

Drogos, Donna, Env. Health

From: Nathan Smith [nsmith@tecacutite.com]
Sent: Monday, December 03, 2007 10:53 AM
To: Drogos, Donna, Env. Health
Cc: Marc Mullaney; donald@pacificthomas.com; Del Beccaro, Ed (WNC); Nathan Smith
Subject: 3001-3007 E 12th St., Oakland - Addendum to Phase II report - Immediate Attention Requested

Hello Donna –

On behalf of Pacific Thomas Capital, TEC Accutite is please to submit an ADDENDUM TO THE LIMITED SUBSURFACE INVESTIGATION REPORT DATED AUGUST 7, 2005 for the site located at 3001-3007 E 12th St., Oakland.

This report has been uploaded to the ACEH FTP site with the title: 3001-3007 E 12th St_Addendum to Phase II_2007-12-03

As you probably remember, Pacific Thomas Capital is operating under time constraints, so your immediate attention to this addendum would be greatly appreciated – perhaps you could provide Pacific Thomas Capital (Donald Salladay) some feedback by the end of the week?

Thank you very much for your assistance and cooperation with this project. Feel free to contact me by phone or email with any questions or concerns.

Warm regards,

Nate

PS – On another note, 3rd parties (like myself) are still able to view and open files that exist in your FTP site folder, FYI.

Nathan W. Smith
 Project Geologist
 TEC Accutite
 (650) 616-1230 direct
 (650) 222-0890 mobile
 nsmith@tecacutite.com

From: Drogos, Donna, Env. Health [mailto:donna.drogos@acgov.org]
Sent: Friday, November 09, 2007 2:42 PM
To: Nathan Smith
Cc: Marc Mullaney; donald@pacificthomas.com
Subject: RE: 3001-3007 E 12th St., Oakland - minutes from conference call on November 8, 2007

My comments in RED below.

Donna L. Drogos, PE
 LOP Program Manager
 Alameda County Environmental Health
 1131 Harbor Bay Parkway
 Alameda, CA 94502

510-567-6721
 donna.drogos@acgov.org

<http://www.acgov.org/aceh/index.htm>

From: Nathan Smith [mailto:nsmith@tecacutite.com]
Sent: Friday, November 09, 2007 11:04 AM
To: Drogos, Donna, Env. Health

1/18/2008

Cc: Marc Mullaney; Nathan Smith

Subject: 3001-3007 E 12th St., Oakland - minutes from conference call on November 8, 2007

Hello Donna –

Thank you for taking time to speak with us regarding the site located at 3001-3007 E. 12th Street in Oakland. Per our phone conversation you noted that:

- You won't "Open" this site as an active case based on the current information (Phase I & II reports to date); insufficient data to evaluate the site.
- You also won't clear/endorse the site for unrestricted use based on the current information, or lack thereof; --correct
- In order for you to approve unrestricted land you would need at a minimum:
 - TEC Accutite will provide you with a composite map of the historical Sanborn maps (depicting "hay and fuel yard") with the location of the soil borings, and the other areas of potential hazardous materials use/locations identified in the phase 1's and any other reports or additional information that may exist for the site;
 - Technical basis for sampling locations (original 2 borings in SWI arbitrarily placed), analyses, boring depths, etc.
 - Submittal of the Basics phase 1 report, along with ALL other reports pertaining to environmental issues, investigations, etc., at the site.
 - provide a reference for background metals in soils of the area, and comment on how our results compare. --> Provide a technical analysis and interpretation of your data in your report that supports your conclusions & recommendations.

We would appreciate it if you could confirm and/or amend these notes as you deem necessary, for our records.

Thank you very much for assistance with this project. If you have any questions or concerns, please don't hesitate to contact us at TEC Accutite.

Warm Regards,
Nate

Nathan W. Smith
Project Geologist
TEC Accutite
(650) 616-1230 direct
(650) 222-0890 mobile
nsmith@tecaccutite.com

Drogos, Donna, Env. Health

From: Nathan Smith [nsmith@tecacutite.com]
Sent: Wednesday, December 05, 2007 10:13 AM
To: Drogos, Donna, Env. Health
Cc: Marc Mullaney; donald@pacificthomas.com; Nathan Smith
Subject: RE: 3001-3007 E 12th St., Oakland - Addendum to Phase II report - Immediate Attention Requested

Hello Donna –

Sorry to bother you. TEC Accutite would like to politely remind you that Pacific Thomas Capital is operating under time constraints, and your immediate attention to the addendum submitted on December 3 would be greatly appreciated – perhaps you could provide Pacific Thomas Capital (Donald Salladay) some feedback by the end of the week?

Thank you very much for your assistance and cooperation with this project. Feel free to contact me by phone or email with any questions or concerns.

Warm regards,

Nate

Nathan W. Smith
 Project Geologist
 TEC Accutite
 (650) 616-1230 direct
 (650) 222-0890 mobile
 nsmith@tecacutite.com

From: Nathan Smith
Sent: Monday, December 03, 2007 10:53 AM
To: 'Drogos, Donna, Env. Health'
Cc: Marc Mullaney; donald@pacificthomas.com; Del Beccaro, Ed (WNC); Nathan Smith
Subject: 3001-3007 E 12th St., Oakland - Addendum to Phase II report - Immediate Attention Requested

Hello Donna –

On behalf of Pacific Thomas Capital, TEC Accutite is please to submit an ADDENDUM TO THE LIMITED SUBSURFACE INVESTIGATION REPORT DATED AUGUST 7, 2005 for the site located at 3001-3007 E 12th St., Oakland.

This report has been uploaded to the ACEH FTP site with the title: 3001-3007 E 12th St_Addendum to Phase II_2007-12-03

As you probably remember, Pacific Thomas Capital is operating under time constraints, so your immediate attention to this addendum would be greatly appreciated – perhaps you could provide Pacific Thomas Capital (Donald Salladay) some feedback by the end of the week?

Thank you very much for your assistance and cooperation with this project. Feel free to contact me by phone or email with any questions or concerns.

Warm regards,

Nate

PS – On another note, 3rd parties (like myself) are still able to view and open files that exist in your FTP site folder, FYI.

Nathan W. Smith
 Project Geologist
 TEC Accutite
 (650) 616-1230 direct
 (650) 222-0890 mobile
 nsmith@tecacutite.com

1/18/2008

From: Drogos, Donna, Env. Health [mailto:donna.drogos@acgov.org]
Sent: Friday, November 09, 2007 2:42 PM
To: Nathan Smith
Cc: Marc Mullaney; donald@pacificthomas.com
Subject: RE: 3001-3007 E 12th St., Oakland - minutes from conference call on November 8, 2007

My comments in RED below.

Donna L. Drogos, PE
LOP Program Manager
Alameda County Environmental Health
1131 Harbor Bay Parkway
Alameda, CA 94502

510-567-6721
donna.drogos@acgov.org

<http://www.acgov.org/aceh/index.htm>

From: Nathan Smith [mailto:nsmith@tecacutite.com]
Sent: Friday, November 09, 2007 11:04 AM
To: Drogos, Donna, Env. Health
Cc: Marc Mullaney; Nathan Smith
Subject: 3001-3007 E 12th St., Oakland - minutes from conference call on November 8, 2007

Hello Donna –

Thank you for taking time to speak with us regarding the site located at 3001-3007 E. 12th Street in Oakland. Per our phone conversation you noted that:

- You won't "Open" this site as an active case based on the current information (Phase I & II reports to date); insufficient data to evaluate the site.
- You also won't clear/endorse the site for unrestricted use based on the current information, or lack thereof; --correct
- In order for you to approve unrestricted land you would need at a minimum:
 - TEC Accutite will provide you with a composite map of the historical Sanborn maps (depicting "hay and fuel yard") with the location of the soil borings, and the other areas of potential hazardous materials use/locations identified in the phase 1's and any other reports or additional information that may exist for the site;
 - Technical basis for sampling locations (original 2 borings in SWI arbitrarily placed), analyses, boring depths, etc.
 - Submittal of the Basics phase 1 report, along with ALL other reports pertaining to environmental issues, investigations, etc., at the site.
 - provide a reference for background metals in soils of the area, and comment on how our results compare. --> Provide a technical analysis and interpretation of your data in your report that supports your conclusions & recommendations.

We would appreciate it if you could confirm and/or amend these notes as you deem necessary, for our records.

Thank you very much for assistance with this project. If you have any questions or concerns, please don't hesitate to contact us at TEC Accutite.

Warm Regards,
Nate

Nathan W. Smith

1/18/2008

Drogos, Donna, Env. Health

From: Nathan Smith [nsmith@tecacutite.com]
Sent: Friday, November 09, 2007 2:46 PM
To: Drogos, Donna, Env. Health
Subject: RE: 3001-3007 E 12th St., Oakland - minutes from conference call on November 8, 2007

Thank you very much, Donna, for your quick and thorough response – much appreciated. I'll be sending you this information soon!
 Nate

Nathan W. Smith
 Project Geologist
 TEC Accutite
 (650) 616-1230 direct
 (650) 222-0890 mobile
 nsmith@tecacutite.com

From: Drogos, Donna, Env. Health [mailto:donna.drogos@acgov.org]
Sent: Friday, November 09, 2007 2:42 PM
To: Nathan Smith
Cc: Marc Mullaney; donald@pacificthomas.com
Subject: RE: 3001-3007 E 12th St., Oakland - minutes from conference call on November 8, 2007

My comments in RED below.

Donna L. Drogos, PE
 LOP Program Manager
 Alameda County Environmental Health
 1131 Harbor Bay Parkway
 Alameda, CA 94502

510-567-6721
 donna.drogos@acgov.org

<http://www.acgov.org/aceh/index.htm>

From: Nathan Smith [mailto:nsmith@tecacutite.com]
Sent: Friday, November 09, 2007 11:04 AM
To: Drogos, Donna, Env. Health
Cc: Marc Mullaney; Nathan Smith
Subject: 3001-3007 E 12th St., Oakland - minutes from conference call on November 8, 2007

Hello Donna –

Thank you for taking time to speak with us regarding the site located at 3001-3007 E. 12th Street in Oakland. Per our phone conversation you noted that:

- You won't "Open" this site as an active case based on the current information (Phase I & II reports to date); insufficient data to evaluate the site.
- You also won't clear/endorse the site for unrestricted use based on the current information, or lack thereof; --correct
- In order for you to approve unrestricted land you would need at a minimum:
 - TEC Accutite will provide you with a composite map of the historical Sanborn maps (depicting "hay and

1/18/2008

fuel yard") with the location of the soil borings, and the other areas of potential hazardous materials use/locations identified in the phase 1's and any other reports or additional information that may exist for the site;

- Technical basis for sampling locations (original 2 borings in SWI arbitrarily placed), analyses, boring depths, etc.
- Submittal of the Basics phase 1 report, along with ALL other reports pertaining to environmental issues, investigations, etc., at the site.

- provide a reference for background metals in soils of the area, and comment on how our results compare. --> Provide a technical analysis and interpretation of your data in your report that supports your conclusions & recommendations.

We would appreciate it if you could confirm and/or amend these notes as you deem necessary, for our records.

Thank you very much for assistance with this project. If you have any questions or concerns, please don't hesitate to contact us at TEC Accutite.

Warm Regards,
Nate

Nathan W. Smith
Project Geologist
TEC Accutite
(650) 616-1230 direct
(650) 222-0890 mobile
nsmith@tecaccutite.com

Drogos, Donna, Env. Health

From: Drogos, Donna, Env. Health
Sent: Friday, November 09, 2007 2:42 PM
To: 'Nathan Smith'
Cc: Marc Mullaney; 'donald@pacificthomas.com'
Subject: RE: 3001-3007 E 12th St., Oakland - minutes from conference call on November 8, 2007

My comments in RED below.

Donna L. Drogos, PE
 LOP Program Manager
 Alameda County Environmental Health
 1131 Harbor Bay Parkway
 Alameda, CA 94502

510-567-6721
donna.drogos@acgov.org

<http://www.acgov.org/aceh/index.htm>

From: Nathan Smith [mailto:nsmith@tecaccutite.com]
Sent: Friday, November 09, 2007 11:04 AM
To: Drogos, Donna, Env. Health
Cc: Marc Mullaney; Nathan Smith
Subject: 3001-3007 E 12th St., Oakland - minutes from conference call on November 8, 2007

Hello Donna –

Thank you for taking time to speak with us regarding the site located at 3001-3007 E. 12th Street in Oakland. Per our phone conversation you noted that:

- You won't "Open" this site as an active case based on the current information (Phase I & II reports to date); insufficient data to evaluate the site.
- You also won't clear/endorse the site for unrestricted use based on the current information, or lack thereof; --correct
- In order for you to approve unrestricted land you would need at a minimum:
 - TEC Accutite will provide you with a composite map of the historical Sanborn maps (depicting "hay and fuel yard") with the location of the soil borings, and the other areas of potential hazardous materials use/locations identified in the phase 1's and any other reports or additional information that may exist for the site;
 - Technical basis for sampling locations (original 2 borings in SWI arbitrarily placed), analyses, boring depths, etc.
 - Submittal of the Basics phase 1 report, along with ALL other reports pertaining to environmental issues, investigations, etc., at the site.
 - provide a reference for background metals in soils of the area, and comment on how our results compare. --> Provide a technical analysis and interpretation of your data in your report that supports your conclusions & recommendations.

We would appreciate it if you could confirm and/or amend these notes as you deem necessary, for our records.

Thank you very much for assistance with this project. If you have any questions or concerns, please don't hesitate to contact us at TEC Accutite.

1/18/2008

Warm Regards,
Nate

Nathan W. Smith
Project Geologist
TEC Accutite
(650) 616-1230 direct
(650) 222-0890 mobile
nsmith@tecaccutite.com

Drogos, Donna, Env. Health

From: Nathan Smith [nsmith@tecaccutite.com]
Sent: Friday, November 09, 2007 11:04 AM
To: Drogos, Donna, Env. Health
Cc: Marc Mullaney; Nathan Smith
Subject: 3001-3007 E 12th St., Oakland - minutes from conference call on November 8, 2007

Hello Donna –

Thank you for taking time to speak with us regarding the site located at 3001-3007 E. 12th Street in Oakland. Per our phone conversation you noted that:

- You won't "Open" this site as an active case based on the current information (Phase I & II reports to date);
- You also won't clear/endorse the site for unrestricted use based on the current information, or lack thereof;
- In order for you to approve unrestricted land you would need at a minimum:
 - TEC Accutite will provide you with a composite map of the historical Sanborn maps (depicting "hay and fuel yard") with the location of the soil borings, and
 - provide a reference for background metals in soils of the area, and comment on how our results compare.

We would appreciate it if you could confirm and/or amend these notes as you deem necessary, for our records.

Thank you very much for assistance with this project. If you have any questions or concerns, please don't hesitate to contact us at TEC Accutite.

Warm Regards,
Nate

Nathan W. Smith
Project Geologist
TEC Accutite
(650) 616-1230 direct
(650) 222-0890 mobile
nsmith@tecaccutite.com

Drogos, Donna, Env. Health

From: donald@pacificthomas.com
Sent: Tuesday, October 30, 2007 10:55 AM
To: Drogos, Donna, Env. Health
Cc: Ed Del Beccaro; Marc Mullaney; Nathan Smith; Randall Whitney; Jill Worsley; George Yang
Subject: 3001 - 3007 E-12th Street, contamination study.

Donna: Thanks for the phone call yesterday. I have alerted Nathan Smith and Marc Mullaney at Tec Accutite that you will need to be in consultation with them next week regarding their phase II for the subject property at 3001 - 3007 E-12th Street. Nathan states they are ready.

You asked me for their contact information, it is listed below this line.

Tec Accutite - Project Manager is; Marc Mullaney, PG #7438. (650 616-1209 direct line)

Tec Accutite - Project Geologist is: Nathan W. Smith, (650 616-1230 direct line)

Donna, I personally would like to thank you for the efforts to get through this particular project. Your assistance and help in this matter is greatly appreciated.

Respectfully,

Don Salladay

Drogos, Donna, Env. Health

From: donald@pacificthomas.com
Sent: Tuesday, October 23, 2007 12:05 PM
To: Drogos, Donna, Env. Health
Cc: Ed Del Beccaro; Craig Hagglund; Randall Whitney; Doug Worsley
Subject: 3001 - 3007 E-12th Street.

Hello Donna: I just returned from vacation and am catching up on a few loose ends. I noticed that your name was at the top of my list. Last time you and I spoke, you indicated that you needed additional information from the group that performed the Phase II for us. I noticed that Nathan Smith of Tech Accutite sent you some data in support of your request. Was that information helpfull and if it was, are you able, at this time to make a determination pertaining to this particular site?

I placed a call to you yesterday, but I do remember from our last conversation that you have quite a lot of work, and like most of us you are limited in staff.

If you get a chance please give me a call. I am being pressured by Mr. Craig Hagglund the current owner of the site, and of course my boss is also interested as well.

Respectfully

Don Salladay
(925) 765-2634

Drogos, Donna, Env. Health

From: Nathan Smith [nsmith@tecacutite.com]
Sent: Tuesday, October 02, 2007 9:49 AM
To: Drogos, Donna, Env. Health
Cc: Nathan Smith; Marc Mullaney; donald@pacificthomas.com; Randall Whitney
Subject: 3001 - 3007 E 12th St., Oakland

Hello Ms. Drogos -

Don Salladay has asked me to contact you to explain our professional rationale behind the placement of the two borings we advanced on the subject site located at 3001-3007 E 12th St., Oakland. The explanation below echoes the voicemail I left for you earlier.

We put one boring on each vacant lot to address the concerns of Northgate's Phase I ESA. Since we did not discover any documentation of onsite point source locations, we chose to locate each boring near the center of each vacant lot for exploratory purposes. We shaded toward the northeast to increase the chances of encountering any impact to groundwater from upgradient sources (namely the Goodwill property, located to the north-northeast of the subject site, which has had a documented LUST).

I hope this fulfills your request. Thank you for your assistance with this project.

Please feel free to contact me with additional questions or concerns.

Warm regards,

Nathan W. Smith
Project Geologist
TEC Accutite
(650) 616-1230 direct
(650) 222-0890 mobile
nsmith@tecacutite.com

Drogos, Donna, Env. Health

From: donald@pacificthomas.com
Sent: Monday, September 10, 2007 2:27 PM
To: Drogos, Donna, Env. Health
Subject: [FWD: FW: 3007 East 12th , Oakland CA, Pacific Thomas request to Alameda County Environmental Health for review]
Attachments: DOC082807.pdf

----- Original Message -----

Subject: FW: 3007 East 12th , Oakland CA, Pacific Thomas request to Alameda County Environmental Health for review
From: "Del Beccaro, Ed (WNC)" <EDelBeccaro@colliersparrish.com>
Date: Tue, August 28, 2007 11:17 am
To: <donna.drogos@acgov.org>
Cc: <donald@pacificthomas.com>, <randall@pacificthomas.com>, <doug@pacificthomas.com>, "Hagglund, Craig (Lee & Associates)" <chagglund@lee-associates.com>

Hi Donna,
 Don Salladay of Pacific Thomas Capital has asked me (I am the broker representing the buyer) to forward the attached letter request for 3007 East 12th , Oakland CA, Pacific Thomas for review by Alameda County Environmental Health . Please call Don with any questions.

Edward F. Del Beccaro
 Senior Managing Partner
 Colliers International
 1850 Mt. Diablo Blvd., Suite 200
 Walnut Creek, CA 94596
 925.279.5565 direct line
 925.279.0450 fax
 925.324.0088 cellular

-----Original Message-----

From: Eeyore@colliersparrish.com [mailto:Eeyore@colliersparrish.com]
Sent: Tuesday, August 28, 2007 11:10 AM
To: Del Beccaro, Ed (WNC)
Subject: Scanned from MFP-04400270 08/28/2007 10:09

Scanned from MFP-04400270.
 Date: 08/28/2007 10:09
 Pages:3
 Resolution:200x200 DPI

Drogos, Donna, Env. Health

From: donald@pacifictomas.com
Sent: Monday, September 10, 2007 7:02 AM
To: Drogos, Donna, Env. Health
Subject: [FWD: 3001-3007 E-12th Street, Oakland]
Follow Up Flag: Follow up
Flag Status: Red

----- Original Message -----

Subject: 3001-3007 E-12th Street, Oakland
From: donald@pacifictomas.com
Date: Mon, September 10, 2007 6:59 am
To: donna.drogos@acgov.com
Cc: Ed Del Beccaro <Edelbeccaro@colliersparrish.com>, Randall Whitney <randall@pacifictomas.com>, Doug Worsley <Doug@pacifictomas.com>

Donna: Around 3 weeks ago, Colliers International forwarded a letter to you in regards to the property at 3001-3007 E-12th Street, Oakland. This letter was Pacific Thomas Capitals formal request that file be opened on the subject property. I placed several phone calls to you over the past two weeks, none of which were returned, I hope you are alright, possibly you have been out of town. Any event, the due dilligence period for this project ends today. We need to know what your decision is pertaining to this piece of property. Please give me a call at 925 765-2634, this is an extremely urgent matter. Either we walk away from the deal or we have to take a chance that the contamination is low enough that remediation will not be necessary. Please take a few moments and respond.

Respectfully,

Donald L. Salladay
(925) 765-2634

Drogos, Donna, Env. Health

From: Del Beccaro, Ed (WNC) [EDelBeccaro@colliersparrish.com]
Sent: Tuesday, August 28, 2007 11:17 AM
To: Drogos, Donna, Env. Health
Cc: donald@pacificthomas.com; randall@pacificthomas.com; doug@pacificthomas.com; Hagglund, Craig (Lee & Associates)
Subject: FW: 3007 East 12th , Oakland CA, Pacific Thomas request to Alameda County Environmental Health for review

Attachments: DOC082807.pdf



DOC082807.pdf
(95 KB)

Hi Donna,

Don Salladay of Pacific Thomas Capital has asked me (I am the broker representing the buyer) to forward the attached letter request for 3007 East 12th , Oakland CA, Pacific Thomas for review by Alameda County Environmental Health . Please call Don with any questions.

Edward F. Del Beccaro
Senior Managing Partner
Colliers International
1850 Mt. Diablo Blvd., Suite 200
Walnut Creek, CA 94596
925.279.5565 direct line
925.279.0450 fax
925.324.0088 cellular

-----Original Message-----

From: Eeyore@colliersparrish.com [mailto:Eeyore@colliersparrish.com]
Sent: Tuesday, August 28, 2007 11:10 AM
To: Del Beccaro, Ed (WNC)
Subject: Scanned from MFP-04400270 08/28/2007 10:09

Scanned from MFP-04400270.
Date: 08/28/2007 10:09
Pages:3
Resolution:200x200 DPI

PACIFIC THOMAS CAPITAL
1818 MT. DIABLO BOULEVARD
WALNUT CREEK, CALIFORNIA 94596
TELEPHONE • (925) 988-0804 • FAX (925) 988-0897

Alameda County of Environmental Health
1131 Harbor Bay Parkway,
Alameda, California 94502
(510) 567-6721

August 28, 2007

Re: Soil & Ground Water Contamination at 3001 – 3007 E-12th Street, Oakland
California 94601

Dear Ms. Donna Drogos, PE (LOP Program Manager):

Pacific Thomas Capital is currently in contract to acquire a 7,500 square foot parcel of land at 3001 – 3007 E-12th Street, Oakland California 94601. The owner of the land has authorized PTC additional time to perform our Due Diligence. This time expires on or about September 10, 2007.

In April 2007 Northgate Environmental Management performed a Phase I Environmental Site Assessment on the subject site.

In June 2007 Technology, Engineering & Consulting, Inc. (Tec Accutite) performed a Phase II, Limited Subsurface Investigation that included two sub-surface borings (B1 & B2) and two grab ground water samples from borings B1 & B2.

The soil samples from the Phase II borings at sites 1 & 2, revealed concentrations of _____ chromium slightly above its respective ELS. According to the conclusions and recommendations section 5.0, of the Phase II report, indicates that the chromium values listed is typical of background soil concentrations in this region.

The analysis of the grab groundwater samples, from the B1 boring indicates concentrations of "nickel" slightly above their respective ELS's.

TEC Accutite also recommends no further action is warranted and the property be unrestricted for the highest and best use.

After the analysis was completed I had conversations with the Geologist who performed the actual work at the site. According to him, the levels of chromium in the soil and the levels of silver and nickel in the ground water are relatively small and in his opinion, I repeat his opinion, they might not require remediation, however, this will certainly be your call.

Your instructions indicated that this letter spell the chain of events for the subject property. These events are listed below:

About 60 – 70 years ago a brick building was constructed on the property, it was used as a feed & fuel supply business, sometime during this time frame two subsequent structures were constructed and their use(s) varied from living quarters and retail. About 30 years ago, the original brick structure was engulfed in a fire that destroyed some of the structure.

The remaining brick structure was repaired and over the next 30 years the building housed many different type businesses, eg. A day laborers center, residential living quarters and other non - descript retail businesses.

In 2004 construction of a CMU block building was begun; to date this building remains unfinished, permits have expired and some of the City of Oakland inspections were never performed. At this writing, the building remains unoccupied due to permit and inspection issues.

In 2007 the property was purchased by Harding Development & Blue Dog Development LLC. They demolished one of the existing functionally obsolete structures and installed architectural fencing that parallels E-12th Street.

Future development opportunities planned for the subject site. Currently, Blue Dog Development and Pacific Thomas Capital have entered into a sale and purchase agreement. PTC currently owns a mini storage business and other business buildings in close proximity as well as several thousand square feet of undeveloped land abutting the site. PTC currently expects to upgrade the existing structures on the property and use them for the highest and best use.

The current owner of the property is: Harding Development, Blue Dog Development LLC, 1111 Broadway, Suite 1670, Oakland California 94607. Contact: Mr. Craig Hagglund and/or Mr. Gene Pfiffer.

The property is being sold to: Pacific Thomas Capital, 1818 Mt. Diablo Blvd., Walnut Creek California 94596: Attention Mr. Randall W. Whitney (415) 716-9898 (randall@pacificthomas.com) or Attention Mr. Donald L. Salladay (925) 765-2634 (Donald@pacificthomas.com)

This letter is also to serve as a request that Alameda County Environmental Health (ACEH) reviews the Phase I & II reports for the subject site. (The Phase I and II have been uploaded to ACEH's FTP site.) As of this writing this site does not have a case number.

Donna, you mentioned that after you review the file you will be able to determine if the site qualifies or needs a formal review as a SLIC case, which if it becomes an SLIC case, Alameda County Environmental Health will require a \$6,000 fee deposit.

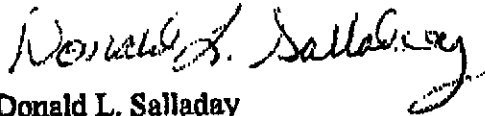
You stated that the Oakland Fire Department (Mr. Leroy Griffin) would require a copy of this letter and any attachments accompanying this letter. This information will be forwarded per your instructions.

I hope this provides you with everything you require. If not, please give me or Randall Whitney, President of PTC, a call. My telephone number is 925 765-2634 and Randall's is 415 716-9898.

Donna, we will need to know when you expect to complete your initial findings (if the site qualifies or needs a formal review as a SLIC case); and second, if the findings indicate that this will indeed require formal review as a SLIC case, how long the formal review will take. This information will be necessary for us and the seller to determine the additional due diligence periods needed, if this site becomes an SLIC case.

Thank you for your assistance to bring this activity to conclusion.

Respectfully,



Donald L. Salladay
Pacific Thomas Capital

Drogos, Donna, Env. Health

From: Nathan Smith [nsmith@tecacutite.com]
Sent: Tuesday, August 14, 2007 5:23 PM
To: Drogos, Donna, Env. Health
Cc: donald@pacificthomas.com; Nathan Smith; Marc Mullaney
Subject: RE: 3001 - 3007 E-12th Street, Oakland - revised report uploaded
Follow Up Flag: Follow up
Flag Status: Red

Hello again Ms. Drogos –

On behalf of Don Saladay of Pacific Thomas Capitol, I have uploaded a revised report titled:
 3001-3007 E 12th St_Phase II-rev 1_2007-08-07

to your FTP site. (We received revised laboratory data that slightly affected our conclusions.) Please contact me if there are issues with this upload or with any questions or concerns.

Thanks for the help.

Warm regards,

Nathan W. Smith
 Project Geologist
 TEC Accutite
 (650) 616-1230 direct
 (650) 222-0890 mobile
 nsmith@tecacutite.com

From: Nathan Smith
Sent: Tuesday, July 31, 2007 11:32 AM
To: donna.drogos@acgov.org
Cc: donald@pacificthomas.com; Nathan Smith
Subject: 3001 - 3007 E-12th Street, Oakland - report uploaded

Hello Ms. Drogos –

On behalf of Don Saladay of PTC, I believe I have uploaded the report titled:

3001-3007 E 12th St_2007_06_22_Phase II

to your FTP site. Please contact me if there are issues with this upload or with any questions or concerns.

Warm regards,

Nathan W. Smith
 Project Geologist
 TEC Accutite
 (650) 616-1230 direct
 (650) 222-0890 mobile
 nsmith@tecacutite.com

From: donald@pacificthomas.com [mailto:donald@pacificthomas.com]
Sent: Tuesday, July 31, 2007 10:27 AM
To: donna.drogos@acgov.org
Cc: Ed Del Beccaro; Nathan Smith; Randall Whitney; Doug Worsley
Subject: 3001 - 3007 E-12th Street, Oakland

Donna: Thank you for the conversation this AM. I have listed below the things you and I spoke about today.

1. The subject property is 3001 - 3007 E-12th Street, Oakland California 94601

1/18/2008

2. Northgate Environmental Management, Inc. performed A Phase I Environmental Site Assessment in April 2007, a subsequent report was written on 5-7-07.

3. Technology, Engineering & Construction, Inc. (Tec Accutite) performed a Phase II, limited sub-surface investigation on 6-6-07, a subsequent report was written on 6-22-07.

The Phase II investigation revealed soil samples from boring 1 & 2 indicate concentrations of chromium above its respective ESL and grab groundwater samples indicate concentrations of silver and nickle above their respective ELS's in borings B-1 & B-2.

According to Tec Accutite, the concentrations of chromium, silver and nickle are relative small and may not require remediation.

I have asked Nathan Smith of Tec Accutite to forward, based upon your instruction, the phase II report (I have asked them to send their PDF to your FPT site.

We have also been advised that a cover letter that explicitly spells out the chain of events for the subject property. (I need your clarification about what might be meant here.)

You indicated that after you review the file you will know if the site qualifies or needs a formal review as a SLIC case, which if it becomes the case, will require a \$6,000 deposit. Is this essentially correct.

You also mentioned that we would have to send the Oakland Fire Department (Mr. Leroy Griffin) the same letter with the same attachments (Phase I & II). Is this correct as well?

Thank you for your time this AM.

Donald L. Salladay
(925) 765-2634

Drogos, Donna, Env. Health

From: Drogos, Donna, Env. Health
Sent: Thursday, August 02, 2007 9:03 AM
To: 'donald@pacificthomas.com'
Subject: RE: [FWD: RE: 3001 - 3007 E-12th Street, Oakland]
Follow Up Flag: Follow up
Flag Status: Red

Your items below are correct. Additions in red below.

Donna L. Drogos, PE
 LOP Program Manager
 Alameda County Environmental Health
 1131 Harbor Bay Parkway
 Alameda, CA 94502

510-567-6721
 donna.drogos@acgov.org

From: donald@pacificthomas.com [mailto:donald@pacificthomas.com]
Sent: Thursday, August 02, 2007 8:29 AM
To: Drogos, Donna, Env. Health
Subject: [FWD: RE: 3001 - 3007 E-12th Street, Oakland]

Donna: Did you receive this email? I have not heard anything from you. I have asked that Phase II and Phase I reports be forwarded, I am awaiting your response to my email prior to drafting our letter.

Don Salladay
 (925) 765-2634

----- Original Message -----

Subject: RE: 3001 - 3007 E-12th Street, Oakland
From: randall@pacificthomas.com
Date: Tue, July 31, 2007 1:32 pm
To: donald@pacificthomas.com

Don
 nice work.

do you have a ConfCall meeting with our ACQ team scheduled as of yet?

rw

----- Original Message -----

Subject: 3001 - 3007 E-12th Street, Oakland
From: donald@pacificthomas.com
Date: Tue, July 31, 2007 10:26 am
To: donna.drogos@acgov.org
Cc: Ed Del Beccaro <Edelbeccaro@colliersparrish.com>, Nathan Smith

1/18/2008

<nsmith@tecacutite.com>, Randall Whitney <randall@pacificthomas.com>,
Doug Worsley <Doug@pacificthomas.com>

Donna: Thank you for the conversation this AM. I have listed below the things you and I spoke about today.

1. The subject property is 3001 - 3007 E-12th Street, Oakland California 94601

UPLOAD ALL REPORTS TO ACEH'S FTP SITE. SITE DOES NOT HAVE A CASE NUMBER SO UPLOAD REFERENCING THE CASE ADDRESS.

2. Northgate Environmental Management, Inc. performed A Phase I Environmental Site Assessment in April 2007, a subsequent report was written on 5-7-07.

3. Technology, Engineering & Construction, Inc. (Tec Accutite) performed a Phase II, limited sub-surface investigation on 6-6-07, a subsequent report was written on 6-22-07.

The Phase II investigation revealed soil samples from boring 1 & 2 indicate concentrations of chromium above its respective ESL and grab groundwater samples indicate concentrations of silver and nickle above their respective ELS's in borings B-1 & B-2.

According to Tec Accutite, the concentrations of chromium, silver and nickle are relative small and may not require remediation.

I have asked Nathan Smith of Tec Accutite to forward, based upon your instruction, the phase II report (I have asked them to send their PDF to your FPT site.

We have also been advised that a cover letter that explicitly spells out the chain of events for the subject property. (I need your clarification about what might be meant here.)

DESCRIBE PROPERTY USE HISTORY BRIEFLY, WHAT USE IS CURRENTLY BEING CONTEMPLATED FOR THE PROPERTY (REDEVELOPMENT?). IDENTIFY WHO CURRENTLY OWNS THE PROPERTY (COMPANY, CONTACT NAME, ADDRESS, PHONE & E-MAIL ADDRESS). IF PROPERTY IS BEING SOLD/REDEVELOPED IDENTIFY CONTACT INFO FOR NEW OWNER (COMPANY, CONTACT NAME, ADDRESS, PHONE & E-MAIL ADDRESS). INCLUDE A REQUEST THAT ACEH REVIEW THE REPORTS FOR YOUR SITE.

You indicated that after you review the file you will know if the site qualifies or needs a formal review as a SLIC case, which if it becomes the case, will require a \$6,000 deposit. Is this essentially correct.

YES, I WILL LOOK AT THE REPORTS & DETERMINE IF IT SHOULD BE A CASE.

You also mentioned that we would have to send the Oakland Fire Department (Mr. Leroy Griffin) the same letter with the same attachments (Phase I & II). Is this correct as well?

YES

Thank you for your time this AM.

Donald L. Salladay
(925) 765-2634

Drogos, Donna, Env. Health

From: donald@pacificthomas.com
Sent: Thursday, August 02, 2007 8:29 AM
To: Drogos, Donna, Env. Health
Subject: [FWD: RE: 3001 - 3007 E-12th Street, Oakland]

Donna: Did you receive this email? I have not heard anything from you. I have asked that Phase II and Phase I reports be forwarded, I am awaiting your response to my email prior to drafting our letter.

Don Salladay
(925) 765-2634

----- Original Message -----

Subject: RE: 3001 - 3007 E-12th Street, Oakland
From: randall@pacificthomas.com
Date: Tue, July 31, 2007 1:32 pm
To: donald@pacificthomas.com

Don
nice work.

do you have a ConfCall meeting with our ACQ team scheduled as of yet?

rw

----- Original Message -----

Subject: 3001 - 3007 E-12th Street, Oakland
From: donald@pacificthomas.com
Date: Tue, July 31, 2007 10:26 am
To: donna.drogos@acgov.org
Cc: Ed Del Beccaro <Edelbeccaro@colliersparrish.com>, Nathan Smith <nsmith@tecaccutite.com>, Randall Whitney <randall@pacificthomas.com>, Doug Worsley <Doug@pacificthomas.com>

Donna: Thank you for the conversation this AM. I have listed below the things you and I spoke about today.

1. The subject property is 3001 - 3007 E-12th Street, Oakland California 94601
2. Northgate Environmental Management, Inc. performed A Phase I Environmental Site Assessment in April 2007, a subsequent report was written on 5-7-07.
3. Technology, Engineering & Construction, Inc. (Tec Accutite) performed a Phase II, limited sub-surface investigation on 6-6-07, a subsequent report was written on 6-22-07.

The Phase II investigation revealed soil samples from boring 1 & 2 indicate concentrations of chromium above its respective ESL and grab groundwater samples indicate concentrations of silver and nickle above their respective ELS's in borings B-1 & B-2.

According to Tec Accutite, the concentrations of chromium, silver and nickle are relative small

1/18/2008

and may not require remediation.

I have asked Nathan Smith of Tec Accutite to forward, based upon your instruction, the phase II report (I have asked them to send their PDF to your FPT site.

We have also been advised that a cover letter that explicitly spells out the chain of events for the subject property. (I need your clarification about what might be meant here.)

You indicated that after you review the file you will know if the site qualifies or needs a formal review as a SLIC case, which if it becomes the case, will require a \$6,000 deposit. Is this essentially correct.

You also mentioned that we would have to send the Oakland Fire Department (Mr. Leroy Griffin) the same letter with the same attachments (Phase I & II). Is this correct as well?

Thank you for your time this AM.

Donald L. Salladay
(925) 765-2634

Drogos, Donna, Env. Health

From: Nathan Smith [nsmith@tecaccutite.com]
Sent: Tuesday, July 31, 2007 11:32 AM
To: Drogos, Donna, Env. Health
Cc: donald@pacificthomas.com; Nathan Smith
Subject: 3001 - 3007 E-12th Street, Oakland - report uploaded
Follow Up Flag: Follow up
Flag Status: Red

Hello Ms. Drogos –

On behalf of Don Saladay of PTC, I believe I have uploaded the report titled:
 3001-3007 E 12th St_2007_06_22_Phase II
 to your FTP site. Please contact me if there are issues with this upload or with any questions or concerns.
 Warm regards,

Nathan W. Smith
 Project Geologist
 TEC Accutite
 (650) 616-1230 direct
 (650) 222-0890 mobile
 nsmith@tecaccutite.com

From: donald@pacificthomas.com [mailto:donald@pacificthomas.com]
Sent: Tuesday, July 31, 2007 10:27 AM
To: donna.drogos@acgov.org
Cc: Ed Del Beccaro; Nathan Smith; Randall Whitney; Doug Worsley
Subject: 3001 - 3007 E-12th Street, Oakland

Donna: Thank you for the conversation this AM. I have listed below the things you and I spoke about today.

1. The subject property is 3001 - 3007 E-12th Street, Oakland California 94601
2. Northgate Environmental Management, Inc. performed A Phase I Environmental Site Assessment in April 2007, a subsequent report was written on 5-7-07.
3. Technology, Engineering & Construction, Inc. (Tec Accutite) performed a Phase II, limited sub-surface investigation on 6-6-07, a subsequent report was written on 6-22-07.

The Phase II investigation revealed soil samples from boring 1 & 2 indicate concentrations of chromium above its respective ESL and grab groundwater samples indicate concentrations of silver and nickle above their respective ELS's in borings B-1 & B-2.

According to Tec Accutite, the concentrations of chromium, silver and nickle are relative small and may not require remediation.

I have asked Nathan Smith of Tec Accutite to forward, based upon your instruction, the phase II report (I have asked them to send their PDF to your FPT site.

We have also been advised that a cover letter that explicitly spells out the chain of events for the subject property. (I need your clarification about what might be meant here.)

You indicated that after you review the file you will know if the site qualifies or needs a formal review as a SLIC

1/18/2008