



October 5, 2017

Ms. Pennie Barger
Apex Refrigeration Corp.
1550 Park Avenue
Emeryville, CA 94608
(Sent via electronic mail to:
pelco1969@sbcglobal.net)

Ms. Amanda Kobler
1550 Park LLC
2336 Magnolia Street, Suite 11
Oakland, CA 94607
(Sent via electronic mail to:
amanda@phasedeux.com)

Subject: Commercial Land Use; Fuel Leak Case No. RO0003069 and GeoTracker Global ID T1000002519, Pellegrini Refrigeration & Restaurant Equipment Company, 1550 Park Avenue, Emeryville, CA 94608

Dear Meses. Barger and Kobler:

Alameda County Department of Environmental Health (ACDEH) has been contacted by Ms. Amanda Kobler about a pending property transaction for the subject site. ACDEH understands that the site will remain in commercial usage with no redevelopment of the existing site or structure. There are three environmental cases associated with this site:

- RO0000647; T0600101953; Petroleum Underground Storage Tank (UST) release; Pelco Distributors; case closed May 6, 1996
- RO0003069; T1000002519; Pellegrini Refrigeration & Restaurant Equipment Company; Petroleum UST release; closure pending well destruction
- RO0003215; T10000009222; 1550 Park Avenue; Site Cleanup Program (SCP) case opened for intended redevelopment of property by 1550 Park LLC

ACDEH understands that 1550 Park LLC will no longer be redeveloping the site and therefore has requested that the SCP case be closed. In order to initiate closure of the SCP case, please provide a letter with a request and the reason, and provide information regarding the pending property owner.

Upon receipt of well destruction documentation for RO0003069 ACDEH will reactivate closure of the petroleum UST case. The closure document will have the following land use restrictions:

Due to the residual contamination at the site, closure is granted under a commercial land use scenario, for the existing building configuration, with site management requirements. A Site Management Plan (SMP) has been prepared to address potential contaminants of concern should excavation or construction activities occur in an area of residual contamination.

Under the current commercial land use, most of the site is paved with minor landscaped areas near the site boundaries resulting in a low potential for direct contact exposure.

If a change in land use to any residential, commercial other than as a commercial fueling station, or conservative land use, or if any redevelopment occurs, Alameda County Environmental Health (ACDEH) must be notified as required by Government Code Section 65850.2.2 ACDEH will re-evaluate the site relative to the proposed redevelopment.

Excavation or construction activities in areas of residual contamination require planning and implementation of appropriate health and safety procedures by the responsible party prior to and during excavation and construction activities.

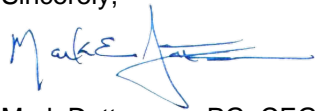
This site is to be entered into the City of Emeryville Permit Tracking System due to the residual contamination on site.

Mses. Barger and Kobler
RO0003069
October 5, 2017, Page 2

Use of the property for commercial office space is compatible with commercial use; however, due to residual contamination, any future changes in use, building configuration, or redevelopment of the site will require re-evaluation of the site. It is the understanding of Alameda County Department of Environmental Health (ACDEH), that 1550 Park LLC has initiated necessary actions, required by a Responsible Party, for case closure.

Thank you for your cooperation. 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 Detterman, PG, CEG
Senior Hazardous Materials Specialist

cc: Michael Lamphere, Lamphere Law Offices, 900 Larkspur Landing Circle, Suite 179; Larkspur, CA 94939, (Sent via electronic mail to: MLamphere@lampherelaw.com)

Nick Patz, 828 School Street, Napa, CA 94559; (Sent via electronic mail to: nick.patz@adanta-inc.com)

Dilan Roe, ACDEH, (Sent via electronic mail to: dilan.roe@acgov.org)

Paresh Khatri, ACDEH; (Sent via electronic mail to: paresh.khatri@acgov.org)

Mark Detterman, ACDEH, (Sent via electronic mail to: mark.detterman@acgov.org)
Electronic File; GeoTracker