

ALAMEDA COUNTY ENVIRONMENTAL HEALTH DEPARTMENT
Division of Environmental Protection

1131 HARBOR BAY PARKWAY, SUITE 250
ALAMEDA, CA 94502-6577
Telephone (510) 567-6700 FAX (510) 337-9335

FACSIMILE COVER SHEET

To: IAN HULL

From: STEVEN PLUNKETT

Date: 10/7/08

Notes: Ian here are the completed
well survey form for DWR.

Thanks,

Steve

RO 466

STATE OF CALIFORNIA - THE RESOURCES AGENCY
DEPARTMENT OF WATER RESOURCES

ARNOLD SCHWARZENEGGER, Governor

CENTRAL DISTRICT
901 P Street
Sacramento, CA 95814
(916) 651-0753
(916) 651-0726 (Fax)

NORTHERN DISTRICT
2440 Main Street
Red Bluff, CA 96080
(530) 529-7300
(530) 529-7322 (Fax)

SAN JOAQUIN DISTRICT
3374 E. Shields Ave Ste A7
Fresno, CA 93726
(559) 230-3300
(559) 230-3301 (Fax)

SOUTHERN DISTRICT
770 Fairmont Avenue
Glendale, CA 91203
(818) 500-1645 ext. 233
(818) 543-4604 (Fax)

**WELL COMPLETION REPORT RELEASE REQUEST AND CONFIDENTIALITY AGREEMENT
REGULATORY-RELATED ENVIRONMENTAL CLEANUP STUDY**

Well Completion Reports associated with wells located within two miles of an area affected or potentially affected by a known unauthorized release of a contaminant will be made available upon request to any person performing an environmental cleanup study associated with the unauthorized release, if the study is conducted pursuant to a regulatory agency order (Water Code Section 13752).

Requests must be made on the form below, signed and submitted to the appropriate DWR District Office. Please provide the township, range, and section of the property where the study is to be conducted. Attach a map or a sketch with a north arrow, and provide as much identifying information requested below as possible; additional paper may be attached if necessary.

By signing below, the requester acknowledges and agrees that, in compliance with Section 13752, the information obtained from these reports will be kept confidential and will not be disseminated, published, or made available for inspection by the public. Copies obtained must be stamped **CONFIDENTIAL** and kept in a restricted file accessible only to authorized personnel. These reports must not be used for any purpose other than for the purpose of conducting the environmental cleanup study.

Project Name: CHEVRON STATION # 20-9339 County: ALAMEDA

Street Address: 5940 COLLEGE AVE. City: OAKLAND

Township, Range, and Section: _____ Radius: 0.5m:
(Include entire study area and a map that shows the area of interest.) (maximum 2 miles)

CONESTOGA-ROVERS & ASSOC.
Requester's Company

ALAMEDA COUNTY ENV. HEALTH
Regulatory Agency Name

JAN HULL
Requester's Name (please print)

STEVEN PLUNKETT
Agency Contact Name (please print)

5900 HOLLIS ST., SUITE A
Address

1131 HARBOR BAY PARKWAY, STE. 250
Address

EMERYVILLE, CA 94608
City, State, and Zip Code

ALAMEDA, CA 94502-6577
City, State, and Zip Code

Signature: [Signature]

Signature: [Signature]

Title: GEOLOGIST

Title: Hazardous Materials Specialist

Telephone: (510) 420-3344

Telephone: (510) 383-1767

FAX: (510) 420-9170

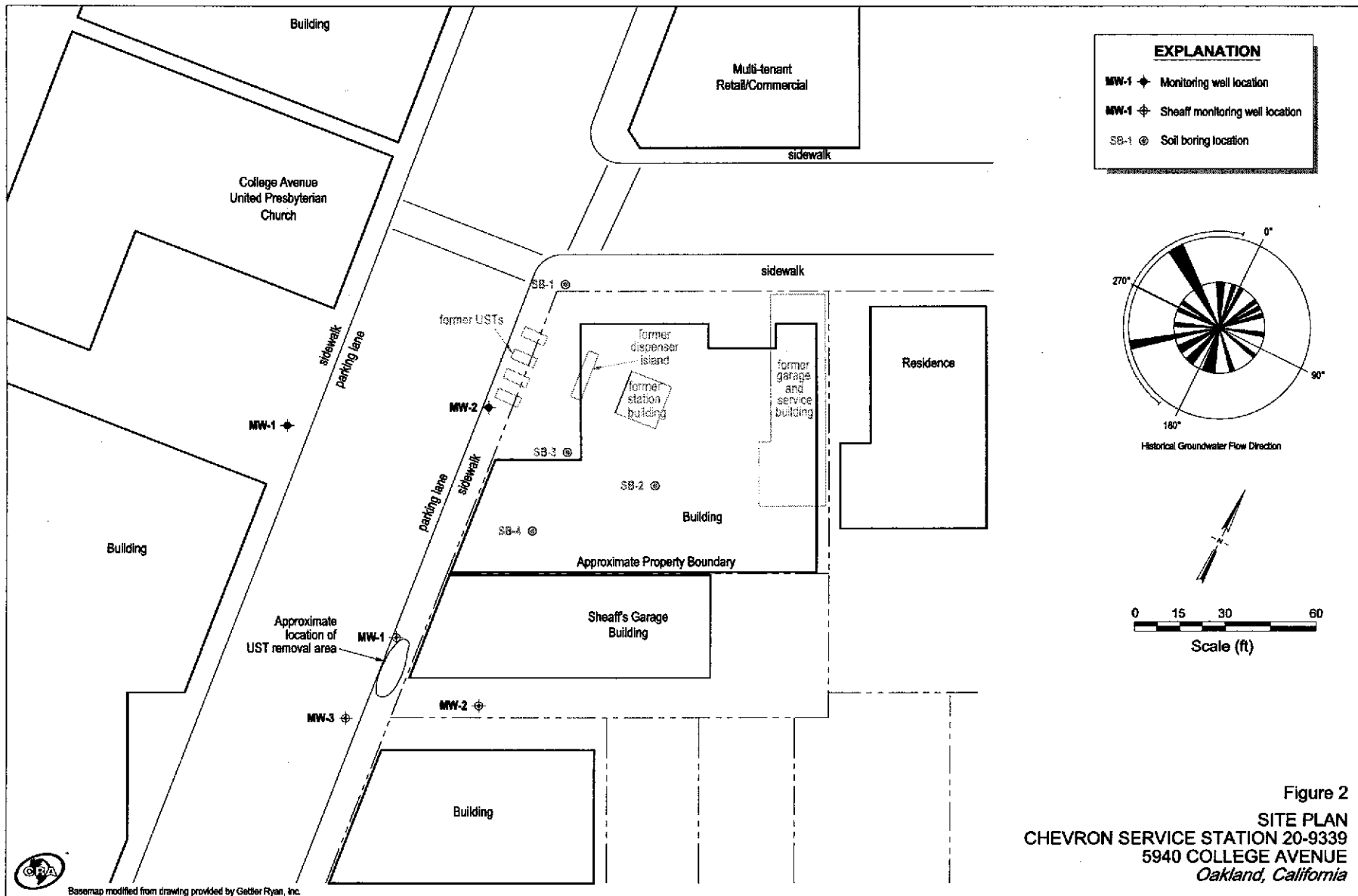
FAX: (510) 337-9335

Date: 09/29/2008

Date: 9/1/08

E-mail: ihull@csaworld.com

E-mail: Steven.Plunkett@acgov.org



EXPLANATION	
MW-1	Monitoring well location
MW-1	Sheaff monitoring well location
SB-1	Soil boring location

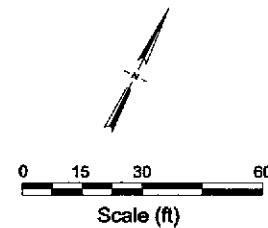
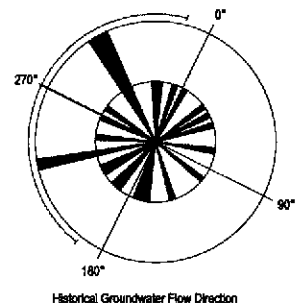


Figure 2
 SITE PLAN
 CHEVRON SERVICE STATION 20-9339
 5940 COLLEGE AVENUE
 Oakland, California



Basemap modified from drawing provided by Gettier Ryan, Inc.

C A M B R I A

February 25, 2005

Mr. Barney Chan
ACHSA
1131 Harbor Bay Pkwy.
Oakland, CA 94502-6577

RE: 5940 College Ave., Oakland
ACHSCA RO# 0000466

Dear Mr. Chan:



This letter is to inform you of a change in management for the above-referenced site.

Effective immediately, the new ChevronTexaco project manager will be:

Mr. Mark Inglis
ChevronTexaco
6001 Bollinger Canyon Rd., K-2256
San Ramon, CA 94583
Phone: 925-842-1589

Please contact either Mr. Mark Inglis or Cambria if you have any questions.

Regards,

Cambria Environmental Technology, Inc.

cc: Mark Inglis, Chevron Texaco

**Cambria
Environmental
Technology, Inc.**

5900 Hollis Street
Suite A
Emeryville, CA 94608
Tel (510) 420-0700
Fax (510) 420-9170

Site #: 209339

SAN FRANCISCO PROPERTY MANAGEMENT CO.

March 7, 2000

ENVIRONMENTAL
PROTECTION

00 MAR 10 PM 3:55

Mr. Michael Mitchener
Project Geologist
Gettler-Ryan Inc.
3164 Gold Camp Dr., Suite 240
Rancho Cordova, CA 95670

RE: Project Number: 346521.01
Subject: Former Chevron #3-0021
5940 College Avenue, Oakland, CA

Dear Mr. Mitchener:

Thank you for your telephone call today in response to my March 4, 2000 letter.

1. You confirmed that the site is 100% covered by a building and patio.
2. That you are required to keep approximately 1 yard of soil from drilling cuttings on the premises, until it is analyzed. I advised you that there is no place on the premises to store this except possibly in a container in the garage, perhaps near the garbage area. I will be happy to meet with you to choose a spot to store this.
3. You confirmed the location of the wells that you will be drilling and as pointed out to you, the area that you show is the sidewalk that is adjacent to our building. This is in the direct area of the stairs that lead to the lower patio area and the upper floor's. I indicated that it would be very important that the access to these area's be maintained while you are drilling and that a passage way be established to maintain sidewalk access.

Looking forward to hearing from you after we have had an opportunity to discuss the above issues. I remain,

Sincerely,



DONALD SWEET

DS/kmvs

cc: Ms. Eva Chu, Alameda County Health Care Svcs Agcy, 1131 Harbor Bay Prkwy,
Suite 250, Alameda, CA 94502-5577.
Mr. Brett Hunter, Chevron Product Company, P O Box 6004, San Ramon, CA 94583

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



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

StID 6438

March 6, 2000

Mr. Brett Hunter
Chevron Product Company
P.O. Box 6004
San Ramon, CA 94583

RE: Work Plan Approval for 5940 College Avenue, Oakland, CA

Dear Mr. Hunter:

I have completed review of Gettler-Ryan Inc.'s March 2000 *Work Plan for Well Installation* prepared for the above referenced site. The proposal to install two groundwater monitoring wells to further evaluate petroleum hydrocarbon impact to groundwater in the site vicinity is acceptable. The approved work plan should be implemented within 90 days of the date of this letter. Be advised that well installation permits are available from Alameda County Public Works, not this Agency.

Please provide 72 hours notice prior to the start of field activities. If you have any questions, I can be reached at (510) 567-6762.

A handwritten signature in black ink, appearing to read 'eva chu'.

eva chu
Hazardous Materials Specialist

c: Michael Mitchener, Gettler-Ryan, 3164 Gold Camp Drive, Suite 240
Rancho Cordova, CA 95670

SAN FRANCISCO PROPERTY MANAGEMENT CO.

March 4, 2000

Mr. Michael Mitchener
Project Geologist
Gettler-Ryan, Inc.
3164 Gold Camp Drive, Suite 240
Rancho Cordova, CA 95670

RE: Project Number: 346521.01
Subject: Former Chevron #3-0021
5940 College Avenue, Oakland, Ca.

Dear Mr. Mitchener:

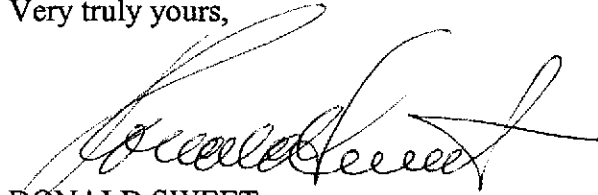
Thank you for the copies of the work PLAN FOR THE WELL INSTALLATION sent to me on March 1, 2000. I have several questions, which need clarifying.

1. You describe the site as a "Paved Parking Lot". This is incorrect as the site now contains a building which covers all most the entire property.
2. You state that drill cuttings will be stored at the site pending disposal. Where will these be stored, for how long, in what quantities?
3. You indicate that you will be installing two ground water monitoring wells, shown on Figure 2. Am I correct that these will be located in the sidewalk area on College Avenue in front of the project and the second well across the street?

I look forward to your response and wish to stress to you the importance of minimizing any disturbance to the operations of the tenant's in our building.

I will be happy to meet with you at the site to make sure that I fully am aware of what is going on.

Very truly yours,



DONALD SWEET

DS/kmvs

cc: Ms Eva Chu, Alameda County Health Care Svcs Agency, 1131 Harbor Bay Prkwy,
Suite 250, Alameda, CA 94502-5577

ccc: Mr. Brett Hunter, Chevron Product Company, P O Box 6004, San Ramon, CA.
94583

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



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

StID 6438

October 27, 1999

Mr. Jonathan Redding
Wendel Rosen Black & Dean
1111 Broadway, 24th Floor
Oakland, CA 94604-2047

RE: 5940 College Avenue, Oakland, CA

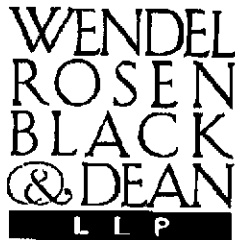
Dear Mr. Redding:

This letter is to acknowledge the accuracy of statements in your October 27, 1999 letter regarding our recent conversation concerning the above referenced site.

If I can be of further assistance, I can be reached at (510) 567-6762.

eva chu
Hazardous Materials Specialist

c: Patrick Elwood (via facsimile 510/238-9131)



Attorneys at Law

1111 Broadway, 24th Floor
Oakland, CA 94607-4036

Post Office Box 2047
Oakland, CA 94604-2047

Telephone: (510) 834-6600
Fax: (510) 834-1928
info@wendel.com

October 27, 1999

VIA FACSIMILE

Ms. Eva Chu
Hazardous Material Specialist
Alameda County Health Care Services
1131 Harbor Bay Parkway
2nd Floor
Alameda, CA 94502

Re: 5940-42 College Ave., Oakland, CA

Dear Ms. Chu:

This letter is a follow-up to our telephone conversation earlier this week concerning the County's position with respect to further investigation and/or remediation at the above-referenced site. As you know, our client is attempting to sell this property, and the buyer of the property has raised a number of issues about your letter of October 13, 1999 (attached for your convenience) which we have briefly discussed.

As I understand it, based on the available evidence, you consider Chevron to be the responsible party and would expect to direct any future requests for investigation and/or cleanup to Chevron. Furthermore, it is my understanding that since there is no soil contamination at this facility, i.e. the contamination is not found in any of the soil borings, but only at the groundwater table, there would be no soil excavation required. In addition, it is not anticipated that a groundwater pump or treat system would be required at this site. Rather, it is your expectation that groundwater monitoring will be the only activity anticipated at this site, and that a single groundwater monitoring should be placed outside in the plaza area in the vicinity of SB3 (Map enclosed for your convenience).¹

¹ Furthermore, you have indicated that in the worst case scenario, i.e. if (1) the groundwater contamination is verified to be as high as that shown in the grab groundwater sample (typically not representative of groundwater) and, (2) concentrations do not decrease over time as demonstrated by monitoring; then, the County might require an injection of ORC (oxygen releasing compounds) in order to enhance the nature biodegradation of the dissolved petroleum plume. You cannot determine at this time whether such "one time remediation" would be

Ms. Eva Chu
October 27, 1999
Page 2

WENDEL, ROSEN, BLACK & DEAN, LLP

If this is an accurate summary of our conversation and your anticipated oversight of this site, we would appreciate it if you would briefly acknowledge this letter and its contents in a reply in the next several days. Also, if necessary, we would appreciate your willingness to participate in a telephone conference call with the Buyer's attorney and/or Chevron.

Thank you very much for your courtesy and cooperation.

Very truly yours,

WENDEL, ROSEN, BLACK & DEAN, LLP


Jonathan W. Redding

JWR:kel

Enclosures October 13, 1999
Map of Site

cc: Patrick Ellwood (Via Facsimile)
 Anne Payne, Chevron (Via Facsimile)
 Matthew Wertheim, Esq. (Via Facsimile)

warranted, but you cannot anticipate under any circumstances that more than this could be required at this site, given the nature of the contamination and the access limitations at this site.

LOP - CHANGE RECORD REQUEST FORM

printed:
10/27/1999

Mark Out What Needs Changing and Hand to LOP Data Entry
(Name/Address changes go to Annual Programs Data Entry)

Insp:

AGENCY # : 10000 SOURCE OF FUNDS: F SUBSTANCE: 8006619
 StID : 6438 LOC:
 SITE NAME: Vacant Property DATE REPORTED : 09/30/1999
 ADDRESS : 5940 42 College Avenue DATE CONFIRMED: 09/10/1999
 CITY/ZIP : Oakland MULTIPLE RPs : Y

SITE STATUS

CASE TYPE: O CONTRACT STATUS: 2 PRIOR CODE:2A4 EMERGENCY RESP:
 RP SEARCH: S DATE COMPLETED: 10/27/1999
 PRELIMINARY ASMNT: DATE UNDERWAY: DATE COMPLETED:
 REM INVESTIGATION: DATE UNDERWAY: DATE COMPLETED:
 REMEDIAL ACTION: DATE UNDERWAY: DATE COMPLETED:
 POST REMED ACT MON: DATE UNDERWAY: DATE COMPLETED:

ENFORCEMENT ACTION TYPE: 1 DATE ENFORCEMENT ACTION TAKEN: 10/27/1999
 LUFT FIELD MANUAL CONSID: 3AS
 CASE CLOSED: DATE CASE CLOSED:
 DATE EXCAVATION STARTED : REMEDIAL ACTIONS TAKEN: NT

RESPONSIBLE PARTY INFORMATION

RP#1-CONTACT NAME: Patrick Ellwood
 COMPANY NAME: College Square Associates
 ADDRESS: 1345 Grand Avenue
 CITY/STATE: Piedmont, C A 94610

RP#2-CONTACT NAME: Brett Hunter
 COMPANY NAME: Chevron U S A
 ADDRESS: P. O. Box 5004
 CITY/STATE: San Ramon, C A 94583-0804

INSPECTOR VERIFICATION:

NAME _____ SIGNATURE _____ DATE _____

DATA ENTRY INPUT:

Name/Address Changes Only Case Progress Changes

ANPPGMS _____ LOP _____ DATE _____ LOP _____ DATE _____

ALAMEDA COUNTY HAZARDOUS MATERIALS DIVISION
 DEPOSIT / REFUND ACCOUNT SHEET

printed 09/24/1999

SITE INFORMATION

Vacant Property
 5940 42 College Avenue
 Oakland -0-
 Site Contact: -0-
 Site Phone : -0-

StID: 6438 Site#: 9502
 PROJECT#: 9502A
 PROJECT TYPE:*** M ***
 INSP: Eva Chu
 ACCT. SHEET PG #: _____

PROPERTY OWNER INFORMATION

-0-
 -0-
 -0-
 Owner Contact: -0-
 Owner Phone : -0-

PAYOR INFORMATION

College Avenue Associates
 1345 Grand Avenue
 Piedmont CA 94610 #1195
 Payor Contact: Patrick Ellwood
 Payor Phone : 658-7918

Date	Action Taken	Time		Hours Spent/ Depstd	Hour Balnce	Money Spent/ Depositd	Money Balance
		In	Out				
_____	Balance from Prev.Pg	_____	_____
09/24/1999	Rcpt# 836502 Deposit \$500.00 @\$100/hour	+5.	_____	+\$500.00	_____
_____	_____	_____	_____	_____	_____	_____	_____
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_____	_____	_____	_____	_____	_____	_____	_____

UPON COMPLETION OF PROJECT

PROJ COMPLETED BY : _____ ATTACH: State Forms A,B & C
 Billing Adjustment*
 DATE OF COMPLETION : _____ DATE SENT TO BILLING: _____
 TOTAL COST OF PROJECT: _____ REFUND AMOUNT: _____ Rev. 5/96

* Billing adjustment forms needed when site is in our UST program.

ALAMEDA COUNTY
HEALTH CARE SERVICES

AGENCY
DAVID J. KEARS, Agency Director



ENVIRONMENTAL HEALTH SERVICES

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

StID 6438

October 13, 1999

Mr. Patrick Ellwood
College Square Associates
1345 Grand Avenue
Piedmont, CA 94610

RE: 5940 College Avenue, Oakland, CA

Dear Mr. Ellwood:

The College Square Associates has informed this Agency that it intends to sell its property located at 5940 College Avenue, located in Oakland, California. Recent subsurface investigations conducted at the site have identified petroleum hydrocarbons in groundwater beneath the site. It is suspected that the hydrocarbons may be due to the prior use of the site as a former gasoline service station leased by Standard Oil of California from approximately August 1938 to February 1969.

Additional investigations will be required at the site to delineate the extent and severity of the fuel release and remediate, if necessary, the contamination. This Agency considers Chevron Products, USA to be the primarily responsible party in connection with the remediation of contamination at the site and expects that Chevron will continue with the investigations deemed necessary until closure is obtained. The current property owner, by definition (CCR Title 23, Section 2720), is still named as a responsible party. However, this Agency does not pursue new purchasers of a property where the primarily responsible party has the financial resources necessary to conduct subsequent required site assessment investigations.

If you have any additional questions, I can be reached at (510) 567-6762.

A handwritten signature in black ink, appearing to read 'eva chu', written in a cursive style.

eva chu
Hazardous Materials Specialist

PIERS



**Environmental
Services, Inc.**

1330 S. Bascom Ave., Suite F
San Jose, CA 95128

Tel. (408) 559-1248 Fax (408) 559-1224

Ms. Bette Owen
Chevron Corporation
P.O. Box 6004
San Ramon, CA 94583-0904

October 4, 1999

Re: Groundwater gradient information for the vicinity of
5940 College Ave., Oakland

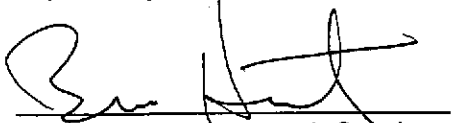
Dear Ms. Owen,

On behalf of Mr. Patrick Ellwood, I am forwarding, for your review, the recent groundwater gradient calculations, supplied to me by Ms. Eva Chu of the Alameda County Health Care Services, for two LUST sites (6039 College Ave. and 5929 College Ave.) located on the block across the street from the former Standard Oil site, 5940 College Ave., Oakland (subject site).

Also attached is an assessors parcel map showing the subject site in relation to the two LUST sites. The assessors parcel map also shows the approximate former tank locations at 5930 College Ave..

Further gradient information (at 5930 College Ave.) should be available by the end of this week. I will forward that information to you when available.

Respectfully submitted this 4th day of October, 1999.


PIERS Environmental Services
Ben Halsted

attach.

cc: Ms. Eva Chu, Alameda County Health Care Services
Mr. Patrick Ellwood, Ellwood Commercial Real Estate

99 OCT -6 PM 2:56
ENVIRONMENTAL
PROTECTION
DIVISION

FAX TRANSMITTAL

TO: EVA CHU - ALAMEDA COUNTY HEALTH AGENCY

DATE: SEPTEMBER 23, 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): (-3-)

MESSAGE: Eva, please find attached the letter I sent to Bette Owen at Chevron.

PTE

September 23, 1999

Ms. Bette Owen
Chevron Corporation
P. O. Box 6004
San Ramon, CA 94583-0804

Sent Via Fax #925-842-8370
with original by U. S. Mail

Re: 5940-42 College Avenue, Oakland, CA

Dear Ms. Owen:

I am the managing owner of the above referenced Property. As we discussed on Tuesday, we are in escrow to sell the Property to Mr. Sheldon Gans (the "Buyer"). The Buyer engaged PIERS Environmental Services ("PIERS") to perform a Phase I investigation of the Property as part of their due diligence Property investigation. Bennett T. Halsted is the Project Manager for PIERS. During PIERS investigation it was determined that the Property was used as Standard Oil gas station at least during the period 1938-68. Water samples were taken and hazardous material found in ground water at the Property (see attached Report of Groundwater Investigation dated September 13, 1999 prepared by PIERS). Mr. Halstead will be sending you more complete information by separate cover.

We acquired the Property in approximately 1986. When we purchased the building it was a retail/office building in its current form. We are not aware of any toxic or hazardous material use at the building/Property during our ownership. We purchased the Property from a party that bought it from Dome Construction, who in approximately 1978 built the building which currently occupies the site. According to the Alameda County records, Dome Construction purchased the Property from Dryers Ice Cream. At the time they purchased the Property it was used as a parking lot. Dryers Ice Cream purchased the Property from what used to be Samuel Merritt Hospital who acquired it by bequeath.

Alameda County records reflect a lease (copy attached) for the Property dated February 13, 1953 to Standard Oil of California ("Standard Oil"). A search of the City of Oakland building department records reflect a site plan (copy attached) prepared by or on behalf of Standard Oil dated September 11, 1938. Standard Oil applied for a building permit (copy attached) to "...replace 2 buildings with new Steel Bldg...". On October 6 of some year during the 1930's (the date is difficult to read) a permit was issued (copy attached) to Standard Oil on August 29, 1968 to demolish a service station. Accordingly, from the documentation set forth it appears conclusive that Standard Oil is the responsible party for the hazardous material at our Property.

ELLWOOD COMMERCIAL REAL ESTATE
1345 GRAND AVENUE PIEDMONT, CALIFORNIA 94610

510-658-7918
510-658-7956 Fax

Ms. Bette Owens - Chevron Corporation
Re: 5940-42 College Avenue, Oakland, CA
September 23, 1999

The Buyer wants some level of assurance that he will not be liable for any toxic cleanup. While he would likely be accommodating to any incidental involvement such as a monitoring well at the Property for some period of time, he wants assurance that: he will not be named as a responsible party for the hazardous material; will not incur any cost associated with investigation and/or mitigation of hazardous materials; and, that the use of the Property will not be impaired.

This sale of the Property to this Buyer is time sensitive since we are scheduled to close escrow on October 18, 1999. In fact, we have already extended the close of escrow several times in order to determine whether the Property was "contaminated" and who is the responsible party for the contamination. The Buyer is in a IRC 1031 tax deferred exchange and has identified this Property as his replacement property. The Buyer will suffer significant tax liability if they are not able to timely close this transaction to purchase the Property. Accordingly, we may also be substantially damaged since we have identified replacement property that we want to acquire that is reliant on this sale to this Buyer.

What we are looking for is Chevron/Standard Oil to accept "responsible party" status with the governing agencies and to provide us with indemnity against any cost or damage resulting from investigation and, if required, mitigation/remediation associated with the contamination at the Property. We are also requesting reimbursement by Chevron/Standard Oil of our costs necessary to investigate the history of the Property necessary to determine the existence of contamination and the responsible party.

We would appreciate a timely resolution of this issue with Eva Chu of the Alameda County Health Agency, Division of Environmental Protection, in order that we may timely close our transaction with this Buyer and acquire the property for which we have identified to purchase.

If you have any questions, please don't hesitate to call.

Sincerely,



Patrick Ellwood

cc: Ms. Eva Chu - Alameda County Health Agency (cover letter only)
Mr. Ben Halstead - PIERS Environmental Services, Inc. (cover letter only)
Mr. Bill Clark - Prudential Landmark Real Estate (cover letter only)

September 22, 1999

Ms. Eva Chu
Alameda County Health Agency
Division of Environmental Protection
Department of Environmental Health
1131 Harbour Bay Parkway, Second Floor
Alameda, Ca 94502

Re: 5940-42 College Avenue, Oakland, CA

Dear Ms. Chu:

Pursuant to our agreement reached during our meeting yesterday, please find enclosed a \$500.00 deposit regarding fees to your Agency for the above referenced property. From the evidence presented by Ben Halsted of PIERS Environmental Services, it appears that Chevron/Standard Oil of California and/or our neighbor to the south are the responsible party(ies) regarding the hazardous material found in ground water samples at our property.

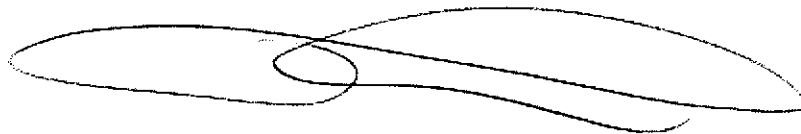
We acquired the property in approximately 1986. When we purchased the building it was a retail/office building in its current form. We are not aware of any toxic or hazardous material use at the building/property during our ownership. We purchased the property from a party that bought it from the developer who in approximately 1978 built the building which currently occupies the site. According to the developer, Dome Construction, they purchased the property from one of the original owners of Dryers Ice Cream. At the time they purchased the property it was used as a parking lot.

I have given authority to PIERS Environmental Services to install the wells you discussed in order that we may get better data on levels of contamination and gradients in order to best determine in what way the matter may be resolved. It is my understanding that you will attempt to expedite the well installation by our neighbors to the south who are already performing a remediation plan resultant from tank removal at their property to further clarify the source.

As we discussed, we are in escrow to sell the property. The buyer wants some level of assurance that they will not be liable for any toxic cleanup. While they would be accommodating to any incidental involvement such as a monitoring well at the property for some period of time, they want assurance that they will not be named as a responsible party nor that the use of the property will not be impaired. Since this is a time sensitive equation, we would appreciate any help you could offer to expedite the investigation and determination of this issue in order that we may close our transaction with this buyer.

If you have any questions, please don't hesitate to call.

Sincerely,



Patrick Ellwood

ENVIRONMENTAL
PROTECTION
99 SEP 23 PM 2:17

ELLWOOD COMMERCIAL REAL ESTATE
1345 GRAND AVENUE PIEDMONT, CALIFORNIA 94610

510-658-7918
510-658-7956 Fax

eLLWOOD COMMERCIAL REAL ESTATE
1345 GRAND AVENUE PIEDMONT, CALIFORNIA 94610



**Ms. Eva Chu
Alameda County Health Agency
Division of Environmental Protection
Department of Environmental Health
1131 Harbour Bay Parkway, Second Floor
Alameda, Ca 94502**

94502-6540 39



Project #9502 A

PAYOR # 1195

STID # 6438

Site 9502

REF./ A/C NO. M

COUNTY OF ALAMEDA
OFFICE OF THE AUDITOR-CONTROLLER

DATE: 09 23 1999

№ 836502

MISCELLANEOUS RECEIPT

FIVE HUNDRED \$ 500 -
00/100 DOLLARS

RECEIVED FROM: College Square Associates 1345 Grand Ave Piedmont, Ca
FOR: 5940 College Avenue OAKLAND CA

RECEIVED BY: [Signature] DEPT. NO.: 430-4530

CASH PERSONAL/CASHIER'S CHECK/M. O. # 3286 OTHER: _____

110-1 (Rev 10/85) [0134E (08)] 3-Part

Distribution: White - Payor Yellow & Pink - Depart.

COLLEGE SQUARE ASSOCIATES

1345 GRAND AVE.
PIEDMONT, CA 94610
(510) 658-7918

U.S. BANK
90-2267-1211

NO. 3286

DATE 9/2

AMOUNT \$500⁰⁰

Alameda County Health Agency

Five Hundred and 00/100

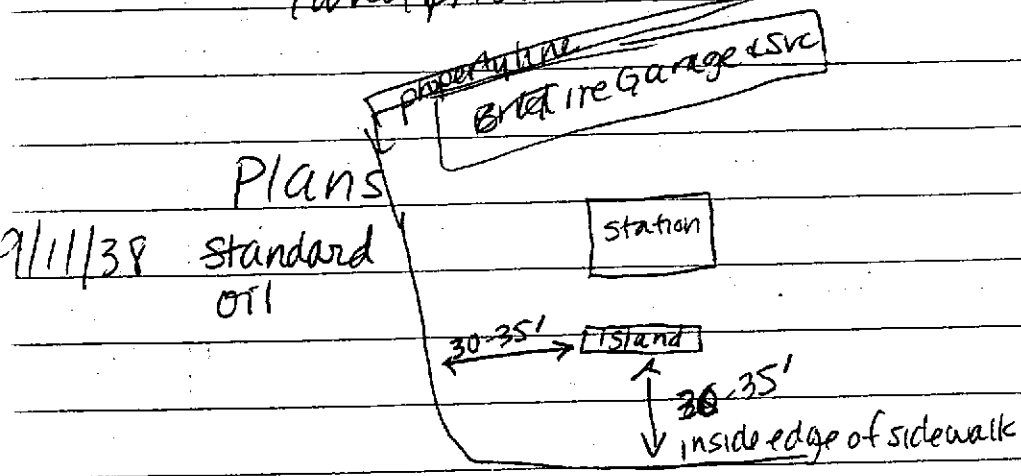
Re: 5942
5940-College Avenue, Oakland, CA
Deposit

[Signature]

⑈003286⑈ ⑆121122676⑆ 153402219296⑈

Security features included. Details on back.

7/20/76 Ltr from City of Oakland to William Plunkett
① references ~~the~~ service station + buildings on
land prior to service station



PLOT PLAN

REPORT OF INVESTIGATOR

No. 1111

R. O. K. 10/1

APPLICATION

Permit for *Replace 2 buildings*
with new Steel Bldg
At *5942 College Ave*
(House Number)

R. O. K.

W. O. K.

Standard Pipe Co. Owner
Independent Iron Works Contractor
Cost *3800.00* Fee \$ *16*

L. O. K.

Issued



PLASTER O. K.

PLANS CHECKED

- Zoning
- Setback Line
- Fire Limits
- Area Limit
- Court Areas
- Height Limit
- Garage Area
- Ventilation
- Chimneys and Flues
- Type of Frame
- Exterior Walls
- Floor Construction
- Soil
- Foundation
- Retaining Walls
- Engineering

FINAL O. K. *[Signature]*

AFFIDAVIT

I hereby make affidavit that the information contained in this application and on the plans and specifications is true and contains a correct description of the proposed work. All said work is to be done in accordance with the City Housing Act. I am authorized to act as agent for the owner.

Permission is hereby granted to erect, alter or repair the building described in this application in accordance with the Building Ordinances of the City of Oakland, and to the satisfaction of the Building Inspector.

Approved *[Signature]* E. U. ROUSSELL
Chief Building Inspector

By *[Signature]*
THIS PERMIT DOES NOT COVER ANY ELECTRICAL OR PLUMBING WORK.

Subscribed and sworn to before me this _____ day of _____ 1933

APPROVED: _____ Plan Checker

Deputy City Clerk

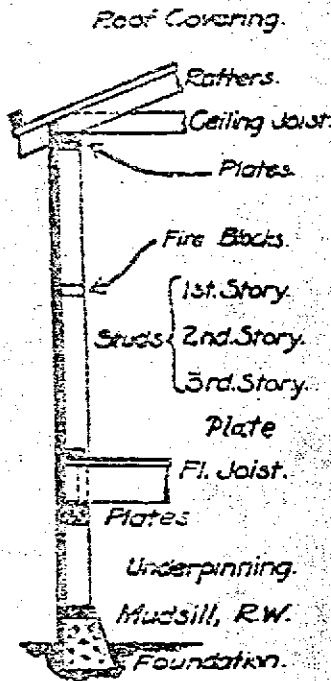
APPLICATION FOR A BUILDING PERMIT

APPLICATION IS HEREBY MADE TO THE BUILDING DEPARTMENT OF THE CITY OF OAKLAND FOR PERMISSION TO DO THE FOLLOWING WORK AT

Number: 5942 College Ave Street
Ave.

WRITE PLAINLY FULL DESCRIPTION OF WORK TO BE DONE
All new construction must be described as to size, span and spacing

Remove existing buildings and replace with one new steel building



as per plans

City Manager Terminal 1992

Entire cost of work (This must include everything necessary for complete construction of work)

\$3800.00

Building now used as

Building to be used as Service Station, Standard Stations, Inc.

I hereby agree to save, indemnify and keep harmless the City of Oakland and its officers, employees and agents against all liabilities, judgments, costs and expenses which may in any wise accrue against the City in consequence of the granting of this permit or from the use or occupancy of any sidewalk, street or sub-sidewalk or otherwise by virtue thereof, and will in all things strictly comply with the conditions under which this permit is granted.

Contractor: Independent Iron Wks. Co. Steel
 Address: 821 Pine St Oakland
 Designer: Standard Oil Co.
 Address: 225 Bush St St.

Owner: Standard Oil Co.
 Address: 1201 Financial Center Bldg. Oakland
 By: J.S. Gordon Dist. Sales Mgr.

Ordinance 1485 N.S., Section 86: "When a building is ready for lathing or sheathing on the inside, the Building Inspector shall be notified. The rough STUDDING SHALL NOT BE COVERED or in any way concealed from view until inspection has been made and the written approval of the Building Inspector obtained."

The department will call up Telephone No. Te 4500 if any alterations or changes are necessary on the plans submitted.

STATE LICENSE No. _____ CITY LICENSE No. _____

FOR OFFICE USE ONLY

BUILDING & HOUSING DEPARTMENT -- CITY OF OAKLAND

WRITE IN INK - FILE ALL COPIES

Inspected
64406

5942 College Ave

HOUSING DIVISION
 FIRE MARSHAL APPROVAL
 CITY MANAGER PERMIT NO.
 PROJECT PERMIT NO.
 PORT OF OAKLAND APPROVAL
 BUILDING PERMIT NO. **21155**
 HEALTH DEPT. NO.
 BOARD OF HEALTH NO.
 HEALTH DEPT. NO.

DATE OF TO **8.22.68**
 DATE ISSUED **AUG 29 1968** PERMIT NO.

APPLICATION FOR PERMIT TO

ALTER ADD TO NEW CONSTR
 REPAIR WRECK OTHER
 DEVELOPMENT **5942 COLLEGE AVE**
 OWNER'S NAME **STANDARD OIL CO.**
 BUSINESS ADDRESS **218 SALSOME S.F.**
 OWNER'S PHONE NO. **434-7700**
 SUBMITTED BY _____ DATE _____
 APPROVED BY _____ FIO _____
 SPECIAL CONDITIONS _____

VALUE:
 \$ **500.00** Address Fee \$ _____
 Permit Fee \$ **5.00** Approval Fee \$ _____
 Copying Fee \$ _____

ADDITIONAL COST:
 \$ _____ Total Fees \$ **5.00**
 \$ _____ Address Fee \$ _____
 \$ _____ Copying Fee \$ _____

TOTAL VALUE:
 \$ _____ TOTAL COST \$ _____

NEW CONSTRUCTION

Site of new building _____ Number of Families _____
 Height to highest point _____ Size of Lot _____
 No. of Stories _____ Material of Exterior Walls _____
 Specific type of Occupancy _____
 State how many buildings are on lot _____
 and give use of each _____
 Facing Width _____ Depth in Ground _____ Width of Wall _____
 Stairs _____ Floor Joists _____ Ceiling Joists _____
 Rafters _____ Roof covering _____

VALUATION OF PROPOSED WORK:

Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinklers, electric wiring and elevator equipment therein or thereon, \$ _____
COST OF WORK TO BE CHECKED BEFORE FINAL INSPECTION.

GENERAL INSTRUCTIONS: If the work herein described is not commenced within one hundred twenty (120) days after the issuing of this permit, or if the work is suspended or abandoned at any time after the work is commenced for a period of one hundred twenty (120) days, this permit shall expire by limitation and become null and void as provided in the Oakland Building Code.

Permission is hereby granted to do the work described in this application in accordance with the provisions of the Oakland Building Code and related ordinances.

Approved: **LAWRENCE A. LANE**
 Building Inspector
 By: _____

TO BE SIGNED ONLY WHEN ISSUED TO OWNER.

I hereby certify that I am the applicant for a Building Permit, and that in the performance of the work for which such permit is issued, I will not employ any person or persons in any manner so as to become subject to the provisions of the Labor Code of the State of California relating to workman's compensation insurance.

Signature of Owner: **J. K. Weston**

STATE FILED Yes No
 MAP NO. **223** Block _____
 TYPE OF BUILDING _____
 OCCUPANCY _____
 ZONING DISTRICT _____
 USE _____

Present use of building **Service Station** Families _____ Pans _____
 Proposed use of building **Demolish** Families _____ Pans _____

Size of existing building _____ Number of stories _____

Describe briefly all proposed construction work:
THIS SITE IS TO BE ABANDONED

Certified Check on file

Contractor (if any) _____ Licensed Architect _____
 Address _____ Licensed Civil Engineer _____
 Phone No. _____
 State License No. _____ City License No. _____

I hereby agree to save, indemnify and keep harmless the City of Oakland and its officers, employees and agents against all liabilities, judgments, costs and expenses which may in anywise occur against the City in consequence of the granting of this permit or from the use or occupancy of any building on street or sidewalk, or otherwise by virtue thereof, and will in all things strictly comply with the conditions under which this permit is granted.

J. K. Weston
 Signature of Applicant

FOR INSPECTIONS TELEPHONE 273-3441

DEPARTMENT COPY