



W. A. Craig, Inc.
Engineering & Construction

6940 Tremont Road
Dixon, CA 95620
A,B Haz License #455752
Tel (707) 693-2929
Fax (707) 693-2922

September 10, 2003

Mr. Don Wang
Alameda County Environmental Health
1311 Harbor Bay Parkway, Suite 250
Alameda, California 94502-6577

Alameda County
SEP 15 2003
Environmental Health

Project No. 3936

**Subject: Addendum to Corrective Action Plan
Express Gas & Mart
2951 High Street, Oakland, California**

Dear Mr. Wang:

I spoke with your supervisor, Donna Drogos, September 4, 2003 regarding the *Corrective Action Plan* for the subject site dated July 28, 2003. She briefly reviewed the document and gave me her initial comments. First, she requested that a cost evaluation be provided for the three remedial options evaluated. Second, she requested that we clearly state the cleanup levels and goals established for the site. Third, she requested an estimate of groundwater velocity based on the hydraulic gradient and estimated permeability of the soil. Fourth, she requested bibliographic references in professional literature describing the geology of the region. Finally, She suggested that remedial activities be performed as an Interim Remedial Action rather than as a final Corrective Action Plan.

The cost analysis for the three selected remedial options (air sparging with soil vapor extraction, iSOC™ in-well oxygen diffusion technology, and ozone sparging) is provided in **Attachment A** to this letter. Air sparging with soil vapor extraction will cost \$195,586. The iSOC oxygen diffusion technology will cost \$144,862. Our recommended remedial technology, ozone sparging will cost \$145,357. This cost includes testing, startup and one year of maintenance.

Cleanup levels for the site were established in a Tier 2 Risk-Based Corrective Action (RBCA) analysis performed in August 1997 by Christopher Palmer. The RBCA established site-specific threshold levels (SSTLs) for petroleum hydrocarbons in soil and groundwater. The draft RBCA was reviewed and commented on by ACEH. Mr. Palmer addressed these comments in the final RBCA and the ACHCS approved the RBCA, including the proposed SSTLs, in a letter dated October 21, 1997. SSTLs for soil and groundwater are provided in the following table.

Cleanup Levels for Soil and Groundwater

Media (units)	MtBE	benzene	toluene	ethylbenzene	xylenes
Soil (mg/Kg)	9.7	2.6	1.6	1.9	2.8
Groundwater (ug/L)	8,400	200	270	180	470

Reference: *Addendum to Risk Assessment for Zima Center Corporation, 2951 High Street, Oakland, Christopher Palmer, August 22, 1997.*

Cleanup Goals for Groundwater

	MtBE	benzene	toluene	ethylbenzene	xylenes
Groundwater (ug/L)	5	1	150	700	1,750

Reference: *San Francisco Bay Basin Plan, San Francisco Bay Regional Water Quality Control Board, Table 3-5 Water Quality Objectives for Municipal Supply.* Note these same values are primary or secondary maximum contaminant levels (MCLs) for drinking water.

The groundwater velocity was estimated based on a hydraulic gradient of 0.042 ft/ft measured during our most recent groundwater sampling event on July 16, 2003 and an estimated hydraulic conductivity of from 10^{-3} to 10^{-5} cm/sec based on a gravelly clay soil (Freeze and Cherry, 1979). The estimated groundwater velocity ranges from 0.0012 to 0.12 ft/day. If we consider that MtBE is moving at the same rate as groundwater advection (i.e., no adsorption or degradation) then a molecule of MtBE could move from 0.4 to 40 feet in one year.

E. J. Helley and R.W. Graymer in USGS Open File Report 97-97, 1997 classified sediments in this locale as Holocene-age alluvial fan and fluvial deposits.

We concur with Ms. Drogos recommendation that the ozone sparging system be installed as an interim remedial action. However, if we demonstrate that SSTLs (i.e. cleanup levels) have been achieved and that constituents of concern are attenuating toward cleanup goals established in the RWQCB basin plan, then the case will be closed by ACEH. We look forward to receiving your approval of the Corrective Action Plan.

As I mentioned to you in our conversation last week, the owner of the property has made a down payment on ozone sparge system and is anxious to install the system to expedite the remediation. The owner must show the California UST Cleanup Fund that the ACEHS has approved the interim remedial action prior to pre-approving costs to install the system. We need your approval of the proposed remedial action as soon as possible.

Ms. Drogos requested that I provide a "legal document" showing that a property transaction is currently underway. The property is presently in escrow and I have provided documentation to this effect in **Attachment B**.

Please contact me at (707) 693-2929 if I can be of further assistance to you in your timely review of the *Corrective Action Plan*.

Sincerely,

W.A. Craig, Inc.



Tim Cook, P.E.
Principal Engineer

Attachments (2)

cc: Mr. Aziz Kandahari, Kandahari Trading Company
Mr. Michael Wayne V., Remax Real Estate Services

ATTACHMENT A

COST ESTIMATES FOR REMEDIAL ALTERNATIVES

LEGEND

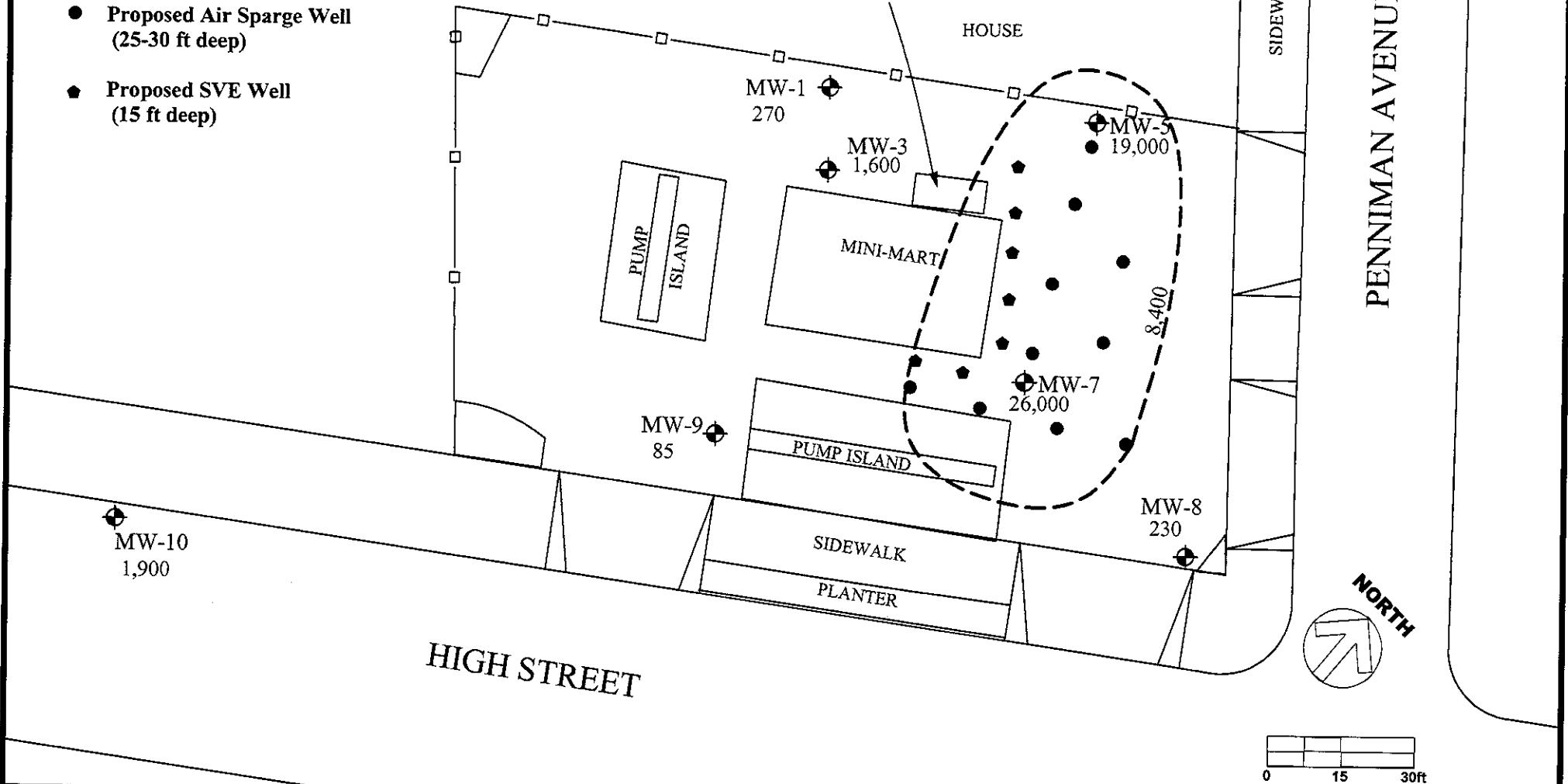
⊕ Monitoring Well Location

1,600 MtBE Concentration in April 2003 (ug/L)

⊖ Limits of MtBE Plume Defined by the SSTL

● Proposed Air Sparge Well (25-30 ft deep)

◆ Proposed SVE Well (15 ft deep)



W.A. Craig, Inc.

6940 Tremont Road Lic. no. 455752
 Dixon, California 95620-9603
 (707) 693-2929 Fax (707) 693-2922

Proposed Air Sparge-SVE Layout

Express Gas & Mart
 2951 High Street
 Oakland, California

Project #: 3936	Figure:
Date: 9/8/03	1
Scale: 1"=30'	

COST BREAKDOWN

Install Air Sparge (10 wells) + SVE (7 wells) System and One Year of O&M

Site:

Express Gas & Mart
 2951 High Street, Oakland, California
 WAC Project No. 3936

TASK 1 - Project Planning, System Design, Pre-Field Preparations, Regulatory/Air Permits

	<u>Unit Rate</u>	<u>Units</u>	<u>Amount</u>	<u>Subtotal</u>
Labor Costs	various	man-hrs	98	\$ 8,500.00
WAC Equipment				
Field Vehicle	\$ 60.00	day	3	\$ 180.00
Subcontractors and Materials				
Air Permit for SVE Combustion Unit	\$ 250.00	ea	1	\$ 250.00
Utility Locating Service	\$ 540.00	ea	1	\$ 540.00
Markup (10%)		ea		\$ 79.00
Site Specific Health and Safety Plan	\$ 800.00	ea	1	\$ 800.00
TASK SUBTOTAL				\$ 10,349.00

TASK 2 – Install Air Sparge-Soil Vapor Extraction System and Site Restoration

	<u>Unit Rate</u>	<u>Units</u>	<u>Amount</u>	<u>Subtotal</u>
Labor Costs	various	man-hrs	348	\$ 24,270.00
WAC Equipment				
Tool Truck	\$ 90.00	day	7	\$ 630.00
Field Trucks	\$ 60.00	day	17	\$ 1,020.00
Mob/Demob	\$ 600.00	ea	1	\$ 600.00
Saw Cutting	\$ 3.00	ft	420	\$ 1,260.00
Compressor & Jackhammer	\$ 180.00	day	3	\$ 540.00
Operated Trencher	\$ 765.00	day	3	\$ 2,295.00
Operated Bobcat	\$ 840.00	day	4	\$ 3,360.00
PID	\$ 100.00	day	5	\$ 500.00
Subcontractors, Rented Equipment, and Materials				
Driller and Well Construction Materials	\$ 18,035.00	ea	1	\$ 18,035.00
Laboratory (waste profile)	\$ 110.00	sample	4	\$ 440.00
Electrician	\$ 3,500.00	ea	1	\$ 3,500.00
Surveyor	\$ 750.00	ea	1	\$ 750.00
Asphalt Roller	\$ 230.00	ea	1	\$ 230.00
Temporary Fencing & Trench Plates	\$ 130.00	day	7	\$ 910.00
Sparge & Vacuum lines, Valves, & Fittings	\$ 850.00	ea	1	\$ 850.00
Blower, Compressor, other aboveground Equipment	\$ 3,700.0	ea	1	\$ 3,700.0
10" x 17" Well Vaults	\$ 165.00	ea	17	\$ 2,805.0
Rented Catalytic Oxidizer-Shipping & Hookup	\$ 3,340.00	ea	1	\$ 3,340.00
Security Fence and Sound Baffling (installed)	\$ 1,200.00	ea	1	\$ 1,200.00
Disposal of trenching soil & concrete debris	\$ 750.00	ea	1	\$ 750.00
Sand Backfill & new Concrete/AC	\$ 1,250.00	ea	1	\$ 1,250.00
Markup (10%)				\$ 3,776.00
TASK SUBTOTAL				\$ 76,011.00

TASK 3 – Develop the Sparge Wells and Baseline Sampling for the Sparge Wells

(the baseline sampling includes TPH, BTEX, & Oxys analyses)

	Rate	Units	No.	Subtotal
Labor Costs	various	man-hrs	49.5	\$ 3,412.50
WAC Equipment				
Field Vehicle	\$ 60.00	day	4	\$ 240.00
Groundwater Development/Sampling Equipment	\$ 205.00	day	4	\$ 820.00
Subcontractors and Materials				
Laboratory	\$ 200.00	well	10	\$ 2,000.00
Disposable Bailers & Other Expendables	\$ 40.00	well	10	\$ 400.00
Markup (10%)				\$ 240.00

TASK SUBTOTAL \$ 7,112.50

TASK 4 – Weekly Groundwater Monitoring for the First 2 Months, O&M for 1 Year, Reporting

(the weekly monitoring includes dissolved oxygen in all monitoring wells and sampling 2 wells bi-weekly for TPH, BTEX, & Oxys; monitoring includes checking SVE wells with a PID, but does not include sampling of soil gas potentially required for the air permit)

	Rate	Units	No.	Subtotal
Labor Costs	various	man-hrs	653	\$ 50,985.00
WAC Equipment				
Field Vehicle	\$ 60.00	day	56	\$ 3,360.00
PID	\$ 100.00	day	55	\$ 5,500.00
Groundwater Sampling Equipment	\$ 205.00	day	4	\$ 820.00
Subcontractors and Materials				
Laboratory	\$ 200.00	well	8	\$ 1,600.00
Catalytic Oxidizer Rental for 9 Months	\$ 2,830.00	month	9	\$ 25,470.00
Uninstall Catalytic Oxidizer & Return to Vendor	\$ 2,520.00	ea	1	\$ 2,520.00
Purchase/Install 4-Drum Carbon Treatment System	\$ 2,400.00	ea	1	\$ 2,400.00
Dispose & Replace Spent Carbon	\$ 450.00	drum	4	\$ 1,800.00
Remediation System Maintenance Supplies	\$ 20.00	month	12	\$ 240.00
Disposable Bailers & Other Sampling Expendables	\$ 30.00	well	8	\$ 240.00
Markup (10%)				\$ 3,427.00
Electricity costs for first 9 Months	\$ 1,300.00	month	9	\$ 11,700.00
Electricity costs for last 3 Months	\$ 800.00	month	3	\$ 2,400.00

TASK SUBTOTAL \$ 112,462.00

TOTAL* \$195,586

* Costs do not include the transport and disposal of contaminated Investigative Derived Wastes.

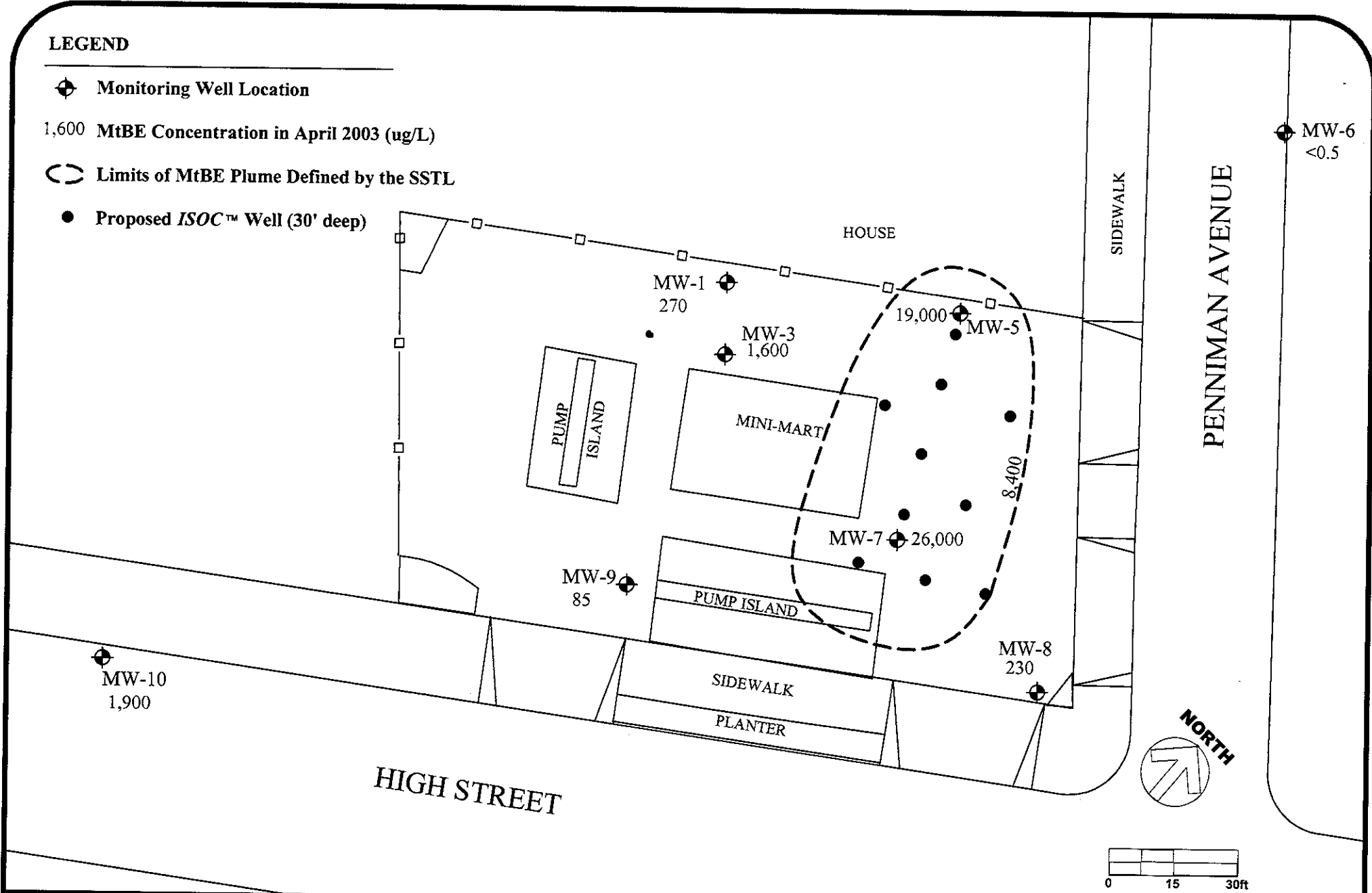
LEGEND

⊕ Monitoring Well Location

1,600 MtBE Concentration in April 2003 (ug/L)

⊖ Limits of MtBE Plume Defined by the SSTL

● Proposed ISOC™ Well (30' deep)



W.A. Craig, Inc.

6940 Tremont Road Lic. no. 455752
 Dixon, California 95620-9603
 (707) 693-2929 Fax (707) 693-2922

Proposed ISOC™ System Layout

Express Gas & Mart
 2951 High Street
 Oakland, California

Project #: 3936	Figure:
Date: 8/9/03	2
Scale: 1"=30'	

COST BREAKDOWN

Install 10-Well ISOC System and One Year of O&M

Site:

Express Gas & Mart
2951 High Street, Oakland, California
WAC Project No. 3936

TASK 1 - Project Planning, System Design, Baseline Sampling for O₂ Demand Parameters (3 Wells), Pre-Field Preparations, Regulatory Requirements				
	<u>Unit Rate</u>	<u>Units</u>	<u>Amount</u>	<u>Subtotal</u>
Labor Costs	various	man-hrs	97	\$ 8,315.00
WAC Equipment				
Groundwater Sampling Equipment	\$ 205.00	day	1	\$ 205.00
Field Vehicle	\$ 60.00	day	4	\$ 240.00
Subcontractors and Materials				
County Well Installation Permits	\$ -	well	10	\$ -
Laboratory	\$ 167.00	well	3	\$ 501.00
Utility Locating Service	\$ 540.00	ea	1	\$ 540.00
Disposable Bailers & Other Expendables	\$ 30.00	well	3	\$ 90.00
Markup (10%)		ea		\$ 113.10
Site Specific Health and Safety Plan	\$ 800.00	ea	1	\$ 800.00
TASK SUBTOTAL				\$ 10,804.10

TASK 2 – Install 10 ISOC Wells to 30' and Site Restoration

	<u>Unit Rate</u>	<u>Units</u>	<u>Amount</u>	<u>Subtotal</u>
Labor Costs	various	man-hrs	201	\$ 14,335.00
WAC Equipment				
Tool Truck	\$ 90.00	day	3	\$ 270.00
Field Trucks	\$ 60.00	day	9	\$ 540.00
Mob/Demob	\$ 600.00	ea	1	\$ 600.00
Saw Cutting	\$ 3.00	ft	160	\$ 480.00
Compressor & Jackhammer	\$ 180.00	day	2	\$ 360.00
Operated Backhoe	\$ 900.00	day	2	\$ 1,800.00
PID	\$ 100.00	day	3	\$ 300.00
Subcontractors, Rented Equipment, and Materials				
Driller and Well Construction Materials	\$ 13,130.00	ea	1	\$ 13,130.00
Laboratory (waste profile)	\$ 110.00	sample	4	\$ 440.00
Surveyor	\$ 600.00	ea	1	\$ 600.00
Trench Plates	\$ 75.00	day	3	\$ 225.00
ISOCs & Control Panels (includes shipping)	\$ 4,100.00	ea	10	\$ 41,000.00
Tubing, Valves, & Fittings	\$ 35.00	well	10	\$ 350.00
Oxygen Cylinders (20 ft ³)	\$ 75.00	ea	20	\$ 1,500.00
36" x 24" Well Vaults (includes shipping)	\$ 400.00	ea	10	\$ 4,000.00
New Concrete (includes hauling)	\$ 275.00	ea	1	\$ 275.00
2-Stage Regulators	\$ 240.00	ea	10	\$ 2,400.00
Disposal of excess soil & concrete debris	\$ 225.00	ea	1	\$ 225.00
Markup (10%)				\$ 6,414.50
TASK SUBTOTAL				\$ 89,244.50

TASK 3 – Develop and Baseline Sampling for the ISOC Wells

(the baseline sampling includes TPH, BTEX, & Oxys analyses)

	<u>Rate</u>	<u>Units</u>	<u>No.</u>	<u>Subtotal</u>
Labor Costs	various	man-hrs	49.5	\$ 3,412.50
WAC Equipment				
Field Vehicle	\$ 60.00	day	4	\$ 240.00
Groundwater Development/Sampling Equipment	\$ 205.00	day	4	\$ 820.00
Subcontractors and Materials				
Laboratory	\$ 200.00	well	10	\$ 2,000.00
Disposable Bailers & Other Expendables	\$ 40.00	well	10	\$ 400.00
Markup (10%)				\$ 240.00
TASK SUBTOTAL				\$ 7,112.50

TASK 4 – Weekly Groundwater Monitoring for the First 2 Months, O&M for 1 Year, Reporting
(the weekly monitoring includes dissolved oxygen in all ISOC & monitoring wells and sampling 2 monitoring wells bi-weekly for TPH, BTEX, & Oxy; after the first 2 months, O&M visits will be made once a month)

	<u>Rate</u>	<u>Units</u>	<u>No.</u>	<u>Subtotal</u>
Labor Costs	various	man-hrs	390	\$ 30,210.00

	<u>Rate</u>	<u>Units</u>	<u>No</u>	<u>Subtotal</u>
WAC Equipment				
Field Vehicle	\$ 60.00	day	22	\$ 1,320.00
Groundwater Sampling Equipment	\$ 205.00	day	4	\$ 820.00

Subcontractors and Materials				
Laboratory	\$ 200.00	well	8	\$ 1,600.00
Oxygen Cylinder Refills	\$ 13.00	ea	60	\$ 780.00
High-Range Dissolved Oxygen Meter	\$ 118.00	day	18	\$ 2,124.00
Miscellaneous Supplies	\$ 10.00	month	12	\$ 120.00
Disposable Bailers & Other Sampling Expendables	\$ 30.00	well	8	\$ 240.00
Markup (10%)				\$ 486.40

TASK SUBTOTAL \$ 37,700.40

TOTAL* \$144,862

* Costs do not include the transport and disposal of contaminated Investigative Derived Wastes.

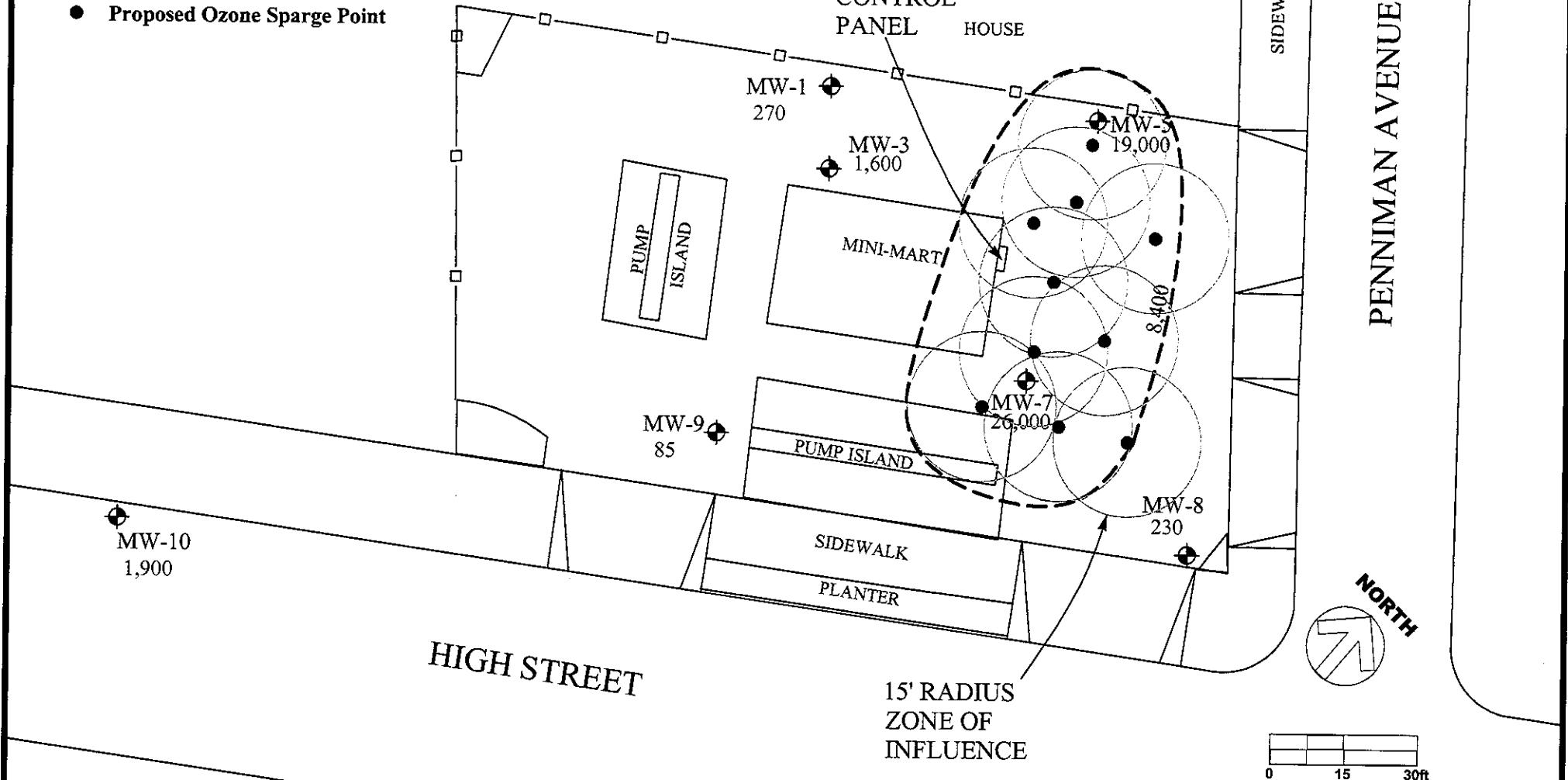
LEGEND

⊕ Monitoring Well Location

1,600 MtBE Concentration in April 2003 (ug/L)

⊖ Limits of MtBE Plume Defined by the SSTL

● Proposed Ozone Sparge Point



Proposed Ozone Sparge System Layout

Express Gas & Mart
2951 High Street
Oakland, California



W.A. Craig, Inc.

6940 Tremont Road Lic. no. 455752
Dixon, California 95620-9603
(707) 693-2929 Fax (707) 693-2922

Project #: 3936	Figure:
Date: 7/23/03	3
Scale: 1"=30'	

COST BREAKDOWN

Install 10-Well Ozone Sparge System and One Year of O&M

Site:

Express Gas & Mart
2951 High Street, Oakland, California
WAC Project No. 3936

**TASK 1 - Project Planning, System Design, Baseline Sampling for O₂ Demand Parameters (3 Wells),
Pre-Field Preparations, Regulatory Requirements**

	<u>Unit Rate</u>	<u>Units</u>	<u>Amount</u>	<u>Subtotal</u>
<i>Labor Costs</i>	various	man-hrs	97	\$ 8,315.00
<i>WAC Equipment</i>				
Groundwater Sampling Equipment	\$ 205.00	day	1	\$ 205.00
Field Vehicle	\$ 60.00	day	4	\$ 240.00
<i>Subcontractors and Materials</i>				
County Well Installation Permits	\$ -	well	10	\$ -
Laboratory	\$ 167.00	well	3	\$ 501.00
Utility Locating Service	\$ 540.00	ea	1	\$ 540.00
Disposable Bailers & Other Expendables	\$ 30.00	well	3	\$ 90.00
Markup (10%)		ea		\$ 113.10
Site Specific Health and Safety Plan	\$ 800.00	ea	1	\$ 800.00
TASK SUBTOTAL				\$ 10,804.10

TASK 2 – Install Ozone Sparge System and Site Restoration

	<u>Unit Rate</u>	<u>Units</u>	<u>Amount</u>	<u>Subtotal</u>
Labor Costs	various	man-hrs	282	\$ 19,670.00
WAC Equipment				
Tool Truck	\$ 90.00	day	5	\$ 450.00
Field Trucks	\$ 60.00	day	13	\$ 780.00
Mob/Demob	\$ 600.00	ea	1	\$ 600.00
Saw Cutting	\$ 3.00	ft	350	\$ 1,050.00
Compressor & Jackhammer	\$ 180.00	day	2	\$ 360.00
Operated Trencher	\$ 765.00	day	2	\$ 1,530.00
Operated Bobcat	\$ 840.00	day	3	\$ 2,520.00
PID	\$ 100.00	day	3	\$ 300.00
Subcontractors, Rented Equipment, and Materials				
Drilling Subcontractor	\$ 9,300.00	ea	1	\$ 9,300.00
Laboratory (waste profile)	\$ 110.00	sample	4	\$ 440.00
Electrician	\$ 3,500.00	ea	1	\$ 3,500.00
Surveyor	\$ 600.00	ea	1	\$ 600.00
Asphalt Roller	\$ 230.00	ea	1	\$ 230.00
Temporary Fencing & Trench Plates	\$ 130.00	day	5	\$ 650.00
Sparge lines, Valves, & Fittings	\$ 600.00	ea	1	\$ 600.00
KVA Ozone Sparge System & Sparge Points	\$ 26,150.0	ea	1	\$ 26,150.0
10" x 17" Well Vaults	\$ 165.00	ea	10	\$ 1,650.0
Security Fence (installed)	\$ 600.00	ea	1	\$ 600.0
Disposal of trenching soil & concrete debris	\$ 525.00	ea	1	\$ 525.00
Sand Backfill & new Concrete/AC	\$ 950.00	ea	1	\$ 950.00
Markup (10%)				\$ 4,519.50
TASK SUBTOTAL				\$ 76,974.50

TASK 3 – Weekly Groundwater Monitoring for the First 2 Months, O&M for 1 Year, Reporting

(the weekly monitoring includes dissolved oxygen in all wells and sampling 2 wells bi-weekly for TPH, BTEX, & Oxys; O&M to include weekly visits)

	Rate	Units	No.	Subtotal
Labor Costs	various	man-hrs	582	\$ 45,420.00

	Rate	Units	No	Subtotal
WAC Equipment				
Field Vehicle	\$ 60.00	day	56	\$ 3,360.00
Ozone Meter	\$ 30.00	day	55	\$ 1,650.00
Groundwater Sampling Equipment	\$ 205.00	day	4	\$ 820.00

Subcontractors and Materials

KVA Startup Assistance	\$ 400.00	ea	1	\$ 400.00
Laboratory	\$ 200.00	well	8	\$ 1,600.00
Ozone System Maintenance Supplies	\$ 20.00	month	12	\$ 240.00
Disposable Bailers & Other Sampling Expendables	\$ 30.00	well	8	\$ 240.00
Markup (10%)				\$ 248.00
Electricity Costs (no markup)	\$ 300.00	month	12	\$ 3,600.00

TASK SUBTOTAL \$ 57,578.00

TOTAL* \$145,357

* Costs do not include the transport and disposal of contaminated Investigative Derived Wastes.

ATTACHMENT B

PROPERTY TRANSACTION DOCUMENTS

ESCROW CONTROL COMPANY

830 Kiely Boulevard, Suite 103, Santa Clara, CA 95051
P.O. Box 2458, Santa Clara, CA 95055-2458

(408) 248-2263
Fax: (408) 246-2211

Date: September 8, 2003

Attn: Donna Drogos
Alameda County Environmental Health
1131 Harbor Bay Parkway
Alameda, CA 94502

Escrow No. 59151-DL/59152-DL
Re: Express Gas & Mart, 2950 High Street,
Oakland, CA 94619

sent via fax to 707-893-2922

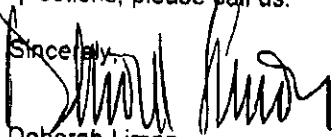
Dear Ms. Drogos

Please be advised that we have an escrow open for the sale of the above referenced business and the real property upon which it is located.

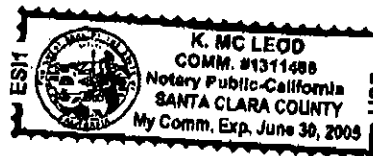
We anticipate close of escrow to be on or about October 15, 2003. Escrow #59151-DL is for the purchase of the real property; Escrow #59152-DL is for the purchase of the business known as Express Gas & Mart.

We appreciate having the opportunity of working with you. If there are any items you want furnished to you, please let us know so that we may provide them to you when we receive them. If you have any questions, please call us.

Sincerely,



Deborah Limon
Escrow Officer

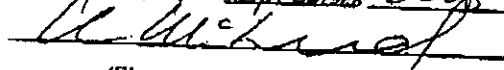


State of California

County of Santa Clara

Subscribed and sworn (or affirmed) to before

me this 8th day of September 2003



(Signature of Notary)

September 4, 2003

Via Facsimile: 1.707.693.2922

ALAMEDA COUNTY ENVIRONMENTAL HEALTH
Ms. Donna Drogos
1131 Harbor Bay Parkway
Alameda, California 94502

Re: Express Gas & Mart
2951 High Street
Oakland, California 94619

Dear Ms. Drogos:

As the brokerage firm overseeing all contractual matters regarding the sale of Express Gas & Mart, we thank you for the immediate attention you have given this case. For the record, Mr. Aziz Kandahari, President of Himalaya Trading Company Dba: Express Gas & Mart, whose business address is, 2951 High Street, Oakland, California, have entered into contract as of June 14, 2003 with Mr. Nhon Nguyen and Ms. Loan Tran.

On June 16, 2003 ratified agreements for the purchase of said business and real property were consummated by and between the parties as noted above. Escrow Officer, Ms. Deborah, Limon of Escrow Control Company (Business address: 830 Kiely Blvd., Suite 103, Santa Clara, California 95051), on June 16, 2003 received an earnest money deposit in the amount of \$50,000.00 (Fifty Thousand) for escrow number: 59151-DL, receipt number: 108763 (see: attached copy).

Additionally, Escrow Control Company received \$50,000.00 (Fifty Thousand), for escrow number: 59152-DL, receipt number: 108762 (see: attached copy). In total as of June 16, 2003, \$100,000.00 (One Hundred Thousand) has been placed in trust with Escrow Control Company for the purchase of Express Gas & Mart and real property. We anticipate the close of escrow, and/or legal transfer to be on or around Wednesday, October 15, 2003.

To further assist your office, and to confirm said transaction, I've instructed Ms. Deborah Limon (Escrow Control Company), to provide an internal [notarized] document to support the material facts as legal confirmation on said subject matter.

It would be my pleasure to assist your office in any manner necessary relative to the purchase agreements between our clients. Please do not hesitate to call me directly.

Regards,


Michael Wayne V.

Cc: Mr. Tim Cook, W.A. CRAIG, INC.
Mr. Aziz, Kandahari, HIMALAYA TRADING CO.
Ms. Deborah, Limon, ESCROW CONTROL CO.



RE/MAX

Real Estate Services
an independently owned and operated

Michael Wayne V.

"The Agent That Doesn't Sleep"

Office: 408.252.9800 x2299

Fax: 408.252.9819

e-mail: michaelvilla-lobos@remax.net



Escrow Control Company
830 Kiely Boulevard, Suite 103
Santa Clara, CA 95051
(408) 246-2263

RECEIPT NO. 108763

ESCROW NO.
59151-DL

DATE
06/16/2003

Property: 2950 High Street, Oakland, CA 94619

RECEIVED Nhon Ngoc Nguyen and Loan Thi Tran
OF

AMOUNT
\$*****50,000.00

FIFTY THOUSAND AND 00/100 DOLLARS -----

	ABA Number	Check Number	Description
CASH			
CHECK	90-7162	2098	
CASHIER'S CHECK			
DRAFT			
OTHER			

Checking Account Number 4903935645

BY 
Deborah Limon

Received on behalf of BUYER/BORROWER

ORIGINAL

(Land)

Escrow Control Company
830 Kiely Boulevard, Suite 103
Santa Clara, CA 95051
(408) 246-2263

RECEIPT NO. 108762

ESCROW NO.
59152-DL

DATE
06/16/2003

Property: Express Gas, 2951 High Street, Oakland, CA 94619

RECEIVED 24 Market
OF

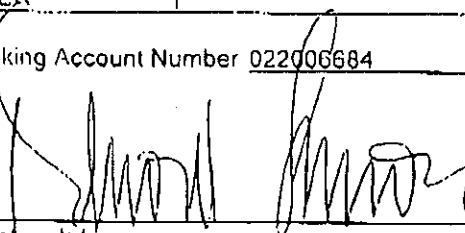
AMOUNT
\$*****50,000.00

FIFTY THOUSAND AND 00/100 DOLLARS -----

	ABA Number	Check Number	Description
CASH			
CHECK	90-78	2039	
CASHIER'S CHECK			
DRAFT			
OTHER			

Checking Account Number 022006684

Received on behalf of BUYER/BORROWER

BY 
Deborah Limon

ORIGINAL

(Business)

✓ OPENED ESCROW: 6.16.03