

Notice to Tenant (add unit #);

Background:

During the period, 1978 to 1983, a former tenant, Perc Serv, Inc., was located at 1001 Camelia St. Perc Serv, Inc., sold drying cleaning establishments perchloroethylene, (PCE). They did not use PCE onsite as part of their business operations. However, a spill occurred outside the building when the PCE was being transferred from third-party vendors supply trucks to Perc Serv delivery trucks. The building's current owner, Maffei Leasing LLC, has been conducting investigation, removal actions, and remediation at the premises. These investigations have shown that the highest PCE concentrations are located in the western portion of the site.

Maffei Leasing Investigation and Mitigation Efforts:

The owner's environmental consultants have been and continue to investigate site conditions, and to take remedial steps to reduce potential exposures. As part of the investigation effort, the owner conducts indoor air monitoring. The August 24-25, 2021 indoor air results show no immediate health threat. However, due to California environmental screening standards, the concentrations reported exceed commercial environmental screening levels, indicating a potential risk due to PCE exposure. Environmental screening levels are not a regulation nor a substitute for site-specific risk identifications, which the owner is working to determine in coordination with the San Francisco Bay Regional Water Quality Control Board ("Regional Board") oversight. Once the site condition investigation data trends are shown, remedial action can be targeted to manage and reduce the risk.

As part of the risk mitigation effort, the owner is taking several steps, including proposed removal of contaminated soil adjacent to the loading dock. The owner is in the process of installing an under-slab vapor removal system to reduce the PCE source material. In addition, the owner has already installed air purifier devices to increase the air exchange within the building.

We continue to monitor the indoor air levels on a monthly bases to assure these remedial efforts are providing air quality improvements. In general, these efforts have proven to be helpful in reducing the PCE levels at the site.

Tanette Maffei
COO
Maffei Leasing, LLC