover letter from the responsible party that states, at a minimum, the following: "I declare, under penalty of perjury, that the information and/or recommendations contained in the attached document or report is true and correct to the best of my knowledge." This letter must be signed by an officer or legally authorized representative of your company. Please include a cover letter satisfying these requirements with all future reports and technical documents submitted for this fuel leak case.

PROFESSIONAL CERTIFICATION & CONCLUSIONS/RECOMMENDATIONS

The California Business and Professions Code (Sections 6735, 6835, and 7835.1) requires that work plans and technical or implementation reports containing geologic or engineering evaluations and/or judgments be performed under the direction of an appropriately registered or certified professional. For your submittal to be considered a valid technical report, you are to present site specific data, data interpretations, and recommendations prepared by an appropriately licensed professional and include the professional registration stamp, signature, and statement of professional certification. Please ensure all that all technical reports submitted for this fuel leak case meet this requirement.

AGENCY OVERSIGHT

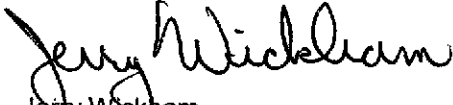
If it appears as though significant delays are occurring or reports are not submitted as requested, we will consider referring your case to the Regional Board or other appropriate agency, including the County District Attorney, for possible enforcement actions. California Health and Safety

Mr. Stephen Wong
November 2, 2005
Page 3

Code, Section 25299.76 authorizes enforcement including administrative action or monetary penalties of up to \$10,000 per day for each day of violation.

If you have any questions, please call me at (510) 567-6791.

Sincerely,



Jerry Wickham
Hazardous Materials Specialist

Enclosure: ACEH Electronic Report Upload (ftp) Instructions

cc: Michael Siembieda, AllWest Environmental, Inc. 530 Howard Street, Suite 300, San Francisco, CA 94105

Kenneth Phares, Jay-Phares Corporation, 10700 MacArthur Boulevard, Suite 200, Oakland, CA 94605-5260

William Phua, P.O. Box 10664, Oakland, CA 94610-0664

Peter McIntyre, AEI Consultants, 2500 Camino Diablo, Suite 200, Walnut Creek, CA 94597

Donna Drogos, ACEH
Jerry Wickham, ACEH
File

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



7

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

October 13, 2005

Mr. Stephen Wong
CW Investment Group
132 Ninth Street, Suite 200
Oakland, CA 94607

Subject: SLIC Case # [REDACTED], Wash Time Laundromat, 1815 Park Boulevard, Oakland, CA – Request for Work Plan

Dear Mr. Wong:

Alameda County Environmental Health (ACEH) staff has reviewed the Spills, Leaks, Investigations, and Cleanups (SLIC) case file for the above-referenced site and the report entitled, "Subsurface Investigation Report," dated June 30, 2005, prepared on your behalf by AllWest Environmental, Inc. The "Subsurface Investigation Report" documents the results of sampling activities conducted at the site in May 2005. Volatile organic compounds (VOCs) were detected at concentrations exceeding Environmental Screening Levels (San Francisco Bay Regional Water Quality Control Board, February 2005) [ESLs] in soil and groundwater beneath a portion of the building. Based on these results, further investigation is required to define the extent of and evaluate potential risks from the site contamination. Existing data gaps and potential approaches for addressing the data gaps were discussed on October 12, 2005 during a conference call between Michael Siembieda of AllWest Environmental, Peter McIntyre of AEI Consultants, and Jerry Wickham of ACEH. The data gaps were also discussed during a telephone conference call on October 11, 2005 between Stephen Wong, Kenneth Phares, William Phua, and Jerry Wickham. **We request that you submit a work plan to address the items discussed in the technical comments below by December 16, 2005.**

We request that you address the following technical comments, perform the proposed work, and send us the technical reports requested below.

TECHNICAL COMMENTS

1. **Sanitary Sewer Line and Extent of VOCs to Southeast.** Elevated concentrations of tetrachloroethene (PCE) were detected in boring AWB-2, which is the boring furthest to the southeast at the site. The extent of VOCs in soil and groundwater in the southeastern portion of the building is not known. The sanitary sewer line, which is shown on Figure 2 within the central portion of the building, may be a potential source of VOCs in addition to the former dry cleaning machine. Please propose a scope of work to define the extent of VOCs in the southeastern portion of the building and to evaluate the sanitary sewer line as a potential source. Additional information on the depth and flow direction for the sanitary sewer line would be useful in helping to assess whether the line is a potential source of the contamination encountered. Please present your plans to address this data gap in the work plan requested below.

2. **Potential for Indoor Vapor Intrusion.** The concentrations of PCE in soil and groundwater beneath the facility exceed the ESLs for vapor intrusion under a commercial or residential use. In order to more directly evaluate the potential risks from vapor intrusion, please consider the use of subslab or soil vapor sampling. A soil vapor survey may also be useful in focusing subsequent soil and groundwater sampling on areas of likely or potential solvent discharges. Please present your plans to address the potential for indoor vapor intrusion in the work plan requested below.
3. **Well Survey.** We request that you locate all wells (monitoring and production wells: active, inactive, standby, decommissioned, abandoned and dewatering, drainage and cathodic protection wells) within ½ mile of the subject site. We recommend that you obtain well information from both Alameda County Public Works Agency and the State of California Department of Water Resources, at a minimum. Submittal of maps showing the location of all wells identified in your study, and the use of tables to report the data collected as part of your survey are required. Please present your results in the Work Plan requested below.
4. **Sensitive Receptors.** Please identify any sensitive receptors such as schools, day care centers, or medical care facilities within 500 feet of the site.
5. **Site Conceptual Model.** The development of a Site Conceptual Model (SCM) for this site is encouraged in order to provide a framework for understanding the site conditions affecting the fate and transport of contaminants in the subsurface. A SCM is a set of working hypotheses pertaining to all aspects of the contaminant release, including site geology, hydrogeology, release history, residual and dissolved contamination, attenuation mechanisms, pathways to nearby receptors, and likely magnitude of potential impacts to receptors. The SCM is used to identify data gaps that are subsequently filled as the investigation proceeds. As the data gaps are filled, the working hypotheses are modified, and the overall SCM is refined and strengthened. Subsurface investigations continue until the SCM no longer changes as new data are collected. At this point, the SCM is said to be "validated." The validated SCM then forms the foundation for developing the most cost-effective corrective action plan to protect existing and potential receptors.

When performed properly, the process of developing, refining and ultimately validating the SCM effectively guides the scope of the entire site investigation. We have identified, based on our review of existing data, some key data gaps in this letter and have described several tasks that we believe will provide important new data to refine the SCM. We request that your consultant develop a SCM for this site, identify data gaps, and propose specific supplemental tasks for future investigations. There may need to be additional phases of investigations, each building on the results of the prior work, to validate the SCM. Characterizing the site in this way will improve the efficiency of the work and limit its overall cost.

The SCM approach is endorsed by both industry and the regulatory community. Technical guidance for developing SCMs is presented in API's Publication No. 4699 and EPA's Publication No. EPA 510-B-97-001; and "Guidelines for Investigation and Cleanup of MTBE and Other Ether-Based Oxygenates, Appendix C," prepared by the State Water Resources Control Board, dated March 27, 2000.

The SCM for this project shall incorporate, but not be limited to, the following:

- a) A concise narrative discussion of the regional geologic and hydrogeologic setting obtained from your background study. Include a list of technical references you reviewed, and copies (photocopies are sufficient) of regional geologic maps, groundwater contours, cross-sections, etc.
- b) A concise discussion of the on-site and off-site geology, hydrogeology, release history, source zone, plume development and migration, attenuation mechanisms, preferential pathways, and potential threat to downgradient and above-ground receptors. Be sure to include the vapor pathway in your analysis. Maximize the use of large-scale graphics (e.g., maps, cross-sections, contour maps, etc.) and conceptual diagrams to illustrate key points. Include structural contour maps (top of unit) and isopach maps to describe the geology at your site.
- c) Identification and listing of specific data gaps that require further investigation during subsequent phases of work.
- d) Proposed activities to investigate and fill data gaps identified above.
- e) When data are available, the SCM shall include an analysis of the hydraulic flow system at and downgradient from the site. Include rose diagrams for groundwater gradients. The rose diagram shall be plotted on groundwater contour maps and updated in all future reports submitted for your site. Include an analysis of vertical hydraulic gradients. Note that these likely change due to seasonal precipitation and pumping.
- f) Temporal changes in the plume location and concentrations are also a key element of the SCM. In addition to providing a measure of the magnitude of the problem, these data are often useful to confirm details of the flow system inferred from the hydraulic head measurements. When data are available, include plots of the contaminant plumes on your maps, cross-sections, and diagrams.
- g) Other contaminant release sites exist in the vicinity of your site. Hydrogeologic and contaminant data from those sites may prove helpful in testing certain hypotheses for your SCM. Include a summary of work and technical findings from nearby release sites and incorporate the findings from nearby site investigations into your SCM.

You are encouraged to report the applicable information discussed above in your initial SCM and include it in the Work Plan requested below. Include updates to your SCM in the Subsurface Investigation Report requested below.

TECHNICAL REPORT REQUEST

Please submit technical reports to Alameda County Environmental Health (Attention: Jerry Wickham), according to the following schedule:

- **December 16, 2005** - Work Plan for Subsurface Investigation
- **120 days after ACEH approval of Work Plan** – Subsurface Investigation Report

These reports are being requested pursuant to California Health and Safety Code Section 25296.10. 23 CCR Sections 2652 through 2654, and 2721 through 2728 outline the responsibilities of a responsible party in response to an unauthorized release from a petroleum UST system, and require your compliance with this request.

ELECTRONIC SUBMITTAL OF REPORTS

ACEH's Environmental Cleanup Oversight Programs (LOP and SLIC) now request submission of reports in electronic form. The electronic copy is intended to replace the need for a paper copy and is expected to be used for all public information requests, regulatory review, and compliance/enforcement activities. Instructions for submission of electronic documents to the Alameda County Environmental Cleanup Oversight Program FTP site are provided on the attached "Electronic Report Upload Instructions." Submission of reports to the Alameda County FTP site is an addition to existing requirements for electronic submittal of information to the State Water Resources Control Board (SWRCB) Geotracker website. In September 2004, the SWRCB adopted regulations that require electronic submittal of information for groundwater cleanup programs. For several years, responsible parties for cleanup of leaks from underground storage tanks (USTs) have been required to submit groundwater analytical data, surveyed locations of monitoring wells, and other data to the Geotracker database over the Internet. Beginning July 1, 2005, electronic submittal of a complete copy of all reports is required in Geotracker (in PDF format). Please visit the State Water Resources Control Board for more information on these requirements ([http://www.swrcb.ca.gov/ust/cleanup/electronic reporting](http://www.swrcb.ca.gov/ust/cleanup/electronic%20reporting)).

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PROFESSIONAL CERTIFICATION & CONCLUSIONS/RECOMMENDATIONS

The California Business and Professions Code (Sections 6735, 6835, and 7835.1) requires that work plans and technical or implementation reports containing geologic or engineering evaluations and/or judgments be performed under the direction of an appropriately registered or certified professional. For your submittal to be considered a valid technical report, you are to present site specific data, data interpretations, and recommendations prepared by an

Mr. Stephen Wong
October 13, 2005
Page 5

appropriately licensed professional and include the professional registration stamp, signature, and statement of professional certification. Please ensure all that all technical reports submitted for this fuel leak case meet this requirement.

AGENCY OVERSIGHT

If it appears as though significant delays are occurring or reports are not submitted as requested, we will consider referring your case to the Regional Board or other appropriate agency, including the County District Attorney, for possible enforcement actions. California Health and Safety Code, Section 25299.76 authorizes enforcement including administrative action or monetary penalties of up to \$10,000 per day for each day of violation.

If you have any questions, please call me at (510) 567-6791.

Sincerely,



Jerry Wickham
Hazardous Materials Specialist

Enclosure: ACEH Electronic Report Upload (ftp) Instructions

cc: Michael Siembieda, AllWest Environmental, Inc. 530 Howard Street, Suite 300, San Francisco, CA 94105

Kenneth Phares, Jay-Phares Corporation, 10700 MacArthur Boulevard, Suite 200, Oakland, CA 94605-5260

William Phua, P.O. Box 10664, Oakland, CA 94610-0664

Peter McIntyre, AEI Consultants, 2500 Camino Diablo, Suite 200, Walnut Creek, CA 94597

Donna Drogos, ACEH
Jerry Wickham, ACEH
File

CW Investment Group
132 Ninth Street, Suite 200
Oakland, CA 94607
Tel: (510) 891-9060
Fax: (510) 891-9071



Memo

To: Ala Co. Health Care Serv Agency, Finance **From:** Stephen Wong, Partner
Fax: (510) 337-9335 **Date:** 10/5/05
Phone: (510) 567-6700 **Pages:** 1 with enclosure (check)
Re: SLIC Cse, 1815 Park Bl., Oak, AR 0314916 **CC:** Jerry Wickham, ACEH (w/o enclosure) FYI

Urgent For Review Please Comment Please Reply Please Recycle

Comments: As requested by your agency's Environmental Health Services Dept., we are hereby submitting our check in the amount of \$3,000 payable to ACEH to be credited to the required "oversight" account for the above referenced site. Furthermore, we understand that any work on this project shall be debited at the A.C. Ordinance specified rate of \$166/hour.

If you or the Environmental Health Services department of your agency should have any questions or require further information from us, please advise accordingly. Otherwise, we shall look forward to hearing from ACEH as soon as they are ready to move forward with their requisite work on this case.

<p>CW INVESTMENT GROUP 132 NINTH ST., STE. 200 510-891-9060 OAKLAND, CA 94607-4712</p>	<p>91-119 122(1)</p>	<p>1543</p>
<p>DATE: <u>October 5, 2005</u></p>		
<p>PAY TO THE ORDER OF <u>Alameda County Environmental Health</u></p>		<p>\$ <u>3,000.00</u></p>
<p><u>Three Thousand & No/100</u></p>		<p>DOLLARS</p>
<p>WELLS FARGO BANK</p>		
<p>FOR <u>SLIC, 1815 Park Blvd., Oakland CA</u> <u>AR # 0314916</u></p>		<p><i>Stephen Wong</i></p>
<p>⑈001543⑈ ⑆122101191⑆0419 007844⑈</p>		



Alan C. Lloyd, Ph.D.
Agency Secretary

State Water Resources Control Board

Division of Financial Assistance

1001 I Street • Sacramento, California 95814
P.O. Box 944212 • Sacramento, California • 94244-2120
(916) 341-5714 • FAX (916) 341-5806 • www.waterboards.ca.gov/cwphome/ustcf



Arnold Schwarzenegger
Governor

G&G INTERNATIONAL HOLDERS CO., INC. October 3, 2005
2413 STIRRUP CT
WALNUT CREEK, CA 94596

UNDERGROUND STORAGE TANK CLEANUP FUND (FUND), REQUEST FOR FURTHER DOCUMENTATION DURING INITIAL REVIEW: CLAIM NUMBER 018481; FOR SITE ADDRESS: 6310 HOUSTON PL, DUBLIN

After reviewing your claim application to the Cleanup Fund, we find that the following additional information is needed to determine your eligibility for placement on the Priority List:

Permits that were submitted with your claim application do not show you as the tank owner/operator. Please clarify.

Claimant is required to have current financial responsibility documents on file. Enclosed is a Financial Responsibility Guide that explains the requirements. The Certification form is tabbed for your convenience and must be completed along with the applicable supporting documents. Please submit the original documents to the local regulatory agency and forward a copy to the Fund. Questions regarding financial responsibility should be directed to Marilyn Rogers at (916) 341-5764.

Claimants who acquire sites after January 1, 1990, must complete the enclosed Claimant Certification of Compliance with Fund Regulations Section 2811(a)(1)-(2) and Health & Safety Code, Section 25299.54, subdivision (h).

AND

A copy of the permit to own or operate the UST from the local implementing agency dated between January 1, 1984 and January 1, 1990 (pursuant to Chapter 6.7 of the Health and Safety Code).

Claimant is required to provide documentation that all current and prior UST fees due on or after January 1, 1991 imposed by Section 25299.41 of the Health and Safety Code have been paid. If any of the USTs owned or operated had product placed in them on or after January 1, 1991, attach the most recent copy of the UST Fee Return Form filed with the State Board of Equalization (BOE) with proof of payment (copy of canceled check).

Claimant must provide the following for the purchase of the site:

1. Purchase Offer
2. Purchase Agreement (final)
3. Appraisal Report
4. Escrow Instructions

Priority Class "B" small business is for those businesses that are independently owned and operated, not dominant in its field of operation and employs 100 or less employees, including all affiliates, and averages annual gross receipts of \$10 million dollars or less over the previous three years. If a business is a manufacturer, there is no revenue test. However, the manufacturer must also employ 100 or less employees including affiliates.

California Environmental Protection Agency



If you believe that you qualify, you may request the Fund review your claim to determine eligibility for Priority Class "B". In order to determine eligibility, the following documents must be submitted and reviewed:

- Complete the Enclosed form "Request for Assignment of Claim to Priority Class B".
AND
- Submit the three previous years of complete federal tax returns. Refer to the enclosed "Chart of Required Federal Tax Returns" to determine all federal tax forms that must be submitted.
AND
- Submit documentation supporting the number of employees for the claimant, claimants business and any affiliates (i.e. Department of Employment Development (DE6) payroll reports for the last four quarters).

NOTE: Failure to respond to this request within thirty (30) calendar days from the date of this letter may result in an ineligibility determination of your claim.

If you have any questions, please contact me at (916) 341-5714.

Sincerely,

Shari Knieriem

Shari Knieriem
Claims Review Unit
Underground Storage Tank Cleanup Fund

cc: Ms. Donna Drogos
Alameda County EHD
1131 Harbor Bay Pkway, 2nd Fl.
Alameda, CA 94502-6577

State of Water Resources Control Board
Underground Storage Tank Cleanup Fund (Fund)

Claimant Certification of Compliance with Fund Regulations, Sections 2811(1)-(2) and Health & Safety Code, Section 25299.54, subdivision (h)

Claimant Name: **G&G INTERNATIONAL HOLDERS CO., INC.**

Claim No.: **018481**

The following eligibility requirements must be satisfied prior to the placement of your claim on the Priority List. The eligibility requirements are contained in Chapter 6.75 of the California Health and Safety Code and the Fund Regulations (California Code of Regulations, Title 23, Division 3, Chapter 18.)

I. You must have complied with the permitting requirements of Chapter 6.7 (commencing with Section 25280) of the H&SC. (Fund Regulations Section 2811, subdivision. (a)(1)-(2).)

When did you acquire the site that is the subject of this claim? (if filing as an underground storage tank operator, when did you begin operation?) _____

When and how did you become aware of the underground storage tank(s) that is the subject of this claim?

When and how did you first become aware of the requirement to obtain a permit for the subject underground storage tank(s)? _____

When did you first obtain a permit (either to own/operate or to remove) for the subject underground storage tank(s)? _____

Have you renewed your underground storage tank(s) permits, as required, from the date you first obtained a permit to the present time (or until the tank(s) removal)? _____

If no, please explain.

II. You must have complied with H&SC, Section 25299.54, subdivision (h). (Fund Regulations, Section 2810.1(c))

I understand that pursuant to Section 25299.54 (h) (1) of the H&SC, if I acquired the subject site on which an underground storage tank or residential tank was situated, I am not eligible for reimbursement of costs associated with an occurrence that commenced before I acquired the site if the following two conditions existed: (1) I knew of, or in exercise of reasonable diligence would have discovered, the underground storage tank(s) or residential tank(s); and (2) any person who owned the site or owned or operated an underground storage tank or residential tank at the site during or after the occurrence and prior to my acquisition would not have been eligible for reimbursement for the Fund. However, Section 25299.54(h) (2) further provides that despite the ineligibility of a previous owner or operator, an otherwise eligible claimant may be reimbursed if the claimant is not and never has been an affiliate of any person whose act or omission caused or would cause ineligibility for the Fund. One or both of the conditions listed in Section 25299.54, subdivision (h)(1) are not present or I am not now, and was not in the past, an affiliate of any person whose act or omission caused or would cause ineligibility for the Fund for this occurrence. Therefore, Section 25299.54 (h) of the H&SC does not preclude my eligibility for the Fund. (Note: To assess the previous owner or operator's eligibility [compliance with permit requirements and corrective action requirements], you can review records at the local underground storage tank permitting agency and at the lead agency providing oversight of the corrective action.)

As the undersigned claimant to the Fund, I hereby declare under penalty of perjury that all of the information I have provided in this form is true and correct to the best of my knowledge and belief. I certify that I am not now, nor have I been in the past, an affiliate of any person whose act or omission caused or would cause ineligibility for the Fund for this occurrence. I understand that my claim may be removed from the Priority List if it is later discovered

that any of the information contained herein, or in the claim application or other documents submitted to the Fund, has been misrepresented.

Claimant Signature

Date

Claimant Signature

Date

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



7

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

September 14, 2005

Mr. Stephen Wong
CW Investment Group
132 9th Street #200
Oakland, CA 94607

Subject: SLIC Cas [REDACTED] 2895, Wash Time Laundromat, 1815 Park Boulevard, Oakland, CA

Dear Mr. Wong:

In order for ACEH to review reports for your site, we would require an oversight account for the above-referenced site. To set up your account, please send a check in the amount of \$3,000.00 payable to Alameda County Environmental Health. Please send your check to the attention of our Finance Department.

This initial deposit may or may not be sufficient to provide all necessary regulatory oversight. ACEH will deduct actual costs incurred based upon the hourly rate specified below. If these funds are insufficient, additional deposit will be requested. Otherwise, any unused monies will be refunded to you or your designee.

The deposit is authorized in Section 6.92.040L of the Alameda County Ordinance Code. Work on this project is being debited at the Ordinance specified rate, currently \$166.00 per hour.

Please write "SLIC" (the type of project), the site address, and the AR# 0314916 on your check.

If you have any questions, please contact Jerry Wickham at (510) 567-6791.

Sincerely,


Ariu Levi
Division Chief

cc: D. Drogos, J. Jacobs, Jerry Wickham

Stephen A. Wong
132 Ninth Street, Suite 200
Oakland, CA 94607
Tel: (510) 891-9060
Fax: (510) 891-9071

Stephen A. Wong

HAND DELIVERED ON 8/31/05

Memorandum

To: Mr. LeRoy Griffin, Oakland Fire Dept., Hazardous Materials Mgmt. Program
CC: Ms. Donna Drogos, ACEH; Mr. Ken Phares (Jay-Phares Corp.) on behalf of Buyer
From: Stephen A. Wong, Partner, CW Investment Group
Date: 8/31/05
Re: Transfer to ACEH of Subsurface Investigation Report for 1815-1825 Park Bl., Oakland

More than a month ago (on 7/25/05), I personally delivered to Nina at your office two (2) copies of the above referenced report that were to be forwarded as soon as possible to the attention of Ms. Donna Drogos at the Alameda County Department of Environmental Health for their subsequent review/analysis of a PCE release into the subject property's soil and groundwater.

And when I called your office again the following day, I was told that the report had in fact been received by you personally and was in process of being forwarded to ACEH. Unfortunately, I contacted Ms. Drogos earlier this week at which time she informed me that her department has yet to receive said report. This is of great concern to me due to the amount of time elapsed since we submitted said report--with possibly nothing done on our case since then.

As I may have already mentioned, we are involved in an escrow for sale of the subject property to a certain buyer (existing long-time tenant of the existing Laundromat) whose contractual time allowed for purchasing is very limited. Therefore, as this property's seller, we respectfully request that you hereby expedite our request for an agency review and disposition of the above referenced report.

If there is anything whatsoever that we can do to further this matter (which includes our remittance of the appropriate fees), please let us know at once. Otherwise, we look forward to hearing from your department and/or the ACEH (by phone or in writing) as soon as you have any questions OR indication of how long we can expect this process to take.

Thank you in advance for your understanding and timely cooperation in this regard.

Drogos, Donna, Env. Health

From: Stephen A. Wong [aicsaw@ispwest.com]
Sent: Wednesday, August 31, 2005 12:36 PM
To: Drogos, Donna, Env. Health
Cc: kphares@ix.netcom.com; schongesq@msn.com
Subject: Follow-Up Letter to LeRoy Griffin at OFD Haz Mat Mgmt.
Attachments: CityOaklandFDGriffin083105memo.doc

Dear Donna,

Based on the comments from your recent email, I attach herewith a copy of my memo to Mr. Griffin which was written and hand-delivered to his office this morning. At that same time, I also attached for him a copy of my previous cover letter that accompanied the two copies of the subject report (which I had originally delivered to him on 7/25/05). By the way, on this copy of said 7/25/05 memo, I previously hand-wrote the name of the person at the OFD counter to whom I handed these reports (Nina) as well as the date and time (7/25/05 @3:15 p.m.). If this latter information is of any help in finding out the whereabouts let along the status of our case, please let me know.

Yes, I recognize that both OFD and your agency are inundated with numerous incoming cases, many of which are also justifiably seeking immediate attention. However, in our case, for what it is worth, we have been in the "pipeline" at either OFD or ACEH for more than a month now. Hopefully, this time elapsed will count for "something of value" with your respective agencies AND that my latest memo will also serve to give our case a higher priority than it would otherwise receive (upon ACEH's receipt of our reports from OFD).

Looking forward to hearing from you in this regard at the earliest opportunity but especially after you hear from Mr. Griffin in response to your latest phone message and/or my said memo to him of this same date.

Stephen

8/31/2005

CITY OF OAKLAND FIRE DEPARTMENT
Office Of Emergency Services
 1605 Martin Luther King Jr. Way, Oakland, CA 94612

Hazardous Materials Program

Contaminated Site Case Transfer Form

Referral To:

Date	8/31/15
Agency	Alameda County Environmental Health, 1131 Harbor Bay Parkway, Alameda, CA 94502
Attention	Donna L. Drogos, LOP/SLIC Program Manager

Site Information:

Site Responsible Party(s)	
Site Name	Wash Time Laundromat
Site Address	1815 Park Blvd.
Site Phone	
Site Contractor/Consultant (if available)	ALL WEST
Site DBA	

Site Conditions:

UST			
USTs removed? # removed: _____ Date removed: _____	Yes	<input type="checkbox"/>	No <input type="checkbox"/>
Contents (circle): gasoline diesel waste oil heating oil solvents kerosene stoddard solvent other (specify) _____	Yes	<input type="checkbox"/>	No <input type="checkbox"/>
Observations of system (holes, leaks)?	Yes	<input type="checkbox"/>	No <input type="checkbox"/>
Observed contamination (free product, smell, soil/water discoloration)?	Yes	<input type="checkbox"/>	No <input type="checkbox"/>
Detectable concentrations of soil and/or groundwater contamination?	Yes	<input type="checkbox"/>	No <input type="checkbox"/>
o Highest Concentration Detected in Soil Contaminant (specify) _____ Concentration _____ ppm			
o Highest Concentration Detected in Water Contaminant (specify) _____ Concentration _____ ppb			
Unauthorized Release Form filed?	Yes	<input type="checkbox"/>	No <input type="checkbox"/>
Future intended use if known? Specify _____	Yes	<input type="checkbox"/>	No <input type="checkbox"/>
NON-UST			
Former industrial use?	Yes	<input checked="" type="checkbox"/>	No <input type="checkbox"/>
Detectable concentrations of soil and/or groundwater contamination?	Yes	<input checked="" type="checkbox"/>	No <input type="checkbox"/>
o Highest Concentration Detected in Soil Contaminant (specify) <u>PCE</u> Concentration <u>310</u> ppm			
o Highest Concentration Detected in Water Contaminant (specify) <u>PCE</u> Concentration <u>230</u> ppb			
Future intended use if known? Specify _____	Yes	<input type="checkbox"/>	No <input checked="" type="checkbox"/>
<i>If available, attach pertinent reports</i>			

Transferred as: LOP SLIC

Level of Update requested: distribution list all meetings all site visits closure sign off all the above

Transfer requested by Inspector: L. Griffin Date: 8/31/15

Transfer accepted by (ACEH): _____ Date: _____

Drogos, Donna, Env. Health

From: Drogos, Donna, Env. Health
Sent: Tuesday, August 30, 2005 4:37 PM
To: 'Griffin, Leroy'
Subject: RE: FW: 1815-1825 Park Blvd., Oakland

Okay, thanks Leroy!

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

From: Griffin, Leroy [mailto:LGriffin@oaklandnet.com]
Sent: Tuesday, August 30, 2005 4:23 PM
To: Drogos, Donna, Env. Health
Subject: Re: FW: 1815-1825 Park Blvd., Oakland

I found the files for this site, I will have the case transfer forms completed and sent to office tomorrow afternoon.

Sent from my BlackBerry Wireless Handheld

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

From: Drogos, Donna, Env. Health <donna.drogos@acgov.org>
To: lgriffin@oaklandnet.com <lgriffin@oaklandnet.com>
Sent: Tue Aug 30 16:06:56 2005
Subject: FW: FW: 1815-1825 Park Blvd., Oakland

Just an FYI

From: Stephen A. Wong [mailto:aicsaw@ispwest.com]
Sent: Tuesday, August 30, 2005 3:45 PM
To: Drogos, Donna, Env. Health
Cc: kphares@ix.netcom.com; schongesq@msn.com
Subject: RE: FW: 1815-1825 Park Blvd., Oakland

Dear Donna,

Thanks for your timely follow-up; unfortunately if this is in fact the situation, it appears that some front desk/receptionist personnel gave me "lip service" when I asked whether the report had in fact been received by Mr. Griffin and then forwarded to your agency shortly thereafter. As a result, I plan to make a visit to OFD Haz Mat tomorrow morning at which time I shall try to recognize the person to whom I handed over two copies of the subject report last 7/25 AND hopefully speak with Mr. Griffin or leave him a message IF he is unavailable to receive me. In retrospect, I should have insisted on getting a stamped receipt from the person at the counter taking those reports from me at that time.

I will advise you of the outcome upon my return from OFD Haz Mat counter tomorrow.

Stephen

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From: Drogos, Donna, Env. Health [mailto:donna.drogos@acgov.org]

Sent: Tuesday, August 30, 2005 3:37 PM

To: Stephen A. Wong

Cc: schongesq@msn.com; schongesq@msn.com; Bill Phua; John Jay; Levi, Ariu, Env. Health; hkp@jayphares.com

Subject: RE: FW: 1815-1825 Park Blvd., Oakland

Hi Stephen, I understand you are concerned about your case. When we spoke on 08/17 I indicated to you that I did not receive the case transfer & reports & I also looked through my inbox while we were on the phone. You said that OFD sent them to our agency & after our call I followed up with OFD re: this site. OFD (Leroy) & ACEH (myself) have setup a formal process to transfer cases to insure that they are tracked & listed accordingly.

Please keep in mind that OFD & ACEH as well as the other environmental regulatory agencies have many cases and numerous responsible parties requesting that their cases be given immediate attention over all others, so it is not realistic to expect that all requests can be addressed immediately. I recommend that you follow-up with OFD re: transfer of the case. When I receive it I can begin the listing process here. Thanks, Donna

From: Stephen A. Wong [mailto:aicsaw@ispwest.com]

Sent: Tuesday, August 30, 2005 3:14 PM

To: hkp@jayphares.com

Cc: schongesq@msn.com; Drogos, Donna, Env. Health

Subject: RE: FW: 1815-1825 Park Blvd., Oakland

Yes--Ken,

In hindsight, I should have gotten the name(s) of the person at the OFD HM counter to whom I not only personally handed over the environmental report on the afternoon of Monday 7/25/05 but also the woman with whom I spoke the following day at which time she assured me that said report had already been forwarded via Mr. Griffin's office to ACHSA. Unfortunately, I do not find where I wrote down those names. As an alternative, I will try to reach Mr.

Griffin by phone tomorrow morning in an attempt to find out what happened to our report from the

time I delivered two copies to them and today, more than one month later!!

Wish me luck!

Steve

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From: Ken Phares [mailto:kphares@ix.netcom.com]

Sent: Tuesday, August 30, 2005 2:54 PM

To: Stephen A. Wong

Cc: hkp@jayphares.com; schongesq@msn.com; Bill Phua; John Jay; Ariu Levi; Drogos, Donna, Env. Health

Subject: Re: FW: 1815-1825 Park Blvd., Oakland

Stephen:

I share your confusion and concern. After you "walked through" the application with Oakland Fire, and were assured it was SENT THE VERY NEXT DAY TO ACHCSA, I have no idea why it has taken a full month and you are only now being told that the file was actually never received by ACHCSA!

This is incredibly discouraging. Instead of being expedited, it appears this whole thing has "fallen through the cracks" somewhere between Oakland Fire and ACHCSA; it has taken a month to do nothing except discover that nothing has been done!

The only suggestion I can give you is to get with the person you spoke to at Oakland Fire Dept. and begin to retrace what happened to the file and the environmental reports from his end. See if you can get them to identify the person or department within ACHCSA to whom Oakland Fire supposedly routed the file over a month ago. If the file has indeed been lost as a result of "normal processing", maybe Oakland Fire will let us HAND DELIVER it this time to ACHCSA. At least then we will know where the file is!

Please let us know if we can help you in following up with the agencies.

Thank you for your ongoing efforts to bring this matter before the appropriate personnel and to get it reviewed by ACHCSA.

Ken Phares

Hugh K. Phares, III ("Ken")
Jay-Phares Corporation
hkp@jayphares.com
510-523-0450 (Direct)
510-562-9500 (Office)
510-812-9137 (Cellular)
510-523-5686 (Fax)

Stephen A. Wong wrote:

Hi Ken,

As you can see from Ms. Drogo's response to my inquiry of earlier today, the OFD Haz Mat Department evidently did NOT forward our copy of the subject report to the ACEHSA as they had previously advised me that they had done more than a month earlier. In case you do not recall, I wrote to you at that time to advise of the OFD Haz Mat Department having assured me that they had already sent to the County one copy of said report (while keeping another one for their own reference) well over a month ago. Thus, I am at a complete loss why they (OFD Haz Mat) would tell me one thing and then more than a month later, tell you the exact opposite!!??

In any case, I trust that you understand how I was given one impression by both the OFD and by Ms. Drogos herself when I spoke with her two weeks ago on 8/17/05 that the subject report was in fact in the possession of Alameda County Environmental Health...if not, do you have any suggestions for us other than to await OFD's return call to Ms. Drogos to find out the reason for their not having transmitted the report weeks earlier as I was led to believe??

Regards,

Steve

Hi Stephen,

I have not received the case transfer for this site from Oakland Fire. I left a message with Oakland Fire after you & I spoke but have not heard back from them yet. Once I get the case transfer information & reports I can then begin the process of creating this case at the county.

Donna

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

From: Ken Phares [mailto:kphares@ix.netcom.com]

Sent: Tuesday, August 30, 2005 11:17 AM

To: Stephen A. Wong
Cc: donna.drogos@acgov.org; schongesq@msn.com; Bill Phua; John Jay
Subject: Re: FW: 1815-1825 Park Blvd., Oakland

Steve -

Thanks for following up with Donna Drogos.

Ken Phares

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Stephen A. Wong wrote:

Dear Ms. Drogos,

With it now being two full weeks since we last spoke, hopefully you have now found out who within your department has been assigned to review and act upon our submitted subsurface investigation report for the property at 1815-1825 Park Blvd. And since we are parties to an escrow for sale of this property to a buyer represented by Jay-Phares Corporation, it is critical that we know at least whether our "case" has been assigned and to whom AND approximately how long afterwards can we obtain at least a verbal opinion of the subject report.

I have also left a voice mail message for you this morning to cover the same. Either way, kindly get back to me either by email or phone for an update on this situation.

Regards,

Stephen Wong
CW Investment Group
(510) 891-9060

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

From: Stephen A. Wong [mailto:aicsaw@ispwest.com]
Sent: Wednesday, August 17, 2005 10:13 AM
To: ' donna.drogos@acgov.org'
Cc: ' kphares@ix.netcom.com'; 'John Jay'; 'Steven Chong'
Subject: FW: 1815-1825 Park Blvd., Oakland

Dear Ms. Drogos,

As we just discussed by phone this morning, I am forwarding an attached copy of the email that was previously sent by Mr. Phares to Mr. Levi with reference to copies also being sent at that time to you and myself among others. Hopefully, this information helps you to help us find out where we are in the process of having our subsurface investigation report reviewed and acted upon by your agency.

Looking forward to hearing from you at your earliest opportunity.

Stephen Wong

CW Investment Group

(510) 891-9060

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From: Ken Phares [mailto:kphares@ix.netcom.com]
Sent: Monday, July 25, 2005 12:28 PM
To: Ariu Levi
Cc: Stephen A. Wong; John Jay; Stephen Chong, Esq.; Donna Drogos; Bill Phua; Peter McIntyre
Subject: 1815-1825 Park Blvd., Oakland

Mr. Levi -

Thanks for your help and guidance today regarding the referenced former dry cleaner site in advising that the owner must begin the process by submitting the matter to Leroy Griffin (510-238-7759) at the City of Oakland. Stephen Wong, one of the owners, has now spoken with Mr. Griffin and is submitting the environmental reports to his office today. I understand from Mr. Wong that Mr. Griffin intends to then delegate and refer the matter to your agency as early as tomorrow.

You noted that Donna Drogos would make an initial review to determine whether your agency will be administering this matter and, if so, an initial deposit would be required from the owner (with a potential refund if the deposit money is not used) and the matter would be assigned to a case worker for review of the submitted environmental reports.

After your agency's initial review, you suggested that a conference phone call might be possible among all parties so that we could try to obtain a "comfort level" regarding the agency's likely approach for this site.

Again, we appreciate your assistance in clarifying the applicable procedures in this matter, particularly considering that we are facing a very short contractual time frame.

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No virus found in this incoming message.

Checked by AVG Anti-Virus.

Version: 7.0.338 / Virus Database: 267.9.4/57 - Release Date: 7/22/2005

Drogos, Donna, Env. Health

From: Drogos, Donna, Env. Health
Sent: Tuesday, August 30, 2005 4:07 PM
To: Leroy Griffin (lgriffin@oaklandnet.com)
Subject: FW: FW: 1815-1825 Park Blvd., Oakland

Just an FYI

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Cc: kphares@ix.netcom.com; schongesq@msn.com
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Cc: hkp@jayphares.com; schongesq@msn.com; Bill Phua; John Jay; Ariu Levi; Drogos, Donna, Env. Health
Subject: Re: FW: 1815-1825 Park Blvd., Oakland

Stephen:

I share your confusion and concern. After you "walked through" the application with Oakland Fire, and were assured it was SENT THE VERY NEXT DAY TO ACHCSA, I have no idea why it has taken a full month and you are only now being told that the file was actually never received by ACHCSA!

This is incredibly discouraging. Instead of being expedited, it appears this whole thing has "fallen through the

8/31/2005

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The only suggestion I can give you is to get with the person you spoke to at Oakland Fire Dept. and begin to retrace what happened to the file and the environmental reports from his end. See if you can get them to identify the person or department within ACHCSA to whom Oakland Fire supposedly routed the file over a month ago. If the file has indeed been lost as a result of "normal processing", maybe Oakland Fire will let us HAND DELIVER it this time to ACHCSA. At least then we will know where the file is!

Please let us know if we can help you in following up with the agencies. Thank you for your ongoing efforts to bring this matter before the appropriate personnel and to get it reviewed by ACHCSA.

Ken Phares

Hugh K. Phares, III ("Ken")
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hkp@jayphares.com
510-523-0450 (Direct)
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Donna

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From: Ken Phares [<mailto:kphares@ix.netcom.com>]

8/31/2005

Sent: Tuesday, August 30, 2005 11:17 AM
To: Stephen A. Wong
Cc: donna.drogos@acgov.org; schongesq@msn.com; Bill Phua; John Jay
Subject: Re: FW: 1815-1825 Park Blvd., Oakland

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(510) 891-9060

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Sent: Wednesday, August 17, 2005 10:13 AM
To: 'donna.drogos@acgov.org'
Cc: 'kphares@ix.netcom.com'; 'John Jay'; 'Steven Chong'
Subject: FW: 1815-1825 Park Blvd., Oakland

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From: Stephen A. Wong [aicsaw@ispwest.com]
Sent: Tuesday, August 30, 2005 3:14 PM
To: hkp@jayphares.com
Cc: schongesq@msn.com; Drogos, Donna, Env. Health
Subject: RE: FW: 1815-1825 Park Blvd., Oakland
Attachments: CityOaklandFDGriffin072505memo.doc

Yes—Ken,

In hindsight, I should have gotten the name(s) of the person at the OFD HM counter to whom I not only personally handed over the environmental report on the afternoon of Monday 7/25/05 but also the woman with whom I spoke the following day at which time she assured me that said report had already been forwarded via Mr. Griffin's office to ACHSA. Unfortunately, I do not find where I wrote down those names. As an alternative, I will try to reach Mr. Griffin by phone tomorrow morning in an attempt to find out what happened to our report from the time I delivered two copies to them and today, more than one month later!!

Wish me luck!

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From: Ken Phares [<mailto:kphares@ix.netcom.com>]
Sent: Monday, July 25, 2005 12:28 PM
To: Ariu Levi
Cc: Stephen A. Wong; John Jay; Stephen Chong, Esq.; Donna Drogos; Bill Phua; Peter McIntyre
Subject: 1815-1825 Park Blvd., Oakland

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Version: 7.0.338 / Virus Database: 267.9.4/57 - Release Date: 7/22/2005

Drogos, Donna, Env. Health

From: Drogos, Donna, Env. Health
Sent: Tuesday, August 30, 2005 12:27 PM
To: 'Stephen A. Wong'
Cc: kphares@ix.netcom.com; schongesq@msn.com; Levi, Ariu, Env. Health
Subject: RE: 1815-1825 Park Blvd., Oakland

Tracking: **Recipient** **Read**
 'Stephen A. Wong'
 kphares@ix.netcom.com
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 Levi, Ariu, Env. Health Read: 8/30/2005 12:31 PM

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To: Drogos, Donna, Env. Health
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Sent: Tuesday, August 30, 2005 12:27 PM
To: Leroy Griffin (lgriffin@oaklandnet.com)
Subject: 1815-1825 Park Blvd., Oakland
Importance: High

Hi Leroy,

Just a heads up on an issue. RP is eager for us to take immediate action on this case. I left you a VM on 08/17 re: transferring this case to the county. Let me know if/when you are going to send the paperwork & reports to us.

Hope all is well with you. Donna

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Subject: FW: 1815-1825 Park Blvd., Oakland

Dear Ms. Drogos,

Since it has been nearly two weeks since we spoke by phone concerning this matter, I am hoping that you have now had sufficient time to find out (for all concerned parties) the status of your office's processing of our subsurface investigation report that was submitted to your agency nearly a month ago. In any case, kindly advise me of what information you do have on hand concerning our current "case".

We await your timely reply.

Stephen Wong
 CW Investment Group

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

From: Stephen A. Wong [mailto:aicsaw@ispwest.com]
Sent: Wednesday, August 17, 2005 10:13 AM
To: 'donna.drogos@acgov.org'
Cc: 'kphares@ix.netcom.com'; 'John Jay'; 'Steven Chong'
Subject: FW: 1815-1825 Park Blvd., Oakland

Dear Ms. Drogos,

As we just discussed by phone this morning, I am forwarding an attached copy of the email that was previously sent by Mr. Phares to Mr. Levi with reference to copies also being sent at that time to you and myself among others. Hopefully, this information helps you to help us find out where we are in the process of having our subsurface investigation report reviewed and acted upon by your agency.

Looking forward to hearing from you at your earliest opportunity.

Stephen Wong
 CW Investment Group
 (510) 891-9060

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

From: Ken Phares [mailto:kphares@ix.netcom.com]
Sent: Monday, July 25, 2005 12:28 PM
To: Ariu Levi
Cc: Stephen A. Wong; John Jay; Stephen Chong, Esq.; Donna Drogos; Bill Phua; Peter McIntyre
Subject: 1815-1825 Park Blvd., Oakland

Mr. Levi -

Thanks for your help and guidance today regarding the referenced former dry cleaner site in advising that the owner must begin the process by submitting the matter to Leroy Griffin (510-238-7759) at the City of Oakland. Stephen Wong, one of the owners, has now spoken with Mr. Griffin and is submitting the environmental reports to his office today. I understand from Mr. Wong that Mr. Griffin intends to then delegate and refer the matter to your agency as early as tomorrow.

8/31/2005

You noted that Donna Drogos would make an initial review to determine whether your agency will be administering this matter and, if so, an initial deposit would be required from the owner (with a potential refund if the deposit money is not used) and the matter would be assigned to a case worker for review of the submitted environmental reports.

After your agency's initial review, you suggested that a conference phone call might be possible among all parties so that we could try to obtain a "comfort level" regarding the agency's likely approach for this site.

Again, we appreciate your assistance in clarifying the applicable procedures in this matter, particularly considering that we are facing a very short contractual time frame.

Ken Phares

Hugh K. Phares, III ("Ken")
Jay-Phares Corporation
hkp@jayphares.com
510-523-0450 (Direct)
510-562-9500 (Office)
510-812-9137 (Cellular)
510-523-5686 (Fax)

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No virus found in this incoming message.
Checked by AVG Anti-Virus.

Version: 7.0.338 / Virus Database: 267.9.4/57 - Release Date: 7/22/2005

Drogos, Donna, Env. Health

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 Jay-Phares Corporation
hkp@jayphares.com
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8/17/2005

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8/12/2005

RO 2895

Stephen A. Wong
132 Ninth Street, Suite 200
Oakland, CA 94607
Tel: (510) 891-9060
Fax: (510) 891-9071

Stephen A. Wong

Memorandum

To: Mr. LeRoy Griffin, Oakland Fire Dept., Hazardous Materials Mgmt. Program (with enclosures)
CC: Mr. Kenneth Phares, Jay-Phares Corporation (on behalf of Buyer William Phua)
From: Stephen A. Wong, CW Investment Group Partner
Date: 7/25/2005 
Re: Submittal of Subsurface Investigation Report on 1815-1825 Park Blvd., Oakland

To follow my phone conversation with you earlier today, please find attached herewith two (2) copies of the above referenced report that I am leaving with your office to be forwarded as soon as possible to the attention of Ms. Donna Dragos at the Alameda County Department of Environmental Health for their subsequent review/analysis of a PCE release into the subject property's soil and groundwater.

As I may have already mentioned, we are involved in an escrow for sale of the subject property to a certain buyer (existing long-time tenant of the existing Laundromat) whose contractual time allowed for purchasing is very limited. Therefore, as this property's seller, we respectfully request that you hereby expedite our request for an agency review and disposition of the above referenced report.

If there is anything whatsoever that we can do to further this matter (which includes our remittance of the appropriate fees), please let us know at once. Otherwise, we look forward to hearing from your department and/or the ACDEH as soon as you have any questions OR indication of how long we can expect this process to take.

Thank you in advance for your understanding and timely cooperation in this regard.

JUL 25 2005 PM 2:42