



BROADBENT

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broadbentinc.com

Creating Solutions. Building Trust.

July 2, 2012

J#06-88-620

Mr. Alan Riches, VP
Harman Stephens, Inc. #137
On behalf of Mr. Edward Low and the Trust of Richard J. Moser and Joyce G. Moser
P.O. Box 572530
Salt Lake City, UT 84157

RE: Environmental Boring Investigation at 15179 Hesperian Boulevard, San Leandro, CA
Alameda County Assessor's Parcel No. 77D-1487-21-5, California

Dear Mr. Riches:

On behalf of Atlantic Richfield Company (a BP affiliated company), Broadbent & Associates, Inc. (Broadbent) will be performing environmental boring investigation activities for the ARCO Service Station #2162 located at 15135 Hesperian Boulevard in San Leandro, Alameda County, California. In accordance with the attached access agreement, four borings are to be advanced in the adjacent parking lot of the Kentucky Fried Chicken restaurant at 15179 Hesperian Boulevard to check for offsite migration of contamination (see attached drawing).

Broadbent will be performing a pre-work survey to map underground utilities in the proposed boring areas on Friday July 20, 2012. The actual boring investigation activities will take place during the morning of Monday July 30, 2012. We will be advancing the small-diameter borings beginning at 7 a.m., collecting soil and groundwater samples, then sealing the borings with grout and restoring the asphalt pavement. In an attempt to minimize disruptions to the onsite business, Broadbent will endeavor to complete the work in front of the restaurant building before 10 a.m. and within the rest of the parking lot by noon.

The Broadbent Site Safety Officer/Senior Field Technician will make contact with Mr. Will Lin, Manager for KFC Store #E720061 when they arrive. Should you have any questions before then, please contact me at (530) 566-1400.

Sincerely,
BROADBENT & ASSOCIATES, Inc.

Tom Venus, PE
Senior Engineer

RECEIVED

3:41 pm, Jul 09, 2012

Alameda County
Environmental Health

Attachment: Access Agreement, Alameda County APN 77D-1487-21-5
Proposed GeoProbe Boring Locations

cc: KFC Restaurant #E720061, 15179 Hesperian Blvd, San Leandro, CA 94578
Ms. Dilan Roe, Alameda County Environmental Health Services (submitted via ftp)
Ms. Shannon Couch, Atlantic Richfield Company (submitted via ENFOS)

ACCESS AGREEMENT

This access agreement is entered into between Atlantic Richfield Company (BP) and the undersigned Owner. Owner is the current owner of the referenced property (Property) located at: 15179 Hesperian Boulevard, San Leandro, California, also known as Alameda County Assessor's Parcel No. 77D-1487-21-5 (refer to attached Assessor's Parcel Map).

For good and valuable consideration which the parties hereby acknowledge the receipt and sufficiency thereof, the undersigned (Owner) hereby agrees to grant BP and/or its environmental consultants or subcontractors access to the Property in order to perform certain environmental activities which BP at its sole discretion chooses to perform. Such activities may include sampling, assessment, inspection, monitoring, installation of equipment, operation and maintenance of equipment, and remediation activities (Activities). Owner will provide BP information regarding the location of subsurface utilities in the area of the proposed Activities to the extent Owner is aware of such information.

BP will perform this work at no cost to Owner.

BP shall use reasonable efforts during its Activities to minimize interruption to the business or use of the Property. BP will repair any damage to the Property that may occur as a result of its Activities at the Property, including but not limited to restoration of the surface areas of the Property to their pre-drilling conditions, removal of equipment, and proper well closure.

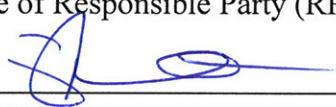
Upon written request by Owner, BP agrees to provide the results of analytical testing performed by BP regarding its Activities at the Property and copies of all reports submitted to the appropriate State Agency. BP shall provide this information as a courtesy only. Use of any of the information contained in these documents is at Owner's sole risk. BP shall not be deemed to have made any representation or warranty, expressed or implied, as to the condition of the Property or the accuracy of the documents.

BP will indemnify Owner from third party claims that arise out of BP's negligence associated with the Activities performed by BP on the Property.

It is hereby agreed that the neither this Access Agreement nor the Activities on the Property are an admission against BP's interests or an assumption of liability or waiver of any rights by BP.

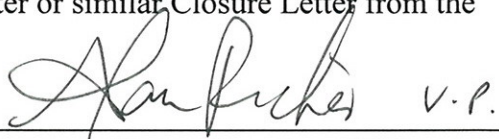
This Access Agreement will terminate once BP removes all of its soil borings and monitoring wells located on the Property and receives a No Further Action letter or similar Closure Letter from the appropriate State Agency.

Atlantic Richfield Company
Name of Responsible Party (RP)


Signature

Remediation Management Project Manager for RP
Signer's Title

Tom Venus PE/530-566-1400
Consultant Contact Person/Telephone Number


Property Owner Signature / Title

ALAN RICHES
Printed Name of Owner

2/18/12
Date of Authorization

209 640 1909
Telephone Number

1487

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Rancho San Leandro (Jose Joaquin Estudillo) (Part. Bk. A Pg. 116)
Scale 1"=50'

TRACT 1215 (Bk. 33 Pg. 42) Estudillo Park. (Bk. 26 Pg. 7)
P.M. 689 (Bk. 79 Pg. 2)

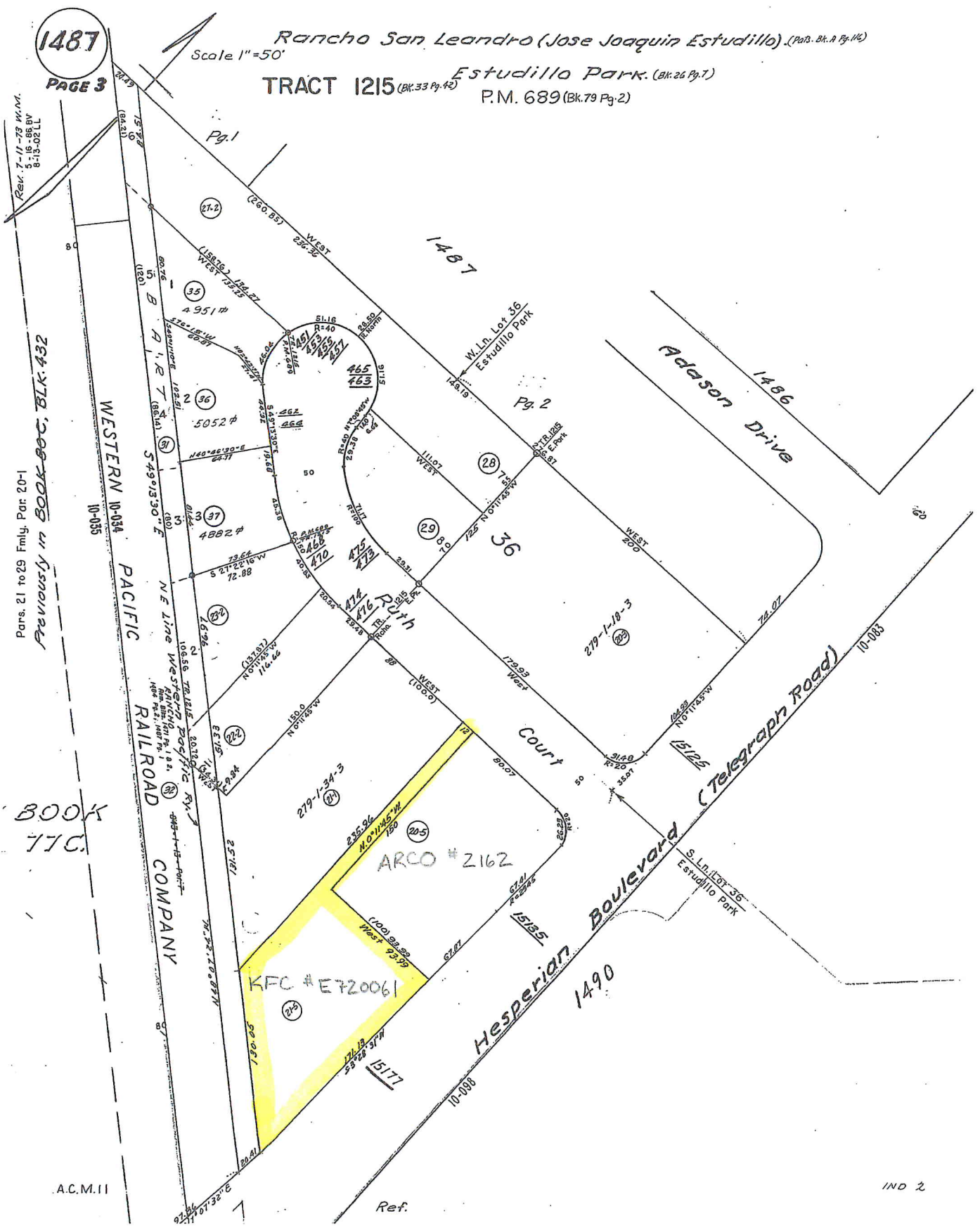
Ref. 7-11-79 M.M.
5-16-86 BV
8-15-02 LL

Pars. 21 to 29 Fmly. Par. 20-1
Previously in BOOK-80C, BLK. 432

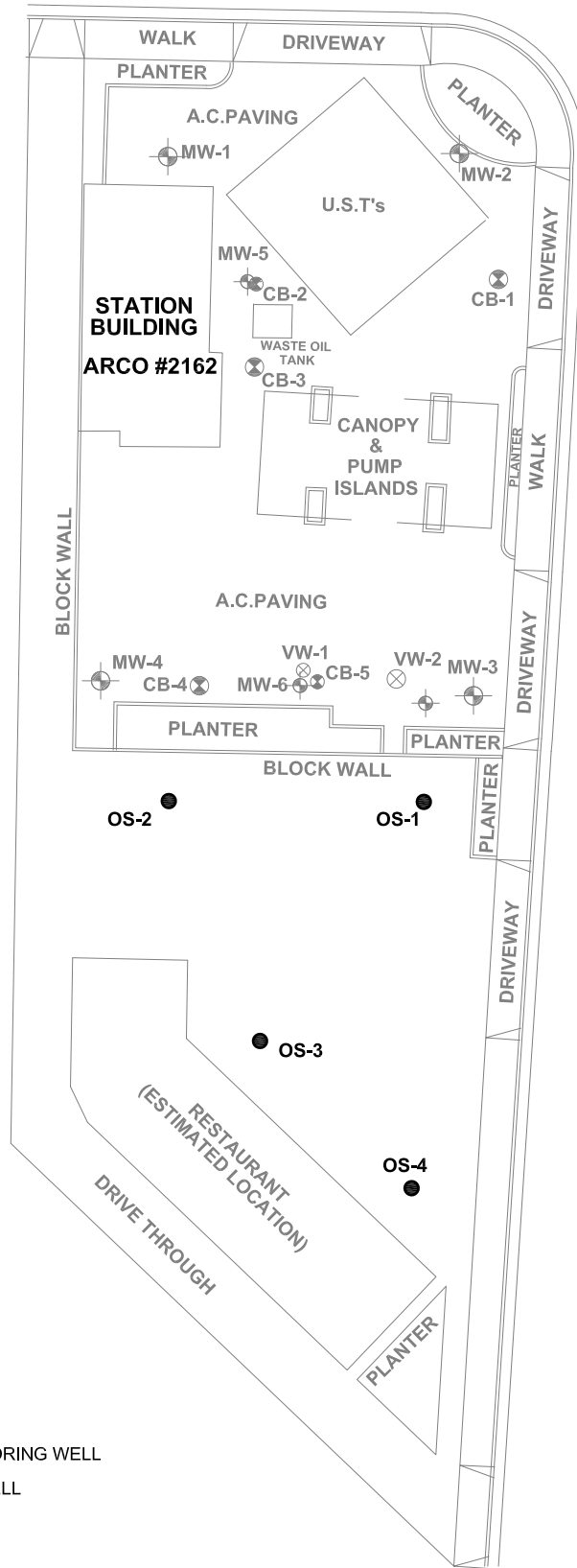
BOOK
77C

A.C.M. II

IND 2







RUTH COURT



HESPERIAN BLVD.

LEGEND

-  GROUNDWATER MONITORING WELL
-  VAPOR EXTRACTION WELL
-  SOIL BORING
-  PROPOSED BORING

NOTE: SITE MAP ADAPTED FROM WOOD RODGERS SURVYING.

