REGAL

August 8, 1988

Ariu Levi
Alameda Co. Health Care Services
Department of Environmental Health
80 Swan Way, Room 200
Oakland, California 94621

Re: Regal #405, 1725 Park Street, Alameda

Dear Mr. Levi:

Attached are the environmental site assessments for the above-referenced Regal Station.

We initiated this study, not due to any product variances or failed tank tests, but in conjunction with purchase and sale contracts between Regal Stations, Inc. and the buyers.

The purpose of sending you copies of the environmental reports is to inform you that we did find some hydrocarbon contamination on site. The contamination found was probably a result of normal gas station operations, overfills, spills, etc. Based upon the results of the reports, we have set aside funds with the new owners to clean up (if necessary) the contamination.

Copies of the reports are being sent to the agencies indicated on the face of this letter. I would appreciate it if you would inform me of any I may have overlooked.

If you have any questions, please feel free to call.

Sincerely,

John Margowski

JOHN MARGOWSKI
Manager of Environmental Affairs

JM:mo
Enclosure

cc: Landowner
State Regional Water Quality Control Board
Alameda County Water District

1765 Challenge Way, P.O. Box 13648, Sacramento, California 95853-4648 (916) 921-1100 Telex 377305
A Wickland Oil Company

Wickland Station 405
Exxon Station 7-0104
1725 Park Street
Alameda, CA

Work performed:

EA personnel were on site on 7 June 1988 to collect a sample from the existing well. A technician from Harding Lawson Associates , Christopher Larkin, was also on site at the same time purging the well for a sample.

Results:

No sample collected.

Recommendations:

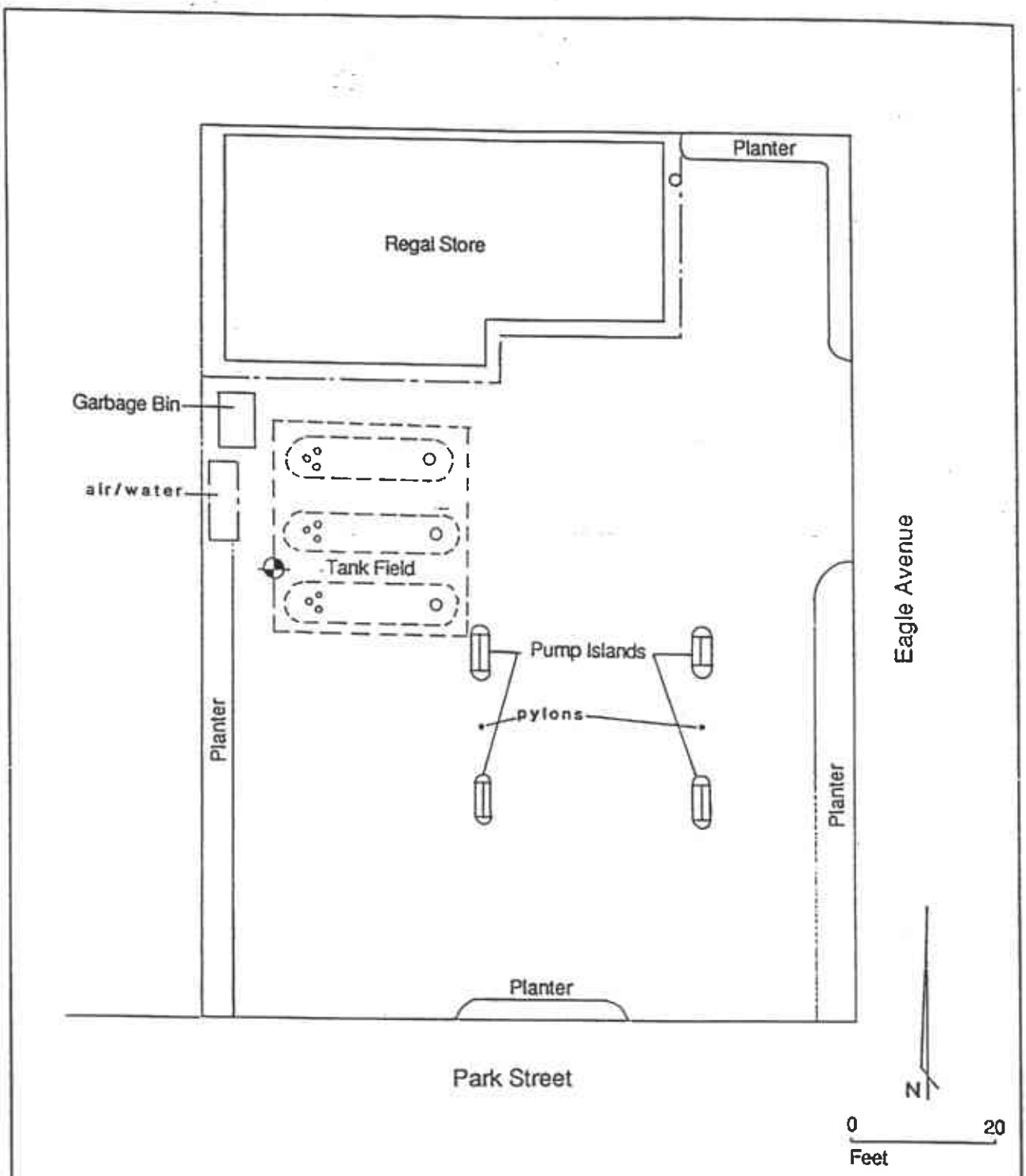
Review results of HLA sampling and conduct a soil vapor assessment to screen for contamination.

• (well numbers correspond with table 1)

Figure 1. Locations of Exxon RS 7-0104 (Wickland No. 405) and wells within a one-half mile radius of the station, Alameda, California. May 1988.

EA ENGINEERING, SCIENCE, AND TECHNOLOGY, INC.
41A Lafayette Circle
Lafayette, CA. 94549

Drawn	Date
Reviewed	Date



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Lafayette, CA. 94549

Figure 2. Locations of station facilities at Exxon RS 7-0104 (Wickland No. 405), Alameda, California, May 1988.

Drawn	Date
Reviewed	Date

EA ENGINEERING, SCIENCE, AND TECHNOLOGY, INC.

Western Regional Operations
41 Lafayette Circle
Lafayette, California 94549
(415) 283-7077

13 May 1988

James M. Kerr, Jr., P.E.
Exxon Company U.S.A.
1200 Smith Street, Suite 1050
Houston, Texas 77002

RE: Exxon Retail Site 7-0104 (Wickland No. 405)
1725 Park Street
Alameda, California

Dear Jim:

Pursuant to your request, EA Engineering, Science, and Technology, Inc. has conducted a Sensitive Receptor - Risk Assessment Site Survey for Exxon RS 7-0104. The enclosed report provides the fact sheet, a topographic map indicating the locations of the site and wells within 0.5 mile of the site, a table indicating locations and uses of wells within 0.5 mile of the site, a land-use map for the vicinity of the site, and a site map.

Exxon RS 7-0104 is located in a mixed residential/commercial district of Alameda, on the northwest corner of the intersection of Eagle Avenue and Park Street. There is one other active service station at this intersection (there are 5 monitoring wells at this station) and two former service stations, which are now used as garages. The nearest residence abuts the station property on the north. The only potential sensitive receptor was a school approximately 300 feet south of the site. There is a private well within 500 feet of the site, however the Department of Water Resources record indicates this well is used for industrial water.

Loren W. Guinn, with the tank service contractor Scott Broadway, was present at the station during my visit. Based on my conversation with him, this station has single-wall tanks with a lined pit. There is annular space alarm sensor for each tank and a 12 inch diameter pit monitor for detecting product releases. The pit monitor was slotted to the top and had a depth to water of approximately 6 feet. On 10 May 1988 there was a product sheen on the water. There is no other monitoring well on the site.

EA ENGINEERING, SCIENCE, AND TECHNOLOGY, INC.

James M. Kerr, Jr., P.E.
Exxon Company, Inc.

13 May 1988

If you have any questions, please feel free to call me.

Sincerely,

Peter Kahn
Geologist

Enclosure

WORK DESCRIPTION
SENSITIVE RECEPTORS - RISK ASSESSMENT
SITE SURVEY AND LITERATURE RESEARCH

STORE #: Exxon RS 7-0104 (Wickland # 405)
LOCATION: 1725 Park Street
CITY/STATE: Alameda, Calfiornia 94501

I. Provide answers to the following questions:

A. Is there a public water supply well within 2,500'?	(Y/N)	N
	If yes, distance (FT)	
B. Is there a private water supply well within 1,000'?	(Y/N)	Y[3]
	If yes, distance (FT)	500 north
C. Is there a subway within 1,000'?	(Y/N)	N
	If yes, distance (FT)	
D. Is there a basement within 1,000'?	(Y/N)	N
	If yes, distance (FT)	
E. Is there a school within 1,000'?	(Y/N)	Y
	If yes, distance (FT)	300
F. Is there a surface body of water within 1,000'?	(Y/N)	N
	If yes, distance (FT)	

II. Describe type of local water supply.

Public	
- Suppliers' Name	EBMUD[1]
- Supplier's Source	2
- Distance To Site	miles
Private	

III. Aquifer Classification, if available.

Class I	- Special Ground Waters	
	- Irreplaceable Drinking Water Source	
	- Ecologically Vital	
Class II	- Current and Potential Drinking Water Sources	X
Class III	- Not Potential Source of Drinking Water	

IV. Describe observation wells, if any.

Number		1 pit monitor
Free Product	(Y/N)	sheen

V. Provide a site diagram.

VI. Provide a location/topographic map of the area.

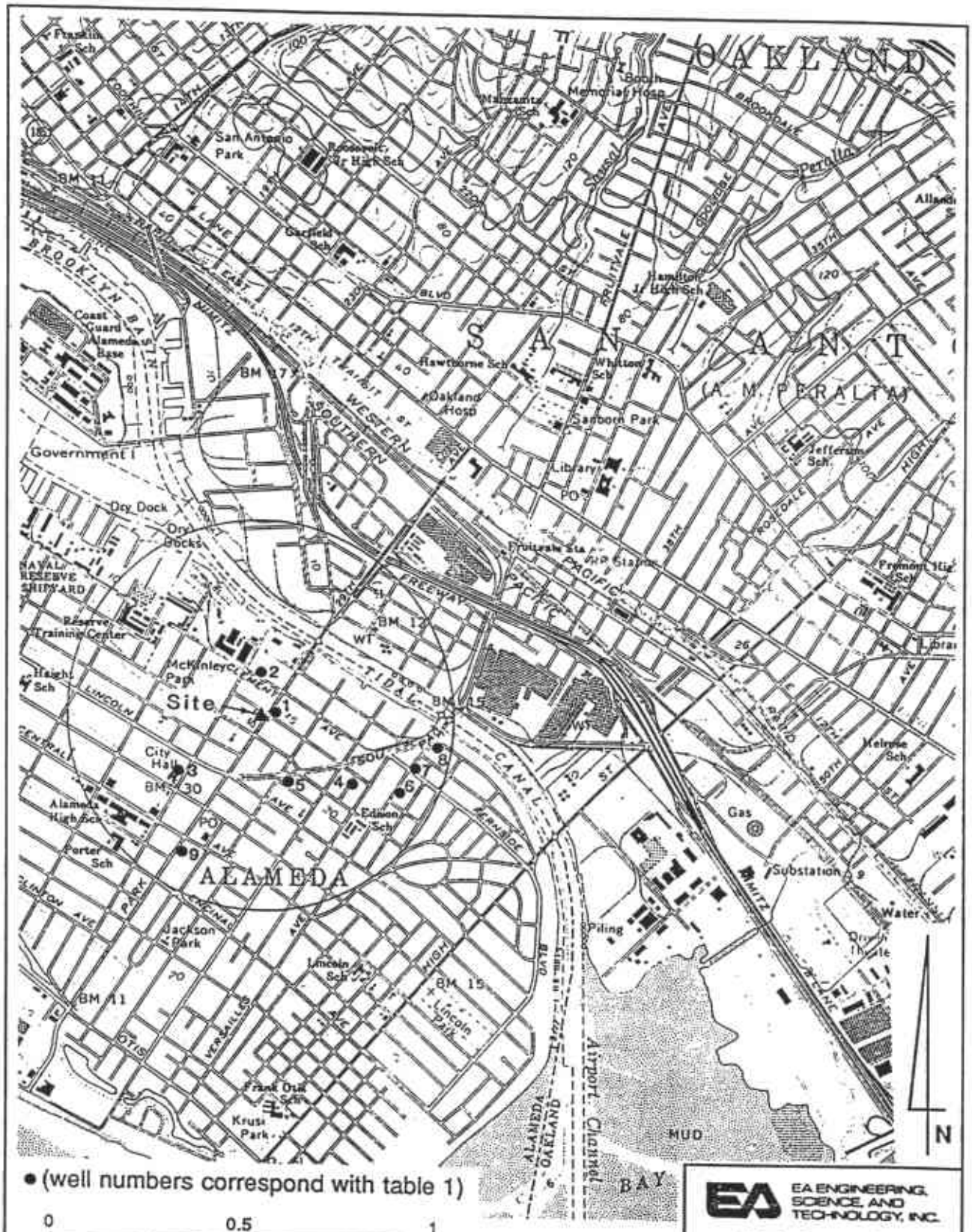
VII. Provide site photos - maximum of four.

VIII. Report should consist of this fact sheet, the site diagram, the area map, the site photos, and a cover letter.

IX. Signature of Preparer _____ Date 5-12-88

Peter Kahn
Environmental Geologist

1. EBMUD = East Bay Municipal Utility District.
2. Sierra Nevada Reservoir.
3. Well records indicated use is industrial.



• (well numbers correspond with table 1)

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41A Lafayette Circle
Lafayette, CA. 94549

Figure 1. Locations of Exxon RS 7-0104 (Wickland No. 405) and wells within a one-half mile radius of the station, Alameda, California. May 1988.

Drawn	Date
Reviewed	Date

TABLE 1 LOCATIONS AND USES OF WELLS WITHIN 0.5 MILE OF EXXON RS 7-0104 (WICKLAND # 405), ALAMEDA, CA MAY 1988

Well No.[a]	Location	Year Drilled	Use
1[b]	1801 Park Street	1985	Monitoring
2[b]	2307 Clement Avenue	1977	Industrial
3[b]	1555 Oak Street	1986	Monitoring
4	2623 Eagle Street	1976	Cathodic Protection
5	2538 Lincoln Avenue[c]	1978	Irrigation
6	1819 Versailles Avenue	1977	Cathodic Protection
7	Fernside & Versailles	1984	Monitoring
8[b]	2001A Versailles Avenue	1984	Monitoring
9	1300 Park Street	1986	Monitoring

a. Well number correspond to well numbers on Figure 1.
b. Multiple wells at this location.
c. Assumed well location based on owner's address.

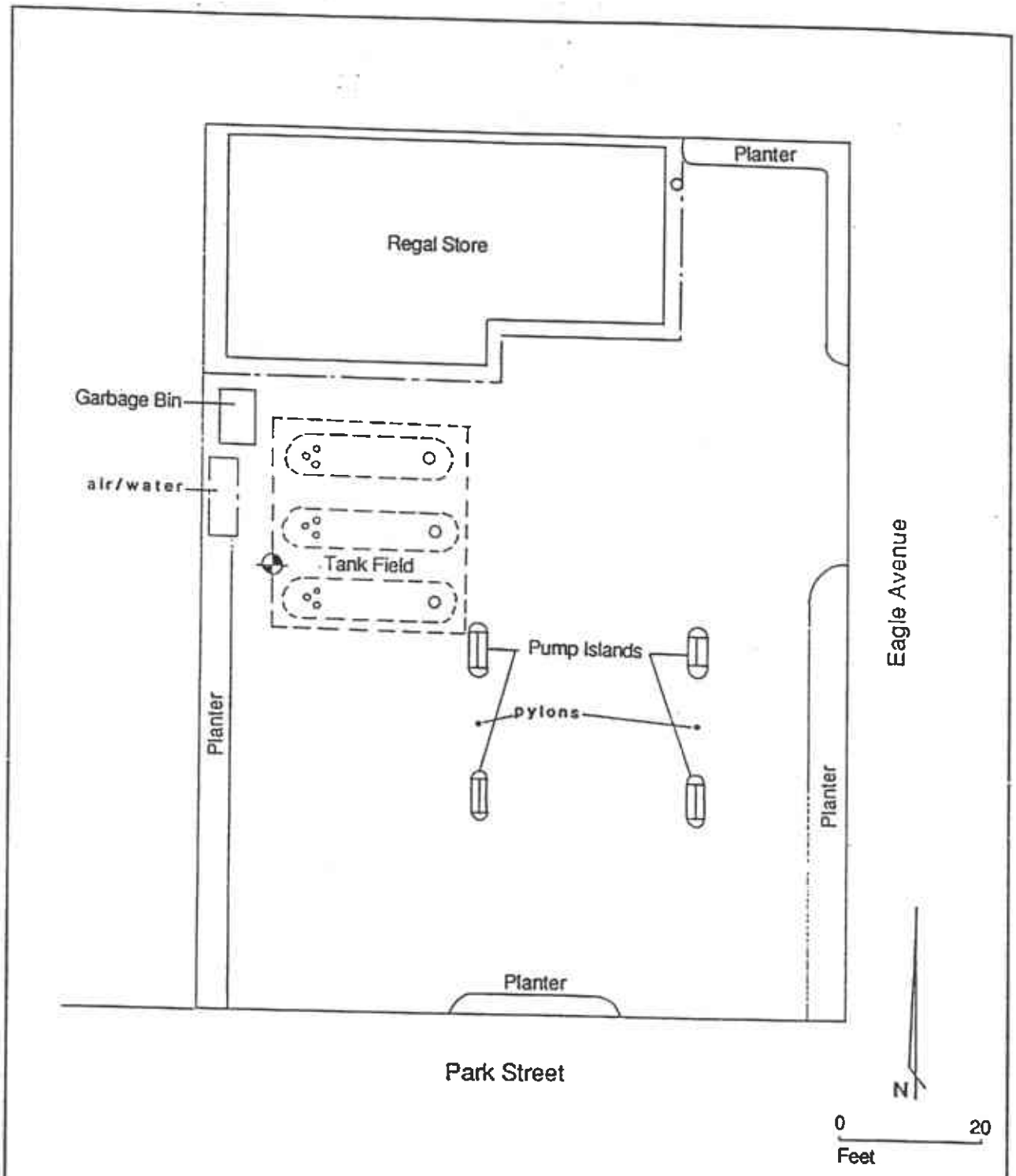

Figure 2. Locations of station facilities at Exxon RS 7-0104 (Wickland No. 405), Alameda, California, May 1988.

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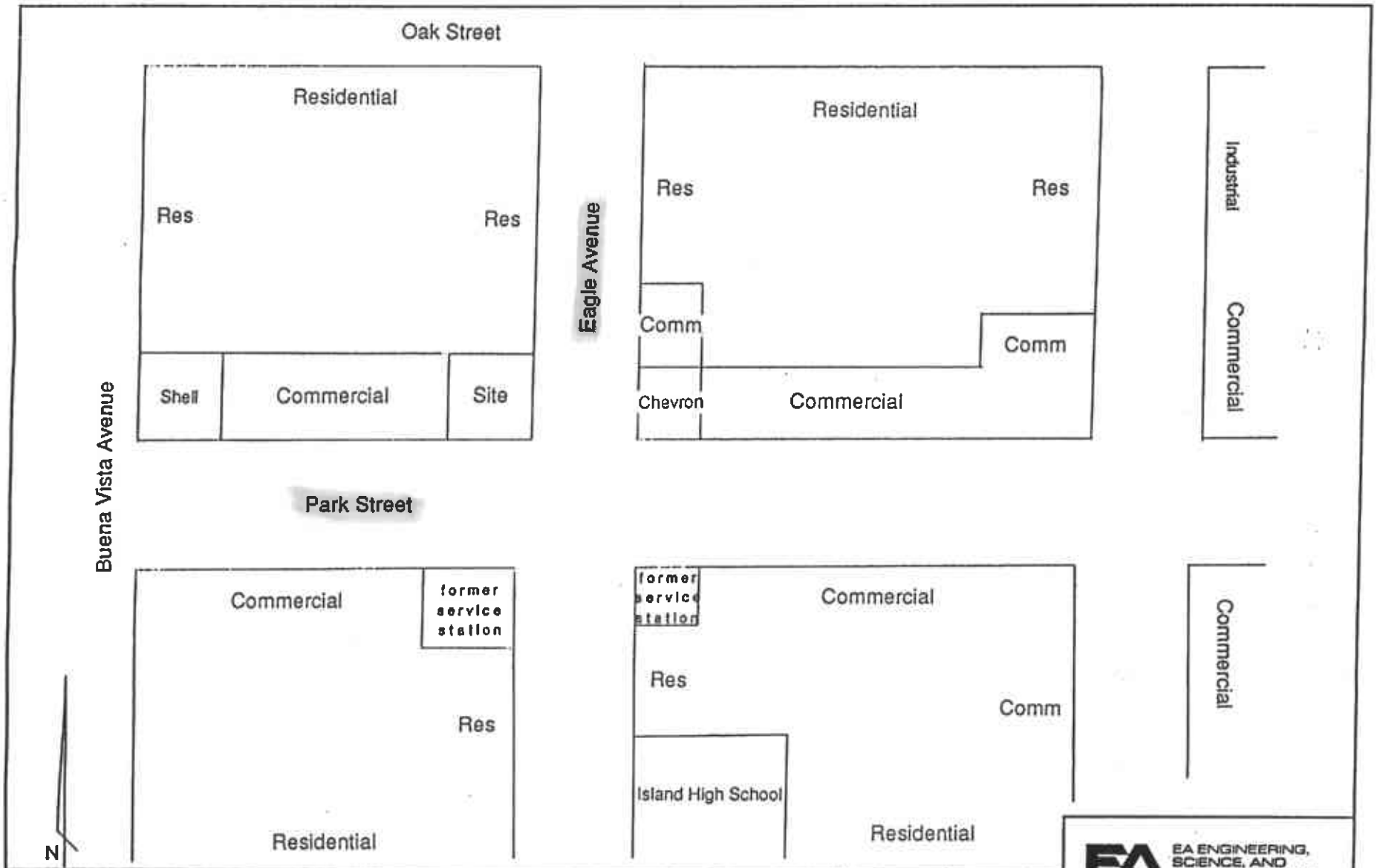

Figure 3. Land uses in the vicinity of Exxon RS 7-0104 (Wickland No. 405), Alameda, California, May 1988.

Drawn	Date
Reviewed	Date

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Lafayette, CA. 94549

Figure 4. Photos of Exxon RS 7-0104 (Wickland No. 405), Alameda, CA May 1988.

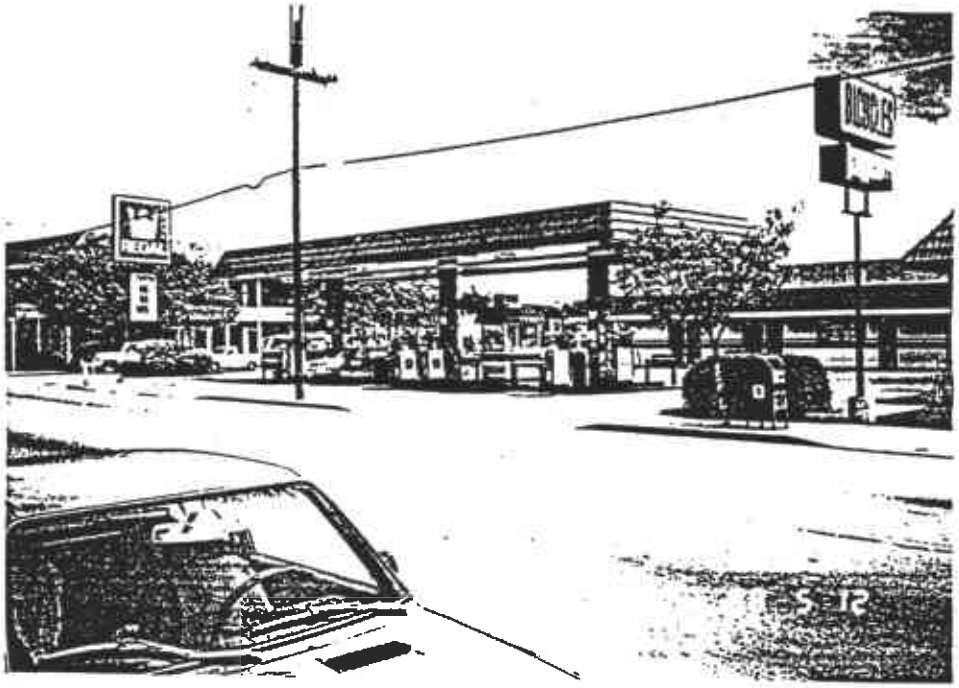

Photo 1: Looking northwest across the intersection of Eagle Avenue and Park Street.

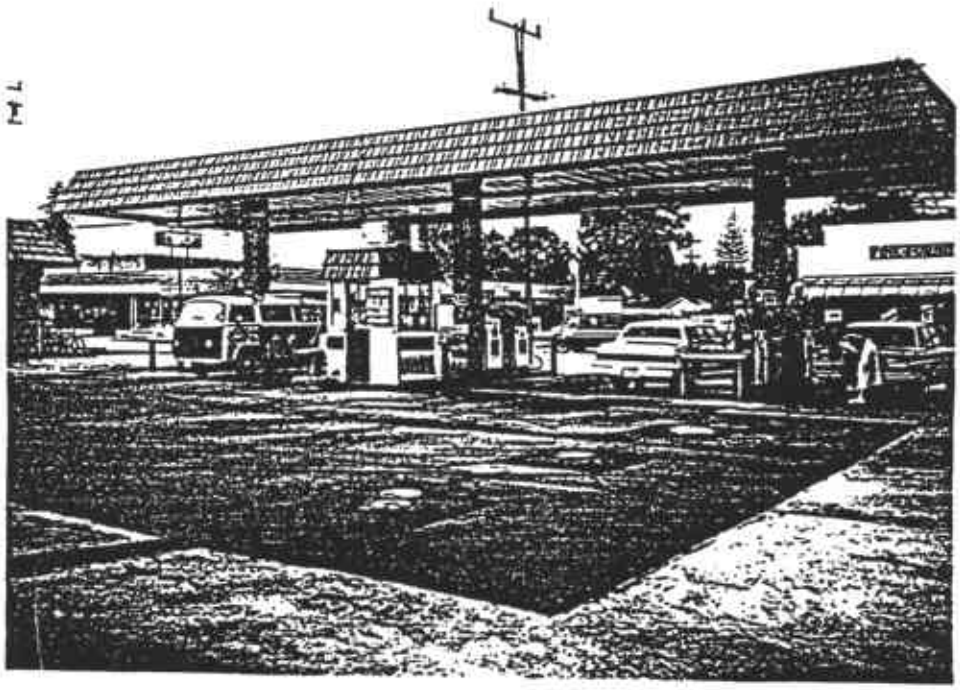

Photo 2: Looking west at above-ground station facilities.