October 2, 2007
3875 Telegraph Avenue, Oakland, California
Fuel Leak Case – RO00002875

1) Background
   a) Historically 3-separate parcels (1, 2 and 3)
   b) Wickland operated on parcels 1 and 2
   c) Parcels combined 1984 (3-1)

2) Site History
   i) Parcels 1 and 2
      (1) 1930s – Parking lot and Service Station
      (2) 1950s – Service Station
         (a) USTs
            (i) Two 200-gallon USTs
            (ii) One 400-gallon UST
      (3) 1960s to 1970s – Regal/Conoco
      (4) 1971 to 1984 – Regal/Wickland
         (a) One 8,000-gallon UST
         (b) One 5,000-gallon UST
         (c) One 2,500-gallon UST
         (d) One 10,000-gallon UST
         (e) 1984 Closure
            (i) USTs, piping tested tight
            (ii) USTs, dispensers, piping, building, etc. removed
   ii) Parcel 3
      (1) 1930s Service Station – Associated Oil/Chevron
      (2) 1950s to 1984 - Tamale Factory
   iii) Parcel 3-1
      (1) 1985 Purchased by Surgery Center
         (a) Over-excavation of UST pit on Parcels 1 and 2
            (i) Excavated to 15-feet bgs
            (ii) Approximately 1,000 cubic yards removed

3) Site Investigations
   a) Terracon - 2001
      i) Six borings to 25-feet
   b) Phase II ESA – 2005
      i) Six borings, three onsite, three offsite
   c) BART Phase II ESA – 2005
      i) Seven near Site

4) Findings
   a) TPHg up to 140,000 µg/l, benzene up to 21,000 µg/l onsite
   b) TPHd in groundwater upgradient 530,000 µg/l (no onsite source)
   c) TPHg, BTEX higher offsite in BART parking lot

5) Technical Comments
   a) Potential Responsible Parties
      i) Release to north – diesel fuel
      ii) Service station operated on Parcel 3
      iii) Data indicate more than one source
   b) Geophysical Survey
      i) For Parcel 3
      ii) Request should go to owner/operators of Parcel 3
   c) Vapor Intrusion Sampling
      i) Sub-slab not practical/possible
      ii) DTSC Indoor Air Guidance
         (1) Samples adjacent to building, where sub-slab not practical
      iii) Follow up sampling, if warranted
   d) Soil and Groundwater Sampling
      i) Source areas
         (1) Parcels 1 and 2 – UST pit beneath building
   e) Sump
      i) Sample to 25-feet in coarse grained material
   f) Boring W-3
      i) Extra sample – ok to delete
   g) Conceptual Site Model
   h) Fate and Transport
      i) TPHd upgradient – 530,000 µg/l
      ii) Higher concentrations of TPH and benzene offsite
         (1) B-16 offsite, TPHg 280,000 µg/l, benzene 47,000 µg/l
      iii) Lower concentrations between Site and offsite detections
         (1) B-3 closer to Site, TPHg 80,000 µg/l, benzene 3,800 µg/l
         (2) B-20 also closer to Site, TPHd 680 µg/l, benzene 190 µg/l
      iv) Different patterns of aromatic hydrocarbons
         (1) Chromatographic separation based on partitioning coefficient (Koc)
            (a) B-4 – 140,000 µg/l TPHg, 21,000 µg/l benzene
            (b) B-5 – 130,000 µg/l TPHg, < 1.0 benzene

6) Summary
   a) Addendum to Work Plan

RO2875

Sign In.
10-2-07
3875 Telegraph Ave
Oakland, CA

Dan Hall	Wickland Corporation	(916) 978-2460
Dennis Drogos	ACEH	510 567-6721
Jerry Wickham	ACEH	510-567-6791
Peter Morris	WEST, Inc.	(415) 460-6770
Lori Gualco	Atty. for ~~Wickland~~	(916) 442-6660
Peter Krasnoff	WEST	415. 460. 6770

RO2875

Sunsiry Center
3875 Telegraph Ave.
Oakland

10/2/07

Sump located within former tank pit but extends below base of tank pit. Pipe extends laterally from near former Cashier's office underneath building to former sump.

Wickland attorney, Ron Gualco, Dan Hall-RP, and Peter Krasnoff argued that ConocoPhilips should be an RP since they operated tanks prior to 1971 and operations must have been sloppy before 1971. No basis to do so. Wickland stated I could not prove that no leaks occurred prior to 1971. I agreed that I could not prove the negative.

Wickland claimed that TPH diesel was affecting their site from a source to north. I agreed that TPHd in 39th appeared to be from off-site source and was not requiring Wickland to investigate TPHd.

Wickland also claimed that there was a separate source in BART parking lot because concentration was higher in BART lot than on site. I indicated there were other mechanisms for this to occur, primarily since concentrations were high enough to indicate NAPL. Will consider if they collect data to verify their claims.

10/2/07

Wickland also claimed that 1930s gas station in southern portion of site was source of high TPH in B-4 w/o benzene. I disagreed that B-4 and B-5 had to be from separate sources. Peter Krasnoff of WEST claimed that B-4 and B-5 had to be result of two separate sources based on aromatic distribution.
Further discussion of other RPs was stopped - no basis for claims.
- will consider in future if they collect data to back up claims.
Vapor sampling around perimeter of building as a first phase. I indicated that samples needed to be representative of conditions under slab. They will attempt to get under slab.

Wickland to attempt to deviant boring on north side of boring to investigate contamination of deeper sand due to sump. They are also considering clearing the access pipe to sump in order to sample.

I requested that Wickland consider a sample on ~~west~~ west side of building.

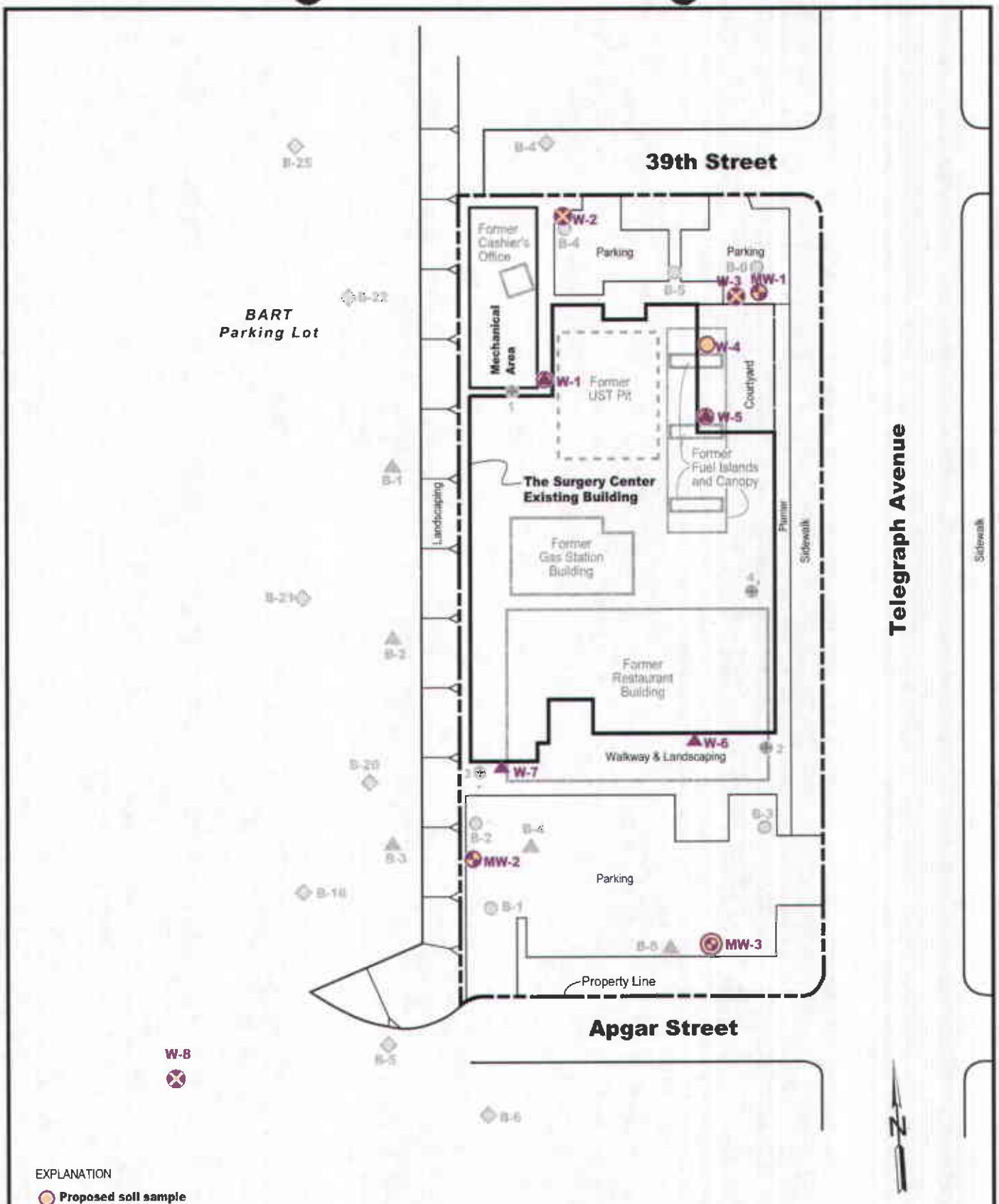
RO2875

3 of 3

10/2/07

Wickland refuses to pay for ~~investigative~~ geophysical survey in southern parcel since Wickland did not operate tanks in southern parcel. They may ask Surgery Center to conduct geophysical survey. I did not agree to the use of borehole clearance only.

Notes by Jerry Wickham



EXPLANATION

- **Proposed soil sample**
- **Proposed soil gas sample**
- **Proposed monitoring well and**
- **Depth discrete groundwater sample location**
- Soil and groundwater sample location (Terragon, 8/2001)
- Soil and groundwater sample location (Gribbi, 1/2005)
- Soil and groundwater sample location (BART, 2/2005))
- Geotechnical boring location (HLA, 1984)

0 FEET 50

Approximate Scale

Figure 5-1	**PROPOSED SAMPLE LOCATIONS**	WEST Environmental Services & Technology
August 2007	3875 Telegraph Avenue • Oakland, California	

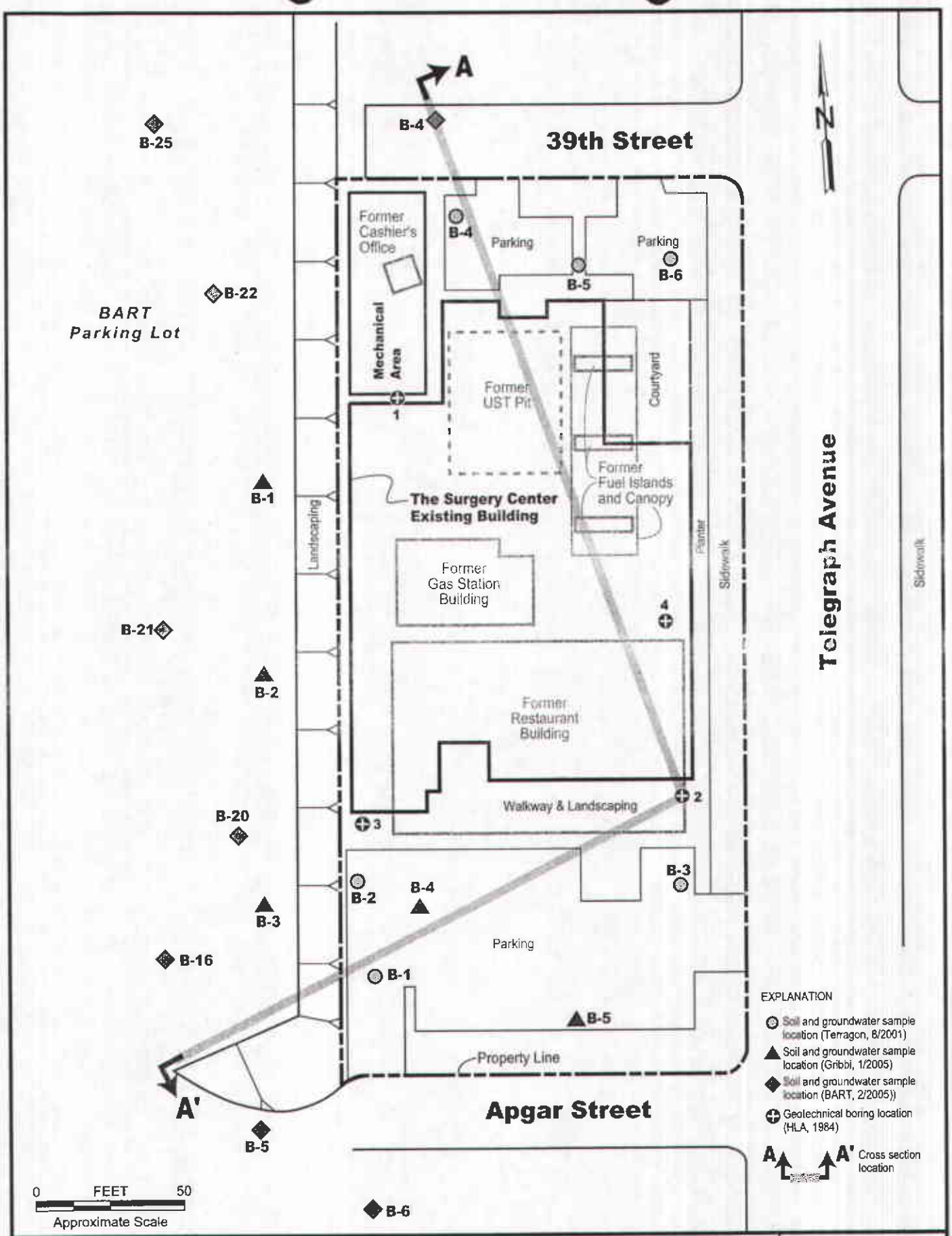


Figure 2-1	SITE PLAN, CROSS SECTION AND SAMPLE LOCATIONS	WEST Environmental Services & Technology
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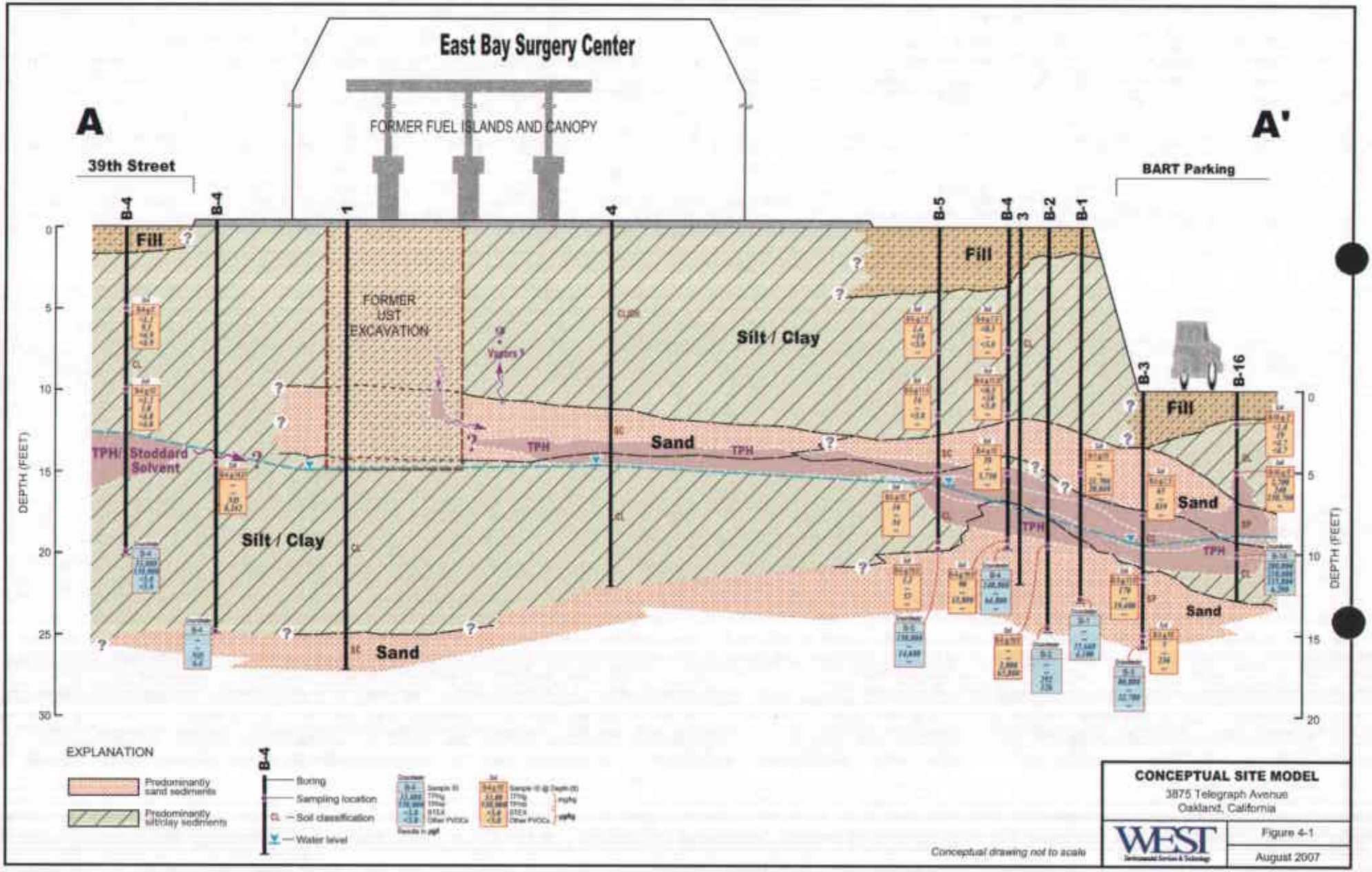
East Bay Surgery Center
FORMER FUEL ISLANDS AND CANOPY
A
A'
39th Street
BART Parking
B-4
B-4
1
4
B-5
B-4
3
B-2
B-1
B-3
B-16
Fill
Fill
Fill
FORMER UST EXCAVATION
Vapors ?
Silt / Clay
Silt / Clay
Sand
Sand
Sand
TPH
TPH
TPH
TPH
TPH/ Stoddard Solvent
SC
CL
DEPTH (FEET)
DEPTH (FEET)
0
5
10
15
20
25
30
EXPLANATION
Predominantly sand sediments
Predominantly silt/clay sediments
B-4
Boring
Sampling location
CL — Soil classification
Water level
Conceptual drawing not to scale
CONCEPTUAL SITE MODEL
3875 Telegraph Avenue
Oakland, California
WEST
Figure 4-1
August 2007

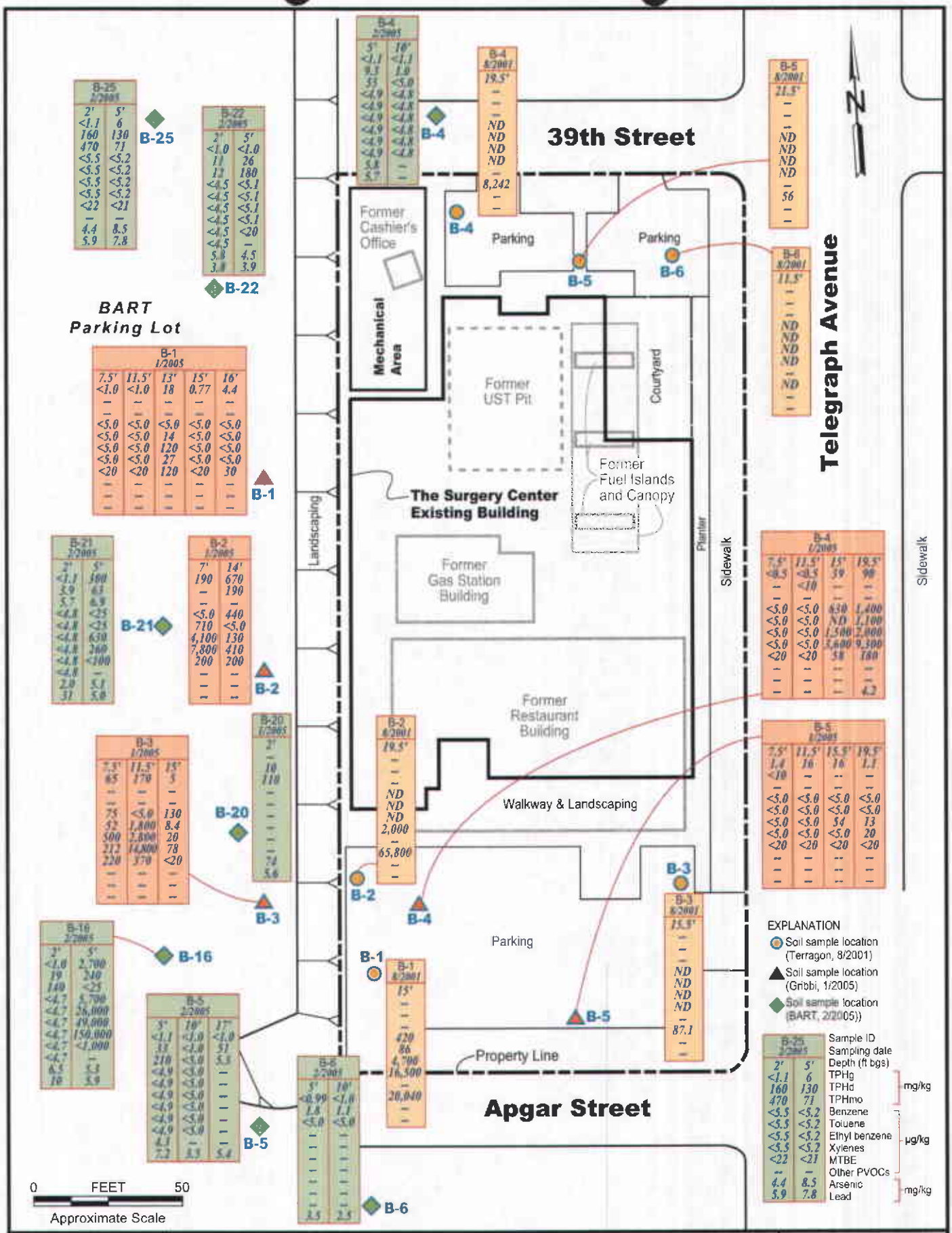

Figure 3-1

SUMMARY OF SOIL ANALYTICAL RESULTS

August 2007

3875 Telegraph Avenue • Oakland, California

WEST Environmental Services & Technology

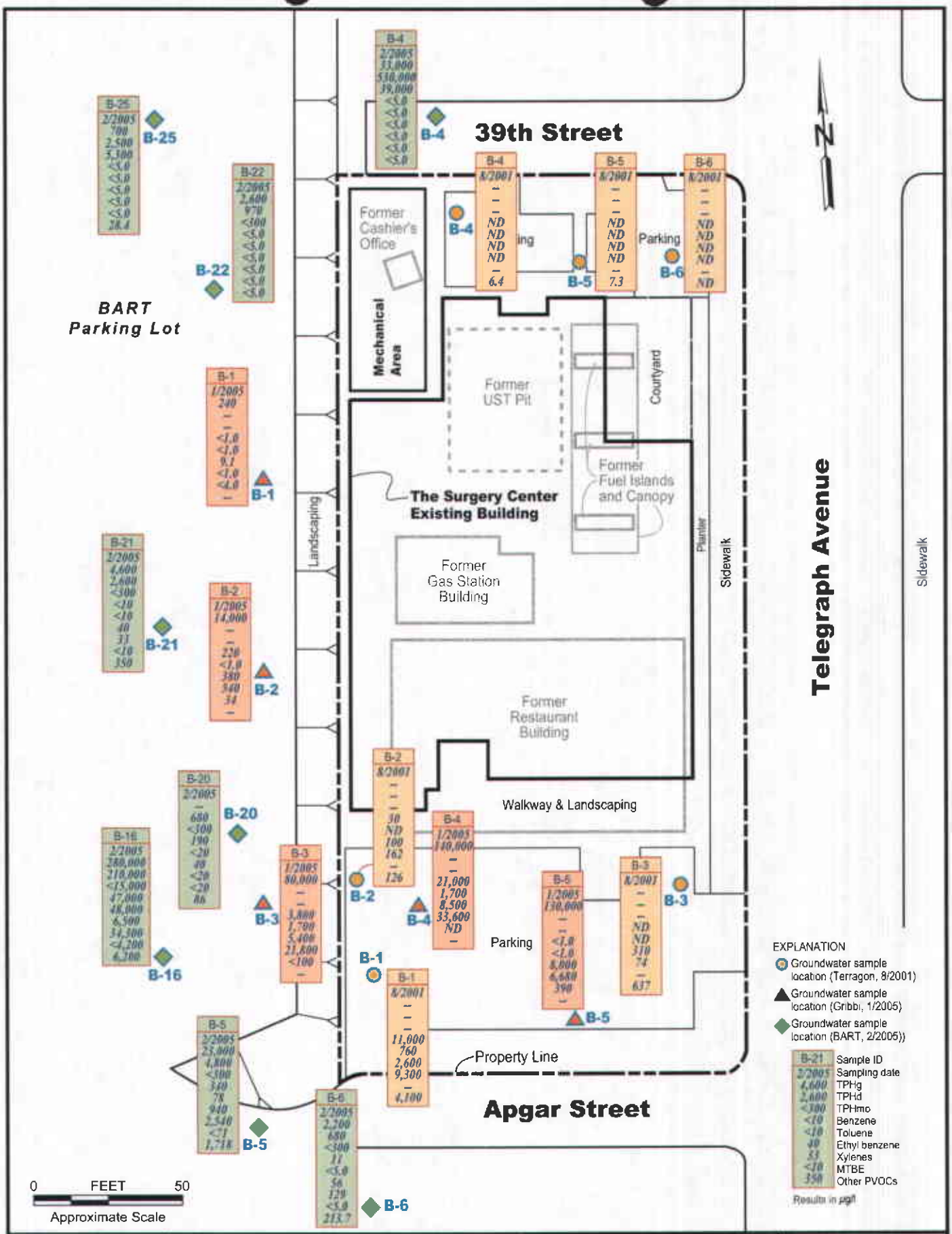

Figure 3-2	**SUMMARY OF GROUNDWATER ANALYTICAL RESULTS**	WEST Environmental Services & Technology
August 2007	3875 Telegraph Avenue • Oakland, California	

TABLE 5-1
PROPOSED LABORATORY ANALYSES
3875 Telegraph Avenue
Oakland, California

Sample ID	Sample Media	Depth (ft. bgs)	VOCs TO14A/ TO15	TPHd/ TPHg USEPA 8015M	BTEX/ MTBE USEPA 8021/8260B	Dry Bulk Density ASTM D2937	Organic Carbon USEPA 9060	Moisture Content ASTM D 2216	Hold
W-1	Soil	5	--	X	X	--	--	--	--
		10	--	X	X	--	--	--	--
		15	--	--	--	--	--	--	X
	Soil Gas	5	X	--	--	--	--	--	--
W-2	Groundwater	15-20	--	X	X	--	--	--	--
		20-25	--	X	X	--	--	--	--
W-3	Soil	5	--	--	--	X	X	X	--
	Groundwater	15-20	--	X	X	--	--	--	--
		20-25	--	X	X	--	--	--	--
W-4	Soil	5	--	X	X	--	--	--	--
		10	--	X	X	--	--	--	--
		15	--	--	--	--	--	--	X
	Soil Gas	5	X	--	--	--	--	--	--
W-5	Soil	5	--	X	X	--	--	--	--
		10	--	X	X	--	--	--	--
		15	--	--	--	--	--	--	X
	Soil Gas	5	X	--	--	--	--	--	--
W-6	Soil Gas	5	X	--	--	--	--	--	--
W-7	Soil Gas	5	X	--	--	--	--	--	--
W-8	Groundwater	15-20	--	X	X	--	--	--	--
		20-25	--	X	X	--	--	--	--
MW-1	Groundwater	tbd	--	X	X	--	--	--	--
MW-2	Groundwater	tbd	--	X	X	--	--	--	--
MW-3	Groundwater	tbd	--	X	X	--	--	--	--

Notes:

TPHg: Total Petroleum Hydrocarbons as Gasoline
TPHd: Total Petroleum Hydrocarbons as Diesel
VOCs: Volatile organic compounds
BTEX: Benzene, toluene, ethyl benzene, xylenes
bgs: Below Ground Surface