



Environmental, Inc.

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January 15, 2013

Mr. Jerry Wickham
Alameda County Health Care Services Agency
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502
By e-mail to: jerry.wickham@acgov.org
Cc: Mr. Dick Burge by facsimile at (510) 452-4412

**Subject: Review of Case Closure Documentation
Former Shell Gasoline Station
2350 Harrison Street, Oakland, California
ERAS Project Number 07142**

Dear Mr. Wickham:

As you may know, ERAS Environmental, Inc. (ERAS) has been representing the owner of the Property since 2007 for the ongoing review of environmental reports and other information prepared by Shell Oil Company's environmental consultants. We reviewed the recent case closure documentation pertaining to the subject site (the "Property").

The case closure documentation was written by the Alameda County Health Care Services Agency (ACHCSA) and included 1) a Case Closure letter and a Remedial Action Completion letter dated December 27, 2012 and a Case Closure Summary dated July 19, 2012.

The Case Closure letter states "As described in Section IV of the attached Case Closure Summary, the case was closed with Site Management Requirements that limit future land use to the current commercial land use as a convenience store and the existing building only."

This verbiage is very specific to the current tenancy. Based on ERAS significant experience with real estate lenders the verbiage could be detrimental to the completion of future refinancing or sale of the Property should the tenancy change to another commercial retail use.

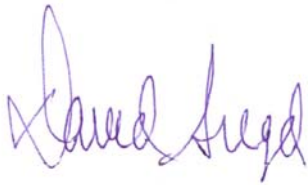
In ERAS experience of the review of a large number of case closure documents, the documentation usually refers only to general commercial uses. This is obviously written to avoid redevelopment or re-use of properties for sensitive uses such as residential or child or elderly care facilities. We request that the documentation for the Property be changed to the more standard language

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that refers to commercial uses or commercial retail uses without the specific use as convenience store. This should avoid future financing issues for the current or future owners of the Property.

We also request that this slight modification be made in a timely manner since this site was just recently closed. Please advise me at (510) 247-9885 x304 or dave@eras.biz if there are any issues or problems with this request.

Sincerely,
ERAS Environmental, Inc.

A handwritten signature in blue ink, appearing to read "David Siegel". The signature is fluid and cursive, with the first name "David" being more prominent than the last name "Siegel".

David Siegel
Senior Program Manager