



NOTIFICATION OF ENVIRONMENTAL WORK

August 8, 2012

J#09-88-601

On Budget Appliances
Attn: Store Manager
6415 International Boulevard
Oakland, CA 94621

Subject: Notification of Environmental Work at Former Richfield Oil Co. Station #472

Please be advised that Broadbent & Associates, Inc. (Broadbent) will be sampling the groundwater monitoring wells at the former Richfield Oil Company Station #472 located at 6415 International Boulevard, in Oakland, Alameda County, California.

Broadbent anticipates that ground-water monitoring will take place on Wednesday August 15, 2012 between 7:00 am and 5:00 pm. Broadbent will endeavor to minimize disruption of store operations during groundwater monitoring activities. It is requested that the well locations be clear and accessible. A map showing well locations is attached, as is a copy of the signed access agreement.

The Site Safety Officer/Senior Technician will make contact with you when they arrive at the Site. You may contact Project Manager Tom Venus at (530) 566-1400 should you have any questions before then.

Sincerely,
BROADBENT & ASSOCIATES, INC.

A handwritten signature in blue ink, appearing to read 'Tom Venus'.

Tom Venus, PE
Senior Engineer

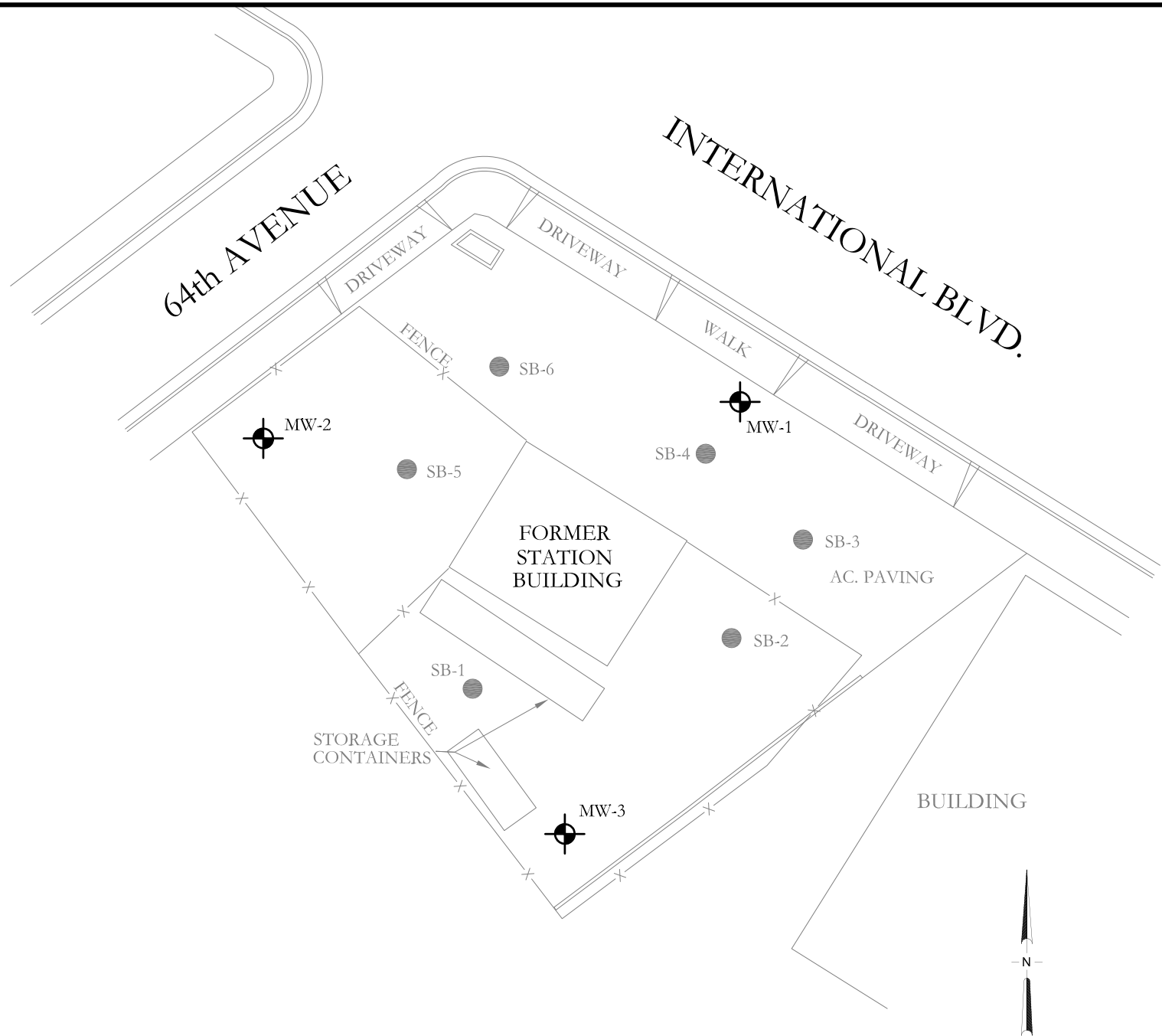
Attachment: Site Layout Plan
Access Agreement

RECEIVED

11:17 am, Aug 13, 2012

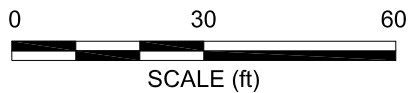
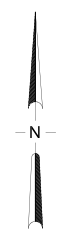
Alameda County
Environmental Health

cc: Mr. Mahmud Ghanem, International Estates LLC, 6207 International Blvd, Oakland, CA 94621
Ms. Dilan Roe, PE, Alameda County Environmental Health Services (submitted via ftp)



LEGEND

-  MONITORING WELL
-  SOIL BORING



BROADBENT & ASSOCIATES, INC.
 ENGINEERING, WATER RESOURCES & ENVIRONMENTAL
 1324 Mangrove Ave. Suite 212, Chico, California
 Project No.: 09-88-601 Date: 4/21/2011

Former Station #472
 6415 International Boulevard
 Oakland, California

Site Layout Plan

Drawing
2

ACCESS AGREEMENT

This access agreement is entered into between Atlantic Richfield Company (BP) and the undersigned Owner. Owner is the current owner of the referenced property (Property) located at: 6415 International Boulevard (formerly known as East 14th Street), Oakland, California, also known as Alameda County Assessor's Parcel No.41-4050-21.

For good and valuable consideration which the parties hereby acknowledge the receipt and sufficiency thereof, the undersigned (Owner) hereby agrees to grant BP and/or its environmental consultants or subcontractors access to the Property in order to perform certain environmental activities which BP at its sole discretion chooses to perform. Such activities may include sampling, assessment, inspection, monitoring, installation of equipment, operation and maintenance of equipment, and remediation activities (Activities). Owner will provide BP information regarding the location of subsurface utilities in the area of the proposed Activities to the extent Owner is aware of such information.

BP will perform this work at no cost to Owner.

BP shall use reasonable efforts during its Activities to minimize interruption to the business or use of the Property. BP will repair any damage to the Property that may occur as a result of its Activities at the Property, including but not limited to restoration of the surface areas of the Property to their pre-drilling conditions, removal of equipment, and proper well closure.


Upon written request by Owner, BP agrees to provide the results of analytical testing performed by BP regarding its Activities at the Property and copies of all reports submitted to the appropriate State Agency. BP shall provide this information as a courtesy only. Use of any of the information contained in these documents is at Owner's sole risk. BP shall not be deemed to have made any representation or warranty, expressed or implied, as to the condition of the Property or the accuracy of the documents.

BP will indemnify Owner from third party claims that arise out of BP's negligence associated with the Activities performed by BP on the Property.

It is hereby agreed that the neither this Access Agreement nor the Activities on the Property are an admission against BP's interests or an assumption of liability or waiver of any rights by BP.

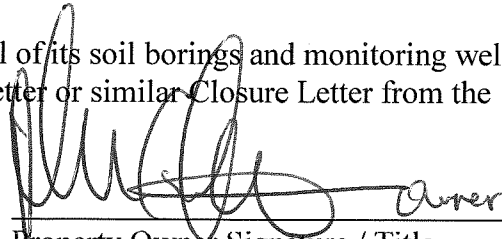
This Access Agreement will terminate once BP removes all of its soil borings and monitoring wells located on the Property and receives a No Further Action letter or similar Closure Letter from the appropriate State Agency.

Atlantic Richfield Company
Name of Responsible Party (RP)


Signature

Environmental Business Manager for RP
Signer's Title

Tom Venus/530-566-1400
Consultant Contact Person/Telephone Number


Property Owner Signature / Title

Theodor Ghaneem
Printed Name of Owner

Date of Authorization

Telephone Number

ASSESSOR'S MAP 41

Code Area Nos. 17-032

4050 Scale: 1" = 50'

EASTLAWN (Bk. 25 Pg. 35)
 PALO VISTA TRACT (Bk. 23 Pg. 6)
 P.M. 3738 133/80

BK 39

64th AVE

STREET

BOOK

EAST 14th

Drawn: 3-67 E.L. Revised: 3-5-81/PM 4-22-96/JT
 3-10-83/CC
 8-31-83/ST
 4-14-92/JT
 10-31-01/CSL

3883

4054

4052

4052

Formerly: Pars. Blks. 3885 & 3898

