

ExxonMobil Refining & Supply Company
Global Remediation – US Retail
4096 Piedmont Avenue #194
Oakland, California 94611
510.547.8196
510.547.8706 Fax
jennifer.c.sedlachek@exxonmobil.com

Jennifer C. Sedlachek
Project Manager

RECEIVED

8:13 am, May 15, 2007

Alameda County
Environmental Health

ExxonMobil
Refining & Supply

May 4, 2007

Mr. Steven Plunkett
Alameda County Health Care Services Agency
Department of Environmental Health
1131 Harbor Bay Parkway, Room 250
Alameda, California 94502-6577

RE: Former Exxon RAS #7-3006/720 High Street, Oakland, California.

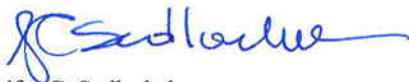
Dear Mr. Plunkett:

Attached for your review and comment is a copy of the letter report entitled *Well Destruction Report*, dated May 4, 2007, for the above-referenced site. The report was prepared by Environmental Resolutions, Inc. (ERI) of Petaluma, California, and details well destruction activities for the subject site.

I declare, under penalty of perjury, that the information and/or recommendations contained in the attached document or report is true and correct to the best of my knowledge.

If you have any questions or comments, please contact me at 510.547.8196.

Sincerely,



Jennifer C. Sedlachek
Project Manager

Attachment: ERI's Well Destruction Report, dated May 4, 2007

cc: w/ attachment
Mr. Chuck Headlee, California Regional Water Quality Control Board, San Francisco Bay Region
Mr. Mansour Sepehr, Ph.D., P.E., SOMA Environmental Engineering, Incorporated

w/o attachment
Ms. Paula Sime, Environmental Resolutions, Inc.



*Southern California
Northern California
Pacific Northwest
Southwest
Texas
Montana*

May 4, 2007
ERI 201003.R29

Ms. Jennifer C. Sedlachek
ExxonMobil Refining & Supply – Global Remediation
4096 Piedmont Avenue #194
Oakland, California 94611

SUBJECT Well Destruction Report
Former Exxon Service Station 7-3006
720 High Street, Oakland, California

Ms. Sedlachek:

At the request of Exxon Mobil Corporation (Exxon Mobil), Environmental Resolutions, Inc. (ERI) performed well destruction at the subject site. Well destruction activities were requested by the property owner, the California Department of Transportation (Caltrans), because of planned Interstate 880 corridor redevelopment activities in the vicinity of well MW1. Well destruction activities were approved by the Alameda County Health Services Agency (the County), in a letter dated November 29, 2006. A copy of the regulatory correspondence is included in Attachment A.

SITE BACKGROUND

Site Location and Land Use

The site is located on the southeast corner of the intersection of High Street and Coliseum Way in Oakland, California (Plates 1 and 2). The site is located on relatively flat terrain at an elevation of approximately 14 feet, as depicted on the Oakland East, California quadrangle U.S. Geological Survey 7.5 Minute Series map. Topography in the site vicinity slopes gently to the southwest. Interstate 880 (I-880) is an elevated freeway located west of the site. The Oakland Estuary Tidal Canal is located approximately 1,900 feet southwest of the site. The canal is connected to the San Leandro Bay, which is part of the San Francisco Bay, and is located approximately 3,100 feet south of the site.

Land use in the vicinity of the site is predominately industrial. To the north across High Street is Larm's Building Materials, adjacent to the site to the northeast is a lumber yard (formerly a dry cleaning plant [Bell Cleaning and Dyeing Co.] dating to the 1920s and an automobile wrecking yard [Ed's Auto Parts] dating from 1953 to 1969), and to the southeast by Alameda Avenue is a vacant lot. To the south across Alameda Avenue is the Southern Pacific Railroad line. To the west is the elevated I-880 freeway.

WELL DESTRUCTION

Permits and Field Methods

Prior to initiating field activities, ERI obtained a monitoring well destruction permit from the Alameda County Public Works Agency Water Resources Section (ACPW). Additionally, ERI obtained an encroachment permit from Caltrans. Copies of the permits are included in Attachment B. The work was performed in accordance with the well destruction permit, a site-specific health and safety plan, and ERI's standard field protocol (Attachment C).

Environmental Resolutions, Inc.

601 North McDowell Blvd., Petaluma, CA 94954-2312 | Tel: 707.766.2000 | Fax: 707.789.0414 | Contractor # A/C10-611383

Fieldwork

In the encroachment permit dated September 20, 2006, Caltrans requested that well MW1 be destroyed by December 31, 2006, due to planned redevelopment activities in the area of well MW1 (Plate 2). Well destruction activities were originally scheduled to occur in conjunction with the December 2006 soil and groundwater investigation (ERI, 2007). However, the Pacific Gas and Electric Company (PG&E) had already begun trenching for a 42-inch natural gas main tie-in approximately 1-foot south of well MW1. Because of the proximity of the trench, pressure-grouting using neat cement or over-drilling of the well was not feasible and well destruction activities were postponed pending completion of PG&E activities.

Upon completion of PG&E activities it was determined that PG&E had backfilled the trench with pea-gravel and sand from approximately 3 to 12 fbg. Well details for well MW1 show the well screened from 4 to 29 fbg (Attachment D). It was determined that pressure-grouting of the well could lead to inadvertently grouting the PG&E backfill material and limiting access to the utility. ERI personnel discussed the situation with Ms. Vicky Hamlin, an inspector with ACPW, and the ACPW agreed that well MW1 should be destroyed by filling the well casing from total depth to surface with thick grout via tremie pipe.

On March 26, 2007, ERI observed Woodward Drilling Company, Inc. (Woodward), of Rio Vista, California grout well MW1 to the ground surface. Ms. Hamlin with the ACPW observed the well destruction activities. A copy of the State of California Department of Water Resources Well Completion Report (DWR Form 188) is included in Attachment E.

Waste Disposal

Rinsate water generated during well destruction activities was collected and is temporarily stored on site in two 55-gallon drums pending characterization and disposal. ERI will submit waste disposal documentation under separate cover, following transport and disposal to facilities selected by Exxon Mobil.

CONCLUSIONS

This report documents the destruction of groundwater monitoring well MW1 located at the subject site according to direction provided by the County and the ACPW.

DOCUMENT DISTRIBUTION

ERI recommends that a signed copy of this report be forwarded to the following:

Mr. Steven Plunkett
Alameda County Health Care Services Agency
Department of Environmental Health
1131 Harbor Bay Parkway, Suite 250
Alameda, California 94502-6577

Mr. Chuck Headlee
California Regional Water Quality Control Board
San Francisco Bay Region
1515 Clay Street, Suite 1400
Oakland, California 94612

Mr. Mansour Sepehr, Ph.D., P.E.
SOMA Environmental Engineering, Incorporated
6620 Owens Drive, Suite A
Pleasanton, California 94588

LIMITATIONS

This report was prepared in accordance with generally accepted standards of environmental practice in California at the time this investigation was performed. This report has been prepared for Exxon Mobil, and any reliance on this report by third parties shall be at such party's sole risk.

Please contact Ms. Paula Sime, ERI's project manager for this site, at (707) 766-2000 with any questions regarding this report.



Sincerely,
Environmental Resolutions, Inc.

Rebekah Westrup
Senior Staff Geologist

Heidi Dieffenbach-Carle
Heidi Dieffenbach-Carle
P.G. 6793

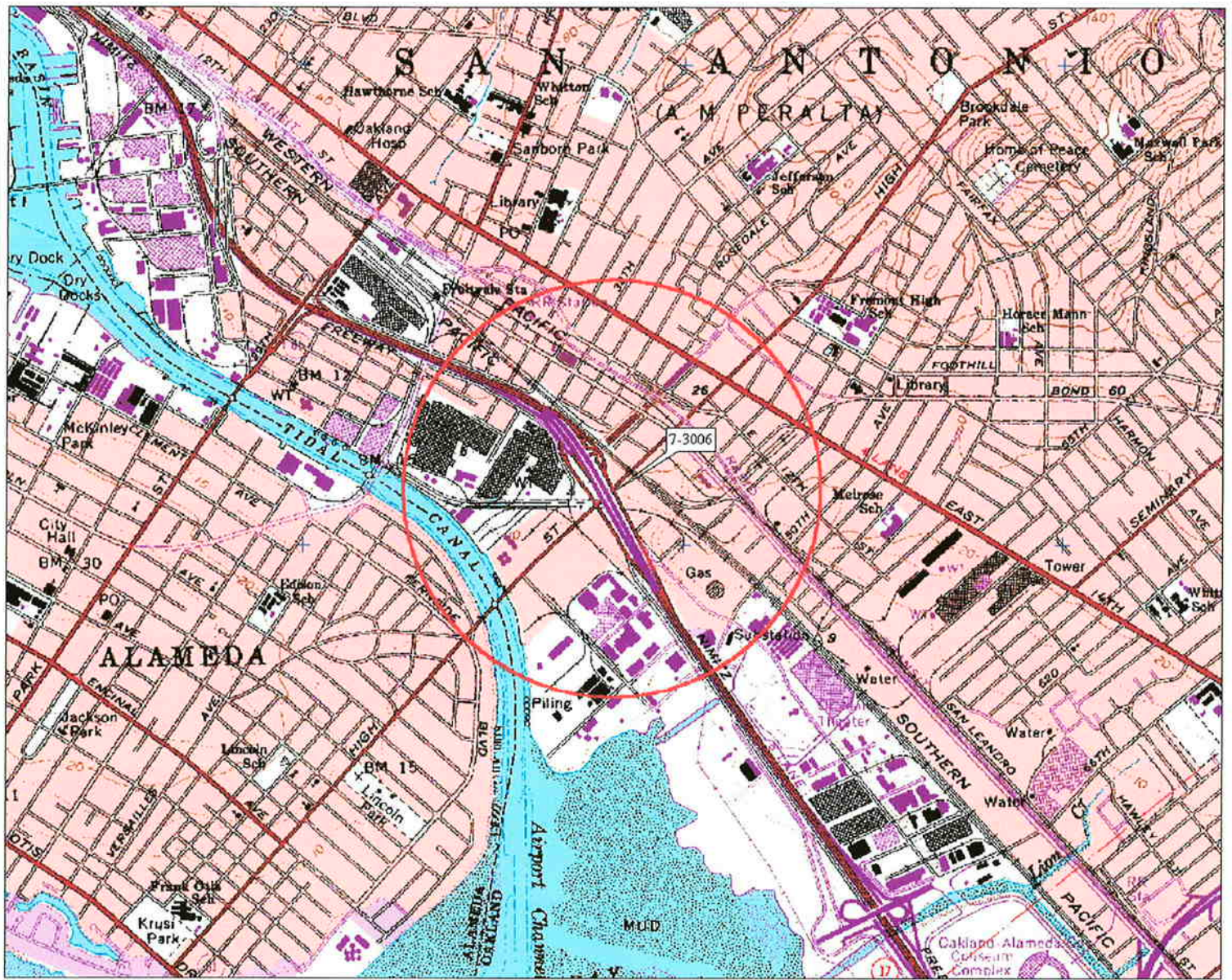
Attachments: References

- Plate 1: Site Vicinity Map
- Plate 2: Generalized Site Plan

- Attachment A: Regulatory Correspondence
- Attachment B: Permits
- Attachment C: Field Protocol
- Attachment D: Boring Log and Well Construction Details
- Attachment E: Department of Water Resources Form 188

REFERENCES

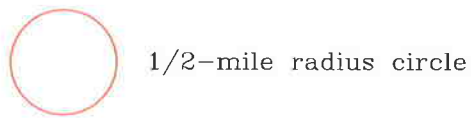
Environmental Resolutions, Inc. (ERI). January 26, 2006. *Soil and Groundwater Investigation Report with Updated Site Conceptual Model and Monitoring Well Replacement Recommendations, Former Exxon Service Station 7-3006, 720 High Street, Oakland, California.*



3-D TopoQuads Copyright © 1999 DeLorme Topographic, ME 04096 Source Data: USGS 550 ft Scale: 1:19,200 Detail: 13-0 Daters: WGS84

FN 2010

EXPLANATION



APPROXIMATE SCALE



SOURCE:
Modified from a map
provided by
DeLorme 3-D TopoQuads

SITE VICINITY MAP

FORMER EXXON SERVICE STATION 7-3006
720 High Street
Oakland, California

PROJECT NO.

2010

PLATE

1





APPROXIMATE SCALE



FN 20100006



GENERALIZED SITE PLAN

FORMER
 EXXON SERVICE STATION 7-3006
 720 High Street
 Oakland, California

EXPLANATION

- MW14 Groundwater Monitoring Well
- AS6 Air Sparge Well
- RW4 Recovery Well
- MW15 Destroyed Groundwater Monitoring Well
- VW3/B37 Soil Vapor Extraction Well
- VW1/B35 Soil Vapor Extraction Well
- RW7 Destroyed Recovery Well

PROJECT NO.

2010

PLATE

2

ATTACHMENT A
REGULATORY CORRESPONDENCE

ALAMEDA COUNTY
HEALTH CARE SERVICES



AGENCY
DAVID J. KEARS, Agency Director

RECEIVED
DEC 01 2006

ENVIRONMENTAL HEALTH SERVICES
ENVIRONMENTAL PROTECTION
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6700
FAX (510) 337-9335

November 29, 2006

BY: _____

Ms. Jennifer Sedlachek
ExxonMobil Refining & Supply – Global Remediation
4096 Piedmont Avenue #194
Oakland, CA 94611

Mr. Mohammad Mashhoon
Mash Petroleum Inc.
5725 Thornhill Drive
Oakland, CA 94611

Mr. Victor Chu
3915 Forest Hill Avenue
Oakland, CA 94602

Subject: Fuel Leak Case No. R00000491, Exxon #7-3006, 720 High Street, Oakland, CA 94601
– Work Plan Approval

Dear Ms. Sedlachek: Messrs. Mashhoon and Chu

Alameda County Environmental Health (ACEH) staff has reviewed the fuel leak case file for the above-referenced site and the document entitled, "Work Plan for Limited Site Investigation and Well Installation Activities," dated November 11, 2006. The scope of work for the Work Plan proposes the abandonment of monitoring well MW-1. ACEH concurs with the proposed scope of work as stated in the Work Plan provided the following recommendations are implemented.

We request that you perform the proposed work, and send us the reports described below. Please provide 72-hour advance written notification to this office (e-mail preferred to steven.plunkett@acgov.org) prior to the start of field activities.

TECHNICAL COMMENTS

1. **Monitoring Well Abandonment and Replacement.** Environmental Resolutions Inc. (ERI) has been informed by the California Department of Transportation (Caltrans) that monitoring well MW-1 must be removed due to the installation of a retaining wall and other facilities beneath the Highway 80 corridor. Monitoring well removal will be completed in conjunction with the offsite investigation requested by ACEH. After the completion of work by Caltrans, and prior to the replacement of monitoring well MW-1, ACEH recommends that soil and groundwater data collected during the subsurface investigation be used to evaluate geologic and hydrogeologic conditions downgradient of the site. Subsequently, the evaluation will be used to determine the appropriate location for replacement monitoring well MW-1R. ACEH suggests the use of monitoring wells designed with screen intervals of between 2 to 5 feet, as these wells will likely be representative of depth discrete groundwater conditions. Prior to the installation of replacement monitoring wells, we request that ERI provide ACEH with their

monitoring well construction. Present your recommendations for monitoring well replacement in the SWI report requested below.

TECHNICAL REPORT REQUEST

Please submit technical reports to Alameda County Environmental Health (Attention: Steve Plunikett), according to the following schedule:

- **January 30, 2007** – Soil and Groundwater Investigation Report with Monitoring Well Replacement Recommendations

These reports are being requested pursuant to California Health and Safety Code Section 25296.10. 23 CCR Sections 2652 through 2654, and 2721 through 2728 outline the responsibilities of a responsible party in response to an unauthorized release from a petroleum UST system, and require your compliance with this request.

ELECTRONIC SUBMITTAL OF REPORTS

ACEH's Environmental Cleanup Oversight Programs (LOP and SLIC) now request submission of reports in electronic form. The electronic copy is intended to replace the need for a paper copy and is expected to be used for all public information requests, regulatory review, and compliance/enforcement activities. Instructions for submission of electronic documents to the Alameda County Environmental Cleanup Oversight Program FTP site are provided on the attached "Electronic Report Upload Instructions." Submission of reports to the Alameda County FTP site is an addition to existing requirements for electronic submittal of information to the State Water Resources Control Board (SWRCB) Geotracker website. In September 2004, the SWRCB adopted regulations that require electronic submittal of information for groundwater cleanup programs. For several years, responsible parties for cleanup of leaks from underground storage tanks (USTs) have been required to submit groundwater analytical data, surveyed locations of monitoring wells, and other data to the Geotracker database over the Internet. Beginning July 1, 2005, electronic submittal of a complete copy of all reports is required in Geotracker (in PDF format). Please visit the State Water Resources Control Board for more information on these requirements (http://www.swrcb.ca.gov/ust/cleanup/electronic_reporting).

PERJURY STATEMENT

All work plans, technical reports, or technical documents submitted to ACEH must be accompanied by a cover letter from the responsible party that states, at a minimum, the following: "I declare, under penalty of perjury, that the information and/or recommendations contained in the attached document or report is true and correct to the best of my knowledge." This letter must be signed by an officer or legally authorized representative of your company. Please include a cover letter satisfying these requirements with all future reports and technical documents submitted for this fuel leak case.

PROFESSIONAL CERTIFICATION & CONCLUSIONS/RECOMMENDATIONS

The California Business and Professions Code (Sections 6735, 6835, and 7835.1) requires that work plans and technical or implementation reports containing geologic or engineering evaluations and/or judgments be performed under the direction of an appropriately registered or

certified professional. For your submittal to be considered a valid technical report, you are to present site specific data, data interpretations, and recommendations prepared by an appropriately licensed professional and include the professional registration stamp, signature, and statement of professional certification. Please ensure all that all technical reports submitted for this fuel leak case meet this requirement.

UNDERGROUND STORAGE TANK CLEANUP FUND

Please note that delays in investigation, later reports, or enforcement actions may result in your becoming ineligible to receive grant money from the state's Underground Storage Tank Cleanup Fund (Senate Bill 2004) to reimburse you for the cost of cleanup.

AGENCY OVERSIGHT

If it appears as though significant delays are occurring or reports are not submitted as requested, we will consider referring your case to the Regional Board or other appropriate agency, including the County District Attorney, for possible enforcement actions. California Health and Safety Code, Section 25299.76 authorizes enforcement including administrative action or monetary penalties of up to \$10,000 per day for each day of violation.

If you have any questions, please call me at (510) 383-1767.

Sincerely,



Steven Plunkett
Hazardous Materials Specialist

cc: Paula Sime
Environmental Resolutions, Inc.
601 North McDowell Blvd.
Petaluma, CA 94954

Donna Drogos, ACEH
Steven Plunkett, ACEH
File

ATTACHMENT B

PERMITS

Alameda County Public Works Agency - Water Resources Well Permit



399 Elmhurst Street
Hayward, CA 94544-1395
Telephone: (510)670-6633 Fax:(510)782-1939

Application Approved on: 12/07/2006 By suel

Permit Numbers: W2006-1026
Permits Valid from 12/08/2006 to 03/27/2007

Application Id: 1164046925810
Site Location: 720 High St. Oakland, CA
(former Exxon Service Station 7-3006)
Project Start Date: 12/08/2006
Extension Start Date: 12/08/2006
Extension Count: 1

City of Project Site:Oakland

Completion Date:03/27/2007
Extension End Date: 03/27/2007
Extended By: vickyh1

Applicant: Environmental Resolutions Inc. - Paula Sime
601 N McDowell Blvd., Petaluma, CA 94954
Property Owner: Mohammad Mashhoon
1721 Jefferson St., Oakland, CA 94612
Client: ** same as Property Owner **

Phone: 707-766-2000

Phone: 510-534-1920

	Total Due:	\$300.00
Receipt Number: WR2006-0543	Total Amount Paid:	\$300.00
Payer Name : Environmental Resolutions, Inc.	Paid By: CHECK	PAID IN FULL

Works Requesting Permits:

Well Destruction-Monitoring - 1 Wells

Driller: Woodward Drilling Company - Lic #: 710079 - Method: DP

Work Total: \$300.00

Specifications

Permit #	Issued Date	Expire Date	Owner Well Id	Hole Diam.	Casing Diam.	Seal Depth	Max. Depth	State Well #	Orig. Permit #	DWR #
W2006-1026	12/07/2006	03/08/2007	MW-1	10.00 in.	4.00 in.	0.00 ft	29.00 ft			

Specific Work Permit Conditions

1. Drilling Permit(s) can be voided/ cancelled only in writing. It is the applicant's responsibility to notify Alameda County Public Works Agency, Water Resources Section in writing for an extension or to cancel the drilling permit application. No drilling permit application(s) shall be extended beyond ninety (90) days from the original start date. Applicants may not cancel a drilling permit application after the completion date of the permit issued has passed.

2. Prior to any drilling activities, it shall be the applicant's responsibility to contact and coordinate an Underground Service Alert (USA), obtain encroachment permit(s), excavation permit(s) or any other permits or agreements required for that Federal, State, County or City, and follow all City or County Ordinances. No work shall begin until all the permits and requirements have been approved or obtained. It shall also be the applicants responsibilities to provide to the Cities or to Alameda County an Traffic Safety Plan for any lane closures or detours planned. No work shall begin until all the permits and requirements have been approved or obtained.

3. Compliance with the well-sealing specifications shall not exempt the well-sealing contractor from complying with appropriate State reporting-requirements related to well destruction (Sections 13750 through 13755 (Division 7, Chapter 10, Article 3) of the California Water Code). Contractor must complete State DWR Form 188 and mail original to the Alameda County Public Works Agency, Water Resources Section, within 60 days. Including permit number and site map.

4. Applicant shall submit the copies of the approved encroachment permit to this office within 60 days.

Alameda County Public Works Agency - Water Resources Well Permit

5. Permittee shall assume entire responsibility for all activities and uses under this permit and shall indemnify, defend and save the Alameda County Public Works Agency, its officers, agents, and employees free and harmless from any and all expense, cost and liability in connection with or resulting from the exercise of this Permit including, but not limited to, property damage, personal injury and wrongful death.

6. Applicant shall contact Vicky Hamlin for an inspection time at 510-670-5443 at least five (5) working days prior to starting, once the permit has been approved. Confirm the scheduled date(s) at least 24 hours prior to drilling.

7. Permittee, permittee's contractors, consultants or agents shall be responsible to assure that all material or waters generated during drilling, boring destruction, and/or other activities associated with this Permit will be safely handled, properly managed, and disposed of according to all applicable federal, state, and local statutes regulating such. In no case shall these materials and/or waters be allowed to enter, or potentially enter, on or off-site storm sewers, dry wells, or waterways or be allowed to move off the property where work is being completed.

8. Remove the Christy box or similar structure.

Destroy well by grouting neat cement with a tremie pipe or pressure grouting (25 psi for 5min.) to the bottom of the well and by filling with neat cement to three (3-5) feet below surface grade. Allow the sealing material to spill over the top of the casing to fill any annular space between casing and soil.

After the seal has set, backfill the remaining hole with concrete or compacted material to match existing conditions.

9. Pressure Grout with Cement (Less than 30 ft in depth. After the seal has set, backfill the remaining hole with concrete or compacted material to match existing.

10. Copy of approved drilling permit must be on site at all times. Failure to present or show proof of the approved permit application on site shall result in a fine of \$500.00.

11. Prior to any drilling activities onto any public rights-of-way, it shall be the applicants responsibilities to contact and coordinate a Underground Service Alert (USA), obtain encroachment permit(s), excavation permit(s) or any other permits required for that City or to the County and follow all City or County Ordinances. It shall also be the applicants responsibilities to provide to the Cities or to Alameda County a Traffic Safety Plan for any lane closures or detours planned. No work shall begin until all the permits and requirements have been approved or obtained.

STATE OF CALIFORNIA - DEPARTMENT OF TRANSPORTATION
ENCROACHMENT PERMIT RIDER
 PR-0122

RECEIVED
 SEP 25 2006

BY:

TO: [ENVIRONMENTAL RESOLUTIONS, INC.]
 601 N. McDowell Boulevard
 Petaluma, CA 94954

Att: Paula Sime
 Phone: (707) 766-2000

Collected by	Permit No (Original) 0489-6SV1322
Rider Fee Paid \$164.00	Dist/Co/Rte/PM 04-Ala-880-27.9
Date 9/20/2006	Rider Number 0406-6RW1568

PERMITTEE

In compliance with your request of August 30, 2006, we are hereby amending the above numbered encroachment permit as follows:

Date of completion extended to: No change.

Reference your project to: Install one ground water monitoring well behind the curb of City Street undercrossing State Highway 04-Ala-880, Post Mile 27.9, at Alameda Avenue, in the City of Oakland.

Permission is granted to perform additional soil borings to collect soil and water sampling.

Because the next construction of a State project (EA 04-16544) at this location, all work related and authorized under this permit No.0489-6SV1322, rider 0405-6RW0539, and rider 0406-6RW1568, must be completed by December 31, 2006.

Abandon or relocate monitoring well MW1

Certain details of work authorized hereby are shown on permittee's plan submitted with request for permit rider.

Except as amended, all other terms and provisions of the original permit shall remain in effect.

APB
 CC: MMc, NF, Ala LA, Zepeda,
 DTM-B Loo, J.Richardson,
 City of Oakland

APPROVED:

BIJAN SARTIPI, District Director

BY:

Michael D. Condie
MICHAEL D. CONDIE, District Permit Engineer

Acting for

ATTACHMENT C
FIELD PROTOCOL

FIELD PROTOCOL

Site Safety Plan

Field work is performed by ERI personnel in accordance with a site safety plan (SSP) developed for the site. The SSP describes the basic safety requirements for the subsurface investigation and the drilling of soil borings at the work site. The SSP is applicable to personnel and subcontractors of ERI. Personnel at the site are informed of the contents of the SSP before work begins. A copy of the SSP is kept at the work site and is available for reference by appropriate parties during the work. The ERI geologist acts as the Site Safety Officer.

Well Destruction

Prior to drilling activities, ERI will acquire necessary permits from the appropriate agency(ies).

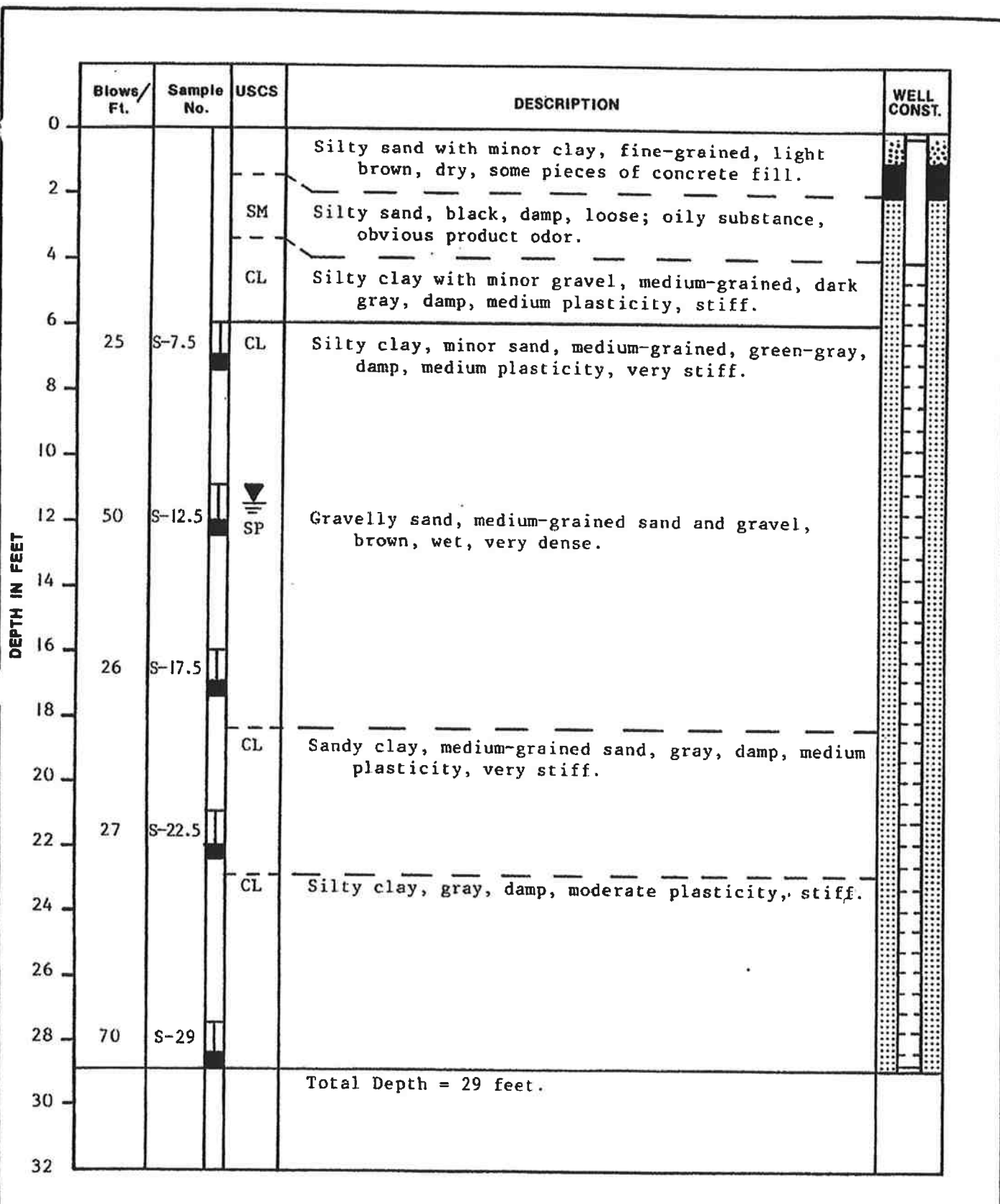
The wells will be pressure-grouted using neat cement or over-drilled with a B57 (or similar) drill rig with hollow-stem auger. Auger flights and sampling equipment will be steam-cleaned before use to minimize the possibility of crosshole contamination. The rinsate will be containerized and stored on site. ERI will coordinate with Exxon Mobil for appropriate disposal of the rinsate.

The well casing and annulus material will be over-drilled to the total depth of the previously installed well. The borings will then be backfilled with neat cement and finished to match the surrounding surface.

Cuttings generated during drilling will be placed in 55-gallon drums or on plastic sheeting and covered and left at the site. ERI will coordinate with Exxon Mobil for the soil to be removed to an appropriate disposal facility. Soil samples selected for possible chemical analysis will be sealed promptly with Teflon® tape and plastic caps. The samples will be labeled and placed in iced storage for transport to the laboratory. Chain-of-Custody records will be initiated in the field, updated throughout handling of the samples, and sent with the samples to the laboratory. Copies of these records will be in the final report.

ATTACHMENT D

BORING LOG AND WELL CONSTRUCTION DETAILS



Applied GeoSystems
41251 Meacham Blvd Suite B Fremont, CA 94539 415/851-1906

PROJECT NO. 87042-5

LOG OF BORING B-1/MW-1

Exxon Station No. 7-3006

720 High Street
Oakland, California

PLATE

P - 4

ATTACHMENT E

DEPARTMENT OF WATER RESOURCES FORM 188

CONFIDENTIAL

STATE OF CALIFORNIA DWR
WELL COMPLETION REPORT
(WELL LOGS)

REMOVED