

March 8, 1999

**PHASE I
ENVIRONMENTAL SITE ASSESSMENT**

1285 66th Street
Emeryville, California

Project No. 3102

Prepared For

Heller Financial
50 Beale Street, Suite 1600
San Francisco, CA 94105

Prepared By

All Environmental, Inc.
901 Moraga Road, Suite C
Lafayette, CA 94549
(800) 801-3224

AEI

EXECUTIVE SUMMARY

All Environmental, Inc. (AEI) was retained by Heller Financial to conduct a Phase I Environmental Site Assessment (ESA), in conformance with the scope and limitations of ASTM Practice E 1527, for the property located at 1285 66th Street in the City of Emeryville, Alameda County, California.

The subject property is located on the south side of 66th Street, approximately 100 feet south of the intersection between Hollis Street and 66th Street. The rectangular shaped parcel is approximately 15,000 square feet in size and is developed with a 18,000 square foot concrete block building. Offices comprise the western portion of the building. The western portion of the building is improved with a second story. A single story dry storage warehouse is located on the eastern portion of the building. According to historical sources the subject property building was constructed in two stages. The western portion of the subject property was constructed between 1959 and 1966. The eastern warehouse portion of the building was added on circa 1970. The offices of Liquid Sugars, Inc. (LSI) currently occupy the building. An asphalt parking area is located north of the building.

The subject property was not identified on a search of electronically compiled federal, state, county, and city databases. These databases include regulatory agency lists of known or potential hazardous waste sites, landfills, hazardous waste generators, and disposal facilities in addition to sites under investigation.

AEI's investigation has revealed the following recognized environmental concerns associated with the subject property:

- Due to the age of the subject property building, there is a potential that ACMs are present. All suspect ACMs were observed in good condition with the exception of acoustical ceiling spray and do not pose a health and safety concern to the occupants of the subject property at this time. Samples of acoustical ceiling spray were collected and analyzed. No asbestos was detected within the samples. The remaining identified suspect ACMs would need to be sampled to confirm the presence or absence of asbestos prior to any renovation or demolition activities to prevent potential exposure to workers and/or building occupants.
- Due to the construction date of the subject property building, there is a potential that lead-based paint is present. All observed painted surfaces were in good condition and do not pose a health and safety concern to the occupants of the subject property at this time. However, actual material samples would need to be collected in order to determine whether or not lead-based paint is present.

AEI's investigation has revealed the following recognized environmental concerns at nearby properties:

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- Liquid Sugars, Inc. (LSI), located adjacent to the east of the subject property was identified as a leaking underground storage tank site (LUST). According to reports provided in the Gribi Associates Phase I Environmental Site Assessment report, two 1,000 gallon gasoline and one 10,000 gallon diesel USTs were removed from the site in November 1990. Significant concentrations of petroleum hydrocarbons were detected in soil samples collected from the tank excavation. Groundwater monitoring wells were installed near the former tank hold. Groundwater samples were collected and analyzed on a quarterly basis on seven occasions. Moderate concentrations of petroleum hydrocarbons were detected in the groundwater beneath the site. Based on the close proximity, there is a potential that the unauthorized release could impact the subject property.
- The Mohawk Petroleum Corporation distribution plant was formerly located adjacent to the east of the subject property during the 1950s and 1960s. Significant quantities of petroleum hydrocarbons were stored at the site. There is a potential that the former petroleum distribution facility impacted the soil or groundwater beneath the site. Due to the close proximity of the former petroleum storage areas, there is a potential that the subject property would be impacted by a historical unauthorized release.

AEI's investigation has revealed no evidence of recognized environmental concerns associated with the subject property or adjacent properties. AEI recommends further investigation to determine if the historical storage of petroleum hydrocarbons and the unauthorized release at the eastern adjacent site has impacted the subject property.

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1.0 INTRODUCTION

This report documents the methods and findings of the Phase I Environmental Site Assessment of the property located at 1285 66th Street in the City of Emeryville, California (Figure 1: Site Location Map, Figure 2: Site Map, and Appendix A: Property Photographs).

1.1 Scope of Work

The purpose of the Phase I Environmental Site Assessment is to identify potential environmental liabilities associated with the presence of hazardous materials, its use, storage, and disposal at and in the vicinity of the subject property, as well as regulatory non-compliance that may have occurred at the subject property. Property assessment activities focused on: 1) a review of federal, state, and local lists which identify and describe underground fuel tank sites, leaking underground fuel tank sites, hazardous waste generation sites, and hazardous waste storage and disposal facility sites within a one mile radius of the property; 2) a property and surrounding site reconnaissance with personal interviews to identify environmental contamination; and 3) a review of historical sources to help ascertain previous land use at the site and in the surrounding area.

The goal of All Environmental, Inc. in conducting the environmental site assessment was to identify the presence or likely presence of any hazardous substances or petroleum products on the property that may indicate an existing release, a past release, or a potential release of an environmental contaminant into the soil, groundwater, or surface water of the property.

1.2 Limitations

Property conditions, as well as local, state, and federal regulations can change significantly over time. Therefore, the recommendations and conclusions presented as a result of this study apply strictly to the environmental regulations and property conditions existing at the time the study was performed. Available information has been analyzed using currently accepted assessment techniques and it is believed that the inferences made are reasonably representative of the property. All Environmental, Inc. makes no warranty, expressed or implied, except that the services have been performed in accordance with generally accepted environmental property assessment practices applicable at the time and location of the study.

The Phase I Environmental Site Assessment is not, and should not be construed as, a warranty or guarantee about the presence or absence of environmental contaminants that may affect the property. Neither is the assessment intended to assure clear title to the property in question. The sole purpose of investigation into property title records is to ascertain a historical basis of prior land use. This investigation was prepared for the sole use and benefit of Heller Financial. Neither this report, nor any of the information contained herein shall be used or relied upon for any purpose by any person or entity other than Heller Financial.

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1.3 Limiting Conditions

The performance of this Phase I Environmental Site Assessment was not limited in any way. AEI was granted full and complete access to the subject property.

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2.0 SITE AND VICINITY DESCRIPTION

2.1 Site Location and Description

The subject property is located on the south side of 66th Street, approximately 100 feet south of the intersection between Hollis Street and 66th Street. The rectangular shaped parcel is approximately 15,000 square feet in size and is developed with a 18,000 square foot concrete block building. Offices comprise the western portion of the building. The western portion of the building is improved with a second story. A single story dry storage warehouse is located on the eastern portion of the building. According to historical sources, the subject property building was constructed in two stages: the western portion of the subject property was constructed between 1959 and 1966, and the eastern warehouse portion of the building was added on circa 1970. The offices of Liquid Sugars, Inc. (LSI) currently occupy the building. An asphalt parking area is located north of the building.

Refer to Figure 1: Site Location Map, Figure 2: Site Map, and Appendix A: Property Photographs for site location.

2.2 Site and Vicinity Characteristics

The subject property is located in a historically industrial area of Emeryville. The subject property parcel is a part of the Liquid Sugars, Inc. plant that consists of three additional parcels located adjacent to the east of the subject property. Light industrial buildings are located to the north, south and west of the subject property building. Adjacent properties to the north, east and west of the subject property were identified as unauthorized hazardous materials release sites or hazardous materials storage sites (refer to section 4.0).

2.3 Geology and Hydrogeology

Decisions affecting the mode, occurrence, quality and use of groundwater within the area must be based on knowledge of the geologic and hydrogeologic aspects of the study area and surrounding region.

The subject property is located at 27 feet above mean sea level and the local topography is relatively flat. The nearest surface water is San Francisco Bay, located approximately one half mile to the west. According to borehole logs from a subsurface investigation performed at the subject property on February 25, 1999, the site is underlain by silty clay and sandy clay to a depth of approximately 15 feet below ground surface. Based on information obtained from the subsurface investigation and groundwater monitoring well data from sites near the subject property, depth to groundwater is approximately 10 feet below ground surface. Groundwater flow direction is predominantly to the west, however due to the close proximity of the Bay and the shallow groundwater gradient in the area, it is likely that the groundwater is tidally influenced.

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3.0 HISTORICAL REVIEW OF SITE AND VICINITY

The subject property was used for residential purposes prior to the construction of the current building. The current building was constructed in two stages. According to aerial photographs, the western portion of the building was constructed between 1959 and 1966. City directories indicate that the building was occupied by Waukesha Pacific Equipment Company for wholesale diesel engine parts. Aerial photographs indicate that the eastern portion of the building was developed circa 1970. Building department records indicate that the subject property building was occupied by Pacific Electronics in 1973 for light assembly of electronic parts. In 1982 the property tenant is listed as Liquid Sugars, Inc., the current tenant of the property.

3.1 Aerial Photograph Review

On February 8, 1999, All Environmental, Inc. reviewed aerial photographs of the subject property and surrounding area. Aerial photographs were reviewed for the following years (also refer to Appendix B: Aerial Photographs Reviewed).

Date: 1996 Scale: 1:12,000	Date: 1969 Scale: 1:12,000
Date: 1990 Scale: 1:12,000	Date: 1966 Scale: 1:36,000
Date: 1985 Scale: 1:12,000	Date: 1959 Scale: 1:9,600
Date: 1981 Scale: 1:12,000	Date: 1953 Scale: 1:10,000
Date: 1975 Scale: 1:12,000	Date: 1949 Scale: 1:7,200

In the 1949, 1953 and 1959 aerial photographs, the subject property building is not present. A small building is located in the northeast corner of the property and appears to be a residence with a backyard stretching the full length of the eastern property boundary. Two additional buildings are present on the property along the southern property boundary.

In the 1966 aerial photograph, the western portion of the subject property building is constructed. The residential dwelling and associated yard are present.

In the 1969 aerial photograph, the subject property building is developed as it is today. The residential dwelling is present.

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In the remaining aerial photographs reviewed, the subject property is developed as it is today.

3.2 Local Agencies

Local agencies, such as environmental health departments, fire prevention bureaus, and building departments are contacted in order to identify any current or previous reports of hazardous materials use, storage, and release that may have occurred at the subject property which would indicate the potential of soil and/or groundwater contamination.

3.2.1 Health Department

Files at the local health department may contain information regarding hazardous materials at the subject property, as well as information regarding unauthorized releases of petroleum hydrocarbons or other contaminants that may affect the soil or groundwater in the area.

A file search was not performed at the local health department. Information regarding unauthorized releases of hazardous materials was obtained from a previous Phase I Environmental Site Assessment (ESA) performed by Gribi Associates and issued on November 9, 1998 (refer to Appendix E). Refer to Section 4.2 for specific information pertaining to nearby sites.

3.2.2 Fire Department

On February 8, 1999, the Emeryville Fire Department (EFD) was contacted for information on the subject property in order to identify any previous or current tenants that may have used or stored hazardous materials at the subject property.

No information was on file with the EFD for the subject property address.

3.2.3 Building Department

On February 8, 1999, the Emeryville Building Department (EBD) was visited for information on the subject property in order to identify historical tenants and use.

According to the EBD files, a permit to construct the second floor mezzanine was issued in February, 1973. Pacific Electronics, Inc. was indicated as the tenant of the building and reportedly used the building for light assembly of electronic parts. CBS Retail was listed as the tenant of the property in 1975 and the first record of Liquid Sugars, Inc. as the tenant of the property was a 1982 permit.

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3.3 Sanborn Fire Insurance Maps

Sanborn Fire Insurance maps were developed in the late 1800s and early 1900s for use as an assessment tool for fire insurance rates in urbanized areas. A search was made of the University of California, Berkeley Map Room's collection of Sanborn Fire Insurance maps on February 9, 1999. Sanborn maps were available and reviewed for the years 1911, 1950, 1952 and 1969.

The subject property is developed with two dwellings in the 1911 Sanborn map. The surrounding properties are developed with similar dwellings.

In the 1950 Sanborn map, the subject property is developed with two dwellings located along the eastern property boundary. The Mohawk Petroleum Corporation distribution plant is located adjacent to the east of the subject property. Above ground storage tanks are shown located adjacent to the subject property.

No significant changes were noted in the 1952 Sanborn map.

In the 1969 Sanborn map, one of the dwellings is present in the northeast corner of the property. The southwest corner of the property is developed with light industrial building used for a wholesale engine parts warehouse.

3.4 City Directories

A search of historic city directories was conducted for the subject property at the Oakland Public Library on February 17, 1999. Directories were available and reviewed for the years 1969, 1974, 1979, 1981, 1984, 1989, 1998. The following table summarizes the results of the city directory search.

City Directory Search Results

Year	Occupant Listed
1969	Waukesha Pacific Equipment Co Diesel Engines
1974	No Listing
1979	No Listing
1981	No Listing
1984	CA Omega Foods CA Syrup & Extract Co Emeryville Transportation Co LSI
1989	CA Omega Foods CA Syrup & Extract Co Emeryville Transportation Co LSI
1998	CA Omega Foods CA Syrup & Extract Co Emeryville Transportation Co LSI

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3.5 Interviews

Mr. Ron Mooney of Liquid Sugars, Inc. (LSI) was contacted on March 2, 1999 for information regarding disclosure of former hazardous materials storage and generation at the subject property. Mr. Mooney indicated that small quantities (<55 gallons) of waste oil, chlorine and acid were previously stored in the warehouse portion of the building prior to off-site disposal. The oil, chlorine and acid were used for running tests at the eastern adjacent LSI property. No unauthorized releases were associated with the stored hazardous materials.

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4.0 REVIEW OF REGULATORY AGENCY RECORDS

The following information was obtained through a search of electronically compiled federal, state, county, and city databases provided by Vista Information Solutions, Inc. The database search includes regulatory agency lists of known or potential hazardous waste sites, landfills, hazardous waste generators, and disposal facilities in addition to sites under investigation. The information provided in this report was obtained from publicly available sources. The locations of the sites listed in this report are plotted with a geographic information system utilizing geocoding of site addresses. The accuracy of these locations is generally +/- 300 feet. AEI's field representative has attempted to confirm the locations of listings on or adjacent to the subject property. Refer to the radius map (Appendix C: Regulatory Database Review Report) for a location of the sites in relation to the subject property.

4.1 Records Summary

DATABASE REVIEWED	SUBJECT PROPERTY	ADJACENT PROPERTY
Identification as National Priorities List (NPL) "Superfund" site	No	No
Identification as RCRA CORRACTS site	No	No
Identification as State (CalSites SPL/SCL) site	No	No
Identification as CERCLIS/NFRAP site	No	No
Reported as leaking underground storage tanks (LUST) site	No	Yes
Identification as solid waste landfill (SWLF)	No	No
Registered underground/aboveground storage tanks (UST/AST)	No	Yes
Incidents of ERNS List Spill Reporting	No	No
Identification as hazardous waste handler and/or generator (RCRA-TSD, LG-GEN and/or SM-GEN)	No	Yes
Identification on SPILLS List	No	No

The subject property was not identified during the regulatory database search.

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4.2 Record Details

National Priorities List (NPL) is EPA's national listing of contaminated sites targeted for cleanup because they pose a threat to human health and the environment. The Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA or Superfund) authorizes and requires the EPA to investigate, categorize, and enforce the cleanup of hazardous waste sites on the NPL. An NPL site on or near a particular property may threaten the environmental integrity of the property or affect its marketability.

No sites within a 1-mile radius of the subject property were identified during the NPL database search.

CORRACTS is an EPA-maintained database of Resource Conservation and Recovery Act (RCRA) facilities undergoing "corrective action". A "corrective action order" is issued when there has been a release of hazardous waste or constituents into the environment from a RCRA facility. Corrective actions may be required beyond the facility's boundary and can be required regardless of when the release occurred, even if it predates RCRA.

One site within a 1-mile radius of the subject property was identified during the CORRACTS database search. The site is located one mile south of the subject property. Based on relative distance from the subject property this site is not a significant environmental concern.

California Sites (CalSites) are provided by the California Environmental Protection Agency, Department of Toxic Substances Control (DTSC) and include state equivalent NPL (SPL) and CERCLIS (SCL) sites.

Two sites within a 1-mile radius of the subject property were identified during the CalSites SPL database search. Myers Container Corporation, located at 6549 San Pablo Avenue, was identified as an SPL, CERCLIS/NFRAP, LUST, UST and Large Generator site (see below for definitions). According to the Gribi Associates Phase I ESA, extensive subsurface investigations were performed at the site after a Remedial Action Order was issued by the DTSC in 1991. There is no indication that contamination originating from the Myers Drum site has extended beyond the West Vallejo Street property boundary. The site is currently listed as no further remedial action planned, (NFRAP). Based on relative distance from the subject property, regulatory status and the defined extent of contamination, this site is not a significant environmental concern.

The second identified SPL site is also a Myers Container Corporation site located at 4500 Shellmound Avenue. The site is located one mile south of the subject property. Based on relative distance from the subject property, regulatory status and/or hydrologically downgradient location, this site is not a significant environmental concern.

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Nine sites within a ½-mile radius of the subject property were identified during the CalSites SCL database search. Based on relative distance from the subject property, regulatory status and/or hydrologically downgradient location, these sites are not significant environmental concerns.

CERCLIS/NFRAP is a list of sites that the EPA has investigated or is presently investigating for release or threatened release of hazardous substances, which may be subject to review in accordance with the terms and conditions of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (CERCLA, also known as Superfund). Sites listed on the "No Further Remedial Action Planned" (NFRAP) database are sites where, following an initial investigation, no contamination was found, contamination was removed quickly, or the contamination was not serious enough to require federal Superfund or NPL consideration.

Nine sites within a ½-mile radius of the subject property were identified during the CERCLIS/NFRAP database search. Based on relative distance from the subject property, regulatory status and/or hydrologically downgradient location, these sites are not significant environmental concerns.

Leaking Underground Storage Tanks (LUST) List is a list produced by the Regional Water Quality Control Board (RWQCB) of known sites with current or former leaking underground storage tanks on the premises.

Seventy two sites within a ½-mile radius of the subject property were identified during the LUST database search.

Two adjacent properties were identified as LUST sites. Liquid Sugars, Inc. (LSI), located adjacent to the east of the subject property was identified. According to reports provided in the Gribi Associates Phase I ESA report, two 1,000 gallon gasoline and one 10,000 gallon diesel USTs were removed from the site in November, 1990. Significant concentrations of petroleum hydrocarbons were detected in soil samples collected from the tank excavation. Groundwater monitoring wells were installed near the former tank hold. Groundwater samples were collected and analyzed on a quarterly basis on seven occasions. Moderate concentrations of petroleum hydrocarbons were detected in the groundwater beneath the site. Based on the close proximity, there is a potential that the unauthorized release could impact the subject property.

The second adjacent LUST site is located across 66th Street at 1295 67th Street. Copper and Brass Sales, Inc. was identified on the database, however, the site is currently occupied by New Logic International. The unauthorized release impacted the soil only and the case has received closure. Based on regulatory status this site is not a significant environmental concern.

The remaining seventy sites are not considered significant environmental concerns based on relative distance from the subject property, regulatory status and/or hydrologically downgradient location.

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Solid Waste Landfills (SWLF) is a database generated by the State of California Solid Waste Information System (SWIS), which includes active and inactive landfills and transfer stations within the state maintained by the California Integrated Waste Management Board.

One site within a 1/2-mile radius of the subject property was identified during the SWLF database search. The site is located greater than 0.3 miles west of the subject property. Based on relative distance from the subject property, regulatory status and hydrologically downgradient location, this site is not a significant environmental concern.

Underground/Aboveground Storage Tanks (UST/AST) List is a comprehensive listing of registered underground and aboveground storage tanks located within the State of California.

Thirty seven (37) sites within a 1/4-mile radius of the subject property were identified during the UST/AST database search. Due to the lack of a documented release or factors discussed in the LUST segment of Section 4.2, the storage of hazardous materials within registered tanks is not a significant environmental concern. The storage of hazardous materials within registered tanks is a potential environmental concern if the UST/AST is located in close proximity of the property and an unauthorized release occurs.

Emergency Response Notification System (ERNS) is a national database used to collect information on reported releases of oil and hazardous substances. The database contains information from spill reports made to federal authorities including the EPA, the U.S. Coast Guard, the National Response Center and the Department of Transportation.

Two sites within a 1/8-mile radius of the subject property were identified during the ERNS database search. Based on relative distance from the subject property and the fact that ERNS releases are one time events, the unauthorized release at these sites is not a significant environmental concern.

Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. Information from the RCRA database is divided into three categories: TSD, LG GEN and SM GEN. The TSD category is searched to a 1/2-mile radius and tracks facilities which treat, store and/or dispose of hazardous waste. LG GEN, or large generators, are facilities that generate more than 1000 kg of hazardous waste per month. SM GEN, or small generators, are facilities that generate between 100 and 1000 kg of hazardous waste per month. The LG-GEN and SM-GEN databases are searched up to a 1/8-mile radius from the subject property.

No sites within a 1/2-mile radius of the subject property were identified during the RCRA-TSD database search.

Four sites within a 1/8-mile radius of the subject property were identified during the RCRA (LG-GEN) database search.

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Seven sites within a 1/8-mile radius of the subject property were identified during the RCRA (SM-GEN) database search.

The storage, treatment, disposal and/or generation of hazardous materials at these sites is not a significant environmental concern based on the lack of a documented release or factors discussed in prior segments of Section 4.2.

SPILLS is a database generated by the Regional Water Quality Control Board and local Office of Emergency Services. This database lists hazardous materials incidents that required an emergency response.

No sites within a 1/4-mile radius of the subject property were identified during the SPILLS database search.

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5.0 SITE INSPECTION AND RECONNAISSANCE

5.1 On-Site Observations

On February 8, 1999, a site reconnaissance of the subject property, adjoining properties, and immediately surrounding areas was conducted by Jennifer Pucci of AEI in order to obtain information indicating the likelihood of recognized environmental conditions in connection with the subject property.

5.1.1 Presence of Hazardous Materials

The use, storage, generation and/or disposal of hazardous materials were not observed at the subject property during the site inspection.

5.1.2 Underground and Aboveground Hazardous Storage Containers

No above ground storage tanks were observed during the site inspection. No fill pipes or access ways indicating the possibility of any underground storage tanks were identified at the subject property during the site inspection.

5.1.3 Indication of Polychlorinated Biphenyl's (PCB's)

Electrical transformers can potentially contain toxic polychlorinated biphenyl's (PCB's). Transformers that contain 50 to 500 parts per million (ppm) PCB's are classified as PCB contaminated. The management of potential PCB-containing transformers is the responsibility of the local utility or the transformer owner. Actual material samples need to be collected to determine if transformers are PCB-containing.

One pole-mounted transformer was observed on the subject property during the site inspection.

No spills, staining or leaks were observed on or around the transformer.

5.1.4 Presence of Asbestos Containing Materials (ACM)

The production of asbestos-containing materials (ACMs) was banned in 1978 by the passage of the EPA's National Emission Standards for Hazardous Air Pollutants (NESHAP). Due to warehouse inventories, there is a potential that ACMs are present in buildings constructed as late as 1980. During the site inspection suspect ACMs were observed within the building. The condition and friability of the identified suspect ACMs is noted in the following table:

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Suspect Asbestos Containing Materials (ACMs)

Material	Location	Friable	Condition
Acoustical Ceiling Spray	First Floor Office	yes	Damaged
9x9 Floor tile	First Floor Mens Restroom	no	Good
Wallboard, taping, compound	Throughout	no	Good
Roofing Materials	Roof	no	Not observed

All suspect ACMs were observed in good condition with the exception of the acoustical ceiling spray and do not pose a health and safety concern to the occupants of the subject property at this time. The identified suspect ACMs would need to be sampled to confirm the presence or absence of asbestos prior to any renovation or demolition activities to prevent potential exposure to workers and/or building occupants.

Three samples of acoustical ceiling spray were collected and analyzed at Forensic Analytical Laboratories. No asbestos was detected in any of the samples collected. Refer to Appendix E for copies of the analytical results.

5.1.5 Presence of Lead-Based Paint

Lead-based paint is any paint, varnish, stain, or other applied coating that has 1 mg/cm² (or 5,000 ug/g by dry weight) or more of lead. In Section 1017 of the Housing and Urban Development Guidelines, Residential Lead-Based Paint Hazard Reduction Act of 1992, otherwise known as "Title X", states that a lead-based paint hazard is "any condition that causes exposure to lead that would result in adverse human health effects" resulting from lead-contaminated dust, bare, lead-contaminated soil, and/or lead-contaminated paint that is deteriorated or present on accessible, friction, or impact surfaces. Therefore, under Title X, intact lead-based paint on most walls and ceilings would not be considered a "hazard", although the paint should be maintained and its condition monitored to ensure that it does not deteriorate and become a hazard. In buildings constructed after 1978, it is very unlikely that lead-based paint is present.

Due to the construction date of the subject property building there is a potential that lead-based paint is present. Both interior and exterior painted surfaces were observed to be in good condition and do not pose a health and safety concern to the occupants of the subject property at this time. However, actual material samples would need to be collected in order to determine if lead-based paint is present.

5.1.6 Surface Staining and Stressed Vegetation

No evidence of surface staining and stressed vegetation was observed on the subject property during the site inspection.

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5.1.7 Other Observations

No other concerns were noted during the site inspection.

5.2 Off-site Observations

The Liquid Sugars, Inc. plant operation is located adjacent to the west of the subject property. Refer to section 4.2 for additional information regarding the adjacent site.

In addition, a railroad spur is located adjacent to the south of the subject property. The railroad spur is not currently in use and was historically used to access the southern adjacent property (1280 65th Street). The adjacent property to the south is occupied by Autumn Press, a printing operation. Various drums and smaller containers were outside near the railroad tracks. The contents of the drums could not be determined, but there is a potential that the drums contain inks, paints, solvents or oils for the printing operation. The drums were not in secondary containment. No leaks or spills were observed on or around the drums. This site was not identified during the database search.

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6.0 FINDINGS AND CONCLUSIONS

AEI's investigation has revealed the following recognized environmental concerns associated with the subject property:

- Due to the age of the subject property building, there is a potential that ACMs are present. All suspect ACMs were observed in good condition with the exception of acoustical ceiling spray and do not pose a health and safety concern to the occupants of the subject property at this time. Samples of acoustical ceiling spray were collected and analyzed. No asbestos was detected within the samples. The remaining identified suspect ACMs would need to be sampled to confirm the presence or absence of asbestos prior to any renovation or demolition activities to prevent potential exposure to workers and/or building occupants.
- Due to the construction date of the subject property building, there is a potential that lead-based paint is present. All observed painted surfaces were in good condition and do not pose a health and safety concern to the occupants of the subject property at this time. However, actual material samples would need to be collected in order to determine if lead-based paint is present.

AEI's investigation has revealed the following recognized environmental concerns at nearby properties:

- Liquid Sugars, Inc. (LSI), located adjacent to the east of the subject property was identified as a leaking underground storage tank site (LUST). According to reports provided in the Gribi Associates Phase I Environmental Site Assessment report, two 1,000 gallon gasoline and one 10,000 gallon diesel USTs were removed from the site in November 1990. Significant concentrations of petroleum hydrocarbons were detected in soil samples collected from the tank excavation. Groundwater monitoring wells were installed near the former tank hold. Groundwater samples were collected and analyzed on a quarterly basis on seven occasions. Moderate concentrations of petroleum hydrocarbons were detected in the groundwater beneath the site. Based on the close proximity, there is a potential that the unauthorized release could impact the subject property.
- The Mohawk Petroleum Corporation distribution plant was formerly located adjacent to the east of the subject property during the 1950s and 1960s. Significant quantities of petroleum hydrocarbons were stored at the site. There is a potential that the former petroleum distribution facility impacted the soil or groundwater beneath the site. Due to the close proximity of the former petroleum storage areas, there is a potential that the subject property would be impacted by a historical unauthorized release.

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7.0 SIGNATURE OF ENVIRONMENTAL PROFESSIONALS

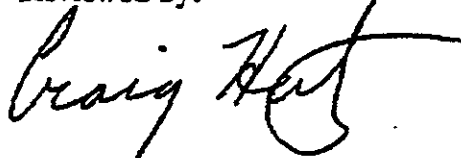
All Environmental, Inc. has performed a Phase I Environmental Site Assessment for the property located at 1285 66th Street in the City of Emeryville, Alameda County, California, in conformance with the scope and limitations of ASTM Standard 1527.

Prepared by:



Jennifer Pucci, REA
Senior Project Manager

Reviewed by:



Craig Hertz, REA
Senior Author

AEI

FIGURES



SFF 649 MAP



SOURCE:
THOMAS GUIDE
1997, 1 IN = 2400 FT

ALL ENVIRONMENTAL, INC.
901 MORAGA ROAD, SUITE C, LAFAYETTE, CA

SITE LOCATION MAP

1285 66 TH STREET EMERYVILLE, CALIFORNIA	FIGURE 1
--	----------

66th Street

1275 66th Street
LSI Facility

Boiler Room

Warehouse
(Former Truck
Repair Area)

Location of 3
Former USTS

Location of Former
Mohawk Banned AST
Area

Subject Property Boundary

Warehouse

Railspur

Parking Area

1285 66th Street
Project Site

2 - Story
Offices

1280 66th Street
Autumn Press

Subject Property Boundary

Light Industrial
Office Building



ALL ENVIRONMENTAL, INC.
901 MORAGA ROAD, SUITE C, LAFAYETTE, CA

SITE PLAN

1285 66th STREET
EMERYVILLE, CALIFORNIA

FIGURE 2

APPENDIX A

PROPERTY PHOTOGRAPHS



PHOTO 1
VIEW OF SUBJECT PROPERTY BUILDING FROM 66TH STREET

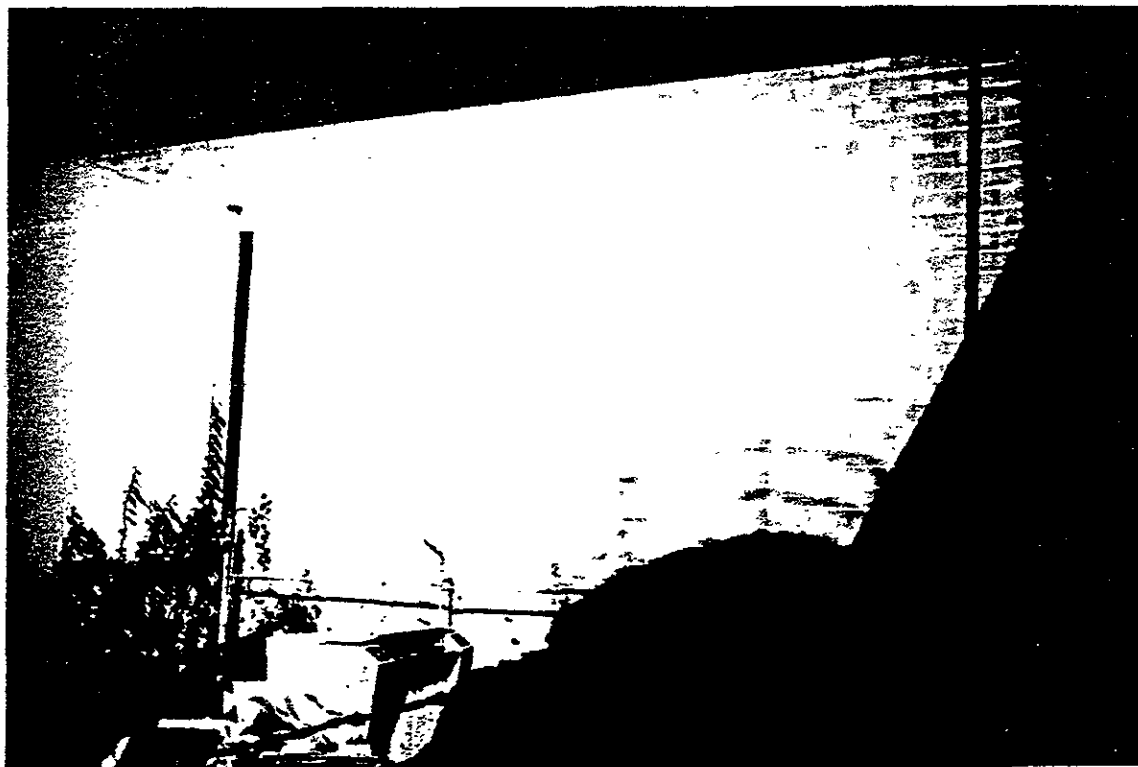


PHOTO 2
REAR VIEW OF SUBJECT PROPERTY BUILDING

ALL ENVIRONMENTAL, INC.
901 MORAGA ROAD, SUITE C, LAFAYETTE, CA

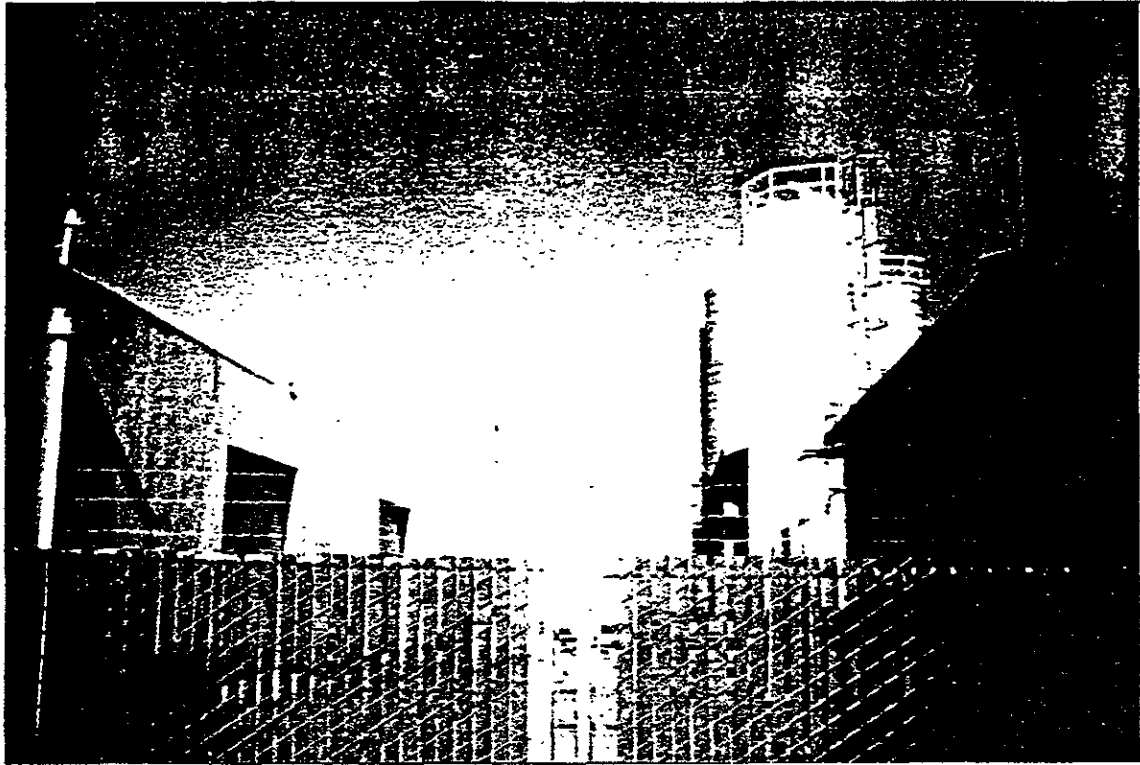


PHOTO 3
REAR VIEW OF SUBJECT PROPERTY BUILDING
ADJACENT LSI ABOVEGROUND STORAGE TANKS VISIBLE



PHOTO 4
POLE-MOUNTED TRANSFORMERS LOCATED ALONG 66TH STREET

ALL ENVIRONMENTAL, INC.
901 MORAGA ROAD, SUITE C, LAFAYETTE, CA

APPENDIX B

AERIAL PHOTOGRAPHS



SOURCE:
PACIFIC AERIAL SURVEYS
PHOTO ID: AV 337 7 22
1959, 1:12,000

ALL ENVIRONMENTAL, INC.
901 MORAGA ROAD, SUITE C. LAFAYETTE, CA

AERIAL PHOTOGRAPH

1285 66th STREET
EMERYVILLE, CALIFORNIA

AERIAL
PHOTOGRAPH 1



SOURCE:
PACIFIC AERIAL SURVEYS
PHOTO ID: AV 3845 7 20
1990, 1:12,000

ALL ENVIRONMENTAL, INC.

901 MORAGA ROAD, SUITE C. LAFAYETTE, CA

AERIAL PHOTOGRAPH

1285 66th STREET
EMERYVILLE, CALIFORNIA

AERIAL
PHOTOGRAPH 3



SITE



SOURCE:
PACIFIC AERIAL SURVEYS
PHOTO ID: AV 902 6 16
1966, 1:12,000

ALL ENVIRONMENTAL, INC.
901 MORAGA ROAD, SUITE C, LAFAYETTE, CA

AERIAL PHOTOGRAPH

1285 66th STREET
EMERYVILLE, CALIFORNIA

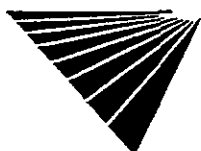
AERIAL
PHOTOGRAPH 2

APPENDIX C
REGULATORY DATABASE

SITE ASSESSMENT REPORT

PROPERTY INFORMATION	CLIENT INFORMATION
Project Name/Ref #: Not Provided Project #3102 1285 66th St Emeryville, CA 94608 Latitude/Longitude: (37.848274, 122.289266)	

Site Distribution Summary	within 1/8 mile	1/8 to 1/4 mile	1/4 to 1/2 mile	1/2 to 1 mile.
Agency / Database - Type of Records				
A) Databases searched to 1 mile:				
US EPA NPL National Priority List	0	0	0	0
US EPA CORRACTS RCRA Corrective Actions and associated (TSD) TSD	0	0	0	1
STATE SPL State equivalent priority list	0	1	0	1
B) Databases searched to 1/2 mile:				
STATE SCL State equivalent CERCLIS list	0	4	5	-
US EPA CERCLIS / Sites currently or formerly under review NFRAP by US EPA	0	2	6	-
US EPA TSD RCRA permitted treatment, storage, disposal facilities	0	0	0	-
STATE LUST Leaking Underground Storage Tanks	15	30	27	-
STATE SWLF Permitted as solid waste landfills, incinerators, or transfer stations	0	0	1	-
C) Databases searched to 1/4 mile:				
STATE UST Registered underground storage tanks	17	20	-	-
STATE AST Registered aboveground storage tanks	1	0	-	-
D) Databases searched to 1/8 mile:				
US EPA ERNS Emergency Response Notification System of spills	2	-	-	-
US EPA LG GEN RCRA registered large generators of hazardous waste	4	-	-	-
US EPA SM GEN RCRA registered small generators of hazardous waste	7	-	-	-
STATE SPILLS State spills list	0	-	-	-



For more information call VISTA Information Solutions, Inc. at 1 - 800 - 767 - 0403.

Report ID: 990003102
Version 2.6.1

Date of Report: February 4, 1999

Page #1

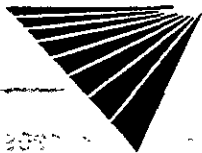
This report meets the ASTM standard E-1527 for standard federal and state government database research in a Phase I environmental site assessment. A (-) indicates a distance not searched because it exceeds these ASTM search parameters.

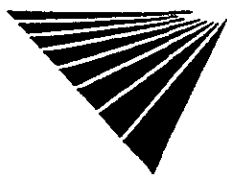
LIMITATION OF LIABILITY

Customer proceeds at its own risk in choosing to rely on VISTA services, in whole or in part, prior to proceeding with any transaction. VISTA cannot be an insurer of the accuracy of the information, errors occurring in conversion of data, or for customer's use of data. VISTA and its affiliated companies, officers, agents, employees and independent contractors cannot be held liable for accuracy, storage, delivery, loss or expense suffered by customer resulting directly or indirectly from any information provided by VISTA.

NOTES

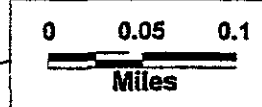
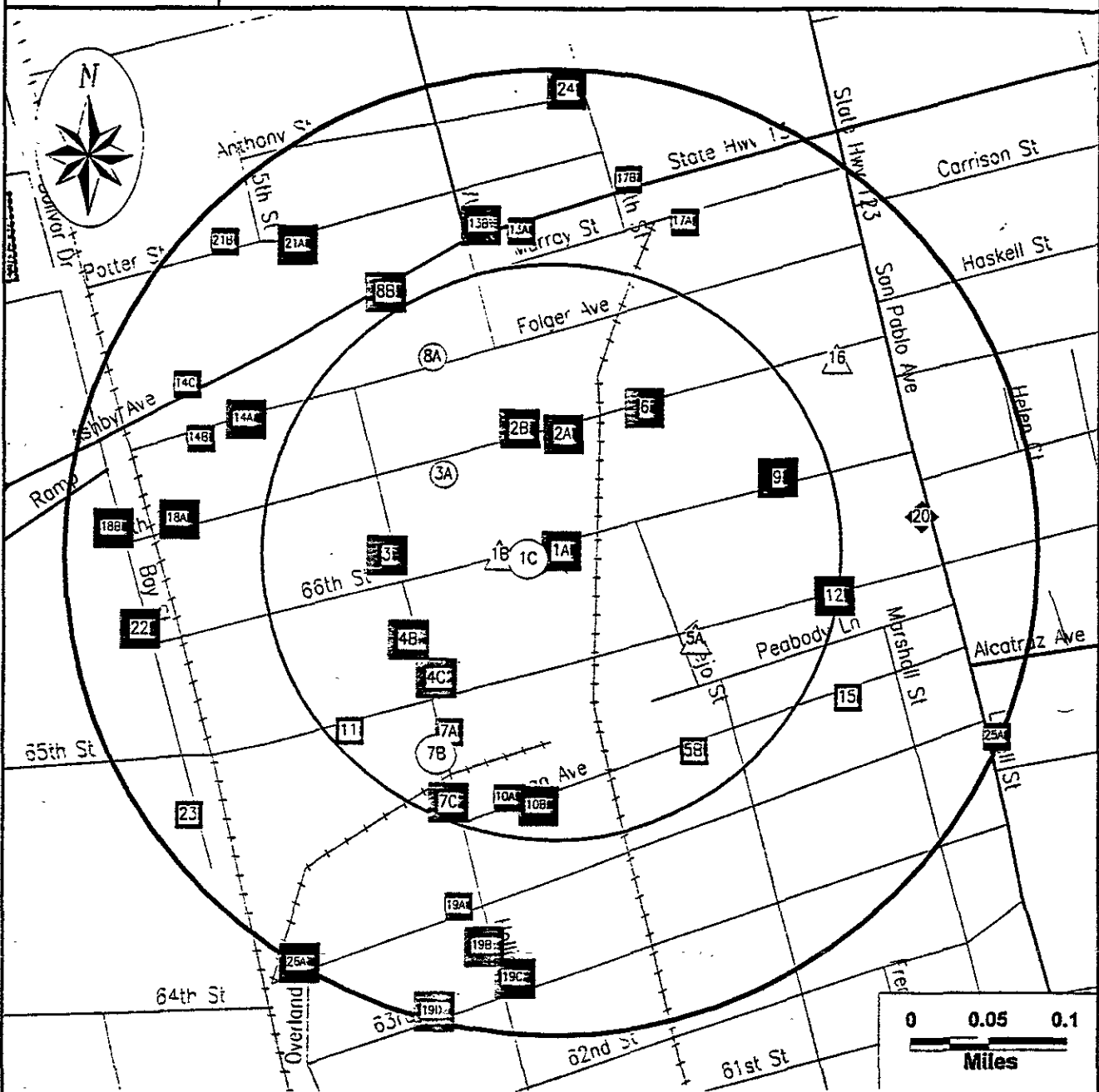
[A large rectangular area containing numerous horizontal lines for notes.]





SITE ASSESSMENT REPORT

Map of Sites within 1/4 Mile

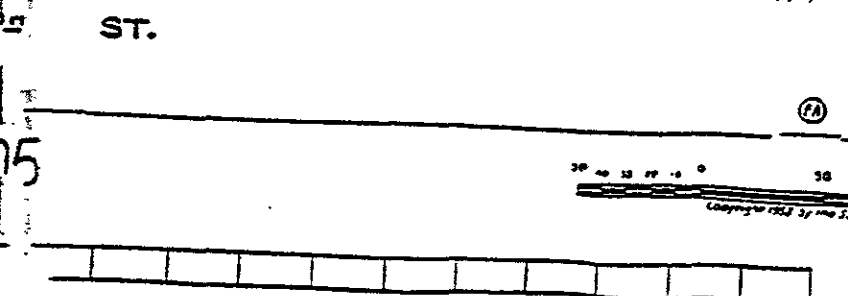
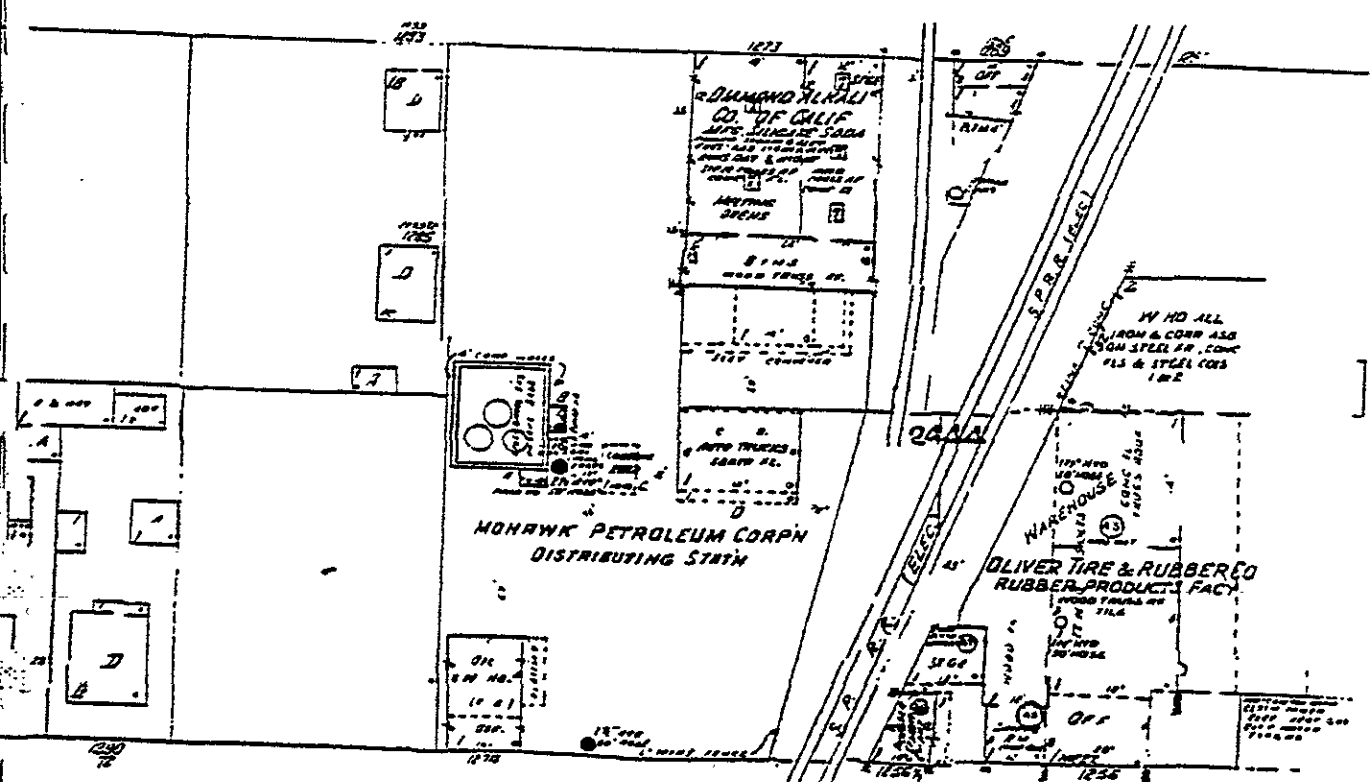
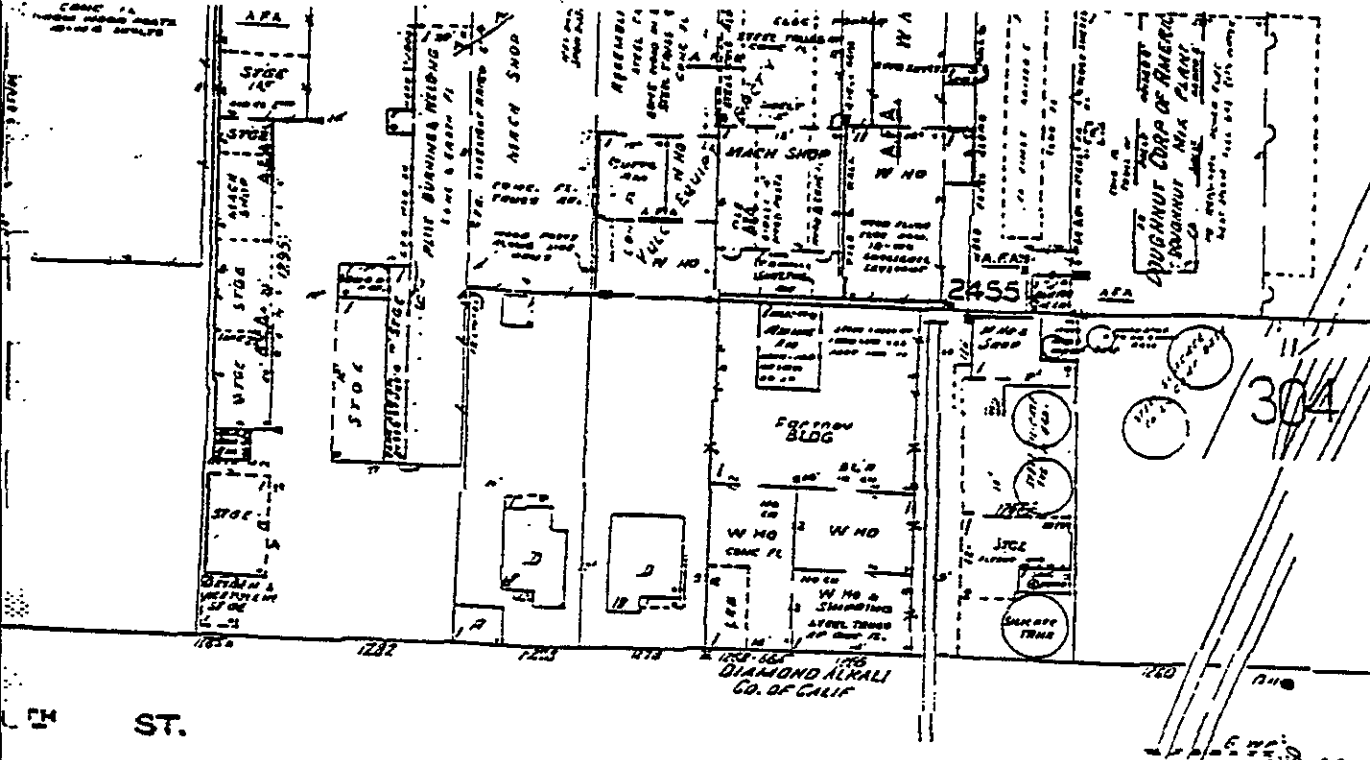


Subject Site	Category:	A	B	C	D
★	Databases Searched to:	1 mi.	1/2 mi.	1/4 mi.	1/8 mi.
	Single Sites	◆	■	△	○
	Multiple Sites	◆◆	■■	△△	○○
	Highways and Major Roads	NPL, SPL, CORRACTS (TSD)	CERCLIS, NFRAP, TSD, LUST, SWLF, SCL	UST	ERNS, GENERATORS
	Roads				
	Railroads				
	Rivers or Water Bodies				
	Utilities				

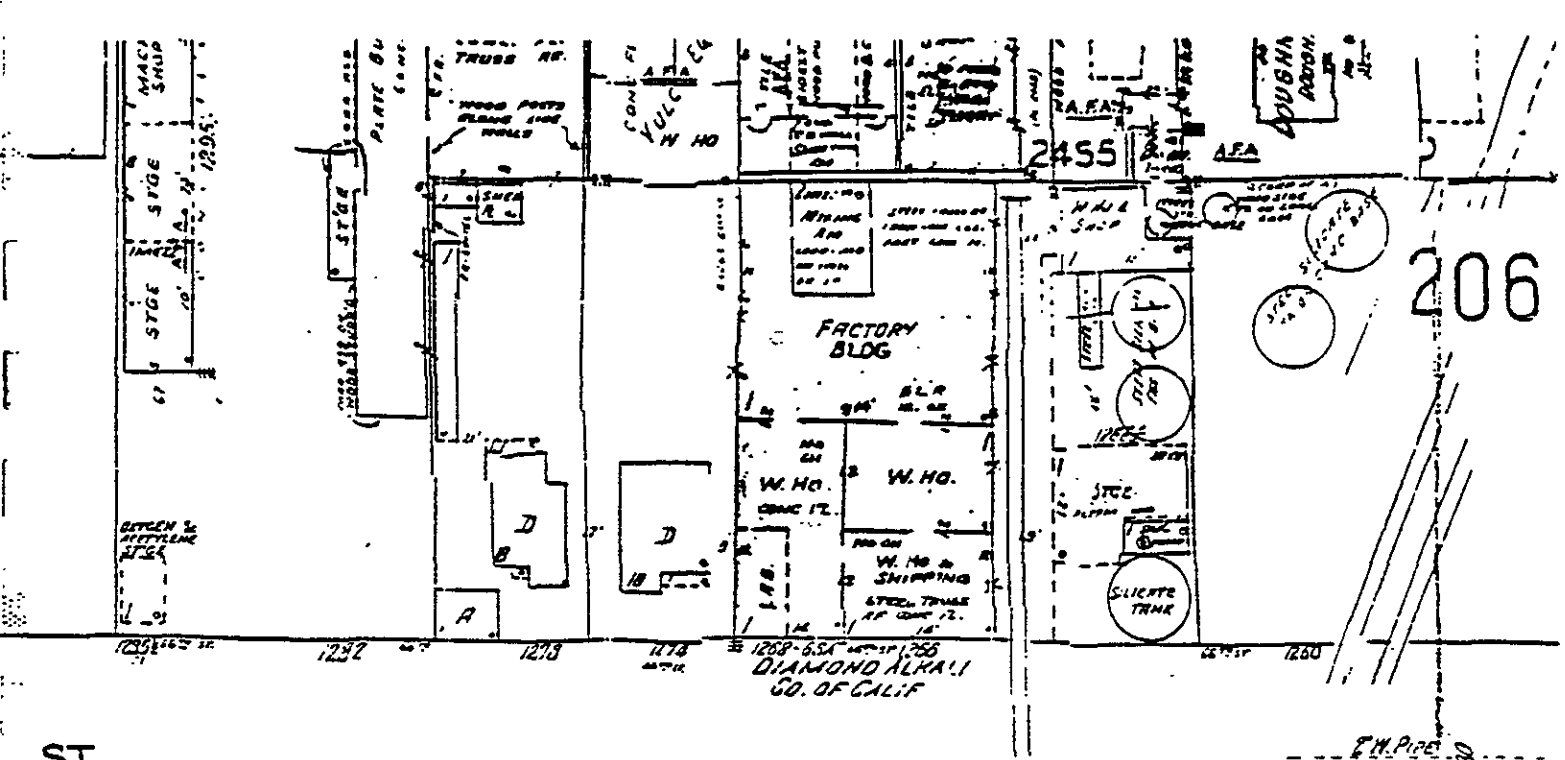
For More Information Call VISTA Information Solutions, Inc. at 1-800-767-0403
 Report ID: 990003102 Date of Report: February 4, 1999

APPENDIX D

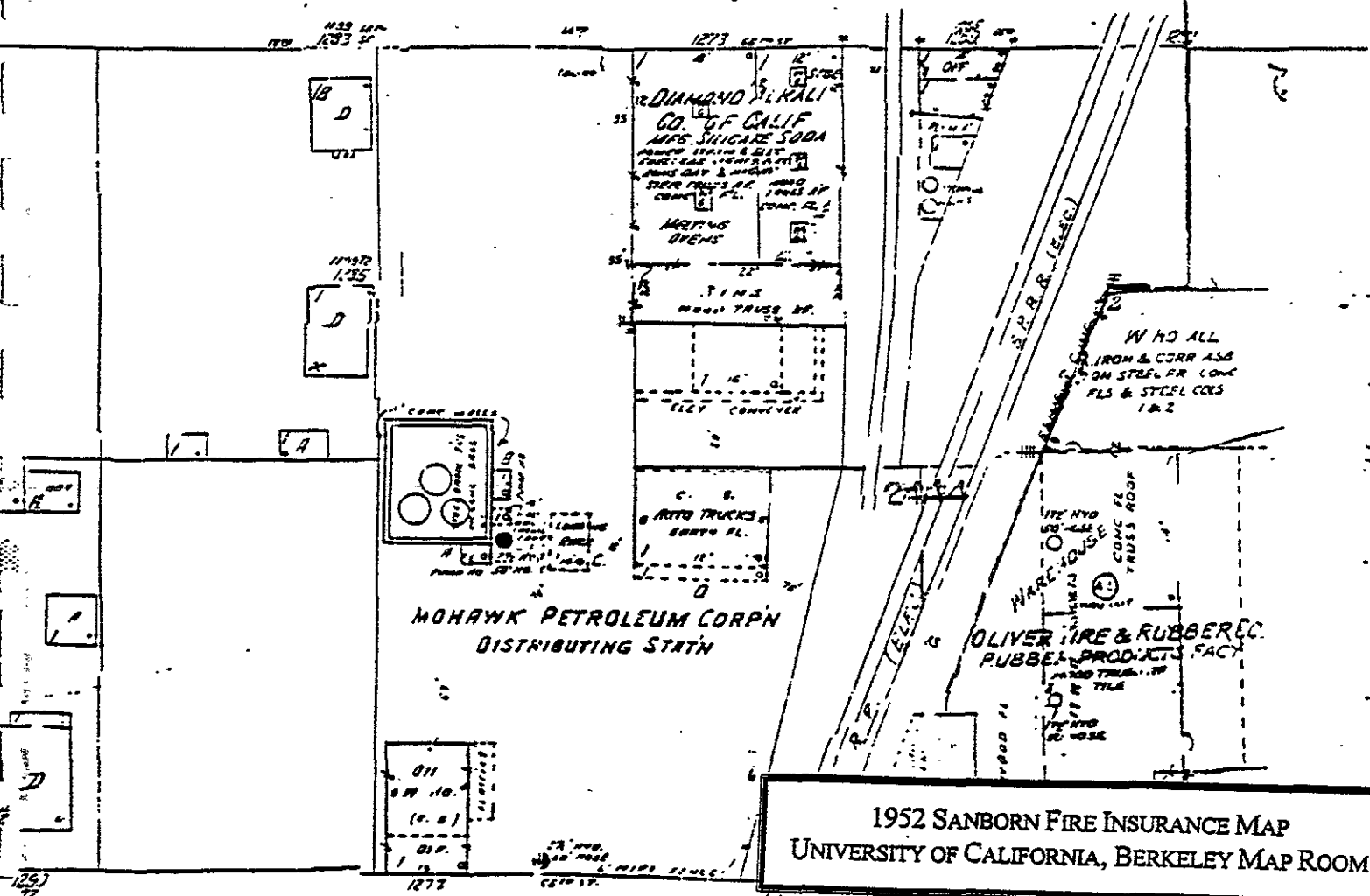
SANBORN FIRE INSURANCE MAPS



1950 SANBORN FIRE INSURANCE MAP
 UNIVERSITY OF CALIFORNIA, BERKELEY MAP ROOM

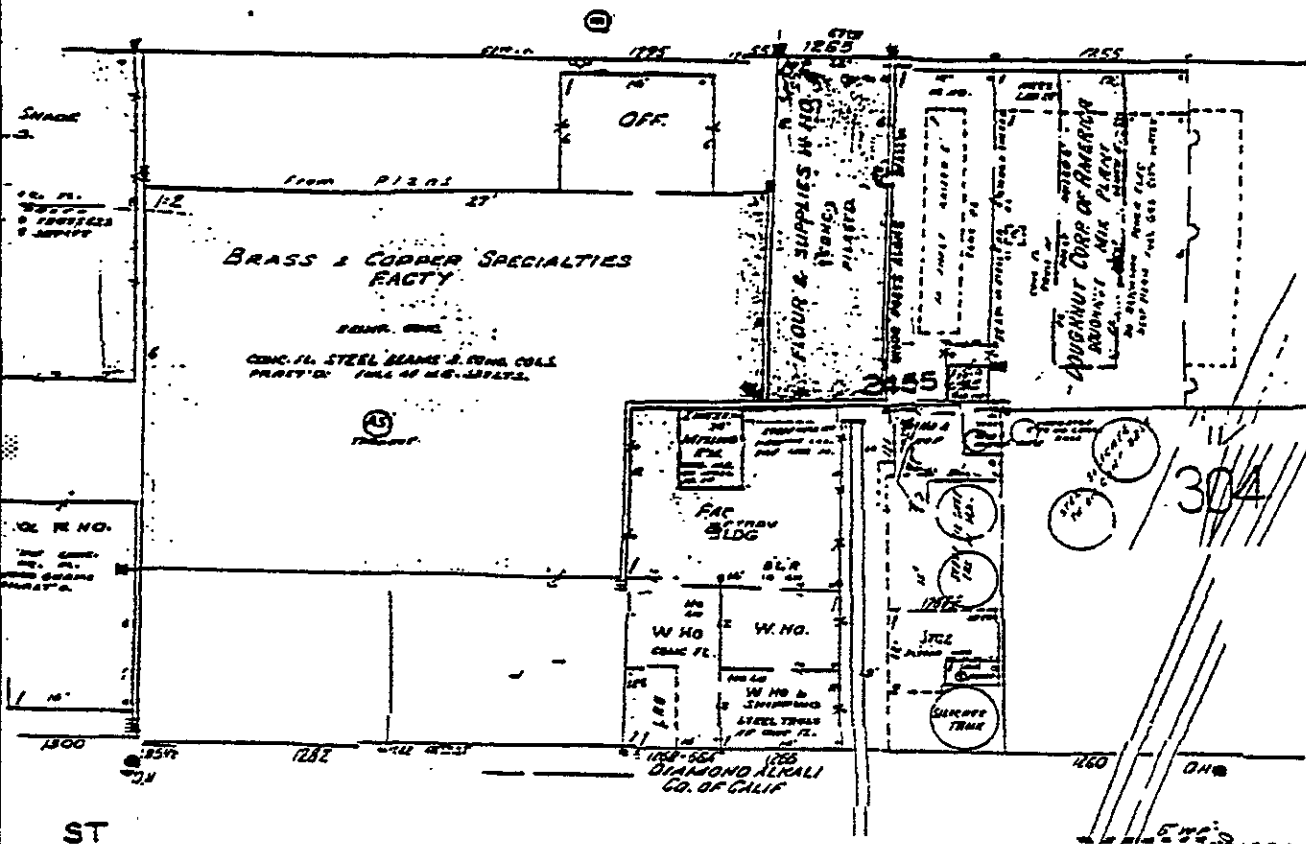


ST.

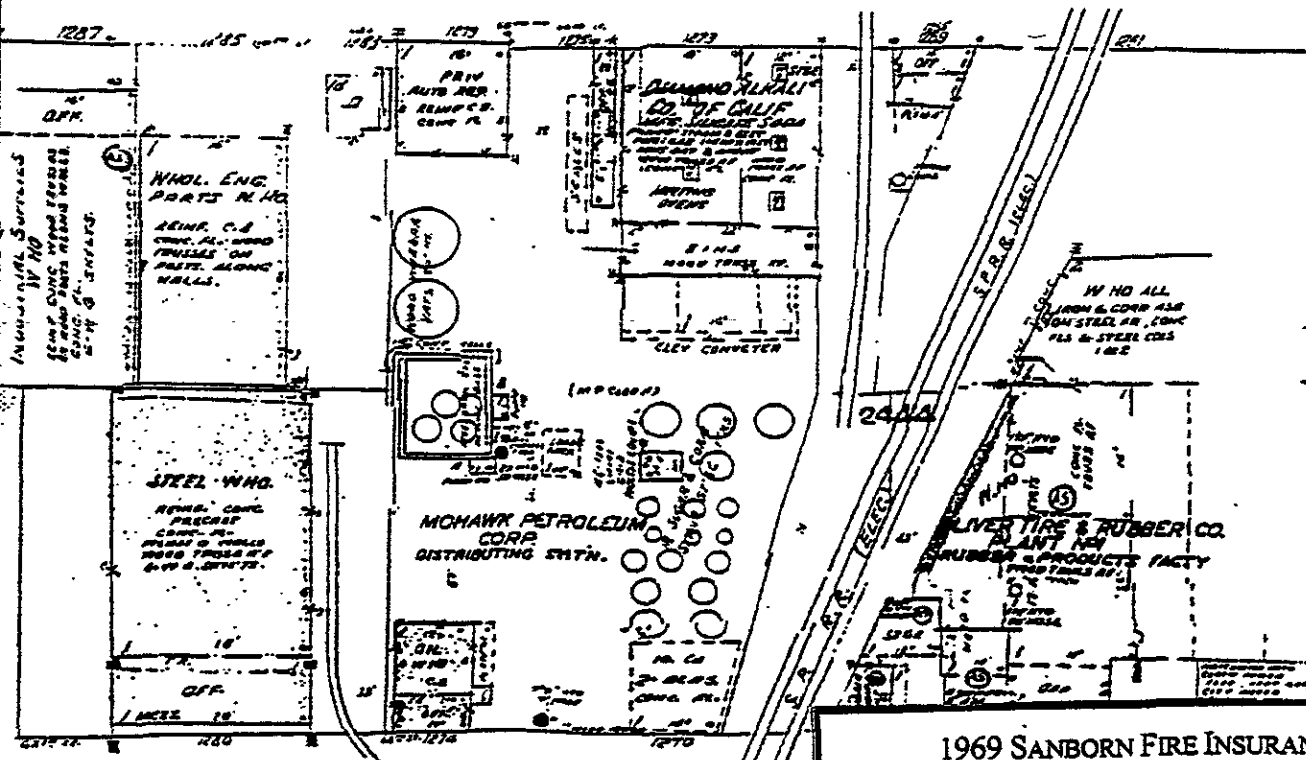


1952 SANBORN FIRE INSURANCE MAP
 UNIVERSITY OF CALIFORNIA, BERKELEY MAP ROOM

ST.



ST.



ST.

1969 SANBORN FIRE INSURANCE MAP
 UNIVERSITY OF CALIFORNIA, BERKELEY MAP ROOM

APPENDIX E

OTHER RELEVANT INFORMATION



Bulk Asbestos Analysis

San Francisco • Los Angeles • Minneapolis • St. Paul

(EPA Method 600/R-93-116, Visual Area Estimation)

All Environmental
Ms. Jennifer Pucci
901 Moraga Road
Suite #C
Lafayette, CA 94549

Client ID: 3122
Report Number: B007973
Date Received: 02/05/99
Date Analyzed: 02/08/99
Date Reported: 02/08/99

Job ID / Site: Job #3102, 1285 66th Street, Emeryville

FASI Job ID: 3122-30

Sample Number	Lab Number	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer
ACS-1	19907091						
		Layer: Off-White Semi-Fibrous Material	ND				
		Layer: Paint	ND				

Total Composite Values of Fibrous Components: Asbestos:(ND) Cellulose (Trace%) Fibrous Glass (ND)
 Comment: Collected on 2/3/99

ACS-2	19907092						
		Layer: Off-White Semi-Fibrous Material	ND				
		Layer: Paint	ND				

Total Composite Values of Fibrous Components: Asbestos:(ND) Cellulose (Trace%) Fibrous Glass (ND)
 Comment: Collected on 2/3/99

ACS-3	19907093						
		Layer: Off-White Semi-Fibrous Material	ND				
		Layer: Paint	ND				

Total Composite Values of Fibrous Components: Asbestos:(ND) Cellulose (Trace%) Fibrous Glass (ND)
 Comment: Collected on 2/3/99

Dave Sandusky, CIH, Laboratory Director, Hayward Laboratory

Note: Limit of Quantification (LOQ) = 1%. 'Trace' denotes the presence of asbestos below the LOQ. 'ND' = 'None Detected'.

Analytical results and reports are generated by Forensic Analytical at the request of and for the exclusive use of the person or entity (client) named on such report. Results, reports or copies of same will not be released by Forensic Analytical to any third party without prior written request from client. This report applies only to the sample(s) tested. Supporting laboratory documentation is available upon request. This report must not be reproduced except in full, unless approved by Forensic Analytical. The client is solely responsible for the use and interpretation of test results and reports requested from Forensic Analytical. This report must not be used by the client to claim product endorsement by NVLAP or any other agency of the U.S. Government. Forensic Analytical is not able to assess the degree of hazard resulting from materials analyzed. Forensic Analytical reserves the right to dispose of all samples after a period of thirty (30) days, according to all state and federal guidelines, unless otherwise specified.



BULK SAMPLE REQUEST FORM

CLIENT NAME & ADDRESS: 3122 ALL ENVIRONMENTAL, INC. Environmental Engineering & Construction 901 Moraga Road, Suite C, Lafayette, CA 94549	PHONE: 925 2836 000	DATE: 2/3/99
	Circle the Method and Turn Around Time ___ hr/12hr/24hr/48hr/Ext	Results Needed: 48hr
	PLM: (Standard) Point Count	Gravimetry Prep
	CONTACT: Jennifer Pucci	
P.O.#	JOB # 3102	TEM: QUAL / QUANT. / WATER
SITE: 1285 66th Street, Emeryville	AA/Flame AA/Furnace ICP	METALS:

SAMPLE NUMBER	DATE COLLECTED	SAMPLE LOCATION/DESCRIPTION
ACS-1	2/3/99	Acoustical Ceiling Spray, Ground floor
ACS-2	↓	
ACS-3	↓	

Sampled by: Jennifer Pucci	Date: 2/3/99 Time: 11 AM
Relinquished by: J. Pucci	Received By: [Signature] Mail
Date/Time: 2/3/99 / 2:15 pm	Date/Time: 2/11/99 Sealed Condition (circle one) YES / NO
Relinquished by:	Received By:
Date/Time:	Date/Time: Sealed Condition (circle one) YES / NO

Feb-22-99 03:21P George Lamberth

P.08

02/22/99 11:43 4158419388

KANSON BRIDGETT

008/010



AMERICAN INDUSTRIAL REAL ESTATE ASSOCIATION

PROPERTY INFORMATION SHEET

Non-Residential

PREPARE:

Purpose: This Statement is NOT a warranty as to the actual condition of the Property/Premises. The purpose is, instead, to provide the brokers and the potential buyer/lessee with important information about the Property/Premises which is currently in the actual knowledge of the Owner and which the Owner is required by law to disclose.

Actual Knowledge: For purposes of this Statement the phrase 'actual knowledge' means: the awareness of a fact, or the awareness of sufficient information and circumstances so as to cause one to believe that a certain situation or condition probably exists.

TO WHOM IT MAY CONCERN:

Liquid Sugars, Inc. (Owner), owns the property/premises commonly known by the street address of 1285 68th Street located in the City of Emeryville County of Alameda, State of California and generally described as (describe briefly the nature of the premises or property) See contract with buyer dated 1/15/99.

(herein after "Property"), and certifies that:

1. Material Physical Defects. Owner has no actual knowledge of any material physical defects in the Property or any improvements and structures thereon, including, but not limited to the roof, except (if there are no exceptions write "NONE"): The roof may have minor leaks; these are old structures and should be independently assessed.

2. Equipment. Owner has no actual knowledge that the heating, ventilating, air conditioning, plumbing, loading docks, electrical and lighting systems, life safety systems and mechanical equipment existing on the Property as of the date hereof, if any, are not in good operating order and condition, except (if there are no exceptions write "NONE"): We do not have any knowledge of anything not in operating order.

3. Soil Conditions. Owner has no actual knowledge that the Property has any slipping, sliding, settling, flooding, ponding or any other grading, drainage or soil problems, except (if there are no exceptions write "NONE"): None.

4. Utilities. Owner represents and warrants that the Property is served by the following utilities (check the appropriate boxes) [X] public sewer system and the cost of installation thereof has been fully paid [] private septic system, [X] electricity, [X] natural gas, [X] domestic water, [] telephone, and [] other.

5. Natural Hazard Zone. Owner has no actual knowledge that the Property is located within a delineated flood, earthquake, or other natural hazard zone, except (if there are no exceptions write "NONE"): Properties is located within earthquake zone and flood zone.

6. Compliance With Laws. Owner has no actual knowledge of any aspect or condition of the Property which violates applicable laws, rules, regulations, codes, or covenants, conditions of restrictions, or of improvements or alterations made to the Property without a permit where one was required, or of any unfulfilled order or directive of any applicable government agency or of any casualty insurance company that any work of investigation, remediation, repair, maintenance or improvement is to be performed on the Property, except (if there are no exceptions write "NONE"): Over the years improvements may have been done without permits; neither George Lamberth nor Ron Mooney has been involved with getting any permits. IRI employed its own maintenance crew, which may or may not have performed work to applicable codes, or obtained permits. IRI did have permits for the 1285 office building buildout. We are still monitoring former IRI sites on properties that are directly next to this building.

Feb-22-99 03:21P George Lamberth

P.09

02/22/99 11:43 4158419386

HANSON BRIDGETT

009/010

7. Hazardous Substances.

A. Owner has no actual knowledge of the Property ever having been used as a waste dump, of the past or present existence of any above or below ground storage tanks on the Property, or of the current existence on the Property of asbestos, transformers containing PCB's or any hazardous, toxic or infectious substance whose nature and/or quantity of existence, use, manufacture or effect, render it subject to Federal, state or local regulation, investigation, remediation or removal as potentially injurious to public health or welfare, except (if there are no exceptions write "NONE"): We do not have any knowledge of any hazardous substances on the property.

B. Owner represents and warrants that it is not currently, and never has been engaged in the business of hauling waste, and never stored hazardous substances on the Property, except (if there are no exceptions write "NONE"): We have stored various chemicals on the site which may be considered hazardous substances. We store some quantities of hazardous waste in connection with being a very small generator.

C. Fire Damage. Owner has no actual knowledge of any structure on the Property having suffered material fire damage, except (if there are no exceptions write "NONE"): We do not have any knowledge of any fire damage on the property.

D. Actions, Suits or Proceedings. Owner has no actual knowledge that any actions, suits or proceedings are pending or threatened before any court, arbitration tribunal, governmental department, commission, board, bureau, agency or instrumentality that would affect the Property or the right or ability of an owner or tenant to convey, occupy or utilize the Property, except (if there are no exceptions write "NONE"): We do not have any knowledge of any actions, suits or proceedings.

E. Governmental Proceedings. Owner has no actual knowledge of any existing or contemplated condemnation, environmental, zoning, redevelopment agency plan or other land use regulation proceedings which could detrimentally affect the value, use and operation of the Property, except (if there are no exceptions write "NONE"): The City of Knoxville is reviewing the General Plan and zoning designations for the properties adjacent to the site, as well as all of the adjacent sites, as they are included in the "North of Howell" area. The direction seems to be a continued transition toward light industrial and mixed use, including some housing. The city intends to put a road through the rail drill track area. There are proposed developments (ex. Oliver Tire, Meyers) in the area, which may affect the properties.

F. Unrecorded Title Matters. Owner has no actual knowledge of any encumbrances, covenants, conditions, restrictions, easements, liens, charges or other matters which affect the title of the Property that are not recorded in the official records of the county recorder where the Property is located, except (if there are no exceptions write "NONE"): We do not have any knowledge of any unrecorded title matters on the property.

G. Leases. Owner has no actual knowledge of any leases, subleases or other tenancy agreements affecting the Property, except (if there are no exceptions write "NONE"): We do not have any knowledge of any leases on the property.

H. Other. (It will be presumed that there are no additional items which warrant disclosure unless they are set forth herein): We presume buyers have read the Phase I report. The report states, or should state, that over the years the adjacent properties had a number of industrial uses, including petroleum storage and loading, heavy truck repair, a chemical company, fats and oil handling, as well as the sweetener business.

The statements herein will be relied upon by Owners, buyers, lessees, lenders and others. Therefore, Owner and/or the Owner's Property Manager has reviewed and modified this printed statement as necessary to accurately and completely state all the known material facts concerning the Property. To the extent such modifications are not made, this statement may be relied upon as printed. This statement, however, shall not relieve a buyer or lessee of responsibility for independent investigation of the Property. Owner agrees to promptly notify, in writing, all appropriate parties of any material changes which may occur in the statements contained herein from the date this statement is signed until title to the Property is transferred, or the lease is executed.

- Each well was purged of approximately three well volumes. During purging, temperature, pH, conductivity, and turbidity of the well water were periodically monitored and recorded until they stabilized. All purged water was stored onsite in sealed 55-gallon metal drums. Ground water sampling data sheets for each well are contained in Appendix A.
- After purging the required volume, ground water was poured directly from the bailer into two one-liter amber jars and four 40-ml VOA vials. Each container was then tightly sealed with teflon lined septums, making sure that no air bubbles were present in the containers. Each container was then labeled and placed in cold storage for transport to the analytical laboratory under formal chain-of-custody.

RESULTS OF QUARTERLY MONITORING

Hydrologic Conditions

Purged water from both monitoring wells exhibited moderate to strong hydrocarbon odors and hydrocarbon sheen during sampling.

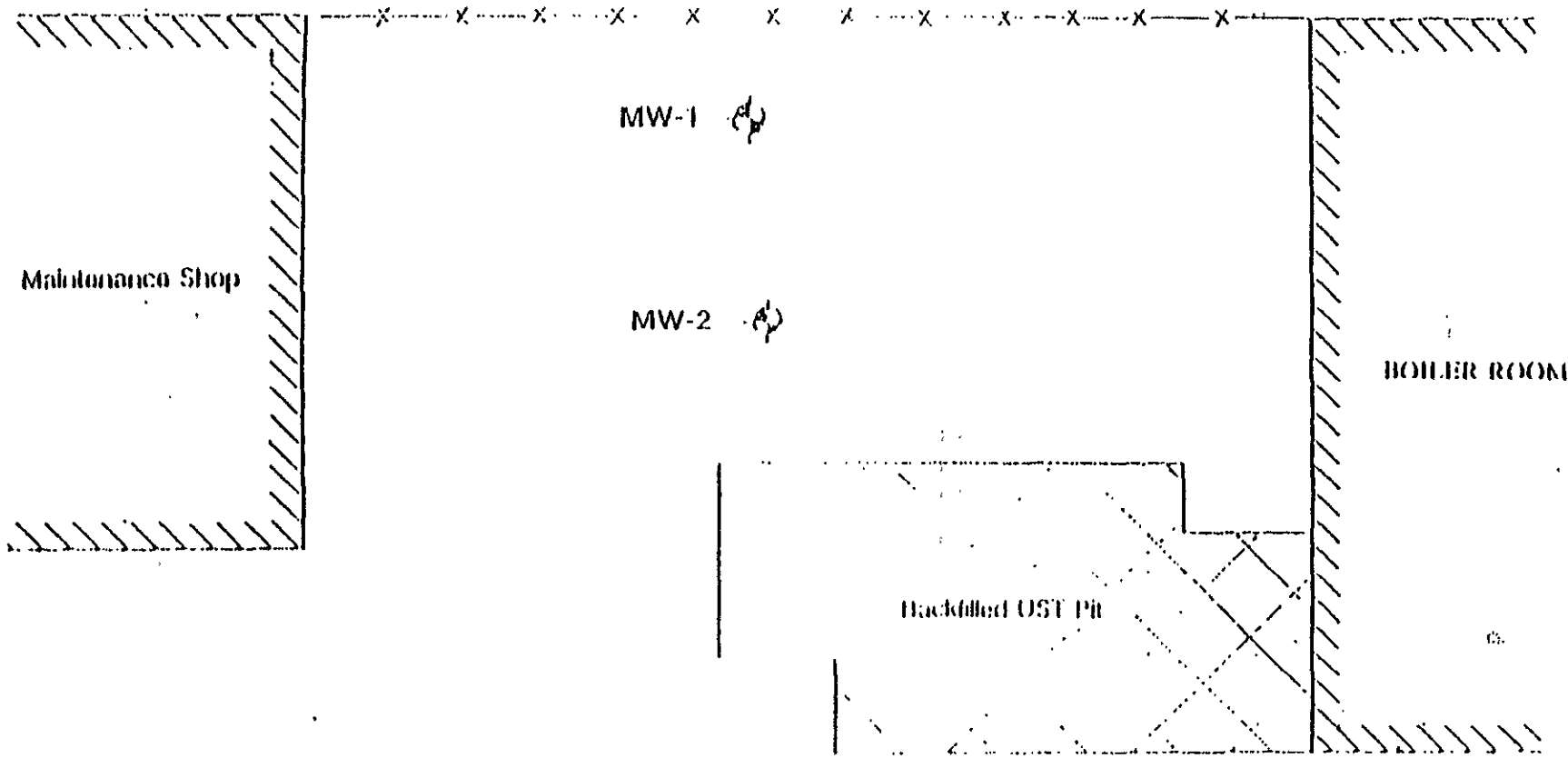
Analytical Results

Ground water samples from the two wells were analyzed for total petroleum hydrocarbons as gasoline (TPH-gas by EPA Method 5030/8015 Modified); total petroleum hydrocarbons as diesel (TPH-diesel by EPA Method 8015 Modified); and benzene, toluene, ethylbenzene and xylenes (BTEX by EPA Method 602/8020). Table 1 summarizes these analytical results. Laboratory data reports and chain-of-custody records are contained in Appendix B.


Table 1
SUMMARY OF GROUND WATER ANALYTICAL RESULTS
Liquid Sugars, Inc. 66th Street Site

Well Number	Sample Date	Water Depth ¹	Constituent (ppm)					
			TPH-gas	TPH-diesel	B	T	E	X
MW-1 (West)	04/23/93	6.72 ft	0.64	0.99	0.0063	ND(.0005) ²	0.0056	0.0025
	07/13/93	8.00 ft	0.70	1.50	0.0320	0.0012	0.0033	0.0110
	11/02/93	8.95 ft	0.87	1.70	0.0190	ND(.0005)	0.0066	0.0044
	02/15/94	7.91 ft	1.20	2.00	0.0220	0.0018	0.0100	0.0064
	05/18/94	7.65 ft	1.70	2.60 ¹	0.0570	0.0210	0.3000	0.1300
	08/17/94	8.51 ft	1.20	2.20 ¹	0.0130	0.0019	0.0008	0.0082
	12/22/94	6.58 ft	1.10	2.40 ^{4,5}	0.0270	0.0069	0.0014	0.0059
	05/09/95	6.73 ft	1.20	2.00 ^{4,5}	0.0140	0.0082	0.0120	0.0062
MW-2 (East)	04/23/93	6.73 ft	1.10	2.10	0.3200	0.0065	0.0082	0.0130
	07/13/93	8.38 ft	0.48	0.21	0.0330	0.0025	0.0052	0.0047
	11/02/93	9.05 ft	0.43	1.80	0.0160	0.0009	0.0019	0.0021
	02/15/94	6.82 ft	1.40	2.80	0.0560	0.0029	0.0075	0.0071
	05/18/94	7.56 ft	0.54	3.00	0.0240	0.0013	0.0026	0.0034
	08/17/94	8.50 ft	0.88	2.20 ³	0.0250	0.0030	0.0028	0.0086
	12/22/94	6.23 ft	0.61 ⁶	3.10 ^{4,5}	0.0036	0.0033	0.0054	0.0016
	05/09/95	6.71 ft	2.30	5.20	0.0150	0.0060	0.0110	0.0130

- 1 - Depth to ground water from top of casing.
- 2 - Not detected above the concentration expressed in the parentheses.
- 3 - Lab results state: "The positive result has an atypical pattern for Diesel analysis."
- 4 - Lab results state: "The positive result appears to be a heavier hydrocarbon than Diesel."
- 5 - Lab results state: "The positive result appears to be a lighter hydrocarbon than Diesel."
- 6 - Lab results state: "The positive result appears to be a heavier hydrocarbon than Gasoline."



0 5 10 15 20
 APPROX. SCALE (1")

DESIGNED BY	DATE	CENTURY WEST  ENGINEERING INC.	FIGURE 2	DRAWING NO.
DRAWN BY	SCALE		SITE PLAN	SHEET NO.
CHECKED BY	DATE		CWEC: 20516-001-07	
DRAWING NO.				

CENTURY WEST ENGINEERING

GROUNDWATER SAMPLING RECORD

SAMPLE NO. _____ WELL NO. W12-1

PROJECT NAME LSI PROJECT NO. _____

DATE 5/19 TIME _____ ELEV. TOP OF CASING _____

WELL DIAMETER _____ WELL DEPTH _____ SCREEN INTERVAL _____

H2O LEVEL INCH. _____ FEET. _____

CALC. PURGE H2O COL. _____ FT. (X) ** = _____ (X) 3 = _____ GALS.

LAB ANALYSIS _____

LABORATORY _____ PURGE/SAMPLE METHOD _____

WEATHER CONDITIONS _____

TIME	VOLUME PUMPED (GALS.)	PUMP RATE (GPM)	TEMP. (C)	COND.	SR	REMARKS (TURBIDITY)
		1	6.18	1.21	SP	5L COOK / 5 MIN
		2	6.17	1.12	SP	1.2m to 51 m / 24
		4	6.00	1.2	SP2	✓
		6	6.95	1.26	"	

SAMPLE CREW _____

REMARKS _____

** (2" = 0.163 GAL/FT) (4" = 0.653 GAL/FT)

CENTURY WEST ENGINEERING

GROUNDWATER SAMPLING RECORD

SAMPLE NO. _____ WELL NO. MLW-2

PROJECT NAME LSE PROJECT NO. _____

DATE 5/19 TIME _____ ELEV. TOP OF CASING _____

WELL DIAMETER _____ WELL DEPTH _____ SCREEN INTERVAL _____

H2O LEVEL INIT. _____ FIN. _____

CALC. PURGE H2O COL. _____ FT. (X) ** = _____ (X) 3 = _____ GALS.

LAB ANALYSIS _____

LABORATORY _____ PURGE/SAMPLE METHOD _____

WEATHER CONDITIONS _____

TIME	VOLUME PUMPED (GALS.)	PUMP RATE (GPM)	TEMP. (C)	COND.	DR	REMARKS (TURBIDITY)
4			62.7	1.72	6.77	clear stop - start
7			62.4	1.73	7.00	" (see above)
10			63.2	2.00	7.13	"
16			63.7	2.07	"	"
23			62.5	2.24	7.16	"
29			62.9	2.30	7.20	"

SAMPLE CREW MLW-2 MLW-1

REMARKS 6.71 6.73

** (2" = 0.163 GAL/FT) (4" = 0.653 GAL/FT)



Client Name: Century West Engineering
 Client Acct: 75300
 NET Job No: 95.02081

Date: 06/02/1995
 ELAP Cert: 1386
 Page: 2

Ref: LSI (Oakland) Proj. No. 20515-001-11

SAMPLE DESCRIPTION: MW-1
 Date Taken: 05/19/1995
 Time Taken:
 NET Sample No: 242569

Parameter	Results	Flags	Reporting		Method	Date	Date	Run
			Units			Extracted	Analyzed	Batch No
TPH (Gas/SIXE, Liquid)								
METHOD 5010/M8015	--						05/31/1995	2883
DILUTION FACTOR*	1						05/31/1995	2883
as Gasoline	1.2		0.05	mg/L	5010		05/31/1995	2883
METHOD 3020 (GC, Liquid)								
Benzene	14		0.5	ug/L	3020		05/31/1995	2883
Toluene	8.2		0.5	ug/L	3020		05/31/1995	2883
Ethylbenzene	12		0.5	ug/L	3020		05/31/1995	2883
Xylenes (Total)	6.2		0.5	ug/L	3020		05/31/1995	2883
SURROGATE RESULTS								
Bromofluorobenzene (SURR)	115			µ Rec.	5010		05/31/1995	2883
METHOD M8015 (EXT., Liquid)								
DILUTION FACTOR*	1						05/25/1995	
as Diesel	2.0	DL	0.05	mg/L	3510		05/25/1995	1000

DL : The positive result appears to be a heavier hydrocarbon than Diesel.
 DL : The positive result appears to be a lighter hydrocarbon than Diesel.

NOTE: Results apply only to the samples analyzed. Reproduction of this report is permitted only to the agency.



Client Name: Century West Engineering
 Client Acct: 75300
 NET Job No: 95.02083

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CONTINUING CALIBRATION VERIFICATION STANDARD REPORT

TRANSITION TO USE EXTENDING RANGE TO 100

Parameter	CVV	CVV	CVV	Units	Date Analyzed	Analyst Initials	Run Sacch Number
	Standard % Recovery	Standard Amount Found	Standard Amount Expected				
TPH (Gas/BTEX, Liquid)							
as Gasoline	86.0	0.43	0.50	mg/L	05/31/1995	aal	2983
Benzene	106.3	5.34	5.00	ug/L	05/31/1995	aal	2983
Toluene	97.2	4.36	5.00	ug/L	05/31/1995	aal	2983
Ethylbenzene	93.0	4.65	5.00	ug/L	05/31/1995	aal	2983
Xylenes (Total)	100.0	15.0	15.0	ug/L	05/31/1995	aal	2983
Bromofluorobenzene (SURR)	87.0	87	100	% Rec.	05/31/1995	aal	2983
METHOD M801S (EXT., Liquid)							
as Diesel	103.0	1030	1000	mg/L	05/25/1995	sss	1000

NOTE: Results apply only to the samples analyzed. Reproduction of this report is permitted only in its entirety.



Client Name: Century West Engineering
Client Acct: 75300
NET Job No: 95.02081

Date: 06/02/1995
SLAP Cert: 1386
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METHOD BLANK REPORT

Parameter	Method	Reporting	Units	Date	Analyst	Run
	Blank					
TPH (Gas/BTEX, Liquid)						
as Gasoline	ND	0.05	mg/L	05/31/1995	aal	2883
Benzene	ND	0.5	ug/L	05/31/1995	aal	2883
Toluene	ND	0.5	ug/L	05/31/1995	aal	2883
Ethylbenzene	ND	0.5	ug/L	05/31/1995	aal	2883
Xylenes (Total)	ND	0.5	ug/L	05/31/1995	aal	2883
Bromofluorobenzene (SURR)	95		V Rec.	05/31/1995	aal	2883
METHOD M801S (EXT., Liquid)						
as Diesel	ND	0.05	mg/L	05/26/1995	ccs	1000

NOTE: Results apply only to the samples analyzed. Reproduction of this report is permitted only in its entirety.



KEY TO ABBREVIATIONS and METHOD REFERENCES

- < : Less than; When appearing in results column indicates analyte not detected at the value following. This datum supercedes the listed Reporting Limit.
- : Reporting Limits are a function of the dilution factor for any given sample. To obtain the actual reporting limits for this sample, multiply the stated Reporting Limits by the dilution factor (but do not multiply reported values).
- ICVS : Initial Calibration Verification Standard (External Standard).
- mean : Average; sum of measurements divided by number of measurements.
- mg/Kg (ppm) : Concentration in units of milligrams of analyte per kilogram of sample, wet-weight basis (parts per million).
- mg/L : Concentration in units of milligrams of analyte per liter of sample.
- mL/L/hr : Milliliters per liter per hour.
- MPN/100 mL : Most probable number of bacteria per one hundred milliliters of sample.
- N/A : Not applicable.
- NA : Not analyzed.
- ND : Not detected; the analyte concentration is less than applicable listed reporting limit.
- NTU : Nephelometric turbidity units.
- RPD : Relative percent difference, $100 \text{ [(Value 1 - Value 2)] / mean value}$.
- SNA : Standard not available.
- ug/Kg (ppb) : Concentration in units of micrograms of analyte per kilogram of sample, wet-weight basis (parts per billion).
- ug/L : Concentration in units of micrograms of analyte per liter of sample.
- umhos/cm : Micromhos per centimeter.

Method References

Methods 100 through 493: see "Methods for Chemical Analysis of Water & Wastes", U.S. EPA, 600/4-79-020, rev. 1983.

Methods 601 through 625: see "Guidelines Establishing Test Procedures for the Analysis of Pollutants" U.S. EPA, 40 CFR, Part 136, rev. 1988.

Methods 1000 through 9999: see "Test Methods for Evaluating Solid Waste", U.S. EPA SW-846, 3rd edition, 1986.

SM: see "Standard Methods for the Examination of Water & Wastewater, 17th Edition, APHA, 1989.

SOIL BORING LOG TB-3

Century West Engineering

Site Location: LIQUID SUGARS, INC., EMERYVILLE, CA	Boring ID: TB-3	Total Depth: 11.5'
Boring Location: S side of UST pit	Elevation: Unknown	Initial GW Depth: 10'
Purpose: Investigative	Logged By: Jim Gribi	Final GW Depth:
Date: November 7, 1991	Blank Casing:	From: To:
Consulting Firm: Century West Engineering	Perforations:	From: To:
Project Number: 20516-001-03	Filter Sand:	From: To:
Drilling Contractor: Kvihaug Well Drilling	Bentonite:	From: To:
Drilling Method: Hollow Stem Auger	Grout: Cement/sand	From: 0.0' To: 11.5'

Depth	PID	Sample ID	Blow Counts	Profile	Soil Description	Remarks & USCS Classification
01					0.0 - 1.0 Concrete and baserock.	
02					1.0 - 3.0 Light gray SILT, clayey, moist, no HC odor.	USCS: ML
03						
04					3.0 - 5.0 Dark gray silty CLAY, firm, hard, moist, faint HC odor.	USCS: CL
05						
06	490	TB-3.1	12 24 50			
07						
08					5.0 - 11.5 Gray green clayey GRAVEL, clasts - 1/4" to 1+" subrounded, very sandy, moist to saturated, faint to moderate HC odor.	USCS: GC-GM
09						
10						Ground water = 10'
11	180	TB-3.2	22 40 22			
12					<u>Total Depth - 11.5'</u>	
13						
14						
15						

SOIL BORING LOG TB-5

Century West Engineering

Site Location: LIQUID SUGARS, INC., EMERYVILLE, CA	Boring ID: TB-5	Total Depth: 11.5'
Boring Location: SE side of UST pit	Elevation: Unknown	Initial GW Depth: 10.5'
Purpose: Investigative	Logged By: Jim Gribi	Final GW Depth:
Date: November 7, 1991	Blank Casing: From: To:	
Consulting Firm: Century West Engineering	Perforations: From: To:	
Project Number: 20516-001-03	Filter Sand: From: To:	
Drilling Contractor: Kvilhaug Well Drilling	Bentonite: From: To:	
Drilling Method: Hollow Stem Auger	Grout: Cement/sand	From: 0.0' To: 11.5'

Depth	PID	Sample ID	Blow Counts	Profile	Soil Description	Remarks & USCS Classification
01					0.0 - 1.0 Concrete and baserock.	
02					1.0 - 8.0 Dark gray green CLAY, slightly silty, firm, slightly gravelly, moist, faint to moderate HC odor.	USCS: CL
03						
04						
05						
06	280	TB-5.1	8 20 42		8.0 - 11.5 Gray green clayey GRAVEL, clasts - 1/4" to 1/2" subrounded, very sandy, moist to saturated, faint HC odor.	USCS: GC-GM
07						
08						
09						
10						
11	180	TB-5.2	25 42 20		Total Depth - 11.5'	Ground water = 10.5'
12						
13						
14						
15						

SOIL BORING LOG TB-7

Century West Engineering

Site Location: LIQUID SUGARS, INC., EMERYVILLE, CA	Boring ID: TB-7	Total Depth: 11.5'
Boring Location: W of UST pit, step out	Elevation: Unknown	Initial GW Depth: 10'
Purpose: Investigative	Logged By: Jim Gribi	Final GW Depth:
Date: November 7, 1991	Blank Casing:	From: To:
Consulting Firm: Century West Engineering	Perforations:	From: To:
Project Number: 20516-001-03	Filter Sand:	From: To:
Drilling Contractor: Kvilhaug Well Drilling	Bentonite:	From: To:
Drilling Method: Hollow Stem Auger	Grout: Cement/sand	From: 0.0' To: 11.5'

Depth	PID	Sample ID	Blow Counts	Profile	Soil Description	Remarks & USCS Classification
01					0.0 - 1.0 Concrete and baserock.	
02					1.0 - 7.0 Dark gray CLAY, slightly silty, firm, slightly gravelly, moist, faint HC odor.	USCS: CL
03						
04						
05						
06	175	TB-7.1	12 25 50		8.0 - 11.5 Olive gray to Gray green SILT, sandy, some large gravel clasts - 1/4" to 1+" subrounded, moist to saturated, faint HC odor.	USCS: ML Ground water = 10'
07						
08						
09						
10					<u>Total Depth - 11.5'</u>	
11	140	TB-7.2	12 25 30			
12						
13						
14						
15						