

Wickham, Jerry, Env. Health

From: Weston, Robert, Env. Health
Sent: Thursday, March 13, 2008 7:43 AM
To: Wickham, Jerry, Env. Health
Subject: FW: ACHCSA Case #RO0000121, (Shell SAP #135037) 999 San Pablo, Albany

Jerry,
Wanted you to be aware of this situation.

Robert Weston
Alameda County Department of Environmental Health
510 567-6781

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From: Greg Biggs [mailto:gregb@wlcwyo.com]
Sent: Tuesday, March 11, 2008 4:38 PM
To: dbaertschi@crawworld.com; bill.merchant@shell.com; denis.i.brown@shell.com; Weston, Robert, Env. Health
Subject: ACHCSA Case #RO0000121, (Shell SAP #135037) 999 San Pablo, Albany

3/11/08

Hello,

My name is Greg Biggs. My mother was Mary Lou Biggs. Mom or rather her trust (The Mary Louise Biggs Trust...) was a partial owner of the 999 San Pablo, Albany property until she passed away in July of last year. The other owner is the Betty Patton Trust with her son Dr. Doug Patton as the Trustee, etc. I am the Trustee, the Beneficiary, etc. of the Mary Louise Biggs Trust and am trying to get her affairs in order so that the IRS tax return can be done by April 15, 2008, and need some help.

I am in the process of having an appraisal done, and the appraiser has asked some questions that I am hoping someone can clarify. During her evaluation she found an "OPEN CASE" on the property and potential remediation activities that have taken place. Dr. Patton and I have received monitor well reports that indicate

data, and a disclaimer that the company only provides data and not analysis. I spoke with Dr. Patton last weekend and he is not aware of receiving any kind of remediation plan, nor could I find any in mom's files. Please provide a remediation plan if one exists. The appraiser has reason reason to believe that remediation activities have taken place and finds it unusual that the property owners have no record of that activity. One of her questions is: what level or standard of remediation is being done? Is it to commercial or residential standards? Please let me know. If remediation is being done, I would think the owners' would have some say. Maybe this has been done and I just can't find the records. Could someone please provide those records, or explain why the owners' would not have a say as to the level of remediation? Also the appraiser, seems to think that it is possible that there may be toxins that Shell is claiming it is not responsible for and / or may predate the occupancy of the site (my records indicate 1924), which seem unlikely. The appraiser needs to know the significance of the toxins, and how much it would cost to have them removed so she can determine a value of the property for the upcoming IRS tax filing. Also, she needs to know the anticipated time to complete the remediation. If a response to these questions can be provided it would be most helpful.

Thank you for your time, I am looking forward to hearing from you. I have included contact information below.

The appraiser's contact information is as follows:

Margaretta (Peggy) J. Darnall

446 17th Street, Suite 200

Oakland, CA 94612

(p) 510-452-4477

(f) 510-452-4230

My Contact is as follows:

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work fax: 307-235-5604
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Thank you again,

Gregory L. Biggs
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