

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

ALEX BRISCOE, Director



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

March 26, 2014

Emeryville Redevelopment Agency
c/o Mr. Michael Roberts
1333 Park Ave.
Emeryville, CA 94608
(sent via electronic mail to
mroberts@ci.emeryville.ca.us)

Mr. Scott Barde
Owens Mortgage Investment Fund
2221 Olympic Blvd.
Walnut Creek, CA 94595
(sent via electronic mail to
sbarde@owensfinancial.com)

Lloyd Kendall Jr.
(Address unknown)

ELTEX Investments Corporation
c/o Eller Media
200 E Basse
San Antonio, TX 78209

William Owens
Ambassador Partners Limited
2221 Olympic Blvd.
Walnut Creek, CA 94595
(sent via electronic mail to
bowens@owensfinancial.com)

Wilson Associates
(Address unknown)

Title Two Investment Corporation
c/o Bellview Capital Mgmt.
(Address unknown)

Ms. Jessica Sheldon
Resources for Community Development
and Ambassador LP
2220 Oxford Street
Berkeley, CA 94704
(sent via electronic mail to JSheldon@rcdev.org)

Adeline Investments
(Address unknown)

Exchange Support Services
(Address unknown)

Subject: Notice of Responsibility, Fuel Leak Case No. RO0002973 and Geotracker Global ID T0619717287, Ambassador Laundry, 3623 Adeline St., Emeryville, CA 94608

Dear Ladies and Gentlemen:

In a Notice of Responsibility dated June 16, 2008, Ambassador Business, Ambassador Partners Limited, Owens Mortgage Investment Fund, Title Two Investment Corporation, Adeline Investments, Inc, Eltex Investment Inc, Exchange Support Services, Inc, Wilson Associates, and the Emeryville Redevelopment Agency (City of Emeryville), were notified that the above referenced site had been placed in the Local Oversight Program and that they had been named as a Responsible Party for the fuel leak case. Resources for Community Development and Ambassador LP purchased or received the property on Mach 16, 2012 and have been named additional Responsible Parties for the fuel leak case as defined under 23 C.C.R Sec. 2720. Please see Attachment A – Responsible Parties Data Sheet, which identifies all Responsible Parties and provides background on the unauthorized release and Responsible Party Identification.

Should you have any questions, please contact me at (510) 567--6876 or send me an electronic mail message at mark.detterman@acgov.org.

Sincerely,

Mark E. Detterman, P.G., C.E.G.
Senior Hazardous Materials Specialist

Ladies and Gentlemen
RO0002973
March 26, 2014, Page 2

Enclosures: Attachment A – Responsible Parties Data Sheet

cc: Dilan Roe (sent via electronic mail to dilan.roe@acgov.org)
Mark Detterman (sent via electronic mail to mark.detterman@acgov.org)
Case Electronic File, GeoTracker

ALAMEDA COUNTY ENVIRONMENTAL HEALTH
LUFT LOCAL OVERSIGHT PROGRAM

ATTACHMENT A - RESPONSIBLE PARTIES DATA SHEET

March 26, 2014

Site Name & Address:

AMBASSADOR LAUNDRY
3623 ADELINE ST
EMERYVILLE, CA 94608

Local ID: RO0002973
Related ID: NA
RWQCB ID: NA
Global ID: T0619717287

All Responsible Parties

RP has been named a Primary RP – MICHAEL ROBERTS
CITY OF EMERYVILLE REDEVELOPMENT
1333 PARK AVE | EMERYVILLE, CA 94608 | Phone (510) 596-4356

RP has been named a Primary RP - SCOTT BARDE
OWENS MORTGAGE INVESTMENT FUND
2221 OLYMPIC BLVD | WALNUT CREEK, CA 94595 | Phone (510) 935-3840

RP has been named a Primary RP - WILLIAM OWENS
AMBASSADOR PARTNERS LIMITED
2221 OLYMPIC BLVD | WALNUT CREEK, CA 94595 | Phone No Phone Number Listed

RP has been named a Primary RP - C/O BELLVIEW CAPITAL MGM
TITLE TWO INVESTMENT CORPORATION
UNKNOWN | No Phone Number Listed

RP has been named a Primary RP - C/O ELLER MEDIA
ELTEX INVESTMENTS CORP
200 E BASSE | SAN ANTONIO, TX 78209 | No Phone Number Listed

RP has been named a Primary RP -
ADELINE INVESTMENTS
UNKNOWN | No Phone Number Listed

RP has been named a Primary RP -
EXCHANGE SUPPORT SERVICES INC
UNKNOWN | No Phone Number Listed

RP has been named a Primary RP -
WILSON ASSOCIATES
UNKNOWN | No Phone Number Listed

ATTACHMENT A - RESPONSIBLE PARTIES DATA SHEET (Continued)

March 26, 2014

**RP has been named a Primary RP -
AMBASSADOR BUSINESS**
UNKNOWN | No Phone Number Listed

**RP has been named a Primary RP - JESSICA SHELDON
RESOURCES FOR COMMUNITY DEVELOPMENT**
2220 OXFORD STREET | BERKELEY, CA 94704 | No Phone Number Listed

**RP has been named a Primary RP - JESSICA SHELDON
AMBASSADOR LP**
2220 OXFORD STREET | BERKELEY, CA 94704-- | No Phone Number Listed

Responsible Party Identification Background

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

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

ATTACHMENT A - RESPONSIBLE PARTIES DATA SHEET (Continued)

March 26, 2014

Responsible Party Identification

Existence of Unauthorized Release

A UST identified in a geophysical survey was removed on October 30, 2007. Subsequent soil sampling detected total petroleum hydrocarbons as diesel (TPHd) at a maximum concentration of 1,200 milligrams per kilogram (mg/kg), and total petroleum hydrocarbons as gasoline (TPHg) at a maximum of 31 mg/kg in soil. Groundwater samples contained maximum concentrations of 398 micrograms per liter (ug/L) benzene, 598 ug/L toluene, 604 ug/L ethylbenzene and 2.05 ug/L methyl tertiary butyl alcohol (MTBE).

A UST was discovered during site redevelopment, and was removed on June 11, 2012. Tank removal confirmation soil samples detected up to 1,540 mg/kg TPHd, 1,520 mg/kg TPHmo, and 0.0099 mg/kg naphthalene. These data indicate than an unauthorized release had occurred.

Responsible Party Identification

Ambassador Business was the business owner, tank owner and property owner following and/or perhaps at the time of the release(s). Ambassador Business meets the definition of a responsible party for the site because they owned and operated the underground storage tanks (Definition 1), formerly owned the property where an unauthorized release occurred, (Definition 3), and may have had control of an underground storage tank at the time of an unauthorized release (Definition 4).

Ambassador Partners Limited purchased the property in October 1980. Ambassador Partners Limited meets the definition of a responsible party for the site because they owned an underground storage tank (Definition 1), and they formerly owned the property where an unauthorized release occurred (Definition 3).

Owens Mortgage Investment Fund purchased the property in May 1994. Owens Mortgage Investment Fund meets the definition of a responsible party for the site because they owned an underground storage tank (Definition 1), and they formerly owned the property where an unauthorized release occurred (Definition 3).

Title Two Investment Corporation purchased the property in December 1997. Title Two Investment Corporation meets the definition of a responsible party for the site because they owned an underground storage tank (Definition 1), and they formerly owned the property where an unauthorized release occurred (Definition 3).

Adeline Investments, Inc. purchased the property in July 1999. Adeline Investments, Inc. meets the definition of a responsible party for the site because they owned an underground storage tank (Definition 1), and they formerly owned the property where an unauthorized release occurred (Definition 3).

Eltex Investment Inc. purchased the property in May 1994. Eltex Investment Inc. meets the definition of a responsible party for the site because they owned an underground storage tank (Definition 1), and they formerly owned the property where an unauthorized release occurred (Definition 3).

Exchange Support Services, Inc. purchased the property in May 1994. Exchange Support Services, Inc. meets the definition of a responsible party for the site because they owned an underground storage tank (Definition 1), and they formerly owned the property where an unauthorized release occurred (Definition 3).

Wilson Associates purchased the property in May 1994. Wilson Associates meets the definition of a responsible party for the site because they owned an underground storage tank (Definition 1), and they formerly owned the property where an unauthorized release occurred (Definition 3).

Emeryville Redevelopment Agency purchased the property in July 2003. The City of Emeryville meets the definition of a responsible party for the site because they owned an underground storage tank (Definition 1), and they formerly owned the property where an unauthorized release occurred (Definition 3).

Resources for Community Development purchased the property on March 16, 2012. Resources for Community Development meets the definition of a responsible party for the site because they owned an underground storage tank (Definition 1), and they formerly owned the property where an unauthorized release occurred (Definition 3), and they had control over a UST following an unauthorized release of a hazardous substance.

Ambassador LP purchased or received the site on March 16, 2012. Ambassador LP meets the definition of a responsible party for the site because they owned an underground storage tank (Definition 1), and they formerly owned the property where an unauthorized release occurred (Definition 3), and they had control over a UST following an unauthorized release of a hazardous substance.