



March 15, 2011

BEP Pleasanton Investors LLC
c/o Dean Rubinson, Senior Vice President Development
Ellis Partners LLC
111 Sutter Street, Suite 800
San Francisco, CA 94104

Subject: Subsurface Leak, Elevator Hydraulic Oil Cylinder, 4280 Hacienda Drive, Pleasanton CA

Dear Mr. Rubinson,

I am contacting you concerning an oil leak from a subsurface hydraulic cylinder at the above address.

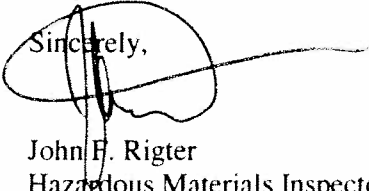
Earlier this afternoon, we spoke on the phone. In addition, I spoke with your environmental consultant, Paul King of P&D Environmental, Inc. He has provided the Subsurface Investigation Work Plan of March 8, 2011 that summarizes the events, observations and site testing related to this release. The report indicates that the hydraulic cylinder had a hole in it, at approximately 15 feet below the elevator pit (19 feet below ground surface). The cylinder was housed inside a 15 inch PVC casing; oil was observed inside the casing. During boring activities conducted on February 13, 2011, oil and sheen were observed outside the casing at depths ranging from 13 to 19 feet below the elevator pit floor. It is estimated that 50 to 60 gallons of hydraulic oil was released, and approximately 25 gallons has been recovered (from inside the casing).

Based upon our phone conversation, and copies of communication between Alameda County Health Care Services (ACHCS) and Mr. King, it is clear that your company is working with the ACHCS on the necessary soil and ground water investigation. This letter (and the attached site case transfer form) formally refers the case to them. For additional information, please contact Ms. Donna Drogos, PE, at:

Alameda County Health Care Services (ACHCS)
1131 Harbor Bay Parkway
Alameda, CA 94502
510-567-6700

If you have any questions concerning this letter, please contact me directly at 925-454-2333. Thank you for your cooperation in this matter.

Sincerely,


John F. Rigter
Hazardous Materials Inspector
Livermore-Pleasanton Fire Department

Cc: Donna Drogos, PE, Alameda County Health Care Services, Environmental Health <donna.drogos@acgov.org>
Jerry Wickham, PG, Alameda County Health Care Services, Environmental Health <jerry.wickham@acgov.org>
Colleen Winey, Alameda County Zone 7 Water Agency <cwiney@zone7water.com>
Paul King, PG, P&D Environmental, Inc. <paul.king@pdenviro.com>

3560 Nevada Street, Pleasanton, CA 94566

Administration & Suppression
(925) 454-2361
Fax 249-2397

Fire Prevention Bureau
(925) 454-2361
Fax 454-2367

LIVERMORE - PLEASANTON FIRE DEPARTMENT

3560 Nevada Street, Pleasanton, CA 94566

Contaminated Site Case Transfer Form

Referral To:

Date	March 15, 2011		
By (name)	Donna L. Drogos	Phone	510-567-6700
Agency	Alameda County Environmental Health, 1131 Harbor Bay Parkway, Alameda, CA 94502		
Attention	Donna L. Drogos, LOP/TOXICS Program Manager		
Transferred as:	X <input type="checkbox"/> LOP <input type="checkbox"/> TOXICS		
Level of Update requested:	X <input type="checkbox"/> distribution list <input type="checkbox"/> all meetings <input type="checkbox"/> all site visits <input type="checkbox"/> closure sign off <input type="checkbox"/> all the above		

Site Information:

Site Name	Britannia Business Center
Site Address	4280 Hacienda Drive, Pleasanton CA 94566
Site Phone	415-373-7706 (Site Mgt: Dean Rubinson, Ellis Partners, LLC)
Site Contractor/Consultant (if available)	P and D Environmental (Paul King 510-658-6916)
Site DBA	See above

Site Conditions:

UST	
Initiating Event	<input type="checkbox"/> <input type="checkbox"/> X <input type="checkbox"/> Other: Leak from elevator hydraulic cylinder
If UST(s) removed: # removed: _____	Date removed: _____
Contents:	<input type="checkbox"/> gasoline <input type="checkbox"/> diesel <input type="checkbox"/> waste oil <input type="checkbox"/> heating oil <input type="checkbox"/> solvents <input type="checkbox"/> kerosene <input type="checkbox"/> stoddard solvent X <input type="checkbox"/> other: Hydraulic Oil
Observations of system (holes, leaks)?	X <input type="checkbox"/> Yes <input type="checkbox"/> No
Observed contamination (free product, smell, soil/water discoloration)?	X <input type="checkbox"/> Yes <input type="checkbox"/> No
Unauthorized Release Form filed?	<input type="checkbox"/> Yes X <input type="checkbox"/> No N/A
NON-UST	
Former industrial use? Current – Office Buildings	? <input type="checkbox"/> Yes <input type="checkbox"/> No
Former Use Specify: Unknown	
ALL REFERRALS	
Detectable concentrations of soil and/or groundwater contamination?	X <input type="checkbox"/> Yes <input type="checkbox"/> No
o Highest Concentration Detected in Soil Contaminant (specify) Concentration	3,600mg/kg (Hydro Oil)
o Highest Concentration Detected in Water Contaminant (specify) Concentration ppb	No data provided
Future intended use if known? If Yes, specify Same	<input type="checkbox"/> Yes <input type="checkbox"/> No
<i>If available, attach pertinent reports</i>	