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Kemper Real Estate Management Company

3470 Mt. Diablo Boulevard, Suite A100, P.O. Box 1459, Lafayette, California 94549 • 510/283-8280

June 14, 1993

Mr. Robert Weston
Alameda County Department of
Environmental Health
80 Swan Way, Room 200
Oakland, CA 94621

RE: San Leandro Airport Business Park

Dear Mr. Weston:

At the request of Mr. Scott Seery of your office, I am forwarding to you copies of the November 19, 1990 Phase I environmental assessment of the above referenced property prepared by McLaren Hart for the potential buyer of the property. I have also enclosed a copy of the December, 1990 study done by ERM-West for your files.

Mr. Seery had some questions about Eaton's tenancy as well. Bedford Properties #2, an Illinois general partnership, is owner of the property (Kemper Real Estate Management Company manages the property for the owner pursuant to a management agreement). It entered into a lease of the property with Eaton Corporation on or about August 15, 1973 which lease commenced on July 22, 1974. The term of the lease was ten (10) years. The property was new at the time, Eaton being the first tenant. Eaton installed an underground storage tank on the southeast side of the property known as 701 Whitney Street shortly after it took possession of the property.

I have reviewed our files and talked to our property manager and we have no information on the removal of the tank. In our lawsuit against Eaton we have alleged that they removed the tank. If we get into discovery in the litigation we should get more information on this subject and will share it with you.

For your information Superior Press, the current tenant, took possession of the premises sometime after Eaton vacated them. They are the only other tenant of 701 Whitney Street.



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If you need anything further, please feel free to call me.

Very Truly Yours,


Dennis Klimmek
Vice-President/General Counsel

DK/laj

Enclosures

cc: Tom Clarke, Esq.
Dwight Hoenig
Michelle McDuffy

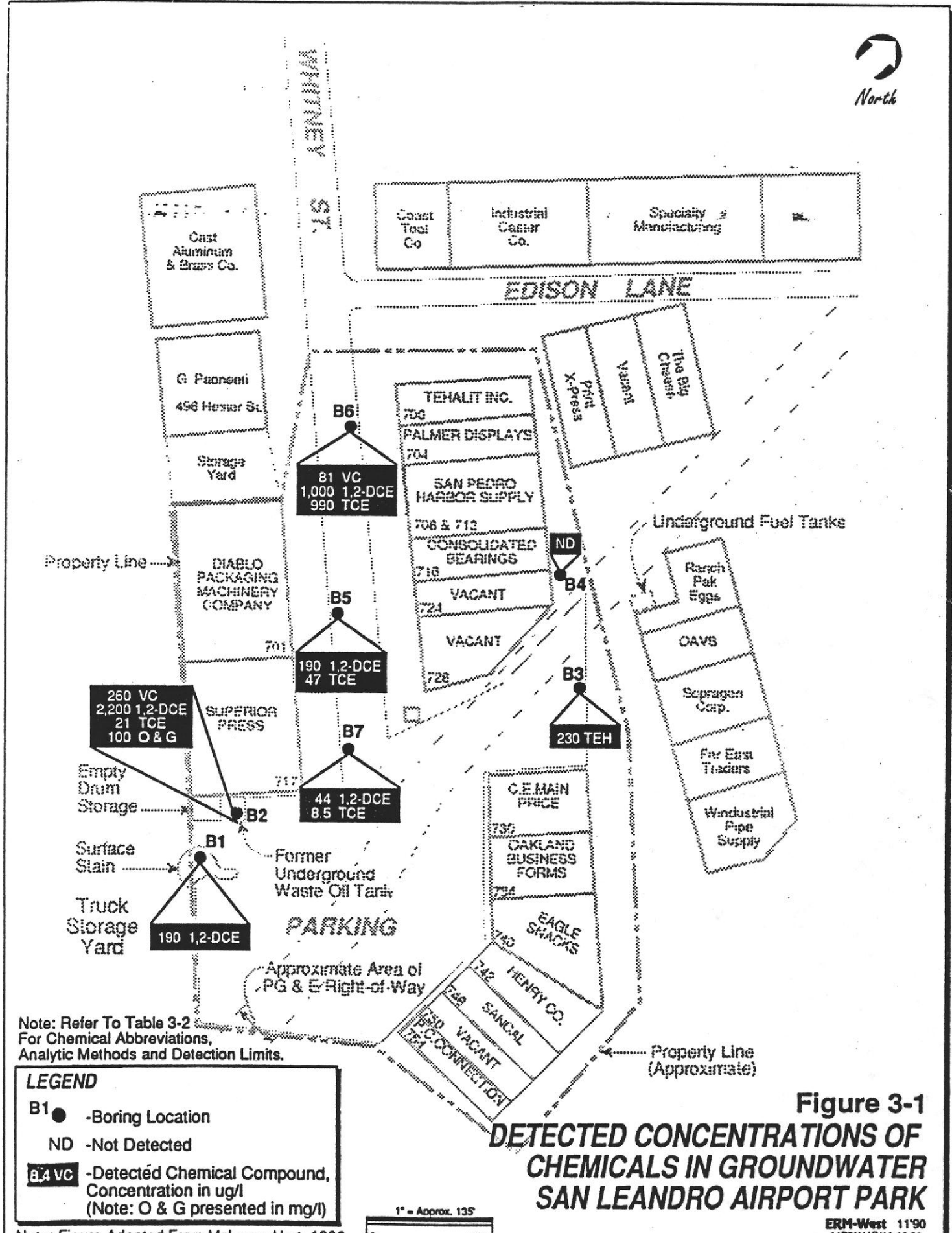


Figure 3-1
DETECTED CONCENTRATIONS OF
CHEMICALS IN GROUNDWATER
SAN LEANDRO AIRPORT PARK

Note: Figure Adapted From McLaren-Hart, 1990