Technology, Engineering & Construction, Inc.

35 South Linden Avenue • South San Francisco, CA 94080-6407
Tel: (650) 952-5551 • Fax: (650) 952-7631 • Contractor's Lic. #762034

RO 2516

January 22, 2004

Mr. Amir Gholami, REHS
Hazardous Materials Specialist
Alameda County Health Care Services Agency
1131 Harbor Bay Parkway, Suite 250
Alameda, CA 94502-6577

SUBJECT: Site Status

SITE: Olympian Service Station
8515 San Leandro Street
Oakland, California 94621

Dear Mr. Gholami:

On behalf of Olympian, TEC Accutite is pleased to submit this letter on the status of the gasoline service station located at 8515 San Leandro Street, Oakland, California (subject site). In May 2002, as part of a business transaction between Olympian and Nella Oil Companies, GHH Engineering, Inc. (GHH) conducted a baseline environmental review of the subject site. GHH advanced a total of seven soil borings, collected seven soil samples and one grab groundwater sample from the area of the underground storage tanks (USTs) and dispenser islands. A copy of GHH engineering report is attached.

The soil and water samples were analyzed for the following:

- Total Petroleum Hydrocarbons as Gasoline (TPH-G);
- Total Petroleum Hydrocarbons as Diesel (TPH-D);
- Total Petroleum Hydrocarbons as Motor Oil (TPH MO)
- Total Recoverable Petroleum Hydrocarbons as Oil and Grease (TRPH)
- Benzene, Toluene, Ethyl benzene, and Xylenes (BTEX); and
- Methyl tertiary butyl ether (MTBE) and other Fuel Oxygenates

The only noticeable concentrations detected were 238 mg/kg TPH MO in a soil sample taken near the dispenser area, 80 mg/kg TRPH in a soil sample collected at the oil/water separator area, and 7.0 µg/l MTBE in a groundwater sample collected from the UST area. Non-detect to non-significant concentrations of the remaining contaminants resulted from the remaining samples.

Comparing 238 mg/kg of TPH MO in the shallow soil to TPH (residual fuels) final risk based corrective action level[1] (RBSL) of 500 mg/kg, proves to be protective of human health and the environment.

Comparing 80 mg/kg of TRPH in the shallow soil to TPH (middle distillate) final RBSL[1] of 100 mg/kg, proves to be protective of human health and the environment.

Comparing 7µg/l of MTBE in shallow water to the drinking water toxicity level[1] of 13 ppb proves to be protective of human health and the environment.

TEC Accutite concludes that GHH subsurface investigation resulted in non-detect to non-significant concentrations of all the analyzed contaminants in soil and groundwater. However, a decision to confirm or deny the existence of groundwater impact with petroleum hydrocarbons cannot be made based on only one groundwater sample. TEC Accutite recommends drilling and collecting additional soil and groundwater samples from this site to complete the site characterization.

Should you concur with our recommendations, please issue a directive letter requesting a workplan for site characterization. Issuance of a letter from Alameda County Health Services is crucial and necessary to file a claim with the Cleanup Fund and obtain the needed reimbursements.

Please note that Olympian's address has changed. Also, the Phone number number, Fax number, and the contact person have changed. The new address and contact information are as follows:

Alameda County
JAN 23 2004

Mr. Fred Bertetta
c/o Ms. Janet Heikel
2000 Alameda De Las Pulgas, Suite 242
San Mateo, California 94403
New Telephone Number: (650) 356-3095
New Fax Number: (650) 356-3059

Thank you for your cooperation and assistance on this project. If you have any questions, please call the undersigned at (650) 952-5551, Ext. 209.

Sincerely,
TEC Accutite

Sami Malaeb, PE, REA
Environmental Director

REGISTERED PROFESSIONAL ENGINEER
SAMI M. MALAEB
No. 60888
Exp. 12/31/04
CIVIL
STATE OF CALIFORNIA

cc: Mr. Dan Koch, 260 Michelle Court, South San Francisco, California 94080

Ms. Janet Heikel, c/o Mr. Fred Bertetta, 2000 Alameda De Las Pulgas, Suite 242
San Mateo, California 94403

Reference: [1]California Regional Water Quality Control Board, San Francisco Bay Region. *"Screening for Environmental Concerns at Sites with Contaminated Soil and Groundwater"*, Interim Final-July 2003

TEC ACCUTITE

GHH ENGINEERING, INC.
RCE #27011 Lic. #537901

ENVIRONMENTAL BASELINE REPORT

OLYMPIAN SERVICE STATION
8515 SAN LEANDRO STREET
OAKLAND, CALIFORNIA

JUNE 2002

Prepared for:

Nella Oil Company
2349 Rickenbacker Way
Auburn, California 95602

Prepared by:

GHH Engineering, Inc.
11960 Heritage Oak Place, Suite 2B
Auburn, California 95603

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INTRODUCTION

GHH Engineering, Inc. (GHH) has conducted a baseline environmental review of the Olympian Service Station property located at 8515 San Leandro Street in Oakland, California (Figure 1). The subject property is a 62,125 square foot parcel located on the west side of San Leandro Street (Figure 2). The assessor's parcel number for the property is 042-4310-017-01. A list of references used in the preparation of this report is included in Appendix A.

SITE HISTORY

Historic aerial photographs indicate that the area surrounding the subject property was developed for warehousing/industrial use sometime between 1965 and 1974 (Krazan and Associates, Inc., 1998). As part of the Phase I Environmental Site Assessment, Krazan and Associates, Inc. obtained and reviewed four aerial photographs, dated 1956, 1965, 1974 and 1980. Additional aerial photographs dated 1939, 1946, 1958, 1965, 1982, and 1994 were obtained and reviewed by GHH to further assess historic use of the subject property and adjacent properties. Features that were observed by GHH on the aerial photographs are noted below.

Year/Scale	Site Use	Observations on Site	Observations on Surrounding Properties
1939 1"=555'	Vacant	The subject site appears to be undeveloped and covered with native shrubs and grasses.	Properties to east, south, and west appear undeveloped. Property to north appears developed with structures that resemble warehouses.
1946 1"=655'	Vacant	Similar to 1939 photo.	Similar to 1939 photo, however a circular feature of unknown use is visible in the area south of the subject property. An unpaved road appears to lead to the noted feature.
1958 1"=833'	Vacant	Same as in earlier photos.	The surrounding areas are being developed as industrial and commercial properties.
1965 1"=666'	Vacant	Same as in earlier photos.	The surrounding areas are similar to the 1958 photo.
1982 1"=690'	Vacant	Site appears undeveloped and cleared of vegetation.	Surrounding areas are similar to 1965 photo.
1994 1"=666'	Vacant	Same as in 1982 photo.	Surrounding areas are similar to 1965 and 1982 photo.

ENVIRONMENTAL BASELINE REPORT
8515 SAN LEANDRO STREET
OAKLAND, CALIFORNIA
JUNE 2002

ENVIRONMENTAL BACKGROUND

According to Olympian, the subject property was first developed as a cardlock gasoline service station in 1995. A Phase II site investigation was reportedly performed prior to Olympian acquiring the property. According to Olympian, the Phase II results showed the site to be free of any hydrocarbon contaminants. Sampling data from the Phase II investigation was not available for review by GHH at the time of preparation of this report.

CURRENT ENVIRONMENTAL STATUS

Four underground storage tanks (USTs) are currently located at the subject property, one 12,000-gallon regular unleaded gasoline UST, one 5,000-gallon mid-grade unleaded gasoline UST, one 8,000-gallon premium unleaded gasoline UST and one 15,000-gallon diesel UST (Figure 2). The USTs were installed in 1995 and are constructed of double-walled steel with a fiberglass outer wall coating. Tank overfill protection is provided by positive shut off flapper valves built into the fill tubes. Four dispenser islands are located at the site (Figure 2).

The fuel delivery system is constructed with double wall flexible piping. The USTs and dispensing facilities are in compliance with 1998 upgrade requirements (City of Oakland, EHS upgrade compliance certificate #11815). Details regarding the current UST system are presented in Table 1.

An oil/water separator is located in the eastern portion of the property (Figure 2).

SITE INSPECTION

A site inspection was conducted by Mr. Chris LaRose of GHH on May 8, 2002. At the time of the site inspection, the subject property appeared clean and free of any notable petroleum hydrocarbon staining that could be indicative of surface spills. The oil/water separator appeared to be in good condition, with no evidence of cracks or significant staining.

REGULATORY AGENCY RESEARCH

GHH contracted Environmental Data Resources, Inc. (EDR) to search federal, state, and local regulatory agency databases to determine whether areas of environmental concern exist at the site or on surrounding properties. Based on GHH's review of the EDR search results, it is our opinion that nearby properties do not pose a significant environmental threat to the subject property. The EDR report is included as Appendix B.

BASELINE SAMPLING ACTIVITIES AND RESULTS

On May 15, 2002, GHH advanced seven geoprobe soil borings (GP-1 through GP-7) at the subject property to provide data to establish baseline soil and groundwater conditions. The boring locations are shown on Figure 3. Boring logs are included in Appendix C. A description of the sampling activities and results is presented in the following subsections.

Baseline Sampling Activities

The boring located in the UST area (GP-1) extended to a total depth of 15 feet below ground surface (bgs). Groundwater was encountered at approximately 7 feet bgs during drilling. Soil and hydropunch groundwater samples collected for laboratory analysis from GP-1 were transported under chain-of-custody to Sparger Technology, Inc. The samples were analyzed for gasoline range petroleum hydrocarbons (TPH G) and diesel range petroleum hydrocarbons (TPH D) using Method 8015M; volatile aromatic compounds (BTEX), fuel oxygenates, 1,2-dichloroethane (1,2-DCA), ethylene dibromide (EDB), and ethanol using EPA Method 8260B; and methanol using EPA Method 8015B. The soil sample was also analyzed for motor oil range petroleum hydrocarbons (TPH MO).

The soil borings located at the dispenser area (GP-2 through GP-6) extended to total depths of 5 feet bgs. Groundwater was not encountered during drilling. Soil samples collected for laboratory analysis from GP-2 through GP-6 were transported under chain-of-custody to Sparger Technology, Inc. The samples were analyzed for TPH G, TPH D and TPH MO using Method 8015M; BTEX, fuel oxygenates, 1,2-DCA, EDB, and ethanol using EPA Method 8260B; and methanol using EPA Method 8015B.

The boring located at the oil/water separator (GP-7) extended to a total depth of 9 feet bgs. Groundwater was not encountered during drilling. The soil sample collected for laboratory analysis from GP-7 was transported under chain-of-custody to Sparger Technology, Inc. The sample from GP-7 was analyzed for total recoverable petroleum hydrocarbons (TRPH) using EPA Method 1664.

Baseline Sampling Results

Results of baseline soil sampling in the UST and dispenser areas (GP-1 through GP-6) showed very low to non-detectable concentrations of petroleum hydrocarbon constituents. Motor oil range petroleum hydrocarbons were detected in one soil sample (238 milligrams per kilogram [mg/kg] at GP-6). The soil sample collected at the oil/water separator (GP-7) showed the presence of 80 mg/kg TRPH. The baseline soil sampling results are summarized in Table 2. Laboratory data sheets and chain-of-custody forms are presented in Appendix D.

Baseline groundwater sampling at GP-1 showed the presence of methyl tert butyl ether (MTBE) at a concentration of 7.0 micrograms per liter [ug/l]. The baseline groundwater sampling results are summarized in Table 3. Laboratory data sheets and chain-of-custody forms are presented in Appendix D.

ENVIRONMENTAL BASELINE SUMMARY

The current UST system was installed in 1995 and is in compliance with 1998 upgrade requirements.

One potential environmental concerns was identified at the subject property by GHH, as follows:

- Baseline sampling showed the presence of 238 mg/kg TPH MO in a soil sample taken near the dispenser area, 80 mg/kg TRPH in a soil sample taken at the oil/water separator area, and 7.0 ug/l MTBE in a groundwater sample taken in the UST area. The Alameda County Department of Environmental Health and the City of Oakland will need to be notified by Olympian of an unauthorized release at the subject property. Further definition of the extent of impacted soil and groundwater will likely be required.

ENVIRONMENTAL BASELINE REPORT
8515 SAN LEANDRO STREET
OAKLAND, CALIFORNIA
JUNE 2002

REPORT PREPARATION

Firm Preparing Report

GHH Engineering, Inc.
11960 Heritage Oak Place, Suite 2B
Auburn, California 95603

Report Prepared by:

This report was prepared by GHH Engineering, Inc. Mr. Thomas Ballard (RG #7299), Principal Geologist, is the qualified person responsible for overseeing this project. This report was written by Ms. Jacquelyn House (CHG #476), Senior Geologist, and reviewed for technical content by Mr. Ballard.

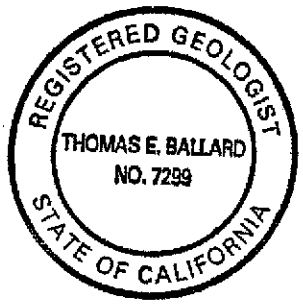
The findings presented in this report are based upon the best available information obtained from the site inspection, persons knowledgeable about the site, and local government agencies. All information presented is believed to be factual unless proven otherwise.

If you have any questions or need additional information, please contact the undersigned at (530) 886-3100.

Thank you,

Jacquelyn House

Jacquelyn House, CHG
Senior Geologist



Thomas E. Ballard, RG
Principal Geologist

pc: Mr. Jack Rhoades, Nella Oil Company

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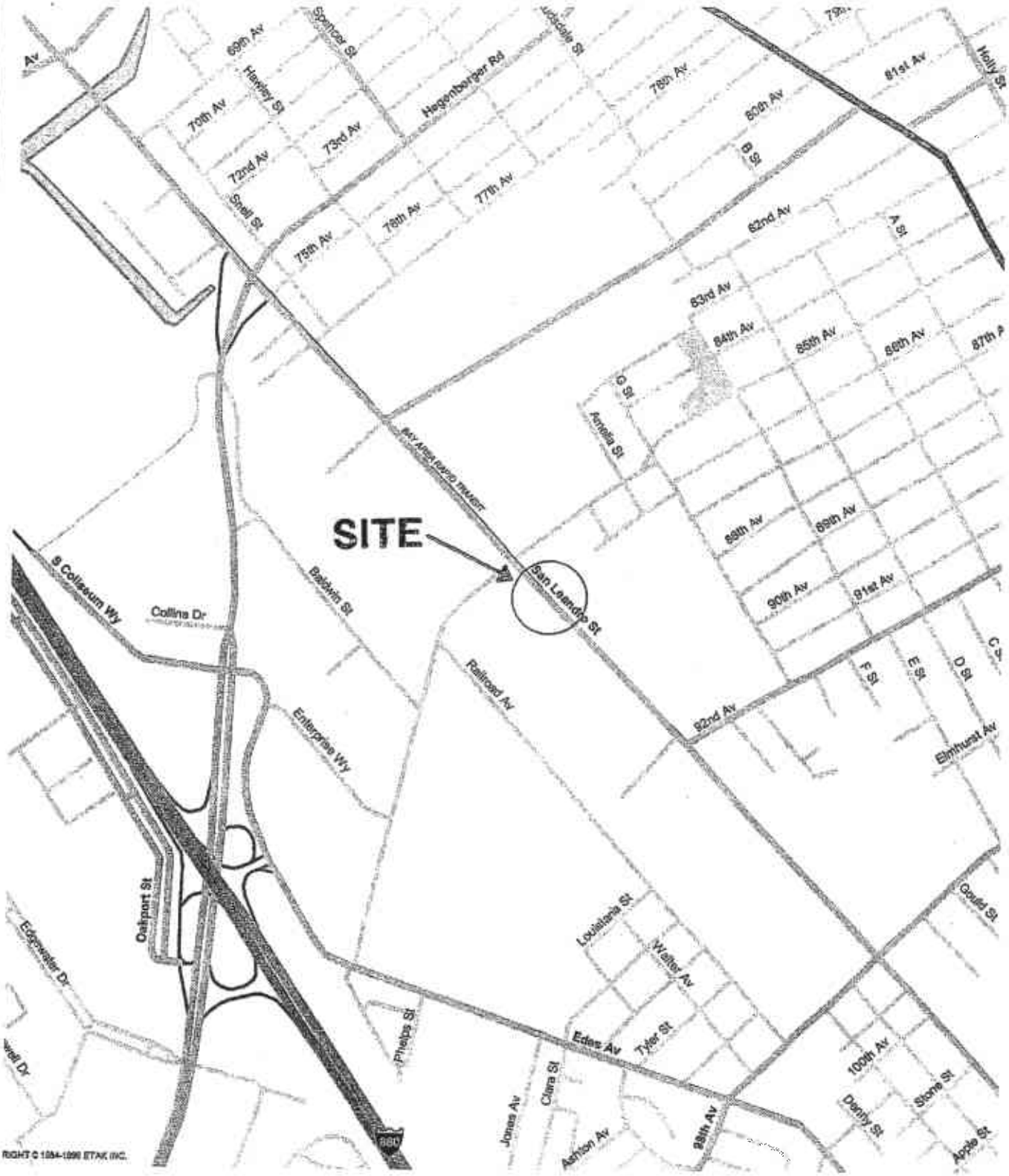
Table 1
Current UST System Details

Olympian Service Station
8515 San Leandro Street, Oakland, California

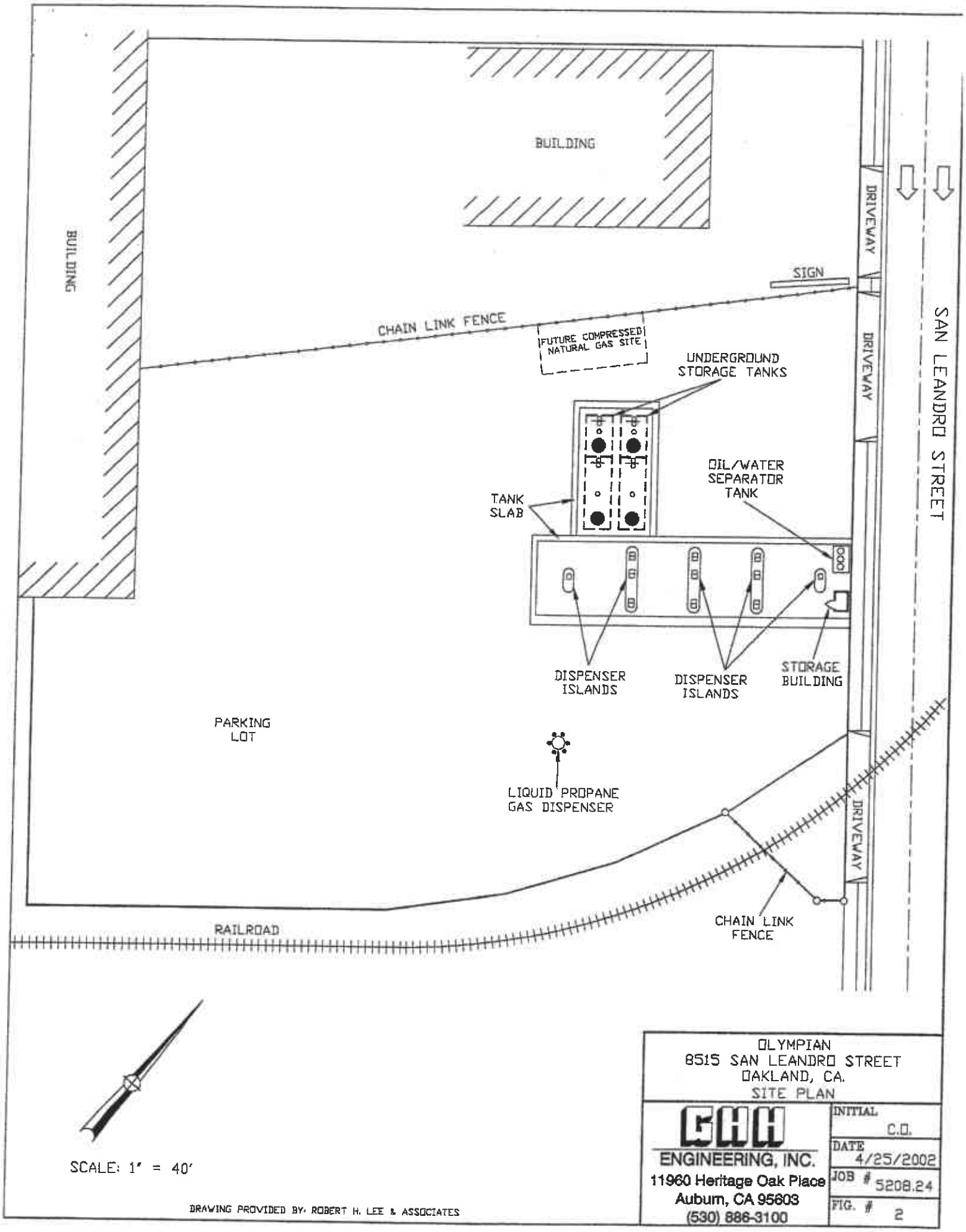
Tanks					Piping	
Contents	**Capacity (gallons)**	**Wall**	**Type**	**Year Installed**	**Type**	**Wall**
Diesel	15,000	double wall	steel walls with fiberglass outer wall coating	1995	flexible piping	double wall
Regular Unleaded Gasoline	12,000	double wall	steel walls with fiberglass outer wall coating	1995	flexible piping	double wall
Mid-grade Unleaded Gasoline	5,000	double wall	steel walls with fiberglass outer wall coating	1995	flexible piping	double wall
Premium Unleaded Gasoline	8,000	double wall	steel walls with fiberglass outer wall coating	1995	flexible piping	double wall



OLYMPIAN
8515 SAN LEANDRO STREET
OAKLAND, CA.
SITE LOCATION MAP

GHH
ENGINEERING, INC.
11960 Heritage Oak Place
Auburn, CA 95603
(530) 886-3100

INITIAL	C.D.
DATE	4/23/2002
JOB #	5208.24
FIG. #	1



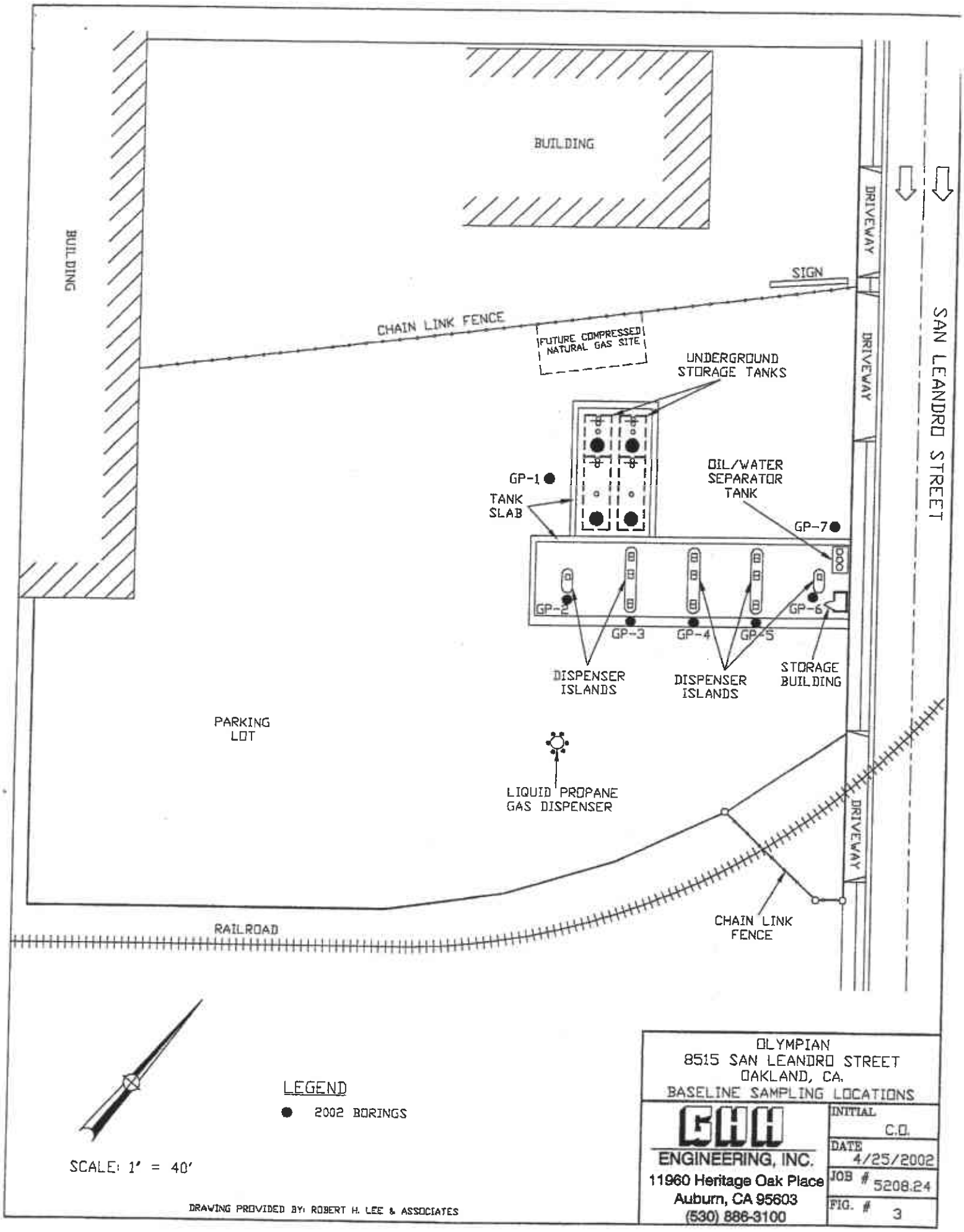
SCALE: 1" = 40'

DRAWING PROVIDED BY: ROBERT H. LEE & ASSOCIATES

OLYMPIAN
8515 SAN LEANDRO STREET
OAKLAND, CA.
SITE PLAN

GHA
ENGINEERING, INC.
11960 Heritage Oak Place
Auburn, CA 95603
(530) 886-3100

INITIAL	C.D.
DATE	4/25/2002
JOB #	5208.24
FIG. #	2



OLYMPIAN
8515 SAN LEANDRO STREET
OAKLAND, CA.
BASELINE SAMPLING LOCATIONS

GHH
ENGINEERING, INC.
11960 Heritage Oak Place
Auburn, CA 95603
(530) 886-3100

INITIAL	C.O.
DATE	4/25/2002
JOB #	5208.24
FIG. #	3

TABLE 2

BASELINE SOIL SAMPLING RESULTS
OLYMPIAN SERVICE STATION
8515 SAN LEANDRO STREET
OAKLAND, CALIFORNIA

Sample ID	Date Collected	TPH as			Volatile Organic Compounds (EPA 8260B)													
		Gasoline (mg/kg)	Motor Oil (mg/kg)	Diesel (mg/kg)	Benzene (ug/kg)	Toluene (ug/kg)	Ethyl-benzene (ug/kg)	Xylenes (ug/kg)	EDB (ug/kg)	1,2-DCA (ug/kg)	DIPE (ug/kg)	ETBE (ug/kg)	MTBE (ug/kg)	TAME (ug/kg)	TBA (ug/kg)	Ethanol (ug/kg)	Methanol (ug/kg)	TRPH (mg/kg)
GP1@5'	05/15/02	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	NA
GP-2@5'	05/15/02	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	NA
GP-3@5'	05/15/02	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	NA
GP-4@5'	05/15/02	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	NA
GP-5@5'	05/15/02	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	12	ND	ND	ND	ND	NA
GP-6@5'	05/15/02	ND	238	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	NA
GP-7@9'	05/15/02	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	80

TPH Total petroleum hydrocarbon
mg/kg Milligrams per kilogram
ug/kg Micrograms per kilogram
ND Non-detect, below the method detection limit
NA Not analyzed

1,2-DCA 1,2-dichloroethane
DIPE Di-isopropyl ether
EDB Ethyldibromide
ETBE Ethyl tertiary butyl ether
MTBE Methyl tert butyl ether
TAME Tertiary amyl methyl ether
TBA Tertiary butyl alcohol
TRPH Total recoverable petroleum hydrocarbons

F:\5208\24\JH\In\Table 2

TABLE 3

BASELINE GROUNDWATER SAMPLING RESULTS
OLYMPIAN SERVICE STATION
8515 SAN LEANDRO STREET
OAKLAND, CALIFORNIA

Sample ID	Date Collected	TPH as		Volatile Organic Compounds (EPA 8260B)												
		Gasoline (ug/l)	Diesel (ug/l)	Benzene (ug/l)	Toluene (ug/l)	Ethyl-benzene (ug/l)	Xylenes (ug/l)	EDB (ug/l)	1,2-DCA (ug/l)	DIPE (ug/l)	ETBE (ug/l)	MTBE (ug/l)	TAME (ug/l)	TBA (ug/l)	Ethanol (ug/l)	Methanol (ug/l)
GP-1	05/15/02	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	7	ND	ND	ND	ND

TPH Total petroleum hydrocarbon
ug/l Micrograms per liter
ND Non-detect, below the method detection limit
NA Not analyzed

1,2-DCA 1,2-dichloroethane
DIPE Di-isopropyl ether
EDB Ethyldibromide
ETBE Ethyl tertiary butyl ether
MTBE Methyl tert butyl ether
TAME Tertiary amyl methyl ether
TBA Tertiary butyl alcohol

F:\5208\24\JH\In\Table 3

REFERENCES

Krazan and Associates, Inc.; *Phase I Environmental Site Assessment, Olympian Oil Company, 8515 San Leandro, Oakland, California;* December 14, 1998.