

## Suess, Jeff (ADM)

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**From:** Cliff Eckberg <cliff.eckberg@bluelinerental.com>  
**Sent:** Thursday, July 28, 2016 5:03 PM  
**To:** Karen Eddleman  
**Cc:** Suess, Jeff (ADM)  
**Subject:** Re: Available Replacement Sites

Karen,

Can you find out how much the additional 2/3 acre leases for?

Thanks

Best Regards,

**Cliff Eckberg**  
*Senior Manager*  
*Real Estate & Construction*

**BlueLine Rental**  
[8401 New Trails Drive, Suite 150](#)  
[The Woodlands, TX 77380](#)  
Direct: [832-299-7525](tel:832-299-7525)  
Fax: [281-292-6675](tel:281-292-6675)  
Cell: [832-653-1542](tel:832-653-1542)  
BLR x10036  
[cliff.eckberg@bluelinerental.com](mailto:cliff.eckberg@bluelinerental.com)

On Jul 28, 2016, at 6:34 PM, Karen Eddleman <[keddleman@arws.com](mailto:keddleman@arws.com)> wrote:

Cliff,

I was able to tour the property at 7 South Linden this morning with the property owner, Bert Sandell. It is a nice facility that should accommodate Blue Line. Mr. Sandell is installing fencing to partition the yard and warehouse that is available. There are two wide, gently sloping forklift ramps that will facilitate the moving of equipment into and out of the warehouse.

The property is 6.4 miles from your current site and has easier freeway access. It is a clean property and much more accessible and visible than the Galvez site. There is also an adjacent 2/3 acres along the eastern property line that is available for lease from the railroad. Mr. Sandell is happy to provide you with contact information for the railroad if you are interested.

It seems there is a lot of interest in this site so I am anxious to have you or a member of your team tour it as quickly as possible. Mr. Sandell has asked for your contact information. Would you be opposed to me giving that to him? His contact information is below.

Bert Sandell, Principal

San Hill Advisors, LLC  
3348 paradise Drive  
Tiburon, CA 94920  
(650) 224-3274 cell  
[bertsandell@gmail.com](mailto:bertsandell@gmail.com)

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Karen Eddleman, SR/WA, R/W-RAC | Relocation Consultant  
2300 Contra Costa Blvd., Suite 525 | Pleasant Hill, CA 94523  
(925) 691-8500 | (925) 691-6505  
<image001.jpg>

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**From:** Karen Eddleman  
**Sent:** Wednesday, July 27, 2016 4:36 PM  
**To:** '[Cliff.Eckberg@bluelinerental.com](mailto:Cliff.Eckberg@bluelinerental.com)' <[Cliff.Eckberg@bluelinerental.com](mailto:Cliff.Eckberg@bluelinerental.com)>  
**Cc:** '[ssherlock@swlaw.com](mailto:ssherlock@swlaw.com)' <[ssherlock@swlaw.com](mailto:ssherlock@swlaw.com)>; Emily Plurkowski <[eplurkowski@arws.com](mailto:eplurkowski@arws.com)>  
**Subject:** Available Replacement Sites

Cliff,

I wanted to make you aware of several properties that I think might be ideal for Blue Line as a replacement site. It is important that you look at these as quickly as possible. I would be happy to arrange a time to tour the sites with someone on your team this week. Please let me know who I could schedule a tour with. I welcome any feedback you have on these sites.

Also, you had mentioned that you would send me your Broker contact information. If you would do that, I could coordinate the search effort with them.

### **7 South Linden Avenue, South San Francisco**

- 41,818 sf fenced lot
- 10,935 sf clean, well-lit warehouse with 32 skylights, fully sprinklered
- 200 sf office
- \$0.55/sf/month (\$22,950/month)
- 36 month lease
- Zoning is Mixed Industrial
- 6 dock high doors and 2 grade level doors
- 123 linear feet of truck staging
- 22' clear ceiling height at mid-span with new T-8 high bay lighting and two-year-old roof
- Easy access to SFO, US Highway 101 and I-280, close to BART and Caltrain
- Listing ID is 18703644
- Contact: Bert Sandell (650) 224-3274

\$22,950 NNN for the entire 41,818 sf site including 10,935 sf warehouse, large paved, fenced yard and pro-rata share of common area driveways and landscaping. NNN expenses are estimated at \$2,850/month (\$0.068/sf/mo)

### **2590 Oakdale Avenue, San Francisco**

- 25,251 sf fenced yard
- 5,323 sf clear span warehouse
- \$25,000/month
- Close to US Highway 101 and Bayshore Boulevard
- Listing ID is 19674640
- Contact: Zach Hauptert (415) 539-1121 or Michael Sanberg (415) 539-1103

Thank you,

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**Karen Eddleman, SR/WA, R/W-RAC** | Relocation Consultant  
2300 Contra Costa Blvd., Suite 525 | Pleasant Hill, CA 94523  
(925) 691-8500 | (925) 691-6505  
<image001.jpg>

## Suess, Jeff (ADM)

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**From:** Cliff Eckberg <cliff.eckberg@bluelinerental.com>  
**Sent:** Monday, October 17, 2016 9:36 AM  
**To:** Suess, Jeff (ADM)  
**Cc:** Brian Ardire; Sherlock, Sean  
**Subject:** Re: (\*EXTERNAL\*) Re: Notice of entry for air sampling

Jeff,

Your confirmed for today.

Best Regards,

**Cliff Eckberg**  
*Senior Manager*  
*Real Estate & Construction*

**BlueLine Rental**  
[8401 New Trails Drive, Suite 150](#)  
[The Woodlands, TX 77380](#)  
Direct: [832-299-7525](#)  
Fax: [281-292-6675](#)  
Cell: [832-653-1542](#)  
BLR x10036  
[cliff.eckberg@bluelinerental.com](mailto:cliff.eckberg@bluelinerental.com)

On Oct 17, 2016, at 9:54 AM, Suess, Jeff (ADM) <[jeff.suess@sfgov.org](mailto:jeff.suess@sfgov.org)> wrote:

Cliff,  
They would love to come this morning if possible. I know this makes it very short notice, but truly should not be intrusive at all.

Let me know

Thanks

Jeff

Sent from my iPhone

On Oct 17, 2016, at 07:47, Cliff Eckberg <[cliff.eckberg@bluelinerental.com](mailto:cliff.eckberg@bluelinerental.com)> wrote:

Jeff,

Let me know what day and I will confirm with the branch.

Best Regards,

**Cliff Eckberg**

*Senior Manager - Real Estate & Construction*

**BlueLine Rental**

8401 New Trails Drive, Suite 150

The Woodlands, TX 77380

Direct: 832-299-7525 Fax: 281-292-6675

Cell: 832-653-1542

BLR x10036

[cliff.eckberg@bluelinerental.com](mailto:cliff.eckberg@bluelinerental.com)

<image002.png>

<image003.png>

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**From:** Suess, Jeff (ADM) [<mailto:jeff.suess@sfgov.org>]

**Sent:** Friday, October 14, 2016 4:07 PM

**To:** Cliff Eckberg <[cliff.eckberg@bluelinerental.com](mailto:cliff.eckberg@bluelinerental.com)>

**Cc:** Brian Ardire <[Brian.Ardire@bluelinerental.com](mailto:Brian.Ardire@bluelinerental.com)>; Sherlock, Sean <[ssherlock@swlaw.com](mailto:ssherlock@swlaw.com)>

**Subject:** (\*EXTERNAL\*) Notice of entry for air sampling

Cliff,

We need to access the air quality at the site. We have engaged a firm RGA. They only need access to the exterior of the site, one or two people maximum. They are taking air samples.

Will Friezell is their key contact. They are looking at this coming Monday for the visit. Please confirm.

Thank you.

Jeff Suess CCIM LEED AP

415-554-9873

<image004.gif>

City & County of San Francisco

Real Estate Division

25 Van Ness, Suite 400

San Francisco, CA. 94102

## Suess, Jeff (ADM)

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**From:** Cliff Eckberg <cliff.eckberg@bluelinerental.com>  
**Sent:** Tuesday, October 25, 2016 6:20 AM  
**To:** Suess, Jeff (ADM); Sherlock, Sean  
**Cc:** Brian Ardire  
**Subject:** RE: (\*EXTERNAL\*) Notification of Access needed

Confirmed.

Best Regards,

**Cliff Eckberg**  
*Senior Manager - Real Estate & Construction*

**BlueLine Rental**  
8401 New Trails Drive, Suite 150  
The Woodlands, TX 77380  
Direct: 832-299-7525 Fax: 281-292-6675  
Cell: 832-653-1542  
BLR x10036  
cliff.eckberg@bluelinerental.com



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**From:** Suess, Jeff (ADM) [mailto:jeff.suess@sfgov.org]  
**Sent:** Friday, October 21, 2016 6:05 PM  
**To:** Sherlock, Sean <ssherlock@swlaw.com>  
**Cc:** Brian Ardire <Brian.Ardire@bluelinerental.com>; Cliff Eckberg <cliff.eckberg@bluelinerental.com>  
**Subject:** (\*EXTERNAL\*) Notification of Access needed

Gentlemen,

I have just received a request for a site walk through.

Date: Tuesday October 25 10:00 a.m. to 1:00 p.m.  
(They are touring three sites so this is not how long they will be there, but rather range of time they could be onsite).

Scope of work: Walking around the site to get a better understanding of existing conditions and site logistics for future estimates.

Number of participants: 10-15

## Suess, Jeff (ADM)

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**From:** Cliff Eckberg <cliff.eckberg@bluelinerental.com>  
**Sent:** Friday, November 04, 2016 2:03 PM  
**To:** Suess, Jeff (ADM)  
**Cc:** Brian Ardire; Sherlock, Sean  
**Subject:** Notice of site visit

Jeff,

Your confirmed for the site visit on the 9<sup>th</sup>.

Best Regards,

**Cliff Eckberg**  
*Senior Manager - Real Estate & Construction*

**BlueLine Rental**  
8401 New Trails Drive, Suite 150  
The Woodlands, TX 77380  
Direct: 832-299-7525 Fax: 281-292-6675  
Cell: 832-653-1542  
BLR x10036  
cliff.eckberg@bluelinerental.com



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**From:** Suess, Jeff (ADM) [mailto:jeff.suess@sfgov.org]  
**Sent:** Friday, November 04, 2016 3:46 PM  
**To:** Cliff Eckberg <cliff.eckberg@bluelinerental.com>  
**Cc:** Brian Ardire <Brian.Ardire@bluelinerental.com>; Sherlock, Sean <ssherlock@swlaw.com>  
**Subject:** (\*EXTERNAL\*) Notice of site visit

Cliff,

We would like to visit the 1975 Galvez with some contractors to walk the site.

Wednesday November 9<sup>th</sup> between 8:00a.m. to 10:00 (they are going to three sites)

4-5 people  
Silverado (demo sub)  
Kier and Wright (civil engineers)

Should be minimally intrusive.

## Suess, Jeff (ADM)

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**From:** Sherlock, Sean <ssherlock@swlaw.com>  
**Sent:** Tuesday, September 13, 2016 3:01 PM  
**To:** Suess, Jeff (ADM)  
**Cc:** Brian Ardire; Cliff Eckberg  
**Subject:** RE: Appraisal work

Jeff, the on-site BlueLine folks will be Todd Kirk and Mark Hayes. They will be expecting your people at 8:00 a.m. on 9/28. Our FF&E expert will be there. Can you please provide me with the names of all attending on behalf of the City/County?

Sean M. Sherlock  
Snell & Wilmer L.L.P.  
600 Anton Boulevard, Suite 1400  
Costa Mesa, California 92626  
Office: (714) 427-7036  
Cell: (949) 228-1433  
[ssherlock@swlaw.com](mailto:ssherlock@swlaw.com) [www.swlaw.com/sean\\_sherlock/](http://www.swlaw.com/sean_sherlock/)

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**From:** Suess, Jeff (ADM) [mailto:[jeff.suess@sfgov.org](mailto:jeff.suess@sfgov.org)]  
**Sent:** Monday, September 12, 2016 4:28 PM  
**To:** Sherlock, Sean  
**Cc:** Brian Ardire; Cliff Eckberg  
**Subject:** RE: Appraisal work

Sean,

Yes, we will be there.

Thanks

Jeff Suess CCIM LEED AP  
415-554-9873



City & County of San Francisco  
Real Estate Division  
25 Van Ness, Suite 400  
San Francisco, CA. 94102

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**From:** Sherlock, Sean [<mailto:ssherlock@swlaw.com>]  
**Sent:** Monday, September 12, 2016 4:19 PM  
**To:** Suess, Jeff (ADM) <[jeff.suess@sfgov.org](mailto:jeff.suess@sfgov.org)>  
**Cc:** Brian Ardire <[Brian.Ardire@bluelinerental.com](mailto:Brian.Ardire@bluelinerental.com)>; Cliff Eckberg <[cliff.eckberg@bluelinerental.com](mailto:cliff.eckberg@bluelinerental.com)>  
**Subject:** RE: Appraisal work

Jeff, Will the 28<sup>th</sup> work?

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**From:** Sherlock, Sean  
**Sent:** Wednesday, September 07, 2016 9:19 AM  
**To:** Suess, Jeff (ADM)  
**Cc:** Brian Ardire; Cliff Eckberg  
**Subject:** RE: Appraisal work

Jeff. Our expert and on-site staff can facilitate this on September 28. Let me know if that date will work for your expert. Thanks.

Sean M. Sherlock  
Snell & Wilmer L.L.P.  
600 Anton Boulevard, Suite 1400  
Costa Mesa, California 92626  
Office: (714) 427-7036  
Cell: (949) 228-1433  
[ssherlock@swlaw.com](mailto:ssherlock@swlaw.com) [www.swlaw.com/sean\\_sherlock/](http://www.swlaw.com/sean_sherlock/)

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**From:** Suess, Jeff (ADM) [<mailto:jeff.suess@sfgov.org>]  
**Sent:** Tuesday, August 23, 2016 11:10 AM  
**To:** Sherlock, Sean  
**Cc:** Brian Ardire  
**Subject:** RE: Appraisal work

Sean,

That would be appreciated.

Hope your vacation was good.

Jeff Suess CCIM LEED AP  
415-554-9873



City & County of San Francisco  
Real Estate Division

25 Van Ness, Suite 400  
San Francisco, CA. 94102

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**From:** Sherlock, Sean [<mailto:ssherlock@swlaw.com>]  
**Sent:** Tuesday, August 23, 2016 10:41 AM  
**To:** Suess, Jeff (ADM) <[jeff.suess@sfgov.org](mailto:jeff.suess@sfgov.org)>  
**Cc:** Brian Ardire <[Brian.Ardire@bluelinerental.com](mailto:Brian.Ardire@bluelinerental.com)>  
**Subject:** RE: Appraisal work

Yes. I planned to get back to you today or tomorrow. I was out on vacation last week. I'll get back with a proposed date asap. Thanks.

Sean M. Sherlock  
Snell & Wilmer L.L.P.  
600 Anton Boulevard, Suite 1400  
Costa Mesa, California 92626  
Office: (714) 427-7036  
Cell: (949) 228-1433  
[ssherlock@swlaw.com](mailto:ssherlock@swlaw.com) [www.swlaw.com/sean\\_sherlock/](http://www.swlaw.com/sean_sherlock/)

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**From:** Suess, Jeff (ADM) [<mailto:jeff.suess@sfgov.org>]  
**Sent:** Tuesday, August 23, 2016 9:58 AM  
**To:** Sherlock, Sean  
**Cc:** Brian Ardire  
**Subject:** Appraisal work

Mr. Sherlock,

It has been a couple of weeks since we spoke and it is my hope that you are close to settling on a date for the appraisals. We still need to get out FF&E and Goodwill appraisers on site to complete their work.

If you could kindly provide an update, it would be appreciated.

Thanks

Jeff Suess CCIM LEED AP  
415-554-9873



City & County of San Francisco  
Real Estate Division  
25 Van Ness, Suite 400  
San Francisco, CA. 94102

## Suess, Jeff (ADM)

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**From:** Sherlock, Sean <ssherlock@swlaw.com>  
**Sent:** Thursday, September 15, 2016 1:27 PM  
**To:** Karen Eddleman  
**Cc:** Suess, Jeff (ADM); Blake A. Milton (bmilton@sphvalue.com); 'Rich Hodges (rich@hlappraisal.com)'; 'Mike Lacey (mike@hlappraisal.com)'; Emily Plurkowski; 'Brian.Ardire@bluelinerental.com'; 'Cliff.Eckberg@bluelinerental.com'  
**Subject:** RE: September 28 Meeting at BlueLine Rental - 1975 Galvez Avenue, San Francisco

Thank you. Will 8:00 a.m. work for everyone?

Sean M. Sherlock  
Snell & Wilmer L.L.P.  
600 Anton Boulevard, Suite 1400  
Costa Mesa, California 92626  
Office: (714) 427-7036  
Cell: (949) 228-1433  
[ssherlock@swlaw.com](mailto:ssherlock@swlaw.com) [www.swlaw.com/sean\\_sherlock/](http://www.swlaw.com/sean_sherlock/)

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**From:** Karen Eddleman [mailto:keddleman@arws.com]  
**Sent:** Thursday, September 15, 2016 12:12 PM  
**To:** Sherlock, Sean  
**Cc:** Suess, Jeff (ADM); Blake A. Milton (bmilton@sphvalue.com); 'Rich Hodges (rich@hlappraisal.com)'; 'Mike Lacey (mike@hlappraisal.com)'; Emily Plurkowski; 'Brian.Ardire@bluelinerental.com'; 'Cliff.Eckberg@bluelinerental.com'  
**Subject:** September 28 Meeting at BlueLine Rental - 1975 Galvez Avenue, San Francisco

Sean,

Thank you for scheduling the meeting for us to tour the BlueLine Site on Galvez Avenue in San Francisco. I've included a list of people who will be present on September 28. I will have my cell phone with me that morning. Please feel free to contact me at (925) 407-5656.

<i>Attendee</i>	<i>Role</i>	<i>Agency</i>
Jeff Suess	Acquisition Agent	City and County of San Francisco
Blake Milton	Loss of Business Goodwill Appraiser	Sanli Pastore & Hill
Rich Hodges	FF&E Appraiser	Hodges & Lacey
Mike Lacey	FF&E Appraiser	Hodges & Lacey
Emily Plurkowski	Relocation Advisor	Associated Right of Way Services
Karen Eddleman	Relocation Advisor	Associated Right of Way Services
Todd Kirk		BlueLine
Mark Hayes		BlueLine

Thank you,

## Suess, Jeff (ADM)

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**From:** Suess, Jeff (ADM)  
**Sent:** Thursday, February 18, 2016 10:08 AM  
**To:** 'Cliff Eckberg'  
**Subject:** RE: Options for BlueLine

Cliff,

Are you willing to look at areas a little down the Peninsula; South San Francisco, perhaps Burlingame?

Jeff Suess CCIM LEED AP  
415-554-9873



City & County of San Francisco  
Real Estate Division  
25 Van Ness, Suite 400  
San Francisco, CA. 94102

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**From:** Cliff Eckberg [mailto:[cliff.eckberg@bluelinerental.com](mailto:cliff.eckberg@bluelinerental.com)]  
**Sent:** Thursday, February 18, 2016 10:01 AM  
**To:** Suess, Jeff (ADM) <[jeff.suess@sfgov.org](mailto:jeff.suess@sfgov.org)>  
**Subject:** RE: Options for BlueLine

Yes if possible/feasible.

Best Regards,

**Cliff Eckberg**  
*Senior Manager - Real Estate & Construction*

**BlueLine Rental**  
8401 New Trails Drive, Suite 150  
The Woodlands, TX 77380  
Direct: 832-299-7525 Fax: 281-292-6675  
Cell: 832-653-1542  
BLR x10036  
[cliff.eckberg@bluelinerental.com](mailto:cliff.eckberg@bluelinerental.com)



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**From:** Suess, Jeff (ADM) [<mailto:jeff.suess@sfgov.org>]  
**Sent:** Thursday, February 18, 2016 11:54 AM  
**To:** Cliff Eckberg <[cliff.eckberg@bluelinerental.com](mailto:cliff.eckberg@bluelinerental.com)>  
**Subject:** RE: Options for Blueline

Cliff,

Understood and the size, but you are currently on just over an acre, with a building that is on the small size. Would Blueline like a larger facility (2 acres)?

I want to make sure we look at the right properties. Or perhaps this is too early to tell? Given the cost of real estate in San Francisco vs. other locations you might have, this is a critical component.

Thanks

Jeff Suess CCIM LEED AP  
415-554-9873



City & County of San Francisco  
Real Estate Division  
25 Van Ness, Suite 400  
San Francisco, CA. 94102

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**From:** Cliff Eckberg [<mailto:cliff.eckberg@bluelinerental.com>]  
**Sent:** Thursday, February 18, 2016 5:26 AM  
**To:** Suess, Jeff (ADM) <[jeff.suess@sfgov.org](mailto:jeff.suess@sfgov.org)>  
**Subject:** RE: Options for Blueline

Jeff,

Thanks for the e-mail.

Typically we look for a 2+ acre site with a 8,000 to 12,000 SF building.

Best Regards,

**Cliff Eckberg**  
*Senior Manager - Real Estate & Construction*

**BlueLine Rental**

8401 New Trails Drive, Suite 150  
The Woodlands, TX 77380  
Direct: 832-299-7525 Fax: 281-292-6675  
Cell: 832-653-1542  
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[cliff.eckberg@bluelinerental.com](mailto:cliff.eckberg@bluelinerental.com)



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**From:** Suess, Jeff (ADM) [<mailto:jeff.suess@sfgov.org>]  
**Sent:** Wednesday, February 17, 2016 7:11 PM  
**To:** Cliff Eckberg <[cliff.eckberg@bluelinerental.com](mailto:cliff.eckberg@bluelinerental.com)>  
**Subject:** Options for Blueline

Cliff,

Attached are some locations that our Broker, who is very familiar with the area pulled for me. In addition, I have 1210 Armstrong Street, which is 37,500 sf and a 5,000 sf building. This is under the Port jurisdiction and I will not know if it is available for about 30 days, but your team should look at it and see if it is viable. Of course there is your previous location, which as I understand it is slightly too small.

What is the "right size" for this operation? I am sure with the number of facilities that you have, there must be a model based on volume of business, or other factors. Let me know and we will continue our efforts in searching. Also is there a geographical area that should be considered. I assume you would like to be nearby your current location as your customer base is likely similarly located. I show your current operation is about 48,000 sf, with a 7,000 sf building (including mezzanine).

Ideally this relocation will allow an opportunity to right size your facility and find a superior location ( I am a glass half full guy).

Below is my contact information.

Thanks

Jeff

Jeff Suess CCIM LEED AP  
415-554-9873 Direct  
415-559-0827 Cell



City & County of San Francisco  
Real Estate Division  
25 Van Ness, Suite 400  
San Francisco, CA. 94102

## Suess, Jeff (ADM)

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**From:** Suess, Jeff (ADM)  
**Sent:** Thursday, May 05, 2016 1:38 PM  
**To:** 'Cliff Eckberg'  
**Subject:** Available properties San Francisco  
**Attachments:** 2590 oakdale ave\_flyer.pdf; 531\_Bayshore\_Brochure.pdf

Cliff,

Attached are a couple of options that are new to the market.

Can we set up a call for next week. Tuesday and Wednesday are generally good days for me. Let me know if we can book something then.

Thanks

Jeff

Jeff Suess CCIM LEED AP  
415-554-9873



City & County of San Francisco  
Real Estate Division  
25 Van Ness, Suite 400  
San Francisco, CA. 94102

## Suess, Jeff (ADM)

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**From:** Suess, Jeff (ADM)  
**Sent:** Monday, May 16, 2016 9:18 AM  
**To:** 'Cliff Eckberg'  
**Subject:** RE: San Francisco

Cliff,

I sent the contract off to Associated Right of Way Services, or relocation firm.

The contract will include:

- Valuation of City potential obligations; leasehold interest, loss of good will and FF&E.
- Development of a work plan for relocation
- Assistance in relocation, moving expenses etc.

I expect to have the contract executed this week and they will contact you to set up a meeting and outline what is available. It is my understanding that since we have no Federal funds being used in this project that we have some flexibility in how we assist you to make this transition smooth, but I do not claim to have any expertise in this area, so will let ARWS and Karen Eddelman's team get into the details.

More soon,

Jeff

Jeff Suess CCIM LEED AP  
415-554-9873



City & County of San Francisco  
Real Estate Division  
25 Van Ness, Suite 400  
San Francisco, CA. 94102

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**From:** Cliff Eckberg [mailto:cliff.eckberg@bluelinerental.com]  
**Sent:** Monday, May 16, 2016 5:34 AM  
**To:** Suess, Jeff (ADM) <jeff.suess@sfgov.org>  
**Subject:** San Francisco

Jeff,

Just wanted to follow up and see when you expect to send the general summary for what's all available for the relocation assistance.

Best Regards,

**Cliff Eckberg**

*Senior Manager - Real Estate & Construction*

**BlueLine Rental**

8401 New Trails Drive, Suite 150

The Woodlands, TX 77380

Direct: 832-299-7525 Fax: 281-292-6675

Cell: 832-653-1542

BLR x10036

[cliff.eckberg@bluelinerental.com](mailto:cliff.eckberg@bluelinerental.com)



## Suess, Jeff (ADM)

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**From:** Suess, Jeff (ADM)  
**Sent:** Thursday, June 16, 2016 1:32 PM  
**To:** 'Cliff Eckberg'  
**Subject:** Blueline Notification sent  
**Attachments:** Blueline Appraisal letter 6.16.16.pdf; Blueline relocation notification 6.14.16.pdf; Business Relocation Handbook - June 2016.pdf

Cliff,

Attached are the two letters and handbook that have been sent out to you as notification of our need for you to relocate. This is the fully executed version of the letter I previously sent you as well as an additional letter regarding the City's Notification of your right to claim loss of goodwill and out intent of hiring an appraiser to determine said good will as well as FF&E.

Please let me know if you have any questions or concerns.

Thanks

Jeff

Jeff Suess CCIM LEED AP  
415-554-9873



City & County of San Francisco  
Real Estate Division  
25 Van Ness, Suite 400  
San Francisco, CA. 94102

## Suess, Jeff (ADM)

---

**From:** Suess, Jeff (ADM)  
**Sent:** Thursday, June 16, 2016 4:08 PM  
**To:** 'Cliff Eckberg'  
**Subject:** FW: Blue Line Land  
**Attachments:** Land For Lease 1-2 Acres.pdf

Cliff,

I asked one of our local Brokers to run a fresh overall look at land for lease in the 1-2 acre range. Here is what came in and the area they looked at.

I did a quick scan and a couple of them stood out.

Not sure this is a help if you have Brokers working this, but thought I would contribute.

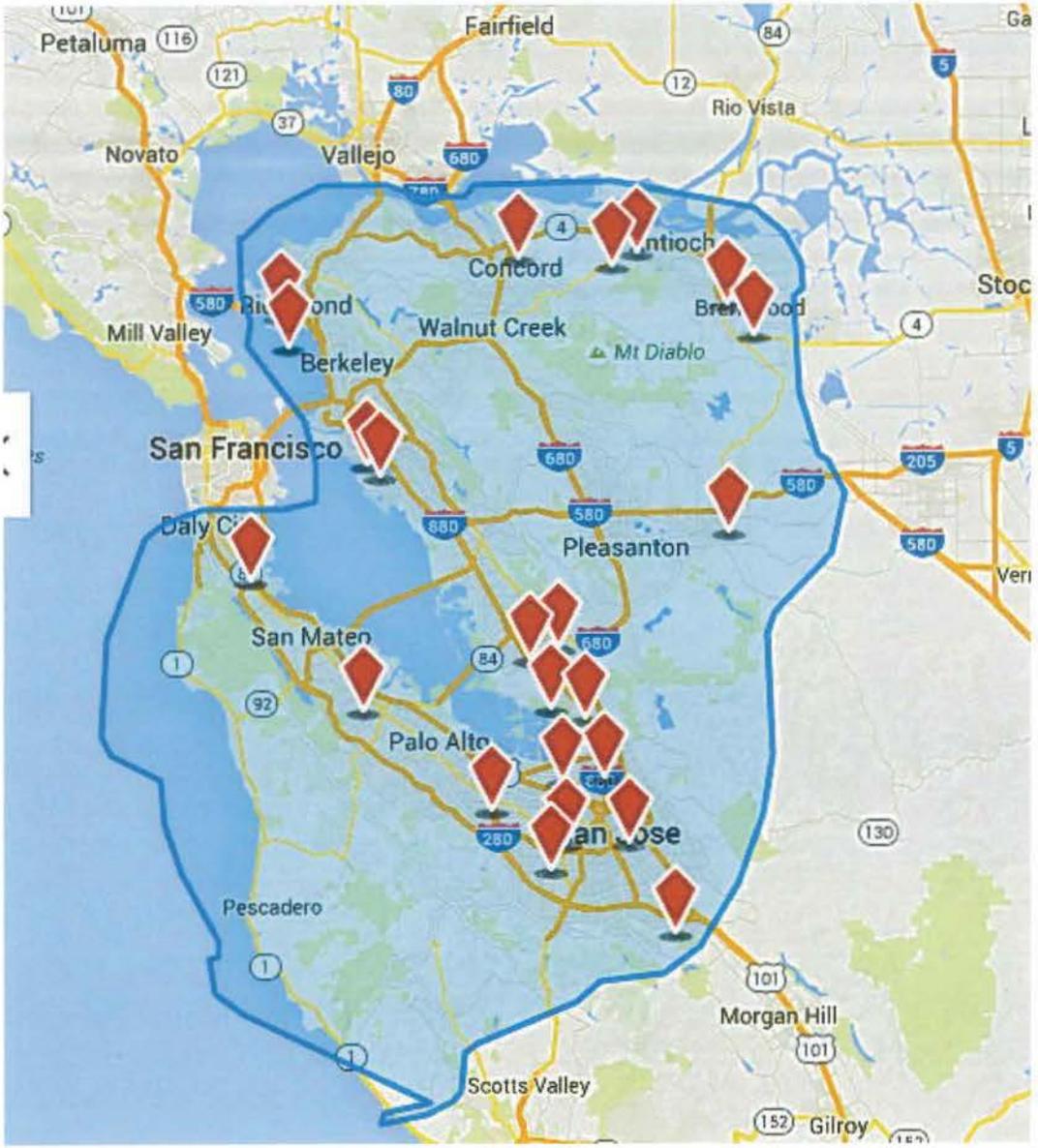
Thanks

Jeff

Jeff Suess CCIM LEED AP  
415-554-9873



City & County of San Francisco  
Real Estate Division  
25 Van Ness, Suite 400  
San Francisco, CA. 94102



## Suess, Jeff (ADM)

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**From:** Suess, Jeff (ADM)  
**Sent:** Thursday, July 07, 2016 3:52 PM  
**To:** 'Cliff Eckberg'  
**Subject:** RE: Introduction of Appraisers

Cliff,

Does July 21<sup>st</sup> for a site visit work for you? Ideally you have been able to forward them any sort of inventory of FF&E's that they can use as a starting point and then pick up anything missed in the physical inspection.

I also have another set if inspections needed by a subcontractor for our development. I am nailing down a date for that visit and appreciate all the accommodations from your end.

Thanks

Jeff Suess CCIM LEED AP  
415-554-9873



City & County of San Francisco  
Real Estate Division  
25 Van Ness, Suite 400  
San Francisco, CA. 94102

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**From:** Karen Eddleman [mailto:keddleman@arws.com]  
**Sent:** Thursday, July 07, 2016 2:24 PM  
**To:** Cliff.Eckberg@bluelinerental.com  
**Cc:** Brian.Ardire@bluelinerental.com; Suess, Jeff (ADM) <jeff.suess@sfgov.org>; 'Rich Hodges (rich@hlappraisal.com)' <rich@hlappraisal.com>; 'fvickery@sphvalue.com' <fvickery@sphvalue.com>; Karen Couto <kcouto@arws.com>  
**Subject:** Introduction of Appraisers

Cliff,

As promised, I am sending this email to provide you with an electronic introduction of our appraisers. These people and the firms they represent have been contracted by the City and County of San Francisco to appraise certain interests you might have related to your occupancy at 1975 Galvez Avenue in San Francisco. The City and County purchased that property in March of 2016 subject to your lease.

There are three appraisers who will be considering your interests over the next few months.

**Furniture, Fixtures and Equipment.** Rich Hodges and Mike Lacy of Hodges Lacey & Associates will be appraising both moveable and immovable improvements on the property. They would like to schedule a visit to the site on July 21 to

tour the site and begin their inventory efforts. Please provide a contact person who can work with them on that day. You had mentioned that you might provide a list of inventory and equipment so that their inspection time might be shortened. We understand that you are wanting to minimize the impact on your staff. If you could provide that early next week, that would be greatly appreciated.

**Loss of Business Goodwill Appraisal.** Forrest Vickery of Sanli Pastore & Hill will need to connect with you to gather the information he needs to develop an analysis of your potential loss of business goodwill that might be attributable to the City/County's purchase of the property.

**Leasehold Bonus Value Analysis.** Karen Couto of AR/WS, Inc. will be conducting an analysis of potential leasehold bonus value.

Rich Hodges and Mike Lacey  
Hodges Lacey & Associates  
P. O. Box 747  
Woodland Hills, CA 91365

(310) 528-0608  
[rich@hlappraisal.com](mailto:rich@hlappraisal.com)

Forrest A. Vickery, ASA  
Sanli Pastore & Hill  
701 University Avenue, Suite 108  
Sacramento, CA 95825

(916) 614-0530  
[fvickery@sphvalue.com](mailto:fvickery@sphvalue.com)

Karen Couto, MAI  
AR/WS, Inc.  
2300 Contra Costa Blvd., Suite 525  
Pleasant Hill, CA 94523

(925) 691-8500  
[kcouto@arws.com](mailto:kcouto@arws.com)

I hope to accompany Rich Hodges when he visits the property on July 21. Our goal is to have minimal impact on your staff and operations. Thank you for working with us as we attempt to determine your compensable interests and attempt to find viable relocation sites that will accommodate Blueline.

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Karen Eddleman, SR/WA, R/W-RAC | Relocation Consultant  
2300 Contra Costa Blvd., Suite 525 | Pleasant Hill, CA 94523  
(925) 691-8500 | (925) 691-6505



## Suess, Jeff (ADM)

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**From:** Suess, Jeff (ADM)  
**Sent:** Monday, August 22, 2016 6:06 PM  
**To:** 'Cliff Eckberg'  
**Cc:** Brian Ardire; ssherlock@swlaw.com  
**Subject:** Notice of access required for testing  
**Attachments:** CS\_Site\_Plan Additional bore sites.jpg

Cliff,

As this is a new property acquisition, we need to obtain access for analysis of the soil. We have engaged a firm to do some core samplings and are looking to schedule this work for September 14<sup>th</sup> 2016 beginning at 7:00 a.m.

We expect to be onsite for a full work day beginning at approximately 7 am. The equipment used is essentially a large box truck with rough dimensions of 8' x 30' (see picture). Each exploration consists of pushing a 2.5" diameter rod into the ground to approximately 100' below the surface and should take approximately 2 hours. The truck will be centered over the location during the push. We can start at whatever location is most convenient for the tenants.



I am attaching a site plan for where we would like to pull the samples.

Please confirm the access and let us know of any questions or concerns that you might have.

Thanks

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## Suess, Jeff (ADM)

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**From:** Suess, Jeff (ADM)  
**Sent:** Friday, June 10, 2016 8:25 AM  
**To:** Cliff Eckberg  
**Subject:** Re: Site visit

Cliff,  
It looks like they were successful. I can imagine after being in and out of there so often, they have built some relationships. I am reviewing docs to come to you on relocation, so ideally you have them by end of day and we can bring Karen in on Tuesday for our call.  
Jeff

Sent from my iPhone

On Jun 10, 2016, at 06:01, Cliff Eckberg <[cliff.eckberg@bluelinerental.com](mailto:cliff.eckberg@bluelinerental.com)> wrote:

Jeff,

I was traveling and just caught up on e-mails. Did they make a site visit yesterday to inspect the electrical?

Best Regards,

**Cliff Eckberg**  
*Senior Manager - Real Estate & Construction*

**BlueLine Rental**  
8401 New Trails Drive, Suite 150  
The Woodlands, TX 77380  
Direct: 832-299-7525 Fax: 281-292-6675  
Cell: 832-653-1542  
BLR x10036  
[cliff.eckberg@bluelinerental.com](mailto:cliff.eckberg@bluelinerental.com)



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**From:** Suess, Jeff (ADM) [<mailto:jeff.suess@sfgov.org>]  
**Sent:** Thursday, June 09, 2016 11:22 AM  
**To:** Cliff Eckberg <[cliff.eckberg@bluelinerental.com](mailto:cliff.eckberg@bluelinerental.com)>  
**Subject:** Site visit

Cliff,

I received an urgent request from our developer who needs some vital information from the site (existing electrical system). They are hoping to come in this afternoon. I realize it is short notice and have reminded them that I really need 24-48 hours. Please let me know if there is some way you can accommodate.

On the relocation front, I have been working behind the scenes here and expect to have you initial notification and offering anytime now.

Thanks

Jeff Suess CCIM LEED AP  
415-554-9873



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## Suess, Jeff (ADM)

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**From:** Suess, Jeff (ADM)  
**Sent:** Thursday, July 21, 2016 5:36 PM  
**To:** 'ssherlock@swlaw.com'  
**Cc:** Cliff Eckberg; 'Brian Ardire'; 'jfrank@swlaw.com'  
**Subject:** 1975 Galvez and Blueline Rental  
**Attachments:** Introduction of Appraisers

Mr. Sherlock,

The e-mail sent on July 20<sup>th</sup> 2016, was only a reminder of the notice provided on July 7<sup>th</sup> 2016 by the relocation firm that we engaged (see attached e-mail). We also had a conference call on July 5<sup>th</sup> and in the conversation had discussions about the upcoming July 21<sup>st</sup> inspections, meeting notes were provided to your client (so verbal notice on 7/5 and written confirmation on 7/7 ). We consider our notice as sufficient and reasonable under the provisions of the Lease. This short notice cancelation of our reasonably noticed access to the property has caused unnecessary and costly delays. We had several appraisers who had traveled in the day before, so they could be onsite at 8:00 a.m.

Under the provisions of the lease agreement (as successor Landlord):

**31. ENTRY BY LESSOR.** Lessor and its authorized representatives shall have the right to enter the Premises at all reasonable times and upon reasonable notice (provided that in the event of an emergency, notice need not be given) for the purpose of inspecting the same or taking any action or doing any work permitted hereunder (but nothing herein contained in this Lease shall create or imply any duty on the part of Lessor to make any such inspection or to take any such action or do any such work). No such entry shall constitute an eviction of Lessee. In connection with any such entry, Lessor will use reasonable efforts not to disrupt or interfere with the normal operation of Lessee's business. Reasonable notice for entry by Lessor during non-business hours shall be 24 hours.

We do not feel that additional delays are necessary or conducive to moving this forward to resolution, nor do we feel that all the appraisers being onsite at the same time has a benefit.

We too intend to be cooperative and desire an amicable solution, we greatly appreciate the excellent relationship with Mr. Eckberg we've enjoyed to date, and hope to work with all of you to resolve these issues going forward.

Hodges and Lacey, our FF&E appraisal firm have agreed to reschedule for August 4<sup>th</sup> 2016 at 8:00 a.m. and are indicating they will need a good portion of the day to complete their inspection. Mr. Eckberg had agreed to provide us with some supporting information and had indicated it would be available prior to today. Would it be possible to obtain this so that we can make as accurate of an assessment as possible? It would likely also speed up the inspection and minimize any potential for disruption.

I am still waiting for ARWS to reschedule their appraiser. I should have a date next week.

With all of our appraisal inspections, we invite Blueline to have designated staff accompany them on their inspection if they so desire.

Sincerely,

Jeff Suess CCIM LEED AP  
415-554-9873



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## Suess, Jeff (ADM)

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**From:** Suess, Jeff (ADM)  
**Sent:** Tuesday, August 23, 2016 9:58 AM  
**To:** ssherlock@swlaw.com  
**Cc:** Brian Ardire  
**Subject:** Appraisal work

Mr. Sherlock,

It has been a couple of weeks since we spoke and it is my hope that you are close to settling on a date for the appraisals. We still need to get out FF&E and Goodwill appraisers on site to complete their work.

If you could kindly provide an update, it would be appreciated.

Thanks

Jeff Suess CCIM LEED AP  
415-554-9873



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