

October 14, 1996
ERI 215432.R01

Ms. Amy Yen
Exxon Company, U.S.A.
2300 Clayton Road, Suite 1250
Concord, California 94524

Subject: Product Line Replacement at Exxon Service Station 7-0218, 23990 Hesperian Boulevard, Hayward, California.

Dear Ms. Yen:

At the request of Exxon Company, U.S.A. (Exxon), Environmental Resolutions, Inc. (ERI) performed an environmental investigation at Exxon Service Station 7-0218 in Hayward, California, in conjunction with the replacement of the product lines. Exxon requested ERI conduct the investigation to evaluate soil beneath the product lines.

BACKGROUND

The site is on the northern corner of Hesperian Boulevard and Winton Avenue in Hayward, California, as shown on the Site Vicinity Map (Plate 1). The locations of existing tanks, dispenser islands, and other selected site features are shown on the Generalized Site Plan (Plate 2). Properties in the vicinity of the site are generally utilized for commercial business.

FIELD WORK

ERI performed field work at the site on August 23 and September 9, 1996. Field work and soil sampling are discussed below. ERI performed field work in accordance with a Site Safety Plan. Field procedures utilized are attached (Attachment A).

Gettler Ryan, Inc. of Livermore, California removed the product lines (Plate 2). ERI's representative collected soil samples from approximately 3 below grade adjacent to the dispensers. Sample locations are shown on Plate 2.

LABORATORY ANALYSES AND RESULTS

The laboratories used, analyses requested, and methods of testing employed are summarized in Table 1. Analytical results are shown in Table 2. Copies of the Chain of Custody Records and laboratory reports are attached (Attachment B).

VAL 001784

TABLE 1
 SAMPLE ANALYSIS REFERENCE
 Exxon Service Station 7-0218
 23900 Hesperian Boulevard
 Hayward, California

Sample Date	Sample Type and Origin	Analysis	Method	Laboratory	Cert. No.
12/07/95	Soil, Dispensers	TPHg	8015	Seq	1210
		TEPHd	8015	Seq	1210
		BTEX	8020	Seq	1210
12/07/95	Soil Stockpile	TPHg	8015	Seq	1210
		TEPHd	8015	Seq	1210
		BTEX	8020	Seq	1210
		Total Lead	6010	Seq	1210

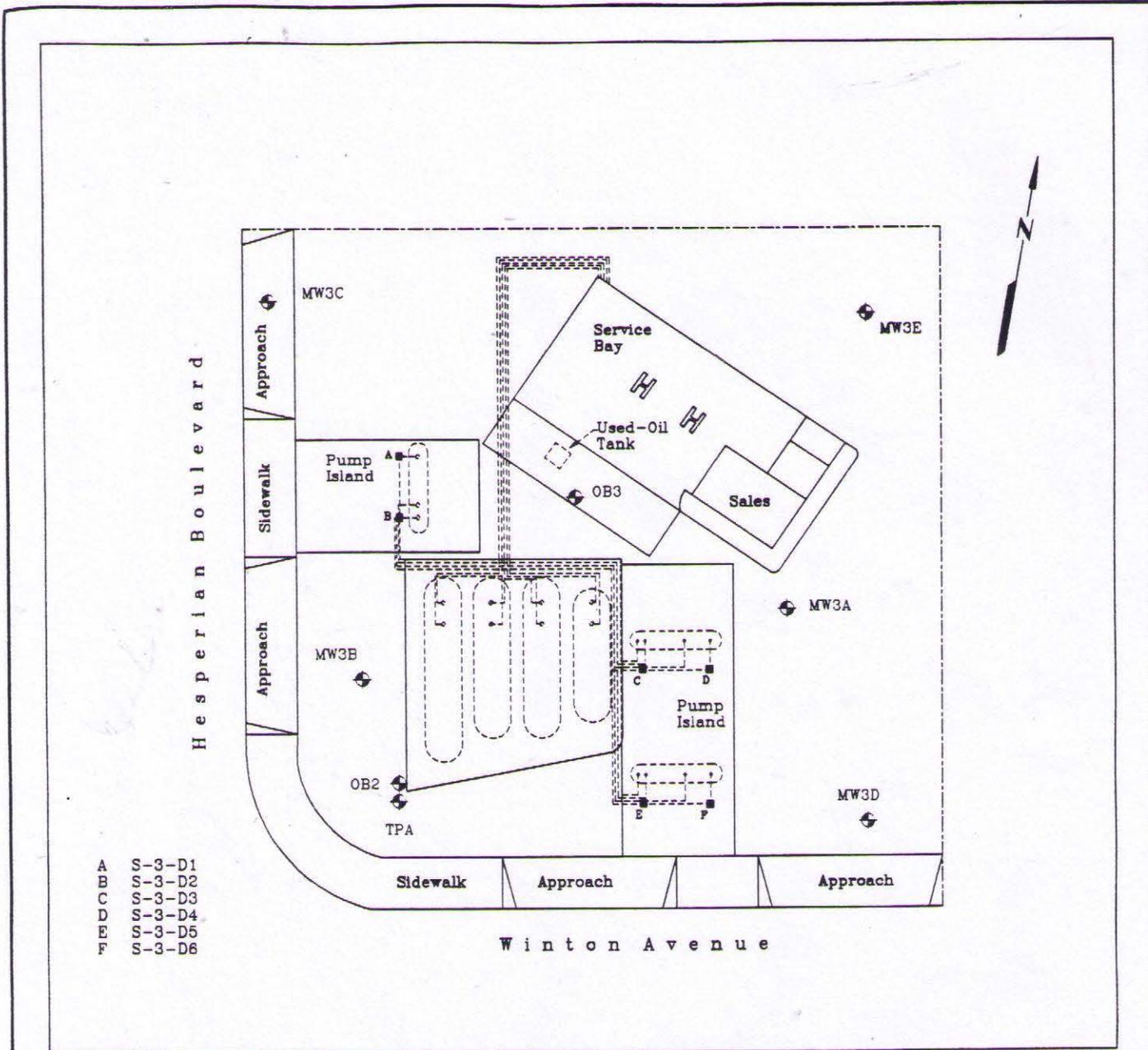
Notes:
 TPHg = Total petroleum hydrocarbons as gasoline
 TEPHd = Total extractable petroleum hydrocarbons as diesel
 BTEX = Benzene, toluene, ethylbenzene, total xylene isomers
 Seq = Seq Analytical Laboratories, Inc., Redwood City, CA

TABLE 2
 SAMPLE ANALYSIS RESULTS
 Exxon Service Station 7-0218
 23900 Hesperian Boulevard
 Hayward, California

Sample Number	TPHg	Benzene	Toluene	Ethylbenzene	Total Xylene	TEPHd
Product Lines						
S-3-D1	<1.0	<0.0050	<0.0050	<0.0050	<0.0050	5.8
S-3-D2	<1.0	<0.0050	<0.0050	<0.0050	<0.0050	1.4
S-3-D3	<1.0	<0.0050	<0.0050	<0.0050	<0.0050	4.0
S-3-D4	<1.0	<0.0050	<0.0050	<0.0050	<0.0050	2.1
S-3-D5	<1.0	<0.0050	<0.0050	<0.0050	<0.0050	12
S-3-D6	<1.0	<0.0050	<0.0050	<0.0050	<0.0050	6.0

Notes:
 Results in parts per million (ppm)
 TPHg = Total petroleum hydrocarbons as gasoline
 TEPHd = Total extractable petroleum hydrocarbons as diesel
 BTEX = Benzene, toluene, ethylbenzene, xylene
 < = Less than the analytical detection limits used by laboratory

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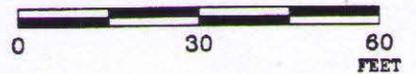


FN 21540003

EXPLANATION

- Groundwater Monitoring Well (Installed by others)
- MW3H
- OB2 Observation Well
- Hoist
- Vent and Product Lines
- S-3-D6 Soil-Depth-Location (Sample Designation)

APPROXIMATE SCALE



VAL 001786

SOURCE:
Modified from a map
provided by
EXXON U.S.A.



GENERALIZED SITE PLAN

EXXON SERVICE STATION 7-0218
23990 Hesperian Blvd./Winton Ave.
Hayward, California

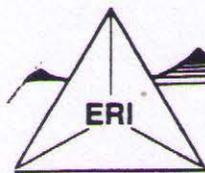
PROJECT NO.

2154

PLATE

2

DATE 9/18/88



ENVIRONMENTAL RESOLUTIONS, INC.

February 4, 1997
ERI 215432XS.R01

Mr. Ramon Estrada
Exxon Company U.S.A.
2506 Curran Ct.
Pinole, California 94564

Subject: Used-Oil Underground Storage Tank Removal at Exxon Service Station 7-0218,
23990 Hesperian Boulevard, Hayward, California.

Dear Mr. Estrada:

At the request of Exxon Company U.S.A. (Exxon), Environmental Resolutions, Inc. (ERI) performed an environmental investigation at Exxon Service Station 7-0218 in Hayward, California in conjunction with the removal of one used-oil underground storage tank (UST). Exxon requested ERI conduct the investigation to evaluate soil conditions at the site.

BACKGROUND

The site is on the northern corner of Hesperian Boulevard and Winton Avenue in Hayward, California as shown on the Site Vicinity Map (Plate 1). The locations of existing USTs, dispenser islands, and other selected site features are shown on the Generalized Site Plan (Plate 2). Properties in the vicinity of the site are generally occupied by commercial developments.

During August and September 1996, ERI performed an environmental investigation during removal and replacement of product-lines (ERI, October 1996). Laboratory analyses of soil samples collected from beneath the product-lines did not detect residual gasoline hydrocarbons above stated laboratory method detection limits. Total extractable petroleum hydrocarbons as diesel (TEPHd) were detected up to 12 parts per million (ppm).

FIELD WORK

ERI performed field work at the site on January 14, 1997, in accordance with the attached Field Procedures (Attachment A) and ERI's site specific Site Safety Plan. Field work and soil sampling are discussed below.

Removal of Used-Oil UST

VAL 001787

On January 14, 1997, ERI's representative observed Gettler-Ryan Inc. (GRI) of Livermore, California remove one 550-gallon single-walled fiberglass used-oil UST. No holes or cracks were noted in the UST. Erikson Inc. of Richmond, California transported the tank to their Richmond, California facility for disposal. No groundwater was observed within the tank pit. ERI's

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representative collected one native soil sample from approximately 2 feet below the base of the used-oil UST pit (approximately 10 feet below ground surface). The soil sample location is shown on Plate 2. Mr. Mike Perez of the City of Hayward Hazardous Materials Office observed sampling.

LABORATORY ANALYSES AND RESULTS

The laboratory analyses and methods of testing are summarized in Table 1. Analytical results are shown in Table 2. Copies of the Chain of Custody Records and laboratory reports are attached (Attachment B).

Laboratory analyses of the soil sample collected from the used-oil UST pit did not detect concentrations of total petroleum hydrocarbons as gasoline (TPHg), benzene, toluene, ethylbenzene, xylene (BTEX), volatile organic compounds (VOC's), or semi-volatile organic compounds (SVOC's) above stated laboratory method detection limits. Concentrations of total recoverable petroleum hydrocarbons (TRPH), total extractable petroleum hydrocarbons as diesel (TEPHd), and total threshold limit concentration (TTLC) lead were detected at 220 parts per million (ppm), 2.1 ppm, and 11 ppm, respectively in the sample.

SAMPLING AND DISPOSAL OF SOIL

GRI stockpiled soil excavated from UST pit on site. ERI's representative collected one composite soil sample (four brass sleeves) from the stockpile for laboratory analyses. Results of laboratory analyses are shown in Table 2.

At Exxon's request, Dillard Trucking of Byron, California transported and disposed of the stockpiled soil generated from the used-oil trenches at BFI Landfill in Livermore, California. The disposal documentation is attached (Attachment C).

LIMITATIONS

This report was prepared in accordance with generally accepted standards of environmental geological practice in California at the time this investigation was performed. This investigation was conducted solely for the purpose of evaluating environmental conditions of the soil and groundwater with respect to hydrocarbons in soil. No soil engineering or geotechnical references are implied or should be inferred. Evaluation of the geologic conditions at the site for the purpose of this investigation is made from a limited number of observation points. Subsurface conditions may vary away from the data points available.

TABLE 2
SOIL SAMPLE ANALYSIS RESULTS
 Exxon Service Station 7-0218
 23990 Hesperian Boulevard
 Hayward, California

Sample Number	TPHg	Benzene	Toluene	Ethyl-benzene	Total Xylene	TEPHd	TTLc Lead	TRPH
Soil - Used-Oil UST Pit S-10-T1	<1.0	<0.0050	<0.0050	<0.0050	<0.0050	2.1	11	220
	Additional Analyses:		VOC's = ND; SVOC's = ND; Cadmium = <1.0 ppm; Chromium = 40 ppm; Nickel = 39 ppm; Zinc = 48 ppm					
SP-1-(1-4)	<1.0	<0.0050	<0.0050	<0.0050	<0.0050	2.8	ND	230
	Additional Analysis:		VOC's = ND; SVOC's = ND; Antimony = ND; Arsenic = ND; Barium = 82; Beryllium = ND; Cadmium = ND; Chromium = 28 (0.087) ppm; Cobalt = 6.4 ppm; Copper = 27 ppm; Mercury = 0.046 ppm; Molybdenum = ND; Nickel = 40 ppm; Selenium = ND; Silver = ND; Thallium = 25 (<0.20) ppm; Vanadium = 29 (0.16) ppm; Zinc = 130 ppm					

Notes:

Soil results in parts per million (ppm)

- < = Less than detection limit established by laboratory.
- ND = Not Detected
- TPHg = Total petroleum hydrocarbons as gasoline
- TEPHd = Total extractable petroleum hydrocarbons as diesel
- BTEX = Benzene, toluene, ethylbenzene, total xylene isomers
- TRPH = Total recoverable petroleum hydrocarbons
- VOC's = Volatile organic compounds
- SVOC's = Semi-volatile organic compounds
- TTLc = Total Threshold Limit Concentration
- () = STLC

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VAL 001790

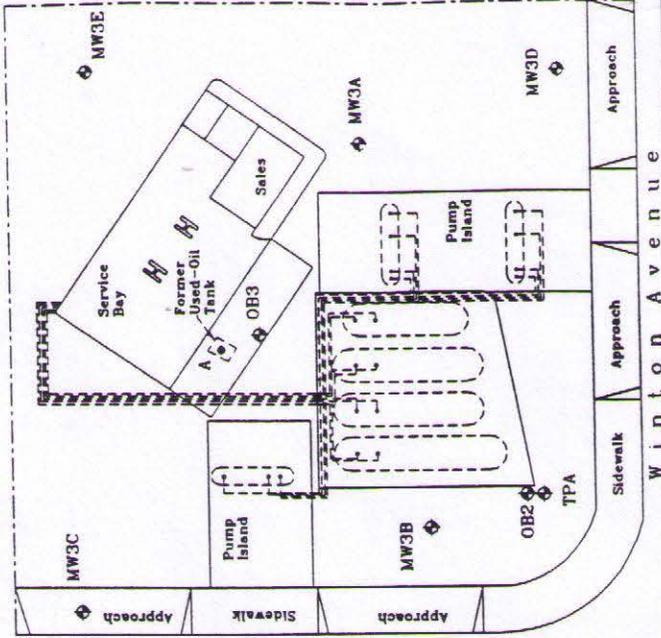


Hesperian Boulevard

MW3G

MW3F

MW3H



SOURCE: Modified map provided by EXXON USA

APPROXIMATE SCALE



FN 21540002

GENERALIZED SITE PLAN

EXXON SERVICE STATION 7-0218
 23990 Hesperian Blvd./Winton Ave.
 Hayward, California



EXPLANATION

- ◆ MW3H Groundwater Monitoring Well
- ◆ OB2 Observation Well
- A Soil Sample Location
- S-10-T1 Undergound Storage Tank
- Depth below Ground Surface
- Soil
- Vent end Product Lines

PROJECT NO.

2154

PLATE

2

DATE: 1/14/97

Third Quarter 1993 Quarterly Report
23990 Hesperian Boulevard, Hayward, California

October 29, 1993
62080.01

TABLE 2
CUMULATIVE RESULTS OF LABORATORY ANALYSES
OF GROUNDWATER SAMPLES, TPHg, TPHd AND BTEX
Former Texaco Service Station
23990 Hesperian Boulevard
Hayward, California
(Page 1 of 3)

Well	Date	TPHg	Benzene	Toluene	Ethyl- benzene	Total Xylenes	TPHd
<u>MW-3A</u>							
HLA	10/19/88	NA	ND	ND	ND	2.0	NS
	02/02/89	NA	8.0	ND	9.0	11.0	NS
	10/30/89	480	9.0	<0.5	14.0	15.0	<100
	07/19/90	430	4.3	<0.5	4.5	4.0	<100
	04/29/91	690	5.7	<0.5	10.0	2.0	280
	11/07/91	970	11.0	<0.5	12.0	3.4	NA
	05/07/92	760	3.0	<0.5	7.6	3.0	430#
RESNA	09/30/92	670	6.0	<0.5	0.67	12.0	NA
	03/25/93	4,200	5.5	<0.5	33	<0.5	NA
	06/29/93	1,000	0.6	<0.5	<0.5	<0.5	NA
	09/30/93	1,300	<0.5	<0.5	1.8	<0.5	NA
<u>MW-3B</u>							
HLA	10/19/88	NA	11,000	3,500	3,000	5,600	NA
	02/02/89	NA	9,000	2,400	1,800	8,400	NA
	10/30/89	140,000	8,100	1,800	2,700	19,000	<1,000
	07/19/90	130,000	8,200	1,400	4,100	16,000	11,000
	04/29/91	200,000	8,300	630	3,400	12,000	21,000
	11/07/91	50,000	10,000	530	4,900	18,000	370,000
	05/07/92	110,000	3,900	530	1,400	5,800	72,000@
RESNA	09/30/92	100	22	0.99	9.2	29	NA
	03/25/93		Not Sampled - Sheen Present				
	06/29/93		Not Sampled - Sheen Present				
	09/30/93		Not Sampled - Sheen Present				
<u>MW-3C</u>							
HLA	10/19/88	NA	2,700	49	ND	2,200	NA
	02/02/89	NA	2,100	65	660	1,400	NA
	10/30/89	46,000	2,800	59	1,100	2,300	<1,000
	07/19/90	35,000	2,700	560	1,800	3,300	ND
	04/29/91	370,000	4,500	2,100	4,700	11,000	10,000
	11/07/91	39,000	3,600	980	3,100	6,800	NA
	05/07/92	57,000	3,500	810	3,500	7,200	18,000#
RESNA	09/30/92		Not Sampled				
	03/25/93		Not Sampled - Sheen Present				
	06/29/93		Not Sampled - Sheen Present				
	09/30/93		Not Sampled - Sheen Present				

See notes on page 3 of 3.

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TABLE 2
CUMULATIVE RESULTS OF LABORATORY ANALYSES
OF GROUNDWATER SAMPLES. TPHg, TPHd AND BTEX
Former Texaco Service Station
23990 Hesperian Boulevard
Hayward, California
(Page 2 of 3)

Well	Date	TPHg	Benzene	Toluene	Ethylbenzene	Total Xylenes	TPHd
<u>MW-3D</u>							
HLA	10/13/88	NA	ND	ND	ND	ND	NA
	02/02/89	NA	ND	ND	ND	ND	NA
	10/30/89	<100	<25	<0.5	<0.5	<0.5	<100
	07/19/90	<100	ND	<0.5	1.3	1.5	ND
	04/29/91	120	ND	<0.5	1.9	0.8	150
	11/07/91	<100	ND	<0.5	<0.5	<0.5	NA
	05/07/92	<100	ND	<0.5	<0.5	<0.5	ND
RESNA	09/30/92	<50	<0.5	<0.5	<0.5	<0.5	NA
	03/25/93	<50	<0.5	<0.5	<0.5	<0.5	NA
	06/29/93	<50	<0.5	<0.5	<0.5	<0.5	NA
	09/30/93	<50	<0.5	<0.5	<0.5	<0.5	NA
<u>MW-3E</u>							
HLA	10/19/88	NA	ND	ND	ND	ND	NA
	02/02/89	NA	ND	ND	ND	ND	NA
	10/30/89	<100	ND	<0.5	<0.5	<0.5	<100
	07/19/90	<100	ND	<0.5	<0.5	<0.5	ND
	04/29/91	<100	ND	<0.5	<0.5	<0.5	ND
	11/07/91	<100	ND	<0.5	<0.5	<0.5	ND
	05/07/92	<100	ND	<0.5	<0.5	<0.5	ND
RESNA	09/30/92	<50	<0.5	<0.5	<0.5	<0.5	NA
	03/25/93	<50	<0.5	<0.5	<0.5	<0.5	NA
	06/29/93		Not Sampled - Well Inaccessible				
	09/30/93		Not Sampled - Well Inaccessible				
<u>MW-3F</u>							
HLA	02/02/89	NA	ND	4.0	3.0	3.0	NA
	10/30/89	1,200	<25	6.7	2.2	<0.5	<100
	07/19/90	66	5.7	<0.5	1.2	<0.5	ND
	04/29/91	2,000	19.0	8.2	6.6	<0.5	200
	11/07/91	1,200	14.0	<0.5	1.0	<0.5	230
	05/07/92	1,400	12.0	10.0	2.3	3.7	430#
RESNA	09/30/92	550	11.0	0.58	<0.5	0.83	NA
	03/25/93	1,900	40	<0.5	1.4	1.5	NA
	06/29/93	240	6.1	<0.5	<0.5	1.2	NA
	09/30/93	740	5.0	<0.5	<0.5	<0.5	NA
<u>MW-3G</u>							
HLA	02/02/89	NA	ND	ND	ND	ND	NA

See notes on page 3 of 3.

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TABLE 2
CUMULATIVE RESULTS OF LABORATORY ANALYSES
OF GROUNDWATER SAMPLES, TPHg, TPHd AND BTEX
Former Texaco Service Station
23990 Hesperian Boulevard
Hayward, California
(Page 3 of 3)

Well	Date	TPHg	Benzene	Toluene	Ethyl- benzene	Total Xylenes	TPHd
<u>MW-3G cont.</u>	10/30/89	<100	ND	<0.5	<0.5	<0.5	ND
	07/19/90	<100	ND	<0.5	<0.5	<0.5	ND
	04/29/91	90*	ND	<0.5	<0.5	<0.5	ND
	11/07/91	<100	ND	<0.5	<0.5	<0.5	ND
	05/07/92	<100	ND	<0.5	<0.5	<0.5	ND
RESNA	09/30/92	78	7.6	<0.5	<0.5	<0.5	NA
	03/25/93	130	6.0	<0.5	<0.5	<0.5	NA
	06/29/93	120	<0.5	<0.5	<0.5	<0.5	NA
	09/30/93	250	<0.5	<0.5	<0.5	<0.5	NA
<u>MW-3H</u>							
	HLA						
RESNA	07/19/90	<100	ND	<0.5	<0.5	<0.5	ND
	04/29/91	60*	ND	<0.5	<0.5	<0.5	ND
	11/07/91	100	ND	<0.5	<0.5	<0.5	ND
	05/07/92	330*	ND	<0.5	<0.5	<0.5	ND
	09/30/92	380	85	<0.5	<0.5	<0.5	NA
	03/25/93	500	15	<0.5	0.7	2.3	NA
	06/29/93	110	<0.5	<0.5	<0.5	<0.5	NA
09/30/93	430	<0.5	<0.5	<0.5	<0.5	NA	
	MCLs:	-	1.0	-	680	1,750	-
	DWAL:	-	-	100	-	-	-

Results in parts per billion (ppb).

- NA : Not Analyzed
- ND : Nondetectable
- TPHg : Total petroleum hydrocarbons as gasoline analyzed by EPA method 5030/602.
- TPHd : Total petroleum hydrocarbons as diesel analyzed by EPA method 5030/602.
- BTEX : Analyzed by EPA method 5030/602.
- < : Less than the detection limit for the specified method of analysis.
- MCLs : Adopted Maximum Contaminant Levels in Drinking Water, DHS (October 1990)
- DWAL : Recommended Drinking Water Action Level, DHS (October 1990)
- HLA : Harding Lawson Associates
- RESNA : Sampling by RESNA Industries Inc.
- * : The laboratory reported that TPHg concentration is the result of several large peaks on gas chromatograph, or a chromatograph pattern uncommon to gasoline.
- # : The positive result for TPHd appears to be a lighter hydrocarbon than diesel.
- @ : The positive result for TPHd appears to be a combination of lighter hydrocarbons and diesel rather than diesel.

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TABLE 3
CUMULATIVE RESULTS OF LABORATORY ANALYSES
OF GROUNDWATER SAMPLES, SELECTED ORGANIC COMPOUNDS
Former Texaco Service Station
23990 Hesperian Boulevard
Hayward, California

Well	Date	Analysis Method	trans-1,2-Dichloroethene	Tetra-chloroethene	Tri-chloroethene	Vinyl Chloride	Cis-1,2-Dichloroethene
<u>MW-3A</u>							
	03/25/93	601	<1.0	<1.0	<1.0	<1.0	NA
	06/29/93	601	<1.0	<1.0	<1.0	<1.0	NA
<u>MW-3D</u>							
	03/25/93	601	<1.0	<1.0	<1.0	<1.0	NA
	06/29/93	601	<1.0	<1.0	<1.0	<1.0	NA
<u>MW-3E</u>							
	03/25/93	601	<1.0	<1.0	<1.0	<1.0	NA
	06/29/93		Not Sampled: Well Inaccessible			<1.0	NA
<u>MW-3F</u>							
	09/30/92	8240	<1.0	5.1	2.2	32	<1.0
	03/25/93	601	<1.0	2.3	2.6	230	NA
	03/25/93	8240	<5.0	<5.0	<5.0	220	<5.0
	06/29/93	8240	<5.0	6.8	3.6	220	14
<u>MW-3G</u>							
	03/25/93	601	12	110	16	<1.0	NA
	03/25/93	8240	<5.0	150	18	<10.0	14
	06/29/93	8240	<5.0	200	23	<5.0	20
<u>MW-3H</u>							
	09/30/92	8240	<1.0	560	120	<2.0	140
	03/25/93	601	29	110	40	<1.0	NA
	03/25/92	8240	<5.0	170	39	<10.0	34
	06/29/93	8240	<5.0	220	72	<5.0	56

Results in parts per billion (ppb).

NA : Not Analyzed

< : Less than the detection limit for the specified method of analysis.

Volatile or Purgeable Organic Compounds are analyzed by EPA Method 5030/601 or 5030/8240.

VAL 001794