

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



7

August 28, 2006

Jordan Family Trust c/o
Mr. Anthony Varni
650 A Street
Hayward, CA 94541

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

Dear Mr. Varni:

Subject: Toxics Case RO0002918, Jordan Ranch, 4233 Fallon Rd., Dublin, CA 94568

Alameda County Environmental Health (ACEH) staff has reviewed the files for the subject site including the following reports:

- August 7, 2006 Technical Comments Jordan Ranch 4233 Fallon Road Dublin, California by ICES
- August 4, 2006 Groundwater Monitoring- July 2006 Jordan Ranch 4233 Fallon Road Dublin, California
- August 7, 2006 Revised Site Mitigation Plan Jordan Ranch 4233 Fallon Road Dublin, California

These reports respond to the County's July 10, 2006 letter. We approve the Revised Site Mitigation Plan (SMP), however, we request you address the following technical comments prior to performing this work.

TECHNICAL COMMENTS

1. Perjury Statement- We note that a cover letter with a perjury statement signed by an authorized representative was not included with the submitted reports. Please include a cover letter satisfying these requirements for these and all future reports and technical documents submitted for this fuel leak case.
2. Geotracker Submission- Electronic submittal of a complete copy of all reports is required in Geotracker (in PDF format). Please notify our office by e mail once this submission has occurred.
3. Receptor Survey- Prior to the completion of the planned future residential development, the existing supply well on the site must be properly decommissioned.
4. Other Areas of Potential Concern- In addition to the well requirements of comment #3, please provide our office with the results of soil analysis of the sample collected from the base of the power pole and from beneath each of the stained areas as requested.
5. In the Revised ICES SMP, Figure 3 presents the revised anticipated excavation area. Will the extent of the excavation be limited due to the presence of existing buildings or extended as results dictate? Please clarify prior to starting excavation.

TECHNICAL REPORT REQUEST

Please submit the following technical reports according to the following schedule:

- 45 days after the completion of field activities- Soil and Water Investigation Report (Remedial Action Implementation Report) and soil analytical results from samples collected near power pole and beneath stained areas.
- Well Decommission Report- 45 days after submission of Soil and Water Investigation report.

ELECTRONIC SUBMITTAL OF REPORTS

Effective **January 31, 2006**, the Alameda County Environmental Cleanup Oversight Programs (LOP and SLIC) require submission of all reports in electronic form to the county's ftp site. Paper copies of reports will no longer be accepted. The electronic copy replaces the paper copy and will be used for all public information requests, regulatory review, and compliance/enforcement activities. Please do not submit reports as attachments to electronic mail.

Submission of reports to the Alameda County ftp site is an addition to existing requirements for electronic submittal of information to the State Water Resources Control Board (SWRCB) Geotracker website. Submission of reports to the Geotracker website does not fulfill the requirement to submit documents to the Alameda County ftp site. In September 2004, the SWRCB adopted regulations that require electronic submittal of information for groundwater cleanup programs. For several years, responsible parties for cleanup of leaks from underground storage tanks (USTs) have been required to submit groundwater analytical data, surveyed locations of monitor wells, and other data to the Geotracker database over the Internet. Beginning July 1, 2005, electronic submittal of a complete copy of all necessary reports was required in Geotracker (in PDF format). Please visit the SWRCB website for more information on these requirements (http://www.swrcb.ca.gov/ust/cleanup/electronic_reporting).

In order to facilitate electronic correspondence, we request that you provide up to date electronic mail addresses for all responsible and interested parties. Please provide current electronic mail addresses and notify us of future changes to electronic mail addresses by sending an electronic mail message to me at barney.chan@acgov.org.

PROFESSIONAL CERTIFICATION & CONCLUSIONS/RECOMMENDATIONS

The California Business and Professions Code (Sections 6735, 6835, and 7835.1) requires that work plans and technical or implementation reports containing geologic or engineering evaluations and/or judgments be performed under the direction of an appropriately registered or certified professional. For your submittal to be considered a valid technical report, you are to present site specific data, data interpretations, and recommendations prepared by an appropriately licensed professional and include the professional registration stamp, signature, and statement of professional certification. Please ensure all that all technical reports submitted for this fuel leak case meet this requirement.

Mr. Anthony Varni
August 28, 2006
Page 3 of 3

If you have any questions, please call me at (510) 567-6765.

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

cc: files, D. Drogos

Mr. Derek Wong, ICES, P.O. Box 99288, Emeryville, CA 94662-9288
Mr. Aaron Ross-Swain, Standard Pacific Homes, 3825 Hopyard Road, Ste. 195,
Pleasanton, CA 94588

8_28_06 4233 Fallon Rd

August 7, 2006

ICES 6012



Mr. Barney Chan
Alameda County Health Care Services Agency
Department of Environmental Health
1131 Harbor Bay Parkway, Suite 250
Alameda, California 94502-6577

Subject: Technical Comments
Jordan Ranch
4233 Fallon Road
Dublin, California

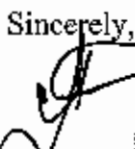
Dear Barney:

We have reviewed your comments for the proposed remedial activities for Jordan Ranch located at 4233 Fallon Road in Dublin, California. Our responses to your comments dated July 10, 2006 are attached.

The remedial activities will not only remove petroleum-affected soil at and surrounding the former UST but also within approximately 4 feet below the groundwater table within the identified groundwater plume. In addition to the confirmation excavation wall and floor samples, supplementary soil and groundwater samples will also be collected beyond the excavation limits to document the complete removal of petroleum-affected soil and groundwater. The purpose of removing the petroleum-affected soil adjacent to and within the groundwater table and collecting supplementary confirmation samples beyond the excavation limits is to expedite completion of the remedial activities and eliminate the need to conduct post remedial groundwater monitoring. Groundwater monitoring will not be conducted following the completion of soil and groundwater removal activities.

If you have any questions or concerns, please feel free to contact Derek Wong or me.

Sincerely,


Peng Leong, P.E.
Principal Engineer



cc: Mr. Robert Infelise, Castle & Nicholson LLP
Mr. Aaron Ross Swain, Standard Pacific Homes

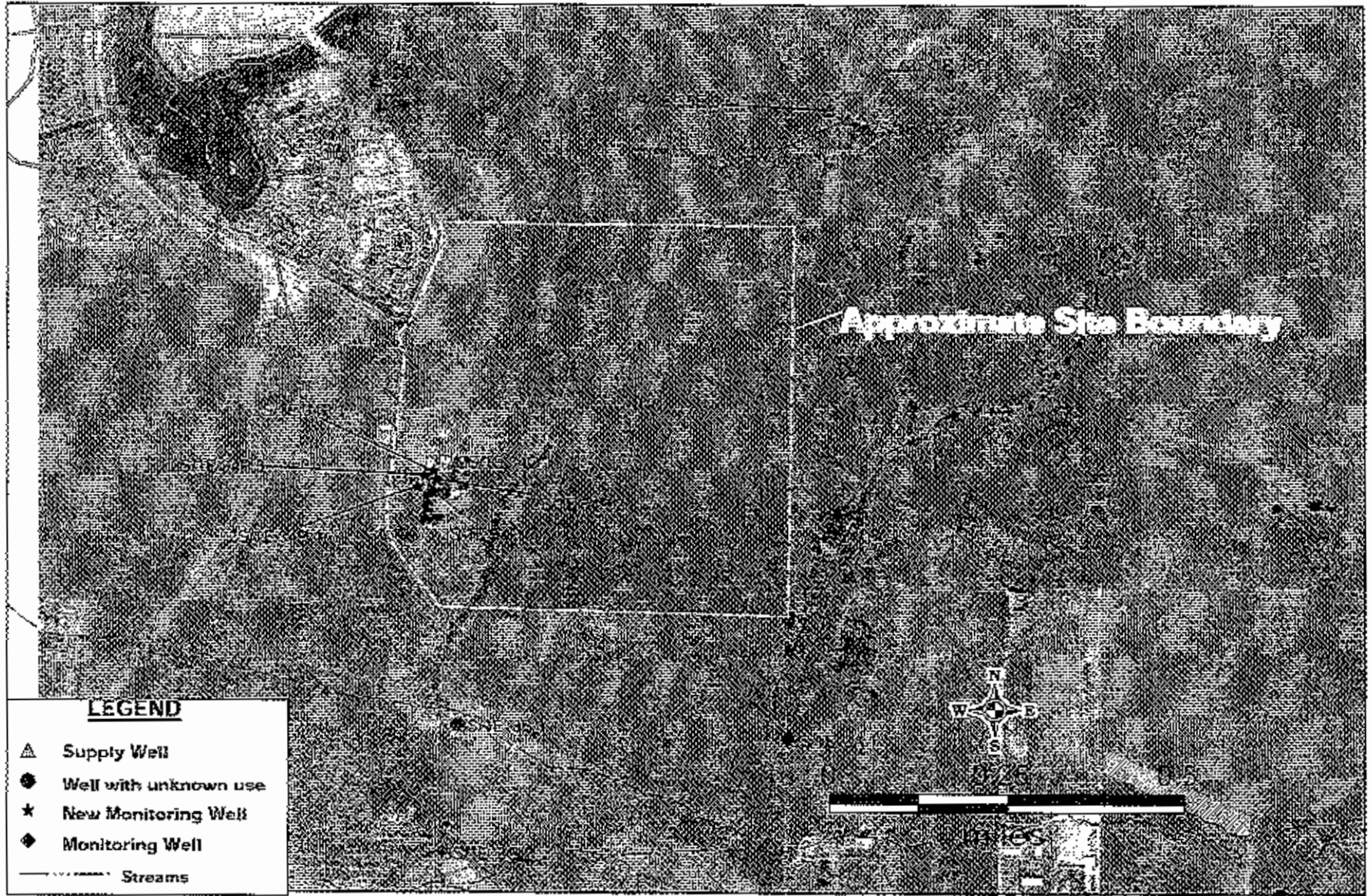
RESPONSES

1. A cover letter will accompany the Revised Site Mitigation Plan dated August 15, 2006 and all future reports and technical documents submitted to AC-HCSA. The cover letter will include a perjury statement and will be signed by a legally authorized representative of Standard Pacific Homes.
2. A conduit study/sensitive receptor survey for the Site was performed by Ruggeri, Jensen, Azar & Associates (RJAA) in July 2006. RJAA's survey identified one supply well within a ¼-mile radius of the Site. The well is located northeast and upgradient of the former UST pit, and outside the lateral extent of the groundwater plume (Attachment A). Based on the location of the well, it is highly unlikely that groundwater within the well is impacted by petroleum constituents associated with the former UST. Additionally, there are no storm drains and sewers at and within close proximity to the Site. As such, there are no preferential pathways and conduits for MTBE to migrate laterally and vertically. Moreover, previous site investigations have defined the extent of the groundwater plume and confirmed that petroleum constituents associated with the former UST had not migrated a distance of approximately 120 feet beyond the former UST location.
3. The supply well located approximately 300 feet northeast of the ranch house and the two septic tanks are currently operational and still being used by occupants of the Site. These items will be removed prior to development of the Site. A soil sample has been collected at the base of the power pole transformer and sent to McCampbell Analytical Laboratory of Pacheco, California. The soil sample will be analyzed for polychlorinated biphenyls. Visible oil stains beneath the heavy equipment and 55-gallon drums will be removed during remedial activities. A minimum of one sample will be located at each stain location to document the adequate removal of the petroleum-affected soil. The approximate location of these areas are shown in Figure 1 (Attachment B). The circular zones identified in aerial photographs were areas that were used to exercise horses.
4. The locations of the shallow soil samples that were collected and analyzed for pesticides and herbicides by Northgate Environmental Management, Inc. (NEM) is included in Figure 1 (Attachment C). Based on a telephone conversation with Mr. Dennis Laduzindky of NEM, soil samples were not collected during the construction of monitoring wells MW-1 through MW-5.
5. NEM performed the first round of groundwater samples for wells MW-1 through MW-5 in December 2005. A second round of groundwater samples was collected by ICES in July 2006. The samples were analyzed for TPHd, TPHg, BTEX, MTBE, TAME, ETBE, DIPE, TBA, EDB, EDC, and VOCs. A summary of the results are presented in Table 1 in the Groundwater Monitoring Report – July 2006. Mapping and analysis of the groundwater elevation data collected in July 2006 confirmed that the local groundwater gradient flows in a southerly direction.

6. A revised Figure 3 illustrating the approximate extent of the petroleum-affected soil and groundwater is included in the Revised Site Mitigation Plan (RSMP) dated August 7, 2006. Additionally, figures summarizing the petroleum constituent concentrations (for soil and groundwater) that were encountered at the Site are included in Appendix A of the RSMP.
7. Table 1 in the RSMP has been revised. The soil remedial goal for benzene has been corrected to 0.044 mg/kg. Sampling of the excavated soil will follow guidelines of the RWQCB document, Characterization and Reuse of Petroleum Hydrocarbons Impacted Soil as Inert Waste (RSMP, Section 4.5, Page 6). Nutrients will be added to the petroleum-affected soil during aeration activities to enhance the biodegradation of the diesel constituents (RSMP, Section 4.5, Page 6).
8. One floor sample will be collected every 400 square feet of excavation floor area (equivalent to a square measuring approximately 20 feet by 20 feet). Discrete floor samples will take into account existing "hotspots". One sidewall sample will be collected at approximately every 25-linear foot interval and every 10-vertical foot interval of excavation sidewall. Sidewall samples will also be collected at any visually stained and/or odor impacted areas (RSMP, Section 4.4, Page 6). In addition to the confirmation excavation wall and floor samples, supplementary soil samples will also be collected beyond the excavation limits to document the complete removal of petroleum-affected soil.
9. Groundwater samples will be collected twice a week from a temporary well/sump location during the remedial activities. The temporary well/sump will be located within the excavation area within close proximity to the former UST location (RSMP, Section 4.6, Page 7). In addition to the above samples, supplementary groundwater samples will also be collected beyond the excavation limits to document the complete removal of petroleum-affected groundwater (RSMP, Section 4.6, Page 7). Groundwater monitoring will not be conducted following the completion of soil and groundwater removal activities.



ATTACHMENT A



ZONE 7 WATER AGENCY
100 N. CANYONS PARKWAY
LIVERMORE, CA 94551

WELL LOCATIONS
JORDON RANCH
DUBLIN, CA

Drawn By: CWinney

Date: July 20, 2006



ATTACHMENT B

NG-7

EXPLANATION:

MW-1 Groundwater Monitoring Well

B-1 BGC Boring Location

NG-1 NEM Boring Location

SG-1 NEM Soil Gas Sample Location

TP-1 ICES Boring Location

Supply Well

Vacant Grazing Land

Visible Oil Stains

NG-6

BARN #2

Vacant Grazing Land

Septic Tank

Power Pole w/Transformer

TP-1

BARN #1

MW-1

Parking Area

Former UST

B-2

NG-5

NG-1

B-1

NG-2

NG-3

MW-5

MW-2

NG-4

SG-3

SG-2

SG-1

HOUSE

MW-3

TP-3

MW-4

Septic Tank

SG-8

SG-4

SG-5

Driveway

NG-9

NG-8

SG-9

SG-6

SG-7

DECORATIVE POND



Scale: 1" = ± 60'

August 2006

SITE PLAN
Jordan Ranch
4233 Fallon Road
Dublin, California

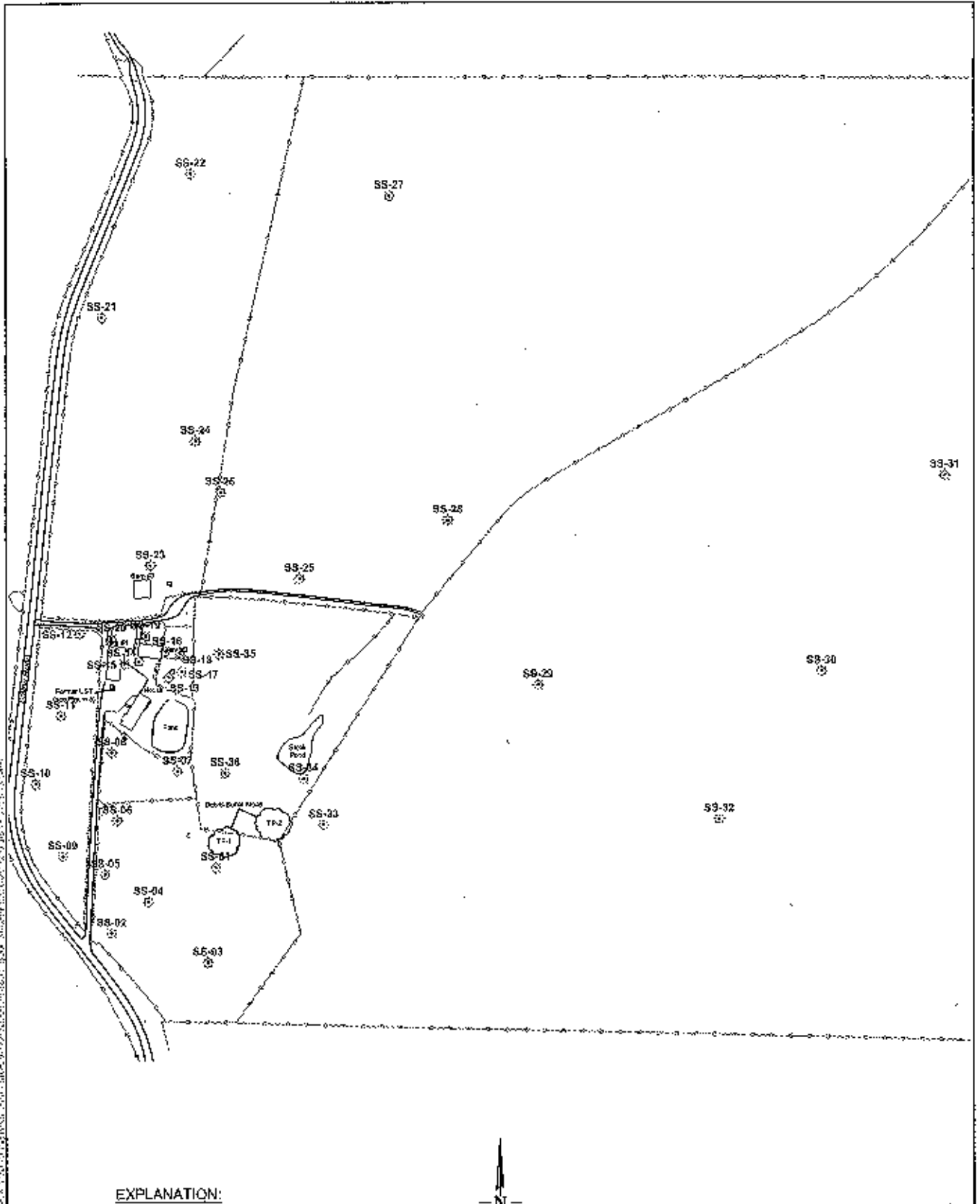
Figure 1

Project 6012





ATTACHMENT C



EXPLANATION:

SS-0028 Ⓢ Shallow soil sample location

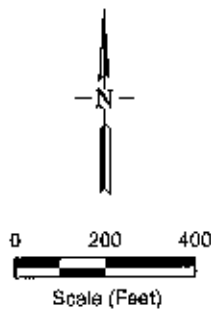


FIGURE 1
Shallow Soil Sampling Locations

Jordan Ranch
Dublin, California



Project No. 1152.02

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY

DAVID J. KEARS, Agency Director



July 10, 2006

Jordan Family Trust c/o
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650 A Street
Hayward, CA 94541

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

Dear Mr. Varni:

Subject: Toxics Case RO0002918, Jordan Ranch, 4233 Fallon Rd., Dublin, CA 94568

Alameda County Environmental Health (ACEH) staff has reviewed the files for the subject site including the following reports:

- September 14, 2000 Phase I Environmental Site Assessment Jordan Ranch 4233 Fallon Road Alameda County for Shea Homes by Berlogar Geotechnical Consultants (BGC)
- January 25, 2001 Limited Phase II Environmental Site Assessment Jordan Ranch 4233 Fallon Road Alameda County, California for Shea Homes by Berlogar Geotechnical Consultants (BGC)
- March 13, 2006 Supplementary Site Investigation Jordan Ranch 4233 Fallon Road Dublin, California by ICES
- June 16, 2006 Soil and Groundwater Quality Investigation Jordan Ranch 4233 Fallon Road Dublin, California by Northgate Environmental Management, Inc.
- March 15, 2006 Site Mitigation Plan Jordan Ranch 4233 Fallon Road Dublin, California by ICES

The ICES March 15, 2006 report proposes as the Site Mitigation Plan, the excavation of impacted soil and extraction of groundwater. We have the following observations and technical concerns we request you address prior to performing this work.

TECHNICAL COMMENTS

1. Perjury Statement- All work plans, technical reports, or technical documents submitted to ACEH must be accompanied by a cover letter from the responsible party that states, at a minimum, the following: "I declare, under penalty of perjury, that the information and/or recommendations contained in the attached document or report is true and correct to the best of my knowledge." This letter must be signed by an officer or legally authorized representative of your company. Please include a cover letter satisfying these requirements with all future reports and technical documents submitted for this fuel leak case.
2. Please perform a conduit study/sensitive receptor survey for the site including those receptors within a ¼ mile radius of this site. This should include a detailed well survey including information on the previously identified on-site well. Please evaluate the probability of MTBE encountering preferential pathways and conduits through lateral and vertical migration.

3. Though the primary release appears to have been from the former fuel underground storage tank (UST) at the site, we request you address all other non-UST areas of concern identified in the Phase I report. This includes the status of the well identified ~300' northeast of the ranch house, the closure of the two septic systems associated with the former homes at the site, the power pole transformer, oil stains observed beneath tractors and bulldozers, the 55 gallon drums with observed petroleum releases to soil north of Barn #2 and the circular zones. Please provide a figure indicating the locations of these areas and describe how each was or will be evaluated.
4. The Northgate report appears incomplete. A figure indicating the locations of the shallow soil sample collected for pesticides and herbicides analysis was not included. In addition, analysis of soil samples from the borings for monitoring wells MW-1-MW-5 was not provided. Please provide this additional technical information.
5. The gradient was determined to be south in the December 05 sampling, is this the only monitoring events were performed on the Northgate wells? Is this gradient consistent with what would be expected in this area? What is the status of these wells? We recommend an additional sampling event for these wells if they are still viable for the parameters; TPHg, TPHd, and by EPA 8260, BTEX, MTBE, TAME, ETBE, DIPE, TBA, EDB and EDC and VOCs.
6. In the ICES SMP, Figure 3 is presented as the extent of impacted area. We request that you provide a detailed figure justifying the impacted soil and groundwater areas. Iso-concentration contours and analytical results should be shown. It appears that Figure 3 represents the groundwater impact area, not the soil impacted area. Please revise Figure 3 to illustrate the soil impacted/proposed excavation area.
7. Excavated soil is to be aerated, re-sampled and, providing it meets soil Residential ESLs where groundwater is a potential source of drinking water, reused as backfill. Although we do not believe aeration would be successful in remediating diesel contamination, we concur with these remedial goals. Please note that the proposed cleanup level in Table 1 for benzene is incorrect. The correct value should be 0.044 ppm. Your sampling of excavated soil should follow the guidelines of the SFRWQCB document, Characterization & Reuse of Petroleum Hydrocarbon Impacted Soil as Inert Waste.
8. The proposed sampling plan for the excavation pit should be changed. One floor sample per every 400 square feet is recommended. The floor samples should be discrete samples and take into account existing "hotspots". Sidewall samples, one per every 25 linear feet is acceptable, however, one sample every 10 vertical feet should be taken for analysis, in addition to any visual or odor impacted areas.
9. Post excavation groundwater sampling should be done in a manner representative of actual groundwater conditions. Therefore, we request that groundwater samples be collected from areas of known impact ie near the former UST pit and down-gradient. Samples should be collected from slotted casing ie temporary wells installed into the saturated soils.

TECHNICAL REPORT REQUEST

Please submit the following technical reports according to the following schedule:

- August 7, 2006- Conduit/Receptor Survey, addressing of non-UST areas of concern with figure, additional Northgate technical information, revised figures for soil and groundwater area impact and confirmation of post-excavation soil and groundwater sampling methods.
- August 7, 2006- Groundwater Monitoring Report
- Perjury Statement should accompany all submitted reports. Please insure that the next report includes such a statement and also references the prior ICES March 15, 2006 Site Mitigation Plan.

ELECTRONIC SUBMITTAL OF REPORTS

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PROFESSIONAL CERTIFICATION & CONCLUSIONS/RECOMMENDATIONS

The California Business and Professions Code (Sections 6735, 6835, and 7835.1) requires that work plans and technical or implementation reports containing geologic or engineering evaluations and/or judgments be performed under the direction of an appropriately registered or certified professional. For your submittal to be considered a valid technical report, you are to present site specific data, data interpretations, and

Mr. Anthony Varni
July 10, 2006
Page 4 of 4

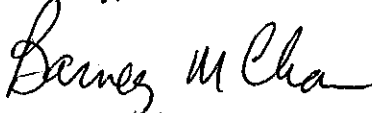
recommendations prepared by an appropriately licensed professional and include the professional registration stamp, signature, and statement of professional certification. Please ensure all that all technical reports submitted for this fuel leak case meet this requirement.

AGENCY OVERSIGHT

If it appears as though significant delays are occurring or reports are not submitted as requested, we will consider referring your case to the Regional Board or other appropriate agency, including the County District Attorney, for possible enforcement actions. California Health and Safety Code, Section 25299.76 authorizes enforcement including administrative action or monetary penalties of up to \$10,000 per day for each day of violation.

If you have any questions, please call me at (510) 567-6765.

Sincerely,



Barney M. Chan
Hazardous Materials Specialist

Enclosure: ACEH Electronic Report Upload (ftp) Instructions

cc: files, D. Drogos

Mr. Derek Wong, ICES, P.O. Box 99288, Emeryville, CA 94662-9288

Mr. Aaron Ross-Swain, Standard Pacific Homes, 3825 Hopyard Road, Ste. 195,
Pleasanton, CA 94588

7_10_06 4233 Fallon Rd

R02918



STANDARD PACIFIC HOMES

Signature of Excellence

3825 Hopyard Road • Suite 195 • Pleasanton • CA • 94588 • (925) 730-1375 Office • (925) 730-5975 Fax

Facsimile Transmittal

To: Donna D Fax: (510) 337-9335
 From: Aaron Ross-Swain Date: 7-5-06
 Subject: Jordan Rensch Pages: 5
 CC:

- Urgent For your review and comments Please Comment Please Reply Please Recycle

Donna,
Thank you for your Patience!

- Aaron

Alameda County
 JUL 05 2006
 Environmental Health

RECORDING REQUESTED BY
First American Title Guaranty Company
Order No.
Escrow No. 592930
Loan No.

WHEN RECORDED MAIL TO:

First American Title Guaranty
6665 Owens Drive
Pleasanton, CA 94568

Recorded in Official Records, Alameda County
Patrick D'Connell, Clerk-Recorder



19.88

98388148 12:57pm 11/04/98

894 531828 05 10 000000
463 5 7.00 10.00 2.00 0.00 0.00 0.00
0.00 0.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO:

DATE AS ABOVE

The hereinabove grantor(s) declare(s):
CITY TRANSFER TAX \$
DOCUMENTARY TRANSFER TAX \$
SURVEY MONUMENT FEE \$

Computed on the consideration or value of property conveyed; OR
Computed on the consideration or value less State or insurance
premiums at time of sale.

APK

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Hiramul F. Jordan, C.B. Meisel and Dolores Jordan, Co-Trustees of a Trust for the Benefit of Lowell A. Jordan, under a Trust Agreement dated as of August 1, 1978, as amended October 13, 1992

Party Grantor is

First American Title Guaranty Company, a California corporation, under Holding Agreement No. 592930

the real property in the City of

Alameda

, State of California, described as

FOR LEGAL DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated September 2, 1998

STATE OF CALIFORNIA
COUNTY OF Alameda

Hiramul F. Jordan
Hiramul F. Jordan, Co-Trustee

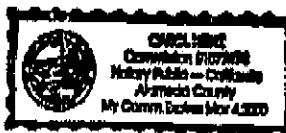
On September 2, 1998
before me, *Carol King*, personally
appeared *Hiramul F. Jordan* and
Dolores Jordan

Dolores Jordan
Dolores Jordan, Co-Trustee

personally known to me or proved to me on the basis of secondary evidence to be the person(s) whose name(s) have
been subscribed to the within instrument and acknowledged to me that he/she/they executed the same in the presence of me, and that the signature(s) of the party upon whom the
personal acknowledgment was made, executed the instrument.
WITNESS my hand and official seal.

C.B. Meisel
C.B. Meisel, Co-Trustee

Given *Carol King*



c/o
Anthony Varni

98388140

RECORDING REQUESTED BY
First American Title Guaranty Company
Order No.
Escrow No. 802830
Loan No.

"I declare under penalty of perjury under
the laws of the State of California that
the foregoing is true and correct."

11/4/98 Humberto Baez
(Date) (Signature)

WHEN RECORDED MAIL TO:

First American Title Guaranty
6685 Owens Drive
Pleasanton, CA 94588

The undersigned grantor declares
Documentary Transfer Tax - None Due*
*Conveyance into Holding Agreement

SPACE ABOVE THIS LINE FOR RECORDEE USE

MAIL TAX STATEMENTS TO:

The undersigned grantor(s) declare(s):
CITY TRANSFER TAX \$
DOCUMENTARY TRANSFER TAX \$
SURVEY MONUMENT FEE \$

SAME AS ABOVE

Computed on the consideration of value of property conveyed; OR
Computed on the consideration of value less state or local encumbrances
remaining in lieu of sale.

APN

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Honorable P. Jordan, C.B. Meisel and Dolores Jordan, Co-Trustees of a Trust for the Benefit of Lowell A. Jordan, under a Trust Agreement dated as of August 1, 1978, as amended October 13, 1992

herby GRANT(S) to

First American Title Guaranty Company, a California corporation, under Holding Agreement No. 802830

the real property in the City of Alameda, State of California, described as

County of Alameda
FOR LEGAL DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated September 2, 1998

STATE OF CALIFORNIA)
COUNTY OF)

Honorable P. Jordan, Co-Trustee

On _____, personally
before me, _____, County of _____,
appeared _____

Dolores Jordan, Co-Trustee

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.

C.B. Meisel, Co-Trustee

Signature _____

(This area for official stamp only)

SP00C (Rev. 0/94)

98388140

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of Alameda

On September 16, 1998 before me, Carol Heitz
DATE NAME TITLE OF OFFICER - N.D., "JOAN DOE" NOTARY PUBLIC

personally appeared Ch. B. MARTEL
NAME OF SIGNER

personally known to me - OR - proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/hen/their authorized capacity(ies), and that by his/hen/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Carol Heitz
SIGNATURE OF NOTARY

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent attachment of this form.

CAPACITY CLAIMED BY SIGNER

- INDIVIDUAL
- CORPORATE OFFICER
- PARTNER(S) LIMITED GENERAL
- ATTORNEY-IN-FACT
- TRUSTEE(S)
- GUARDIAN/CONSERVATOR
- OTHER

DESCRIPTION OF ATTACHED DOCUMENT

TITLE OR TYPE OF DOCUMENT

NUMBER OF PAGES

DATE OF DOCUMENT

SIGNER IS REPRESENTING:
NAME OF BUSINESS OR ENTITY(ES)

SIGNER(S) OTHER THAN NAMED ABOVE

©1995 NATIONAL NOTARY ASSOCIATION • 628 Plumwood Ave., P.O. Box 7184 • Concord Park, CA 91309-7184

98388140

Order No. 392930
Page No. 4

LEGAL DESCRIPTION

REAL PROPERTY is the Unincorporated Area, County of Alameda, State of California, described as follows:

Being Lots 1, 2, 3 and 5 in Section 34, Township 2 South, Range 1 East, Mount Diablo Base and Meridian, and a portion of the Rancho Santa Rita, described as follows:

Beginning at the northwestern corner of that certain piece of parcel of land described in that certain deed to Owen P. Sutton, dated April 29, 1862, and recorded in Book "M" of Deeds, page 266, Alameda County Records; running thence north $0^{\circ} 30'$ west, 42 chains, 69 links, to the quarter section corner between Sections 33 and 34, Township 2 South, Range 1 East, Mount Diablo Base and Meridian; thence north $68^{\circ} 40'$ east, 81 chains 38 links, to the quarter section corner between Sections 34 and 35, in said Township and Range; thence south 44 chains, 68 links to a point on the northern boundary line of said parcel of land described in said deed to Sutton; thence west along said last named line, 80 chains, 79 links to the point of beginning.

EXCEPTING THEREFROM that portion lying west of the following described line.

COMMENCING at an iron monument on the northerly right of way line of the State Highway leading from Santa Rita to Livermore, as said right of way, 66 feet in width, existed prior to June 18, 1915, distant thence 2674.35 feet easterly from the intersection thereof with the fence line marking the westerly boundary line of that certain 320 acre piece or parcel of land conveyed to James M. McCoy by Judicial Decree dated December 4, 1936 and recorded in Liber 3441 of Official Records at Page 53 thereof, Records of Alameda County, California, said point of commencement being also measured along said northerly right of way line, north $89^{\circ} 20'$ west, 2621.17 feet from the intersection thereof with the center line of Creek Road, as said road now exists by that certain deed from Henrietta Family to the County of Alameda, dated October 6, 1917 and recorded in Liber 2617 of Deeds at page 152 thereof, Records of Alameda County, California, (the bearing of the northerly right of way line of said State Highway being taken as north $89^{\circ} 20'$ west for the purpose of making this description and all bearings herein contained are referred thereto); thence from said point of commencement north $1^{\circ} 20'$ east, 2404.33 feet to an iron monument; thence northwesterly on the arc of a curve to the left, tangent to last said course, the radius of which curve is 400 feet, a distance of 279.22 feet to an iron monument; thence north $38^{\circ} 39' 45''$ west, 428.51 feet to an iron monument; thence northwesterly, northerly and northeasterly on the arc of a curve to the right, tangent to last said course, the radius of which curve is 400 feet, a distance on said

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Order No. 39290
Page No. 4

arc of 308.57 feet to an iron monument; thence north $5^{\circ} 32' 15''$ east 1321.63 feet to an iron monument; thence northeasterly on the arc of a curve to the right, tangent to last said course, the radius of which curve is 800 feet, a distance on said arc of 224.10 feet to an iron monument; thence north $21^{\circ} 35' 15''$ east, 500.08 feet to an iron monument; thence northeasterly, northerly and northwesterly on the arc of a curve to the left, tangent to last said course, the radius of which curve is 200 feet, a distance on said arc of 176.39 feet; thence north $28^{\circ} 56' 45''$ west, 23.54 feet to an iron monument on the south line of the north half of section 34 in Township 2 south, Range 1, East, Mount Diablo Base and Meridian, distance thereon north $89^{\circ} 20'$ west, 2649.63 feet from the intersection of fences at or near the southeast corner of said north half of Section 34.

A.P. No: 985-6-9

EXHIBIT A

Chan, Barney, Env. Health

From: Aaron Ross Swain [ARossSwain@stanpac.com]
Sent: Friday, July 07, 2006 4:38 PM
To: Chan, Barney, Env. Health
Subject: FW: Anthony Varni
Attachments: Anthony Varni.vcf

Barney,
Thank you for your assistance. Per our discussion, below is Tony's mailing information. Have a good weekend.

Jordan Family Trust
c/o Mr. Anthony Varni
650 A Street
Hayward Ca 94541

Aaron Ross-Swain
Land Aquisition Analyst
Standard Pacific Homes
Northern California Division
Direct (925)730-1375
Mobile (925)766-5163
Fax (925)730-5975
arossswain@stanpac.com

Drogos, Donna, Env. Health

From: Aaron Ross Swain [ARossSwain@stanpac.com]
Sent: Tuesday, June 13, 2006 5:45 PM
To: Drogos, Donna, Env. Health
Cc: Derek Wong; ices88@msn.com
Subject: Jordan Ranch

Donna,

Good evening. I am contacting you in regards to the Environmental Mitigation Application for Jordan Ranch in East Dublin. You have been working with Derek with ICES on our application. You have requested some additional information, which we are currently pulling together, and I need some clarification on the "chain of title" request. How far back do you want me to go on the title search and what documentation do you want to see? Grant Deeds, Leases....ect? Please let me know. We look forward to working with you on this application. Feel free to email or call me with your response. Have a good evening!

Aaron Ross-Swain

Land Aquisition Analyst
Standard Pacific Homes
Northern California Division
Direct (925)730-1375
Mobile (925)766-5163
Fax (925)730-5975
arossswain@stanpac.com

6/30/2006

<meta http-equiv="refresh" content="0"; URL=http://www.google.com/maps?hl=en&q=&output=ht

To see all the details that are visible on the screen, use the "Print" link next to the map.





STANDARD PACIFIC HOMES

Making You Right At HomeSM

May 8, 2006

3825 HOPKINS RD # 195
Pleasanton, 94588

Ms. Donna Drogos
Alameda County Health Care Services
1131 Harbor Bay Parkway, Suite 250
Alameda, California 94502-6577

Subject: Jordan Ranch
4233 Fallon Road
Dublin, California

Dear Donna:

On behalf of Standard Pacific Homes, I would like to request the oversight and expedited review by Alameda County Health Care Services (ACHCS) for the proposed soil and groundwater remedial activities at Jordan Ranch located at 4233 Fallon Road in Dublin, California ("the Site"). The Site has been approved for residential development and we anticipate starting construction in September 2006.

The proposed soil and groundwater remedial activities will include removal and onsite aeration of the petroleum-affected soil; and removal and recycling of the petroleum-affected groundwater associated with a former underground storage tank (UST) located at the southwestern portion of the Site. The petroleum-affected soil and groundwater were identified in previous site investigations and groundwater monitoring events in 2000 and 2005. The ultimate goal of the soil and groundwater remedial activities is to obtain a No-Further-Action for the known petroleum issues associated with the former UST from ACHCS and Regional Water Quality Control Board.

We greatly appreciate your assistance in expediting the review and oversight of the project to meet our construction schedule. If you have any questions or concerns, please feel free to contact me at 925-730-1375.

Sincerely,

Aaron Ross-Swain

cc: Mr. Peng Leong, ICES
Mr. Derek Wong, ICES



INNOVATIVE & CREATIVE
ENVIRONMENTAL SOLUTIONS

8236

MAY 1/06
Date

90-203/1211

Pay to the Order of: Alameda County Environmental Health \$ 6,000.00

Six thousand dollars and 00/100

Dollars



THE MECHANICS BANK
EL CERRITO OFFICE
FAIRMONT AND SAN PABLO AVE.
EL CERRITO, CA 94530

For: Jordan Ranch

⑆ 21102036⑆ 8236 003 032108 ⑈

PMACHE