

From: Mike Adams
To: [Ian Utz](#); [Khatri, Paresh, Env. Health](#)
Cc: [Jay Hagglund/USA](#); [Roe, Dilan, Env. Health](#); [Donavan Tom](#); [Lita Freeman](#)
Subject: RE: Signed VRAA
Date: Thursday, August 24, 2017 3:03:20 PM
Attachments: [RE Record of Survey 4200 International Blvd. Oakland.msg](#)
[Proposal Lot Line Adjust. BK Signed.pdf](#)
[Lot Line Adjust. \(LLA\) Proposed June 2017.pdf](#)

Thanks again for everyone taking the time out of their busy schedules to meet this morning. Attached is the latest email update from our engineer on the lot line adjustment, along with a signed proposal to do the work, and a drawing of proposed lot line adjustment.

Let me know if you have any questions or need additional information.

Mike Adams
Huntleigh Development, Inc.
Direct: 510-433-1102
Cell: 510-368-3322

From: Ian Utz [mailto:ianutz.basics@gmail.com]
Sent: Thursday, August 24, 2017 2:05 PM
To: Khatri, Paresh, Env. Health
Cc: Jay Hagglund/USA; Roe, Dilan, Env. Health; Mike Adams; Donovan Tom; Lita Freeman
Subject: Re: Signed VRAA

Hi all,

Thanks so much for your meeting this morning. We appreciate Dilan and Paresh meeting with us so expediently.

Lita and I have discussed this project and Lita plans to address the immediate concerns raised during our meeting, including uploading data, development of work plan for additional work, and sampling to collect additional data.

From here on out, Lita is the lead on behalf of buyer (Mike Adams).

In the meantime, please reach out with any questions, comments, or concerns. Good luck to Dilan on getting that car fixed!

Thanks again,
Ian Utz

On Wed, Aug 23, 2017 at 4:36 PM, Khatri, Paresh, Env. Health <paresh.khatri@acgov.org> wrote:
Look forward to meeting with you all.

Paresh C Khatri
Supervising Hazardous Materials Specialist
Local Oversight & Site Cleanup Program Manager
Alameda County Department of Environmental Health

1131 Harbor Bay Parkway<x-apple-data-detectors://13>
Alameda, CA 94502-6577<x-apple-data-detectors://13>

Ph: [510-777-2478](tel:510-777-2478)<tel:510-777-2478>
Fax: [510-337-9335](tel:510-337-9335)<tel:510%20-337-9335>

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

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On Aug 23, 2017, at 4:08 PM, Jay Hagglund/USA
<Jay.Hagglund@cushwake.com<mailto:Jay.Hagglund@cushwake.com>> wrote:

We will be there

Jay Hagglund, SIOR
Executive Managing Director
CA License #00888011

Direct: [510-267-6011](tel:510-267-6011)
Mobile: [510-918-7922](tel:510-918-7922)
Fax: [510-465-1350](tel:510-465-1350)
jay.hagglund@cushwake.com<mailto:jay.hagglund@cushwake.com>

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<<https://plus.google.com/117696679233125464118/posts>> |
Instagram<<http://instagram.com/cushwake>>

From: Ian Utz [<mailto:ianutz.basics@gmail.com>]
Sent: Wednesday, August 23, 2017 4:06 PM
To: Jay Hagglund/USA
<Jay.Hagglund@cushwake.com<mailto:Jay.Hagglund@cushwake.com>>
Cc: Roe, Dilan, Env. Health <Dilan.Roe@acgov.org<mailto:Dilan.Roe@acgov.org>>; Mike Adams <mike@huntleighdev.com<mailto:mike@huntleighdev.com>>; Donavan Tom <basicsenvironmental@gmail.com<mailto:basicsenvironmental@gmail.com>>; Lita Freeman <litafreeman@gmail.com<mailto:litafreeman@gmail.com>>; Khatri, Paresh, Env. Health <paresh.khatri@acgov.org<mailto:paresh.khatri@acgov.org>>

Subject: Re: Signed VRAA

Good afternoon all,

See you at 10:00 AM to 11:00 AM tomorrow at

Alameda County Department of Environmental Health
1131 Harbor Bay Parkway
Alameda, CA 94502

Thank you,
Ian Utz

On Tue, Aug 22, 2017 at 8:16 AM, Jay Hagglund/USA
<Jay.Hagglund@cushwake.com<mailto:Jay.Hagglund@cushwake.com>> wrote:
Not a problem We will see you there
Thanks

Jay Hagglund, SIOR
Executive Managing Director
CA License #00888011

Direct: [510-267-6011](tel:510-267-6011)<tel:(510)%20267-6011>
Mobile: [510-918-7922](tel:510-918-7922)<tel:(510)%20918-7922>
Fax: [510-465-1350](tel:510-465-1350)<tel:(510)%20465-1350>
jay.hagglund@cushwake.com<mailto:jay.hagglund@cushwake.com>

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<<https://plus.google.com/117696679233125464118/posts>> |
Instagram<<http://instagram.com/cushwake>>

From: Roe, Dilan, Env. Health [mailto:Dilan.Roe@acgov.org<mailto:Dilan.Roe@acgov.org>]
Sent: Monday, August 21, 2017 8:00 PM
To: Jay Hagglund/USA
<Jay.Hagglund@cushwake.com<mailto:Jay.Hagglund@cushwake.com>>
Cc: Mike Adams <mike@huntleighdev.com<mailto:mike@huntleighdev.com>>; Ian Utz
<ianutz.basics@gmail.com<mailto:ianutz.basics@gmail.com>>; Donavan Tom

<basicsenvironmental@gmail.com<mailto:basicsenvironmental@gmail.com>>; Lita Freeman
<litafreeman@gmail.com<mailto:litafreeman@gmail.com>>; Khatri, Paresh, Env. Health
<paresh.khatri@acgov.org<mailto:paresh.khatri@acgov.org>>
Subject: RE: Signed VRAA

Good Evening Everyone:

I would like to have the initial kick-off meeting at our office in Alameda County.

Dilan Roe, PE, C73703
Chief – Land Water Division
Alameda County Department of Environmental Health
1131 Harbor Bay Parkway
Alameda, CA
[510.567.6767](tel:510.567.6767)<tel:(510)%20567-6767>; Ext. 36767
QIC: 30440
dilan.roe@acgov.org<mailto:dilan.roe@acgov.org>

From: Jay Hagglund/USA [mailto:Jay.Hagglund@cushwake.com]
Sent: Monday, August 21, 2017 6:22 PM
To: Roe, Dilan, Env. Health <Dilan.Roe@acgov.org<mailto:Dilan.Roe@acgov.org>>
Cc: Mike Adams <mike@huntleighdev.com<mailto:mike@huntleighdev.com>>; Ian Utz
<ianutz.basics@gmail.com<mailto:ianutz.basics@gmail.com>>; Donovan Tom
<basicsenvironmental@gmail.com<mailto:basicsenvironmental@gmail.com>>; Lita Freeman
<litafreeman@gmail.com<mailto:litafreeman@gmail.com>>; Khatri, Paresh, Env. Health
<paresh.khatri@acgov.org<mailto:paresh.khatri@acgov.org>>
Subject: Re: Signed VRAA

We are confirmed Dilan. I want to thank both Paresh and you for accommodating us
See you in the Burger King parking lot at 10 on Thurs

Sent from my iPad

On Aug 21, 2017, at 4:52 PM, Roe, Dilan, Env. Health
<Dilan.Roe@acgov.org<mailto:Dilan.Roe@acgov.org>> wrote:
Good Afternoon Everyone:

Please confirm if your team can meet on Thursday August 24 from 10 to 11

Dilan Roe, PE, C73703
Chief – Land Water Division
Alameda County Department of Environmental Health
1131 Harbor Bay Parkway
Alameda, CA
[510.567.6767](tel:510.567.6767)<tel:(510)%20567-6767>; Ext. 36767
QIC: 30440
dilan.roe@acgov.org<mailto:dilan.roe@acgov.org>

From: Mike Adams [mailto:mike@huntleighdev.com]
Sent: Monday, August 21, 2017 3:56 PM

To: Jay Hagglund/USA
<Jay.Hagglund@cushwake.com<mailto:Jay.Hagglund@cushwake.com>>
Cc: Roe, Dilan, Env. Health <Dilan.Roe@acgov.org<mailto:Dilan.Roe@acgov.org>>; Ian Utz <ianutz.basics@gmail.com<mailto:ianutz.basics@gmail.com>>; Donavan Tom <basicsenvironmental@gmail.com<mailto:basicsenvironmental@gmail.com>>; Lita Freeman <litafreeman@gmail.com<mailto:litafreeman@gmail.com>>; Khatri, Paresh, Env. Health <paresh.khatri@acgov.org<mailto:paresh.khatri@acgov.org>>
Subject: Re: Signed VRAA

That works for me.

Mike Adams

Sent from my iPhone

On Aug 21, 2017, at 1:51 PM, Jay Hagglund/USA <Jay.Hagglund@cushwake.com<mailto:Jay.Hagglund@cushwake.com>> wrote:
Let me check w/ Lita who is going to be the most important person on our team Mike and Ian, can you let us know if the time below also works for the two of you?
Should we assume that Paresh can also make this time Dilan?

Jay Hagglund, SIOR
Executive Managing Director
CA License #00888011

Direct: [510-267-6011](tel:510-267-6011)<tel:(510)%20267-6011>
Mobile: 510-918-7922<tel:(510)%20918-7922>
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jay.hagglund@cushwake.com<mailto:jay.hagglund@cushwake.com>

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Instagram<<http://instagram.com/cushwake>>

From: Roe, Dilan, Env. Health [mailto:Dilan.Roe@acgov.org]
Sent: Monday, August 21, 2017 1:50 PM
To: Jay Hagglund/USA
<Jay.Hagglund@cushwake.com<mailto:Jay.Hagglund@cushwake.com>>; Ian Utz <ianutz.basics@gmail.com<mailto:ianutz.basics@gmail.com>>; Mike Adams <mike@huntleighdev.com<mailto:mike@huntleighdev.com>>
Cc: Donovan Tom

<basicsenvironmental@gmail.com<mailto:basicsenvironmental@gmail.com>>; Lita Freeman
<litafreeman@gmail.com<mailto:litafreeman@gmail.com>>; Khatri, Paresh, Env. Health
<paresh.khatri@acgov.org<mailto:paresh.khatri@acgov.org>>
Subject: RE: Signed VRAA

My week is pretty full but could squeeze in a meeting on Thursday 8/24 at 10 am

Dilan Roe, PE, C73703
Chief – Land Water Division
Alameda County Department of Environmental Health
1131 Harbor Bay Parkway
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510.567.6767<[tel:\(510\)20567-6767](tel:(510)20567-6767)>; Ext. 36767
QIC: 30440
dilan.roe@acgov.org<mailto:dilan.roe@acgov.org>

From: Jay Hagglund/USA [mailto:Jay.Hagglund@cushwake.com]
Sent: Monday, August 21, 2017 9:21 AM
To: Ian Utz <ianutz.basics@gmail.com<mailto:ianutz.basics@gmail.com>>; Mike Adams
<mike@huntleighdev.com<mailto:mike@huntleighdev.com>>; Roe, Dilan, Env. Health
<Dilan.Roe@acgov.org<mailto:Dilan.Roe@acgov.org>>; Khatri, Paresh, Env. Health
<paresh.khatri@acgov.org<mailto:paresh.khatri@acgov.org>>
Cc: Donovan Tom
<basicsenvironmental@gmail.com<mailto:basicsenvironmental@gmail.com>>; Lita Freeman
<litafreeman@gmail.com<mailto:litafreeman@gmail.com>>
Subject: RE: Signed VRAA

Ian and Paresh

Lets put Weds Sept 13th in the books for right now But lets also see if we can come up with another earlier date as well, like this week sometime or perhaps a date right after Labor Day Weekend

Thanks

Jay Hagglund, SIOR
Executive Managing Director
CA License #00888011

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Fax: 510-465-1350<[tel:\(510\)20465-1350](tel:(510)20465-1350)>
jay.hagglund@cushwake.com<mailto:jay.hagglund@cushwake.com>

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Instagram<<http://instagram.com/cushwake>>

From: Jay Hagglund/USA
Sent: Friday, August 18, 2017 12:47 PM
To: 'Ian Utz' <ianutz.basics@gmail.com><<mailto:ianutz.basics@gmail.com>>>; 'Mike Adams'
<mike@huntleighdev.com><<mailto:mike@huntleighdev.com>>>;
'Dilan.Roe@acgov.org' <Dilan.Roe@acgov.org><<mailto:Dilan.Roe@acgov.org>>>;
<Dilan.Roe@acgov.org><<mailto:Dilan.Roe@acgov.org>>>;
'paresh.khatri@acgov.org' <paresh.khatri@acgov.org><<mailto:paresh.khatri@acgov.org>>>;
<paresh.khatri@acgov.org><<mailto:paresh.khatri@acgov.org>>>
Cc: 'Donavan Tom'
<basicsenvironmental@gmail.com><<mailto:basicsenvironmental@gmail.com>>>; 'Lita
Freeman' <litafreeman@gmail.com><<mailto:litafreeman@gmail.com>>>
Subject: RE: Signed VRAA

Paresh

Nice talking to you yesterday evening Thanks for the dates below I wanted to double check to see if there was perhaps 1 or 2 other times that you might be able to meet us prior to the 13th We can't all make the 28th

I will wait to hear back If the dates below are the only ones avail then we will make the best of it

Thanks for your help

Jay Hagglund, SIOR
Executive Managing Director
CA License #00888011

Direct: 510-267-6011<[tel:\(510\)20267-6011](tel:(510)20267-6011)>
Mobile: 510-918-7922<[tel:\(510\)20918-7922](tel:(510)20918-7922)>
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jay.hagglund@cushwake.com<<mailto:jay.hagglund@cushwake.com>>

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<<https://plus.google.com/117696679233125464118/posts>> |
Instagram<<http://instagram.com/cushwake>>

From: Jay Hagglund/USA

Sent: Wednesday, August 16, 2017 2:46 PM

To: 'Ian Utz' <ianutz.basics@gmail.com<mailto:ianutz.basics@gmail.com>>; Mike Adams <mike@huntleighdev.com<mailto:mike@huntleighdev.com>>

Cc: Donovan Tom

<basicsenvironmental@gmail.com<mailto:basicsenvironmental@gmail.com>>; Lita Freeman <litafreeman@gmail.com<mailto:litafreeman@gmail.com>>

Subject: RE: Signed VRAA

Mike

Lets shoot for the first date on Monday I will try and get Barbara Norton there But since I am the owners rep, I assume my participation at the meeting is acceptable Is this correct Ian?

Jay Hagglund, SIOR
Executive Managing Director
CA License #00888011

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Fax: 510-465-1350<[tel:\(510\)20465-1350](tel:(510)20465-1350)>

jay.hagglund@cushwake.com<mailto:jay.hagglund@cushwake.com>

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<<https://plus.google.com/117696679233125464118/posts>> |

Instagram<<http://instagram.com/cushwake>>

From: Ian Utz [<mailto:ianutz.basics@gmail.com>]

Sent: Wednesday, August 16, 2017 2:07 PM

To: Mike Adams <mike@huntleighdev.com<mailto:mike@huntleighdev.com>>; Jay Hagglund/USA <Jay.Hagglund@cushwake.com<mailto:Jay.Hagglund@cushwake.com>>

Cc: Donovan Tom

<basicsenvironmental@gmail.com<mailto:basicsenvironmental@gmail.com>>; Lita Freeman

<litafreeman@gmail.com<mailto:litafreeman@gmail.com>>

Subject: Fwd: Signed VRAA

Mike and Jay,

The county has received the signed Perjury Statement for 4200 International Blvd, Oakland and would like to set up an in-person meeting to discuss this site.

See the e-mail below for their suggested times, and please reach out directly to Paresh Khatri and Dilan Roe to provide one of the three times that works best:

* Khatri, Paresh, Env. Health

<paresh.khatri@acgov.org<mailto:paresh.khatri@acgov.org>>>

* Roe, Dilan, Env. Health <Dilan.Roe@acgov.org<mailto:Dilan.Roe@acgov.org>>>

Paresh is suggesting a "courtesy meeting" to discuss in person what's going on onsite and what the county would like next steps to be.

Attendance – It's my opinion that it would be best for you both to be present at the meeting, as well as the responsible parties (i.e., property owners) or at least a representative of the property owners. Otherwise, without a clarification meeting, a letter demanding next steps is likely to be sent directly to the property owners, which may be confusing for them.

In addition to you, property owners/their representative(s), I also suggest you invite Lita Freeman to join. Lita is the overseeing PG (geologist) who completed this first Phase II investigation and will be familiar with the physical sampling realities of the site.

* litafreeman@gmail.com<mailto:litafreeman@gmail.com>

In addition, I am willing to provide pro bono support at this meeting regarding historical background of the site.

* ianutz.basics@gmail.com<mailto:ianutz.basics@gmail.com>

Likely Outcomes – The outcome of this meeting will be their understanding of your ongoing property transaction, a better understanding of the property's use and physical conditions, and the opportunity to discuss in-person what he'd like you to do next (including, for example, the development of a work plan for additional sampling). You need to now get on the same page with the county.

Please let me know if you have any questions.

Ian Utz

----- Forwarded message -----

From: Khatri, Paresh, Env. Health

<paresh.khatri@acgov.org<mailto:paresh.khatri@acgov.org>>>

Date: Wed, Aug 16, 2017 at 1:22 PM

Subject: RE: Signed VRAA

To: Ian Utz <ianutz.basics@gmail.com<mailto:ianutz.basics@gmail.com>>>

Cc: "Roe, Dilan, Env. Health" <Dilan.Roe@acgov.org<mailto:Dilan.Roe@acgov.org>>>

Hello Ian,

Thank you for the statement. We would like to set up a meeting at our office to discuss the site. We have the following dates and times available.

Monday, August 28, 2017 at 10:00 am

Wednesday, September 13, 2017 at 10:00 am

Friday, September 15, 2017 at 10:00 am

Please select a date and time from above that is convenient for you and the Responsible Parties. If none of the listed dates and times are convenient, please propose a few alternative

dates that you all are available.

I look forward to hearing from you soon.

Sincerely,

Paresh Khatri

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--

Ian Utz
Project Coordinator

Basics Environmental, Inc.
655 12th Street, Suite 126
Oakland, CA 94607
Tel: 510-834-9099<tel:510-834-9099>
Fax: 510-834-9098<tel:510-834-9098>
Email: ianutz.basics@gmail.com<mailto:ianutz.basics@gmail.com>
Web: www.basicsenvironmentalinc.com<http://www.basicsenvironmentalinc.com/>

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--

Ian Utz
Project Coordinator

Basics Environmental, Inc.
655 12th Street, Suite 126
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Tel: [510-834-9099](tel:510-834-9099)
Fax: [510-834-9098](tel:510-834-9098)
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BANCROFT AVENUE



0 30' 60' 120'
Scale 1" = 60 ft

HIGH STREET

2016-049590 OR

PROPOSED PARCEL 2

PROPOSED RECIPROCAL ACCESS EASEMENT

1421 HIGH STREET

LOT LINE TO BE ADJUSTED

4200 INTERNATIONAL
2016-049588 OR

4240 INTERNATIONAL BLVD

42nd AVENUE

PROPOSED PARCEL 1

TE

LEGEND

- ASPHALT BERM
- BUILDING LINE
- CONCRETE CURB
- DRIVEWAY
- EDGE OF PAVEMENT
- FENCE LINE
- LOT LINE TO BE ADJUSTED
- ADJUSTED PROPERTY LINE
- DRIVEWAY
- OFFICIAL RECORDS
- TRASH ENCLOSURE

LANDS OF HESS
2005-404920 OR

DWY
OR
TE

NOTE

PARCELS SHOWN HEREON WILL BE CREATED BY A FUTURE LOT LINE ADJUSTMENT

INTERNATIONAL BLVD



KIER & WRIGHT
CIVIL ENGINEERS & SURVEYORS, INC.
2850 Collier Canyon Road Phone (925) 245-8788
Livermore, California 94551 Fax (925) 245-8796

EXHIBIT "A"

OAKLAND,

CALIFORNIA

DATE	JUNE 2017
SCALE	1" = 60'
BY	JAK
JOB NO.	A16614
SHEET	1 OF 1



KIER & WRIGHT
Civil Engineers & Surveyors, Inc.

Mike Adams
HUNTLEIGH DEVELOPMENT, INC.
101 Linden Street
Oakland, Ca 94607

RE: **PROPOSAL – SURVEYING SERVICES**
4200 INTERNATIONAL BLVD. - OAKLAND

Dear Mike,

As you requested, we are pleased to provide you this proposal for the surveying services at the above referenced site. It is my understanding that our scope of services shall include the following:

- 1. **ALTA Survey..... \$7,000**
We will prepare our survey in conformance with the 2016 ALTA/NSPS Minimum Standard Detail Requirements and Accuracy Standards for land title surveys including Table A item numbers: 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 13, 16, 17, 18 and 19.
(2-3week task)
- 2. **Lot Line Adjustment:..... \$8,000**
We will provide the LLA Application and will prepare the Site Map showing existing improvements, easements and structures as well as prepare the Plat & Legal Descriptions for the adjusted parcels and existing parcels for the Certificate of Compliance to be recorded by City or clients Title Company. We will also provide clients Title Company a Legal Description and Plat to be included within the Grant Deed prepared and recorded by said Title Company.
(1-week task, Agency 1-2 months for approval)
- 3. **Record of Survey.....\$6,000**
After completion of the Lot Line Adjustment and ALTA, we process and file a “Record of Survey” with the County Surveyor for the establishment of parcel lines of the subject property to meet the requirements under California Law. We will dispatch a field crew to set the major property corners to meet the state and county requirements
(cost excludes County review fees \$500+/-).
(2-week task, Agency 1-2 months for approval)
- 4. **Legal Description and Plat.....\$1,400**
After completion of the Lot Line Adjustment we will prepare a legal description & plat to define the area of interest as shown on the attached Exhibit.
(1-week task)

TOTAL FEE: \$22,400



June 14, 2017



KIER & WRIGHT
Civil Engineers & Surveyors, Inc.

Exclusions

1. Printing, plotting and delivery (billed at cost plus 10%).
3. Potholing/excavation of utilities or underground utility locating services.
4. Additional work not described in the scope above will be billed at our hourly rates.

We are able to after receiving signed authorization to proceed and an updated Title Report with supporting documents.

We appreciate the opportunity to submit this proposal and we are looking forward to providing this service. If you have any questions or need additional information, please feel free to call me at 925-245-8788.

Sincerely,
Kier & Wright Civil Engineers & Surveyors, Inc.

Joe Thompson

Joseph Thompson, P.L.S. 8121
Vice President

This proposal and the terms and conditions described hereon are hereby accepted.

Approved By: *Mark Adams* Date: *6-14-17*

Billing Information:

Name: *Sydney Furtado*

Company: *Huntleigh Development*

Address: *101 Linden St.*

City, State, Zip: *Oakland, CA 94607*

Phone: *510-433-1103* Fax *510-763-8502*

Email: _____ P.O. (if required): *Sydney@huntleighdev.com*

- 1) Any extra service not included with this proposal shall be billed as an extra expense, on an hourly basis, not to exceed a predetermined amount authorized by client.
- 2) This contract may be terminated at any time by either party upon written request. If terminated by the Client, the Client agrees to compensate Kier and Wright for any work in progress prior to the date of termination on a time and materials basis using the rates contained in our standard hourly rate schedule.

