desert petroleum inc.

May 1, 2003

Mr. Scott Seery.
Alameda County Health Care Services
Environmental Health Services
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6783
FACSIMILE (510) 337-9335

Dear Mr. Seery:

The following workplan, Workplan to Investigate Contaminated Soils Above and Below the Water Table, at the Former Area of Station Building, 4035 Park Blvd., Oakland, CA.

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

Sincerely yours,

Mr. William Thompson
Desert Petroleum, Inc.

WORKPLAN TO INVESTIGATE CONTAMINATED SOILS ABOVE AND BELOW THE WATER TABLE AT THE FORMER DESERT PETROLEUM SITE DP 793 4035 Park Blvd. Oakland, CALIFORNIA

May 1, 2003

Prepared for

Desert Petroleum, Inc.

By

-WEGE-
WESTERN GEO-ENGINEERS
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GEO-ENGINEERS
CALIF. CONTRACTOR #513857
REGISTERED GEOLOGISTS

May 1, 2003

Mr. Scott Seery.
Alameda County Health Care Services
Environmental Health Services
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577
(510) 567-6783
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RE: Workplan to 1) investigate impacted soil contamination both above and below the groundwater table, 2) investigate the vertical extent of contamination in groundwater and 3) update the RBCA Tier II to evaluate remediation options at 4035 Park Boulevard, Oakland, CA 94602

Dear Mr. Seery:

INTRODUCTION

As per your letter dated February 27, 2003 addressed to Mr. Bill Thompson, Desert Petroleum. The following Work Plan has been developed to determine the risk of gasoline contaminated soils and groundwater to the environment. The results of the work outlined in the Workplan will be utilized to update the RBCA Tier II model and aid in developing the remediation strategy(s) necessary for this site.

LOCATION

Former Desert Petroleum #793 is a non-active service station, located on the northwest corner of the intersection of Park Boulevard and Hampel Street at 4035 Park Blvd., Oakland, California (Figure 1). USTs and associated piping were removed June 23, 1994 and the station building was demolished April 2003. The site is located in projected section 32; T1S; R3W; MDB&M at an approximate elevation of 210 feet above mean sea level (Figure 2).

East Bay Municipal Utility District - Sewer Discharge Permit #50435501
Alameda County Local Oversite STID 1248
San Francisco Bay Regional Board (Region 2) Case # 01-0170
Facility/Leak Site ID# T0600100158

2.0 SITE INVESTIGATION/REMEDIATION CHRONOLOGY

November 30, 1989	Alameda County Health Department (Mr. Ariu Levi) notified Desert Petroleum that gasoline was trickling into a sewer on Brighton Avenue through a crack in the bottom of the sewer access. Desert Petroleum's area manager sent to site to reconstruct and audit tank inventories and sales records. The audit indicated overages on all tanks.
December 1, 1989	Desert Petroleum contacted the station tenant, Mr. Jason Gopad, and advised him to test the fuel tanks and associated piping.
December 5, 1989	The retail fueling facility was closed.
December 6, 1989	Mr. Gopad had the underground storage tanks tested. The test results were inconclusive.
December 7, 1989	All fuel was removed from the underground storage tanks. The product lines were tested by Walton Engineering. The regular leaded and super unleaded lines passed. The regular unleaded line failed. A 1/2 inch hole in the 2 inch unleaded supply line was located beneath the eastern pump island. An ultrasound investigation was conducted to determine the location of the onsite sewer line. An onsite soil gas survey was conducted and indicated contamination associated with the pump islands and the sewer line on the western edge of the property.
December 8, 1989	Desert Petroleum submitted Unauthorized Release Report, drilling permits for site assessment obtained from Alameda County Flood Control and Water Conservation District, Zone 7, Underground Service Alert was notified.
December 11, 1989	Onsite drilling/sampling and well installation initiated. Sample borings RS-1, RS-2, RS-3, RS-5 and RS-4. Groundwater monitoring wells installed into borings RS-1, RS-5, and RS-6. Vapor extraction well installed into boring RS-2.
December 12, 1989	Encroachment permit secured from the City of Oakland for assessment work in Brighton Avenue. Sample boring RS-4 drilled and sampled just east of the sewer access in Brighton Avenue to the 10 foot depth.
December 13, 1989	The area northeast of the sewer access was excavated with a backhoe. Gasoline appeared to be seeping from the backfill around the sewer line. A water supply line was inadvertently broke (USA markings incorrectly marked the location of this line). A vacuum truck was used to pump out the water/product from the excavation. Approximately 7,200 gallons of water/gasoline was manifested and sent to H & H Shipyard for treatment and disposal. The water line was repaired, perforated 4 inch PVC pipe was placed vertically into the excavation and the excavation backfilled with pea gravel from approximately the 8 foot depth to subgrade, well RS-7. A

	portable vapor extraction unit connected to the sewer and RS-7 (operated during daylight hours).
December 15, 1989	RSI S.A.V.E. vapor extraction system installed and connected to onsite wells RS-1, RS-2, RS-5 and RS-6. Operated continuous for one week, then during daylight hours thereafter due to noise disturbance of neighbors. Length of vapor extraction and amounts of hydrocarbons removed not documented.
July 24, 1990	Soil boring/sampling investigation near the sewer lateral in residential backyard 1227 Hampel Avenue.
August 21, 1990	Soil boring/sampling investigations near the sewer lateral in residential backyards 4006 Brighton Avenue and 4010/4012 Brighton Avenue.
December 1990	Commence quarterly groundwater monitoring.
September 8, 1993	Levine - Fricke, conduct soil boring/sampling investigation at residences 4003 Park Blvd. and 4006 Brighton Avenue. Construct monitor well at 4003 Park Blvd for property owner of 4003 Park Blvd (not a part of 4035 Park Blvd. site assessment/investigation).
June 23, 1994	Removal of all USTs and associated piping from 4035 Park Blvd.
August 14, 1995	Over-excavate UST and dispenser areas at 4035 Park Blvd, 1700 cubic yards of non-hazardous soil transported to and disposed at Forward Landfill, Stockton, California. Installed excavation well R3 (6 inch slotted PVC to 15 feet below surface) south of building, backfill excavation to 5 1/2 feet below surface with 1/4 inch pea gravel. Excavation removed monitor well RS-1.
August 16, 1995	Excavate and removed hydraulic hoists from station building.
August 31, 1995	Exploratory excavation at waste oil UST area, north of building and are west of building to 17 feet below surface. Installed excavation wells R1 in west excavation and R2 in north excavation.
September 5, 1995	Drill/sample and installed replacement well for RS-1 (MW-1).
May 2, 1996	Soil Probe Survey and soil sample borings along sewer route from 4035 Park Blvd. through back yards, to Brighton Aveneu. Temporary casing set in hand augered borings BH-1, BH-2, BH-3, BH-4 and BH-5. Conducted slug tests on BH-1, BH-2, BH-3 and BH-5. Not enough water entry into BH-4 to conduct test. The following hydraulic conductivities (k) were calculated; BH-1 = 0.15 ft/day, BH-2 = 2.9 ft/day, BH-3 = 0.11 ft/day, and BH-5 = 4.8 ft/day.
January 17, 1997	Soil Probe Survey Brighton Avenue
August 12, 1999	Installed receptor trench, Brighton Avenue. 148 cubic yards non hazardous gasoline contaminated soil transported and disposed of at Vacaville Landfill, Vacaville, California. Installed wells RS-8, RS-9 and RS-10.
October 7, 1999	Pumped 19,451 gallons of gasoline contaminated groundwater from receptor trench, stored in above ground 22,000 gallon Baker tank.
January 24, 2000	Obtained sewer discharge permit from East Bay Municipal Utility District, started discharge of water stored in Baker tank to city sewer.
May 4, 2000	Started weekly purging of receptor trench well T1 (4 hours once per week). Discharged purged water through water carbon and then to sewer.
February 15, 2001	Set submersible pump in RS-5 to pump continuously, continued once a week purging of receptor well T1 (46,121 gallons removed from receptor trench well).

July 19, 2001	Ceased pumping of RS-5 and weekly purging of T1; 62,511 gallons removed from T1 and 78,919 gallons removed from RS-5 (total 141,430 gallons of gasoline contaminated groundwater treated and disposed to sewer).
March 21, 2002	Resumed pumping at RS-5.
August 6, 2002	246,849 gallons of gasoline contaminated groundwater pumped, treated and disposed to sewer.
November 20, 2002	Commenced weekly hand bailing of free phase product from well RS-8.
December 12, 2002	Purged receptor trench of 1432 gallons gasoline tainted groundwater.
January 9, 2003	Purged receptor trench of 1349 gallons gasoline tainted groundwater.
January 30, 2003	Purged receptor trench of 1624 gallons gasoline tainted groundwater.
March 13, 2003	Purged receptor trench of 1413 gallons gasoline tainted groundwater.
April 6, 2003	Demolished the former service stations building.

CURRENT SITE CONDITIONS

Clean-up Actions

Vapor Extraction, in-situ
Soil Excavation
Soil Removal to Class II Landfill
Free Product Removal
Groundwater pump and treat

Current operations include groundwater pumping from well RS5 and treatment with discharge to EBMUD sewer.

PURPOSE

This workplan will fill in data gaps relative to soil and groundwater contamination, evaluate the effectiveness of the previous and on going remediation efforts and determine the effective means to further remediate the soils and groundwater beneath the site. Of special interest are gasoline contaminated soils located beneath the floor of the now demolished building.

SCOPE OF WORK

SUBSURFACE INVESTIGATION METHODS

Continuous Core/Hydropunch

Using a truck mounted hollow stem auger drilling rig, 3 inch diameter core barrels are advanced in three foot intervals producing a 8 inch diameter boring. 3 inch diameter by three foot long cores are produced. These cores will be used to obtain soil samples for laboratory analysis, for field observations of material type (lithology) and for determining the top of groundwater during

pumping of RS5 at 2 gpm.. Once the interval is reached where water samples are needed the hydropunch sampler will be used, see below.

Hydropunch Water Sampling Method

Groundwater Sample

The boring is advanced to within three feet of the water sampling interval. The drilling assembly is removed and the hydropunch is attached to drill rod that will push the hydropunch to the desired depth to sample. The hyropunch is connected to the drive point. Once the sample depth has been achieved, the drive rods are retracted, exposing the 1 inch diameter filter screen allowing groundwater infiltration. A small diameter bailer is then used to collect groundwater samples through the hollow rod.

Vacuum Measurement

One week prior to initiating the CPT assessment the present vacuum extraction system will be turned on. Vacuum measurements will be obtained from selected CPT probes at various depths using the hydropunch sampler and PVC tubing. The boring or direct push probe hole is advanced to within three feet of the interval to be tested. The drilling assembly is removed and the hydropunch is attached to drill rod that will push the hydropunch to the desired sample depth. The hydropunch is connected to the drive point. Once the sample depth has been achieved, tubing is attached to the hydropunch screen point. The screen drive point is then driven to the desired depth, the drive rods are retracted, exposing the 1 inch diameter filter screen allowing exposure to the formation. A water manometer that measures vacuum/pressure to 1 mm (millimeter) is then attached to the tubing for direct measurement at that interval (sample depth).

WORKPLAN - INVESTIGATE IMPACTED SOIL CONTAMINATION BOTH ABOVE AND BELOW THE GROUNDWATER TABLE AND TO INVESTIGATE THE VERTICAL EXTENT OF CONTAMINATION IN GROUNDWATER.

VERTICAL AND LATERAL EXTENT DOCUMENTATION SAMPLING PROCEDURES

Drilling and Sampling Methods and Procedures

To obtain discrete groundwater samples from different water zones (elevations) three methods of drilling/probing are found to be acceptable. All three methods use the "hydropunch" method for obtaining water samples;

1. Conventional hollow stem auger drilling method using a three inch ID X three foot long California Split Spoon sampler to core and direct push water sampler, ie "Hydropunch" to obtain water samples;
2. Sonic drilling direct push vibratory drilling method using a similar direct push water sampling device, and;
3. Cone Penetrometer testing/sampling using direct push method. And the hydropunch water sampling procedure to obtain discrete water samples.

Hydropunch Water Sampling Method

The boring or direct push probe hole is advanced to within three feet of the interval for water sampling. The drilling assembly is removed and the hydropunch is attached to drill rod that will push the hydropunch to the desired depth to be sampled. The hyropunch is connected to the drive point. Once the sample depth has been achieved, the hollow drive rods are retracted, exposing the filter screen to allow for groundwater infiltration. A small diameter bailer is then used to collect groundwater samples through the hollow rod.

Hollow Stem Auger - Hydropunch

Using a truck mounted drilling rig, eight inch hollow stem augers would be used to advance continuous cores from five feet bs to within three feet of current water depth (as measured from onsite wells). Continuous cores will be obtained to verify groundwater interface and high transmissivity formations. Once groundwater has been penetrated a hydropunch sample will be obtained from three feet below the augered/cored depth. Continuous coring will then proceed to the 30 and 50 foot depths where other hydropunch water samples will be obtained. To obtain the hydropunch water sample, the core sampler is removed. Any groundwater that entered through the augers would be removed by bailing and the "GeoProbe" would then be pushed three feet past the cored interval to obtain the water sample. The augers and the push probe seal off the formation fluids from above to insure sample integrity for the interval being sampled. Once the water sample is obtained. The boring is continuously cored to the next test interval and the above procedure is repeated.

30, (40), 50

Sonic Drilling - Hydropunch

A dual casing drilling system that employs the use of high frequency mechanical vibration to take continuous core samples or to drive direct push rods. Water samples are obtained using the sonic direct push-sampling probe. This sampling probe is similar to the hydropunch, where a screen is attached to the drive point and once the sample depth has been reached the probe rod is retracted to expose the screen allowing groundwater to infiltrate the sampler.

Cone Penetrometer Testing Direct Push - Hydropunch

Using a 25 ton Cone Penetrometer Testing (CPT) rig the dead weight of the CPT rig is used to push the cone penetrometer using a hydraulic ram. Soil parameters such as cone bearing, sleeve friction ratio, friction ratio and pore water pressure are measured as the cone penetrometer is advanced. These measurements are sent uphole through the cone rods to the support rig's on-board data acquisition system. All data is processed in the field in real time. Once the zone(s) of interest are determined the CPT rig is repositioned approximately 2 to 3 feet away from the test hole and continueous cores and hydropunch water samples are obtained through the zones of interest. Soil core, vapor/vacuum and/or groundwater samples can be obtained using a hydropunch sampler.

Selection

This site has had numerous borings/samplings and the added expense of the Cone Penetrometer Testing (CPT) is not justified for this site. Also since this site has been drilled to approximately 40 feet below the surface using standard hollow stem auger techniques the added expense of Sonic Drilling is not necessary. Using hollow stem auger drilling techniques along with continuous coring will be sufficient in obtaining the additional information necessary to update the RBCA Tier II Risk assessment to devise a remediation plan for this site.

Sample Point Siting Determination

Lithologic Logging - Continuous Cores

Determining the extent of the soil contaminated by gasoline range hydrocarbons, both vertically and laterally, beneath the former building is necessary to establish the current and future risks to the environment. If significant risk exists the delineation of the contaminated area will help develop a cost beneficial remediation plan to reduce the risk for future use of the property.

Results of the field screening of the core sections will aid in a decision of where to obtain discrete soil and groundwater samples. See Scope for Work for details. These cores borings will be designated C1, C2 and C3 as shown on Figure 3.

Based on previous investigations, i.e. excavation soil sample results, well installations and soil borings and groundwater monitoring data, Figure 3 has been developed to show the plan view of testing.

Continuous cores will be obtained from just below surface to the 40 foot depth. These core holes will be used to obtain certifiable soil and water samples from various depths, dependent upon field screening, and to expand the subsurface lithology mapping abilities.

- page 7 says 30 and 50 depths

Field Screening for TPHg, Benzene and MtBE

Field screening of the cored sections will be accomplished using a photoionizing detector (PID) with a 10.2 or 10.6 ev bulb. Field screening is necessary to determine if the vertical extent has been reached prior to destroying the core hole and moving onto another core hole. If field screening indicates that the vertical extent has not been found, the coring will continue to the depth where field screening indicates that no hydrocarbon impact has occurred, or to the 50 foot depth, which ever occurs first.

Destruction of Holes

Core Hole Destruction

The core holes will be destroyed using 1 inch PVC tremie pipe placed to the bottom of the test hole. Neat cement (5 sack mix) with no more than 5% bentonite will then be pumped through the tremie pipe, filling the test hole as the tremie is removed. The surface of the test hole will then be resurfaced with either black asphalt or concrete to match the existing surface.

CALIFORNIA CERTIFIED LABORATORY SELECTION AND SOIL AND WATER ANALYSIS

Contaminants of Concern (COC's) are gasoline range hydrocarbons, degraded gasoline (residuals from vapor extraction removal of volatiles), Benzene, Toluene, Ethylbenzene and Xylenes (BTEX) and the fuel oxygenant MtBE. Groundwater and soil samples will be analyzed for Total Petroleum Hydrocarbons gasoline - ~~diesel range using~~ EPA methods 8015M and Benzene, Toluene, Ethylbenzene, Xylenes and the fuel oxygenant MtBE using EPA method 8260B. Western Geo-Engineers has a contract with and will use Kiff Analytical Laboratories (certification #2236), 720 Olive Drive, Suite D, Davis, California 95616 (530) 297-4800.

total oxys

SB 2004 - UST FUND PREAPPROVAL

Former Desert Petroleum Station DP793 is currently in the UST reimbursement fund program. Once Alameda County has approved this workplan, costs to fulfill the workplan will be submitted to the fund for pre-approval. No work will be initiated until pre-approval has been secured.

ENCROACHMENT PERMITS

Encroachment agreements will be obtained from the current property owner, Mr. Kin Man Li prior to any site activities.

DRILLING PERMITS - Alameda County Health.

This ~~workplan~~ and funding will be approved and soil boring permit(s) will be obtained from Alameda County Health prior to drilling and/or obtaining any soil and groundwater samples.

ACPW

NOTIFICATIONS

Upon approval of this workplan and obtaining of all necessary permits a 48-hour notice will be given to all concern parties and Underground Service Alert will be notified prior to commencing any probing or drilling activities.

WASTE MANAGEMENT

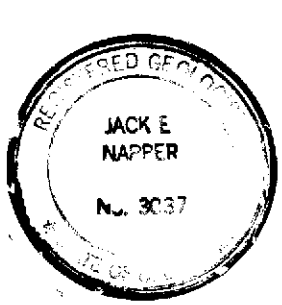
EXCAVATED WELL MATERIALS AND FLUIDS

All materials excavated during the drilling/sampling and boring destruction will be placed in drums for profiling and later disposal at a California Class II Landfill.

All fluids generated by the drilling/sampling and boring destruction procedures will be placed into 55-gallon drums. The drums will be placed in the remediation system compound for temporary storage, to allow the solids to settle to the bottom of the drums. In two to three days the drums will be inspected and all clear fluids will be placed into the groundwater treatment system for treatment and disposal to the city sewer system. The solids will be removed from the drums and placed with the boring drilling and destruction soils/cuttings for disposal to the approved landfill. Once the drums have been emptied they will be removed from the site.

SCHEDULE

May 2003	Mail Workplan to Desert Petroleum for review. Once approved, mail Workplan to Alameda County Heatth for Approval.
Two weeks after Alameda County Approval	Receive Bids From Drilling Contractors
Three weeks after Alameda County Approval	Submitt Cost to UST Fund for Pre-Approval
Receive UST Fund Pre-Approval	Schedule Work, start permitting and notifications
Four weeks after UST Pre-Approval	Perform Continuous Core Lateral and Vertical Assessement. Submit selected soil and groundwater samples to California Certified Laboratory
Six weeks after UST Pre-Approval	Receive laboratory reports
Eight weeks after UST Pre-Approval	Draft copy of report of findings to Desert Petroleum for review and comment.
Nine weeks after UST Pre-Approval	Submit report of findings with recommendations to Alameda County Health.



LIMITATIONS

The information presented in this report is based on the following:

1. The observations and data collected by field personnel.
2. The result of laboratory analyzes performed by a state certified analytical laboratory.
3. Our understanding of the regulations of Alameda County, the City of Oakland and the State of California.
4. References reviewed for this report.

Changes in groundwater conditions can occur due to variations in rainfall, temperature, local and regional water use and local construction practices. In addition, variations in the soil and groundwater conditions could exist beyond the points explored in this investigation.

State Certified Laboratory analytical results are included in this report. This laboratory follows EPA and State of California approved procedures; however, WEGE is not responsible for errors in these laboratory results.

The services performed by Western Geo-Engineers, a corporation under California Registered Geologist #3037 and/or Contractors License #513857, have been conducted in a manner consistent with the level of care and skill ordinarily exercised by members of our profession currently practicing under similar conditions in the State of California, the City of Oakland and Alameda County.

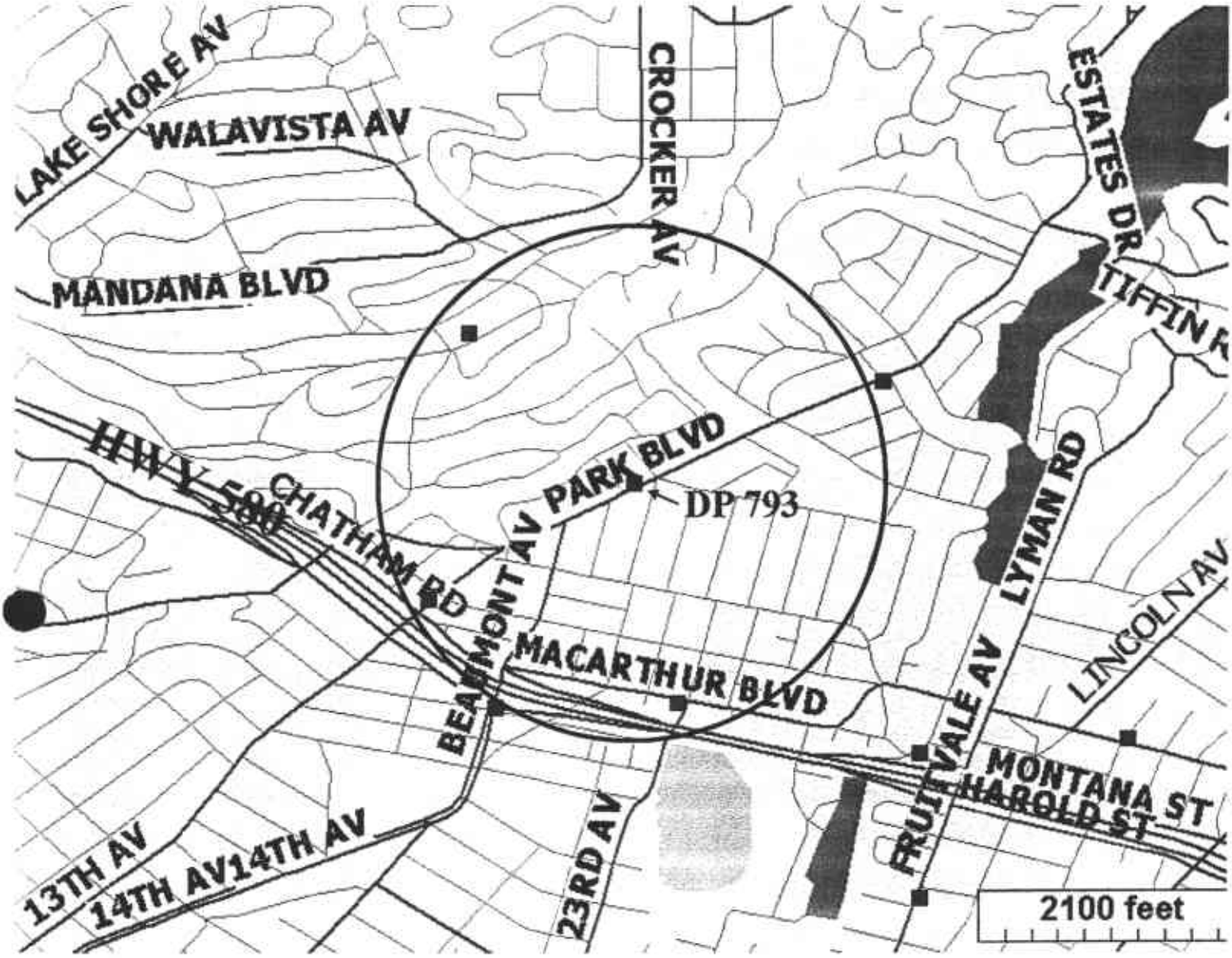
Our work and/or supervision of remediation and/or abatement operations, active or preliminary at this site is no way meant to imply that we are owners or operators of this site. Please note that the known contamination of soil and/or groundwater must be reported to the appropriate agencies in a timely manner. No other warranty expressed or implied is made.

Sincerely yours,

George L. Converse
Project Manager

Jack E. Napper
Ca. Reg. Geologist #3037

cc: Mr. William Thompson , Desert Petroleum, Inc.
Mr. Leroy Griffin, Oakland Fire Dept.
Mr. Kin Man Li, property owner



N
W E
S

LUST SITES

WELLS

FIGURE 1
GEOTRACKER
AREA WELL & LUST MAP
DP 793
4035 PARK BLVD.
OAKLAND, CA

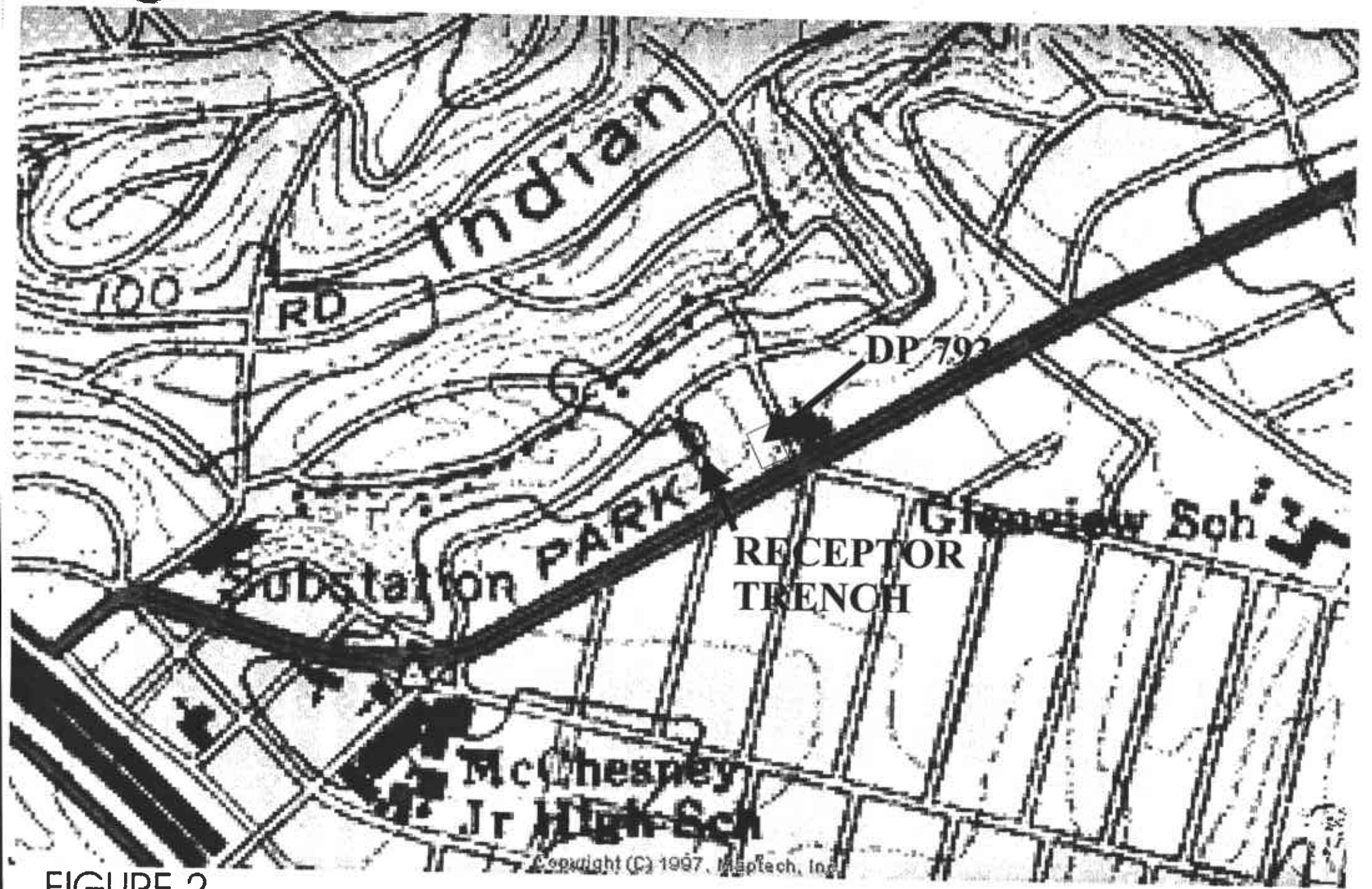
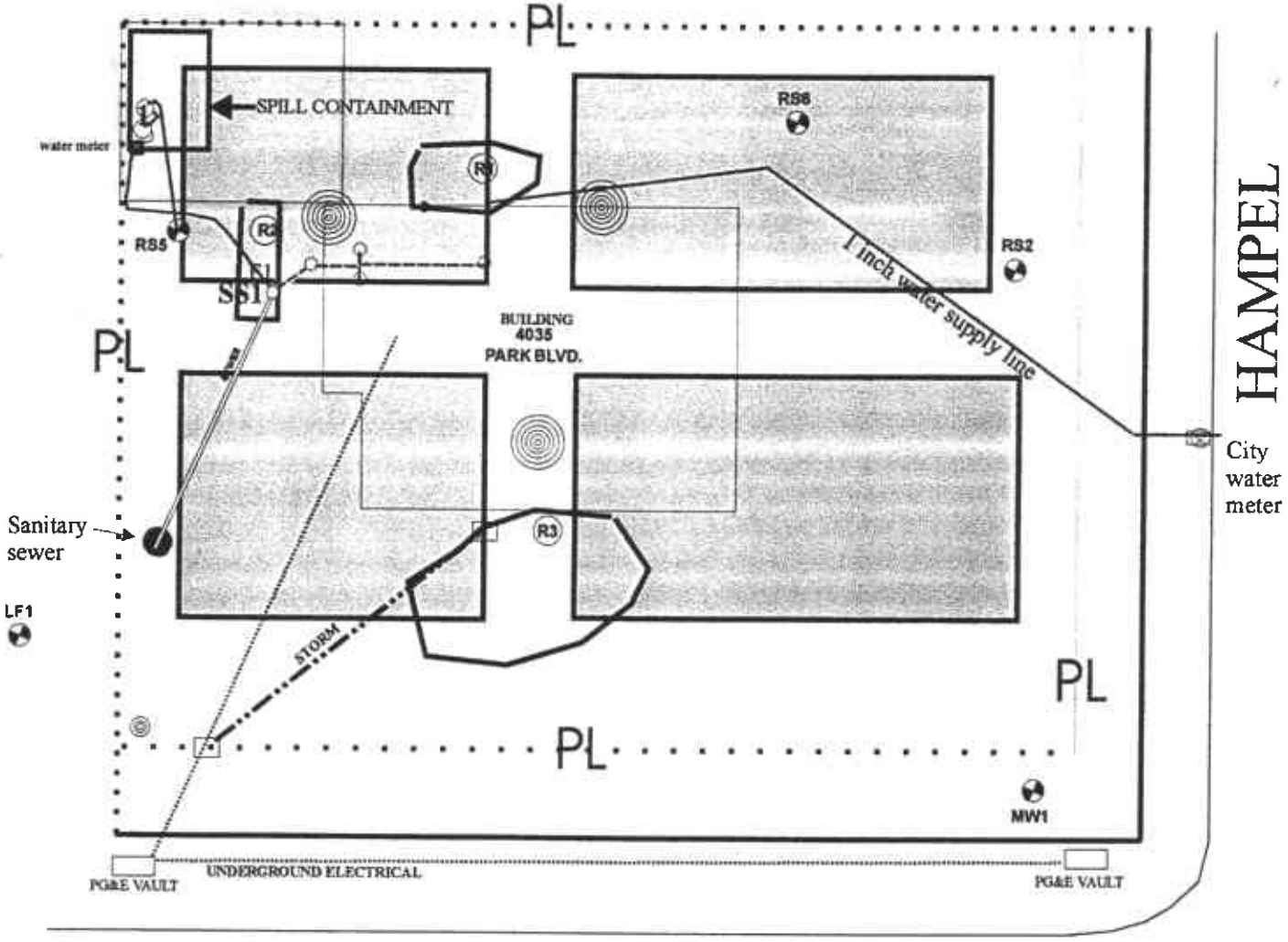


FIGURE 2
PORTION OF OAKLAND EAST 7.5 MINUTE USGS TOPOGRAPHIC MAP



MW1 MONITOR WELL

1 2 in series 55 gallon carbon filters.

Proposed locations for continuous core borings.

FIGURE 3- PROPOSED HOUSES SEWER DISCHARGE TREATMENT COMPOUND WASTEWAER DISCHARGE PERMIT # 5043550 1

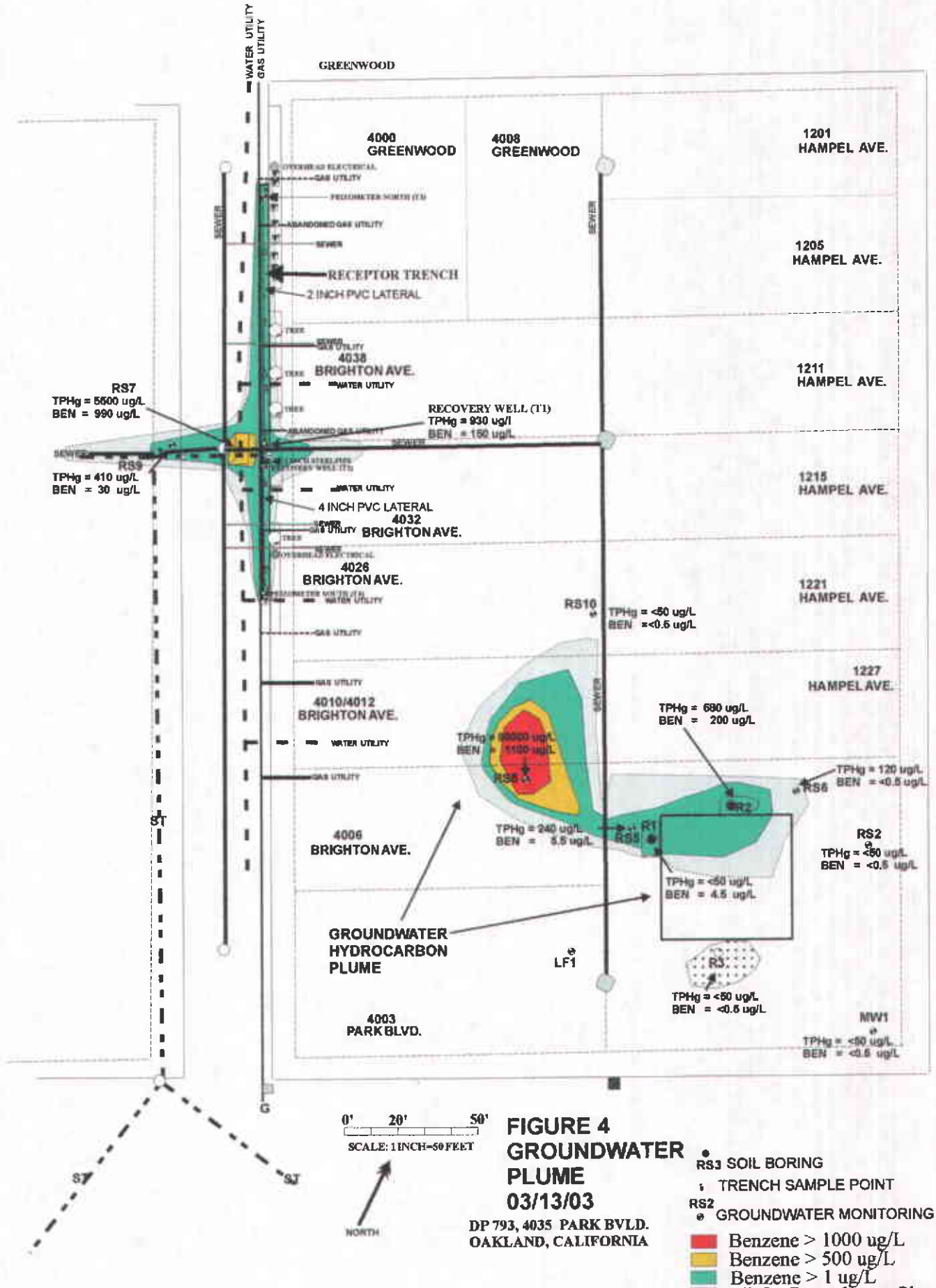


FIGURE 4
GROUNDWATER PLUME
03/13/03

DP 793, 4035 PARK BVLD.
OAKLAND, CALIFORNIA

RS3 SOIL BORING
TRENCH SAMPLE POINT
RS2 GROUNDWATER MONITORING WELL

- Benzene > 1000 ug/L
- Benzene > 500 ug/L
- Benzene > 1 ug/L
- TPHg Groundwater Plume

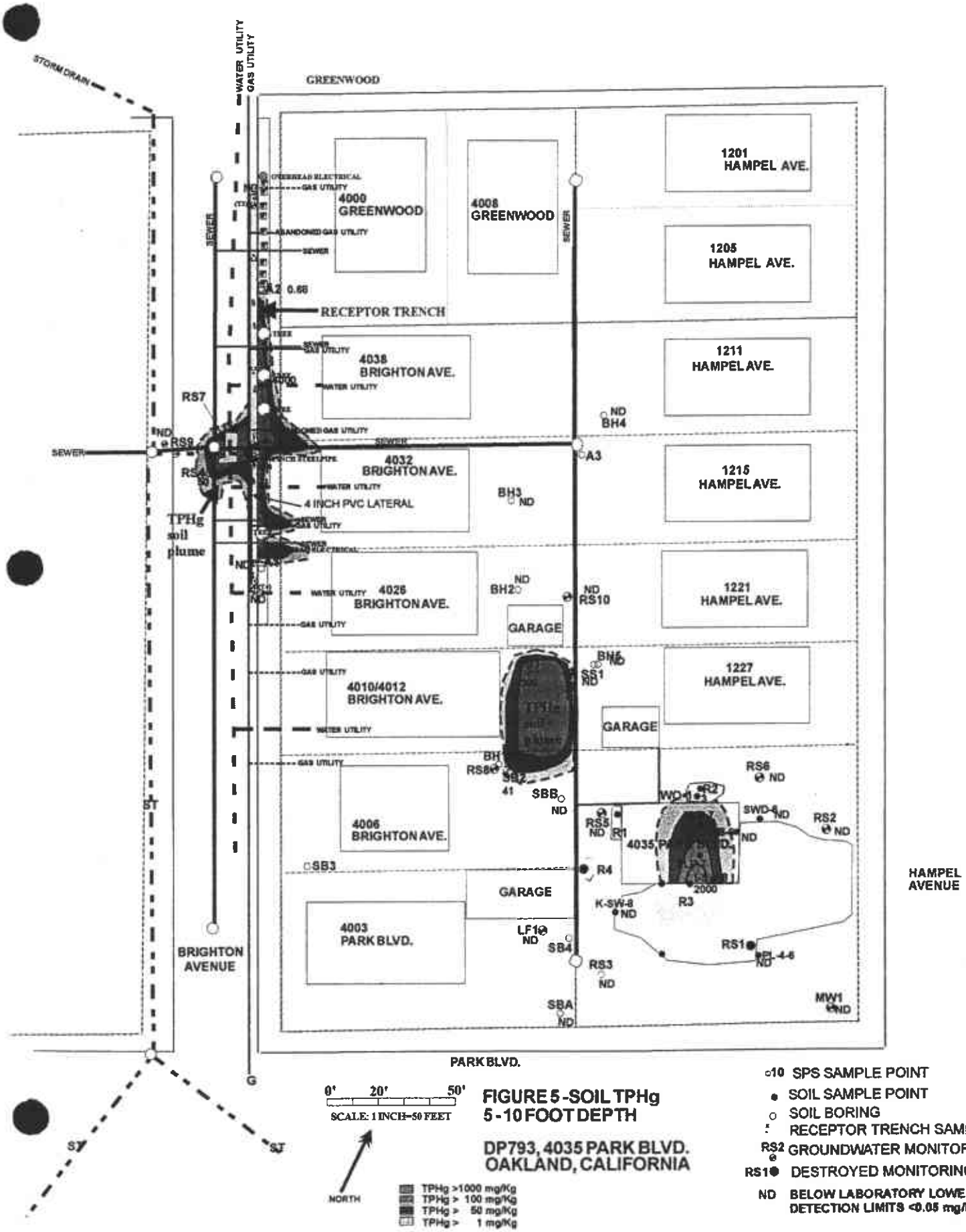


FIGURE 5 -SOIL TPHg 5 -10 FOOT DEPTH

DP793, 4035 PARK BLVD. OAKLAND, CALIFORNIA

○10 SPS SAMPLE POINT

● SOIL SAMPLE POINT

○ SOIL BORING

RECEPTOR TRENCH SAMPLE POIN

RS2 GROUNDWATER MONITORING WEL

RS1● DESTROYED MONITORING WELL

ND BELOW LABORATORY LOWER DETECTION LIMITS <0.05 mg/KG TPHg

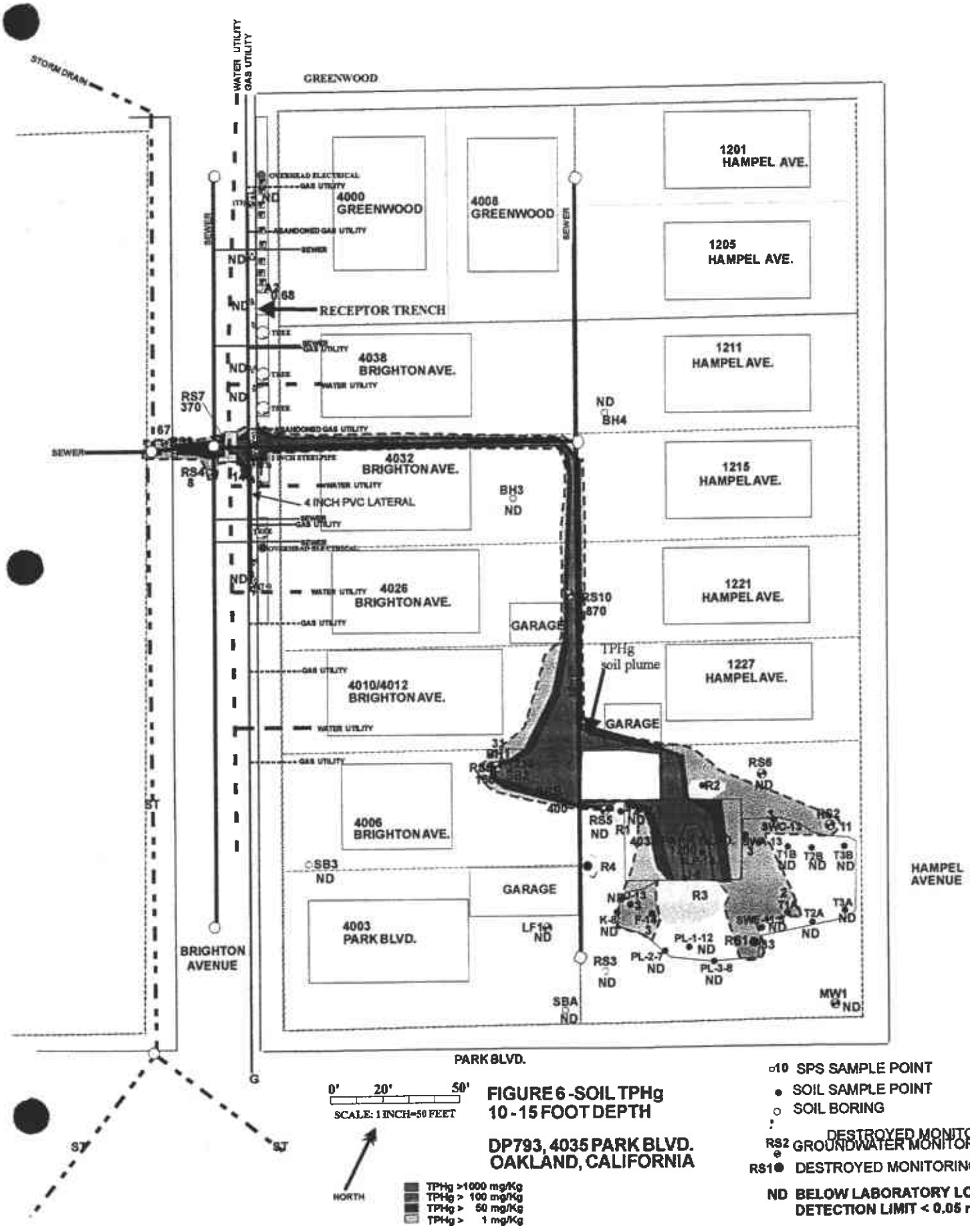


FIGURE 6 -SOIL TPHg 10 - 15 FOOT DEPTH

DP793, 4035 PARK BLVD. OAKLAND, CALIFORNIA

▫10 SPS SAMPLE POINT

• SOIL SAMPLE POINT

○ SOIL BORING

! DESTROYED MONITORING WE

RS2 GROUNDWATER MONITORING WEL

RS1● DESTROYED MONITORING WELL

ND BELOW LABORATORY LOWER DETECTION LIMIT < 0.05 mg/KG TP

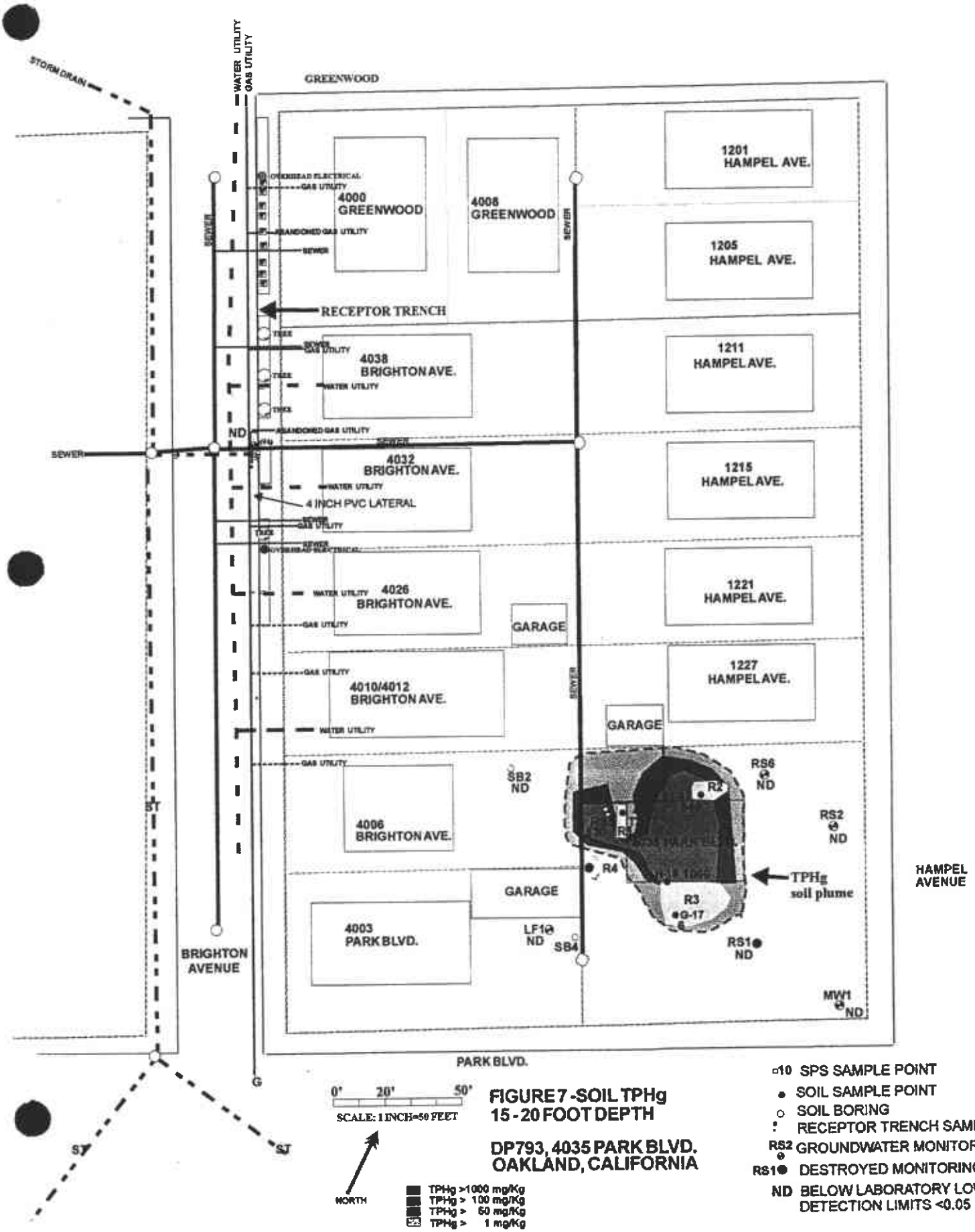


FIGURE 7 - SOIL TPHg 15 - 20 FOOT DEPTH

DP793, 4035 PARK BLVD. OAKLAND, CALIFORNIA

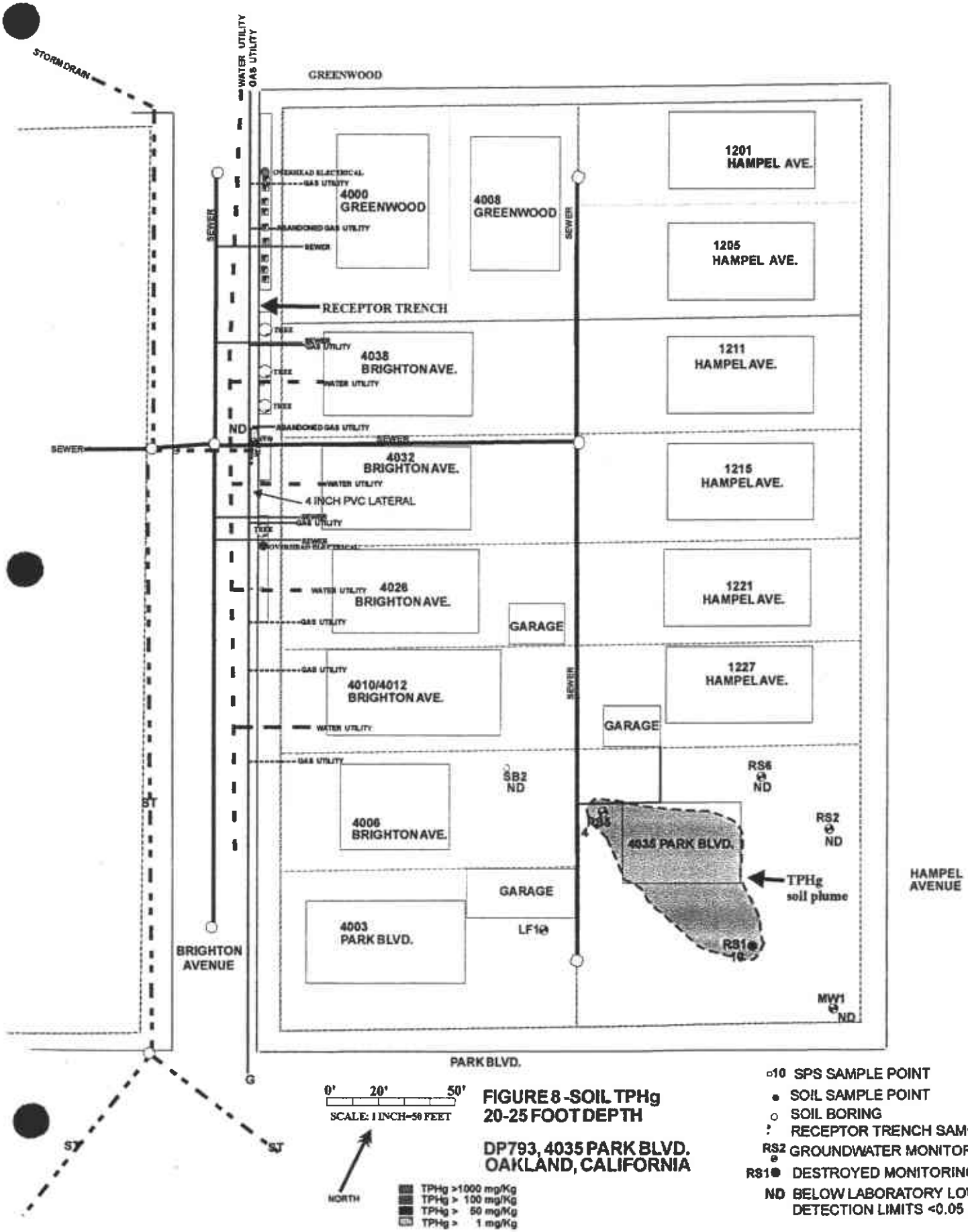


FIGURE 8 -SOIL TPHg 20-25 FOOT DEPTH

DP793, 4035 PARK BLVD. OAKLAND, CALIFORNIA

- SPS SAMPLE POINT
- SOIL SAMPLE POINT
- SOIL BORING
- RECEPTOR TRENCH SAMPLE POIN
- RS2 GROUNDWATER MONITORING WEL
- RS1 DESTROYED MONITORING WELL
- ND BELOW LABORATORY LOWER DETECTION LIMITS <0.05 mg/KG TP

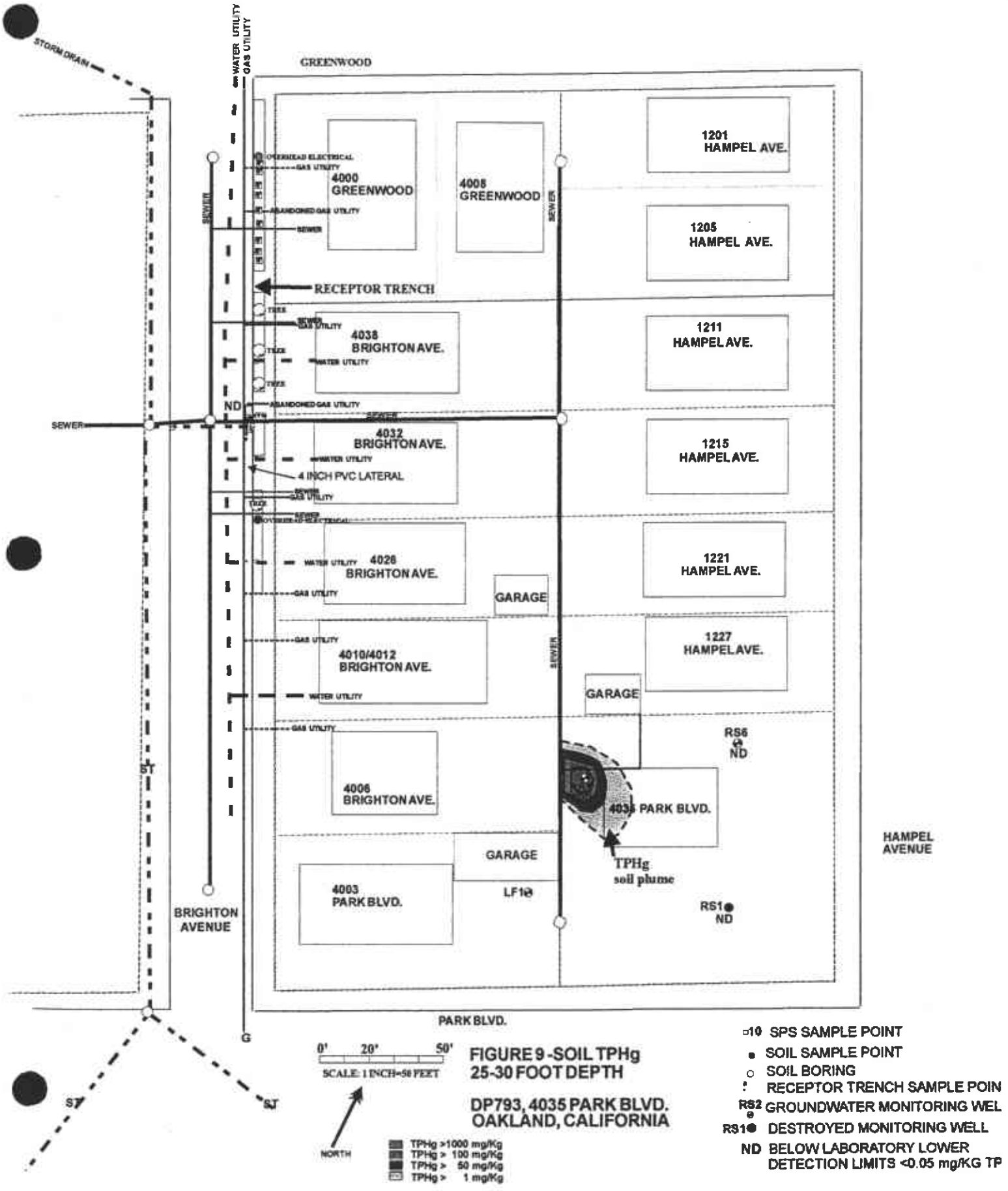


FIGURE 9 -SOIL TPHg 25-30 FOOT DEPTH

DP793, 4035 PARK BLVD. OAKLAND, CALIFORNIA

- ▫10 SPS SAMPLE POINT
- ● SOIL SAMPLE POINT
- ○ SOIL BORING
- ⁝ RECEPTOR TRENCH SAMPLE POIN
- RS2 ⊕ GROUNDWATER MONITORING WEL
- RS1● DESTROYED MONITORING WELL
- ND BELOW LABORATORY LOWER DETECTION LIMITS <0.05 mg/KG TP

APPENDIX A

February 27, 2003
Letter from Alameda County Health

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
DAVID J. KEARS, Agency Director

RO0000429

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

February 27, 2003

Mr. Bill Thompson
Desert Petroleum
P.O. Box 1601
Oxnard, CA 93032

RE: J&M Service Station, 4035 Park Boulevard, Oakland, CA 94602

Dear Mr. Thompson:

We are in receipt of a copy of a letter from Mr. Kin Man Li, dated February 24, 2003, addressed to your attention. Mr. Li's letter was sent to this office under facsimile cover dated February 26, 2003 from Mr. George Converse of Western Geo-Engineers, Inc. In his letter, Mr. Li reports that as of January 15, 2003, he is the new owner of the subject property. He briefly describes his plan to demolish the current station building, excavate contaminated soil, subdivide the site into two parcels, and build a single-family dwelling on each parcel.

Please be advised that California Health and Safety Code Section 25297.15 requires the primary responsible party, in this case Desert Petroleum, to notify this agency within 20 calendar days if property ownership changes. This was not done.

Within 10 days of the date of this letter, please provide to this office all pertinent fee title owner information. The new owner(s) will be added to the current list of responsible parties, and will be notified of their responsibility for the assessment and cleanup of the fuel release at this site.

Please be advised that before any excavation of potentially impacted soil may occur, the primary responsible party must submit a workplan detailing this work, including expected depths of excavation, soil sampling strategies, sample analyses plans, and soil stockpile management plans. Please be further advised that an evaluation of risks, and a plan for the mitigation of such risks, must be completed before this office will grant clearance for the development of this property for human habitation.

Please contact me at (510) 567-6783 should you have any questions.

Sincerely,

Scott Seery, CHMM
Hazardous Materials Specialist

c: Betty Graham, RWQCB
Leroy Griffin, Oakland Fire Department
Steve Marquez, SWRCB UST Fund
Keith Carson, Board of Supervisors, Alameda County
Danny Wan, Council Member, City of Oakland
Kin Man Li, P.O. Box 348, Oakland, CA 94604
David Self, 18 Crow Canyon Ct., Ste. 205, San Ramon, CA 94583
Toni Razi, 3609 E. 14th St., Oakland, CA 94601
Derrick Williams, 4032 Brighton Ave., Oakland, CA 94602
Michael Gabriel, Glenview Neighborhood Assoc.
4200 Park Blvd., Box 111, Oakland, CA 94602
George Converse, Western Geo-Engineers, 1386 Beamer St., Woodland, CA 95776

APPENDIX B

April 14, 2003
LETTER FROM CURRENT PROPERTY OWNER

Kin Man Li
P.O. Box 348
Oakland
CA 94604
April 14, 2003

Mr. Bill Thompson
Dessert Petroleum
P.O. Box 1601
~~Oakland~~ CA 93032
OXNARD

Re: 4035 Park Blvd Oakland CA

Dear Mr. Thompson,

I write to inform you that demolition of the structure was completed on April 9, 2002, and the debris have been removed from the site. Excavation for soil contamination test or cleaning up of the contamination soil could be carried out any time. Please proceed with the work at your earliest convenience.

With regard to the "Agreement" for reimbursement of the costs relating to the removal of the fuel or the contamination soil, please advise me if the same has been prepared and ready for execution by the parties.

Yours faithfully,

Kin Man Li

cc. Mr. Toni Razi, 3609E, 14th Street, Oakland, CA 94604
Mr. George Converse, ~~Western Geo Engineers Inc, 1386~~
1386 E. Beamer Street, Woodland, CA 95776
Mr. Scott Seery, 1131 Harbor Bay Parkway Suite 250
Alameda, CA 94502-9335
Atty. Lou Carpiac, the attorney.
1050 S. Kimball Rd. Ventura, CA 93004