

UNDERGROUND STORAGE TANK UNAUTHORIZED RELEASE (LEAK) / CONTAMINATION SITE REPORT

EMERGENCY <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	HAS STATE OFFICE OF EMERGENCY SERVICES REPORT BEEN FILED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	FOR LOCAL AGENCY USE ONLY I HEREBY CERTIFY THAT I AM A DESIGNATED GOVERNMENT EMPLOYEE AND THAT I HAVE REPORTED THIS INFORMATION TO LOCAL OFFICIALS PURSUANT TO SECTION 25180.7 OF THE HEALTH AND SAFETY CODE. SIGNED: [Signature] DATE: 3-18-03
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REPORT DATE 0 M 22 D 25 O 3 Y	CASE #
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REPORTED BY	NAME OF INDIVIDUAL FILING REPORT JOE MANBINE	PHONE (831) 425-0007	SIGNATURE [Signature]
	REPRESENTING <input checked="" type="checkbox"/> OWNER/OPERATOR <input type="checkbox"/> REGIONAL BOARD <input type="checkbox"/> LOCAL AGENCY <input type="checkbox"/> OTHER	COMPANY OR AGENCY NAME AUGER CORPORATION	
	ADDRESS P.O. BOX 1541 SANTA CRUZ CA 95061		

RESPONSIBLE PARTY	NAME ALLAN SEBANC	CONTACT PERSON MARK MASON	PHONE (415) 391-9220
	ADDRESS 10 STACEY COURT HILLSBOROUGH CA 94010		

SITE LOCATION	FACILITY NAME (IF APPLICABLE) DUBLIN RETAIL CENTER	OPERATOR N/A	PHONE ()
	ADDRESS 7900-7916 DUBLIN BLVD. DUBLIN, CA ALAMEDA 94568		
	CROSS STREET SAN RAMON RD.	TYPE OF AREA <input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> RURAL <input type="checkbox"/> RESIDENTIAL <input type="checkbox"/> OTHER	TYPE OF BUSINESS <input checked="" type="checkbox"/> RETAIL FUEL STATION (FORMER) <input type="checkbox"/> FARM <input type="checkbox"/> OTHER

IMPLEMENTING AGENCIES	LOCAL AGENCY ALAMEDA CO. ENVIRO. HEALTH SERVICES	AGENCY NAME	CONTACT PERSON SCOTT SEERY	PHONE (510) 567-6783
	REGIONAL BOARD			PHONE ()

SUBSTANCES INVOLVED	(1) NAME TPHg, TPHd, MTBE	QUANTITY LOST (GALLONS) <input checked="" type="checkbox"/> UNKNOWN
	(2)	<input type="checkbox"/> UNKNOWN

DISCOVERY/ABATEMENT	DATE DISCOVERED 0 M 9 D 29 Y 8 Y	HOW DISCOVERED <input type="checkbox"/> INVENTORY CONTROL <input type="checkbox"/> SUBSURFACE MONITORING <input type="checkbox"/> NUISANCE CONDITIONS <input type="checkbox"/> TANK TEST <input type="checkbox"/> TANK REMOVAL <input checked="" type="checkbox"/> OTHER "grab" groundwater sampling
	DATE DISCHARGE BEGAN M M D D Y Y <input checked="" type="checkbox"/> UNKNOWN	METHOD USED TO STOP DISCHARGE (CHECK ALL THAT APPLY) <input type="checkbox"/> REMOVE CONTENTS <input type="checkbox"/> REPLACE TANK <input checked="" type="checkbox"/> CLOSE TANK <input type="checkbox"/> REPAIR TANK <input type="checkbox"/> REPAIR PIPING <input type="checkbox"/> CHANGE PROCEDURE <input type="checkbox"/> OTHER
	HAS DISCHARGE BEEN STOPPED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO IF YES, DATE M M D D Y Y 8 Y 4 Y	

SOURCE/CAUSE	SOURCE OF DISCHARGE <input type="checkbox"/> TANK LEAK <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/> PIPING LEAK <input type="checkbox"/> OTHER	TANKS ONLY/CAPACITY GAL. _____ AGE _____ YRS <input checked="" type="checkbox"/> UNKNOWN	MATERIAL <input type="checkbox"/> FIBERGLASS <input checked="" type="checkbox"/> STEEL <input type="checkbox"/> OTHER	CAUSE(S) <input type="checkbox"/> OVERFILL <input type="checkbox"/> RUPTURE/FAILURE <input type="checkbox"/> CORROSION <input checked="" type="checkbox"/> UNKNOWN <input type="checkbox"/> SPILL <input type="checkbox"/> OTHER
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CASE TYPE	CHECK ONE ONLY <input checked="" type="checkbox"/> UNDETERMINED <input type="checkbox"/> SOIL ONLY <input type="checkbox"/> GROUNDWATER <input type="checkbox"/> DRINKING WATER - (CHECK ONLY IF WATER WELLS HAVE ACTUALLY BEEN AFFECTED)
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CURRENT STATUS	CHECK ONE ONLY <input checked="" type="checkbox"/> SITE INVESTIGATION IN PROGRESS (DEFINING EXTENT OF PROBLEM) <input type="checkbox"/> CLEANUP IN PROGRESS <input type="checkbox"/> SIGNED OFF (CLEANUP COMPLETED OR UNNECESSARY) <input type="checkbox"/> NO ACTION TAKEN <input type="checkbox"/> POST CLEANUP MONITORING IN PROGRESS <input type="checkbox"/> NO FUNDS AVAILABLE TO PROCEED <input type="checkbox"/> EVALUATING CLEANUP ALTERNATIVES
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REMEDIAL ACTION	CHECK APPROPRIATE ACTION(S) (SEE BACK FOR DETAILS) <input type="checkbox"/> CAP SITE (CD) <input type="checkbox"/> EXCAVATE & DISPOSE (ED) <input type="checkbox"/> REMOVE FREE PRODUCT (FP) <input type="checkbox"/> ENHANCED BIO DEGRADATION (IT) <input type="checkbox"/> CONTAINMENT BARRIER (CB) <input type="checkbox"/> EXCAVATE & TREAT (ET) <input type="checkbox"/> PUMP & TREAT GROUNDWATER (GT) <input type="checkbox"/> REPLACE SUPPLY (RS) <input type="checkbox"/> TREATMENT AT HOOKUP (HU) <input type="checkbox"/> NO ACTION REQUIRED (NA) <input type="checkbox"/> OTHER (OT)
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Alameda County
FEB 28 2003
Environmental Health

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

January 15, 2003

RO 2446

Mr. Allan Sebanc
10 Stacey Court
Hillsborough, CA 94010

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

RE: Dublin Retail Center, 7900 Dublin Boulevard, Dublin - Soil and Water Investigation

Dear Mr. Sebanc:

I have reviewed the November 19, 2002 Augeas Corporation (Augeas) *Workplan for Additional Site Investigation* for the continued assessment of the subject site, as submitted under Augeas cover dated November 27, 2002. This work plan was subsequently supplemented with an addendum dated January 9, 2003, submitted under Augeas cover of the same date, following a site reconnaissance and conversations with Augeas's Joe Mangine.

Among other topics, the revised work plan calls for the installation of six (6) Geoprobe® borings from which soil and water samples will be collected for specific laboratory analyses, which will include, among others, analyses for total fuel oxygenates (MIBE, TAME, EtBE, DIPE, TBA, ethanol and methanol) and lead scavengers (EDB and 1,2-DCA) using EPA Method 8260M.

The revised work plan is accepted with the following addition:

- All GeoProbe® borings are to be continuously cored and logged for lithologic description
- Soil samples selected for laboratory analysis shall include, among other selection criteria possible, those intervals where subjective field evidence suggests the presence of contamination. At a minimum, at least one soil sample from each boring shall be submitted for laboratory analysis. If no other potential selection criterium is identified at the time of boring advancement, that sample shall be from the capillary fringe.
- All collected grab groundwater samples shall be submitted to the laboratory for analysis

Please contact me at (510) 567-6783 to advise when field work has been slated.

Sincerely,


Scott O. Seery, CHMM
Hazardous Materials Specialist

c: Roger Brewer, RWQCB
Matt Katen, Zone 7 Water Agency
Joe Mangine, Augeas Corp., P.O. Box 1541, Santa Cruz, CA 95061
Mark Mason, 750 Battery St., Ste. 500, San Francisco, CA 94111

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
FAX (510) 337-9335

RO0002446

September 16, 2002

Mr. Allan Sebanc
10 Stacey Court
Hillsborough, CA 94010

RE: 7900 Dublin Blvd, Dublin, CA

Dear Mr. Sebanc:

I have completed review of the case file and the most recent *Additional Documentation for Dublin Retail Center* dated August 15, 2002 that was prepared by Augeas. The site was formerly a gasoline service station with four gasoline underground storage tanks (USTs) and one waste oil UST. Prior to the development of the Dublin Retail Center, it is believed that all USTs were removed. However, this agency is not in receipt of reports documenting the closure of the USTs.

In August/September 1998, one soil boring (B-1) was advanced to approximately 15 feet bgs in the vicinity of the former pump island, and one soil boring (B-2) was advanced to approximately 30 feet bgs, downgradient from boring B-1. Soil samples were collected from Boring B-1 at 5 feet interval. A grab water sample was collected from Boring B-2. TPHg, TPHd, MTBE and BTEX were not detected in the soil samples. Groundwater from Boring B-2 contained 440ppb TPHg, 1,000ppb TPHd, 160ppb MTBE, and ND, 21, ND, and 0.69ppb BTEX, respectively.

Soils encountered beneath the site were primarily mixtures of silts and clays with intermittent sand stringers. Groundwater was encountered at approximately 27 feet bgs. Based on data collected at the nearby Chevron station, groundwater flow direction is assumed to flow predominantly to the east.

This office cannot recommend case closure until it has been demonstrated that the former fuel release has been adequately characterized, is limited in extent, is stable or decreasing, and does not pose a potential risk to human health or the environment. At this time, a work plan should be submitted that would properly assess subsurface conditions in the vicinity of the former USTs (gasoline and waste oil tanks). The work plan is due within 60 days of the date of this letter, or by November 25, 2002.

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

eva chu
Hazardous Materials Specialist

c: Joe Mangine, Augeas Corp. P.O. Box 1541, Santa Cruz, CA 95061-1541
email: Mark Mason

dublinretail-1

Ro. 244



August 15, 2002

Ms. Eva Chu
Alameda County Department of Environmental Health
1131 Harbor Bay Parkway
Alameda, California 94502-6577

Subject: Additional Documentation for Dublin Retail Center, 7900-7916 Dublin Boulevard, Dublin, California

Dear Ms. Chu:

On behalf of Mark Mason, and at the request of Alameda County Department of Environmental Health (ACDEH), Augeas Corporation (Augeas) is submitting additional documentation for the above-referenced property. Please find enclosed one copy of Augeas' Site and Boring Location Plan presenting the locations of four (4) former 6,000-gallon gasoline USTs, one (1) former 550-gallon waste oil UST, and two (2) former hydraulic hoists with associated sump. The enclosed site plan was reproduced from the ARCO Service Station As-Built Site Plan dated September 4, 1969.

As a result of natural biological activity in both soil and ground water for over 17 years, the potential for further groundwater degradation is considered minimal. If any additional documentation or field data is required for closure, please provide our client with a written directive to perform such activities.

Should you have any questions, please contact Augeas at (831) 425-8007 or (650) 726-7700.

Sincerely,
AUGEAS CORPORATION

Joe Mangine
Project Geologist

enclosure



RO - 2416

AUGEAS

FACSIMILE TRANSMITTAL SHEET

TO: EVA CHU

FROM: JOE MANGINE

COMPANY: ACDEH

DATE: 7/30/02

FAX NUMBER: (510)337-9335

TELEPHONE NUMBER: (510)567-6762

RE: 7900-7916 DUBLIN BLVD

TOTAL NO. OF PAGES: 1+7=8

P.O. BOX 1541 SANTA CRUZ, CA 95061
TELEPHONE: 831 425-8007 FACSIMILE: 831 425-8006



A U G E A S

July 30, 2002

Ms. Eva Chu
Alameda County Department of Environmental Health
1131 Harbor Bay Parkway
Alameda, California 94502-6577

Subject: Additional Documentation for Dublin Retail Center, 7900-7916 Dublin Boulevard, Dublin, California

Dear Ms. Chu:

On behalf of Mark Mason, and at the request of Alameda County Department of Environmental Health (ACDEH), Augeas Corporation (Augeas) is submitting additional documentation for the above-referenced property. After multiple requests and correspondences with ARCO (BP America Inc.), our client finally received additional documentation regarding the underground storage tanks (USTs) at the subject site. Please find enclosed copies of the Agreement of Sale and As-Built Site Plan. In the Agreement of Sale ARCO agreed to remove all USTs prior to the close of escrow, and it is assumed that this condition was met. The As-Built Site Plan presents the locations of four (4) 6,000-gallon gasoline USTs and one (1) 550-gallon waste oil UST.

As a result of natural biological activity in both soil and ground water for over 17 years, the potential for further ground water degradation is considered minimal. If any additional documentation or field data is required for closure, please provide our client with a written directive to perform such activities.

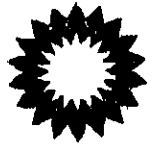
Should you have any questions, please contact Augeas at (831) 425-8007 or (650) 726-7700.

Sincerely,

AUGEAS CORPORATION

Joe Mangine
Project Geologist

enclosures



Austin J. McGreal

Environmental Claims
BP Legal - Litigation and Claims

BP America Inc.
333 South Hope St., 20th Floor
Los Angeles, California 90071
Direct: (213) 488-0448
Fax: (213) 488-0309
mcgraj@bp.com

June 20, 2002

Allan A. Seban
Seabank Partners
750 Battery, Suite 500
San Francisco, CA 94111

Re: Former ARCO Service Station
7900 Dublin Boulevard, Dublin, California

Dear Mr. Seabanc:

I received your letter of June 6, 2002 requesting evidence that the USTs were removed from the above referenced property. As you know, ARCO's involvement with that location terminated over 18 years ago, so our records for the site are not extensive. We did, however, locate a few documents that may be helpful to you. Copies of the following items are enclosed:

1. Agreement of Sale ~ By the terms of this document, ARCO agreed to remove the USTs prior to close of escrow. We have no additional information on this issue and we presume that this condition was completed in accordance with the agreement.
2. As-Built Site Plan - The plan shows the former location of all USTs.

We hope this information will be helpful. If you have any questions, please feel free to contact me.

Yours truly,

Austin J. McGreal

Enclosures

Agreement of Sale

Parties **1.** This Agreement is made this 24th day of February, 1984 between Atlantic Richfield Company, a Pennsylvania corporation ("Seller"); and ~~Atlantic Richfield Company, a Pennsylvania corporation ("Seller"); and~~ DUBLIN PARTNERSHIP "Buyer".

Description **2.** Seller agrees to sell, and convey unto Buyer by CORPORATION GRANT Deed, and Buyer agrees to purchase subject to the terms and conditions herein, that certain parcel of land and improvements if any, in Dublin County of Alameda, State of California, described as follows:

Commencing at a point on the Southerly right of way line of road from Dublin to Livermore, known as Dublin Boulevard, said point of commencement being North 69 degrees 08 minutes 15 seconds East 729.46 feet and South 20 degrees 51 minutes 45 seconds East 30.00 feet from the intersection of the center line of said Dublin Boulevard, with the California Highway Commission "B 7" line of San Ramon Road, State Highway Route IV ALA 680, 107B, as said intersection is shown on "Parcel Map 385", filed in Book 58 of Parcel Maps, Page 66, in the Office of the County Recorder, Alameda County, California; thence from said point of commencement, along the Southerly line of Dublin Boulevard South 69 degrees 08 minutes 15 seconds West 54.15 feet; thence South 20 degrees 51 minutes 45 seconds East 18.65 feet to the beginning of a non tangent curve to the right, concave Northwesterly, having a radius of 1000.00 feet; thence along said curve in a Southwesterly direction, through a central angle of 02 degrees 58 minutes 20 seconds, an arc distance of 51.88 feet to a point of cusp, said point being on the Southerly line of Dublin Boulevard, as described in the grant of easement to County of Alameda, recorded September 29, 1967, on Reel 2046, Image 77, Series No. AZ/98462, Official Records, Alameda County, California, and the true point of beginning; thence from said true point of beginning tangent to the preceding curve North 69 degrees 08 minutes 15 seconds East 32.00 feet to the beginning of a tangent curve to the right, concave Southwesterly, having a radius of 40.00 feet; thence along last mentioned curve in a Northeasterly, Easterly and Southeasterly direction, through a central angle of 90 degrees 00 minutes 00 seconds, an arc distance of 62.83 feet; thence tangent to the preceding curve, South 20 degrees 51 minutes 45 seconds East 150.00 feet; thence South 69 degrees 08 minutes 15 seconds West 200.00 feet; thence North 20 degrees 51 minutes 45 seconds West 200.00 feet to a point on said Southerly line of Dublin Boulevard; and thence along the last named line, North 69 degrees 08 minutes 15 seconds East 128.00 feet to the true point of BEGINNING.

Purchase **3.** The price \$ 580,800.00 to be paid as follows: \$ 58,080.00 in cashier's certified check payable to Seller outside of Escrow upon execution of this Agreement by Buyer; the balance in cashier's or certified check deposited into Escrow. Ticor Title Insurance Company 97230

Escrow **4.** Escrow shall be with 235 N.E. 122nd Ave., Portland, OR. The parties shall each pay 1/2 of the escrow fees. Closing shall take place on or before June 30, 1984

Taxes & Expenses **5.** Ad Valorem taxes, other public charges and assessments, charges for utilities, and other subsidiary property expenses, shall be prorated between Seller and Buyer as of the date of recording. State real estate transfer and sales taxes, if any, shall be paid by Seller.
Local real estate transfer and sales taxes, if any, shall be paid by Seller.
Recording fees shall be paid by Buyer. Cost of title insurance in the amount of the purchase price shall be paid by Seller and provide full standard coverage with Ticor Title Insurance Company

Title **6.** Title shall be marketable except for taxes not delinquent, restrictions, easements, encroachments, conditions, and any covenants and/or limitations which are of record or which would be visible to a prudent real estate buyer after a thorough inspection of the property at the date of deed. However, unless Buyer files written objections with the Seller within 5 days after receiving the preliminary title report, Buyer shall be deemed to have approved said Title Report. If Buyer shall object to defects which make the property unmarketable, Seller shall have 30 days to correct said defects or put up sufficient bond to protect Buyer. If Seller do not correct or put up bond as aforesaid, Seller shall refund Buyer's deposit and neither party shall have further obligation to the other.

Title & Possession **7.** Title and possession shall pass at time of recording of Deed.

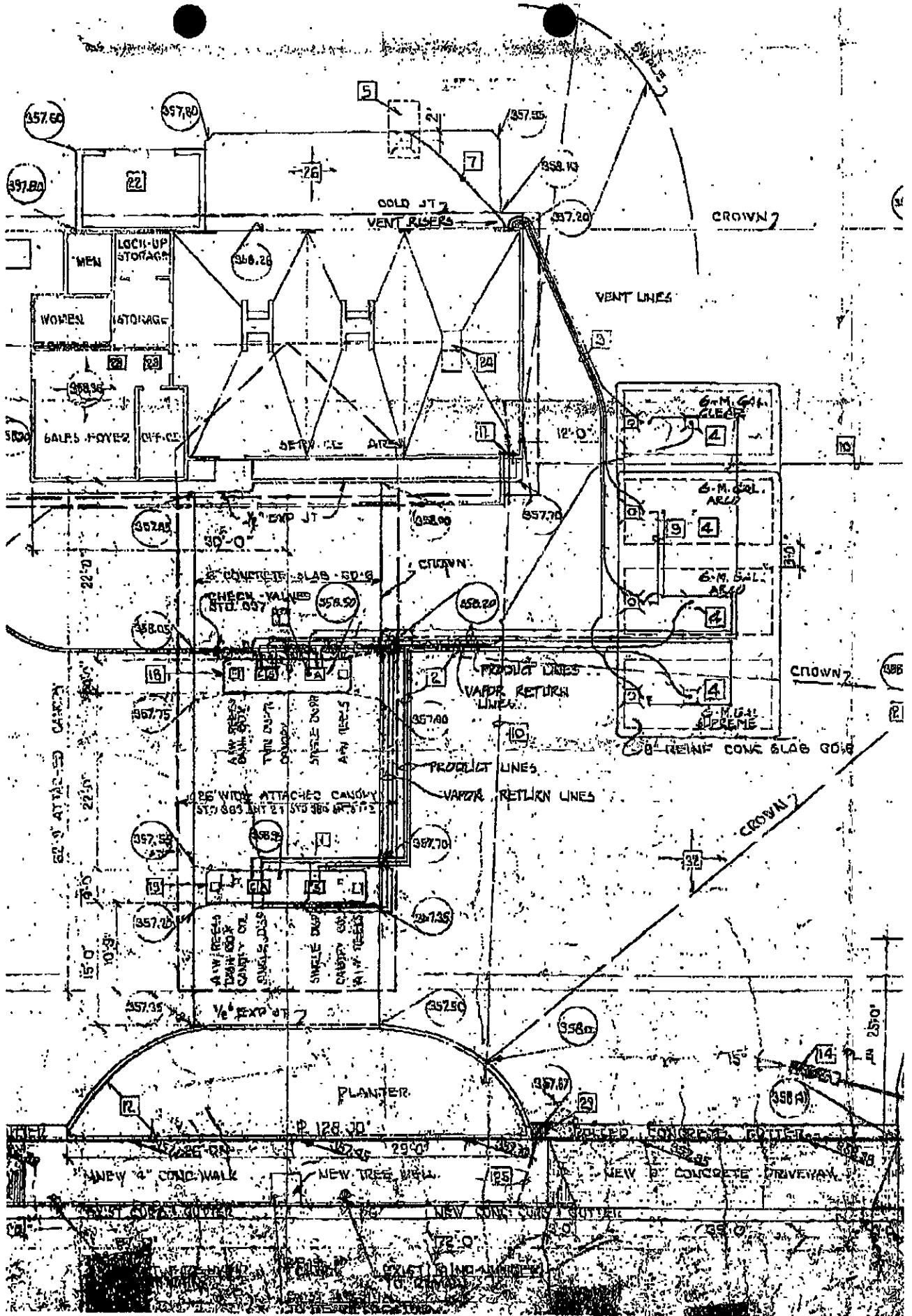
- No Lien** 8. This document shall not be recorded. Neither this document nor the transaction contemplated herein shall ever constitute a lien on the described premises.
- Income Proration** 9. Any rents or other income derived from the property shall be prorated to the date of recording.
- "As Is" Condition of Property** 10. Buyer has thoroughly examined the property and understands that the property is conveyed in "as is" condition and no warranty is made to the compliance or noncompliance of the property and any improvements thereon to building and use codes, zoning ordinances, or any law or regulations. Buyer assumes sole responsibility for such compliance.
- Vesting Title** 11. The title shall vest as instructed by Buyer, said instruction to be given no later than 30 days prior to close of escrow.
- Entire Agreement** 12. There are no representations, or understandings, oral or otherwise, except those as herein set forth. This instrument embodies the whole agreement of the parties hereto. The submission of this instrument to Seller represents an offer by Buyer which can be accepted only in writing by Seller's authorized signatory. It cannot be amended except in writing signed by the parties hereto.
- Time of the Essence** 13. Time is of the essence.
- Escrow Instructions** 14. This instrument constitutes joint escrow instructions.
- Broker** 15. Seller has employed None as its Broker and agrees to pay a Broker's commission of \$ -0-, provided escrow closes and legal title passes to Buyer. Said commission is payable upon recording of deed.
- Minerals** 16. This sale does not include rights below the depth of 800 feet, to minerals and oil, gas and other hydrocarbon substances in and under the land being sold but such excluded rights shall not include the right of surface entry.
- 16a. Seller agrees to remove all underground gasoline storage tanks and refill the excavation with high compaction material at seller's sole cost and expense. Said tank removal shall be completed prior to the close of escrow.

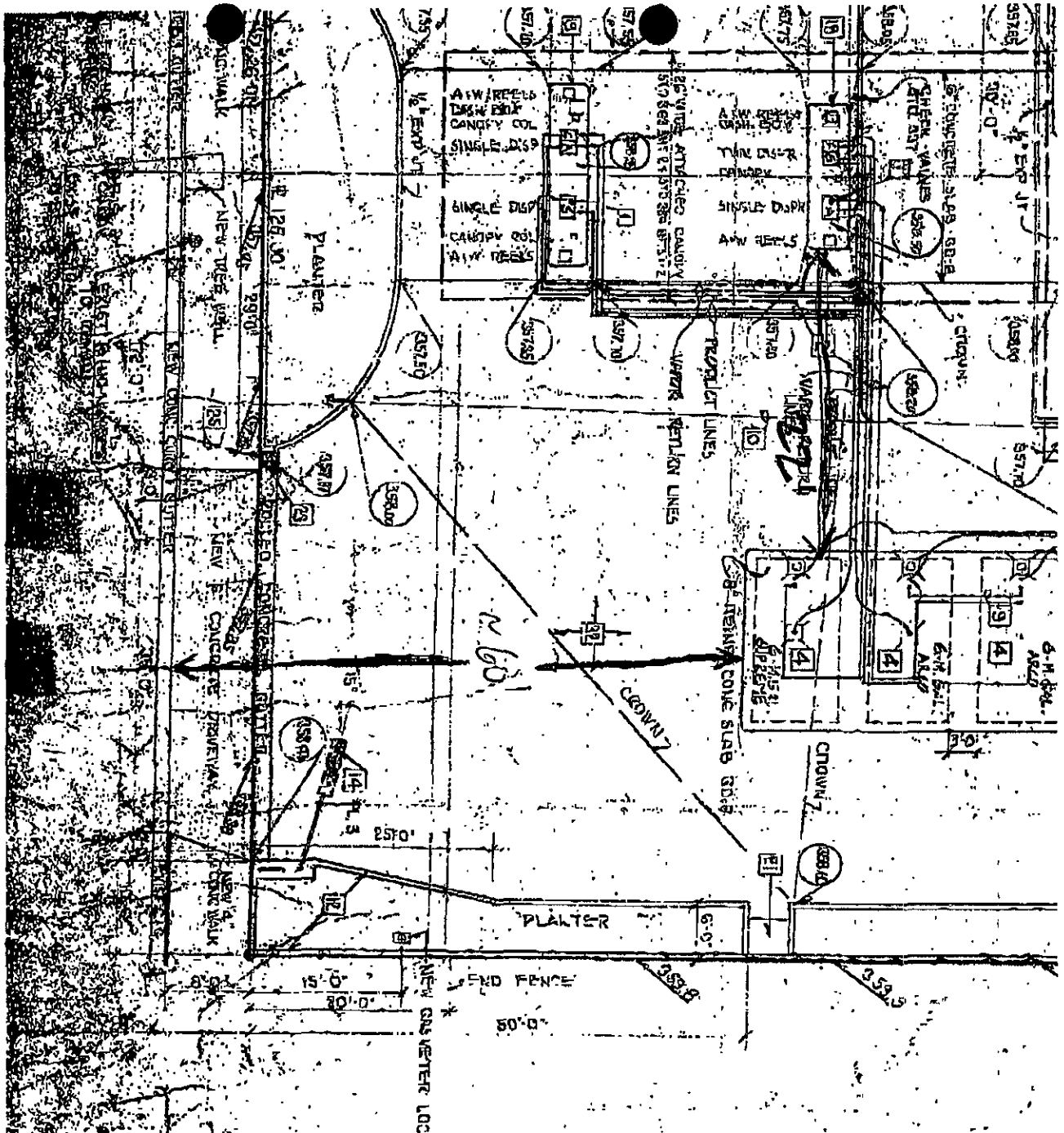
Buyer's Default 17. Buyer and Seller agree that it would be impractical or extremely difficult to fix actual damage in case of Buyer's default, and that the amount of the deposit is a reasonable estimate of the damages. Should Buyer default, Seller shall retain the deposit as his damages.

Buyer: DUBLIN PARTNERSHIP
~~Atlantic Richfield Company~~
 By: #1 Harwick Walk, Pleasant Hill, CA 94523
~~Atlantic Richfield Company, Gordon Hall~~
 By: Mark Blancarte

Atlantic Richfield Company
 By: R. E. M. [Signature]
 Attest: Marcel C. Culbertson
 Assistant Secretary

Broker's Consent to Provision 15
 Accepted and Agreed to:
 By: _____





- 1. All items on this drawing are to be installed as shown unless otherwise noted.
- 2. All work shall be in accordance with the City of Santa Cruz specifications.
- 3. All materials shall be of the highest quality and shall be approved by the City Engineer.
- 4. All work shall be completed within the specified time frame.
- 5. All work shall be done in accordance with the City of Santa Cruz standards.
- 6. All work shall be done in accordance with the City of Santa Cruz standards.
- 7. All work shall be done in accordance with the City of Santa Cruz standards.
- 8. All work shall be done in accordance with the City of Santa Cruz standards.
- 9. All work shall be done in accordance with the City of Santa Cruz standards.
- 10. All work shall be done in accordance with the City of Santa Cruz standards.
- 11. All work shall be done in accordance with the City of Santa Cruz standards.
- 12. All work shall be done in accordance with the City of Santa Cruz standards.
- 13. All work shall be done in accordance with the City of Santa Cruz standards.
- 14. All work shall be done in accordance with the City of Santa Cruz standards.
- 15. All work shall be done in accordance with the City of Santa Cruz standards.
- 16. All work shall be done in accordance with the City of Santa Cruz standards.
- 17. All work shall be done in accordance with the City of Santa Cruz standards.
- 18. All work shall be done in accordance with the City of Santa Cruz standards.
- 19. All work shall be done in accordance with the City of Santa Cruz standards.
- 20. All work shall be done in accordance with the City of Santa Cruz standards.

CANDDY CLEARANCE 10'6"

NO.	REVISIONS	APPROVAL
1	AS BUILT	
2	TKS. DISPLACEMENTS, VAC. PLANS, ALIQUID	
3	PLANTERS FIELD DELETED	

GENERAL ARRANGEMENT
SERVICE STATION
S.W.C. DUBLIN AND BUTRICKS
ALAMEDA CO. CALIFORNIA



Ro-2446

April 15, 2002

APR 17 2002

Ms. Eva Chu
Alameda County Department of Environmental Health
1131 Harbor Bay Parkway
Alameda, California 94502

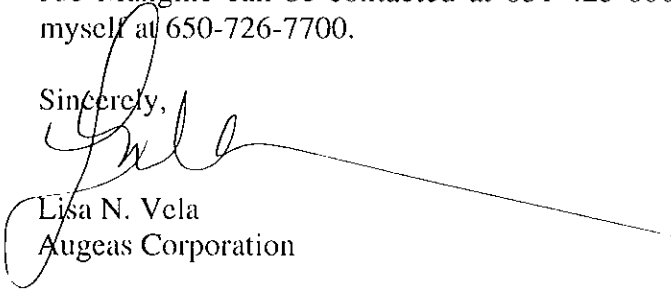
Re: Site Investigation and Closure Documentation for Dublin Retail Center, 7900-7916 Dublin Boulevard, Dublin, California

Dear Ms. Chu:

On behalf of Mark Mason, and at the request of Alameda County Department of Environmental Health, attached please find limited site investigation and closure documentation for the above referenced property.

Thank you for your time and attention to this matter. If you have any questions or concerns Joe Mangine can be contacted at 831-425-8007 or you can reach Keith McVicker or myself at 650-726-7700.

Sincerely,


Lisa N. Vela
Augeas Corporation

Auburn
Post Office Box 477
Auburn, CA 95604
Telephone 530.888.7855
Facsimile 530.885.7247

Half Moon Bay
Post Office Box 940
Half Moon Bay, CA 94019
Telephone 650.726.7700
Facsimile 650.726 1217

Santa Barbara
15 W. Carrillo, #211
Santa Barbara, CA 93101
Telephone 805.564.8288
Facsimile 805.564.8282

Santa Cruz
548 Seabright Ave #B
Santa Cruz, CA 95062
Telephone 831.425.8007
Facsimile 831.425.8006

Marcus & Millichap

750 Battery Street, Suite 500
San Francisco, Ca 94111

From the Office of

Mark A. Mason

Senior Investment Associate

Telephone - (415) 391-9220 #302

Facsimile - (415) 296-7926

E-mail Address - mmason@marcusmillichap.com

*Boring / sample #
treatment do not
concord to
analytical sample #*

*Need full rpt.
- Found 160 MTBE w/ 8020*

*no confirmation w/
Also 1000 ppb TPH
Needs Do sensitive receptor survey*

To: Ms. Eva Chu

Hard Copy to Follow: Yes: No:

Re: 7900 Dublin Blvd.

Hard Copy Via: U.S. Mail:
Express Mail:

No. Pages to Follow: 1

Date: October 5, 2000

Comments:

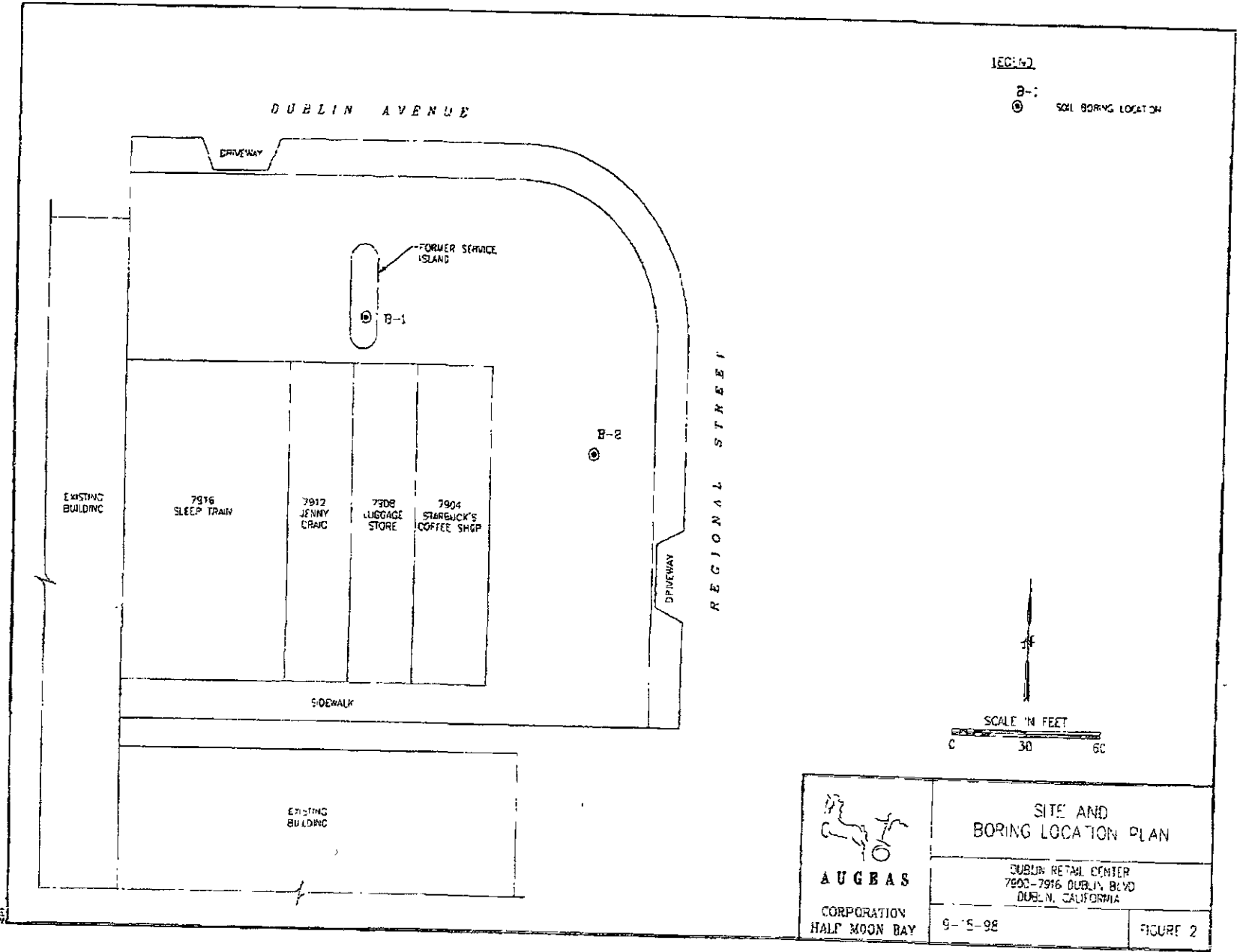
Hi Eva -

*Not a high priority case - can put to
back burners if they don't want NFA the firm
US.*

*After several attempts to retrieve the boring plan for the referenced site, Augeas
Environmental finally sent the attached site plan showing the boring locations.
Please call me when you receive this.*

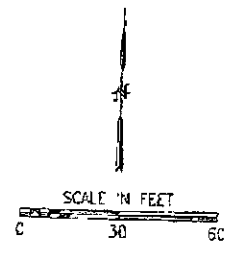
Thanks for your time...Mark Mason


Recipient Facsimile # 510-337-9335 Recipient Telephone # _____



LEGEND

B-1
 B-2
 SOIL BORING LOCATION



 AUGBAS CORPORATION HALF MOON BAY	SITE AND BORING LOCATION PLAN	
	DUBLIN RETAIL CENTER 7900-7916 DUBLIN BLVD DUBLIN, CALIFORNIA	
9-5-98	FIGURE 2	

Marcus & Millichap

Real Estate Investment Brokerage Company

750 Battery Street
San Francisco, CA 94111
Tel: 415 391 9220
Fax: 415 296 0619

August 15, 2000

Dsp Ref. # 6918A
STID 6614
1.9 hrs. ec.

Mr. Tom Peacock
Alameda County Water Quality Control Board
1131 Harbour Bay Parkway
Alameda, Ca 94502

*Offices throughout
the United States*

RE: 7900 Dublin Boulevard, Dublin, Ca

CO AUG 16 AM 9:08
ENVIRONMENTAL
PROTECTION

Dear Tom:

Enclosed please find the Phase 2 report prepared by Augeas Corporation. According to them, there were no actionable levels of benzene or similar contaminants but there were some minor amounts of MTBE, which were also below traditional actionable levels.

I would very much like to assist my clients in the obtaining a clearance on this site so that they can place a loan against the property. They are retired and are not equipped to handle this issue so I have committed to help them through this process.

Please call me when you receive this package.

Best Regards,
Marcus & Millichap, REIBC



Mark A. Mason
Senior Investment Associate
National Retail Group
Single Tenant – Net Leased Division

Marcus & Millichap

Real Estate Investment
Brokerage Company

July 27, 1998

750 Battery Street
San Francisco, CA 94111
Tel: 415 391 9220
Fax: 415 296 0619

Ms. Eva Chu
Alameda County Environmental Health Department
1131 Harbor Bay Parkway
Alameda, Ca 94502

Offices throughout
the United States

RE: Retail Center
7900 – 7916 Dublin Boulevard
Dublin, Ca

Dear Eva:

Enclosed please find a check in the amount of Five Hundred Dollars (\$500.00) which is for review of the phase one information which I express mailed to your office a couple of weeks ago.

My client is in the process of re-financing this property. As part of the loan approval process, the lender is requiring a closure for the site. Please review the phase one information previously submitted and call me as soon as possible to discuss the steps necessary to obtain an environmental clearance for this site.

Thanks in advance for your help.

Best Regards,
Marcus & Millichap, REIBC



Mark A. Mason
Senior Associate

Cc Allan A. Sebanc
Kenneth D. McCloskey



Chevron

Chevron U.S.A. Products Company
6001 Bollinger Canyon Road
Building L
San Ramon, CA 94583
PO Box 5004
San Ramon, CA 94583-0804

Marketing – Northwest Region
Phone 510 842 9500

December 29, 1995

Ms. Eva Chu
Alameda County Environmental Health
1131 Harbor Bay Parkway, 2nd Floor
Alameda, CA 94502

Re Chevron Station # 9-5542, 7007 San Ramon Valley Rd., Dublin, CA
Attached Environmental Assessment Report (GTI, 9/28/95)

Dear Ms. Chu:

Attached you will find a report dated September 28, 1995 that was prepared by Chevron's consultant, Groundwater Technology Inc (GTI), to describe the results of their groundwater investigation that was performed at the subject site on July 12, 1995. The purpose of GTI's investigation was to delineate the extent of the dissolved hydrocarbon plume downgradient from the subject site.

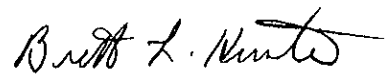
The investigation included the installation of three Geoprobe borings along the plume axis. The Geoprobos were located offsite approximately 210, 270, and 320 feet downgradient from the source area. Soil samples were collected at each location and respective lithologies were described. Groundwater samples were obtained from each boring and were analyzed for the presence of TPHGas and BTEX constituents. Detectable concentrations of petroleum hydrocarbons were measured at each location.

Based on the acquired data, two important conclusions have been reached. The first is, that the plume length does not extend beyond the location of Geoprobe SB-3. As a result, a conventional groundwater monitoring well will be located in this vicinity to confirm the plume stability. Secondly, by determining the plume extent with this investigation, it is reasonable to infer that the hydrocarbons detected in groundwater during a separate investigation at the southeast corner of Regional Street and Dublin Boulevard, did not originate from the subject site. The separate investigation was performed on June 3, 1994 and results were reported by TMC Environmental, Inc. on June 24, 1994. Further support of the second conclusion was obtained by Chevron through a search of historic aerial photographs of the subject area. In reviewing a photograph (copy attached) taken on April 27, 1982, it was apparent that a service station existed on the southwest corner of Regional Street and Dublin Boulevard. The service station observed at this location was not present in a photograph dated August 18, 1988. Chevron has no knowledge of any environmental investigation that may have been conducted at the southwest corner of Regional/Dublin however, the former service station at that location represents a more likely source of the contamination discovered by TMC Environmental than does Chevron's site.

Ross Retail
Center
7874-7898
Dublin Blvd.
Dublin Retail/Cat
7900 Dublin Bl
RO 2496

A workplan proposing the installation of a downgradient monitoring well will be submitted to your agency by March 1, 1996. If you have any questions or comments, I can be reached at (510) 842-8695.

Sincerely,



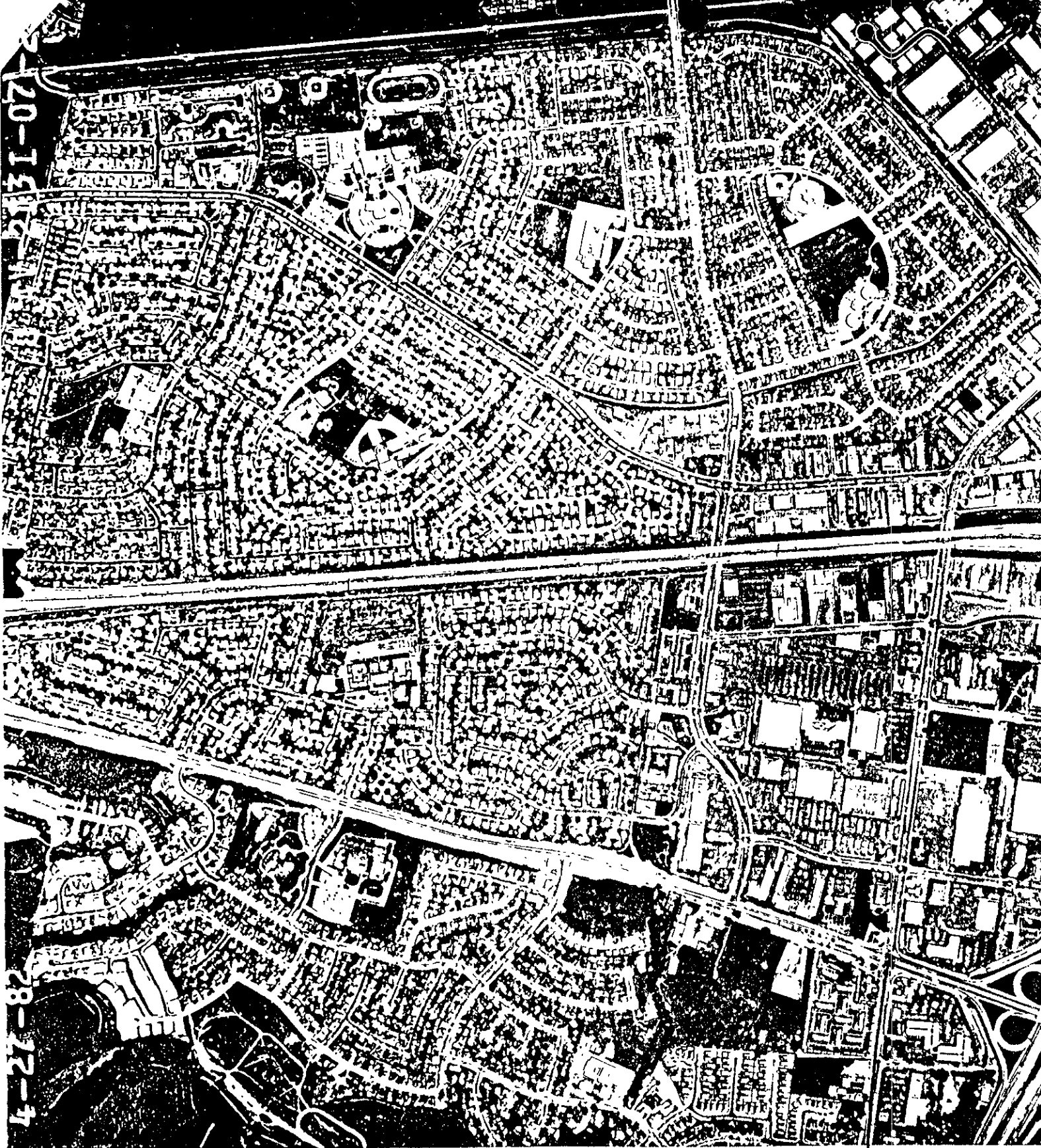
Brett L. Hunter
Environmental Engineer
Site Assessment and Remediation

Attachment

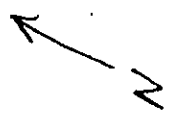
cc:

Mary Diamond, See's Candy, 3423 S La Cienega Blvd , Los Angeles, CA 90016-4401
William Mathews Brooks, Ardenbrook, Inc , 4725 Thornton Ave., Fremont, CA 94536
Howard Pearlman, Bartko, Zankel, Tarrant & Miller, 900 Front St , Suite 300,
San Francisco, CA 94111

Rich Hiett, San Francisco Bay RWQCB, Oakland, CA (w/o attachment)
See's Real Estate, 210 El Camino Real, S San Francisco, CA 94080 (w/o attachment)
Jon Robbins, Chevron USA, Products Company, San Ramon, CA (w/o attachment)



DATE:



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INTERSECTION OF
Ramon Valley Blvd
Dublin Blvd.