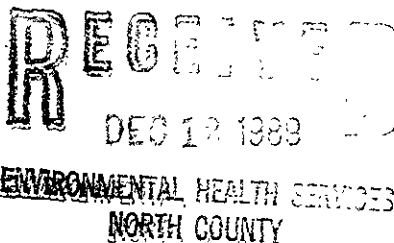


December 8, 1989

Alameda County Health Dept.
470 27th Street - 3rd. Floor
Oakland, CA 94612



Attention: Mr. Ocars

Subject: Permit to remove storage tanks
2375 Shoreline Drive, Alameda, CA.

Ref: 89-1041

Gentlemen:

We have contracted with the property owner, Harsch Investment Corporation, to construct certain site improvements on the parcel at the northeast corner of Park Street and Shoreline Drive in Alameda, California. The parcel includes the side of a former Texaco service station at 2375 Shoreline Drive. Three underground gasoline storage tanks were removed from the station area in 1981 by others. We understand that removal was done without City permit.

Prior to our obtaining a permit for the present proposed site development, the City of Alameda requires us to obtain a permit for removal of the storage tanks which were removed eight years ago. The City has agreed to issue the permit provided that the Health Department approves the site plan showing the location of the former service building and underground tanks. By this letter we are hereby requesting the Alameda County Health Department to acknowledge on the site plan our application for permit to remove the now non-existing tanks.

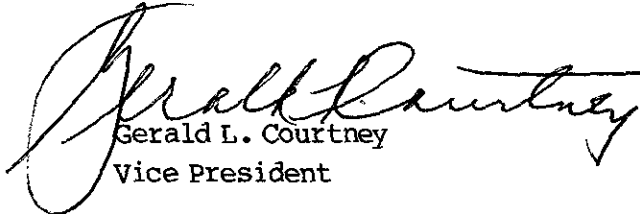
The following documentation and supporting data are attached for your use (submitted in duplicate):

1. Harsch correspondence dated 12/23/81 and 6/8/82 regarding tank removal.
2. Reduced site plan of former Texaco Station and appurtenant structures.

3. Excerpt from 1989 report of subsurface exploration and testing performed by Woodward-Clyde Consultants for Harsch Investment Corporation. The excerpt contains reference to the former storage tanks and locations of borings located in the tank backfill.
4. Sheet C-3, "Survey/Existing Conditions, prepared by Nolte and Associates for the proposed parcel development.

Your prompt response will be greatly appreciated as the owner and future tenants are anxious to commence construction. If clarification of this request is needed, please contact Linda at the City of Alameda Central Permits office (748-4530) or Mr. Donald J. Rodrigues, Senior Plumbing/Mechanical Inspector (748-4563). If we can be of any assistance, please do not hesitate to call.

Very truly yours,

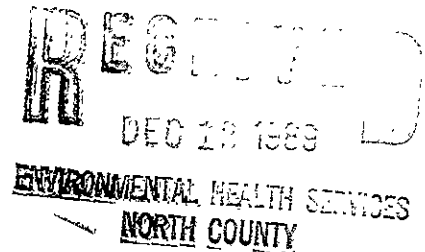

Gerald L. Courtney
Vice President

GLC:lf

cc: Mr. Donald J. Rodrigues
Ref: Permit Application I-0791
(w/o attachments)

HARSH INVESTMENT CORP.235 W. MacARTHUR BLVD.
OAKLAND, CALIFORNIA 94611SUITE 630
(415) 658-1400811 N.W. 19 AVE, P.O. BOX 2708
PORTLAND, OREGON 97208
TELEPHONE (503) 242-2900

June 8, 1982

Mr. Steve Shaw
Division Manager
Texaco, U.S.A.
3350 Wilshire Blvd.
P.O. Box 3756
Los Angeles, CA 90051Re: 2375 Shoreline Drive
Alameda, CA
Location 62-488-00408

Dear Mr. Shaw:

I am enclosing a copy of a letter dated February 26, 1982 requesting your company repair the asphalt which was damaged when you had your gasoline storage tanks removed.

On several occasions I have talked to your office and have been given assurances that this work will be done. Since it has been 3½ months since the initial request, would you please notify me as to who will be doing the above work, at what time will this work start, and an estimation of completion date.

I do have a tenant who is occupying the space who is claiming that he has lost business because of the repair work not being completed.

It is urgent that I hear from you.

Very truly yours,

HARSH INVESTMENT CORP.

A handwritten signature in cursive script that reads "Dennis O'Malley".

Dennis O'Malley
Operations Manager

M. Douglas Construction Inc.
1243 Alpine Rd. - Suite 218
Walnut Creek, CA 94596

**HARSH
VESTMENT
CORP.**

To: Dennis O'Malley
From: Earl B. Ewing
Date: December 23, 1981
Subject: Texaco Station at South Shore - Gas Tanks

Texaco has hired Selma Iron and Metal Company to remove the underground tanks for gas storage from the Texaco property. The contact for this salvage company is Jim Svendsen, and the phone number is 209-268-5629, from Fresno, CA.

Work was to have commenced yesterday, December 22, 1981.

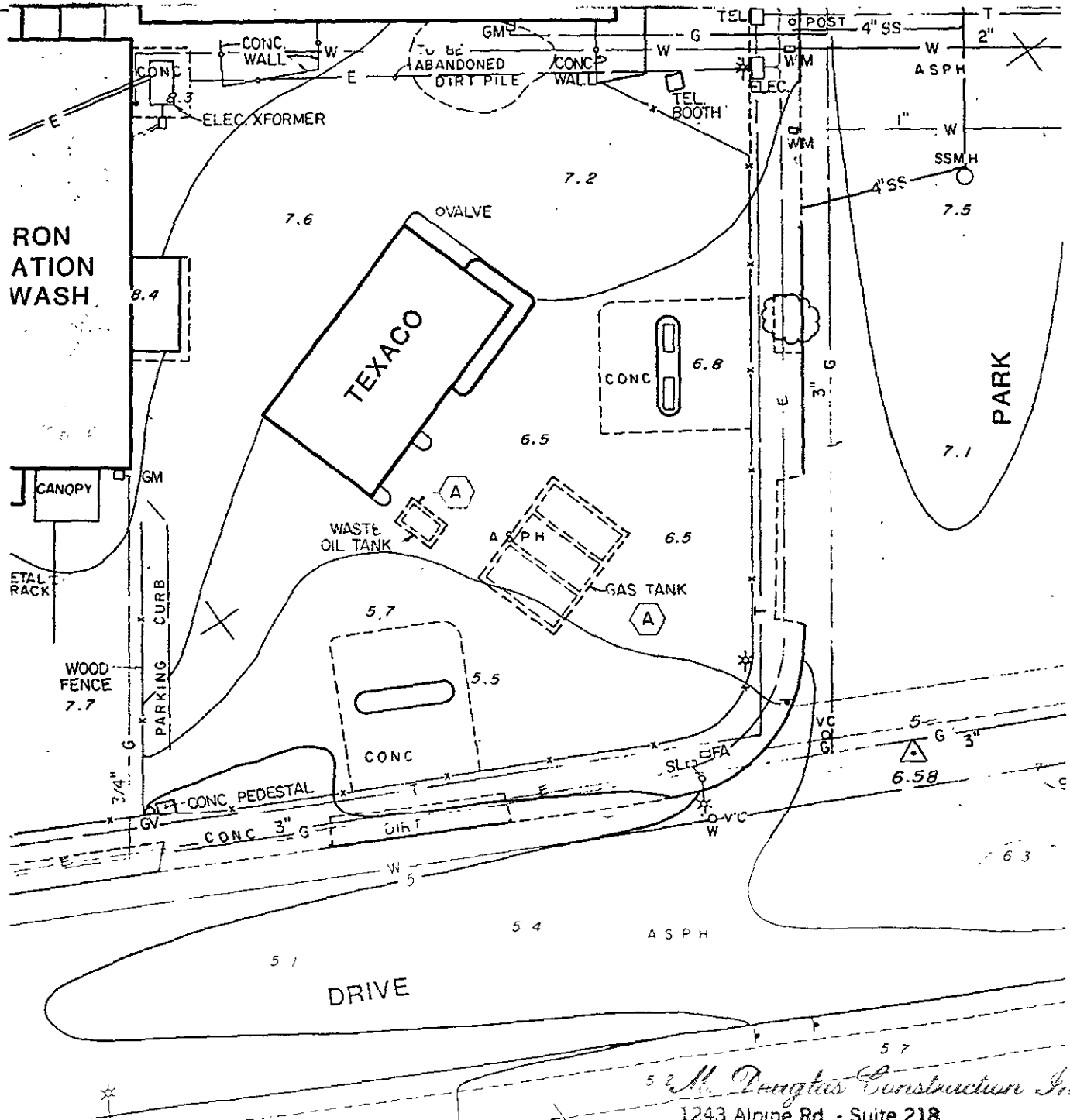
Earl B. Ewing
Earl B. Ewing
Director of Commercial Properties

EBE/lmb

CC: Frank Redman
Preston Niette

HME-0024

M. Douglas Construction Inc.
1243 Alpine Rd. - Suite 218
Walnut Creek, CA 94596



RON
ATION
WASH.

TEXACO

PARK

WASTE
OIL TANK

GAS TANK

CONC PEDESTAL

DRIVE

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1243 Alpine Rd. - Suite 218
Walnut Creek, CA 94596

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Woodward-Clyde Consultants

PHASE II SITE EXPLORATION
PARK STREET AND SHORE LINE DRIVE
ALAMEDA, CALIFORNIA

INTRODUCTION

Background

Phase I studies (Woodward-Clyde Consultants 1989) of this site identified areas where sampling and laboratory analysis were recommended to explore for evidence of contamination or hazardous materials at the site. The former Goodyear building is planned to be remodeled as a Big-5 Sporting goods store. The remaining buildings will be removed, and a new Carwash will be constructed on the site. The former Texaco station site is intended for a possible future building. Possible contaminants include asbestos in the buildings, petroleum from former underground storage tanks at the former Texaco station, and solvents from the former Dry Cleaners. The site is located at the intersection of Shore Line Drive and Park Street in Alameda, as shown in Figures 1 and 2.

Purpose

The purpose of the exploration is to investigate suspected sources of contamination on the site, and to evaluate possible impact on the planned site development. Since the possible presence of hazardous or toxic materials in buildings, or in soil and groundwater, exceeding allowable concentrations could affect the development, a study is needed to evaluate the presence of those materials. Mitigation can then be performed as part of the development.

Scope of Work

As requested, the scope of this study did not include exploration or evaluation of possible petroleum contamination from underground tanks or

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Woodward-Clyde Consultants

other sources at the South Shore Carwash. We understand that the carwash owner will perform the required tests during tank closure.

This study included drilling five exploratory borings inside the former Goodyear building, two borings and one groundwater monitoring well at the former Texaco station, one monitoring well near the Carwash, and one monitoring well south of the former Dry cleaners. Analytical tests on soil samples from the borings and wells included petroleum hydrocarbons, and volatile organic halocarbons. Analytical tests on the groundwater samples from the wells included petroleum hydrocarbons, volatile organic halocarbons, and ethylene glycol (antifreeze). Samples of building materials were collected from materials identified during Phase I and were tested in the laboratory for asbestos. The results of these tasks were reviewed and the findings were compared to regulatory standards. The results of the exploration were assessed to evaluate the potential impact on the planned development of the site. The results and conclusions, and supporting data, are contained in this report, along with recommendations and suggestions regarding the site development.

FIELD EXPLORATION

Two exploratory borings were drilled at the former Texaco station (Figure 2) to depths of about 15 feet through the backfill in the former underground fuel tank excavation. The borings were drilled with 8-inch diameter hollow-stem augers using a truck-mounted drill rig. Soil samples were collected with a 2-inch I.D., modified California, drive sampler at 5 foot depth intervals. The number of blows of a 140 pound hammer dropped 30 inches required to drive the sampler for each 6-inch interval of the 18-inch drive were recorded on the logs (see Appendix B). The soil samples were retained in four, four-inch long, two-inch diameter, brass liners in the sampler. The brass liners were identified as A to D from the bottom to the top. The liners retained for laboratory analysis ("A" samples) are identified on the logs (Appendix B). Those samples were covered on both

Douglas Construction
1243 Alpine Rd - Suite 210
Walnut Creek, CA 94596

ends with teflon sheeting and sealed with plastic end caps. Samples were labeled, placed in a plastic "zip-lock" bag, and were transported on ice to the analytical laboratory using chain-of-custody procedures.

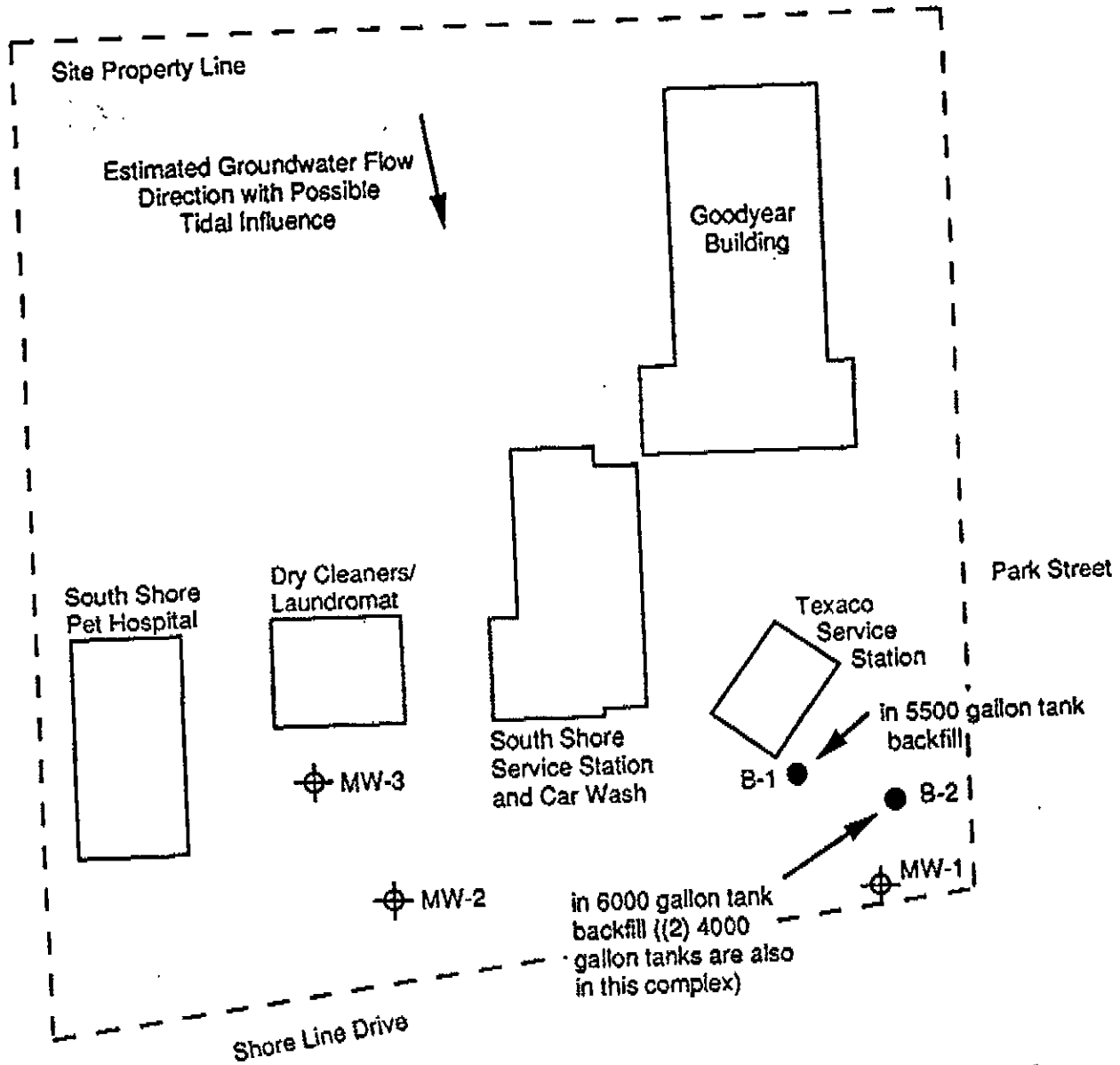
The second of the four soil samples ("B" samples) was used to perform head-space analyses in the field for volatile organic compounds. The test procedure involved emptying the contents of the brass liner into a "zip-lock" bag, sealing the bag, and placing the bag in a warm area for 20 to 30 minutes, then inserting the organic vapor analyzer instrument probe into the bag. This technique provides for approximate field measurements of relative volatile organic concentrations in soil. The results of the field tests are shown on the logs. The remaining liners were used to describe the soil type as shown on the logs.

The borings were backfilled with cement/bentonite slurry to reduce the potential for vertical migration of contaminants in the borehole. Soil cuttings from the borings were placed in 55 gallon drums for temporary on-site storage and later disposal.

The three groundwater monitoring wells were drilled at the locations shown on Figure 2. Well MW-1 was located south of the former tank locations at the former Texaco station. Well MW-2 was located southwest of the Carwash, and MW-3 was located south of the former Dry Cleaners, as shown in Figure 2. Since the edge of San Francisco Bay is located on the south side of Shore Line Drive, it was assumed that the groundwater flow direction would be towards the Bay. Therefore the wells were located to detect possible groundwater contaminants from locations generally north of the wells.

Monitoring wells were constructed by placing two-inch diameter PVC well casing through the center of the augers. A 5-foot long, screened section, with an end cap, was placed at the bottom of the well. The slots in the screened section are 0.010 inches wide. Solid well casing, with threaded

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Walnut Creek, CA 94596



M. Douglas Construction Inc.
 1243 Alpine Rd. • Suite 218
 Walnut Creek, CA 94596



Note: Building Locations Approximate
 Drawing Not to Scale

- Legend
- Soil Boring
 - ⊕ Monitoring Well

Project No. 8910116A	Harsch Investments	Site Map, Park Avenue and Shore Line Drive, Alameda, California	Figure 2
Woodward-Clyde Consultants			

U- 7-89 THU 14:24 P. 05

HARSH INVESTMENT CORP.

235 W. MacARTHUR BLVD.
OAKLAND, CALIFORNIA 94611

SUITE 630
(415) 658-1400

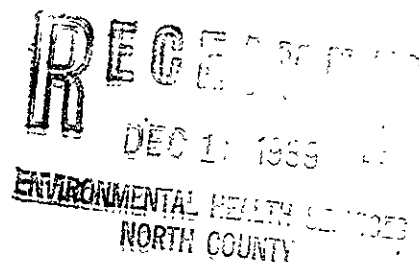


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Dennis O'Malley
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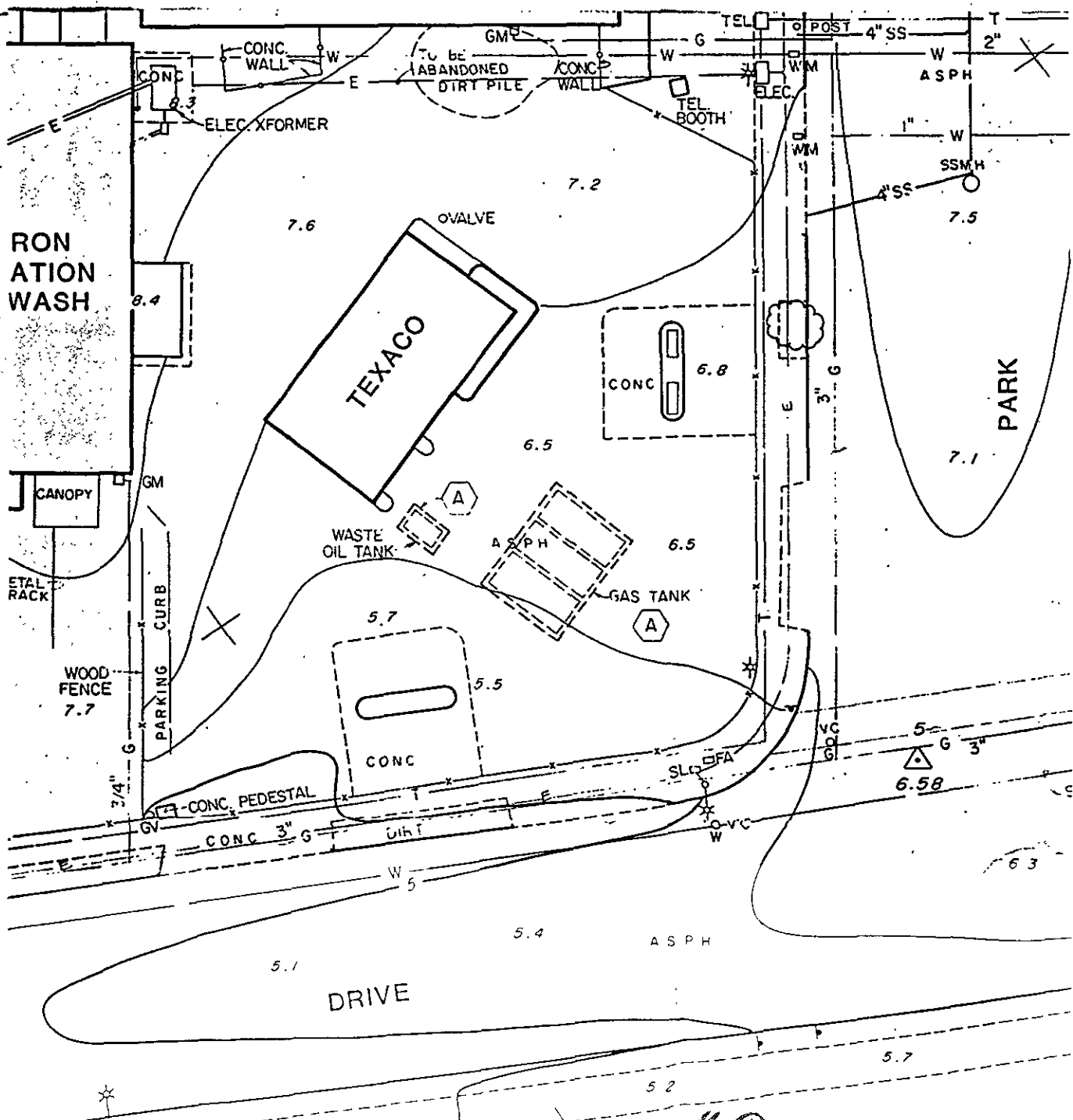

Earl B. Ewing
Director of Commercial Properties

EBE/lnb

CC: Frank Redman
Preston Niette

HME-0024

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1243 Alpine Rd. - Suite 218
Walnut Creek, CA 94596



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PHASE II SITE EXPLORATION
PARK STREET AND SHORE LINE DRIVE
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Walnut Creek, CA 94596

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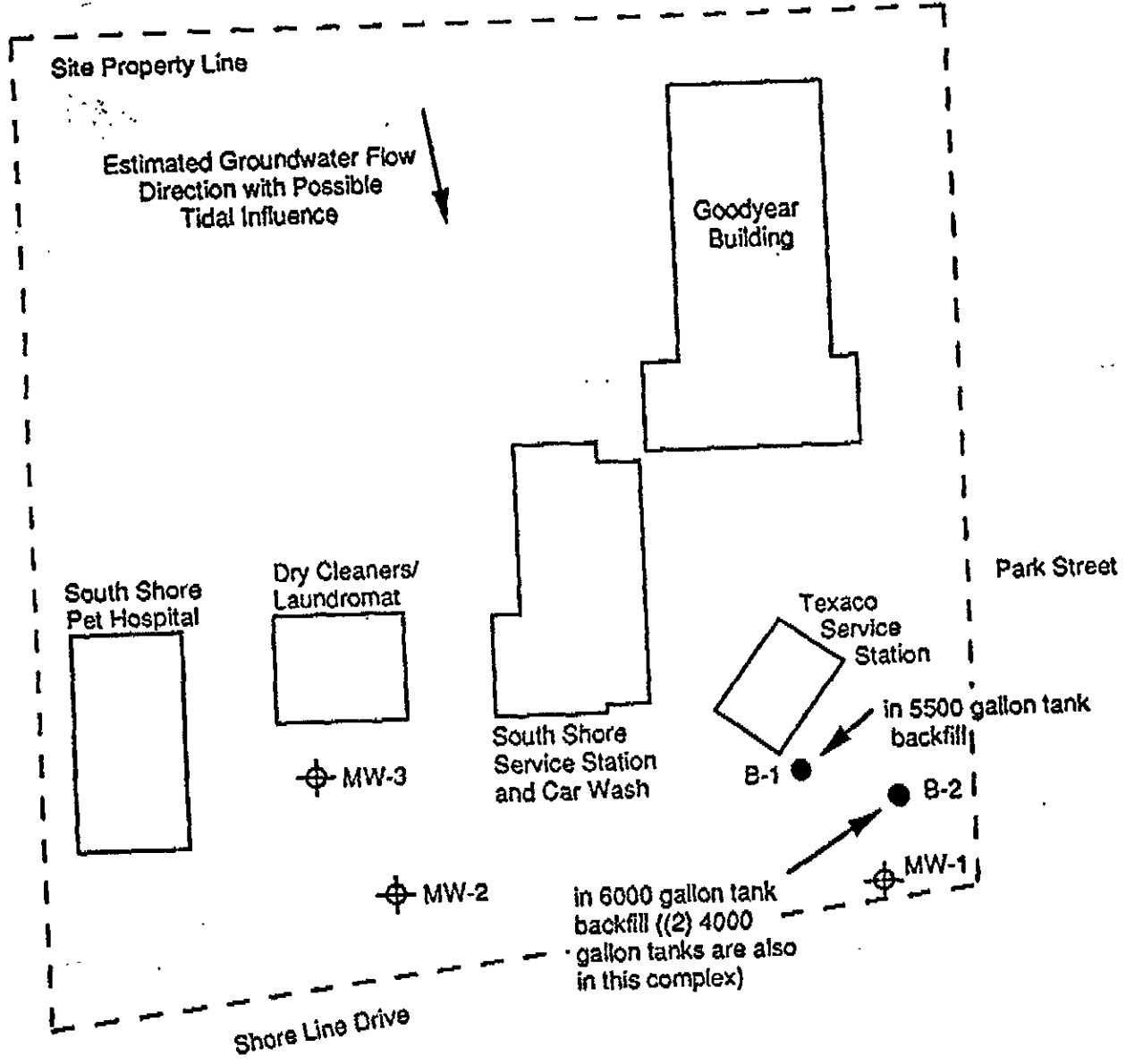
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M. Douglas Construction S
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 Walnut Creek, CA 94596

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Project No. 8910116A	Harsch Investments	Site Map, Park Avenue and Shore Line Drive, Alameda, California	Figure 2
Woodward-Clyde Consultants			