

February 21, 2008
Project 11037.001

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ENVIRONMENTAL HEALTH SERVICES

Ms. Donna Drogos
Alameda County Environmental Health
1131 Harbor Bay Parkway
Alameda, CA 94502-6577

Subject: Former Shell Automotive Service Station
2301 - 2307 Lincoln Avenue
Alameda, California

Dear Ms. Drogos:

Geomatrix Consultants, Inc. (Geomatrix), has prepared this letter and the attached report (Attachment A) on behalf of our client, Mr. Allan Sebanc. Based on the findings summarized in our report, Geomatrix recommends further investigation at the site. In the attached Statement of Environmental Responsibility, dated February 7, 2008, Shell assumes responsibility for cleanup attributable to Shell's historical operations (Attachment B).

SITE HISTORY

According to Shell's consultant, the site was operated as an automotive service station from 1926 until 1982¹. Alameda Fire Department (AFD) records (Attachment E) indicate that underground storage tanks (USTs) were installed at a Shell Oil Station at the site in 1958, then additional tanks were installed by Shell Oil Company in 1970. Shell owned the site from 1979 until 1982 according to Shell's consultant. The USTs installed by Shell in 1970 were removed in 1982, when Shell owned the property. The site was redeveloped into a retail center in 1982.

The site has been used as a retail center from 1982 until present day. Mr. Sebanc has never owned or operated any USTs at the site.

AUGUST 2007 SOIL AND GROUNDWATER SAMPLING

As summarized in the attached report, Geomatrix collected samples from a UST system location that was used at the site from at least 1959 until 1982. Based on Geomatrix's August 2007 soil and groundwater data and the site history described in our report, petroleum hydrocarbons detected in soil and groundwater samples from borings EB-1 through EB-3, EB 5 and EB-6 likely are the result of onsite UST operation.

Because a number of detected petroleum hydrocarbon and lead concentrations exceed applicable Environmental Screening Levels², as stated in the attached December 7, 2007 report, Geomatrix recommends further investigation to evaluate the extent of impacts and the potential for the detected chemicals to pose an unacceptable risk to human health or the environment.

1. Ibid.

2 California Regional Water Quality Control Board, San Francisco Bay Region (Regional Water Board), 2007, Screening for Environmental Concerns at Sites With Contaminated Soil and Groundwater, Interim Final, November.



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We appreciate your attention to this matter. Please contact either of the undersigned at 510-663-4100 if you have further questions or require additional information.

Sincerely,
GEOMATRIX CONSULTANTS, INC.

Jake Torrens
Project Scientist

Robert W. Schultz, PG #7012, CEG #833
Senior Geologist

jlt/rws/kwg

- Attachments: Attachment A - Subsurface Investigation Summary Report (December 7, 2007), prepared by Geomatrix
Attachment B - Shell's "Statement of Environmental Responsibility" (February 7, 2008)
Attachment C - Limited Phase II Environmental Site Investigation (August 12, 1999) prepared by Basics Environmental
Attachment D - Site Assessment Report (May 1, 2000) prepared by Toxichem
Attachment E - Alameda Fire Department Underground Storage Tank Records

cc: Mr. Denis Brown, Shell Oil Products US
Mr. Gary Foote, Geomatrix
Mr. Allen Sebanc, Property Owner

ATTACHMENT A

Subsurface Investigation Summary Report (December 18, 2007), Prepared by Geomatrix (Included on CD[†])

[†] If you need to download Acrobat Reader to your computer, go to the following website:
<http://www.adobe.com/> and click on "Get Acrobat Reader"

ATTACHMENT B

**Shell's "Statement of Environmental Responsibility"
(February 7, 2008)**



Mr. Allen Sebanc
2805 Ralston Avenue
Hillsborough, California 94010

Shell Oil Products US
Environmental Claims
One Shell Plaza, Rm 665
910 Louisiana
Houston, Texas 77002
Tel (713) 241-0548
Fax (713) 241-6926
Email beth.flowers@shell.com
Internet <http://www.shell.com>

Via Overnight Mail

February 7, 2008

Re: Statement of Environmental Responsibility
2301 - 2307 Lincoln Avenue, Alameda, California

Dear Mr. Sebanc:

This letter shall serve as an agreement between Mr. Allen Sebanc ("Owner") and Shell Oil Products US ("Shell"), collectively "Parties", concerning the site located at 2301 - 2307 Lincoln Avenue, Alameda, California (the "Property"). Mr. Sebanc owns the Property. Shell owned and operated a service station at the Property. Shell exited the Property in 1982. Since that time, the Property has been used as a retail center. Owner recently contracted with Geomatrix Consultants, Inc. to conduct a subsurface environmental investigation of the Property. During the investigation, petroleum hydrocarbons were identified in both the soil and groundwater at the Property.

Shell will comply with all applicable federal, state, and local laws, regulations and ordinances dealing with contamination on the Property that are attributable to the acts and/or omissions of Shell, its employees and agents. To that end, we will comply fully with governmental requests, notices and consent orders which Shell may execute as appropriate concerning the environment and which may have a direct affect on the Property.

Subject only to the conditions and limitations contained in this letter, Shell agrees to hold the Owner and his successors, assigns, and any subsequent title interest holders harmless (including any financial entity that may retain a title interest as collateral for financing) from both the requirement and reasonable costs of performing the cleanup of contamination at the Property or emanating from the Property found to be attributable to Shell and for which cleanup is required or ordered by any federal, state or local court, governmental entity, unit, department, or agency. The term "cleanup" shall include, but not be limited to, the contamination and/or its removal and all response costs or their equivalents.

ATTACHMENT C

**Limited Phase II Environmental Site Investigation
(August 12, 1999) Prepared by Basics Environmental
(Included on CD[‡])**

[‡] If you need to download Acrobat Reader to your computer, go to the following website:
<http://www.adobe.com/> and click on "Get Acrobat Reader"

ATTACHMENT D

Site Assessment Report (May 1, 2000)
Prepared by Toxichem
(Included on CD[§])

[§] If you need to download Acrobat Reader to your computer, go to the following website:
<http://www.adobe.com/> and click on "Get Acrobat Reader"

ATTACHMENT E

Alameda Fire Department Underground Storage Tank Records



City of Alameda • California

November 16, 2001

To: Allan A. Sebanc
10 Stacy Ct.
Hillsborough, Ca, 94010

From: Alameda Fire Prevention Bureau

Re: 2301-2307 Lincoln Ave.

Dear Sir,

I want to apologize for the incorrect information I sent you back in July on the above addresses. Although, we have no record of hazardous material from our office, We have located our files which document tanks that have been removed on the property of 2301 Lincoln.

According to our files for the above addresses, we have a listing of tank removals on the following dates;

8000 gallon tank- June/82
5000 gal. tank-6/82
5000 gal. tank -6/82
5000gallon tank-6/82
560 gal tank-6/82
250gal tank-6/82
250 gal tank-6/82

The Fire Prevention Bureau does not have any records of any Hazardous Material discharge on the above tank removals. Please be advised that the Alameda County Environmental Health department also keeps records of any hazardous materials. For further information please contact our office at 510-749-5885.

Thank You,

Bill Oyas
Fire Inspector

Fire Department

1300 Park Street
Alameda, California 94501

Alameda Fire Department
Fire Prevention Bureau
950 Mall Square
Alameda, CA 94501
(510) 864-3413

Location: N.E. corner Lincoln and Oak
Name: Shell Oil Station
Liquid: Gasoline - 3 tanks - 5,000 gals.
Installation: 2 feet underground, 6" slab
Date Issued: September 30, 1958
Existing Tanks:

Alameda Fire Department
Fire Prevention Bureau
950 Mall Square
Alameda, CA 94501
(510) 864-3413

Tanks removed - June 1982

Location: 2301 Lincoln Ave.
Name: Shell Oil Company
Liquid: Gasoline - 1 tank - 5,000 gals.
Installation: 2 feet underground with 6" concrete slab
Date Issued: April 30, 1970
Existing tanks: 3 - 5,000 gals. each (Gasoline)

Alameda Fire Department
Fire Prevention Bureau
950 Mall Square
Alameda, CA 94501
(510) 864-3413

Location 2301 Lincoln Ave.
Name D.W. Norton
Oil Storage Permit AR No. 801
Liquid Gasoline Gallons 1080
Date Issued Jan. 7, 1926 Gauge _____
Installation 3 Tanks - 250,250,560 Gallons
Inspected By AR
Remarks _____
