



EFI Global
Complex Issues • Solid Solutions

2218 Northpark Drive
Kingwood, TX 77339
Tf: 281-358-4441
Tel: 800-334-0200
Fax: 281-358-5656
www.efiglobal.com

September 5, 2008

Ms. Donna Drogos
Supervising Hazardous Materials Specialist
Alameda County Dept. of Environmental Health
1131 Harbor Bay Parkway
Alameda, CA 94502-6577

Re: 6235 - 6239 College Avenue
Red Hanger Cleaners
Oakland, CA

RECEIVED
SEP 08 2008
ENVIRONMENTAL HEALTH SERVICES

gave copy to Haermit Finance

Dear Donna:

As per your request of August 22, 2008, I am attaching a check in the amount of \$6,000 for a deposit in order for your department to open a file and assign a caseworker to review our request for "no further action" at the Red Hanger Cleaners located at 6235 - 6239 College Avenue in Oakland, CA. I sent you previously by electronic media a complete report on previous Phase Is and IIs for the subject property. Additional information will be forthcoming.

Let me know if you have any other questions.

Thank you very much for your assistance in this matter.

EFI Global, Inc.

Ron G. Holt
President and CEO



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ENVIRONMENTAL HEALTH SERVICES

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Re: 6235 - 6239 College Avenue
Red Hanger Cleaners
Oakland, CA

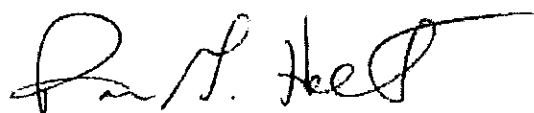
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I let me know if you have any other questions.

Thank you very much for your assistance in this matter.

EFI Global, Inc.


Ron G. Holt
President and CEO

THE FACE OF THIS DOCUMENT HAS A MULTICOLOR BACKGROUND - HOLD TO LIGHT TO VIEW

	EFI GLOBAL, INC.	BRISANONA	6200	CHECK NO.
	3 Campus Drive, Suite 7 Parsippany, NJ 07054-0315	NEWCASTLE DELAWARE DE 19701	311	04024248
		DATE 08/29/08	AMOUNT	
			*****\$6,000.00	
VOID AFTER 90 DAYS				
PAY Six thousand and 00/100 Dollars				
TO THE ORDER OF	ALAMEDA CO DEPT. OF ENVIRONMENTAL HEALTH 1131 HARBOR BAY PARKWAY ALAMEDA CA 94502-6577			
				

Drogos, Donna, Env. Health

From: WKochenderfer@cs.com
Sent: Wednesday, September 03, 2008 11:03 AM
To: Ron_Holt@efiglobal.com; schwarzc@gabrobins.com; Drogos, Donna, Env. Health
Cc: elvidge@sbcglobal.net
Subject: Re: Red Hanger Cleaner site
Attachments: LtrtoDrogos.090308.pdf

To: Donna Drogos

cc: Ron Holt/EFI

Attached is a letter just faxed through to Donna; following on my voice mail of several weeks ago (sorry for the delay).

Ron, thank you again.

Regards,
Bill

Wm. Kochenderfer, Esq., P.C.
Telles, Walker & Kochenderfer, LLP

Auburn Address:
12210 Herdal Drive, Suite 11
Auburn, CA 95603

Tele: 530-887-1456.
Facsimile: 530-887-9417.

E-mail address - wkochenderfer@cs.com.

Walnut Creek Office:
Tele: 925-937-0660

Law Offices of
TELLES WALKER & KOCHENDERFER, LLP

Robert L. Telles, Jr., P.C.
William H. Kochenderfer, P.C.
Richard Walker, P.C.

12210 Herdal Drive, Suite 11
Auburn, CA 95603
Telephone: (530) 887-1456
Facsimile: (530) 887-9417
Wkochenderfer@cs.com

Walnut Creek:
Telephone: (925) 937-0660

September 3, 2008

VIA FACSIMILE TO: 510-337-9335
And Via Electronic mail to donna.drogos@acgov.org

Donna Drogos
Supervising Hazardous Materials Specialist
Alameda County Environmental Health
1131 Harbor Bay Parkway
Alameda, CA 94502-6577

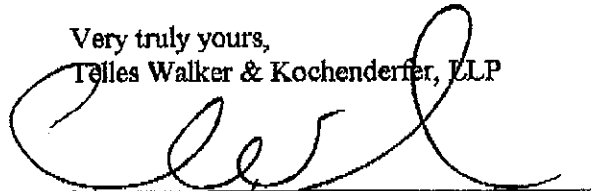
Re: 6235 College Avenue, Oakland.
Red Hanger Cleaner Site

Dear Donna:

This letter is sent to confirm to you that Ron Holt and EFI are working on behalf of the owners of the above-referenced property at 6235 College Avenue, Oakland. I represent Ronald P. Elvidge, who is the owner of this property.

I gather Mr. Holt has been in contact with you already. If I or my client can provide any information or you desire anything of us, please feel free to contact me directly at 530-887-1456 or via email at wkochenderfer@cs.com.

Very truly yours,
Telles Walker & Kochenderfer, LLP



William H. Kochenderfer, P.C.

Cc: Ronald P. Elvidge.
Ron Holt/EFI.

Drogos, Donna, Env. Health

From: Holt, Ron [Ron_Holt@efiglobal.com]
Sent: Wednesday, September 03, 2008 11:13 AM
To: 'WKochenderfer@cs.com'; Schwarz, Carla; Drogos, Donna, Env. Health
Cc: 'elvidge@sbcglobal.net'
Subject: Re: Red Hanger Cleaner site

Thank you Bill,

I was wondering what the delay was. We also just received the \$6,000 check for Alameda County and we will send out today. We will move this forward asap.

Thanks again,

Ron

Sent from my BlackBerry Wireless Handheld

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

From: WKochenderfer@cs.com <WKochenderfer@cs.com>
To: Holt, Ron; Schwarz, Carla; donna.drogos@acgov.org <donna.drogos@acgov.org>
Cc: elvidge@sbcglobal.net <elvidge@sbcglobal.net>
Sent: Wed Sep 03 13:03:10 2008
Subject: Re: Red Hanger Cleaner site

To: Donna Drogos

cc: Ron Holt/EFI

Attached is a letter just faxed through to Donna; following on my voice mail of several weeks ago (sorry for the delay).

Ron, thank you again.

Regards,
Bill

----- Wm. Kochenderfer, Esq., P.C.
Telles, Walker & Kochenderfer, LLP

Auburn Address:
12210 Herdal Drive, Suite 11
Auburn, CA 95603

Tele: 530-887-1456.
Facsimile: 530-887-9417.

E-mail address - wkochenderfer@cs.com.

Walnut Creek Office:
Tele: 925-937-0660

Drogos, Donna, Env. Health

From: Holt, Ron [Ron_Holt@efiglobal.com]
Sent: Thursday, August 21, 2008 11:23 AM
To: Drogos, Donna, Env. Health
Cc: Schwarz, Carla; Burckle, Lee; Bates, Gary
Subject: Red Hanger Cleaners
Attachments: Red Hanger Cleaners.pdf

Donna,

Thank you for our conversation today in regards to the Red Hanger Cleaners site located at 6235-39 College Avenue in Oakland, CA 94618. As we discussed, EFI Global, Inc. (EFI) was brought into this matter back in 2005 by the Sellers of the subject property who are identified as Ila L. Gordon, Trustee. A Phase I and II Environmental Site Assessment was conducted by AEI Consultants in March 2005 and May 2005 respectively and was properly stamped. EFI was asked by the sellers at that time to assist in getting a "No Further Action" letter from the responsible agency authorized to give such release and EFI forwarded to Mr. Leroy Griffin, Hazardous Materials Program Manager for the City of Oakland, a letter on June 2, 2005 requesting his review and follow up for a proper closure of the site. At that time, EFI forwarded copies of the previous Phase I and II report as prepared by AEI Consultants along with our opinion and recommendations.

Mr. Griffin contacted EFI and asked us to take an additional groundwater sample at the site and report those findings in a follow up letter to allow him to close the matter assuming the results of the boring were within acceptable limits. On June 28, 2005 EFI took the sample as requested and followed up with Mr. Griffin of our findings which resulted in traces of Tetrachloroethene of 15 ppb found in the water. On July 15, 2005 Mr. Griffin sent a letter to the sellers (Gordon Trustee) indicating no further action by his agency.

Following this process the sellers sold subject property to Ronald Elvidge (College/Claremont Venture, LLC) in the summer of 2005. Currently, Mr. Elvidge the now owner of the property, is attempting to sell the property to a new buyer. In this process, the new buyer conducted their own due diligence and found that a no further action letter does not exist with your department at the Alameda County Department of Environmental Health and therefore the transaction is being delayed causing financial concerns to both the seller and the buyer.

EFI was contacted by the current owner's representative, Telles Walker & Kochenderfer, LLP, and put on notice that a problem exists from the original request for closure back in 2005 and has requested our involvement to assist them in clearing up this issue.

Based upon our conversation of today, I am attaching copies of all correspondence in regards to this matter up to and including the Phase II investigation with all boring logs and analytical results as well as the 6th sample boring conducted by EFI at the request of Mr. Griffin. Also, I now understand that a \$6,000 deposit made out to the Alameda County Department of Environmental Health needs to be issued in order to place this file with an appropriate case worker with any unused amounts returned at the end of your findings and conclusions. I will submit this deposit immediately in order to expedite your process.

I also understand that you have information from P & D Environmental and their subsequent involvement and that they have submitted to you a Phase I Environmental Site Assessment report. Obviously, requesting additional sampling at the site. With the previous Phase II reports being made available to you and the number of borings analyzed, I would hope that we could dispense from having to conduct further studies of the site and remembering that all of this work was conducted in 2005.

Please let us know if you need additional information and I greatly appreciate your assistance in this matter.

Respectively,

Ron G. Holt
President and CEO
EFI Global, Inc.
2218 Northpark Dr.
Kingwood, Texas 77339

Law Offices of
TELLES WALKER & KOCHENDERFER, LLP

Robert L. Telles, Jr., P.C.
William H. Kochenderfer, P.C.
Richard Walker, P.C.

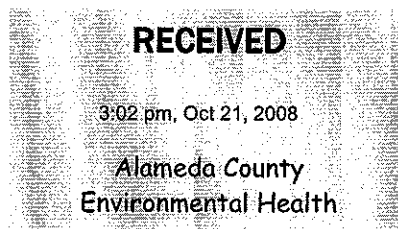
12210 Herdal Drive, Suite 11
Auburn, CA 95603
Telephone: (530) 887-1456
Facsimile: (530) 887-9417
Wkochenderfer@cs.com

Walnut Creek
Telephone: (925) 937-0660

July 24, 2008

VIA FACSIMILE TO: 925-820-9587

EFI Global
111 Deerwood Road, Suite 195
San Ramon, CA 94583



VIA FACSIMILE TO: 760-772-3328

Ila L. Gordon, Trustee
P.O. Box 13214
Palm Desert, CA 92255

Re: 6235 College Avenue, Oakland.

Gentlemen:

I represent Ronald P. Elvidge and Patrick Ellwood, the buyer and broker, respectively, in connection with the acquisition consummated in August, 2005, of the above-referenced property.

In connection with this acquisition, EFI Global ("EFI") was engaged pursuant to a letter agreement dated May 31, 2005, which recited the scope of work for EFI to include obtaining a "No Further Action" letter from the Alameda County Health Care Services Agency. As it turns out, the "No Further Action" letter that was obtained, on upon which basis the transaction was consummated, did not emanate from an agency or division within an agency sufficient to be the basis for believing that, indeed, "no further action" would be required.

EFI Global/Ila L. Gordon
July 24, 2008
Page Two

The "No Further Action" letter sought and obtained (as of July 15, 2005) by EFI was issued by the Fire Department, and is effective solely with respect to further action which might have been required by that agency – i.e. the fire department – and, as my clients have now come to learn, relate solely to matters of soil contamination and have nothing to do with potential groundwater contamination.

The immediate effect of this situation is the following: (1) a prospective buyer now in contract to purchase the property has refused to complete the purchase because that purchaser (correctly, it appears) have been advised by environmental consultants that the property has no satisfactory "No Further Action" letter concerning groundwater contamination; (2) my clients have engaged the services of an environmental consultant who has determined that the site must be the subject of certain examination, evaluations and submissions to the Alameda County Health Department; and (3) my clients are anticipating commencing this effort within the next 30 days, subject to conferring with EFI and Mr. Gordon.

With respect to the services provided by EFI, it is apparent that both buyer and seller in August, 2005, erroneously relied upon the work performed by EFI and the presentation of the letter of July 15, 2005 as constituting the final word on any action that may be required at or on the property. That reliance precipitated the closing on a transaction which, in fact, would not have occurred but for the belief that there existed no environmental issues at this property. EFI's presentation of the letter from the Fire Department, it appears, did not reasonably meet the standard that would be expected by its engagement agreement.

With respect to the sale of this property by Mr. Gordon, my clients desire first and foremost to avoid turning a big problem into a giant problem. If the property can be made the subject of a legitimate "No Further Action" letter, then the transaction closed in 2005 will have been closed under circumstances reasonably believed to be existent at that time.

The purpose of this letter is to inform you both of the foregoing and to solicit your participation in effecting a solution to this situation. I wish to meet with you both (and/or your counsel, as you wish), along with my clients, the week of August 11, 2008 for purposes of having you meet and discuss this matter with me, my clients, and with Paul King of P&D Environmental, Inc., who we have retained to guide us through this process. While I appreciate that neither of you will be excited at the prospect of devoting any time, energy or money to the matters that will likely follow, I would suggest to you that an ounce of prevention may be worth a pound of cure. There certainly are and will be costs incurred towards getting this problem solved; my clients certainly shall wish

Drogos, Donna, Env. Health

From: PDKing0000@aol.com
Sent: Tuesday, July 08, 2008 8:07 PM
To: Drogos, Donna, Env. Health
Cc: patrick@ellwoodcommercial.com; elvidge@sbcglobal.net
Subject: 6239 College Avenue, Oakland (Red Hanger Cleaners next to BofA)
Attachments: CityofOaklandClosureLetter.pdf

Hi Donna,

Attached is a pdf copy of the closure we discussed today for the subject site (document CityofAoaklandClosureLetter.pdf). I sent an e-mail to LeRoy following up regarding the status of the transfer of the case to the County. Please let me know if you have any questions or need additional information.

Best Regards,
Paul King

P&D Environmental, Inc.
510-658-6916

Gas prices getting you down? Search AOL Autos for fuel-efficient used cars.



CITY OF OAKLAND FIRE DEPARTMENT
Fire Prevention Bureau/ Hazardous Materials Program
 250 Frank Ogawa Plaza, Suite 3341 Oakland, CA 94612
 (510) 238-3927 - (510) 238-6739 Fax

Contaminated Site Case Transfer Form

Date	6/4/08
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)	6235-6239
Site Name	6235-0284
Site Address	6355 ST College Ave
Site Phone	
Site Contractor/Consultant (if available)	FLWOOD COMMERCIAL
Site DBA	

Site Conditions:

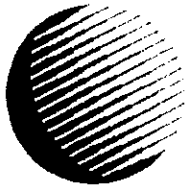
UST	
USTs removed? # removed: <u>ND</u> Date removed: _____	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Contents (circle): gasoline diesel waste oil heating oil solvents kerosene stoddard solvent other (specify) _____	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Observations of system (holes, leaks)?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Observed contamination (free product, smell, soil/water discoloration)?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Detectable concentrations of soil and/or groundwater contamination?	Yes <input type="checkbox"/> No <input checked="" 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 checked="" type="checkbox"/>
Future intended use if known? Specify _____	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
NON-UST	
Former industrial use? <u>DRY CLEANER</u>	Yes <input type="checkbox"/> No <input checked="" 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>TCE</u> Concentration <u>0.070</u> ppm	
o Highest Concentration Detected in Water Contaminant (specify) <u>PCE</u> Concentration <u>48</u> ppb	
Future intended use if known? Specify <u>COMMERCIAL/NO CHANGE</u>	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: Gregory Guffey Date: 6/4/08

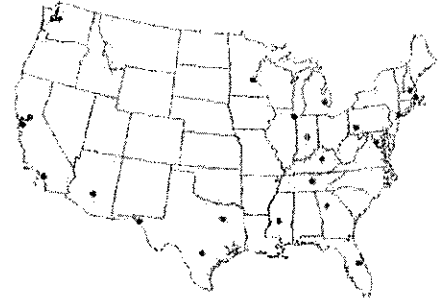
Transfer accepted by (ACEH): [Signature] Date: 6/4/08



EFI Global

Complex Issues • Solid Solutions

111 Deerwood Rd.
Suite 325
San Ramon, CA 94583
Tel: (925) 820-9580
Fax: (925) 820-9587
www.efiglobal.com



FAX TRANSMITTAL

Date: 5/20/08

To: Mr. Patrick Ellwood
Company: _____
Phone: _____
Fax: (510) 238-9131

RE: College Ave. additional info

From: John Stackhouse
Phone: (408) 228-7567
Fax: (925) 820-9587

of pages (including this cover): 44

Comments: I included all of the info that I have, so the fax is pretty large. I will touch base after I speak with Mark. Thank you

May 20, 2008

Mr. Leroy Griffin
City of Oakland
Hazardous Materials Management Program
250 Frank Ogawa Plaza, Suite 3341
Oakland, CA 94612

Sent Via Fax #510-238-6739

Re: 6335-39 College Avenue, Oakland, CA

Dear Mr. Griffin:

Thank you very much for taking the time to meet with me yesterday concerning the above referenced matter. As I mentioned to you, I am the real estate broker for the current owner of the property, Ronald Elvidge (College/Claremont Venture, LLC).

On behalf of the previous owner of the property, Ms. Ila Gordon, EFI Global submitted to you two letters together with soil/water reconnaissance dated respectively June 2, 2005 and June 28, 2005 requesting a "no further action" determination from the Oakland City Fire Department. Both EFI Global letters reference both the soil and water conditions. My reading of your July 15, 2005 letter does not limit the "no further action" to the soil conditions but references the June 2, 2005 EFI letter. We were told at the time by EFI Global that the Oakland Fire Department was the regulatory agency responsible for hazardous materials in the City of Oakland. The Buyer and the Buyer's Bank relied on the July 15, 2005 "no further action" letter when the property was purchased in 2005. Neither EFI Global nor the City of Oakland Fire Department made any mention of further analysis or review required by the Alameda County Health Department.

The current owner and the buyer have no plans to change the use of the property; its current office and dry cleaner use shall continue.

We currently have this property in escrow with a sale ready to close in the next 30 days. Both the Buyer and Seller have some timing limitations regarding acquisition of this property and another property that will cause both parties great economic damage should we not be able to resolve this matter timely. Due to the extenuating circumstances related to this matter, I would really appreciate anything you could do to help expedite processing this through the Alameda County Health Department necessary to obtain the "no further action required" determination.

Mr. Leroy Griffin - City of Oakland Hazardous Materials Management Program
Re: 6335-39 College Avenue, Oakland, CA

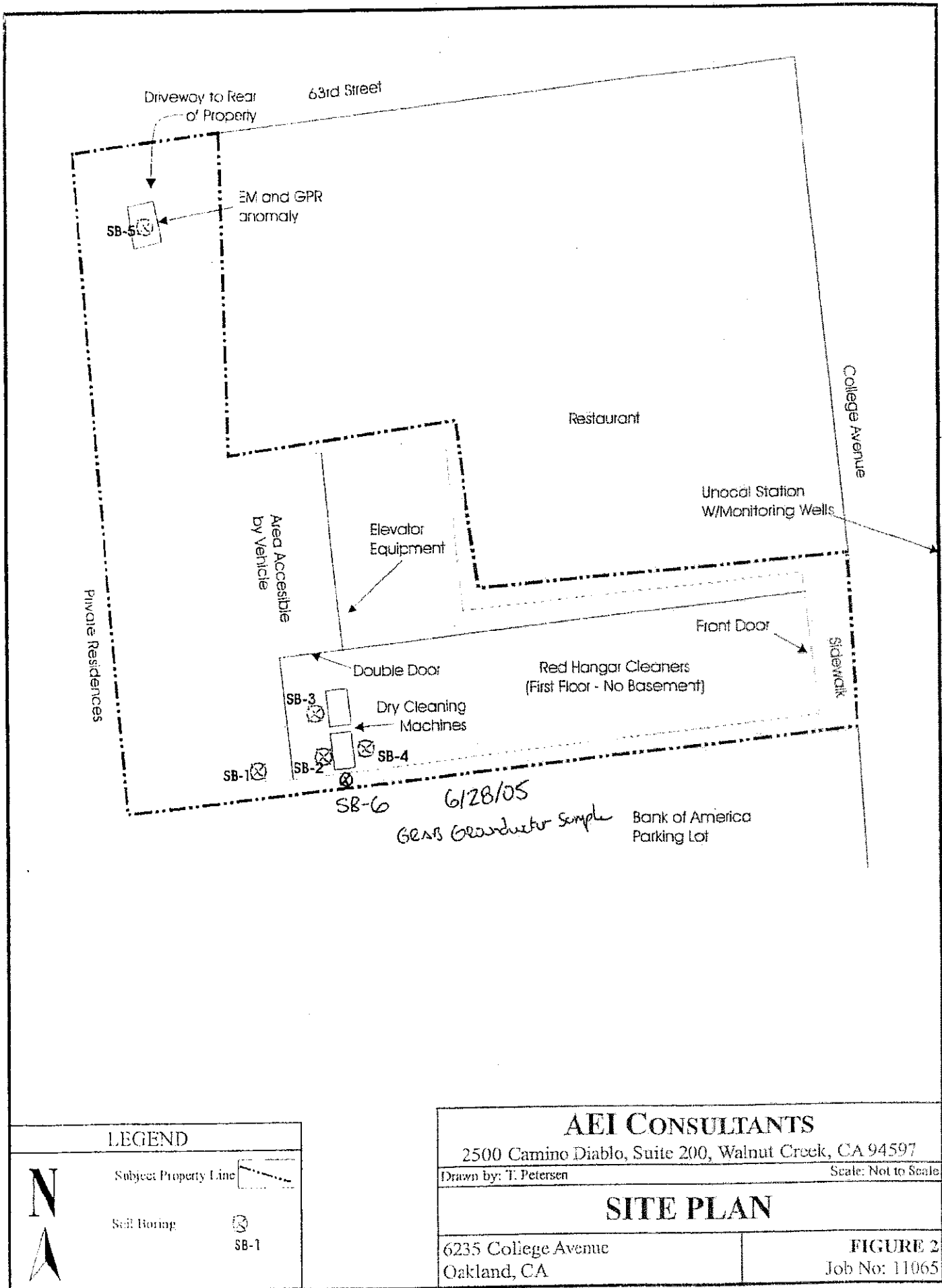
Please let me know if you have any questions concerning this request. Thank you very much for your time in working on this.

Sincerely,

Patrick Ellwood


ATTACHMENT A


FIGURE



LEGEND



Subject Property Line 

Soil Boring 
SB-1

AEI CONSULTANTS

2500 Camino Diablo, Suite 200, Walnut Creek, CA 94597

Drawn by: T. Petersen

Scale: Not to Scale

SITE PLAN

6235 College Avenue
Oakland, CA

FIGURE 2
Job No: 11065

ATTACHMENT B
Analytical Data Sheets and Chain of Custody Record

Stackhouse, John

From: Patrick Ellwood [patrick@ellwoodcommercial.com]
Sent: Wednesday, May 07, 2008 11:06 AM
To: Stackhouse, John
Subject: 6235-39 College Avenue. Oakland

John, thanks again for forwarding to me the closure letter from the fire department. This is very useful.

Since we are soon to be in escrow with a new buyer, it would be helpful if we had the entire EFI file. Can you please forward this to me at your earliest opportunity?

If you would rather mail it rather than e-mail it, my mailing address is as follows:

Patrick Ellwood
Ellwood Commercial Real Estate
1345 Grand Avenue, Suite 101
Piedmont, CA 94610

Thank you for all of your help in this matter.

Regards,

Patrick Ellwood
510-238-9111
510-612-2140 cell

FAKED 5/13

510 238 9131



EFI GLOBAL
111 DEERWOOD ROAD
SUITE 195
SAN RAMON, CA 94583
925-820-9580
925-820-9587- FAX

facsimile transmittal

To: Crosby Fax: 916-677-0731
From: Michelle Gibson Date: 7-18-05
Re: Letter from Leroy Griffin Pages: 2
CC:

- Urgent
- For Review
- Please Comment
- Please Reply
- Please Recycle

Notes:

CITY OF OAKLAND



250 FRANK OGAWA PLAZA, SUITE 3341

• OAKLAND, CALIFORNIA 94612

Fire Department
Fire Prevention Bureau
Hazardous Materials Management Program

(510) 238-3927
FAX: (510) 238-6739
TTY/TDD: (510) 238-6884

July 15, 2005

Ms. Ila Gordon
6239 College Ave.
Oakland, CA 946

**RE: SOIL SAMPLING AND LABORATORY REPORT FOR SITE RED HANGER CLEANERS
LOCATED AT 6235 COLLEGE AVENUE, OAKLAND CA.**

Dear Ms. Gordon:

Oakland Fire Department has reviewed the soil sampling and laboratory report prepared and submitted on your behalf by EFI Global dated June 2, 2005 EFI PN:98360-00-051. It should be noted that Volatile Organic Compounds (PCE) in low concentrations were found in soil at a depth of 3 to 4 feet bgs.


While the levels indicated in the report are below California Regional Water Quality Control Board, Environmental Screening Levels for commercial/industrial properties it is a recommendation that additional site characterization be accomplished should the use of the property changes.

Therefore, based on the information provided in the above reference report and with the provision that the information provided to this agency was accurate and representative of site conditions, no further action is required by this agency. In addition, this site will be entered into the City of Oakland, Permit Tracking System for monitoring.

Sincerely,

LeROY GRIFFIN
Assistant Fire Marshal
Hazardous Materials Program Manager

cc: Mr. Mark Williams

 <p>McCAMPBELL ANALYTICAL INC.</p>	<p>110 2nd Ave South, #D7, Pacheco, CA 94553-5560 Telephone: 925-798-1620 Fax: 925-798-1622 http://www.mccampbell.com E-mail: main@mccampbell.com</p>
---	--

Date: 06/28/05.

ATTN: Mark Williams

Message: Some day rush results for Williams Cap.

FROM: Suzanne

Number of pages faxed including this one: 5

CAUTION: CONFIDENTIAL!
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McC Campbell Analytical, Inc.

110 2nd Avenue South, #D7, Pacheco, CA 94553-5560
 Telephone : 925-798-1620 Fax : 925-798-1622
 Website: www.mccampbell.com E-mail: main@mccampbell.com

EPI 111 Deerwood Rd, Suite 195 San Ramon, CA 94583	Client Project ID: Valliance Cap	Date Sampled: 06/28/05
	Client Contact: Mark Williams	Date Received: 06/28/05
	Client P.O.:	Date Extracted: 06/28/05
		Date Analyzed: 06/28/05

Halogenated Volatile Organics by P&T and GC-MS (8010 Basic Target List)*

Extraction Method: SW5030B

Analytical Method: SW8260B

Work Order: 0506508

Lab ID	0506508-001A					Reporting Limit for DF=1
Client ID	SB-6					
Matrix	W					
DF	1					

Compound	Concentration				S	W
					µg/kg	µg/L
Bromodichloromethane	ND				NA	0.5
Bromoform	ND				NA	0.5
Bromomethane	ND				NA	0.5
Carbon Tetrachloride	ND				NA	0.5
Chlorobenzene	ND				NA	0.5
Chloroethane	ND				NA	0.5
2-Chloromethyl Vinyl Ether	ND				NA	0.5
Chloroform	0.83				NA	1.0
Chloromethane	ND				NA	0.5
Dibromochloromethane	ND				NA	0.5
1,2-Dichlorobenzene	ND				NA	0.5
1,3-Dichlorobenzene	ND				NA	0.5
1,4-Dichlorobenzene	ND				NA	0.5
Dichlorodifluoromethane	ND				NA	0.5
1,1-Dichloroethane	ND				NA	0.5
1,2-Dichloroethane (1,2-DCA)	ND				NA	0.5
1,1-Dichloroethene	ND				NA	0.5
cis-1,2-Dichloroethene	ND				NA	0.5
trans-1,2-Dichloroethene	ND				NA	0.5
1,2-Dichloropropane	ND				NA	0.5
cis-1,3-Dichloropropene	ND				NA	0.5
trans-1,3-Dichloropropene	ND				NA	0.5
Methylene chloride	ND				NA	0.5
1,1,2,2-Tetrachloroethane	ND				NA	0.5
Tetrachloroethene	15				NA	0.5
1,1,1-Trichloroethane	ND				NA	0.5
1,1,2-Trichloroethane	ND				NA	0.5
Trichloroethene	ND				NA	0.5
Trichlorofluoromethane	ND				NA	0.5
Vinyl Chloride	ND				NA	0.5

Surrogate Recoveries (%)	
%SS1:	101
%SS2:	98
%SS3:	95
Comments	i

* water and vapor samples are reported in µg/L, soil/sludge/solid samples in mg/kg, product/oil/non-aqueous liquid samples and all TCLP & SPLP extracts are reported in mg/L, wipe samples in µg/wipe.

ND means not detected above the reporting limit; N/A means analyte not applicable to this analysis.

i) surrogate diluted out of range or surrogate coelutes with another peak.

h) lighter than water, immiscible sheen/product is present; i) liquid sample that contains greater than ~1 vol. % sediment; j) sample diluted due to high organic content/matrix interference; k) reporting limit near, but not identical to our standard reporting limit due to variable Encore sample weight; m) reporting limit raised due to insufficient sample amount; n) results are reported on a dry weight basis; p) see attached narrative.

Angela Rydelius, Lab Manager

Alameda County Public Works Agency - Water Resources Well Permit



399 Elmhurst Street
Hayward, CA 94544-1395
Telephone: (510)670-6633 Fax:(510)782-1939

Application Approved on: 06/21/2005 By jamesy
Permits Issued: W2005-0662

Permits Valid from 06/27/2005 to 06/27/2005

Application Id: 1119396205657
Site Location: 6235 College Ave
Project Start Date: 06/27/2005

City of Project Site:Oakland

Completion Date:06/27/2005

Applicant: EFI Global - Mark Williams
111 Deerwood Rd, San Ramon, CA 94588
Property Owner: Valliance Capital
1899 E. Roseville Pwky, Roseville, CA 95661
Client: ** same as Property Owner **

Phone: 925-820-9580

Phone: --

Total Due: \$200.00
Total Amount Paid: \$200.00
Paid By: CHECK PAID IN FULL

Works Requesting Permits:

Borehole(s) for Investigation-Contamination Study - 1 Boreholes

Driller: ECA - Lic #: 695970 - Method: other

Work Total: \$200.00

Specifications

Permit Number	Issued Dt	Expire Dt	# Boreholes	Hole Diam	Max Depth
W2005-0662	06/21/2005	09/25/2005	1	2.00 in.	20.00 f.

Specific Work Permit Conditions

- Backfill bore hole by tremie with cement grout or cement grout/sand mixture. Upper two-three feet replaced in kind or with compacted cuttings.
- Boreholes shall not be left open for a period of more than 24 hours. All boreholes left open more than 24 hours will need approval from Alameda County Public Works Agency, Water Resources Section. All boreholes shall be backfilled according to permit destruction requirements and all concrete material and asphalt material shall be to Caltrans Spec or County/City Codes. No borehole(s) shall be left in a manner to act as a conduit at any time.
- Permit is valid only for the purpose specified herein. No changes in construction procedures, as described on this permit application. Boreholes shall not be converted to monitoring wells, without a permit application process.
- Applicant shall contact Johnson Tang for a inspection time at 510-670-6450 at least five (5) working days prior to starting, once the permit has been approved. Confirm the scheduled date(s) at least 24 hours prior to drilling.



EFI

Complex Issues • Solid Solutions

111 Deerwood Road
Suite 195
San Ramon, CA 94583
Tf: 800-506-0844
Tel: 925-820-9580
Fax: 925-820-9587
www.efiglobal.com

June 28, 2005

Leroy Griffin
Oakland City Fire Department
1605 Martin Luther King Jr. Way
Oakland, California 94612

**Re: Confirmation Sample Results – Red Hanger Cleaners, 6235 College Avenue, Oakland, California
EFI PN: 98360-00-051**

Dear Mr. Griffin:

EFI is pleased to submit this report documenting the findings of the confirmation sampling investigation conducted on June 28, 2005. On behalf of the Red Hanger Cleaners Site and at your request, EFI Global (EFI) collected one grab groundwater sample (SB-6) directly down gradient of the dry cleaning units at the Subject Property.

We hope that these findings will be in support of our previous “no further action” request for the Subject Property regarding the residual concentrations of tetrachloroethene (PCE) detected in the shallow soil and groundwater samples collected from the property in May 2005 by AEI Consultants. The Site location is shown on Figure 1, and the Site Layout is shown on Figure 2.

Field and Laboratory Methodology

The following sections discuss activities that were conducted as part of the subsurface investigation conducted on June 28, 2005.

Pre-field Activities

The purpose of the pre-field activities was to appropriately plan the work and to ensure that onsite personnel were prepared for potential safety hazards at the property. The pre-field activities included the following:

- EFI prepared a site specific Health and Safety Plan (HASP) for the work proposed in accordance with the requirements of the State of California General Industry Safety Order (GISO) 5192 and Title 29 Code of Federal Regulations, Section 1910.120 (29 CFR 1910.120). The HASP detailed the work to be performed, safety precautions, emergency response procedures, nearest hospital information, and onsite personnel responsible for managing emergency situations. Prior to starting work, a “tailgate” safety meeting including discussion of the safety hazards and precautions relevant to the particular job was held with

all personnel working on the job. A copy of the HASP was kept onsite during field activities.

- The borehole locations were marked with temporary white marking paint. Underground Service Alert (USA) was notified at least 48 hours prior to performing drilling as required by law.
- In addition, EFI utilized California Utility Surveys (CU Surveys) to locate utility lines in the vicinity of the proposed borings prior to drilling.
- EFI obtained the appropriate soil boring permits (Permit No. W2005-0662) from the Alameda County Public Works Agency.

Field Investigation

On June 28, 2005, Ecology Control Associates (C-57 Lic. #695970), under the supervision of EFI, advanced one (1) borehole (SB-6) at the subject property as depicted on Figure 2. The exterior borehole was installed using a truck-mounted Geoprobe. One grab water samples collected the borehole using a dedicated Teflon bailer.

The borehole was inspected for physical characteristics indicative of adverse impacts, such as unusual odors, colors/hues, and chemical sheens. The borehole was continuously cored to a depth of 20 feet bgs. A hand held photo-ionization detector (PID) was used to screen the soil. No VOCs were noted in the soil cores collected in the field. The soils consisted of brown silty clays to 8 feet bgs, clays from 8 to 12 feet bgs, and clayey silts from 12 to 20 feet bgs. Groundwater was encountered at a depth of approximately 20 feet bgs and stabilized at a static level of approximately 16 feet bgs. No odors were noted in the groundwater sample collected.

The groundwater samples were placed in HCL preserved 40-ml glass laboratory supplied VOAs, labeled, and placed into a cooler maintained at 4 degree Celsius or lower.

Analytical Methodology

Samples collected during the investigation were analyzed using United States Environmental Protection Agency (USEPA)-approved methods:

- USEPA Method 8260 for volatile organic compounds (VOCs)

Laboratory analytical data sheets and chain of custody record are included in as an Attachment.

Findings

From the field observations, both visually and field screening with the PID unit, no adverse odors or presence of PCE was noted. Results from the laboratory indicated that PCE was detected in the groundwater sample at a concentration of 15 ppb, and chloroform at a concentration of 0.83 ppb.

Leroy Griffin
June 28, 2005
Page 3 of 3

Conclusions

The purpose of collecting the groundwater samples from SB-6 was to confirm the presence of PCE previously detected in a grab groundwater sample collected in SB-1 (48 ppb).

Based on the soil data previously collected it appears that the shallow soil contains low levels of PCE, but this compound is not present in the deeper unsaturated zone. Therefore, it is possible that the low concentration of PCE detected in the groundwater is not attributed to PCE in shallow soil at the Site.

The source(s) of the PCE detected in the groundwater below the Subject Property are still not known at this time; however based on the results of the groundwater samples collected at SB-1 and SB-6, the concentrations of PCE appear to be low and not of significant concern at this time.

Conclusions

From the data and historical review, EFI does not recommend any further assessment of the PCE in the soil and groundwater at the Subject Property.

The implication of any further investigation may have a significant material affect on any future property transaction. EFI respectfully requests that the City of Oakland Fire Department review this additional data presented above in response to the previous request for "no further action".

If you have any questions regarding this letter, please contact the undersigned at 925-820-9580.

Sincerely,

EFI GLOBAL, INC.



Mark B. Williams
Senior Project Manager



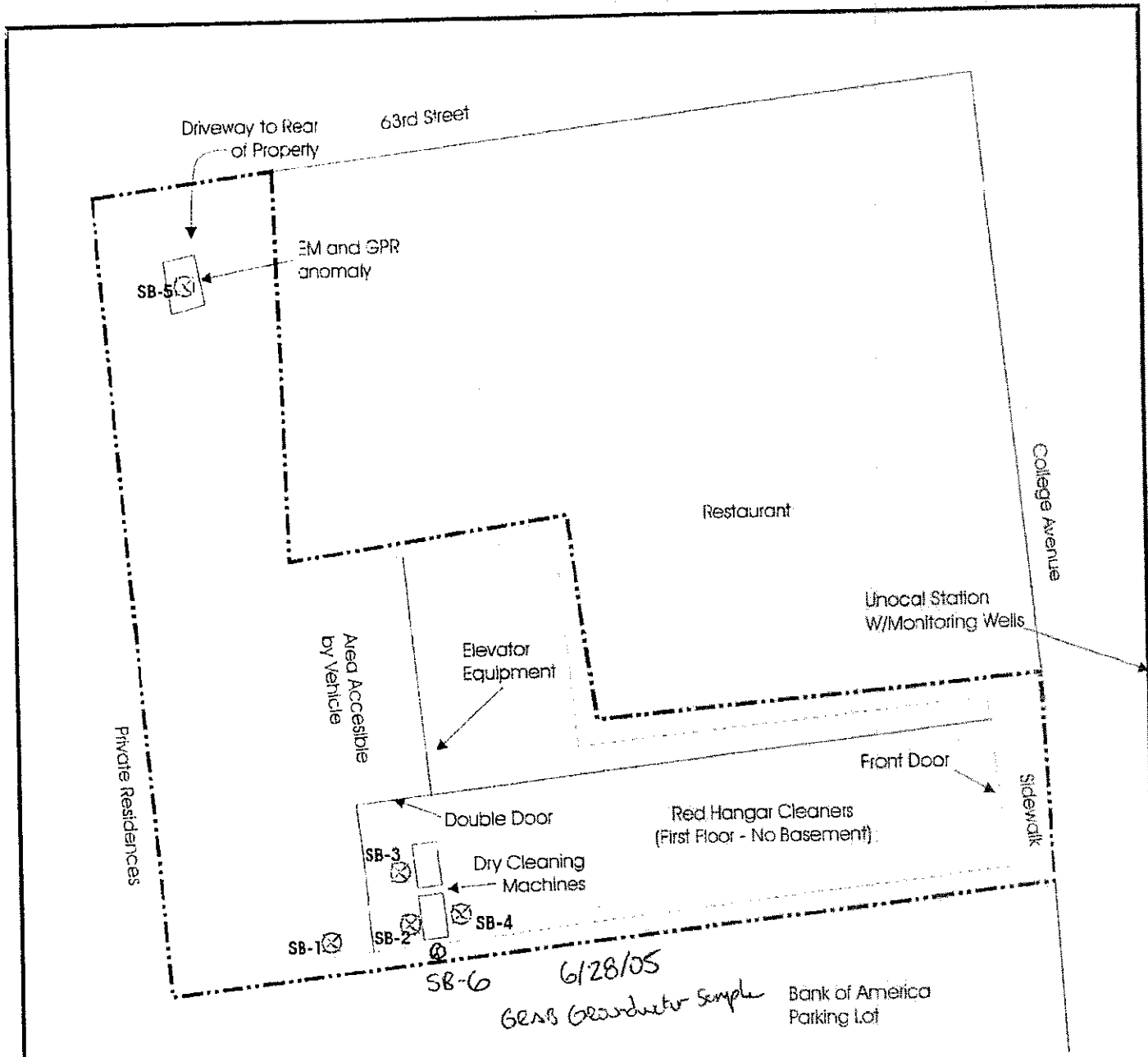
Marc Mullaney, R.G.
Staff Scientist

Attachments: Figure 1 --
Figure 2 -

Site Location (AEI)
Site Layout and Sampling Locations (AEI)

ATTACHMENT A

FIGURE



LEGEND	
N ▲	Subject Property Line
	Soil Boring SB-1

AEI CONSULTANTS	
2500 Camino Diablo, Suite 200, Walnut Creek, CA 94597	
Drawn by: T. Petersen	Scale: Not to Scale
SITE PLAN	
6235 College Avenue	FIGURE 2

ATTACHMENT B
Analytical Data Sheets and Chain of Custody Record

Valliance Capital 98360-00-054

Alameda County Public Works Agency - Water Resources Well Permit



399 Elmhurst Street
Hayward, CA 94544-1395
Telephone: (510)670-6633 Fax:(510)782-1939

Application Approved on: 06/21/2005 By jamesy
Permits Issued: W2005-0662

Permits Valid from 06/27/2005 to 06/27/2005

Application Id: 1119396205657
Site Location: 6235 College Ave
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City of Project Site:Oakland

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Applicant: EFI Global - Mark Williams
111 Deerwood Rd, San Ramon, CA 94588
Property Owner: Valliance Capital
1899 E. Roseville Pwky, Roseville, CA 95661
Client: ** same as Property Owner **

Phone: 925-820-9580

Phone: --

Total Due: \$200.00
Total Amount Paid: \$200.00
Paid By: CHECK PAID IN FULL

Works Requesting Permits:

Borehole(s) for Investigation-Contamination Study - 1 Boreholes
Driller: ECA - Lic #: 695970 - Method: other

Work Total: \$200.00

Specifications

Permit Number	Issued Dt	Expire Dt	# Boreholes	Hole Diam	Max Depth
W2005-0662	06/21/2005	09/25/2005	1	2.00 in.	20.00 ft

Specific Work Permit Conditions

1. Back-fill bore hole by tremie with cement grout or cement grout/sand mixture. Upper two-three feet replaced in kind or with compacted cuttings.

2. Boreholes shall not be left open for a period of more than 24 hours. All boreholes left open more than 24 hours will need approval from Alameda County Public Works Agency, Water Resources Section. All boreholes shall be backfilled according to permit destruction requirements and all concrete material and asphalt material shall be to Caltrans Spec or County/City Codes. No borehole(s) shall be left in a manner to act as a conduit at any time.

3. Permit is valid only for the purpose specified herein. No changes in construction procedures, as described on this permit application. Boreholes shall not be converted to monitoring wells, without a permit application process.

4. Applicant shall contact Johnson Tang for a inspection time at 510-670-6450 at least five (5) working days prior to starting, once the permit has been approved. Confirm the scheduled date(s) at least 24 hours prior to drilling.

 McCAMPBELL ANALYTICAL INC.	110 2nd Ave South, #D7, Pacheco, CA 94553-5560 Telephone: 925-798-1620 Fax: 925-798-1622 http://www.mccampbell.com E-mail: main@mccampbell.com
---	---

Date: 06/28/05

ATTN: Mark Williams

Message: Same day rush results for Valliance Cap

FROM: Suzanne

Number of pages faxed including this one: 5

CAUTION: CONFIDENTIAL!

THE DOCUMENT BEING TELECOPIED TO YOU MAY CONTAIN INFORMATION PROTECTED BY THE SENDER AND/OR CLIENT. It is intended only for the use of the person to whom it is addressed. If you are not the intended recipient or an authorized representative, then this is notice to you that dissemination, distribution or copying of this document is prohibited. If this was received in error, please call us at once and destroy the document.

0506508

RUSH

McCAMPBELL ANALYTICAL, INC.
 110 2ND AVENUE SOUTH, #D7
 PACHECO, CA 94553-5560
 Website: www.mccampbell.com Email: main@mccampbell.com
 Telephone: (925) 798-1620 Fax: (925) 798-1622

CHAIN OF CUSTODY REPORT
TURN AROUND TIME RUSH 24 HR 48 HR 72 HR 5 DAY
 EDF Required? Coelt (Normal) No Write On (DW) No

Report To: Mark Williams Bill To: Sam
 Company: EPI GLOBAL
111 Dezanoid Rd Suite 195
San Ramon, CA 94583 E-Mail: Mark.Williams@epi-global.com
 Tele: (925) 457-7384 Fax: (925) 870-9580
 Project #: _____ Project Name: Vallance Cap
 Project Location: Oakland, CA
 Sampler Signature: [Signature]

Analysis Request		Other	Comments
<input type="checkbox"/> BTX & TPH as Gas (602/8020 + 8015)/MTBE	<input type="checkbox"/> BTEX only (EPA 602/8020)		Filter Samples for Metals analysis: Yes / No
<input type="checkbox"/> TPH as Diesel (8015)	<input type="checkbox"/> Total Petroleum Oil & Grease (551/01664) (EP/DIF)		
<input type="checkbox"/> Total Petroleum Hydrocarbons (418-1)	<input type="checkbox"/> EPA 601/8010/8021 (Halocarbons)		
<input checked="" type="checkbox"/> EPA 608/8081 (CI Pesticides)	<input type="checkbox"/> EPA 608/8082 PCB's ONLY		
<input type="checkbox"/> EPA 8140/8141 (NP Pesticides)	<input type="checkbox"/> EPA 8150/8151 (Acidic Herbicides)		
<input type="checkbox"/> EPA 524.2 / 624 / 8260 (VOCs)	<input type="checkbox"/> EPA 525 / 625 / 8270 (SVOCs)		
<input type="checkbox"/> PAH's / PNA's by EPA 625 / 8270 / 8310	<input type="checkbox"/> CAM-17 Metals (6010 / 6020)		
<input type="checkbox"/> LUFT 5 Metals (6010 / 6020)	<input type="checkbox"/> Lead (200.8 / 200.9 / 6010)		

SAMPLE ID (Field Point Name)	LOCATION	SAMPLING		# Containers	Type Containers	MATRIX					METHOD PRESERVED							
		Date	Time			Water	Soil	Air	Sludge	Other	ICE	HCL	HNO ₃	Other				
+5 SB-6		6/28	8:20	4	60A	X							X					

Relinquished By: [Signature] Date: 6/28/06 Time: 8:46 Received By: [Signature]
 Relinquished By: _____ Date: _____ Time: _____ Received By: _____
 Relinquished By: _____ Date: _____ Time: _____ Received By: _____

ICE/CHEMICAL ✓
 GOOD CONDITION ✓
 HEAD SPACE ABSENT ✓
 DECHLORINATED IN LAB ✓
 APPROPRIATE CONTAINERS ✓
 PRESERVED IN LAB ✓
 COMMENTS: Results today?
 PRESERVATION: VOAS O&G METALS OTHER
 pH < 2

McC Campbell Analytical, Inc.



110 Second Avenue South, #D7

Pacheco, CA 94553-5560

(925) 798-1620

CHAIN-OF-CUSTODY RECORD

WorkOrder: 0506508

ClientID: EFI

Report to:

Mark Williams

EFI

111 Deerwood Rd, Suite 195

San Ramon, CA 94583

TEL:

FAX: 925-820-9587

ProjectNo: Valliance Cap

PO:

Bill to:

Accounts Payable

EFI

111 Deerwood Rd, Suite 195

San Ramon, CA 94583

Requested TAT:

1 day

Date Received: 06/28/2005

Date Printed: 06/28/2005

Sample ID	ClientSampleID	Matrix	Collection Date	Hold	Requested Tests (See legend below)																	
					1	2	3	4	5	6	7	8	9	10	11	12	13	14	15			
0506508-001	SB-6	Water	6/28/05 8:20:00 AM	<input type="checkbox"/>	A																	


Test Legend:

1	8010BMS_W	2		3		4		5	
6		7		8		9		10	
11		12		13		14		15	

Prepared by: Maria Venegas

Comments: Same Day Rush

NOTE: Samples are discarded 60 days after results are reported unless other arrangements are made. Hazardous samples will be returned to client or disposed of at client expense.

 McC Campbell Analytical, Inc. 111 Deerwood Rd, Suite 195 San Ramon, CA 94583	Client Project ID: Valliance Cap	Date Sampled: 06/28/05
		Date Received: 06/28/05
	Client Contact: Mark Williams	Date Extracted: 06/28/05
	Client P.O.:	Date Analyzed: 06/28/05

Halogenated Volatile Organics by P&T and GC-MS (8010 Basic Target List)*

Extraction Method: SW5030B

Analytical Method: SW8260B

Work Order: 0506508

Lab ID	0506508-001A				Reporting Limit for DF=1	
Client ID	SB-6				S	W
Matrix	W					
DF	1					
Compound	Concentration				µg/kg	µg/L
Bromodichloromethane	ND				NA	0.5
Bromoforn	ND				NA	0.5
Bromomethane	ND				NA	0.5
Carbon Tetrachloride	ND				NA	0.5
Chlorobenzene	ND				NA	0.5
Chloroethane	ND				NA	0.5
2-Chloroethyl Vinyl Ether	ND				NA	1.0
Chloroform	0.83				NA	0.5
Chloromethane	ND				NA	0.5
Dibromochloromethane	ND				NA	0.5
1,2-Dichlorobenzene	ND				NA	0.5
1,3-Dichlorobenzene	ND				NA	0.5
1,4-Dichlorobenzene	ND				NA	0.5
Dichlorodifluoromethane	ND				NA	0.5
1,1-Dichloroethene	ND				NA	0.5
1,2-Dichloroethane (1,2-DCA)	ND				NA	0.5
1,1-Dichloroethene	ND				NA	0.5
cis-1,2-Dichloroethene	ND				NA	0.5
trans-1,2-Dichloroethene	ND				NA	0.5
1,2-Dichloropropane	ND				NA	0.5
cis-1,3-Dichloropropene	ND				NA	0.5
trans-1,3-Dichloropropene	ND				NA	0.5
Methylene chloride	ND				NA	0.5
1,1,2,2-Tetrachloroethane	ND				NA	0.5
Tetrachloroethene	15				NA	0.5
1,1,1-Trichloroethane	ND				NA	0.5
1,1,2-Trichloroethane	ND				NA	0.5
Trichloroethene	ND				NA	0.5
Trichlorofluoromethane	ND				NA	0.5
Vinyl Chloride	ND				NA	0.5

Surrogate Recoveries (%)

%SS1:	101			
%SS2:	98			
%SS3:	95			
Comments	i			

* water and vapor samples are reported in µg/L, soil/sludge/solid samples in mg/kg, product/oil/non-aqueous liquid samples and all TCLP & SPLP extracts are reported in mg/L, wipe samples in µg/wipe.

ND means not detected above the reporting limit; N/A means analyte not applicable to this analysis.

surrogate diluted out of range or surrogate coelutes with another peak.

b) lighter than water immiscible sheen/product is present. i) liquid sample that contains greater than ~1 vol. % sediment. j) sample diluted due to high organic content/matrix interference. k) reporting limit near, but not identical to our standard reporting limit due to variable Encore sample weight. m) reporting limit raised due to insufficient sample amount; n) results are reported on a dry weight basis; p) see attached narrative.

PROGRAMS AND SERVICES

Well Standards Program

The Alameda County Public Works Agency, Water Resources is located at:

399 Elmhurst Street

Hayward, CA 94544

For Driving Directions or General Info, Please Contact 510-670-5480 or wells@acpwa.org

For Drilling Permit information and process contact James Yoo at

Phone: 510-670-6633

FAX: 510-782-1939

Email: Jamesy@acpwa.org

Alameda County Public Works is the administering agency of General Ordinance Code, Chapter 6.88. The purpose of this chapter is to provide for the regulation of groundwater wells and exploratory holes as required by California Water Code. The provisions of these laws are administered and enforced by Alameda County Public Works Agency through its Well Standards Program.

Drilling Permit Jurisdictions in Alameda County: There are four jurisdictions in Alameda County.

Location:	Agency with Jurisdiction	Contact Number
Berkeley	City of Berkeley	Ph: 510-981-7460 Fax: 510-540-5672
Fremont, Newark, Union City	Alameda County Water District	Ph: 510-668-4460 Fax: 510-651-1760
Pleasanton, Dublin, Livermore, Sunol	Zone 7 Water Agency	Ph: 925-454-5000 Fax: 510-454-5728

The Alameda County Public Works Agency, Water Resources has the responsibility and authority to issue drilling permits and to enforce the County Water Well Ordinance 73-68. This jurisdiction covers the western Alameda County area of **Oakland, Alameda, Piedmont, Emeryville, Albany, San Leandro, San Lorenzo, Castro Valley, and Hayward**. The purpose of the drilling permits are to ensure that any new well or the destruction of wells, including geotechnical investigations and environmental sampling within the above jurisdiction and within Alameda County will not cause pollution or contamination of ground water or otherwise jeopardize the health, safety or welfare of the people of Alameda County.

Permits are required for all work pertaining to wells and exploratory holes at any depth within the jurisdiction of the Well Standards Program. A completed permit application (30 Kb)*, along with a site map, should be submitted at least **ten (10) working days prior to the planned start of work**. Submittals should be sent to the address or fax number provided on the application form. When submitting an application via fax, please use a high resolution scan to retain legibility.

Complete Permit Application Check List (24 Kb)*

Fees

Beginning April 11, 2005, the following fees shall apply:

A permit to construct, rehabilitate, or destroy wells, including cathodic protection wells, but excluding dewatering wells, shall cost \$300.00 per well.

A permit to bore exploratory holes, including temporary test wells, shall cost \$200 per site. A site includes the project parcel as well as any adjoining parcels

Please make checks payable to: Treasurer, County of Alameda

Permit Fees are exempt to State & Federal Projects

Applicants shall submit a letter from the agency requesting the fee exemption.

Scheduling Work/Inspections:

Alameda County Public Works Agency (ACPWA), Water Resources Section requires scheduling and inspection of permitted work. All drilling activities must be scheduled in advance. Availability of inspections will vary from week to week and will come on a first come, first served bases. To ensure inspection availability on your desired or driller scheduled date, the following procedures are required:

Please contact **George Bolton at 510-670-5594** to schedule the inspection date and time (You must have drilling permit approved prior to scheduling).

Schedule the work as far in advance as possible (at least 5 days in advance); and confirm the scheduled drilling date(s) at least 24 hours prior to drilling.

Once the work has been scheduled, an ACPWA Inspector will coordinate the inspection requirements as well as how the Inspector can be reached if they are not at the site when inspection is required. Expect for special circumstances given, all work will require the inspection to be conducted during the working hours of 8:30am to 2:30pm., Monday to Friday, excluding holidays.

Request for Permit Extension:

Permits are only valid from the start date to the completion date as stated on the drilling permit application and Conditions of Approval. To request an extension of a drilling permit application, applicants must request in writing prior to the completion date as set forth in the Conditions of Approval of the drilling permit application. Please send fax or email to Water Resources Section, Fax 510-782-1939 or email at wells@acpwa.org. There are no additional fees for permit extensions or for re-scheduling inspection dates. You may not extend your drilling permit dates beyond 90 days from the approval date of the permit application. **NO refunds** shall be given back after 90 days and the permit shall be deemed voided.

Cancel a Drilling Permit:

Applicants may cancel a drilling permit only in writing by mail, fax or email to Water Resources Section, Fax 510-782-1939 or email at wells@acpwa.org. If you do not cancel your drilling permit application before the drilling completion date or notify in writing within 90 days, Alameda County Public Works Agency, Water Resources Section may void the permit and No refunds may be given back.

Refunds/Service Charge:

A service charge of \$25.00 dollars for the first check returned and \$35.00 dollars for each subsequent check returned.

Applicants who cancel a drilling permit application **before** we issue the approved permit(s), will receive a **FULL** refund (at any amount) and will be mailed back within two weeks.

Applicants who cancel a drilling permit application **after** a permit has been issued will then be charged a service fee of \$50.00 (fifty Dollars). To collect the remaining funds will be determined by the amount of the refund to be refunded (see process below).

Board of Supervisors Minute Order, File No. 9763, dated January 9, 1996, gives blanket authority to the Auditor-Controller to process claims, from all County departments for the refund of fees which do not exceed \$500 (Five Hundred Dollars)(with the exception of the County Clerk whose limit is \$1,500).

Refunds over the amounts must be authorized by the Board of Supervisors Minute Order, File No. 9763 require specific approval by the Board of Supervisors.

The forms to request for refunds under \$500.00 (Five Hundred Dollars) are available at this office or any County Offices.

If the amount is exceeded, a Board letter and Minute Order must accompany the claim. Applicant shall fill out the request form and the County Fiscal department will process the request.

Enforcement

Penalty. Any person who does any work for which a permit is required by this chapter and who fails to obtain a permit shall be guilty of a misdemeanor punishable by fine not exceeding Five Hundred Dollars (\$500.00) or by imprisonment not exceeding six months, or by both such fine and imprisonment, and such person shall be deemed guilty of a separate offense for each and every day or portion thereof during which any such violation is committed, continued, or permitted, and shall be subject to the same punishment as for the original offense. (Prior gen. code §3-160.6)

Enforcement actions will be determined by this office on a case-by-case basis

Drilling without a permit shall be the cost of the permit(s) and a fine of \$500.00 (Five Hundred Dollars).

Well Completion Reports (State DWR-188 forms) must be filed with the Well Standards Program within 60 days of completing work. Staff will review the report, assign a state well number, and then forward it to the California Department of Water Resources (DWR). Drillers should not send completed reports to DWR directly. Failure to file a Well Completion Report or deliberate falsification of the information is a misdemeanor; it is also grounds for disciplinary action by the Contractors' State License Board. Also note that filed Well Completion Reports are considered private record protected by state law and can only be released to the well owner or those specifically authorized by government agencies. Links to pertinent forms are provided below.

Well Completion Report Form*

Well Owner's Request Form for Previously Filed Forms (41Kb)*

Government Authorization Form for the Release of Forms (46 Kb)*

Site Hazard Information Form (51 Kb)*

* Adobe PDF Reader is Required.

Williams, Mark

From: wells@acpwa.org [wells@acpwa.org]
To: Williams, Mark

Sent: Tue 6/21/2005 4:28 PM

Cc:
Subject: Alameda County PWA Wells Permits Application Sitemap Received
Attachments:

Your Application Id is: 1119396205657
Application Submitted on: 06/21/2005
Project at: 6235 College Ave in 6235 College Ave
Project Start Date: 06/27/2005 Completion Date: 06/27/2005

This email is to confirm that your site map for the above project has been received.

Once your application is processed, you will receive notification via e-mail with the permit attached.

If you need further assistance regarding your permit, please visit our website at: <http://www.acgov.org/pwa/wells/> or contact us at wells@acpwa.org, and include your application id number.

Thank you,
Public Works Agency-Water Resources

Williams, Mark

From: wells@acpwa.org [wells@acpwa.org]
To: Williams, Mark
Cc:

Sent: Tue 6/21/2005 4:23 PM

Subject: Alameda County PWA Permits Application Confirmation

Attachments:

Thank you for your Permit Application.
Your Application Confirmation Id is: 1119396205657
Submit Date is: Tue Jun 21 16:23:25 PDT 2005
Project Site City/Location: Oakland / 6235 College Ave
Project Start Date: 06/27/2005 Completion Date: 06/27/2005

NOTE: This only confirms receipt of the application, this is NOT an approved Permit.
REMINDER: We must receive a site map from you or your permit will not be approved.
If you have already submitted your site map and required documents, please disregard the reminder.

You will be notified separately once the receipt of your map is logged.

If any required documents are missing, you will be contacted by the Water Resources Unit.

If you need further assistance regarding your permit, please visit our website at: <http://www.acgov.org/pwa/wells/> or contact us at wells@acpwa.org, and include your application id number.

Thank you,
Public Works Agency - Water Resources

Your Application:

Project Information

City of Project Site: Oakland
Start Date: 06/27/2005
Site Location: 6235 College Ave
Completion Date: 06/27/2005

Applicant Information

Business / Name: EFJ Global - Mark Williams
Address: 111 Deerwood Rd
San Ramon, CA 94588
Phone Number: 925-820-9580

Work Applying for Permit

Work Type	Driller	# of Wells	Fees	Cost
Borehole(s) for Investigation-Contamination Study	ECA - Lic# 695970	1	\$ 200.00 per site	\$ 200.00
Application Total:				\$ 200.00

PROGRAMS AND SERVICES

Well Standards Program

The Alameda County Public Works Agency, Water Resources is located at:
399 Elmhurst Street
Hayward, CA 94544

For Driving Directions or General Info, Please Contact 510-670-5480 or wells@acpwa.org

For Drilling Permit information and process contact James Yoo at

Phone: 510-670-6633

FAX: 510-782-1939

Email: Jamesy@acpwa.org

Alameda County Public Works is the administering agency of General Ordinance Code, Chapter 6.88. The purpose of this chapter is to provide for the regulation of groundwater wells and exploratory holes as required by California Water Code. The provisions of these laws are administered and enforced by Alameda County Public Works Agency through its Well Standards Program.

Drilling Permit Jurisdictions in Alameda County: There are four jurisdictions in Alameda County.

Location:	Agency with Jurisdiction	Contact Number
Berkeley	City of Berkeley	Ph: 510-981-7460 Fax: 510-540-5672
Fremont, Newark, Union City	Alameda County Water District	Ph: 510-668-4460 Fax: 510-651-1760
Pleasanton, Dublin, Livermore, Sunol	Zone 7 Water Agency	Ph: 925-454-5000 Fax: 510-454-5728

The Alameda County Public Works Agency, Water Resources has the responsibility and authority to issue drilling permits and to enforce the County Water Well Ordinance 73-68. This jurisdiction covers the western Alameda County area of Oakland, Alameda, Piedmont, Emeryville, Albany, San Leandro, San Lorenzo, Castro Valley, and Hayward. The purpose of the drilling permits are to ensure that any new well or the destruction of wells, including geotechnical investigations and environmental sampling within the above jurisdiction and within Alameda County will not cause pollution or contamination of ground water or otherwise jeopardize the health, safety or welfare of the people of Alameda County.

Permits are required for all work pertaining to wells and exploratory holes at any depth within the jurisdiction of the Well Standards Program. A completed permit application (30 Kb)*, along with a site map, should be submitted at least ten (10) working days prior to the planned start of work. Submittals should be sent to the address or fax number provided on the application form. When submitting an application via fax, please use a high resolution scan to retain legibility.

Complete Permit Application Check List (24 Kb)*

Fees

Beginning April 11, 2005, the following fees shall apply:

A permit to construct, rehabilitate, or destroy wells, including cathodic protection wells, but excluding dewatering wells, shall cost \$300.00 per well.

A permit to bore exploratory holes, including temporary test wells, shall cost \$200 per site. A site includes the project parcel as well as any adjoining parcels.

Please make checks payable to: Treasurer, County of Alameda

Permit Fees are exempt to State & Federal Projects

Applicants shall submit a letter from the agency requesting the fee exemption.

Scheduling Work/Inspections:

Alameda County Public Works Agency (ACPWA), Water Resources Section requires scheduling and inspection of permitted work. All drilling activities must be scheduled in advance. Availability of inspections will vary from week to week and will come on a first come, first served basis. To ensure inspection availability on your desired or driller scheduled date, the following procedures are required:

Please contact **George Bolton at 510-670-5594** to schedule the inspection date and time (You must have drilling permit approved prior to scheduling).

Schedule the work as far in advance as possible (at least 5 days in advance); and confirm the scheduled drilling date(s) at least 24 hours prior to drilling.

Once the work has been scheduled, an ACPWA Inspector will coordinate the inspection requirements as well as how the Inspector can be reached if they are not at the site when inspection is required. Expect for special circumstances given, all work will require the inspection to be conducted during the working hours of 8:30am to 2:30pm., Monday to Friday, excluding holidays.

Request for Permit Extension:

Permits are only valid from the start date to the completion date as stated on the drilling permit application and Conditions of Approval. To request an extension of a drilling permit application, applicants must request in writing prior to the completion date as set forth in the Conditions of Approval of the drilling permit application. Please send fax or email to Water Resources Section, Fax 510-782-1939 or email at wells@acpwa.org. There are no additional fees for permit extensions or for re-scheduling inspection dates. You may not extend your drilling permit dates beyond 90 days from the approval date of the permit application. **NO refunds** shall be given back after 90 days and the permit shall be deemed voided.

Cancel a Drilling Permit:

Applicants may cancel a drilling permit only in writing by mail, fax or email to Water Resources Section, Fax 510-782-1939 or email at wells@acpwa.org. If you do not cancel your drilling permit application before the drilling completion date or notify in writing within 90 days, Alameda County Public Works Agency, Water Resources Section may void the permit and No refunds may be given back.

Refunds/Service Charge:

A service charge of \$25.00 dollars for the first check returned and \$35.00 dollars for each subsequent check returned.

Applicants who cancel a drilling permit application **before** we issue the approved permit(s), will receive a **FULL** refund (at any amount) and will be mailed back within two weeks.

Applicants who cancel a drilling permit application **after** a permit has been issued will then be charged a service fee of \$50.00 (fifty Dollars). To collect the remaining funds will be determined by the amount of the refund to be refunded (see process below).

Board of Supervisors Minute Order, File No. 9763, dated January 9, 1996, gives blanket authority to the Auditor-Controller to process claims, from all County departments for the refund of fees which do not exceed \$500 (Five Hundred Dollars)(with the exception of the County Clerk whose limit is \$1,500).

Refunds over the amounts must be authorized by the Board of Supervisors Minute Order, File No. 9763 require specific approval by the Board of Supervisors.

The forms to request for refunds under \$500.00 (Five Hundred Dollars) are available at this office or any County Offices.

If the amount is exceeded, a Board letter and Minute Order must accompany the claim. Applicant shall fill out the request form and the County Fiscal department will process the request.

Enforcement

Penalty. Any person who does any work for which a permit is required by this chapter and who fails to obtain a permit shall be guilty of a misdemeanor punishable by fine not exceeding Five Hundred Dollars (\$500.00) or by imprisonment not exceeding six months, or by both such fine and imprisonment, and such person shall be deemed guilty of a separate offense for each and every day or portion thereof during which any such violation is committed, continued, or permitted, and shall be subject to the same punishment as for the original offense. (Prior gen. code §3-160.6)

Enforcement actions will be determined by this office on a case-by-case basis

Drilling without a permit shall be the cost of the permit(s) and a fine of \$500.00 (Five Hundred Dollars).

Well Completion Reports (State DWR-188 forms) must be filed with the Well Standards Program within 60 days of completing work. Staff will review the report, assign a state well number, and then forward it to the California Department of Water Resources (DWR). Drillers should not send completed reports to DWR directly. Failure to file a Well Completion Report or deliberate falsification of the information is a misdemeanor; it is also grounds for disciplinary action by the Contractors' State License Board. Also note that filed Well Completion Reports are considered private record protected by state law and can only be released to the well owner or those specifically authorized by government agencies. Links to pertinent forms are provided below.

Well Completion Report Form*

Well Owner's Request Form for Previously Filed Forms (41Kb)*

Government Authorization Form for the Release of Forms (46 Kb)*

Site Hazard Information Form (51 Kb)*

* Adobe PDF Reader is Required.

**EFI**

Complete Issues • Solid Solutions

111 Deerwood Road
Suite 196
San Ramon, CA 94583
Tf: 800-506-0844
Tel: 925-820-9580
Fax: 925-820-9587
www.efiglobal.com

June 2, 2005

Leroy Griffin
Oakland City Fire Department
1605 Martin Luther King Jr. Way
Oakland, California 94612

Re: **Request for No Further Action – Red Hanger Cleaners, 6235 College Avenue, Oakland, California**
EFI PN: 98360-00-051

Dear Mr. Griffin:

On behalf of the Red Hanger Cleaners Site, EFI Global (EFI) is requesting that the City of Oakland Fire Department (COFD) review the findings summarized in this letter and provide written confirmation that "no further action" is needed to address the low concentrations of tetrachloroethene (PCE) at the above-mentioned property. The Site location is shown on Figure 1, and the Site Layout is shown on Figure 2.

Background

As part of a property transaction, AEI Consultants, conducted a Phase I Environmental Site Assessment (Phase I ESA) of the Subject Property in March 2005. The findings of their site assessment are summarized below:

- The Subject Property is located on the west side of College Avenue in a mixed commercial and residential area of Oakland. The Subject Property is identified by Alameda County Tax Assessor's Parcel Number (APN) 48A-7069-9-1 and is approximately 0.17 acres. The mailing address for the Subject Property is 6239 College Avenue, Oakland, California.
- The Subject Property is developed with a three-story building that was developed in 1986 and is currently occupied by the Red Hanger Cleaners on the first floor with offices on the second and third floors.
- Historical information gathered during AEI's assessment revealed that the Subject Property was occupied by an automobile garage and store in at least 1929, by Berkeley Fuel and Supply in at least 1941, and by a restaurant, plumbing and pipe threading store, and automobile garage in at least 1951. In 1985 plans for site improvements including grading permits and permits to remove a reported former gasoline underground storage tank (UST) were filed (see below). From 1986 to 1987 the current three-story office building was constructed.

- According to the City of Oakland Building and Planning Department (OBPD), a building plan record for the Subject Property indicated that a 1,000-gallon gasoline UST might have been present on the northwest corner of the Subject Property. The location of the UST was noted as "un-determined"; however, a fill pipe was noted in the plans reviewed. Permits to remove the reported UST were filed in 1986; however, no supporting information was noted in the files that documented any removal activities associated with the permits. It was also noted that no records of a UST were on file at the City of Oakland Fire Department or in the regulatory databases summarized in the Environmental Data Resources Inc. (EDR) radius report requested by AEI.
- The dry cleaning operations currently at the property consist of two closed-looped dry cleaning machines containing approximately 20 gallons of PCE in each. No floor drains are located adjacent to the machines, and no obvious signs of leakage, stains, or releases were noted during the field inspection conducted by AEI.
- AEI concluded in their report that a subsurface investigation be conducted in association with the reported former UST and dry cleaning operations.

In response to the environmental issues reported in the Phase I ESA, AEI conducted a geophysical survey and soil and groundwater sampling investigation on May 3, 2005. The information from their phase II investigation is summarized below:

- AEI conducted a geophysical survey using both electro-magnetic survey and ground penetrating radar equipment in the northwest corner area of the property to evaluate the presence of a suspected UST. The survey identified an anomaly that appeared to be a backfilled excavation approximately 8 feet deep.
- The subsurface scope of work included drilling five locations (SB-1 through SB-5) to depths of 26 feet below ground surface (bgs) for SB-1 and 12 feet bgs for SB-2 through SB-5. SB-1, SB-2, and SB-3 were located on the assumed down-gradient side of the dry cleaning machines, SB-4 was located on the upgradient side of the machines, and SB-5 was located in the center of the backfilled excavation area of the former UST.
- Soil boring logs are included in Attachment 1 for reference. The soils at Subject Property consisted of primarily silty clays to a depth of 10 to 12 feet, clayey silt to clayey gravel from 14 feet bgs to approximately 24 feet bgs, and sandy gravelly silt to gravelly silty sand from approximately 24 to 26 feet bgs.
- Groundwater was first encountered in SB-1 at a depth of approximately 24 feet bgs in the sandy gravelly silt to gravelly silty sand zone. According to the soil boring log, after approximately 5 minutes the static level was observed at 16 feet bgs. According to groundwater information obtained in AEI's Phase I ESA for nearby offsite properties, the groundwater flow direction in the vicinity of the Subject Property has been reported to flow to the southwest at 15 to 20 feet bgs.

- Samples submitted for analysis included soil collected at depths of 3 feet bgs from SB-1, SB-2, and SB-3 (upgradient sides). A soil sample collected at a depth of 4 feet was submitted from SB-4 (downgradient side) and 11.5 feet bgs in SB-5 (former UST area). The UST sample was analyzed by EPA Method 8015m/8020 for total petroleum hydrocarbons as gasoline, diesel, and motor oil and benzene, toluene, ethylbenzene, and xylenes (collectively, BTEX). The other soil samples collected from boreholes SB-1 through SB-4 and the grab groundwater sample collected from SB-1 were evaluated using EPA Method 8010 for halogenated volatile organic compounds (HVOCs).
- The results of the investigation reported that no petroleum hydrocarbons were detected in the soil sample collected below the base of the UST excavation. PCE was detected at low concentrations in the soil samples at 3.0 and 4.0 feet bgs as follows: SB-1 at 3.0 feet at 0.17 parts per million (ppm), SB-2 at 3.0 feet at 0.08 ppm, SB-3 at 3.0 feet at 0.19 ppm, and SB-4 at 4 feet at 0.26 ppm. The concentration of PCE detected in the groundwater sample was reported at 48 parts per billion (ppb). Chloroform was also detected in the groundwater sample at 0.83 ppb.

Based on the preliminary results of the shallow soil samples, soil samples that were placed on-hold at the laboratory were evaluated for the presence of PCE using EPA method 8010 for borings SB-1 through SB-4. The information from this additional analysis is presented below:

- Samples selected for additional analysis included the following: a soil sample in SB-1 (downgradient) at a depth of 11.5 feet bgs, and soil samples from a depth of 9.5 feet bgs from boreholes SB-2 through SB-4.
- No HVOCs were detected in the soil samples collected at 9.5 to 11.5 feet bgs.

Discussion

Based on the information obtained during AEI's Phase I ESA, two potential issues were noted: the reported former UST and the presence of the dry cleaning machines.

Based on the Phase II geophysical survey in the vicinity of the suspected former UST, it is concluded that if there was a UST historically located in the northwest corner of the property, it is no longer there. Additionally, soil samples collected during the Phase II subsurface investigation conducted in May 2005 at this location (SB-5) did not show the presence of soil adversely affected with petroleum hydrocarbons in either field observations or analytical data. Therefore the possible former UST does not represent an environmental concern at this time.

The Subject Property has been developed with the dry cleaner Red Hanger Cleaners since 1986-1987. According to data collected from shallow soil samples, PCE was detected in low concentrations at depths of 3 to 4 feet bgs at concentrations ranging from 0.08 ppm to 0.26 ppm. No PCE was detected in unsaturated soil at depths of 9.5 and 11.5 feet bgs. A grab groundwater sample collected from borehole SB-1 contained a PCE concentration of 48 ppb. Based on the soil data collected it appears that the shallow soil contains low levels of PCE, but this compound is not present in the deeper unsaturated zone. Therefore, it is possible that the low concentration of PCE detected in the groundwater is not attributed to PCE in shallow soil at the Site.

The analytical data for soil at the Site was compared to the California Regional Water Quality Control Board July 2003 Environmental Screening Levels (ESLs). For industrial/commercial properties, the most "conservative" ESL for PCE in shallow soil (i.e., less than three meters) is 0.25 ppm. This value is based on the potential for indoor air impacts (i.e., volatilization into the workplace). The ESL for direct exposure is 1.30 ppm, and the "maximum" ESL is 370 ppm based on aesthetics such as odor. PCE concentrations from four of five locations were below the most conservative ESL value of 0.25 ppm. Only location SB-4 at 4.0 feet bgs (0.26 ppm) was slightly above this guidance ESL for potential indoor air impacts as a result of volatilization from soil.

The ESL concentration for potential leaching of PCE from soil to groundwater is 0.70 ppm. The referenced PCE concentrations detected in the soil at the property were below this ESL.

The source(s) of the PCE detected in the groundwater at location SB-1 is not known at this time; however during the site reconnaissance by AEI, it was noted that there are two nearby and one historic dry cleaners as follows: Rockridge Royal Cleaner located at 5445 College Avenue and downgradient to crossgradient; Garden Cleaners located at 5808 College Avenue and downgradient to crossgradient; and historically adjacent Kay's Cleaner located at 6251 College Avenue and directly upgradient to the Subject Property.

Based on the results of the soil sampling and historical assessment, the source(s) of PCE in the groundwater does not appear to have originated from the Subject Property. Residual concentrations of PCE are present in the shallow soils that may have resulted from the use of PCE at the site since 1986-87; however, the absence of PCE in deeper unsaturated zone soils suggests that a significant release has not occurred.

From the data and historical review, EFI does not recommend any further assessment of the PCE in the soil and groundwater at the Subject Property.

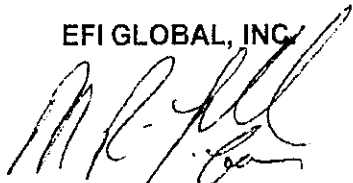
The implication of any further investigation may have a significant material affect on any future property transaction. EFI respectfully requests that the COFD review this case in light of the data presented above and provide a written determination of no further action.

Leroy Griffin
June 2, 2005
Page 5 of 5

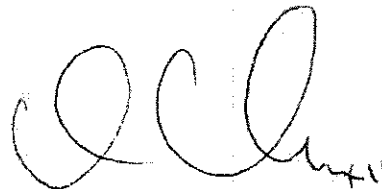
If you have any questions regarding this letter, please contact the undersigned at 925-820-9580.

Sincerely,

EFI GLOBAL, INC.



Mark B. Williams
Senior Project Manager



Chris R. Maxwell, R.G.
District Manager

Attachments: Figure 1 -
Figure 2 -
Attachment A

Site Location (AEI)
Site Layout and Sampling Locations (AEI)
Analytical Data Reports and Soil Boring Logs (AEI)



San Francisco Office
111 Deerwood Road
Suite 195
San Ramon, CA 94583
www.efiglobal.com

May 31, 2005

Mr. Crosby Allison
Valliance Capital Group, LLC.
1899 East Roseville Parkway, Suite 150
Roseville, CA 95661

Re: Proposal for Preparing Summary Letter Regarding Soil and Groundwater Conditions at Property Located at 6293 College Avenue, Oakland, California - EFI Proposal No. 98360-05-18

Dear Mr. Allison:

EFI Global (EFI) hereby submits this proposal to the Valliance Capital Group, LLC (Valliance) to prepare a summary letter for submittal to the Alameda County Health Care Services Agency (County) regarding soil and groundwater conditions at the above-referenced property. The purpose of the letter is to:

- Briefly summarize the findings of Phase One and Two investigations at the Property by AEI Consultants, including the results of soil and grab groundwater sampling;
- Request No Further Action for future investigation and/or remediation of low concentrations of chlorinated hydrocarbons (primarily tetrachloroethene – PCE) detected in shallow soil and groundwater.

EFI will prepare the letter in draft for your review and concurrence. Following your review and incorporation of any comments, EFI will submit the letter to the County. This proposal does not include any follow-up meetings, reports, and or field activities to address any potential questions or comments posed by the County. EFI can provide these services upon request.

EFI's budget estimate for this project is \$1,100.

If you have any questions or comments, please feel free to contact me at (925) 820-9580.

Sincerely,

EFI Global

Mark B. Williams
Senior Scientist

EFI Global, Inc.

Job Number: 9836000051

JOB SHEET

Assigned on: 6/1/2005 Job Description: Summary Letter Regarding Soil and Groundwater Conditions

Job Assigned to: Mark B. Williams Claim/File #::

Job Type: Forensic Structural

Contact: Crosby Allison Valliance Capital Group, LLC.

1899 East Roseville Parkway, Suite 150 Roseville CA 95661

Contact Phone: (916) 677-0700 Contact Fax: (916) 677-0731 Email

Date of Loss: 6/1/2005 Policy #:

Insured:

Loss Location: 6293 College Ave Oakland CA 94601

Lawsuit: Plaintiff is our Client vs. Defendant is our Client

GAB Bill Code: 451098-

Invoice Party: Crosby Allison Valliance Capital Group, LLC.

1899 East Roseville Parkway, Suite 150, Roseville CA 95661

Phone:

Invoicing Email:

Loss Details:

Questions:

Budget: 1,100.00 Time Req.:

Report Req.:

Inspection:

Inspect Date: Special Equipment:

Valliance Capital Group, LLC

FACSIMILE TRANSMITTAL SHEET

TO: Mark Williams

FROM: Crosby Allison

FAX NUMBER: 925.820.9587

DATE: 5/27

COMPANY: EFI

SENDER'S FAX NUMBER: 916.677.0731

PHONE NUMBER: 925.457.7384

TOTAL NO. OF PAGES INCLUDING COVER: 5

RE:

URGENT FOR REVIEW PLEASE COMMENT PLEASE REPLY PLEASE RECYCLE

NOTES/COMMENTS:

Here they are. ...

I'm at 916.677.0700 'til just before 10am today - but otherwise available by cell at 916.496.3272 (assuming the thing rings)

Look forward to talking with you.....