

ADAMS, SADLER & HOVIS

ATTORNEYS AT LAW

100 PINE STREET, 21ST FLOOR

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91 JUN 17 AM 11:27
OF COUNSEL:
DAVID J. BLOCK

*MEMBER OF CALIFORNIA AND NEW YORK BARS

June 14, 1991

Paul Smith
Hazardous Materials Specialist
Department of Environmental Health
Alameda County Health Care Services Agency
80 Swan Way, Room 200
Oakland, California 94612

Re: Revised Workplan for Subsurface Investigation
460 Grand Avenue, Oakland, California

Dear Mr. Smith:

Enclosed please find the revised workplan for subsurface investigation with respect to the above-referenced site. This workplan is being submitted in accordance with (i) your request as set forth in Mr. Wistar's letter dated May 16, 1991, addressed to Mr. Joseph Adams, and (ii) as discussed during our meeting on June 4, 1991, attended by you, Gil Wistar, Jon Rosso, Robert Falaschi, and myself.

Once you have had an opportunity to review the proposed revised workplan, please advise me as to whether the stated procedure is acceptable. Upon our receipt of your agency's approval, we will commence to perform the work specified for immediate action on page 6 of the revised workplan.

In the meantime, it is my understanding that you will be writing a letter to Chevron Oil Company with respect to their potential responsibility to participate in the cleanup. In that respect, I have also enclosed copies of the grant deeds vesting title to the property in Gulf Oil Company in 1961 and in Falaschi Brothers (from Gulf Oil Company) in 1978. It is my understanding that we will have further discussions once a response from Chevron Oil Company has been received.

ADAMS, SADLER & HOVIS

Paul Smith
June 14, 1991
Page 2

Thank you for your courtesy in this matter; and please do not hesitate to call me if you have any additional comments or questions.

Very truly yours,

ADAMS, SADLER & HOVIS



Charlene Padovani Mitchell

3CPM10:\L\04836101.PS

cc: Regional Water Quality Control Board
Attention: Lester Feldman

TREADWELL & ROLLO, INC.

Consulting Engineers and Scientists

353 Sacramento Street, Suite 800

San Francisco, California 94111

(415) 955-9040

14 June 1991
Project 1132B

Rev.
Work-
Plan

Falaschi Brothers
c/o Joseph A. Adams, Receiver
Adams, Sadler & Hovis
100 Pine Street, 21st Floor
San Francisco, California 94111

Subject: Revised Workplan for Subsurface Investigation
460 Grand Avenue
Oakland, California

Dear Mr. Adams:

Treadwell & Rollo, Inc. is pleased to present this revised workplan for the subsurface investigation at 460 Grand Avenue in Oakland, California. This workplan was prepared in response to the letter request from Gilbert Wistar of the Alameda County Health Care Services Agency dated 16 May 1991. The scope of the work and schedule was discussed with Gilbert Wistar and Paul Smith of Alameda County at the meeting of 4 June 1991.

Introduction

The workplan is based on the findings presented in the report titled "Removal of Inactive Underground Storage Tanks" (Treadwell & Associates, 29 January 1991). This report, submitted to the Alameda County Health Care Services Agency, discusses current site conditions and historical site activities.

Three monitor wells (MW-1, MW-2 and MW-3) will be installed at the approximate locations shown on Figure 1. The monitor wells will be used to evaluate groundwater conditions and provide a means for routine access to the groundwater. Measuring points on the wells will be surveyed to determine the local groundwater gradient and direction of groundwater flow beneath the site. The direction of groundwater flow has not been measured at the site but is believed to be to the south-southwest. To further characterize soil contamination, soil borings SB-1 and SB-2 will be drilled near the former waste oil tank and in the vicinity of the former product pipeline (Figure 1).

The excavation for the former fuel storage area will be backfilled with suitable material and compacted. The soil stockpile associated with this excavation will be characterized and disposed of at an appropriate off-site facility.

Falaschi Brothers
14 June 1991
Page 2

The former waste tank excavation, which requires additional characterization, will be temporarily covered with steel plates. The small amount of soil already excavated from the waste oil tank area will be sealed in barrels and temporarily stored in the locked station facility.

Monitor Well Installation

Prior to commencing drilling operations, permits for the monitor wells will be obtained from Alameda County. The soil borings for the monitor wells will be drilled using eight-inch diameter hollow-stem augers on a truck-mounted drill rig. The borings will extend 10 to 20 feet below the groundwater surface in an attempt to locate shallow water-bearing zones. The actual interval to be screened will be determined in the field at the time of drilling by our engineer or geologist. All downhole equipment will be steam-cleaned and/or washed with laboratory detergent and rinsed with water before use at each well.

For logging purposes, soil samples will be collected from auger return materials and samples will be taken at least every five feet using a modified California sampler driven at the bottom of the boring into relatively undisturbed soil beyond the lead auger. The borings will be logged in accordance with the Unified Soil Classification System and standard geologic techniques.

Soil samples obtained during the drilling will be screened for the presence of organic vapors using a portable organic vapor meter (OVM) outfitted with a 10.2 electron volt lamp. If readings from this meter indicate the presence of organic vapors in the soil above the water table, samples of that soil will be obtained, preserved, and chemically analyzed.

Upon completion of drilling, the borings will be converted to monitor wells by the installation of two-inch diameter Schedule 40, factory threaded and slotted, polyvinyl chloride casing. (The slotted interval will extend at least five-foot above the groundwater surface in anticipation of seasonal fluctuations and to provide a means of monitoring free-product thickness, if present.) The filter sand will extend two feet above the top of the slotted interval, and bentonite pellets will be placed above the sand. The pellets will be hydrated with the minimum amount of clean water and allowed to set up. The remaining annulus will be filled with a grout seal mixture of cement and 5 percent powdered bentonite. The top of each monitor well will be covered with a water proof cap and locked in an access box set slightly above grade to minimize the influx of surface water. ✓

Falaschi Brothers
14 June 1991
Page 3

After the grout has been allowed to set for at least 24 hours, the monitor wells will be developed by surging, swabbing, bailing and possibly overpumping until the discharge water is clear. Soil cuttings and water produced from the monitor wells will be placed in resealable steel 55-gallon drums (DOT-approved) for temporary storage.

Groundwater Sampling

Quarterly sampling and analysis will be performed for each of the wells. Prior to groundwater sampling, the monitor wells will be purged of a minimum of three casing volumes of water. The field parameters of pH, electrical conductivity, and temperature will be periodically monitored during purging. After the field parameters have stabilized, the monitor wells will be sampled. Water samples will be collected using a clean Teflon or disposable plastic bailer. Water samples will be placed in the appropriate EPA-approved containers which are supplied by the laboratory and have been prepared in accordance with standard laboratory procedures. All downhole equipment will be steam-cleaned and/or washed with laboratory detergent and rinsed with deionized water before use at each well. ✓

Soil Borings

The soil borings for the characterization of the former waste oil storage area and product pipeline area will be drilled using eight-inch diameter hollow-stem augers on a truck-mounted drill rig. All downhole equipment will be steam-cleaned and/or washed with laboratory detergent and rinsed with water before use at each boring.

The borings will extend about 5 feet below the groundwater surface. Soil samples will be continuously obtained using a modified California sampler driven at the bottom of the boring into relatively undisturbed soil beyond the lead auger. The borings will be logged in accordance with the Unified Soil Classification System and standard geologic techniques.

Soil samples obtained during the drilling will be screened for the presence of organic vapors using a portable organic vapor meter (OVM) outfitted with a 10.2 electron volt lamp. Three soil samples in each boring will be collected and appropriately preserved for analytical testing.

Upon completion the drilling the soil borings will be sealed and abandoned by pumping cement/bentonite grout through a tremie open

Falaschi Brothers
14 June 1991
Page 4

near the bottom of the borehole until the return of fresh grout at the surface is observed. Soil cuttings produced during the drilling of borings will be placed in resealable steel 55-gallon drums (DOT-approved) for temporary storage.

Soil Stockpile Sampling

Approximately 300 cubic yards of soil previously excavated during the fuel tank removal operation is currently stockpiled on the site. Stockpile samples will be obtained to characterize the material for off-site disposal. The stockpile will be divided into approximately 50-cubic yard segments with four discrete samples obtained from each segment. The four discrete samples from each segment will then be composited for laboratory analysis. Approximately 24 discrete samples will be collected and composited by the laboratory into six samples (one from each stockpile segment) for chemical analysis. Samples will be collected by removing at least six inches of surficial soil and driving a clean 2-inch diameter brass liner into the underlying soil. The soil filled liners will be sealed with aluminum foil and plastic end caps.

Analytical Testing

✓ All chemical analyses will be performed by Curtis & Tompkins, Ltd., a California Department of Health Services certified hazardous waste laboratory. Analytical test procedures are based on the results of the subsurface assessment and historical site uses. All laboratory procedures will be performed in accordance with state and local guidelines. ok

Groundwater samples collect^{ed} during the initial monitoring round will be analyzed for total volatile petroleum hydrocarbons, total extractable petroleum hydrocarbons, hydrocarbon oil and grease, volatile organic compounds, and five metals (cadmium, chromium, nickel, zinc, and lead). Subsequent analytical testing of groundwater samples will be determined based on the results of the initial monitoring round. ↓ BTEX

The stockpile soil samples (six composite samples) will be analyzed for total volatile petroleum hydrocarbons, benzene, toluene, ethyl benzene, total xylenes, total lead, and soluble lead. Soil samples from boring SB-1 will be analyzed for the same constituents as the initial groundwater samples. The soil samples from SB-2 will be analyzed for the same constituents as the stockpile samples. 7
how deep
are
SB-1 + 2?

↓
dispenser/
pipeline

↓
w.o. tank

↓
add ~~FH~~
BTEX

Falaschi Brothers
14 June 1991
Page 5

Quality Control and Quality Assurance

One blind duplicate sample collected will be obtained during the first sampling round and will be submitted to the laboratory. In addition, trip blanks will accompany the sampling crews and will be analyzed for quality assurance. All soil and groundwater samples will be stored in an ice-cooled chest from the time of collection until the shipment is received by the laboratory. Chain-of-custody procedures will be observed.

Groundwater Elevation Measurements

For consistent reference, a measuring point elevation for each of the monitor wells will be established and surveyed to the nearest 0.01 foot by a licensed land surveyor and will be referenced to a local bench mark. Two points for each well will be surveyed including the north rim of the PVC casing (measuring point) and the ground surface adjacent to each well. Water levels will be measured to the nearest 0.01 foot in each monitor well using a graduated electric well level probe.

Former Storage Tank Excavation

We must make sure they have EBMUD permit
The results of analytical tests on soil samples from the fuel tank excavation sidewalls indicate no significant soil contamination; therefore, the excavation will be backfilled with suitable imported material and compacted. Initially, the water in the excavation will be pumped out, appropriately treated, and disposed of with permission in the local sanitary sewer system. Samples of the water in the excavation will most likely be obtained for chemical analyses to be specified by the local municipality (EBMUD). The backfilled excavation will then be paved with asphaltic concrete to prevent surface run-off from entering the subsurface in the vicinity of the former tank excavation.

* Former Waste Oil Tank Excavation

The waste oil tank excavation is approximately 5 feet by 12 feet in plan dimension and will be temporarily covered with truck-rated steel plates pending the determination of the extent of soil contamination and implementation of remedial activities. A small stockpile of soil removed from the waste oil tank excavation is located at the rear of the station. This soil will be placed in barrels (or a sealed dumpster) and locked inside the station building for temporary storage. This material will ultimately be disposed of during the remedial activities.

*label barrels
90 day limit or get variance fm Cal-epa define!
SP must be characterz + properly disposed.*

Falaschi Brothers
14 June 1991
Page 6

Report Preparation

Upon completion of field and laboratory work, a report will be prepared in accordance with the Alameda County requirements and will summarize the work performed and document our findings. The report will include a description of the methodologies utilized to collect, analyze and evaluate the data and the technical rationale for the conclusions. If necessary, the report will include recommendations for additional investigative work.

Schedule

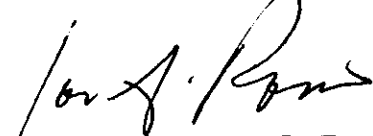
As discussed with Alameda County in our meeting of 4 June 1991, only those actions which are needed to avert an imminent threat to the public health and safety will be implemented at this time and the other actions would be taken at a later date, following the response from the other responsible party or parties. Specifically, it was agreed that the following activities would be undertaken with the approval of Alameda County:

- o sampling and off-site disposal of stockpiled soil from the fuel tank excavation
- o water contained in the ^{which? fuel tank?} excavation would ^{be} pumped and disposed of and the excavation backfilled and compacted
- o the stockpiled soil from the waste oil tank excavation would be sealed in barrels and locked in the existing building
- o the excavation for the waste oil tank would be temporarily covered with a steel plate

not good
not good enough!
JR

We appreciate the opportunity to present this workplan. If you have any questions, please do not hesitate to call.

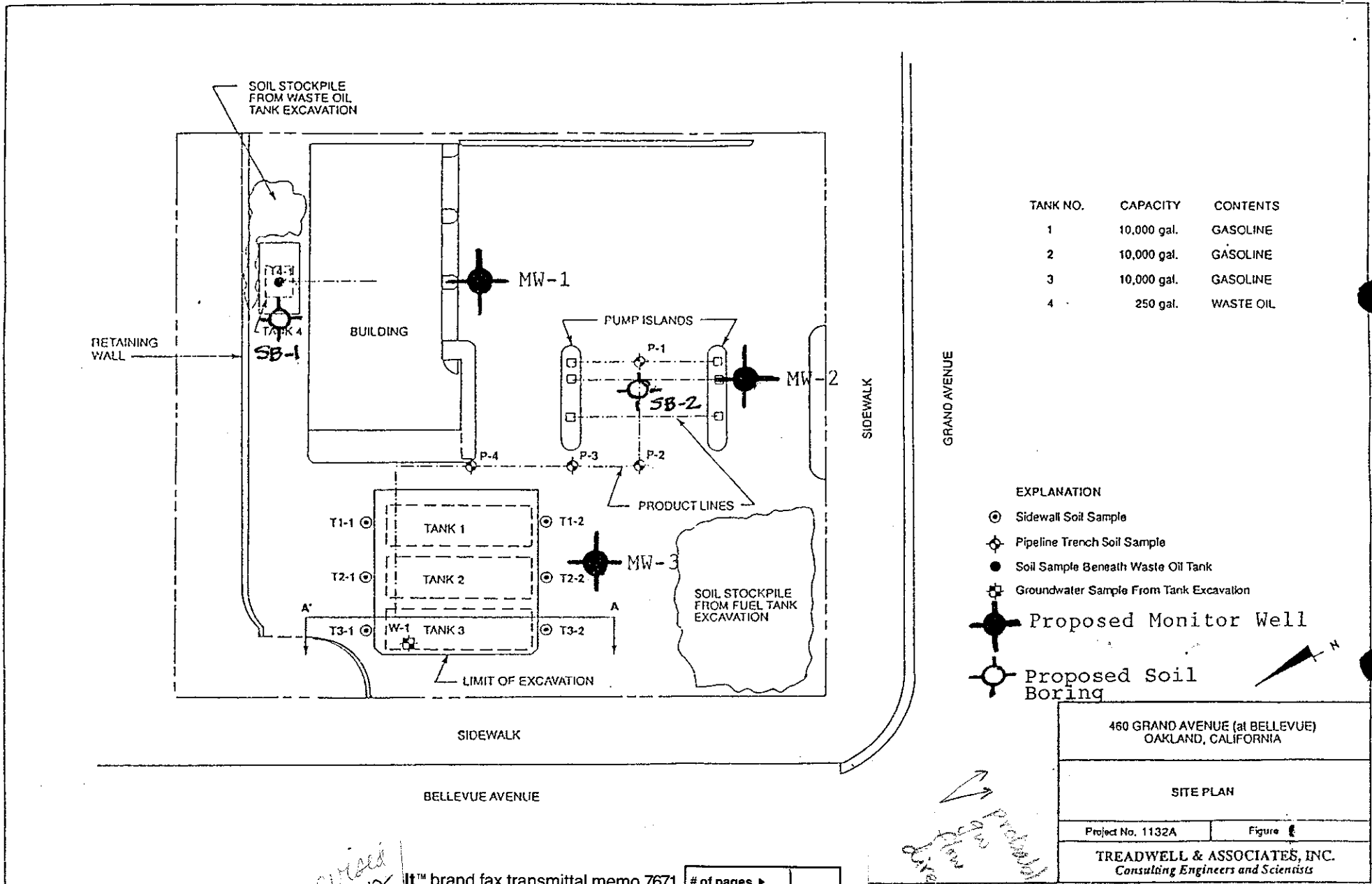
Sincerely yours,
TREADWELL & ROLLO, INC.



Jon A. Rosso, P.E.
Senior Engineer



Frank L. Rollo, P.E.
Principal Engineer



TANK NO.	CAPACITY	CONTENTS
1	10,000 gal.	GASOLINE
2	10,000 gal.	GASOLINE
3	10,000 gal.	GASOLINE
4	250 gal.	WASTE OIL

EXPLANATION

- ⊙ Sidewall Soil Sample
- ⊕ Pipeline Trench Soil Sample
- Soil Sample Beneath Waste Oil Tank
- ⊗ Groundwater Sample From Tank Excavation
- ⊗ Proposed Monitor Well
- ⊙ Proposed Soil Boring

460 GRAND AVENUE (at BELLEVUE) OAKLAND, CALIFORNIA	
SITE PLAN	
Project No. 1132A	Figure 1
TREADWELL & ASSOCIATES, INC. Consulting Engineers and Scientists	

revised map

Probable flow direction

It™ brand fax transmittal memo 7671		# of pages ▶
<i>A. Miller</i>	From	<i>J. Eberle</i>
<i>Chvron</i>	Co.	<i>Alameda Co.</i>
	Phone #	
Fax #	Fax #	

OR 1961

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RE: 246 14:219

AS 6293

C-776 K-1341-c
C-7192 A-433
S-1744 SL-38
O-986
C-1135

DEED

Alameda
County, Calif.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, REDLO COMPANY, a Limited Partnership organized under the laws of the State of New York, having an office at 501 Fifth Avenue, New York, New York, **HEREBY GRANTS WITHOUT RECOURSE** against Grantor, unto GULF OIL CORPORATION OF CALIFORNIA, a Delaware Corporation having an office at 727 West Seventh Street, Los Angeles, California, the following described real property in the state of California, county of Alameda:

PARCEL 1:

Beginning at the point of intersection of the western line of San Pablo Avenue, with the southern line of Carlton Street, as said avenue and street are shown on the map hereinafter referred to; thence southerly along said line of San Pablo Avenue, 168.20 feet; thence South 72° 14' West 100.42 feet; thence northerly parallel with said line of San Pablo Avenue, 168.20 feet to the said southern line of Carlton Street; thence easterly along said line of Carlton Street, 100.42 feet to the point of beginning.

Being Lots 1, 2, 3 and 4 in Block "A", as said lots and block are shown on the map of "Byron Jackson Iron Work's Amended Map of Residence Lots and Factory Sites for Sale," filed April 16, 1907, in book 22 page 79 of Maps in the office of the county recorder of Alameda County.

PARCEL 2:

Portions of Lots 31 and 34 and all of Lots 32 and 33 in Block "A", as said lots and block are shown on the "Map of Thermal Hill, formerly the Howe Tract, Oakland Township, Alameda County, Cal., City of Oakland, filed September 15, 1894, in book 19 of Maps, at page 52, in the office of the county recorder of Alameda County, described as follows:

Beginning at the intersection of the southeastern line of Howe Street, as said street is shown on said map, with the northeastern line of that certain parcel of land described in the deed from Clifford Sweet and others, to the state of California, dated December 31, 1936, recorded January 28, 1937, in book 3423 page 315 of Official Records of Alameda County, California; running thence northeasterly

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RE: 248 14-251

on the map hereinafter referred to; running thence south-westerly along the last mentioned line to its intersection with the northwesterly line of East 14th Street; thence South 59° 56' 30" East along said last named line 149.82 feet, more or less, to the point of beginning.

Being a portion of Lot 21, as said lot is shown on the "Map of Kingsland Tract, Brooklyn Township, Alameda County, Cal.," filed January 16, 1889, in book 10 of Maps, page 37.

B. Beginning at a point on the northeasterly line of East 14th Street (formerly County Road Oakland to San Leandro), distant thereon South 59° 56' 30" East 85.00 feet from the southeasterly line of 55th Avenue (formerly Central Avenue); thence along said line of East 14th Street, south 59° 56' 30" East 75.89 feet to the southeasterly boundary line of Lot 20 of the map hereinafter referred to; thence along said last line North 47° 40' 10" East 105.66 feet; thence North 42° 18' 30" West, 72.57 feet and thence South 47° 34' West, 128.65 feet to the point of beginning.

Being a portion of Lot 20, as said lot is shown on the "Map of the Kingsland Tract, Brooklyn Township, Alameda Co., Cal.," filed January 16, 1889, in the office of the county recorder of Alameda County.

PARCEL 6:

Beginning at a point on the southeastern line of Broadway, distant thereon southwesterly 58.09 feet from the point of intersection of said southeastern line of Broadway with the southwestern line of McAdam Street, as said streets are shown on the map hereinafter referred to, said point being the most westerly corner of that certain parcel of land described in the deed from D. S. G. Company, Ltd., a corporation, to city of Oakland, a municipal corporation, recorded in the office of the county recorder of said county of Alameda, March 30, 1938, in book 3595 of Official Records, page 391; running thence southwesterly along said line of Broadway, 141.91 feet; thence southeasterly parallel with said line of McAdam Street, 100 feet; thence northeasterly parallel with said line of Broadway, 59.21 feet to the southwesterly line of the parcel of land described in said deed to the city of Oakland as aforesaid; thence along said line North 21° 10' 14" West, 122.23 feet to an angle therein and North 63° 45' West, 10 feet to the point of beginning.

Being all of Lots 7 and 8 and portions of Lots 3, 4, 5 and 6, as said lots are shown on the "Map of Broadway Tract in Plot No. 13 V. & D. Peralta Rancho, Surveyed by Geo. L. Nusbaumer, C. E. County Surveyor," filed February 27, 1890, in book 8 of Maps, page 15, in the office of the county recorder of said county of Alameda.

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RE: 246 14-250

along the southeastern line of Howe Street, 98 feet, 6 inches; thence at right angles to Howe Street southeasterly 125 feet; thence at right angles southwesterly 92.20 feet, more or less, to the northeastern line of MacArthur Boulevard, as described in the deed from Grace McDonald to the state of California, dated June 9, 1936, recorded June 30, 1936, in book 3348 page 137 of official Records of Alameda County; thence northwesterly (State Highway bearing being North 47° 59' 43" West) along said last named line 123.06 feet to the point of intersection thereof, with a line drawn southeasterly from the point of beginning and at right angles to Howe Street; thence northwesterly along said line so drawn 2.25 feet to the point of beginning.

PARCEL 3:

Beginning at a point of intersection of the northern line of Eagle Avenue, with the western line of Webster Street, formerly 7th Street, as said avenue and street are shown on the map hereinafter referred to; running thence northerly along said line of Webster Street 140 feet; thence westerly parallel with said line of Eagle Avenue, 125 feet; thence southerly parallel with said line of Webster Street, 140 feet to said line of Eagle Avenue; thence easterly along said line of Eagle Avenue, 125 feet to the point of beginning.

Being Lots 1, 2, 3, 4, 5 and a portion of Lot 6 in Block "D" as said lots and block are shown on the "Map of the Shepardson Property, Mastick Station, Alameda, etc.," filed September 11, 1876, in book 2 of Maps, page 47, in the office of the county recorder of Alameda County.

PARCEL 4:

Lots 11 and 12 and the western 9 feet, front and rear, measurement of Lot 13 in Block 11, as said lots and block are shown on the map of "Lakeside Subdivision of Adams Point Property, portion of Plot 21 V. & D. Peralta Rancho 1906," filed October 10, 1906, in book 21 of Maps at page 65, in the office of the county recorder of Alameda County.

PARCEL 5:

A. Beginning at the point of intersection of the northwestern line of 56th Avenue, formerly Loretz Avenue, with the northeastern line of East 14th Street, formerly County Road Oakland to San Leandro (No. 1525); running thence North 47° 34' East along said line of 56th Avenue 100.27 feet, more or less, to the intersection thereof, with the southwesterly boundary line of that certain piece or parcel of land described in that certain deed from R. E. Franch to William Hamilton, dated July 5, 1923, and recorded September 1, 1923, in book 461 of Official Records, page 463, Alameda County Records; thence North 42° 30' 30" West along said last mentioned line and the production northwesterly thereof, 143.27 feet, more or less, to the northwestern boundary line of Lot 21, as said lot is shown

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RE: 245 IM-255

STATE OF NEW YORK)
COUNTY OF NEW YORK) ss.

On January 9, 1961, before me, a Notary Public, personally appeared SIDNEY KUSHIN, known to me to be a General Partner of Redlo Company, a New York Limited Partnership, and to be the person who executed the within instrument on behalf of Redlo Company, and acknowledged to me that such partnership executed the same.

Joseph S. Salowitz
Notary Public in and for said
County and State

SEAL
AFFIXED

NOTARY PUBLIC
State of New York
No. 29-6672136
Qualified in State County
Commission Expires March 30, 1962

STATE OF NEW YORK)
COUNTY OF NEW YORK) ss.

On January 9, 1961, before me, a Notary Public, personally appeared HARRY WEINSTEIN, known to me to be a General Partner of Redlo Company, a New York Limited Partnership, and to be the person who executed the within instrument on behalf of Redlo Company, and acknowledged to me that such partnership executed the same.

AS 6293

Joseph S. Salowitz
Notary Public in and for said
County and State

SEAL
AFFIXED

RECORDED at REQUEST OF
California Pacific Title Ins. Co.
ATF.M.A.M.

NOTARY PUBLIC
State of New York
No. 29-6672136
Qualified in State County
Commission Expires March 30, 1962

JAN 17 1961

OFFICIAL RECORDS OF
ALAMEDA COUNTY, CALIFORNIA
Thomas W. Spivey
COUNTY RECORDER

689

* END OF DOCUMENT *

OR:1961

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RE: 245 IM-254

- 4) Current taxes and assessments.
- 5) A deed of trust dated November 1, 1954, executed by Craig Oil Company, Inc., a corporation, to Title Insurance and Trust Company, a corporation, trustee, to secure an indebtedness of \$1,000,000.00 in favor of The Franklin Life Insurance Company, a corporation, and any other amounts payable under the terms thereof, recorded November 8, 1954, in book 7472 page 307, Official Records of Alameda County, as modified by an instrument dated November 30, 1956, executed by all parties to said deed of trust, recorded on December 18, 1956, under Recorder's Series AL/130875 in the office of the county recorder of Alameda County.
- 6) A deed of trust dated December 20, 1956, executed by Redlo Company, a limited partnership, to Title Insurance and Trust Company, a corporation, trustee, to secure an indebtedness of \$485,000.00 in favor of Sunset International Petroleum Corporation, a Delaware corporation, and any other amounts payable under the terms thereof, recorded in the office of the county recorder of the county of Alameda as Recorder's Series AL/131560.

74-2
307
236
367

We, the undersigned General Partners of Redlo Company, a Limited Partnership, the Grantor herein, hereby certify that written approval to this conveyance has been obtained from the Limited Partners of said Limited Partnership owning at least sixty-five (65) per cent of the entire capital of said partnership.

IN WITNESS WHEREOF, REDLO COMPANY, the Grantor herein, has hereto affixed its hand and seal by SIDNEY KUSHIN and HARRY WEINSTEIN, all of its general partners, thereunto duly authorized.

Dated: January 9, 1961.

REDLO COMPANY, a New York Limited Partnership

By Sidney Kushin
SIDNEY KUSHIN

By Harry Weinstein
HARRY WEINSTEIN

General Partners

AS 6293

OR:1961

246

253

RE: 246 IM-253

BEGINNING at the point of intersection of the northwest line of Davis Street with the southwest line of San Leandro Boulevard, as said street and boulevard existed February 25, 1957; thence South $62^{\circ} 25' 01''$ West 15.00 ft. along the said northwest line of Davis Street to a tangent curve concave to the northwest, with a radius of 15.00 ft. and a central angle of 90 degrees; thence northeasterly, northerly, and northwesterly 23.56 ft. along said curve to the said southwest line of San Leandro Boulevard, said line being tangent to said curve; thence south $27^{\circ} 34' 59''$ east 15.00 ft. along the last mentioned line to the point of beginning.

The above described property contains 48.30 square feet.

PARCEL 8:

Beginning at the point of intersection of the eastern line of Market Street, with the southern line of Arlington Avenue; and running thence along said southern line of Arlington Avenue, North $84^{\circ} 22'$ East (the bearing of this portion of the last named line being taken as North $84^{\circ} 22'$ East for the purpose of making this description) 64.95 feet to the northwestern line of Adeline Street; thence along the last named line South $16^{\circ} 36'$ West 140.42 feet to said eastern line of Market Street; and thence along the last named line North $10^{\circ} 49' 46''$ West 130.51 feet to the point of beginning.

Containing an area of 4,221 square feet, more or less, and being portions of Lots 28, 29, 30 and 31, as said lots are shown on the "Map of the Santa Fe Tract No. 22 Oakland, Calif.," filed April 17, 1906, in map book 21 at page 18, in the office of the recorder of Alameda County, California; and being also portions of those certain parcels of land conveyed to the city of Oakland by deed from Wong Shee Bén, dated November 16, 1949, and recorded November 23, 1949, in book 5943 of Official Records at page 511, in the office of said recorder, by deed from Swan Ostley, et ux, dated September 14, 1950, and recorded September 22, 1950, in book 6235 page 257 of Official Records, in the office of the said recorder, by deed from Midori Mary Furuta, dated August 29, 1950, and recorded September 8, 1950, in book 6220 of Official Records at page 421, in the office of said recorder, and by deed from Emily Mardello, dated September 12, 1950, and recorded September 21, 1950, in book 6233 of Official Records at page 549, in the office of said recorder of Alameda County. (A triangular parcel bounded by Market, Adeline and Arlington Streets, Oakland).

SUBJECT TO THE FOLLOWING:

- 1) Any state of facts an accurate survey may show.
- 2) Covenants, easements and restrictions of record.
- 3) Rights of tenants in possession.

AS 6293

RECORDING REQUESTED BY

RE: 5515 IM: 706

AND WHEN RECORDED MAIL TO

78-148698

Falaschi Brothers
3455 Champion St.
Oakland, Ca 94602

RECORDED at REQUEST OF
Title Insurance & Trust Co.
At 10:30 A.M.

TRANSFER
TAX PAID
ALAMEDA COUNTY

AUG - 3 1978

OFFICIAL RECORDS OF
ALAMEDA COUNTY, CALIFORNIA

RENE C. DAVIDSON
COUNTY RECORDER

as directed above

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Corporation Grant Deed

TO 1921 CA 112 741

THIS FORM FURNISHED BY TIGOR TITLE INSURERS

A.P.N. 10-779-15-1

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$ 192.50

SS#6

City of Oakland \$1,312.50

() computed on full value of property conveyed, or

() computed on full value less value of liens and encumbrances remaining at time of sale.

() Unincorporated area: (X) City of Oakland, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
GULF OIL CORPORATION,

CITY
TAX
PAID

a corporation organized under the laws of the State of Pennsylvania,

hereby GRANTS to

FALASCHI BROTHERS, a partnership

the following described real property in the City of Oakland

County of Alameda, State of California:

Lots 11 and 12 and the Western 9 feet, front and rear measurements,
of Lot 13 in Block 11, as said lots and block are shown on the map
of "Lakeside Subdivision of Adams Point Property, Portion of Plot 21
V. 4D. Peralta Rancho, 1906", filed October 10, 1906 in Book 21 of Maps
page 65, in the office of the County Recorder of Alameda County.

RESERVING THEREFROM unto Grantor all oil, petroleum, natural gas,
mineral rights and other hydrocarbon substances lying below a depth of
500 vertical feet from the surface of said land, for the purpose of
exploring for, extracting, mining, boring, removing or marketing said
substances, however, without any right of any entry upon the surface of
said land.

SUBJECT TO: (1) Any facts and conditions that an accurate survey or
personal inspection of the premises would reveal; (2) any and all ease-
ments, covenants, conditions, restrictions, reservations and rights of
record, zoning laws and regulatory ordinances in effect at title
transfer, and 1978-1979 taxes and assessments, if any.

In Witness Whereof, said corporation has caused its corporate name and seal to be affixed hereto and this instru-
ment to be executed by its Officer XX
thereunto duly authorized.

Dated: July 12, 1978

GULF OIL CORPORATION

STATE OF CALIFORNIA

COUNTY OF Los Angeles } SS.

On July 13, 1978, before me, the under-
signed, a Notary Public in and for said State, personally appeared
R. F. BURNS, Jr., known

By [Signature]
R. F. Burns, Jr., Manager of Marketing of
Gulf Oil Company-U.S., a Division of
Gulf Oil Corporation

to me to be the XX
XX
XX
person, who executed the
within for XX
and acknowledged to me that such Corporation executed the within Instru-
ment pursuant to its by-laws or a resolution of its board of directors.

APPROVED AS TO FORM
LAW OFF. CBB

OFFICIAL SEAL
ELOISE S. DOERFLER
NOTARY PUBLIC - CALIFORNIA
OFFICIAL OFFICE IN
LOS ANGELES COUNTY
My Commission Expires April 2, 1979

WITNESS my hand and official seal.

Signature Eloise S. Doerfler

(This area for official notarial seal)

Title Ord. No. OK 260400

Escrow or Loan No. 75197

MAIL TAX STATEMENTS AS DIRECTED ABOVE

048-361