



AGENCY

Certified Mail #: 7009 2820 0001 4359 7634

October 9, 2013

NOTICE OF RESPONSIBILITY

Site Name & Address: BUTTNER PROPERTY 1900 WEBSTER ST OAKLAND, CA 94612	Local ID: RO0003100 Related ID: NA RWQCB ID: NA Global ID: T10000004348
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Responsible Party:

CHUCK CARMEL
ARCO
PO Box 1257
SAN RAMON CA 94583

Date First Reported: 8/9/2012
Substance: 12034, 8, 8006619 Multiple Releases
Funding for Oversight: LOPS - LOP State Fund
Multiple RPs?: Yes

Pursuant to sections 25297.1 and 25297.15 of the Health and Safety Code, you are hereby notified that the above site has been placed in the Local Oversight Program and the individual(s) or entity(ies) shown above, or on the attached list, has (have) been identified as the party(ies) responsible for investigation and cleanup of the above site. Section 25297.15 further requires the primary or active Responsible Party to notify all current record owners of fee title before the local agency considers cleanup or site closure proposals or issues a closure letter. For purposes of implementing section 25297.15, this agency has identified EDGAR M BUTTNER TRUST as the primary or active Responsible Party. It is the responsibility of the primary or active Responsible Party to submit a letter to this agency, within 20 calendar days of receipt of this notice that identifies all current record owners of fee title. It is also the responsibility of the primary or active Responsible Party to certify to the local agency that the required notifications have been made at the time a cleanup or site closure proposal is made or before the local agency makes a determination that no further action is required. If property ownership changes in the future, you must notify this local agency within 20 calendar days from when you are informed of the change.

Any action or inaction by this local agency associated with corrective action, including responsible party identification, is subject to petition to the State Water Resources Control Board. Petitions must be filed within 30 days from the date of the action/inaction. To obtain petition procedures, please FAX your request to the State Water Board at (916) 341-5808 or telephone (916) 341-5752.

Pursuant to section 25296.10(c)(6) of the Health and Safety Code, a responsible party may request the designation of an administering agency when required to conduct corrective action. Please contact this office for further information about the designation process.

Please contact your caseworker Karel Detterman, at this office at (510) 567-6708 if you have questions regarding your site.

Date: 10/9/13

ARIU LEVI, Director
Contract Project Director

Action: Add Reason: NEW
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Attachment A: Responsible Parties Data Sheet

cc: Sally Meza, SWRCB (email: smeza@waterboards.ca.gov) | Donna Drogos (email: donna.drogos@acgov.org), File

ALAMEDA COUNTY ENVIRONMENTAL HEALTH
LUFT LOCAL OVERSIGHT PROGRAM

ATTACHMENT A - RESPONSIBLE PARTIES DATA SHEET

October 9, 2013

Site Name & Address:

BUTTNER PROPERTY
1900 WEBSTER ST
OAKLAND, CA 94612

Local ID: RO0003100
Related ID: NA
RWQCB ID: NA
Global ID: T10000004348

All Responsible Parties

RP has been named a Primary RP - EDGAR M BUTTNER
EDGAR M BUTTNER TRUST
121 SAINT JAMES DR | PIEDMONT, CA 94611-3603 | Phone (925) 862-2019

RP has been named a Primary RP -
WEBSTER EQUITY, LLC
1440 BROADWAY, SUITE 405 | OAKLAND, CA 94612--202 | No Phone Number Listed

RP has been named a Primary RP - CHUCK CARMEL
ARCO
PO Box 1257 SAN RAMON CA 94583 | No Phone Number Listed

Responsible Party Identification Background

Alameda County Environmental Health (ACEH) names a "Responsible Party," as defined under 23 C.C.R Sec. 2720. Section 2720 defines a responsible party 4 ways. An RP can be:

1. "Any person who owns or operates an underground storage tank used for the storage of any hazardous substance."
2. "In the case of any underground storage tank no longer in use, any person who owned or operated the underground storage tank immediately before the discontinuation of its use."
3. "Any owner of property where an unauthorized release of a hazardous substance from an underground storage tank has occurred."
4. "Any person who had or has control over an underground storage tank at the time of or following an unauthorized release of a hazardous substance."

ACEH has named the responsible parties for this site as detailed below.

ATTACHMENT A - RESPONSIBLE PARTIES DATA SHEET (Continued)

October 9, 2013

Responsible Party Identification

Existence of Unauthorized Release

In July 2011 three soil borings were advanced around the site building. Concentrations up to 42 parts per million (ppm) Total Petroleum Hydrocarbons as gasoline (TPHg), 8.7 ppm Total Petroleum Hydrocarbons as diesel (TPHd), and 25 ppm Total Petroleum Hydrocarbons as motor oil (TPHmo) were detected in soil samples from the borings and 59,000 parts per billion (ppb) TPHg and 200,000 ppb TPHd were documented in grab groundwater samples from the borings. These detections in soil and groundwater indicate that an unauthorized release has occurred from the underground storage tank (UST) system at the site.

Responsible Party Identification:

A 1939 permit was issued to demolish the on-site residence and build a gasoline service station. Historical city directories list the subject site as a Richfield Service Station from 1940 through 1966. The Richfield Oil Corporation was succeeded by Atlantic Refining Company, Atlantic Richfield Company (ARCO), and then BP. BP, as a successor to the Richfield Oil Company, is a responsible party because they owned or operated an underground storage tank used for the storage of any hazardous substance (Definition 1), they owned and operated the USTs immediately before the discontinuation of their use (Definition 2), and had control of USTs at the time of or following an unauthorized release (Definition 4).

Ownership of the property was maintained by the individual, trustee, or the trust of Edgar M. Buttner from June 1968 to October 2012. The individual, trustee, or the trust of Edgar M. Buttner is a responsible party for the site because they owned the property where an unauthorized release of a hazardous substance from a UST occurred (Definition 3).

The Webster Equity, LLC purchased the property in October 2012. The Webster Equity, LLC is a responsible party because they own a property where an unauthorized release of a hazardous substance from an UST has occurred (Definition 3).



AGENCY

Certified Mail #: 7009 2820 0001 4359 7429

October 9, 2013

NOTICE OF RESPONSIBILITY

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BUTTNER PROPERTY
1900 WEBSTER ST
OAKLAND, CA 94612

Local ID: RO0003100
Related ID: NA
RWQCB ID: NA
Global ID: T10000004348

Responsible Party:

EDGAR M. BUTTNER
EDGAR M BUTTNER TRUST
121 SAINT JAMES DR
PIEDMONT CA 94611-3603

Date First Reported: 8/9/2012
Substance: 12034, 8, 8006619 Multiple Releases
Funding for Oversight: LOPS - LOP State Fund
Multiple RPs?: Yes

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Please contact your caseworker Karel Detterman, at this office at (510) 567-6708 if you have questions regarding your site.

Date: 10/9/13

ARIU LEVI, Director
Contract Project Director

Action: Add
Reason: NEW

Attachment A: Responsible Parties Data Sheet

cc: Sally Meza, SWRCB (email: smeza@waterboards.ca.gov) | Donna Drogos (email: donna.drogos@acgov.org), File

ALAMEDA COUNTY ENVIRONMENTAL HEALTH
LUFT LOCAL OVERSIGHT PROGRAM

ATTACHMENT A - RESPONSIBLE PARTIES DATA SHEET

October 9, 2013

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1900 WEBSTER ST
OAKLAND, CA 94612

Local ID: RO0003100
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EDGAR M BUTTNER TRUST
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RP has been named a Primary RP -
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1440 BROADWAY, SUITE 405 | OAKLAND, CA 94612--202 | No Phone Number Listed

RP has been named a Primary RP - CHUCK CARMEL
ARCO
PO Box 1257 SAN RAMON CA 94583 | No Phone Number Listed

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October 9, 2013

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Responsible Part Identification:

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The Webster Equity, LLC purchased the property in October 2012. The Webster Equity, LLC is a responsible party because they own a property where an unauthorized release of a hazardous substance from an UST has occurred (Definition 3).



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Global ID: T10000004348

Responsible Party:

WEBSTER EQUITY, LLC
1440 BROADWAY, SUITE 405
OAKLAND CA 94612--202

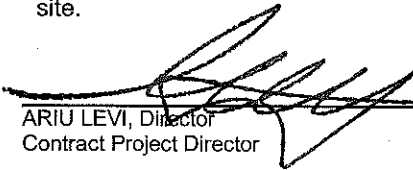
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