

FAX TRANSMITTAL

TO: EVA CHU - ALAMEDA COUNTY HEALTH AGENCY

DATE: OCTOBER 10, 1999

FAX NUMBER: 510-337-9335

FROM: PATRICK ELLWOOD

FAX NUMBER: 510-238-9131

PHONE NUMBER: 510-238-9111

RE: COLLEGE SQUARE

NUMBER OF PAGES (including this cover sheet): (-8-)

MESSAGE: Eva, please find attached the following:

1. Fax Transmittal dated October 11, 1999 sent to Bette Owen at Chevron;
2. Water table gradient information dated October 8, 1999 received from Golden Gate Tank Removal; and
3. October 4, 1999 Advance Title Research Chain of Title information showing Standard's involvement at the property going back to 1935.

As we discussed, I need the "responsible party" acknowledgement from Alameda County Health as soon as possible relative to our pending sale. Please contact me at your earliest opportunity after you have reviewed the information provided in order to coordinate the logistics of obtaining the acknowledgement.

PTE



October 8, 1999
Project 7335

Ms. Eva Chu
Division of Environmental Protection
Alameda County Health Agency
1131 Harbor Bay Parkway, 2nd floor
Alameda, CA 94502

Re: 5930 College Avenue
Oakland, California
STID # 514
GROUNDWATER GRADIENT

Ms. Chu,

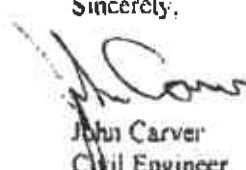
On October 7, 1999, Golden Gate Tank Removal (GGTR) carried out the first complete monitoring event of the three groundwater monitoring wells at the site. The event monitored MW1 which has been in place for about 18 months and the two recently installed groundwater monitoring wells, MW2 and MW3.

The full Summary Report is being prepared And will be submitted as soon as it is finished.

The groundwater gradient has been calculated using the data obtained on October 7, 1999. The gradient was calculated to be 11 degrees east of south at a slope of 0.67 feet per 100 feet. The attached figure is a graphic representation of the calculated gradient.

Thank you for your assistance on this project. If there is any additional data required, please call me.

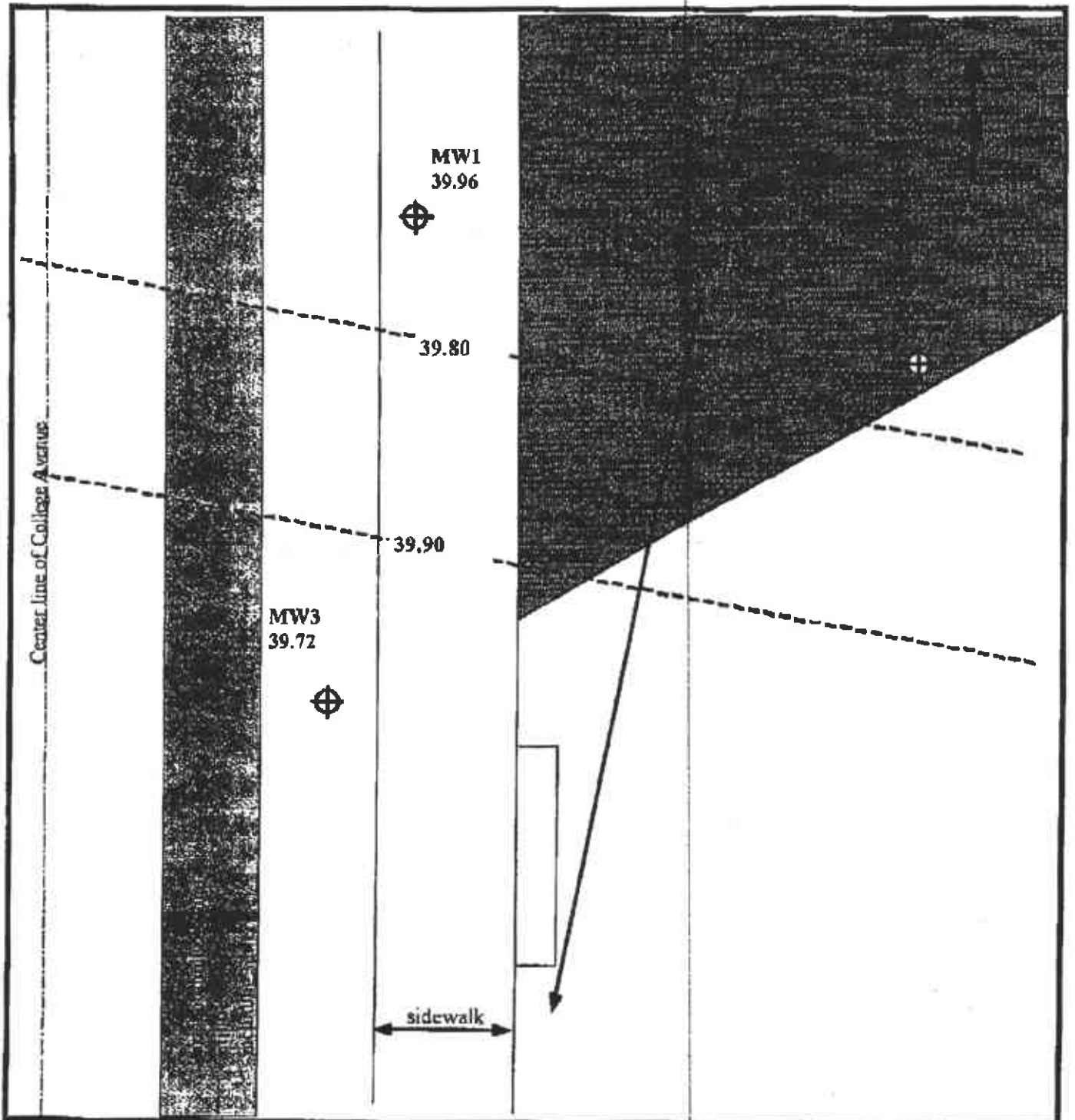
Sincerely,


John Carver
Civil Engineer



cc William G. Sheaff TTE Trust
Mr. Brian Sheaff
1945 Parkside Drive
Concord, CA 94519

255 Shipley Street • San Francisco, CA 94107 • Tel 415.512.1555 • Fax 415.512.0964



GOLDEN GATE TANK REMOVAL

255 Shipley Street
 San Francisco, CA 94107
 Telephone (415) 512 1555 Fax (415) 512 0964

GROUNDWATER GRADIENT

10/07/99
 5930 College Avenue
 Oakland, California

Project 7335

By: jnc

1" = 10'

October 1999

Figure 1

FAX TRANSMITTAL

TO: BETTE OWEN

DATE: OCTOBER 11, 1999

FAX NUMBER: 925-842-8370

FROM: PATRICK ELLWOOD

FAX NUMBER: 510-238-9131

PHONE NUMBER: 510-238-9111

RE: COLLEGE SQUARE – 5940 College Avenue, Oakland, CA

NUMBER OF PAGES (Including this cover sheet): (-3-)

MESSAGE: Please find attached the water table gradient information I received from Golden Gate Tank Removal. As we discussed, I need the "responsible party" acknowledgement from Chevron as soon as possible relative to our pending sale. Please contact me at your earliest opportunity after you have reviewed the information provided in order to coordinate the logistics of obtaining the acknowledgement.

PTE

Advance Title Research

FAX TRANSMITTAL

DATE: 10-4-99
 TO: College Square Associates
 ATTN: Patrick Ellwood
 NUMBER OF PAGES (INCLUDING COVER SHEET) - 4 -
 FROM: Carolyn
 FAX NO. (510) 538-0702

IF YOU DO NOT RECEIVE THE ENTIRE TRANSMITTAL OR IF IT IS ILLEGIBLE, PLEASE CALL THE NUMBER BELOW.

Order No. 132023

Page 2

EXHIBIT A

1. Henning Koford and Lillian Mae Koford acquired title to said land prior to January 1, 1930.
2. **LEASE**
 Dated : December 6, 1935
 Lessor : Henning Koford and Lillian Mae Koford
 Lessee : Standard Stations, Inc., a Delaware corporation
 Recorded : January 27, 1936, Instrument No. GG-4390, Book 3301, Page 4
3. **LEASE**
 Dated : August 22, 1938
 Lessor : Henning Koford and Lillian Mae Koford
 Lessee : Standard Oil Company of California, a corporation
 Recorded : October 1, 1938, Instrument No. II-48193, Book 3675, Page 221
4. **DECREE OF DISTRIBUTION**
 Dated : December 9, 1941
 Grantor : Estate of Homing Koford, Deceased, as to a 1/2 interest
 Grantee : Lillian Mae Koford, a widow
 Recorded : December 9, 1941, Book OO-67974, Book 4144, Page 316

AGREEMENT EXTENDING LEASE
 Recorded : November 29, 1943, Instrument No. QQ-62763, Book 4425, Page 266

AGREEMENT EXTENDING LEASE
 Recorded : January 17, 1945, Instrument No. RR-73715, Book 4625, Page 295

AGREEMENT EXTENDING LEASE & MODIFYING OPTION
 Recorded : December 5, 1945, Instrument No. SS-81334, Book 4814, Page 2
5. **DECREE OF DISTRIBUTION**
 Dated : September 16, 1942
 Grantor : Estate of Lillian Mae Koford, Deceased
 Grantee : Trustees of Samuel Merritt Hospital
 Recorded : October 9, 1942, Instrument No. PP-53238, Book 4285, Page 274
6. **LEASE**
 Dated : February 13, 1953
 Lessor : Trustees of Samuel Merritt Hospital
 Lessee : Standard Oil Company of California, a corporation
 Recorded : February 24, 1954, Instrument No. AJ-15327, Book 7256, Page 79

TERMINATION OF LEASE
 Recorded : February 13, 1969, Instrument No. 69-16805, Reel 2345, Image 746

Continued on Page 3

Order No. 132023
Page 3

7. GRANT DEED

Dated : June 9, 1955
Grantor : Trustees of Samuel Merritt Hospital
Grantee : Samuel Merritt Hospital, a non-profit corporation, as successor Trustee
Recorded : July 8, 1955, Instrument No. AK-73291, Book 7715, Page 65

8. GRANT DEED

Dated : December 3, 1968
Grantor : Samuel Merritt Hospital, a non-profit corporation, successor Trustee of the Lillian Mae Koford Testamentary Trust Dated 10-9-42
Grantee : Dreyer's Grand Ice Cream, Inc., a corporation
Recorded : December 4, 1968, Instrument No. BA-134106, Reel 2304, Image 321

9. GRANT DEED

Dated : February 27, 1969
Grantor : Dreyer's Grand Ice Cream, Inc., a corporation
Grantee : A.M. Wolff, a 1/3 interest; Robert L. Boone, a 1/3 interest; and Kenneth M. Cook, a 1/3 interest
Recorded : February 28, 1969, Instrument No. 69-22499, Reel 2355, Page 325

END OF REPORT

Advance Title Research

College Square Associates
Attention: Patrick Ellwood
C/O Ellwood Commercial Real Estate
1345 Grand Avenue
Piedmont, California 94610

Order No.: 132023

CHAIN OF TITLE REPORT

Effective Date: October 1, 1999

Fee: \$700.00

Liability: \$100.00

According to those Public Records, which, under the recording laws, impart constructive notice of matters relating to the interest, which was acquired by:

Standard Oil Company of California

Pursuant to a grant deed in and to the land described as follows:


Lots 1 and 2, Block 1, Map of Brookside Park, filed October 19, 1906, in Map Book 21, Page 74, Alameda County Records.

Commonly Known As: 5940-42 College Avenue
Oakland, California

Tax Parcel No. : 014-1266-048

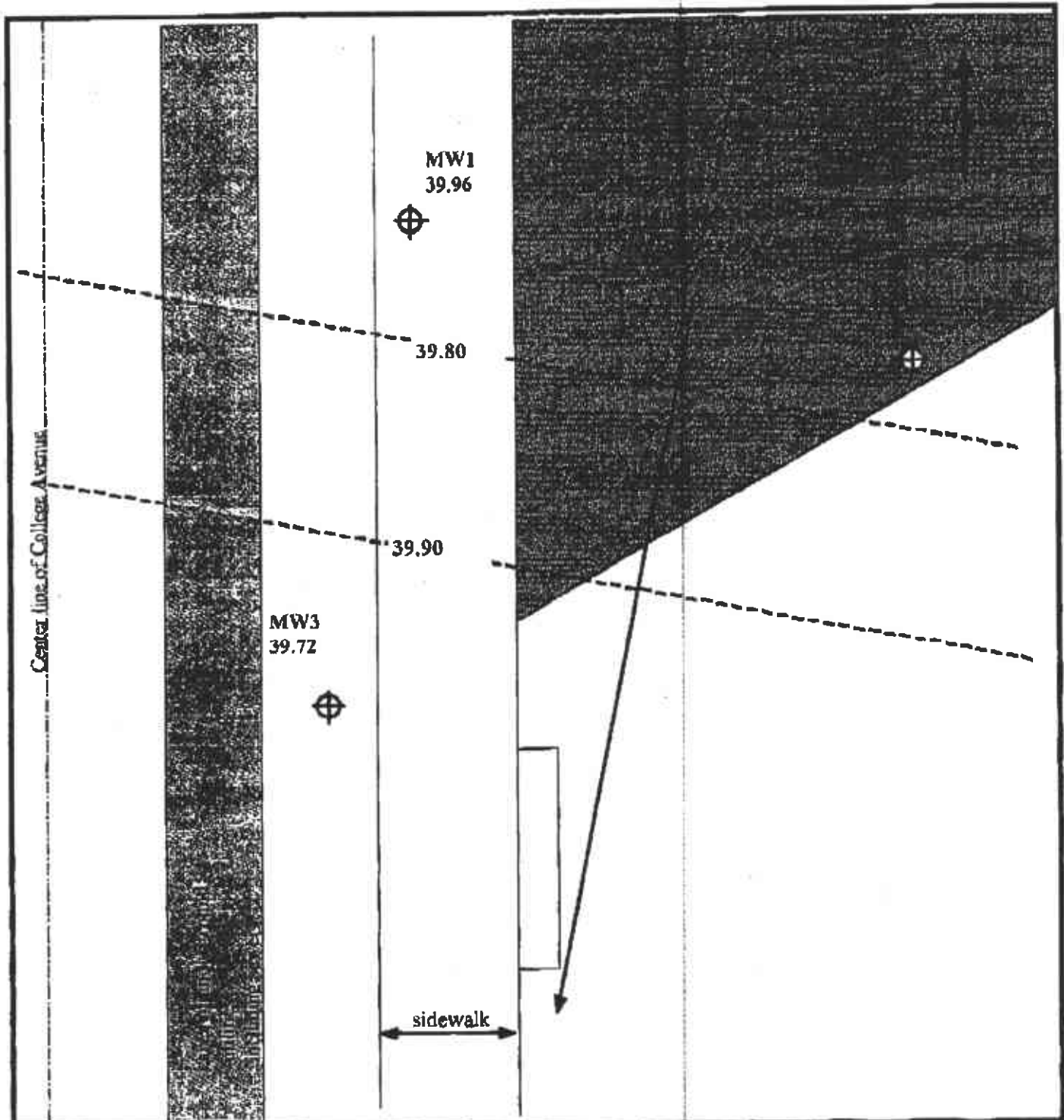
Only the following matters affecting the ownership appear in such records subsequent to January 1, 1930 through December 31, 1969 and are attached hereto and shown on EXHIBIT A.

ADVANCE TITLE RESEARCH


Robert C. Burke
President

ATTACHMENTS
5930 College Avenue
Oakland, California

GOLDEN GATE TANK REMOVAL



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255 Shipley Street
 San Francisco, CA 94107
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