

12/7/95 con't

What did Sadler use the property for? Good question. Bank never operated USTs. They evicted Rodgers in 1970. She has not seen the lease w/Signal, but suspects there is indemnifying language in it, which was boilerplate. She has memos of leases (does not contain all the terms of the lease) for these dates: 10/9/61 bet United Bank and Signal, 4/11/51 bet Central Bank and Signal, and 1/5/42 bet Central Bk and Signal. If we won't remove them from the NOR, then they want "secondary RP status" (see language in the NOR).

Discussed w/TP: We are obligated by the SWRCB contract to pick a "date first discovered." Without other information (date of leak, last date tanks were emptied), we pick the TR date.

12/8/95 lm S. Nichols re what TP said.

12/13/95 Reviewed 12/8 letter from S. Nichols to Chevron. Says they are not responsible. Chevron is. Threatens to sue.

Reviewed 11/14/95 "Additional Site Assessment" report by GTI. **Soil results: up to 14,000 ppm TPHg and 120 ppm benzene (MW1). GW results: up to 170,000 ppb TPHg and 19,000 ppb benzene (MW1). OUCH!!!** They now have 4 Mws. **GW flowed SW at 0.002 ft/ft on 10/27/95.** MW3 had a strong odor while sampling; see appendix D.

Wrote letter to all 3 RPs.

12/19/95 mess fm and to Jim Scott: I wrote the 3 Rps a letter, dated 12/13, instructing them on next step. I see no reason why his client cannot proceed asap (that was his concern), with this guidance. As for Hollis Rodgers, before adding him to RP list, I'd like to see a chain of title, or history of site ownership. Can he provide me w/this? I'm a bit confused, bec I thought the Bank was the only po until the Sadlers bought it. Does he want to be on cc list (of my letters)?

Mess fm Jim Scott: Bank took title from H. Rodgers by foreclosure. The Bank has it on record that H. Rodgers was last tank operator. Rodgers is their best bet for cleaning up the site. (WHY?) **He will try to get doc. Of ownership.**

- 8/24/95 MM phoned: he wants First Interstate listed as RP on NOR. They were former property owner and trustee. They've been mtg w/Bank, who is hesitant to admit any responsibility. Listing them on the NOR may give them some leverage.
- 8/25/95 spoke w/MM: Bank removed USTs in 1973, but contam was not discovered until 1989, when first report was generated for site, by SCI, for City of Oakland. Prop is in a redevelopmt area. There was an interim site operator (and possible po), after Chevron left site. They are getting encroachment permit for MW inst. Is it taking longer than usual? He does not know. Let me know if I can help.
- 12/1/95 mess fm Jim Scott: wants to add Bank bec they removed the USTs. See 10/18/94 letter. First Interstate came back on title (without a lessee) in 1971 or 1972. He thinks their liability begins after that re-entry date on title that would give them some sort of guarantees. Not certain of a specific date.

Tc w/JC: he teaches real estate. Quitclaim deed transfers all rights the owner had. It's used when the owner thinks they have some liability. Bank never operated USTs, but they removed the USTs. They must have known there was contamination. Last tank operator was Hollis Rodgers. He either leased the site from Bank, or a contract for deed (type of purchase agreement). He was there from 1965 til 2/13/70. Hollis is dead (verbal info). Prior to Hollis, site was operated by Signal Oil, which was acquired fm Exxon by Chevron as a successor. While Signal operated it, property was in trust to the Bank. Signal leased it from the Bank.

Discussed w/TOM. We CAN name the Bank because we have to pick a "date contam first discovered" (see Rbase). Unless the Bank can prove the tanks were emptied and had no holes when they were removed, we will use the date of TR as the "date 1st discovered." We have no other choice of date to choose. Add Bank as 3rd RP (former po).

- 12/7/95 Sandy Nichols phoned. She is atty for First Interstate. Wants to know why they were named on NOR. Explained to her why we named them. She has a 6/30/72 invoice fm Bay Cities Paving for disposal and backfill. **She strongly disagrees that we can use the date first discovered as 6/72.** The Quitclaim deed means that their rights were assigned to Sadler. Yes, the liabilities were shifted to Sadler because the sale was "as is." He bought the

6/7/95 spoke w/Roger Rapport: The adjacent land on N and E side of the property which they want cleaned up when Chevron cleans up their site. City owns these strips, not the actual adjacent lots. Strips are approx 15-25' in width. He was given this project 6 months ago. (He assumes that the adjacent properties are contaminated.) Vehicles may have been parked on these adjacent properties while being serviced at Signal station. He doesn't know what happened to the sump waste. Maybe it's still in the sump. Chevron's estimate of cleanup was about 1/3 less than SCI's estimate. I'll cc future letters to Roger Rapport, Business Relocation Coordinator, City of Oakland, OHND, 1333 Broadway, 4th Floor, Oakland 94612. Faxed ltr to him at 238-2226. **He'll get back to me about the sump waste--what happened to it?**

6/8/95 mess fm RR: doesn't know what happened to it, but remember, the City does not own the property.

6/20/95 Jim Scott phoned: 415-399-1797 He is a realtor w/BPH Mortgage, which is affiliated with Aurora Co. His client is Mr. and Mrs. Sadler (Terrell and Oliana). He wants to build housing onsite. Their address is 814 Brooklyn Av., not 618 Brooklyn Ave. Their home # is 835-5741, and Oliana's work # is 415-554-0851. Left mess Oliana Sadler: what is correct address? Yes, wp was approved. Should I add her to her husband's name as p.os? mess fm Oliana Sadler: Her address IS 618 Brooklyn Ave. So I had the right address after all. Mess to OS: great, but should I still include her as RP? Status is that I have not heard from Chevron, but expect to hear from them prior to field work, as stipulated in my acceptance letter.

Assessor's fiche says Terrell Sadler, 618 Brooklyn Ave, and has the date 4/4/79.

6/26/95 mess fm MM: field work will begin late July, early Aug. He also got a call from Jim Scott.

8/24/95 Jim Scott phoned 1) Can I help MM by phoning downtown? He's waiting for a City permit. 2) They want First Interstate Bank listed as RP. He has documentation; will fax. They removed the USTs. 1947-65 Signal operated station. Two previous operators. 1965-7 Mr. Hollis Rogers operated station. They cannot find him. First Interstate foreclosed.

MM phoned: he wants First Interstate listed as RP on NOR. They were former property owner.

5544

for extraction. He speculates we'll need to do excavation, unless we find FP. The reason for 15' MWS is that they anticipate excavation. It's cheaper for them to stick w/traditional drilling methods. If we hit FP, he'll have Terra Vac bid on remediation. RE TPHd analysis, I noticed that the SCI data include a footnote for the TEH, which indicates that TEH was quantified "as gasoline." So he thinks they got the heavier chains of TPhg, where they overlap w/TPhd, as opposed to heavier chains of TPHd. He'll try to get the lab reports. I'll **hold off on ltr until he gets that info.** He'll ask GTI how comfortable they are w/sampling from a well screened 3' below first water. The question is would that sample be representative? What's the deepest depth they can excavate a well out in the future? Zone 7 wants them to completely remove wells.

4/26/95 Wrote NOR

5/26/95 Lori Casias questioned my words on NOR: "successor co." Does Chevron lease the site? Are they the lessee? If so, cross out "successor co." and write in "lessee."

Reviewed 5/9/95 letter from Chevron, and attached lab reports for the 10/13/89 SCI report. The lab reports quantify Extraction Method 3550 for gasoline, kerosene, diesel, and other. Why does this include gasoline? BC says its just another way to quantify it. Gas is purge and trap by 5030.

Wrote letter to RP

5/30/95 mess fm MM: Chevron is NOT the lessee. City wants to build low-income housing.

5/31/95 mess fm MM: they were a former operator through their co, a subsidiary of the old Standard Oil Co.

6/5/95 Reviewed 5/25/95 transmittal from Chevron: remainder of analytical data from SCI invest. **Was the sump pit waste ever disposed?** Doc? It was HW, bec. it was 1400 mg/kg lead.

6/6/95 left mess for Roger Rapport: 238-3502: City of Oakland, Office of Housing and Neighborhood Devel. Was the sump waste disposed?

Site Summary STID 5544
former Signal Station
Signal was a former operating co. of Standard Oil
Chevron bought out Standard Oil
800 Center St.
Oak 607

4/11/95 Briefly reviewed 10/13/89 SCI report. The map was incorrectly copied. Left mess MM re better map. I'm wondering if this is the same "former Chevron" as the one claimed to be at Cypress and 7th St. (now known as Trucker's Fuel).

4/14/95 mess fm MM: this was not a former Chevron. Signal was former operator company of standard oil.

completed LOP Transfer form and gave to Norma. We need a STID for this case.

4/25/95 Reviewed 10/13/89 SCI report. HCs were found in the former UST and pump island areas (up to 14,000 ppm TEH and up to 31,000 ppm TVH, and up to 500 ppm benzene in soils). **The lab reports are not included.** Also got HCs in gw (grab samples). GW first encountered at 11-13'bgs. They postulate that FP likely exists on gw. The oily waste in the sump contains elevated concs of PB and 8270 compounds. **This waste should be handled as HW.**

Reviewed 3/27/95 "Work Plan for Additional Site Assessmt," by GTI. Includes 7 SBs and converting 4 to MWS. Drill SB 1-3 to 12'bgs. (Remember gw was at 11-13'bgs in 1989; it may be higher now.) MWS will be drilled to 15'bgs.

Comments: 1) how about placing MW1 S of the former USTs, in order to be more DG? 2) what is the purpose of the placement of SBs 1-3? 3) how many samples per boring, and at what depths? Two per SB w/the highest PIDs; see page 2. 4) Let's include TPHd in the soil analysis. *no need* Maybe include O&G in MW2 water? Add TPHd to gw in all 4 MWS. 5) include the survey report 6) how about extending the well screen 10' below the first water, instead of only 3'? see pg 2

not nec.

not nec.