



PHR
ENVIRONMENTAL
CONSULTANTS, INC.

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Alameda County
Environmental Health

**PHASE I ENVIRONMENTAL SITE ASSESSMENT:
UNOCAL STATION NO. 5430,
1935 WASHINGTON AVENUE
SAN LEANDRO, CALIFORNIA**

Prepared for: Unocal Corporation

Written by: Carol Noland, M.A.

Reviewed by: Shelley Bookspan, Ph.D.

Approved by: Robert Cashier, R.E.A.

May 28, 1993

FILE #	<u>5430</u>	SS	<input checked="" type="checkbox"/>	BP	<input type="checkbox"/>
RPT	<input checked="" type="checkbox"/>	QM	<input type="checkbox"/>	TRANSMITTAL	<input type="checkbox"/>
1	<input type="checkbox"/>	2	<input type="checkbox"/>	3	<input type="checkbox"/>
4	<input type="checkbox"/>	5	<input type="checkbox"/>	6	<input type="checkbox"/>

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1.0 EXECUTIVE SUMMARY

Unocal purchased the subject property in January 1965. Undated photographs depict what appears to have been a private residence on the site prior to construction of the service station. An internal Unocal memo suggests that a product line leak occurred on-site in June 1976. The lines were reportedly repaired. Additional information concerning the extent of the leak or repairs to the product line was not found. In 1981, the regular unleaded tank failed a precision test. Both gasoline USTs were subsequently replaced. No release of product was reported to be associated with the tank test failure, removal, or replacement.

Two adjacent sites appear on the LUST list, one across the street to the east and one to the north. Due to the relatively shallow depth of the ground water in the area and the presumed westward flow direction, the client may wish to conduct a subsurface investigation on-site prior to divestment to determine whether the adjacent LUST sites have affected the subject property.

- 1.1 **Historic Tank Location Summary:** Two 10,000-gallon gasoline USTs were installed on the north side of the property when the station was constructed in 1965. One 280-gallon waste oil tank was installed on the southwest corner of the service station building at that time. In 1981, the unleaded tank failed a precision test, and both gasoline USTs were subsequently removed. They were replaced, in the same approximate location, with two 10,000-gallon fiberglass USTs. The waste oil tank has apparently never been replaced.

2.0 RESEARCH METHOD AND SOURCES

The purpose of this investigation was to determine whether any current or past uses of the study site, Unocal Station No. 5430, 1935 Washington Avenue, San Leandro, Alameda County, California, are likely to have caused hazardous substances or wastes to come onto or below the subject property, or whether nearby property uses have exposed the site to residual contamination.

Four members of PHR's professional team conducted the Phase I investigation in May 1993. Emilio Gonzalez, Registered Environmental Assessor, conducted the site inspection. Wendy Riggs and Lenore Pignolio, Research Assistants, performed land-use research, which included

the examination of documents contained in the Unocal corporate files. Agency files concerning possible inspections, violations, or other activities were reviewed, as well as published lists of contaminated sites. Carol Noland, Project Manager, prepared the final report.

The conclusions of this study reflect PHR's opinion based on the sources cited only. These sources are believed, but not guaranteed, to be reliable. PHR is not responsible for information withheld by agencies, client, or other informant.

3.0 SITE DESCRIPTION

3.1 Site Usage and Property Description: The site inspection was conducted on May 11, 1993. The property contains an operating full-service gasoline station. The lot is a rectangular-shaped parcel with a slight slope to the northeast. The property is located on the southwest corner of Washington Avenue and Castro Street in a commercial/residential area of San Leandro. [See Site Vicinity Map]

The property contains one metal-frame, metal and glass, two-bay station building with a sloping roof and roll-up service bay doors. Two pump-islands with three pumps each are covered by a detached metal canopy. [See Site Plan]

3.2 Easements and Utilities: No easements have been identified for this site. The service station is served by municipal utilities.

3.3 Electrical Transformers and Capacitors: No transformers were noted on-site. A slab-mounted transformer was observed west of the station, on the northeast corner of the adjacent Cypress Condominium property. No evidence of leakage or PCB warning labels was noted.

3.4 Ground Water: The Alameda County Department of Public Works, Water Resources Section was contacted for information concerning the depth and flow direction of ground water in the area, and a response is pending. However, ground water at a site located approximately one mile to the northwest was found at a depth ranging from 16 to 25 feet below the surface with a flow direction to the west. [Kaprealian Engineering Inc., Preliminary Ground Water Investigation at Unocal Station No. 2512, May 16, 1989]

- 3.5 Surface Water (streams, wetlands, ponds, etc.):** No surface water features were observed during the site inspection. The San Leandro Creek is located approximately one-half mile to the north of the site.
- 3.5.1 Historic Wetlands:** The site inspector observed no evidence of wetlands during the site visit. No documentation has been found in the Unocal corporate files indicating that the study site was located within a wetlands area at the time of purchase or that the site has been subject to flooding or erosion during Unocal's tenure.
- 3.6 Sanitary Sewers:** The station is connected to the municipal sewer system.
- 3.6.1 Septic Tanks/Leach Fields:** No evidence of such features was noted on-site.
- 3.7 Process Wastewater:** The generation of waste water on-site is not known.
- 3.8 Subsurface sumps, clarifiers and drainage lines:** One clarifier and floor drain are located in the service bays. The clarifier is connected to the sewer lines.
- 3.9 Ongoing Site Mitigation:** No evidence of on-site mitigation was noted.
- 4.0 STORAGE TANKS**
- 4.1 Aboveground:** No aboveground tanks were noted on-site.
- 4.2 Underground (USTs):** Two 10,000-gallon gasoline USTs are located on the north side of the pump-islands. One 280-gallon waste oil UST is located on the southwest corner of the service building.
- 5.0 ASBESTOS-CONTAINING BUILDING MATERIALS (ACBM)**
- The inspector examined the interior and exterior of the station building for ACBM. No readily identifiable ACBM, and no friable material of any sort were observed.
- 6.0 DESCRIPTION OF MANUFACTURING PROCESSES AND MATERIALS USED**
- 6.1 Manufacturing Processes:** Current on-site activities included storing and dispensing gasoline, and servicing and repairing automobiles.
- 6.2 Raw Materials Usage, Quantity and Storage:** The quantity of raw materials used on-site is not known.

7.0 WASTE GENERATION AND MANAGEMENT

- 7.1 **Generation and Storage:** The generation and storage of waste on-site is not known. The inspector noted one 30-gallon drum, which apparently contained waste oil, located near the waste oil tank on the southwest side of the building. One 55-gallon drum was near the waste oil tank, but its contents are not known.
- 7.2 **Waste Treatment and Disposal:** One trash dumpster, serviced by San Leandro Disposal, was noted on the southwest corner of the lot.
- 7.3 **Housekeeping:** The interior and exterior of the station appeared well-maintained with no evidence of excessive oil staining.

8.0 SITE HISTORY

Unocal purchased the subject site from Margherita, Joseph, Thomas, and Elmer Accatino in January 1965. An undated photograph taken prior to Unocal's purchase shows that the property was occupied by a private residence and landscaped yard. A survey of the site conducted in October 1964, indicates a three-story house located on the northeast corner of the lot, a concrete driveway bisecting the lot, and several large trees.

Construction of a two-bay, two pump-island service station began in August 1965 and was completed in October 1965. Unocal installed two 10,000-gallon gasoline USTs on the north side of the lot, and one 280-gallon waste oil UST near the southwest corner of the building.

The station was included in a sale and leaseback agreement with Burtis Corporation in May 1966.

In June 1976, an Authority for Expenditure was submitted by the Northern California Division for funds for the emergency repiping of both super and unleaded product lines due to a severe leak in the regular unleaded system. No additional information concerning the extent of the leak or the subsequent repairs was found in Unocal corporate files.

Gettler & Ryan tightness tested the two gasoline USTs in October 1981, and noted that the regular unleaded tank had failed. The Northern California Division requested funds to replace the USTs in November 1981. A hand-written memo from Gettler-Ryan indicates that 55 gallons of super and regular unleaded gasoline were

pumped out of each tank in preparation for tank removal. In December 1981, the existing USTs were replaced with two 10,000-gallon fiberglass gasoline USTs. The new tanks were apparently installed in the same location as the original tanks.

Associated Environmental Systems certified the two new 10,000-gallon tanks and the 280-gallon waste oil tank as tight in April 1988 and March 1989. The product lines for the two gasoline USTs passed a tightness test conducted by Hunter Environmental Services in February 1990. The tanks were certified tight by Western America Tank Testing in April 1990. Liquid Construction Inc., certified the waste oil tank as tight in May 1990.

Environmental Tank Testers certified the waste oil tank as tight in March 1991. The two gasoline USTs and product lines were certified tight by Triangle Environmental in April 1991. Associated Environmental Systems conducted a test on the two gasoline USTs in March 1992, and NDE Environmental tested the waste oil tank in August 1992.

Unocal repurchased the site from Burtis Corporation, and in July 1991, notified the dealer that the station would be removed from the company's retail marketing system.

Unless otherwise noted, all information in the history section of this report was obtained from documents in the Unocal corporate files. Copies of selected documents from these files pertaining to historic land-use may be found in Section 13.6 of this report.

9.0 ADJACENT AND NEARBY LAND USES

9.1 Adjacent Land Uses: To the north, across Castro Street, are a warehouse building and Palm Garage. Several businesses and professional offices are located to the north along Washington Avenue. To the east, across Washington Avenue, are several commercial businesses including Sinbad's Hot Dogs and Nohr's Automotive. Residential areas are located further to the east and north. To the south are a self-serve car wash and a residential area. To the west are the Cypress Condominiums and a residential area.

9.2 Significant Nearby Land Uses: The residential areas surrounding the site are sensitive receptors. Nohr's Automotive and Palm Garage both appear on the LUST list. Three other sites within one-quarter mile of the

subject site also appear on the LUST list. See Section 13.4 for a complete list of all LUST sites within one mile of the subject property.

9.3 **Endangered Species Habitat:** No information was found in the Unocal corporate files or elsewhere that suggests that the study site is located in or near the habitat of a species classified as threatened or endangered by the California Fish and Game Commission (state list), the U. S. Secretary of the Interior or the U. S. Secretary of Commerce (federal list).

10.0 REGULATORY AGENCY SEARCHES

10.1 **Site Compliance History:** A written request was made to the Alameda County Department of Environmental Health Services for any information concerning the use or release of hazardous substances at the site. According to Robert Weston of that agency, the County has no record of a release occurring at the subject site.

10.2 **Agency Lists:** The following regulatory agency lists of contaminated sites and sites using hazardous substances were examined to determine whether there was anything known about adjacent or nearby properties that would indicate the possibility of contamination from an offsite source:

NPL	U.S. EPA. Superfund sites.	January 1992
CERCLIS	U.S. EPA. Potential Superfund sites.	January 1992
AWP	California EPA. Sites authorized for cleanup under the California Annual Work Plan.	October 1991
LUST	California Regional Water Resources Control Board. Leaking Underground Storage Tanks.	Various
SWIS	California Waste Management Board. Lists active and inactive sanitary landfills and disposal sites.	July 1991
CASITES	California EPA. Abandoned Site Program.	October 1991

Section 13.4 of this report contains a full synopsis of the results of the agency search, and a map depicting the relative locations of all reported sites.

11.0 DISCUSSION AND RECOMMENDATIONS

11.1 Discussion: Unocal has operated a service station on the subject property since 1965. An internal Unocal memo suggests that a product line leak occurred on-site in June 1976, and that the lines were repiped. However, documentation confirming the occurrence was not found, either in Unocal or agency files. In 1981, the two gasoline USTs were replaced after the regular unleaded tank failed a precision test. No report of a product loss resulting from the tank failure was found.

Two adjacent sites appear on the LUST list, one across the street to the east and one to the north. A total of forty-two LUST sites are located within one mile of the subject property.

11.2 Recommendations:

PHR's research revealed a reported product line leak in 1976 and a tank test failure in 1981. In addition, two LUST sites were identified in the immediate vicinity of and apparently upgradient to the subject property. Based on these findings the client may wish to conduct a subsurface investigation on-site prior to divestment.

The decision to conduct additional environmental research rests with the client's assessment of the risks.

12.0 SOURCES

12.1 Aerial Photographs:

Undated, Unocal files.

12.2 Documents and Secondary Sources:

Kaprealian Engineering Inc., Preliminary Ground Water Investigation at Unocal Station No. 2512, May 16, 1989.

Unocal files, including: real estate, station history files, maintenance and construction, environmental and tank replacement. Los Angeles, San Ramon, City of Industry.

VISTA, Radius Status Report, 5-12-93.

12.3 Agency Lists:

See Section 10.2 of this report for a complete list of agencies whose lists were searched.

12.4 Agencies Contacted:

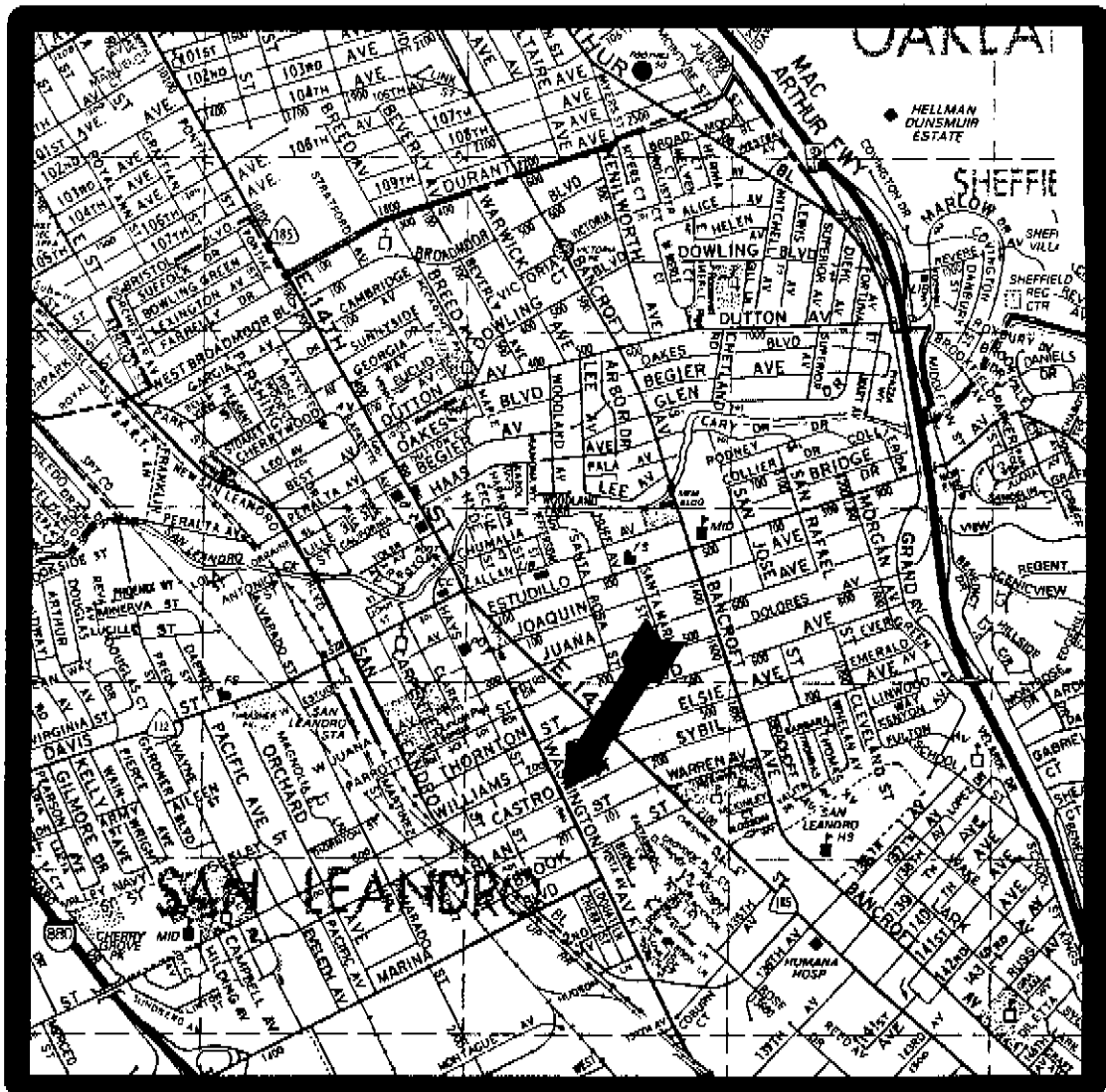
Alameda County
Department of Environmental Health Services
Department of Public Works, Water Resources
Section

12.5 Interviews:

Robert Weston, Alameda County Environmental Health Service, 5-25-93, by C. Noland.

13.0 ATTACHMENTS

13.1 Site Vicinity Map



SITE VICINITY MAP

Station Number 5430
Washington Avenue and Castro Street

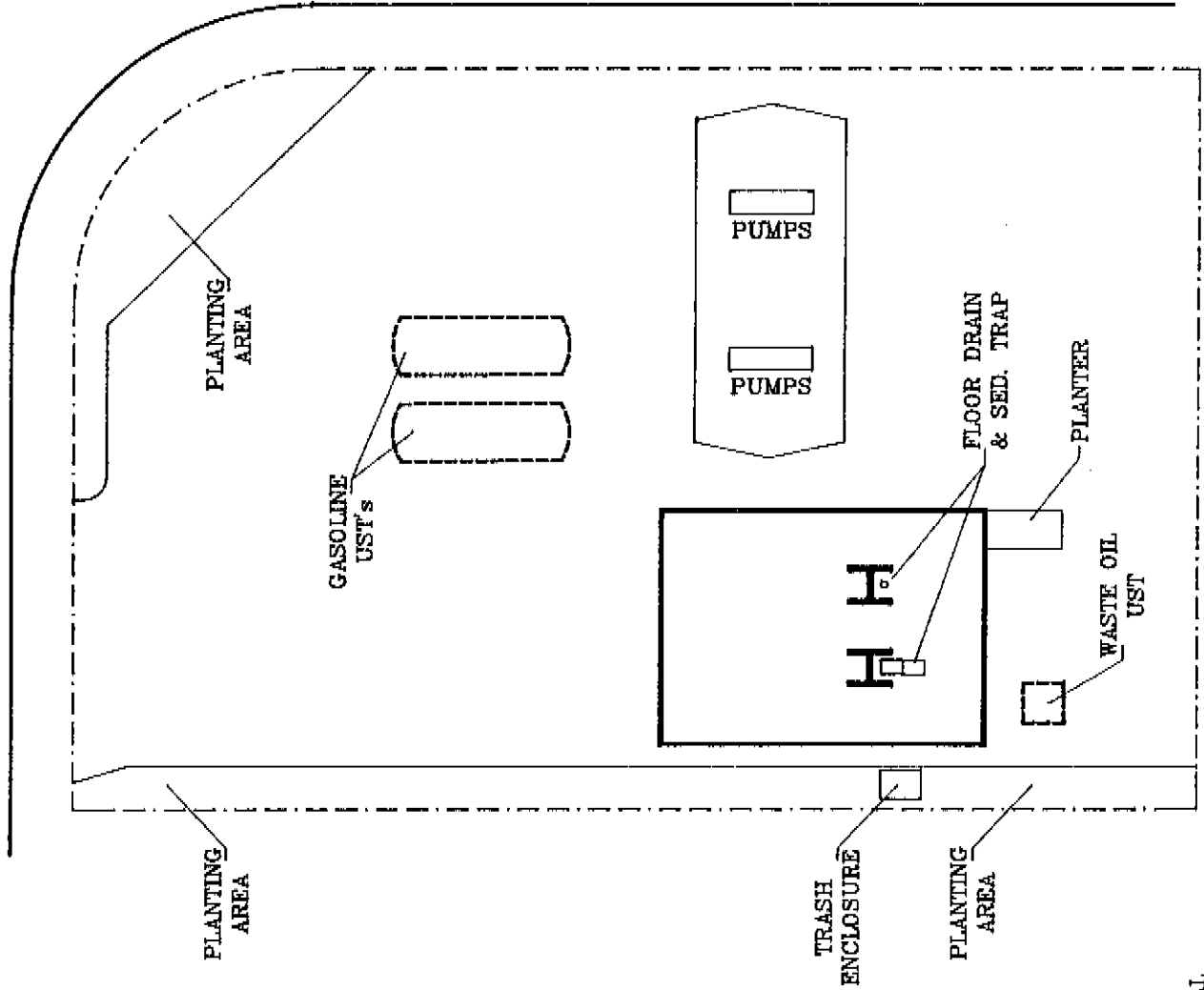
1935 Washington Avenue
San Leandro, California

PIIR Project Number 119-003

13.2 Site Plan

CASTRO STREET

WASHINGTON AVENUE

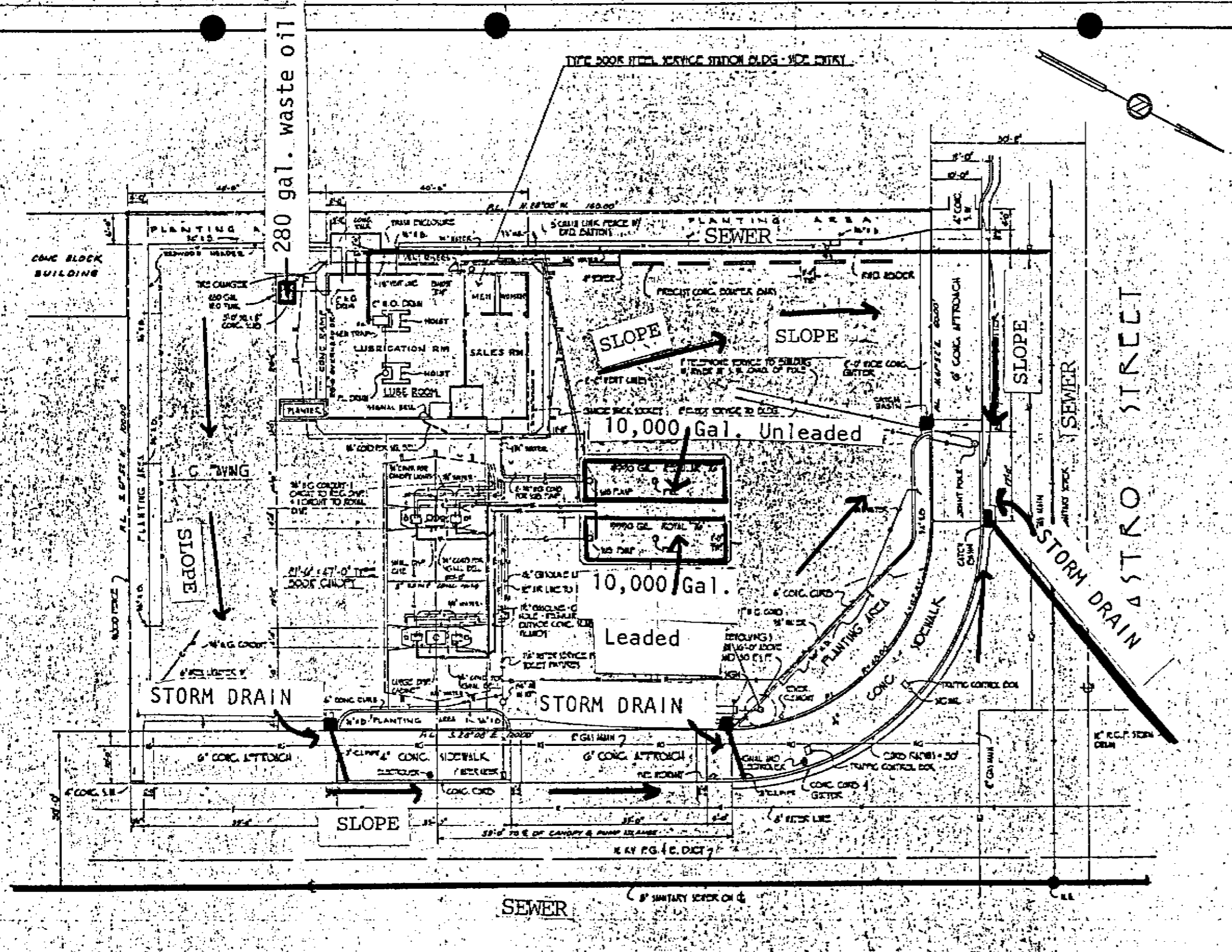


UNOCAL
 SERVICE STATION 5430
 1935 WASHINGTON AVE
 SAN LEANDRO, CA
 SITE PLAN-MAY 24, 1983
 PER PERM. No. 115-008 03001827

NOT TO SCALE

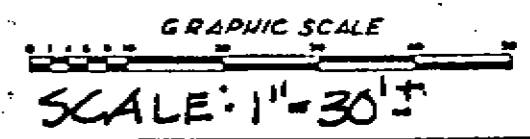
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13.3 Historic Station Plans



REFERENCE DRAWINGS			
NUMBER	DATE	BY	TITLE
OP-425	7-28-65	H-3	GENERAL SPECIFICATION & SCOPE OF WORK
F-3-5430	7-20-65	L-1	GENERAL ARRANGEMENT
F-3-5430	7-20-65	L-2	MECHANICAL DRAWING
F-3-5430	7-20-65	L-3	GRADE SHEET
F-3-5430	10-15-64	L-4	SURVEY
OP-425	4-26-65	A-1	FLOOR PLAN & ELEVATION
OP-4	3-15-64	A-2	AT-OF CANOPY
OP-425	7-20-65	B-0	CONCRETE SPECIFICATION
OP-425	4-26-65	B-1	PAINTING SPECIFICATIONS
OP-425	4-26-65	B-2	BUILDING FLOOR
OP-4	4-26-65	B-3	STRODDERS
OP-4	4-26-65	B-4	AT-OF CANOPY ELEVATION
OP-425	7-20-65	C-0	STEEL SPECIFICATION
OP-4	5-8-65	C-3	GRADE POINT & PLATE
OP-4	7-1-65	D-4	PAINTING SPECIFICATION
OP-425	4-26-65	D-2	PAINTING PLAN
OP-425	7-20-65	D-8	ELECTRICAL SPECIFICATION
OP-425	4-26-65	E-1	ELECTRICAL BUILDING - 1500V FLOOR
OP-425	4-26-65	E-2	ELECTRICAL BUILDING - 1500V FLOOR
OP-4	4-26-65	E-3	ELECTRICAL AT-OF CANOPY
OP-425	7-20-65	F-2	MECHANICAL & HYD. DETAILS
OP-425	4-26-65	F-3	STORM DRAIN
OP-4	4-26-65	F-4	STORM DRAIN - PLAN & ELEV.
OP-4	4-26-65	F-5	STORM DRAIN
OP-425	7-20-65	H-1	EQUIPMENT SPECIFICATION - ALL OF MATERIAL
OP-425	7-20-65	H-11	EQUIPMENT SPECIFICATION
OP-425	4-26-65	H-2	EQUIPMENT BUILDING PLAN & SPECIFICATION
OP-4	4-26-65	H-3	EQUIPMENT REST ROOMS
OP-4	4-26-65	H-4	EQUIPMENT - ELEVATION
OP-4	10-8-64	H-5	EQUIPMENT - LANDS
OP-425	7-20-65	I-6	NON SPECIFICATION
OP-4	4-26-65	J-1	RETRO-FITTING - TRUCK PUMP
OP-4	4-26-65	K-1	EXIST. WORK - ASPHALT PAVING
OP-4	4-26-65	M-0	PAINTING SPECIFICATION
OP-425	4-26-65	N-1	PAINTING - BUILDING
OP-4	4-26-65	N-2	PAINTING - AT-OF CANOPY

LEGEND	
—	WATER LINE
—	AIR LINE
—	ELECTRICAL CONDUIT
—	VENT LINE
—	SEWER LINE
—	SHOULDER LINE
—	MECHANICAL GAS
—	PROPERTY LINE



WASHINGTON AVENUE

EXHIBIT "A" SS#5430

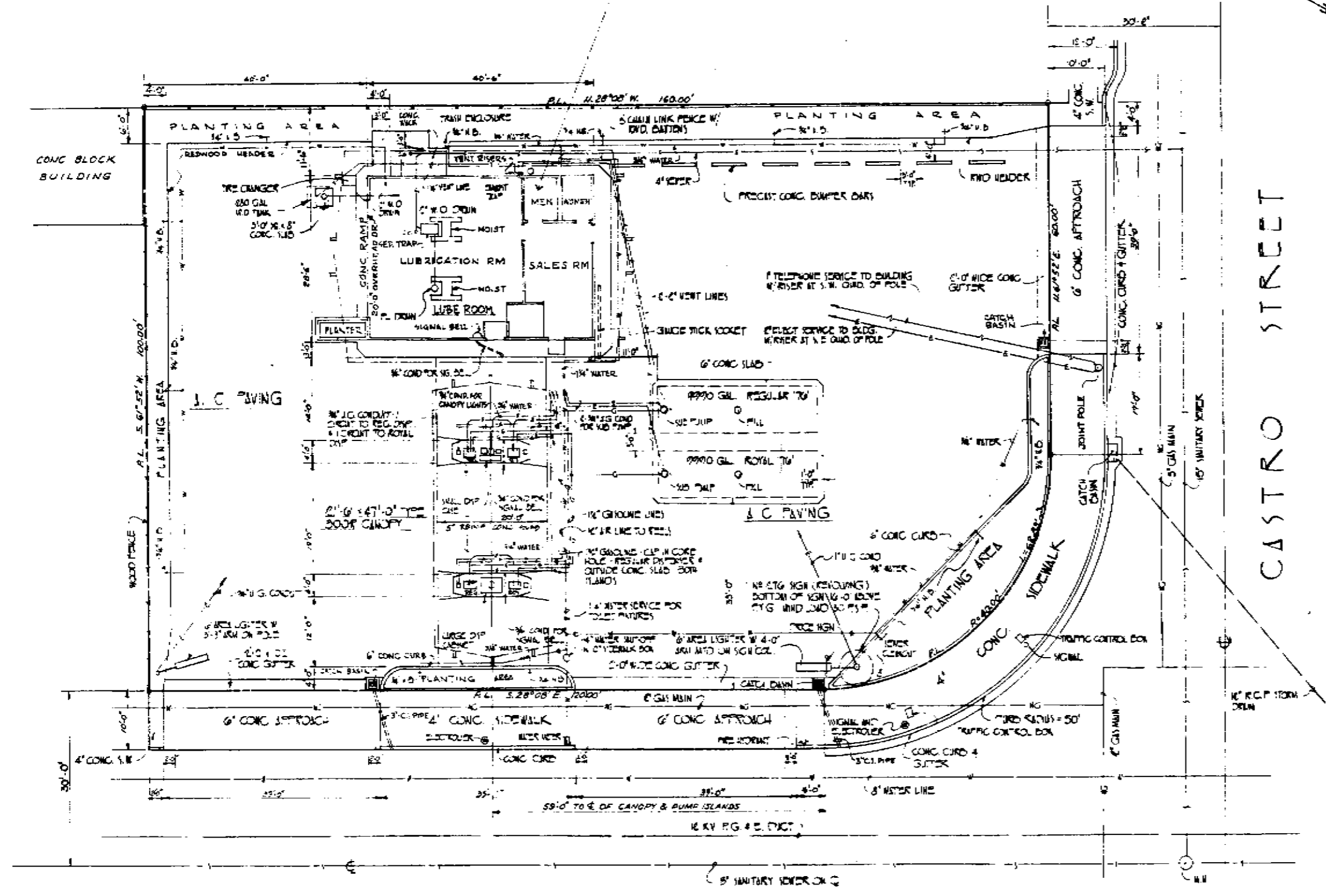
ALI SHAFII-ADL
1935 Washington Ave.
San Leandro, CA 94577

SEE PLAN FOR THE LOCATION OF THE SERVICE STATION.
FOR THE DATA FOR THE SERVICE STATION, SEE SHEET 110.
TYPICAL WATER PUMP SYSTEM DRAWN 2/14/64.

JOB NO.	
GENERAL ARRANGEMENT SERVICE STATION NO 5430 1935 WASHINGTON AVENUE SAN LEANDRO, CALIFORNIA	
UNION OIL COMPANY OF CALIFORNIA	F-3-5430-L1

0
3
7
S

TYPE 300R STEEL SERVICE STATION BLDG - SIDE ENTRY



REFERENCE DRAWINGS			
NUMBER	DATE	BY	TITLE
107-425	7-20-65	J-3	GENERAL SPECIFICATIONS & SCOPE OF WORK
F-3-5430	7-20-65	J-1	GENERAL ARRANGEMENT
F-3-5430	7-20-65	J-2	MECHANICAL DRAWING
F-3-5430	7-20-65	J-3	GRADE SHEET
F-3-5430	10-15-64	J-4	SURVEY
107-425	4-26-65	B-1	FLOOR PLAN & ELEVATIONS
107-4	3-18-64	A-2	47'-0" CANOPY
107-425	7-20-65	B-0	CONCRETE SPECIFICATIONS
107-425	4-26-65	B-1	BUILDING FOOTINGS
107-425	4-26-65	B-2	BUILDING FLOOR
107-4	4-26-65	B-3	WALL DETAILS
107-4	4-26-65	B-4	47'-0" CANOPY FOUNDATIONS
107-425	7-20-65	C-0	STEEL SPECIFICATIONS
107-4	5-5-65	C-1	STORE FRONT & PLATE
107-4	7-1-65	D-1	PLUMBING SPECIFICATIONS
107-425	4-26-65	D-2	PLUMBING PLAN
107-425	7-20-65	E-0	ELECTRICAL SPECIFICATIONS
107-425	4-26-65	E-1	ELECTRICAL BUILDING ABOVE FLOOR
107-425	4-26-65	E-2	ELECTRICAL BUILDING UNDERGROUND
107-4	4-26-65	E-3	ELECTRICAL - 47'-0" CANOPY
107-425	7-20-65	E-4	WALL LIGHTS & WIC DETAILS
107-425	4-26-65	F-1	EXTERIOR VENER
107-4	4-26-65	F-2	EXTERIOR VENER - PLUMB STONE
107-4	4-26-65	F-3	INTERIOR VENER
107-425	7-20-65	H-1	EQUIPMENT SPEC CANON - BILL OF MATERIAL
107-425	7-20-65	H-2	EQUIPMENT SPECIFICATION
107-425	4-26-65	H-3	EQUIPMENT BUILDING PLAN & SPECIFICATIONS
107-4	4-26-65	H-4	EQUIPMENT REST ROOMS
107-4	4-26-65	H-5	EQUIPMENT CONNECT
107-4	10-8-64	H-6	EQUIPMENT ISLANDS
107-425	7-20-65	H-7	WALL SPECIFICATIONS
107-4	4-26-65	J-1	PETROLEUM PAVING - TURBINE PUMP
107-4	4-26-65	K-1	EARTH WORK - ASPHALT PAVING
107-4	4-26-65	M-0	PAINTING SPECIFICATIONS
107-425	4-26-65	M-1	PAINTING - BUILDING
107-4	4-26-65	M-2	PAINTING - 47'-0" CANOPY

LEGEND

- W — WATER LINE
- L — AIR LINE
- E — ELECTRICAL CONDUIT
- V — VENT LINE
- S — SEWER LINE
- G — GASLINE LINE
- NG — NATURAL GAS
- — — — — PROPERTY LINE

GRAPHIC SCALE

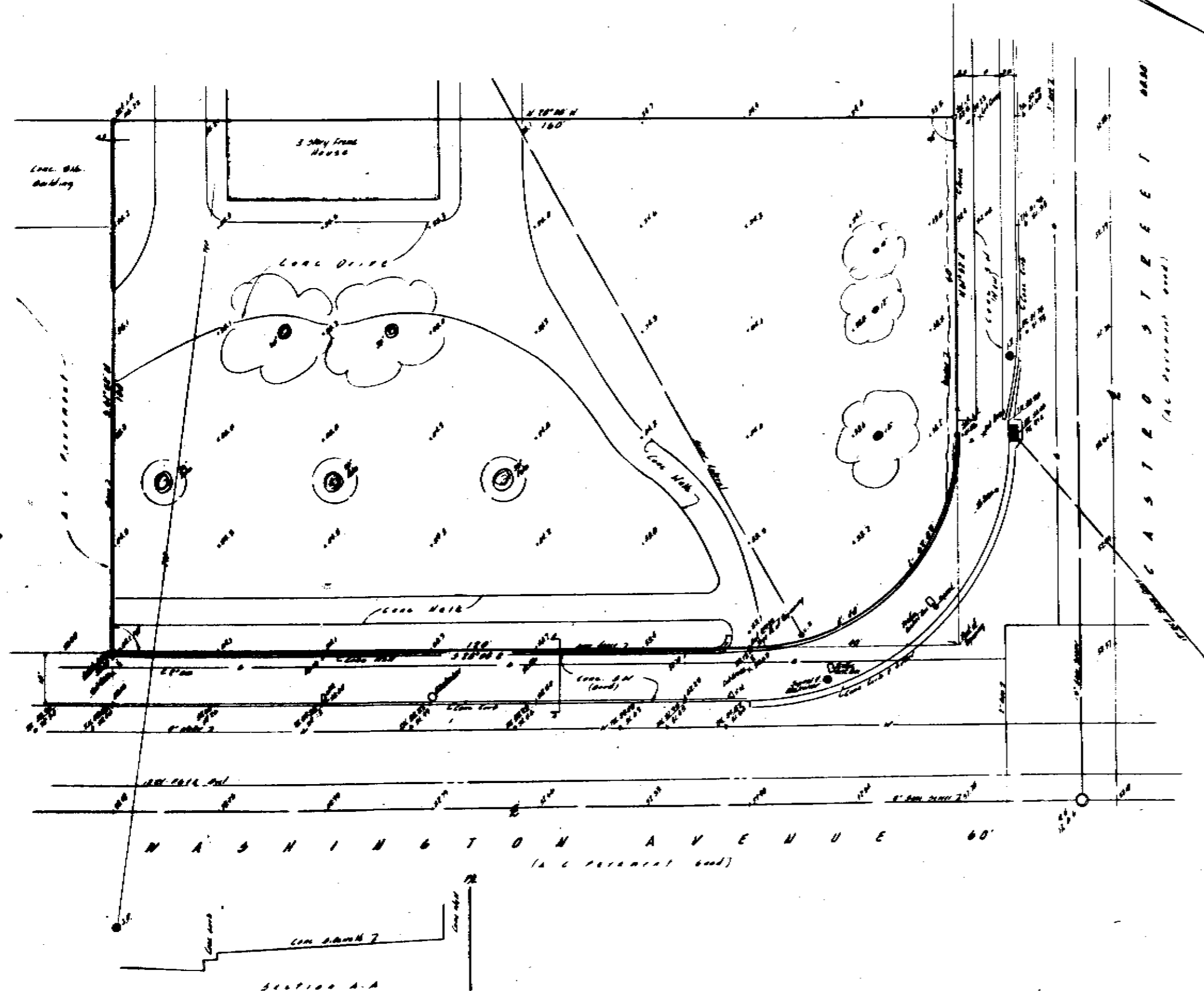
0 5 10 20 30 40 50

WASHINGTON AVENUE

PROPERTY OWNED BY UNION OIL COMPANY
 DUNBAR TRUS
 DATE OF COMPLETION: 10-15-65

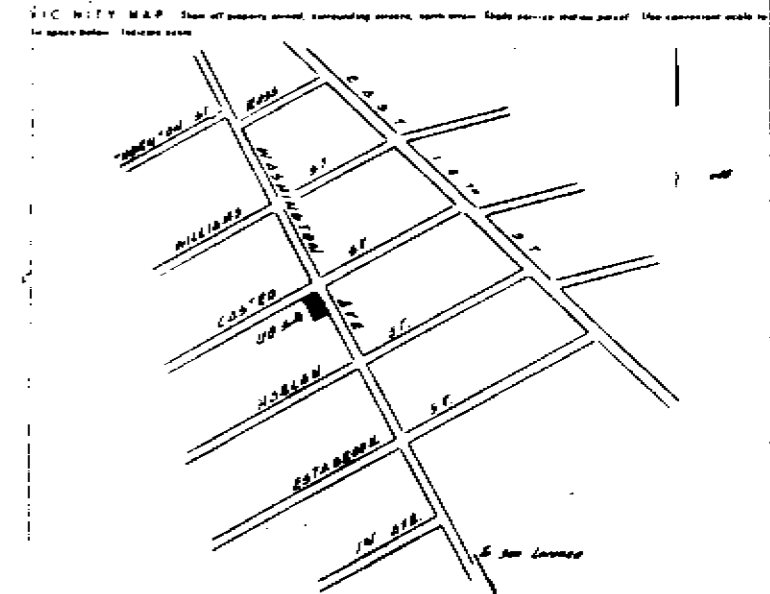
DATE	REVISED	BY	CHK
3-25-67	DRAWING CORRECTED UNDERGROUND FACILITIES INSTALLED AS SHOWN.		

JOB NO.	
DRAWN BY: J-1	
CHECKED BY: J-2	
TRACED BY: J-3	
APP.:	
SCALE: 1/8" = 1'-0"	
DATE: 7-22-65	
GENERAL ARRANGEMENT SERVICE STATION NO 5430 1935 WASHINGTON AVENUE SAN LEANDRO, CALIFORNIA	
UNION OIL COMPANY OF CALIFORNIA	
DRAWING NO. F-3-5430-11	



LEGAL DESCRIPTION: (1) Section 12, Township 12N, Range 12E, S 4, County of San Diego, State of California, and being a portion of 25 ac said lot is shown on plat 1010, map entitled Map of the Veneta tract in the County of San Diego, Alameda County, Cal. File October 28, 1917, in Book 11 of Maps of page 25 in the office of the County Recorder of said Alameda County, described as follows:

Beginning at the point of intersection of the westerly line of Washington Avenue, 100 ft wide, with the southerly line of Castro Street, as said streets are shown on said map, thence running S 28° 00' E along said line of Washington Avenue 100 ft to the true point of beginning, thence curving along said line of Washington Avenue S 28° 00' E 150 ft, thence S 01° 52' N 100 ft, thence S 28° 00' W 100 ft to the street marked westerly line of Castro Street, thence along said line S 28° 00' E 100 ft, thence along a curve to the right having a radius of 40 ft in arc length of 67.65 ft to the true point of beginning.



ASSESSMENTS: Describe all, including utility connection charges. *As assessed*

Water connection charge \$62.00 per lot, sewer charge \$10

SITE CONDITIONS: Type soil *Clay*

Refracting well or lower bearing representation *Not shown, depth of well less than 10 ft - see log, 1917*

Drainage conditions and requirements *Not shown*

Available water table data, if 20' or less *Not available*

Subsurface structure of record *Not shown*

OFF-SITE REQUIREMENTS:

	Minimum Dist.	Street	Castro	Street
Street parking	None		None	
Setback - gutter	None		None	
Setback - driveway				
Utility relocation				
Curb radius change				

UTILITIES: Locate connections on drawing. Name supplier below.

Telephone *Public Telephone Co.* Phone *SEE 2000*

Water *San Diego Municipal Utility Dept.* *SEE 2000*

Electricity *Public Gas & Electric Co.* *SEE 2000*

Gas *City of San Diego* *SEE 2000*

Sewer *City of San Diego*

If sewer is shown, give conditions for using septic tank.

RESTRICTIONS: Name easements of record and title restrictions.

REGULATIONS: Building code *City of San Diego* Fire zone *2*

Building authority *City of San Diego*

Building code *San Antonio City Code*

Is service station permitted *Yes*

Building materials permitted *Steel* *Yes* Masonry *Yes* Wood frame *Yes*

Special permits *Planning board* *Yes* Other *Conditional Use Permit* *Yes*

Set backs *Washington* Street *Castro* Street

Building *None*

Canopy *None*

Islands *None*

Fire zone *None*

See instructions, I.C. 7000, 2350 and without approval of City Council.

Describe any condition not included above, that would affect use of property for service station.

SURVEYED BY: *H. GORON, RALS* License *ELL 4599*

Address *2145 W. BARKLEY, CALIFORNIA*

Signature *[Signature]* Date *March 1964*

REGISTERED PROFESSIONAL CIVIL ENGINEER

UNION OIL COMPANY OF CALIFORNIA

21 6 1964 EN 0354

13.4 Agency Research Findings

VISTA ENVIRONMENTAL INFORMATION, INC.
RADIUS STATUS REPORT

3-6879001

Report Preparation Date: 5/12/93

Loan #: UNOCAL 119-003-5430
PHR ENVIRONMENTAL
4195 THOUSAND OAKS BLVD STE 155, WESTLAKE VILLAGE, CA 91362-3812

Loan Property: 1935 WASHINGTON AVE
SAN LEANDRO, CA 94577

VISTA DATABASE SEARCH RESULTS

Records Located Within:

Database & Date	Agency & Type of Records	0 to 1/4 mi.	1/4 to 1/2 mi.	1/2 to 1 mi.	TOTAL
NPL 10/92	US EPA Superfund Sites	0	0	0	0
CERCLIS 11/92	US EPA Potential Superfund Sites	0	2	3	5
AWP 8/92	CAL. EPA Sites Authorized for Cleanup under the California Annual Work Plan	0	1	2	3
LUST various	CAL. REGIONAL WATER QUALITY CONTROL BOARD Leaking Underground Storage Tanks	5	7	30	42
SWIS 1/92	CAL. WASTE MGMT. BOARD Active/Inactive Sanitary Landfills/ Disposal Sites	0	0	0	0
CASITES 8/92	CAL. EPA Abandoned Site Program / AWP	3	18	40	61
Total:		8	28	75	111

Note: Sites often have more than one environmental record.

For More Information Call:
(c) VISTA Environmental Information, Inc.
(619) 450-6100

Vista Radius Status Report



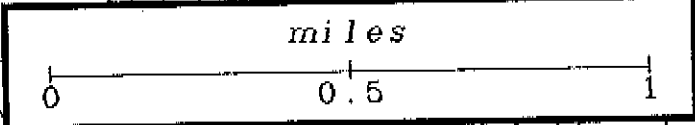
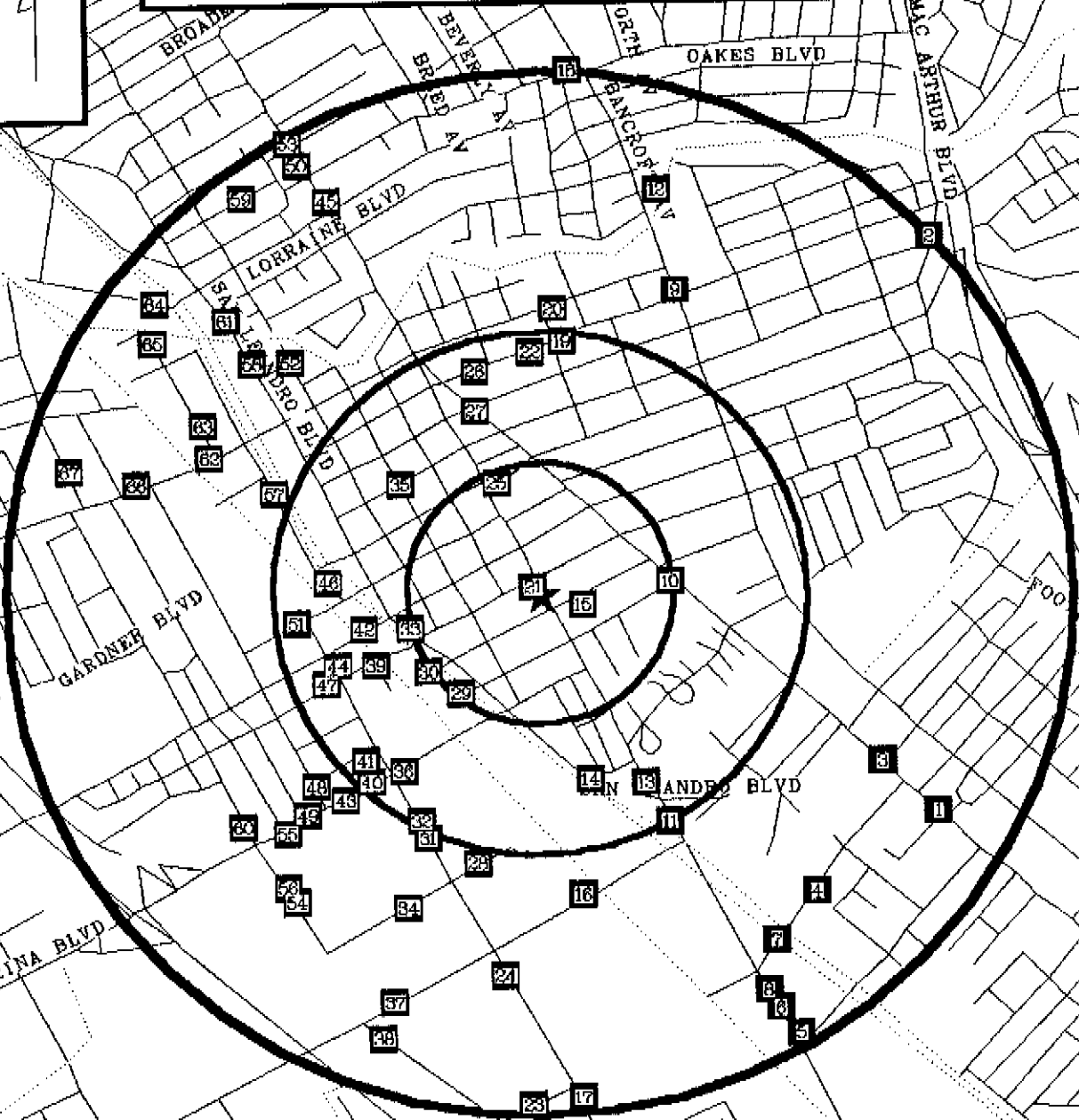
Subject Property



Agency Records

Railroads and

Water Features



3-6879001 5/11/93

LIST OF SITES AND RECORDS

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SITE #	AGENCY & ID#	ENVIRONMENTAL RISK SITE AND DIRECTION FROM SUBJECT PROPERTY	5/11/93
10	LUST 01-1050	NOHR PLAZA 2089 14TH ST E Status Code: (None)	SAN LEANDRO N/A Direction: E
15	LUST 01-1653	WELLS FARGO 2085 WEST AVE Status Code: (None)	SAN LEANDRO N/A Direction: --
21	LUST 01-0943	MARTIN PROPERTY 240 CASTRO ST Status Code: (None)	SAN LEANDRO N/A Direction: --
21	LUST 01-1652	WEBBER MOTORS 1940 WASHINGTON AVE Status Code: (None)	SAN LEANDRO N/A Direction: --
33	LUST 01-0927	LSW 1880 SAN LEANDRO BLVD Status Code: (None)	SAN LEANDRO N/A Direction: SW
25	CASITES 01730050	HOLIDAY PHOTOGRAPHY 155 PARROT STREET Status Code: NFA: No Further Action for DTSC.	SAN LEANDRO 94577 Direction: NW
29	CASITES 01500071	WESCO WELDING SUPPLY 596 ESTABROOK Status Code: NFA: No Further Action for DTSC.	SAN LEANDRO 94579 Direction: SW
30	CASITES 01800013	DENTAL X-RAY SERVICE & SUPPLY 554 HARLAN STREET Status Code: NFA: No Further Action for DTSC.	SAN LEANDRO 94577 Direction: SW

5/11/93

WITHIN 1/4 MILE:

SITE #	AGENCY & ID#	ENVIRONMENTAL RISK SITE AND DIRECTION FROM SUBJECT PROPERTY	5/11/93
10	LUST 01-1050	NOHR PLAZA 2089 14TH ST E Status Code: (None)	SAN LEANDRO N/A Direction: E
15	LUST 01-1653	WELLS FARGO 2085 WEST AVE Status Code: (None)	SAN LEANDRO N/A Direction: --
21	LUST 01-0943	MARTIN PROPERTY 240 CASTRO ST Status Code: (None)	SAN LEANDRO N/A Direction: --
21	LUST 01-1652	WEBBER MOTORS 1940 WASHINGTON AVE Status Code: (None)	SAN LEANDRO N/A Direction: --
33	LUST 01-0927	LSW 1880 SAN LEANDRO BLVD Status Code: (None)	SAN LEANDRO N/A Direction: SW
25	CASITES 01730050	HOLIDAY PHOTOGRAPHY 155 PARROT STREET Status Code: NFA: No Further Action for DTSC.	SAN LEANDRO 94577 Direction: NW
29	CASITES 01500071	WESCO WELDING SUPPLY 596 ESTABROOK Status Code: NFA: No Further Action for DTSC.	SAN LEANDRO 94579 Direction: SW
30	CASITES 01800013	DENTAL X-RAY SERVICE & SUPPLY 554 HARLAN STREET Status Code: NFA: No Further Action for DTSC.	SAN LEANDRO 94577 Direction: SW

WITHIN 1/4 TO 1/2 MILE:

11	CERCLIS CAD982400228	STAEFA CONTROL SYSTEM 2481 WASHINGTON AVE Status Code: N: No further remedial action planned on most recent event record.	SAN LEANDRO 94577 Direction: SE
46	CERCLIS CAT080013923	LIQUID GOLD OIL CORP 1696 MARTINEZ ST Status Code: N: No further remedial action planned on most recent event record.	SAN LEANDRO 94577 Direction: W

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SITE #	AGENCY & ID#	ENVIRONMENTAL RISK SITE AND DIRECTION FROM SUBJECT PROPERTY	
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WITHIN 1/4 TO 1/2 MILE:

13	AWP 01360094 Status Code: (None)	SINGER FRIDEN 2350 AND 2450 WASHINGTON AVENUE	SAN LEANDRO 94578	Direction: SE
14	LUST 01-0784 Status Code: (None)	HUDSON I.C.S. 400 HUDSON LANE	SAN LEANDRO N/A	Direction: SE
27	LUST 01-0920 Status Code: (None)	LMC CONSTRUCTION 1400 14TH ST E	SAN LEANDRO N/A	Direction: NW
32	LUST 01-1154 Status Code: (None)	PENSKE TRUCK LEASING 2366 ALVARADO ST	SAN LEANDRO N/A	Direction: SW
35	LUST 01-0308 Status Code: (None)	CHERRY BLOSSOM INN/PALMA PROP. CLARKE ST & W JUANA	SAN LEANDRO N/A	Direction: NW
40	LUST 01-1614 Status Code: (None)	UNOCAL 846 MARINA BLVD	SAN LEANDRO N/A	Direction: SW
44	LUST 01-1253 Status Code: (None)	ROBINSON AUTO WORKS 1860 ALVARADO ST	SAN LEANDRO N/A	Direction: SW
51	LUST 01-1297 Status Code: (None)	SAN LEANDRO VIII THORNTON & ALVARADO	SAN LEANDRO N/A	Direction: W
11	CASITES 01360032 Status Code: NFA: No Further Action for DTSC.	PACIFIC MANUFACTURING COMPANY 13451 WASHINGTON AVENUE	SAN LEANDRO 94578	Direction: SE
13	CASITES 01360094 Status Code: AWP: Annual Work Plan - site is in remediation.	SINGER FRIDEN 2350 AND 2450 WASHINGTON AVENUE	SAN LEANDRO 94578	Direction: SE
19	CASITES 01720059 Status Code: NFA: No Further Action for DTSC.	GUERRERO MORTUARY CHAPEL 407 ESTUOILLO AVENUE	SAN LEANDRO 94577	Direction: N

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SITE #	AGENCY & ID#	ENVIRONMENTAL RISK SITE AND DIRECTION FROM SUBJECT PROPERTY	
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WITHIN 1/4 TO 1/2 MILE:

22	CASITES 01800006	ESTUDILLO HOSPITAL 345 ESTUDILLO AVENUE	SAN LEANDRO 94577	Direction: N
	Status Code: NFA: No Further Action for DTSC.			
26	CASITES 01380020	HALL RENTAL ARTS 215 ESTUDILLO AVENUE	SAN LEANDRO 94577	Direction: NW
	Status Code: NFA: No Further Action for DTSC.			
26	CASITES 01720071	SANTOS-ROBINSON MORTUARY 160 ESTUDILLO AVENUE	SAN LEANDRO 94577	Direction: NW
	Status Code: NFA: No Further Action for DTSC.			
28	CASITES 01350003	SAN LEANDRO MACHINE 663 MONTAGUE STREET	SAN LEANDRO 94577	Direction: SW
	Status Code: NFA: No Further Action for DTSC.			
36	CASITES 01320015	PFEIFFER SKYLIGHT CORPORATION 797 MARINA BOULEVARD	SAN LEANDRO 94577	Direction: SW
	Status Code: NFA: No Further Action for DTSC.			
39	CASITES 01500076	ALLIED BATTERY & ELECTRIC GAS COMPAN 699 CASTRO	SAN LEANDRO 94577	Direction: SW
	Status Code: NFA: No Further Action for DTSC.			
41	CASITES 01170016	YRETA DRYWALL 829 ESTABROOK	SAN LEANDRO 94577	Direction: SW
	Status Code: NFA: No Further Action for DTSC.			
41	CASITES 01340052	JEN-MER MANUFACTURING 875 ESTABROOK	SAN LEANDRO 94577	Direction: SW
	Status Code: NFA: No Further Action for DTSC.			
41	CASITES 01340062	CREG MANUFACTURING 823 ESTABROOK	SAN LEANDRO 94577	Direction: SW
	Status Code: NFA: No Further Action for DTSC.			
41	CASITES 01350056	L & H PRECISION TOOL & MOLDING CO IN 861 ESTABROOK STREET	SAN LEANDRO 94577	Direction: SW
	Status Code: NFA: No Further Action for DTSC.			
41	CASITES 01730055	GARY LINDSTROM TERMITE COMPANY 2128 ALVARADO STREET	SAN LEANDRO 94577	Direction: SW
	Status Code: NFA: No Further Action for DTSC.			

LIST OF SITES AND RECORDS

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SITE #	AGENCY & ID#	ENVIRONMENTAL RISK SITE AND DIRECTION FROM SUBJECT PROPERTY	
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WITHIN 1/4 TO 1/2 MILE:

42	CASITES 01340065	RETCO, DIVISION OF ROTEX PUNCH COMPA 688 WILLIAMS	SAN LEANDRO 94577	Direction: SW
	Status Code: NFA: No Further Action for DTSC.			
46	CASITES 01290023	LIQUID GOLD OIL CORPORATION 1696 MARTINEZ STREET	SAN LEANDRO 94577	Direction: W
	Status Code: SSR: Site Screening Required.			
47	CASITES 01350045	PHILIP VAUGHN TOOL & DIE 812 CASTRO STREET	SAN LEANDRO 94577	Direction: SW
	Status Code: NFA: No Further Action for DTSC.			
51	CASITES 01300023	MARAVIA CORPORATION 857 THORNTON STREET	SAN LEANDRO 94577	Direction: W
	Status Code: NFA: No Further Action for DTSC.			

WITHIN 1/2 TO 1 MILE:

4	CERCLIS CAD983608639	CENTURY PLATING COMPANY INC 1124 139TH AVE	SAN LEANDRO 94578	Direction: SE
	Status Code: (None provided)			
43	CERCLIS CAD982359085	PETERSON TRACTOR CO 955 MARINA BLVD	SAN LEANDRO 94577	Direction: SW
	Status Code: N: No further remedial action planned on most recent event record.			
63	CERCLIS CAD981415771	PG&E GAS PLANT SAN LEANDRO ALVARDO & ST JOHNS STS	SAN LEANDRO 94578	Direction: NW
	Status Code: N: No further remedial action planned on most recent event record.			
7	AWP 01990001	139TH STREET - SAN LEANDRO 750 139TH STREET	SAN LEANDRO 94578	Direction: SE
	Status Code: (None)			
62	AWP 01350119	CATERPILLAR, INC. 800 DAVIS STREET	SAN LEANDRO 94577	Direction: NW
	Status Code: (None)			
1	LUST 01-0860	KERRY & ASSOCIATES 14180 14TH ST E	SAN LEANDRO N/A	Direction: SE
	Status Code: (None)			

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SITE # AGENCY & ID# ENVIRONMENTAL RISK SITE AND DIRECTION FROM SUBJECT PROPERTY

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WITHIN 1/2 TO 1 MILE:

3	LUST 01-0546 Status Code: (None)	ED CHOVANES FORD INC. 13889 14TH ST E	SAN LEANDRO N/A	Direction: SE
4	LUST 01-0709 Status Code: (None)	GOLDEN GRAINS 1111 139TH AVE	SAN LEANDRO N/A	Direction: SE
4	LUST 01-1321 Status Code: (None)	SERVICE PLASTERING 1090 139TH AVE	SAN LEANDRO N/A	Direction: SE
5	LUST 01-1295 Status Code: (None)	SAN LEANDRO RENTAL SERVICE 14273 WASHINGTON AVE	SAN LEANDRO N/A	Direction: SE
6	LUST 01-0881 Status Code: (None)	LARSON BROTHERS LUMBER 14200 WASHINGTON AVE	SAN LEANDRO N/A	Direction: SE
7	LUST 01-0397 Status Code: (None)	CINTAS CORPORATION 777 139TH AVE	SAN LEANDRO N/A	Direction: SE
9	LUST 01-0680 Status Code: (None)	GARCIA PROPERTY 1205 BANCROFT	SAN LEANDRO N/A	Direction: NE
9	LUST 01-1329 Status Code: (None)	SHELL 1285 BANCROFT AVE	SAN LEANDRO N/A	Direction: NE
16	LUST 01-1498 Status Code: (None)	TRANSCON LINES 601 ALADDIN AVE	SAN LEANDRO N/A	Direction: S
17	LUST 01-1013 Status Code: (None)	MONTGOMERY WARD 3000 ALVARADO	SAN LEANDRO N/A	Direction: S
24	LUST 01-0205 Status Code: (None)	BICOASTAL PROPERTIES 2711 ALVARADO ST	SAN LEANDRO N/A	Direction: S

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SITE # AGENCY & ID# ENVIRONMENTAL RISK SITE AND DIRECTION FROM SUBJECT PROPERTY

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WITHIN 1/2 TO 1 MILE:

28	LUST 01-0578 Status Code: (None)	EVERGREEN 797 MONTAGUE AVE	SAN LEANDRO N/A	Direction: SW
28	LUST 01-1631 Status Code: (None)	VAN BOKKELEN & SONS PROPERTY 688 MONTAGUE AVE	SAN LEANDRO N/A	Direction: SW
34	LUST 01-1425 Status Code: (None)	STELLA D'ORO BISCUIT CO. 1000 MONTAGUE AVE	SAN LEANDRO N/A	Direction: SW
37	LUST 01-1296 Status Code: (None)	SAN LEANDRO SCHOOLS 1145 ALADDIN AVE	SAN LEANDRO N/A	Direction: SW
38	LUST 01-0685 Status Code: (None)	GELCO TRUCK LEASING 2709 TEAGARDEN	SAN LEANDRO N/A	Direction: SW
43	LUST 01-1163 Status Code: (None)	PETERSON TRACTOR COMPANY 955 MARINA BLVD	SAN LEANDRO N/A	Direction: SW
48	LUST 01-1061 Status Code: (None)	NORTHWEST MOTOR WELDING 2100 ORCHARD AVE	SAN LEANDRO N/A	Direction: SW
49	LUST 01-1526 Status Code: (None)	ULTRAMAR 1088 MARINA BLVD	SAN LEANDRO N/A	Direction: SW
52	LUST 01-0417 Status Code: (None)	CITY OF SAN LEANDRO CORP YARD 999 CARPENTER ST	SAN LEANDRO N/A	Direction: NW
53	LUST 01-0979 Status Code: (None)	MINIT AUTO CARE 497 14TH ST E	SAN LEANDRO N/A	Direction: NW
55	LUST 01-1282 Status Code: (None)	SAFeway PRESERVE PLANT 1111 MARINA BLVD	SAN LEANDRO N/A	Direction: SW

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SITE #	AGENCY & ID#	ENVIRONMENTAL RISK SITE AND DIRECTION FROM SUBJECT PROPERTY	
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WITHIN 1/2 TO 1 MILE:

58	LUST 01-0418 Status Code: (None)	CITY OF SAN LEANDRO PROPERTY 960 SAN LEANDRO BLVD	SAN LEANDRO N/A	Direction: NW
62	LUST 01-1572 Status Code: (None)	UNOCAL 1300 DAVIS ST	SAN LEANDRO N/A	Direction: NW
62	LUST 01-1681 Status Code: (None)	WORLD SAVINGS 800 DAVIS ST	SAN LEANDRO N/A	Direction: NW
64	LUST 01-0186 Status Code: (None)	BERGER TIRES 700 PERALTA AVE	SAN LEANDRO N/A	Direction: NW
64	LUST 01-0203 Status Code: (None)	BEST CONCRETE STEPS 715 PERALTA AVE	SAN LEANDRO N/A	Direction: NW
64	LUST 01-0573 Status Code: (None)	EUROCAL 863 PERALTA AVE	SAN LEANDRO N/A	Direction: NW
64	LUST 01-1680 Status Code: (None)	WM CONCRETE 851 PERALTA AVE	SAN LEANDRO N/A	Direction: NW
2	CASITES 01720055 Status Code: NFA: No Further Action for DTSC.	SPEE DEE CLEANERS 1395 MACARTHUR BOULEVARD	SAN LEANDRO 94577	Direction: NE
4	CASITES 01170032 Status Code: NFA: No Further Action for DTSC.	SERVICE LATHING COMPANY 1090 139TH AVENUE	SAN LEANDRO 94578	Direction: SE
4	CASITES 01340040 Status Code: NFA: No Further Action for DTSC.	CENTURY PLATING COMPANY INC 1124 139TH AVENUE	SAN LEANDRO 94577	Direction: SE
5	CASITES 01320016 Status Code: NFA: No Further Action for DTSC.	WESTERN METAL SASH COMPANY 534 143RD AVENUE	SAN LEANDRO 94578	Direction: SE

LIST OF SITES AND RECORDS

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SITE # SITE # ENVIRONMENTAL RISK SITE AND DIRECTION FROM SUBJECT PROPERTY

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WITHIN 1/2 TO 1 MILE:

7	CASITES 01990001	139TH STREET - SAN LEANDRO 750 139TH STREET	SAN LEANDRO 94578	Direction: SE
		Status Code: AWP: Annual Work Plan - site is in remediation.		
8	CASITES 01340059	W W NELSON RADIATION SHIELDING CONT 14118 WASHINGTON AVENUE	SAN LEANDRO 94578	Direction: SE
		Status Code: NFA: No Further Action for DTSC.		
8	CASITES 01350042	APPLIED HYDRAULIC SYSTEMS 14138 WASHINGTON AVENUE	SAN LEANDRO 94578	Direction: SE
		Status Code: NFA: No Further Action for DTSC.		
9	CASITES 01800011	BANCROFT MEDICAL LABS 1300 BANCROFT AVENUE	SAN LEANDRO 94577	Direction: NE
		Status Code: NFA: No Further Action for DTSC.		
12	CASITES 01730021	COVAL INDUSTRIES 963 PALM AVENUE	SAN LEANDRO 94577	Direction: NE
		Status Code: NFA: No Further Action for DTSC.		
17	CASITES 01280020	STANDARD T CHEMICAL COMPANY 3016 ALVARADO STREET	SAN LEANDRO 94577	Direction: S
		Status Code: NFA: No Further Action for DTSC.		
18	CASITES 01720070	STURMANS FASHION CLEANERS 566 DUTTON AVENUE	SAN LEANDRO 94577	Direction: N
		Status Code: NFA: No Further Action for DTSC.		
20	CASITES 01380006	ACCU-LENS INC 433 CALLAN AVENUE	SAN LEANDRO 94579	Direction: N
		Status Code: NFA: No Further Action for DTSC.		
23	CASITES 01240031	SKUTTER CRAFT OF CALIFORNIA 2964 TEAGARDEN STREET	SAN LEANDRO 94577	Direction: S
		Status Code: NFA: No Further Action for DTSC.		
23	CASITES 01350006	ELBENJAR INC 2968 TEAGARDEN	SAN LEANDRO 94577	Direction: S
		Status Code: NFA: No Further Action for DTSC.		
23	CASITES 01360030	GOULD INC 2993 TEAGARDEN STREET	SAN LEANDRO 94577	Direction: S
		Status Code: NFA: No Further Action for DTSC.		

LIST OF SITES AND RECORDS

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SITE #	AGENCY & ID#	ENVIRONMENTAL RISK SITE AND DIRECTION FROM SUBJECT PROPERTY	
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5/11/93

WITHIN 1/2 TO 1 MILE:

23	CASITES 01370019 Status Code: NFA: No Further Action for DTSC.	FIRST FARNEST CORPORATION 3041 YEAGARDEN STREET	SAN LEANDRO 94578	Direction: S
23	CASITES 01380017 Status Code: NFA: No Further Action for DTSC.	HUMPHREY INSTRUMENTS INC 3081 YEAGARDEN STREET	SAN LEANDRO 94577	Direction: S
23	CASITES 01420029 Status Code: NFA: No Further Action for DTSC.	KONTES GLASS OF CALIFORNIA 3045 YEAGARDEN STREET	SAN LEANDRO 94577	Direction: S
23	CASITES 01760002 Status Code: NFA: No Further Action for DTSC.	DURA STRIP OF SAN LEANDRO 2996 YEAGARDEN	SAN LEANDRO 94577	Direction: S
28	CASITES 01500065 Status Code: NFA: No Further Action for DTSC.	M A R ENGINEERING COMPANY 699 MONTAGUE AVENUE	SAN LEANDRO 94577	Direction: SW
28	CASITES 01510007 Status Code: NFA: No Further Action for DTSC.	PETTIT PAINT COMPANY 753 MONTAGUE STREET	SAN LEANDRO 94577	Direction: SW
31	CASITES 01260013 Status Code: NFA: No Further Action for DTSC.	PACKAGING INDUSTRIES 2450 ALVARADO STREET	SAN LEANDRO 94577	Direction: SW
34	CASITES 01340060 Status Code: NFA: No Further Action for DTSC.	SCANDIC SPRINGS 901 MONTAGUE	SAN LEANDRO 94577	Direction: SW
34	CASITES 01350039 Status Code: NFA: No Further Action for DTSC.	ASHLOCK COMPANY / VISTAN CORPORATION 855 MONTAGUE	SAN LEANDRO 94577	Direction: SW
34	CASITES 01360029 Status Code: NFA: No Further Action for DTSC.	NOVA INDUSTRIES 999 MONTAGUE AVENUE	SAN LEANDRO 94577	Direction: SW
43	CASITES 01350118 Status Code: SSR: Site Screening Required.	PETERSON TRACTOR FACILITY 955 MARINA BOULEVARD	SAN LEANDRO 94577	Direction: SW

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SITE # AGENCY & ID# ENVIRONMENTAL RISK SITE AND DIRECTION FROM SUBJECT PROPERTY

5/11/93

WITHIN 1/2 TO 1 MILE:

45	CASITES 01720068	DUTTON DRAPERY CLEANERS 688 EAST 14TH STREET	SAN LEANDRO 94577	Direction: NW
	Status Code: NFA: No Further Action for DTSC.			
50	CASITES 01510008	SAN LEANDRO COLOR 555 EAST 14TH STREET	SAN LEANDRO 94577	Direction: NW
	Status Code: NFA: No Further Action for DTSC.			
54	CASITES 01350114	RICH TONE QUALITY SCREW MACHINE PART 2478 TEAGARDEN	SAN LEANDRO 94578	Direction: SW
	Status Code: NFA: No Further Action for DTSC.			
56	CASITES 01240024	SAN LEANDRO DOOR 2412 TEAGARDEN STREET	SAN LEANDRO 94577	Direction: SW
	Status Code: NFA: No Further Action for DTSC.			
57	CASITES 01340090	ROY-OL INDUSTRIES 1333 MARTINEZ	SAN LEANDRO 94579	Direction: NW
	Status Code: NFA: No Further Action for DTSC.			
59	CASITES 01720085	FRUITVALE REWEAVERS 249 LEO STREET	SAN LEANDRO 94578	Direction: NW
	Status Code: NFA: No Further Action for DTSC.			
60	CASITES 01170033	M A WEBB PAINTING CONTRACTOR 2151 WAYNE AVENUE	SAN LEANDRO 94577	Direction: SW
	Status Code: NFA: No Further Action for DTSC.			
61	CASITES 01750001	H & H AUTO PAINTING 855 SAN LEANDRO	SAN LEANDRO 94577	Direction: NW
	Status Code: NFA: No Further Action for DTSC.			
62	CASITES 01350119	CATERPILLAR, INC. 800 DAVIS STREET	SAN LEANDRO 94577	Direction: NW
	Status Code: AWP: Annual Work Plan - site is in remediation.			
64	CASITES 01280051	CAL-PAC CHEMICAL 800 PERALTA AVENUE	SAN LEANDRO 94577	Direction: NW
	Status Code: NFA: No Further Action for DTSC.			
65	CASITES 01320023	BERTELSON PRECAST STEPS 777 ALVARADO	SAN LEANDRO 94578	Direction: NW
	Status Code: NFA: No Further Action for DTSC.			

LIST OF SITES AND RECORDS

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SITE # AGENCY & ID# ENVIRONMENTAL RISK SITE AND DIRECTION FROM SUBJECT PROPERTY

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WITHIN 1/2 TO 1 MILE:

66	CASITES	EMMYS LAUNDERETTE	SAN LEANDRO	
	01720046	1052 DAVIS STREET	94577	Direction: NW
	Status Code: NFA: No Further Action for DTSC.			
67	CASITES	HUMBOLDT INSTRUMENT COMPANY	SAN LEANDRO	
	01310002	400 PREDA STREET	94577	Direction: NW
	Status Code: NFA: No Further Action for DTSC.			
67	CASITES	COMPUPOP INC	SAN LEANDRO	
	01350049	400 PREDA	94577	Direction: NW
	Status Code: NFA: No Further Action for DTSC.			

LIMITATIONS OF INFORMATION:

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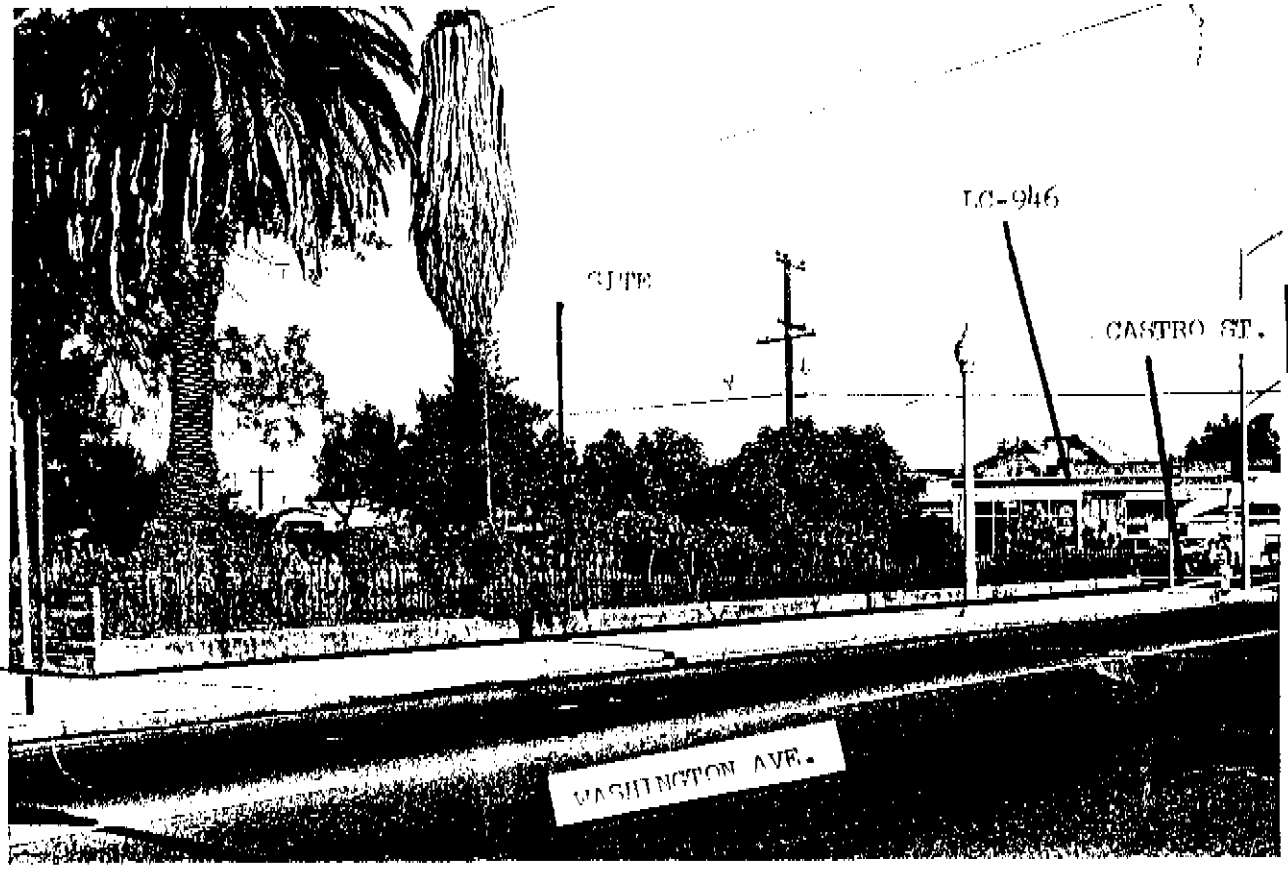
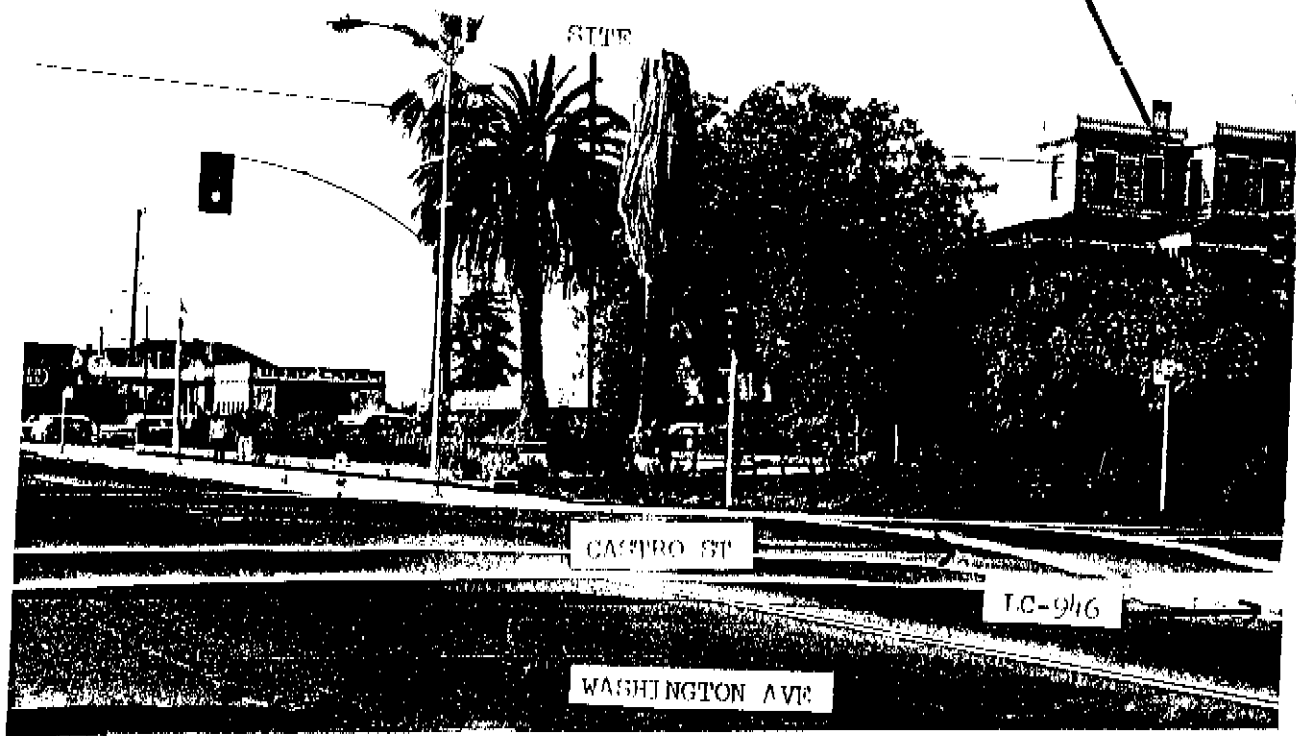
13.5 Known Station Operators

13.5 Known Station Operators

Howard Field	November 1965 - unknown
James Woodard	unknown - December 1972
Charles Raynor	December 1972 - January 1973
Temporarily closed	January 1973 - February 1973
Charles Raynor, Jr.	February 1973 - September 1973
Van Every Hillman	September 1973 - June 1978
Temporarily closed	June 1978 - November 1978
Abdul Aslam	November 1978 - May 1981
Ali Shafii-Adl	May 1981 - present

13.6 Historic Land-Use Documents

TO BE REMOVED BY OTHERS





STATE ST

AMERICA AVE

AMERICA AVE SQUARES

MILWAUKEE ST

MILWAUKEE TRADING CENTER

WATER ST

MILWAUKEE CONVENTION

RICHMOND STREET

ORIGINAL TO MANAGER REAL ESTATE - RETAIL MARKETING
DUPLICATE TO DIVISION MGR. OR REGIONAL REP. REAL ESTATE
TRIPLICATE - FILE COPY

PRELIMINARY RECOMMENDATION FOR SERVICE STATION

TO: MANAGER OF REAL ESTATE - RETAIL MARKETING

8/18/64
DATE

OWNER OR REALTOR IF KNOWN:
NAME MARGHERITA, JOSEPH, THOMAS,
ELMER M. ACCATINO

LOCATION SW Washington Ave. & Castro St.
INTERSECTION

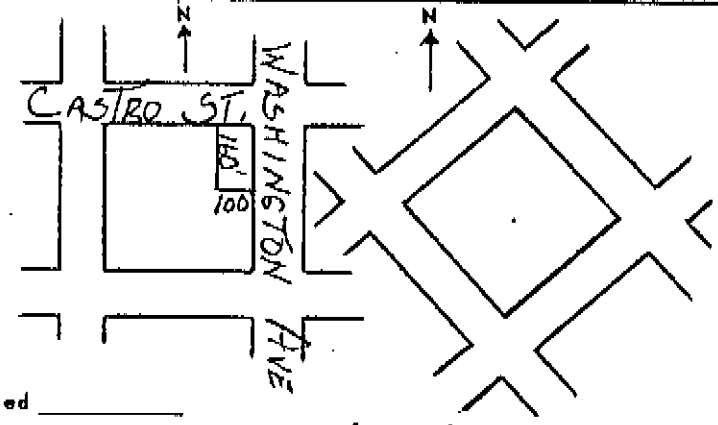
ADDRESS 291 Castro St., San Leandro

San Leandro Alameda, Calif.
CITY COUNTY STATE

PHONE _____

SUBMITTED BY: A. E. Newton
SIGNATURE

1. (A) Sketch site on applicable diagram at right. Fill in street names and show all dimensions. If site is on a gore submit separate sketch showing NORTH point at top.



(B) Principal Street Washington Ave.

(C) Mail address (if possible) _____

2. Site to be: Purchased Price \$ 80,000 Leased

3. Indicate type of station to be constructed. If special design, attach sketch and give description of materials and type constructed.
Type 300-R, 2-island, 1 1/2 76 gal. double lube bay, 2-hoists, and 2-10,000 gal. tanks.

4. Estimated monthly output:	ROYAL 76	7600	TOTAL	DIESEL
Line 1 - First Year	<u>48%</u>	<u>52%</u>	<u>26,000</u>	_____
Line 2 - Second Year	<u>✓</u>	<u>✓</u>	<u>28,000</u>	_____
Line 3 - Thereafter	<u>✓</u>	<u>✓</u>	<u>30,000</u>	_____

5. UNION OIL STATIONS:	INTERSECTION	STATION NO.	TENANCY	TYPE OF OPERATION	GALLONAGE	DIESEL
*	<u>NW Washington & Castro</u>	<u>946</u>	<u>1/31/67</u>	<u>L</u>	<u>17226</u>	<u>S+</u>
*	<u>Davis St. & Douglas Dr.</u>	<u>2512</u>	<u>3/31/66</u>	<u>L</u>	<u>31319</u>	<u>S</u>
	<u>1st Ave. & Alvarado</u>	<u>4845</u>	<u>5/31/67</u>	<u>L</u>	<u>20532</u>	<u>Su</u>
	<u>* No option to extend.</u>	_____	_____	_____	_____	_____

6. Character of Location

Neighborhood

Shopping Center

Commute

Highway or Freeway

7. Neighborhood Estimated Average Income:

\$3,000 to \$5,000

\$5,000 to \$7,000

\$7,000 up

—

X

—

8. Market Penetration of City or Area by Union Oil Company.

A. Percentage of U.O. stations to majors:

Total major stations

3

Union Oil Stations

1

Percentage

33%

B. Percentage of U.O. monthly average gallonage to total majors:

Total major mo. avg. gals.

84526

Union Oil mo. avg. gals.

17226

Percentage

20%

9. List COMPETITIVE STATIONS serving this district:

CODE: 'Type of Operation'

- E - Employee-Operated
- L - Lessee-Operated
- R - Reseller

CODE: 'Figures Obtained From'

- A - Dealer
- B - Supplier
- C - Competitive Dealer
- D - Estimate of person preparing form

INTERSECTION	TYPE OF OPERATION	BRAND OF GASOLINE	GALLONAGE	FIGURES OBTAINED FROM
1. NW Hayes & W. Tuana	L	Mobil	27000	A
* 2. NW Washington & Thurston	L	Texaco	19000	C
3. SE E. 14th & Mand Ave	L	Richfield	21300	A
4. _____	_____	_____	_____	_____
5. _____	_____	_____	_____	_____

6. * This unit because of small land area
7. and antiquated facilities should not
8. be considered as true competition.

9. _____
10. _____

LA

SERVICE STATION
SCOPE OF WORK AND COST ESTIMATE

SS _____ Location Washington & Castro Street DATE 8-18-64
 (New) San Leandro
 Proposal (Retrodct) By John F. Davidson

I. SITE PREPARATION: \$ 1,500
Remove trees and grade site

II. OFF-SITE IMPROVEMENTS: \$ _____

III. FACILITIES: 300R, Side Entry, Two Bay, Two Islands
 A. Basic Cost ----- \$ 47,000.00

B. Optional Costs:		<u>Add</u>	<u>Deduct</u>
1. Signs:		\$ _____	\$ _____
2. Building:		\$ _____	\$ _____
3. Canopies:		\$ _____	\$ _____
4. Electrical:		\$ _____	\$ _____
5. Equipment: <u>Second Hoist</u>		\$ <u>700</u>	\$ _____
6. Yard: <u>Rolladoor</u>	<u>(1,000)</u>	\$ <u>5,500</u>	\$ _____
<u>6' high block wall near</u>	<u>property line, 260'</u>	<u>(4,000)</u>	
<u>Landscaping</u>	<u>(500)</u>		
Total Additions - Deductions		\$ <u>6,200</u>	\$ _____
Net Change			\$ <u>6,200</u>
Total Facilities			\$ <u>53,200.00</u>
Area Adjustment - <u>8%</u>	<u>3,300</u>		\$ <u>3,300.00</u>
TOTAL ESTIMATE			\$ <u>58,000.00</u>

IV To leave out tire cabinet, make front entry with third bay add----- 2,500

WARRANTY DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, UNION OIL COMPANY OF CALIFORNIA, a corporation organized under the laws of the State of California, Grantor, hereby grants to BURTIS CORPORATION, a Delaware corporation, Grantee, the following described real property in the County of Alameda

State of California:

A Portion Lot Numbered 25, as said Lot is shown upon that certain map entitled "Map of the Hemme Tract, in the Town of San Leandro, Alameda Co., Cal.," filed October 1st, 1889, in Book 9 of Maps, at page 33, in the office of the County Recorder of said Alameda County, described as follows:

Commencing at the point of intersection of the western line of Washington Avenue, formerly called Watkins Street, with the Southern line of Castro Street, as said Streets are shown on the Map hereinafter referred to; running thence westerly and along the said line of Castro Street One Hundred feet; thence at right angles southerly One Hundred Sixty feet; thence at right angles easterly One Hundred feet to the said line of Washington Avenue; thence northerly and along the said line of Washington Avenue One Hundred Sixty feet to the said line of Castro Street and the point of commencement.

Being Assessor's Arb No. 75-73-1-2 PORTION

EXCEPTING THEREFROM the following described property:

BEGINNING at the point of intersection of the Southwestern line of Washington Avenue, formerly Watkins Street, with the Southeastern line of Castro Street, as said streets are shown on said map; thence along the said Southeastern line of Castro Street Southwesterly 40 feet to a point of cusp with a tangent curve concave to the Southwest, having a radius of 40 feet and a central angle of 90°; thence along said curve Northeasterly, Easterly and Southeasterly 62.83 feet to a point of cusp with a tangent line, said tangent line being the said Southwestern line of Washington Avenue; thence along the said Southwestern line of Washington Avenue Northwesterly 40 feet to the point of beginning.

The above described parcel of land contains 343.36 square feet, more or less.

Request of request of
UNION OIL COMPANY OF CALIFORNIA
D.B.A.: UNOCAL
When recorded return to
UNOCAL
Manager of Real Estate
P. O. Box 5155
San Ramon, CA 94583

30277877

DEED

901

FOR THE CONSIDERATION OF TEN DOLLARS, and other valuable consideration, receipt of which is hereby acknowledged, BURTIS CORPORATION, a Delaware corporation, Grantor, does hereby convey to UNION OIL COMPANY OF CALIFORNIA, dba UNOCAL, a California corporation, Grantee, all that certain real property situated in the County of Alameda, State of California, more particularly described on Exhibit "A" attached hereto and made a part hereof, together with all buildings and improvements thereon and all rights of way or use, servitudes, licenses, easements, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Subject to covenants, conditions, restrictions, reservations, rights, rights of way and easements, if any, of record.

AND GRANTOR does not make any representation or warranty whatever except that it does covenant that it has not done or suffered anything whereby said premises have been conveyed, mortgaged, transferred or encumbered in any way whatever except for Allowed Encumbrances (as defined in the Lease dated May 31, 1966, between Burtis Corporation, and Union Oil Company of California (the "Lease")) and any interest created by Grantor or Assignee (as defined in the Lease) upon its exercise of any right under the Lease upon any Default (as defined in the Lease) of Grantee.

IN WITNESS WHEREOF, said Grantor has caused its corporate name and seal to be affixed hereto and this instrument to be executed by its officers thereunto duly authorized.

Dated as of the 16th day of August, 1990.

BURTIS CORPORATION

Attest:

[Signature]

By [Signature]

NO PROPERTY TRANSFERRED-LEASE CANCELLATION-ONLY.
LEASE LESS THAN THIRTY (30) YEARS

EXHIBIT "A"

SERVICE STATION 5430

The following described real property in the County of Alameda, State of California:

A Portion Lot Numbered 25, as said Lot is shown upon that certain map entitled "Map of the Hemme Tract, in the Town of San Leandro, Alameda Co., Cal.," filed October 1st, 1889, in Book 9 of Maps, at page 33, in the office of the County Recorder of said Alameda County, described as follows:

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Being Assessor's Arb No. 75-73-1-2 PORTION

EXCEPTING THEREFROM the following described property:

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The above described parcel of land contains 343.36 square feet, more or less.

SUBJECT TO covenants, conditions, restrictions, reservations, rights, rights of way and easements, if any, of record.

6/3
DB

RECORDED IN OFFICIAL RECORDS
OF ALAMEDA COUNTY, CALIF.
RENE C. DAVIDSON, County Recorder
OCT 18 1990
AM 7:8,9,10,11,12,1,2,3,4,5,6 PM



NORTHERN CALIFORNIA DIVISION

DIVISION REGION OR COMPANY

Group 25	Cost Center Number 0005430	Location/Address SERVICE STATION NO. 5430 1935 WASHINGTON AVENUE SAN LEANDRO, CALIFORNIA	<input type="checkbox"/> Additional Authorization
Return on Investment	Required %	This Proposal %	Original Authorization \$ _____
Estimated Months To Complete	1		Additional Cost \$ _____
Write Off Of	<input type="checkbox"/> Yes	Accountant	Environmental Air Water Land & Other
Original Investment	<input checked="" type="checkbox"/> No	Date	Dollars \$ _____ \$ _____ \$ _____
Budgeted	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Cancellation

Expenditure Description	\$ CAPITAL	\$ EXPENSE/OTHER
<p>This expenditure is requested to provide funds for the emergency repiping of both super and unleaded product lines at subject station as necessitated by a severe leak in the unleaded regular system.</p> <p>Work has already been completed due to emergency situation.</p> <p style="text-align: right;">COST-----</p>		\$4,326.19

APPROVED <i>[Signature]</i>	DATE 6/14/76	AMOUNT REQUESTED CAPITAL LAND \$ _____ FACILITIES \$ _____ 920-619 EXPENSE \$ 4,326.19 ACCOUNTS RECEIVABLE \$ _____ OTHER \$ _____ TOTAL \$ 4,326.19			
APPROVED	DATE				
APPROVED	DATE				
APPROVED	DATE				
VICE PRESIDENT	DATE				
PRESIDENT UNION 76 DIVISION	DATE	EXECUTIVE COMMITTEE	DATE	COMPTROLLER	INITIAL
				76 DIVISION	CORPORATE