

1350 14th St
Oakland CA 94607



Property Information

Owner(s)	Encinal 14th Street Lic	Parcel #	005-0373-010-03
Property	1350 14th St	Map Coord	7-E3; 649-E3
	Oakland, CA 94607	Census Tract	4023 00
Mailing Addr	1855 Olympic Blvd Ste 250	County	Alameda
	Walnut Creek , CA 94596	Owner Phone	
<hr/>			
Legal		Tract Number	
Lot Number	9-14	Subdivision	
Block	583		

Characteristics

Use	Light Industrial	Year Built		Sq. Feet	660
Zoning		Lot Size	1 14 / 49658	# of units	1
Bedrooms		Bathrooms		Fireplace	
#Rooms		Quality	Average	Heating	
Pool/Spa	N	Air	N	Style	
Stories	1	Improvements		Parking	
Flood	C				

Attributes

Other

Property Sale Information

Sale Date	06/05/2000	\$/Sq. Ft		2nd Mtg.	
Sale Price		1st Loan		Prior Sale Amt.	
Doc No.	175666	Loan Type		Prior Sale Dt.	
Doc Type	Grant Deed	Xfer Date	06/12/2000	Prior Doc No.	134225
Seller	Carnation Company	Lender		Prior Doc Type	Grant Deed

Tax Information

Imp Value		Exemption	
Land Value	\$273,487 00	Tax Year/Area	2006/17046
Total Value	\$273,487 00	Tax Value	\$273.487 00
Tax Amount	\$5,595.16	Improved	

Information compiled from various sources and is deemed reliable but not guaranteed

1315 16th St
Oakland CA 94607



Property Information

Owner(s)	Encinal 14th Street Llc	Parcel #	005-0375-002-01
Property	1315 16th St	Map Coord	7-E3; 649-E3
	Oakland, CA 94607	Census Tract	4023 00
Mailing Addr	1855 Olympic Blvd Ste 250	County	Alameda
	Walnut Creek , CA 94596	Owner Phone	
<hr/>			
Legal		Tract Number	
Lot Number	1-15	Subdivision	
Block	584		

Characteristics

Use	Heavy Industrial	Year Built		Sq. Feet	82793
Zoning		Lot Size	2 5298 / 110200	# of units	1
Bedrooms		Bathrooms		Fireplace	
#Rooms		Quality	Average	Heating	
Pool/Spa	N	Air	N	Style	
Stories	3	Improvements		Parking	
Flood					

Attributes

Other			
Property Sale Information			
Sale Date	06/05/2000	\$/Sq. Ft.	
Sale Price		1st Loan	2nd Mtg.
Doc No.	175666	Loan Type	Prior Sale Amt.
Doc Type	Grant Deed	Xfer Date	06/12/2000
Seller	Carnation Co	Lender	Prior Sale Dt.
			Prior Doc No.
			Prior Doc Type

Tax Information

Imp Value	\$117,815 00	Exemption	
Land Value	\$606,972 00	Tax Year/Area	2006/17046
Total Value	\$724,787 00	Tax Value	\$724,787 00
Tax Amount	\$14,496.54	Improved	16%

Information compiled from various sources and is deemed reliable but not guaranteed

ASSESSOR'S MAP 5

392

Code Area No. 17-046

Redivision of Blocks 584, 585, 601, 153 & 580 A. (BK 4 Pg 25)

Scale: 1" = 30'

16TH

St.

REV. 9-58 W.I.M. 3-29-72 RER

REV. 12-25-75 R.A.T. 4-28-04 LL

374

375
584

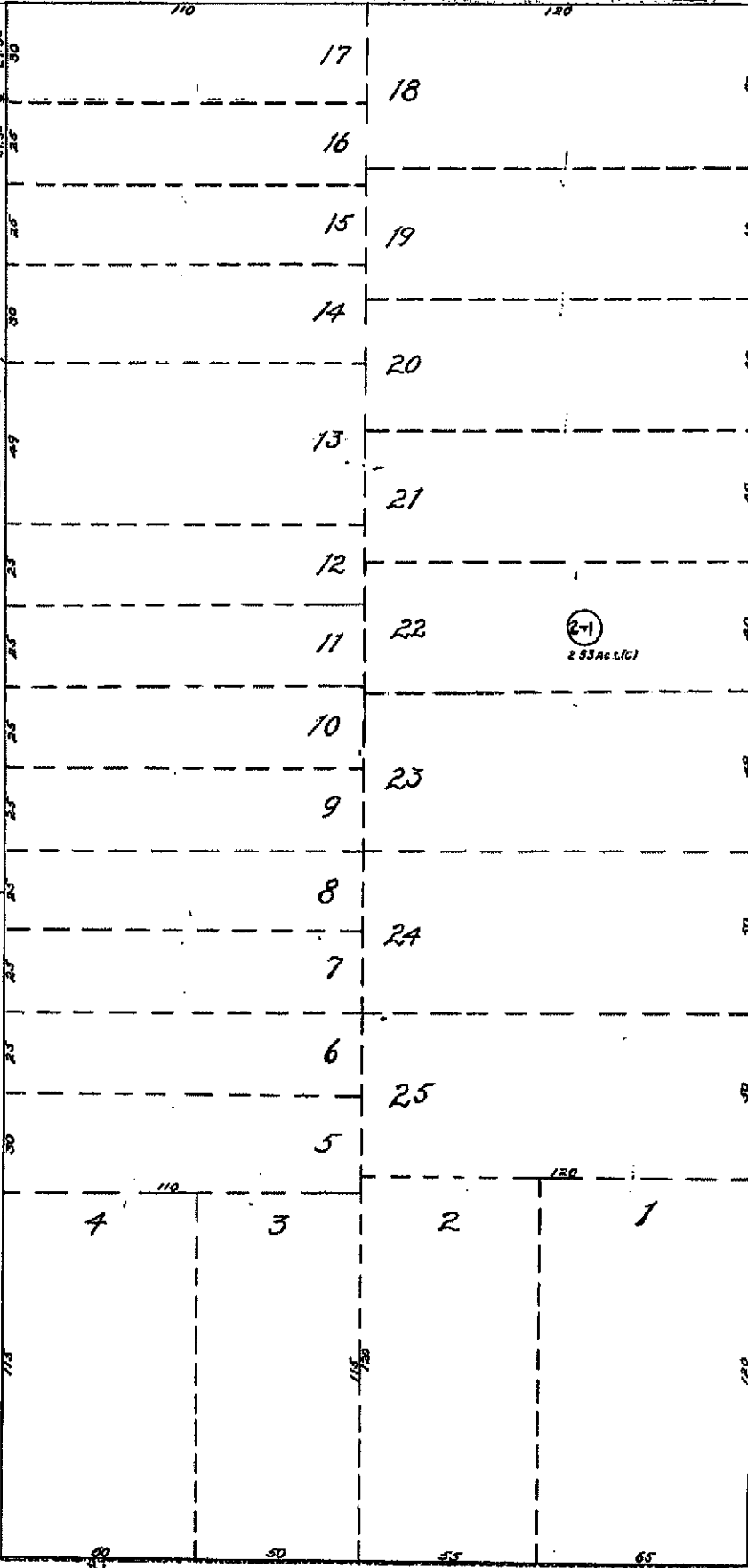
St.

(VACATED)

(VACATED)

Kirkham

17-046
17-019



Poplar

373

13348

14TH

363

St.

el

1372 14th St
Oakland CA 94607



Property Information

Owner(s)	Encinal 14th Street Llc	Parcel #	005-0373-005-01
Property	1372 14th St Oakland, CA 94607	Map Coord	7-E3; 649-E3
Mailing Addr	1855 Olympic Blvd Ste 250 Walnut Creek , CA 94596	Census Tract	4023 00
		County	Alameda
		Owner Phone	
<hr/>			
Legal		Tract Number	
Lot Number	7.8	Subdivision	
Block	583		

Characteristics

Use	Light Industrial	Year Built		Sq. Feet	
Zoning		Lot Size	2249 / 9796	# of units	
Bedrooms		Bathrooms		Fireplace	
#Rooms		Quality		Heating	
Pool/Spa	N	Air	N	Style	
Stories		Improvements		Parking	
Flood	C				

Attributes

Other

Property Sale Information

Sale Date	06/05/2000	\$/Sq. Ft.		2nd Mtg.	
Sale Price		1st Loan		Prior Sale Amt.	
Doc No.	175666	Loan Type		Prior Sale Dt.	
Doc Type	Grant Deed	Xfer Date	06/12/2000	Prior Doc No.	
Seller	Carnation Company	Lender		Prior Doc Type	

Tax Information

Imp Value		Exemption	
Land Value	\$53,917 00	Tax Year/Area	2006/17019
Total Value	\$53,917 00	Tax Value	\$53,917 00
Tax Amount	\$1,760.22	Improved	

Information compiled from various sources and is deemed reliable but not guaranteed

ASSESSOR'S MAP 5

Code Area No 17-046 17-019

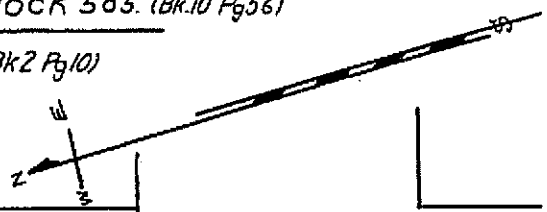
5

Map of Subdivision of a part of Block 583. (Bk.10 Pg.56)

Map of the Scotchler Tract. (Bk.2 Pg.10)

Scale 1 in = 30 ft.

373
583



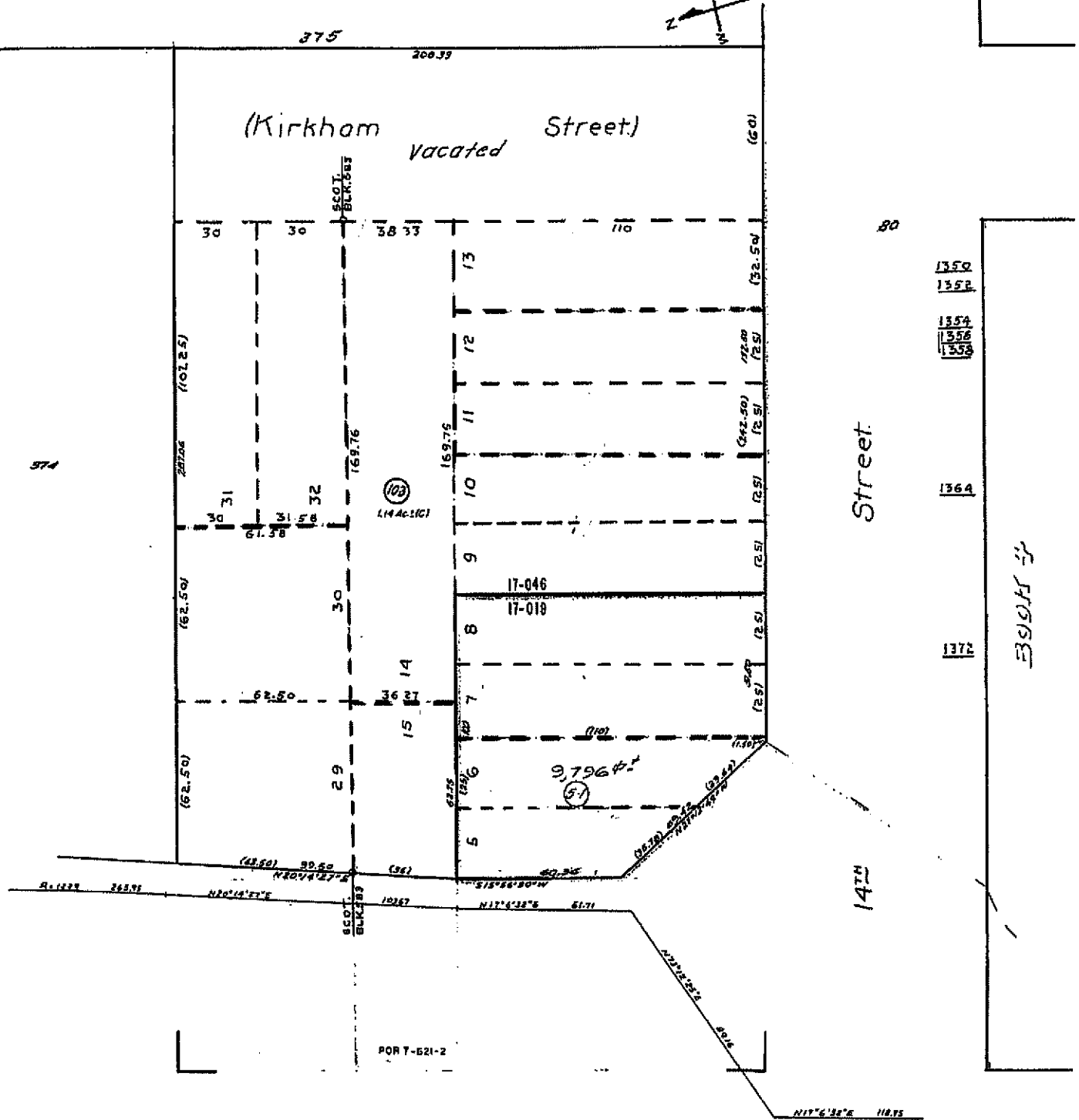
REV. 3-16-29 BY
8-01-86 CSL
4-12-02 WL
4-29-04 LL

574

(Kirkham Street)
vacated

Street

ESTABLISHED



(Nimitz Freeway) (Overpass)
Cypress Street

1350
1352
1354
1356
1358

1364

1372

1385 16th St
Oakland CA 94607



Property Information

Owner(s)	Encinal 14th Street Lic	Parcel #	005-0374-001-02
Property	1385 16th St	Map Coord	9-D7; 649-E3
	Oakland, CA 94607	Census Tract	4023 00
Mailing Addr	1855 Olympic Blvd Ste 250	County	Alameda
	Walnut Creek , CA 94596	Owner Phone	
<hr/>			
Legal		Tract Number	
Lot Number	6.9	Subdivision	Scotchler
Block			

Characteristics

Use	Heavy Industrial	Year Built		Sq. Feet	21607
Zoning		Lot Size	17 / 74052	# of units	1
Bedrooms		Bathrooms		Fireplace	
#Rooms		Quality	Average	Heating	
Pool/Spa	N	Air	N	Style	
Stories	1	Improvements		Parking	
Flood					

Attributes
Other

Property Sale Information

Sale Date	06/05/2000	\$/Sq. Ft.		2nd Mtg.	
Sale Price		1st Loan		Prior Sale Amt.	
Doc No.	175666	Loan Type		Prior Sale Dt.	
Doc Type	Grant Deed	Xfer Date	06/12/2000	Prior Doc No.	
Seller	Carnation Co	Lender		Prior Doc Type	

Tax Information

Imp Value	\$31,318.00	Exemption	
Land Value	\$407,822.00	Tax Year/Area	2006/17046
Total Value	\$439,140.00	Tax Value	\$439,140.00
Tax Amount	\$8,663.58	Improved	7%

Information compiled from various sources and is deemed reliable but not guaranteed

ASSESSOR'S MAP 5

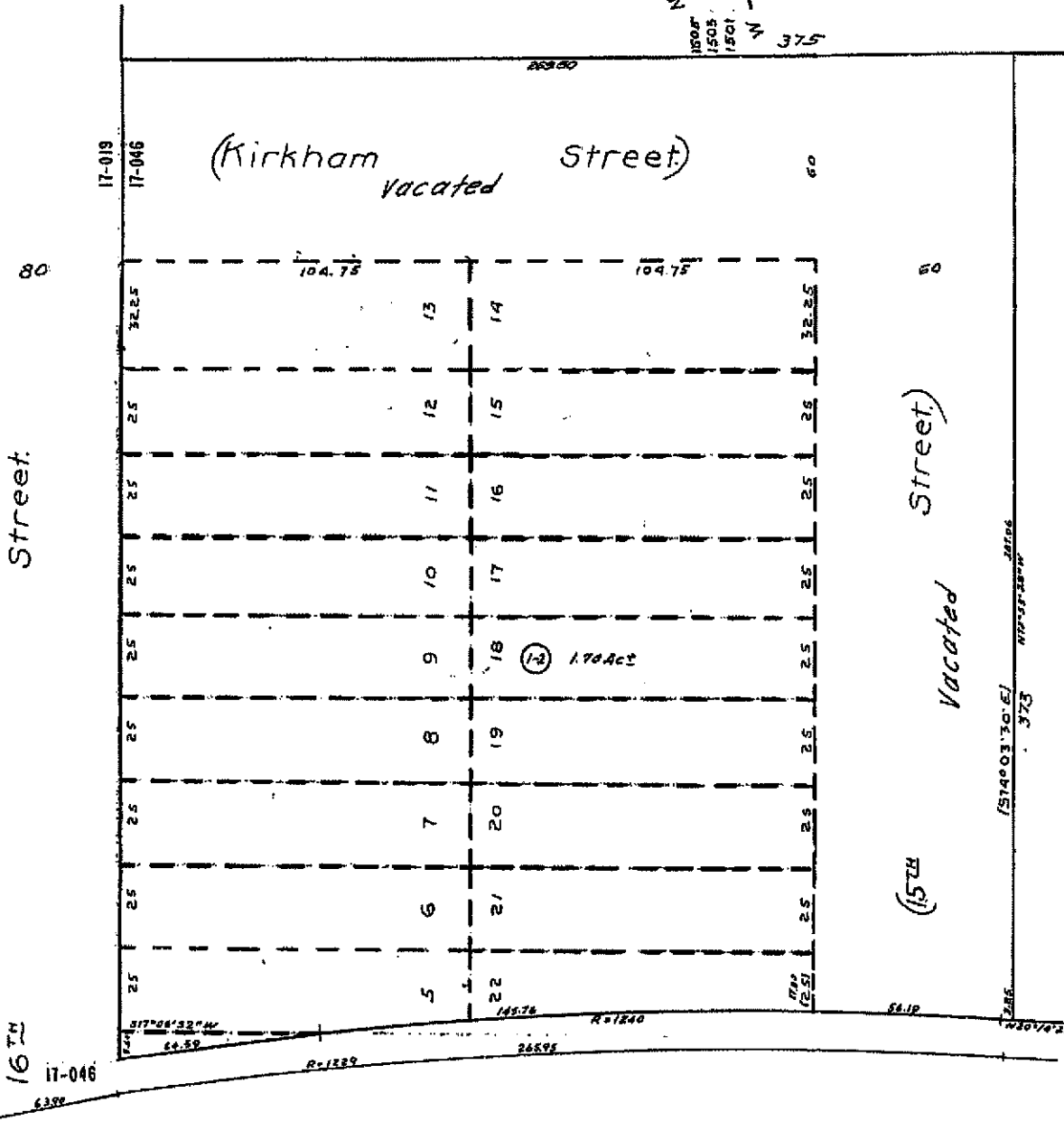
Code Area No. 17-046

Map of the Scotchler Tract (Bk. 2 Pg. 10)
Scale 1 in = 30 ft.



374
583

REV: 9-66 WLM. 3-29-72 RER.
4-12-02 WL
4-29-04 LL



POR 7-621-2

(Nimitz

Freeway)

(Cypress

Street.)

RECORDING REQUESTED BY
First American Title Guaranty Company
Order No
Escrow No. 158558
Loan No

WHEN RECORDED MAIL TO

Encinal 14th Street, LLC
1855 Olympic Blvd Suite 250
Walnut Creek, CA 94596

45M
ACBWS
TRX
CTX
G
RL

2000175666

06/12/2000 08:30 AM

OFFICIAL RECORDS OF
ALAMEDA COUNTY
PATRICK O'CONNELL

RECORDING FEE: 62.00



6 PGS

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO

The undersigned grantor(s) declare(s)
CITY TRANSFER TAX \$
DOCUMENTARY TRANSFER TAX \$
SURVEY MONUMENT FEE \$

SAME AS ABOVE

XX Computed on the consideration or value of property conveyed, OR
Computed on the consideration or value less liens or encumbrances
remaining at time of sale

APN 005-0373-005-01
005-0373-010-03
005-0374-001-02
005-0375-002-01

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Nestle USA, Inc., formerly Carnation Company, a Delaware Corporation

hereby GRANT(S) to

Encinal 14th Street, LLC, a California limited liability company

the real property in the City of
County of

**Oakland
Alameda**

, State of California, described as

FOR LEGAL DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated June 5, 2000

STATE OF CALIFORNIA)
COUNTY OF Los Angeles)

Nestle USA, Inc, formerly
Carnation Company, a
Delaware Corporation

BY *Robert Sanders*)
Robert Sanders)
His Vice President, Deputy General Counsel

On this sixth day of June, 2000,
before me, Katherine S. Nuetzel, personally
appeared Robert Sanders, Vice President
and Deputy General Counsel
personally known to me (or proved to me on the basis of
satisfactory evidence) to be the person(s) whose name(s) are
subscribed to the within instrument and acknowledged to me that
(he/she/they) executed the same in (his/her/their) authorized
capacity(ies), and that by (his/her/their) signature(s) on the
instrument the person(s) or the entity upon behalf of which the
person(s) acted, executed the instrument
WITNESS my hand and official seal

Signature

Katherine S. Nuetzel
Notary Public



My Comm. Exp. Jul 31, 2002

(This area for official notarial seal)

GD DCC (Rev 0-9)

LEGAL DESCRIPTION

REAL PROPERTY in the City of Oakland, County of Alameda, State of California, described as follows

PARCEL ONE

Lots 7 and 8, Block 583, Subdivision of a part of Block 583, filed April 25, 1891, Map Book 10, Page 56, Alameda County Records

The Northerly 35 feet of Lot 5, Block 583, Subdivision of a part of Block 583, filed April 25, 1891, Map Book 10, Page 56, Alameda County Records

Lot 6, Block 583, Subdivision of a part of Block 583, filed April 25, 1891, Map Book 10, Page 56, Alameda County Records

Excepting therefrom that portion particularly described as follows

Commencing at the Southwesterly corner of said Lot 6, said corner being also the intersection of the Westerly line of said lot with the Northerly line of West 14th Street, as shown on said Map, thence along said Northerly line, South $72^{\circ} 53' 28''$ East 25.50 feet to a line that bears North $27^{\circ} 12' 49''$ West and passes through coordinates $Y=482,288.67$ feet and $X=1,482,940.09$ feet; thence along last said line, North $27^{\circ} 12' 49''$ West 53.64 feet to said Westerly line of said lot, thence along last said line, South $17^{\circ} 06' 32''$ West 24.07 feet to the point of commencement

The Southerly 75.00 feet of Lot 5, Block 583 Subdivision of a part of Block 583, filed April 25, 1891, Map Book 10, Page 56, Alameda County Records

Excepting therefrom the following described parcel of land

Commencing at the Southeasterly corner of said Lot 5; thence along the Easterly line of said lot, North $17^{\circ} 06' 32''$ East 24.07 feet to the course described as South $27^{\circ} 12' 49''$ East 69.41 feet in Parcel 3 of the Relinquishment No. 22030 to the City of Oakland, recorded November 2, 1961 in Reel 444, Image 880, Official Records of Alameda County; thence along last said line, North $27^{\circ} 12' 49''$ West 35.78 feet to the Westerly line of said lot, thence along last said line, South $17^{\circ} 06' 32''$ West 49.66 feet to the Southerly line of said lot, thence along last said line, South $72^{\circ} 53' 28''$ East 25.00 feet to the point of commencement

A P No. 005-0373-005-01

PARCEL TWO:

Lots 9, 10, 11, 12, 13 and 14, Block 583, Subdivision of a Part of Block 583, filed April 25, 1891, in Map Book 10, Page 56, Alameda County Records

A portion of Lot 15, Block 583, Subdivision of a part of Block 583, filed April 25, 1891 in Map Book 10, Page 56, Alameda County Records, described as:

Beginning at the point of intersection of the Southerly boundary line of Lot 15, with the Easterly boundary line of that certain piece or parcel of land conveyed by E. Kate Hutcheson and Robert Knox to State of California, by Deed dated June 22, 1934, and recorded July 25, 1934, in Book 3064 of Official Records of Alameda County at Page 276; running thence Easterly along said Southerly boundary line of Lot 15 129.75 feet to the Easterly boundary line of said Lot 15; thence Northerly along the last named line 36.27 feet to the Northerly boundary line of said Lot 15, thence Westerly along the last named line 129.76 feet to the Easterly boundary line of said land conveyed to State of California, thence Southerly along the last named line, 34.70 feet to the point of beginning

Lot 29, Block 583, Map No. 1 of a portion of the Scotchler Tract and Vicinity, filed December 10, 1874, Map Book 7, Page 21, Alameda County Records

Excepting from said Lots 15 and 29 the following parcel of land

Commencing at the Southeasterly corner of that certain 0.063 acre parcel of land described in the deed to the State of California recorded July 25, 1934 in Volume 3064, Page 276, Official Records of Alameda County; thence along the Southerly line of said Lot 15 South 72° 53' 28" East, 67.00 feet, thence North 20° 14' 27" East, 99.50 feet to the Northerly line of said Lot 29, thence along last said line North 72° 53' 28" West, 5.19 feet to the Westerly line of said Lot 29, thence along last said line South 17° 06' 32" West, 63.51 feet to the Northerly line of said Lot 15; thence along last said line North 73° 44' 10" West, 67.26 feet to the Easterly line of the aforesaid 0.063 acre parcel of land, thence along last said line South 17° 06' 32" West, 34.85 feet to the point of commencement.

Lots 30, 31 and 32, Block 583, Map No. 1 of a portion of the Scotchler Tract and Vicinity, filed December 10, 1874, Map Book 7, Page 21, Alameda County Records.

A.P. No. 005-0373-010-03

PARCEL THREE

Lots 6, 9, 10, 11, 14, 16, 17, 18, 20 and 21, Block 583, Map of the Scotchler Tract, filed November 3, 1870, Map Book 2, Page 10, Alameda County Records

Lots 7, 8, and 19, Block 583, Map No. 1 of a portion of the Scotchler Tract and Vicinity, filed December 10, 1874, Map Book 7, Page 21, Alameda County Records

A portion of Lot 4, Block 583, Map of the Scotchler Tract, filed November 3, 1870, Map Book 2, Page 10, Alameda County Records, described as:

Commencing at the Northeasterly corner of that certain parcel of land described in the deed to the State of California recorded May 12, 1955 in Book 7658, Page 299, Official Records of Alameda County, thence along the Easterly line of said parcel South 17° 06' 32" West, 64 00 feet; thence from a tangent that bears North 10° 54' 36" East, along a curve to the left with a radius of 1240 feet, through an angle of 2° 59' 04", an arc distance of 64.59 feet to the Northerly line of said parcel, said line being the Southerly line of 16th Street, thence along last said line South 72° 53' 28" East, 8 64 feet to the point of commencement

A portion of Lot 13, Block 583, Map of Scotchler Tract, filed November 3, 1870, Map Book 2, Page 10, Alameda County Records, described as

Beginning at the intersection of the Northwesterly line of Kirkham Street with the Southwesterly line of 16th Street, as said streets are shown on said Map; running thence Northwesterly along said line of 16th Street 29 75 feet, thence Southwesterly parallel with said line of Kirkham Street 76 30 feet, thence Southeasterly parallel with said line of 16th Street 29 75 feet to said line of Kirkham Street, and thence Northeasterly along the last named line 76 30 feet to the point of beginning

A portion of Lots 12 and 13, Block 583, Map of Scotchler Tract, filed November 3, 1870, Map Book 2, Page 10, Alameda County Records, described as:

Beginning at a point on the Southerly line of 16th Street distant thereon Westerly 29 75 feet from the intersection thereof with the Westerly line of Kirkham Street, as said streets are shown upon the Map herein referred to, running thence Westerly along said line of 16th Street 27 50 feet; thence at right angles Southerly 76.30 feet, thence at right angles Easterly 27 50 feet, and thence at right angles Northerly 76 30 feet to the point of beginning.

A portion of Lots 12 and 13, Block 583, Map of Scotchler Tract, filed November 3, 1870, Map Book 2, Page 10, Alameda County Records, described as:

Beginning at a point on the Westerly line of Kirkham Street, distant thereon Southerly 104 feet, 9 inches from the point of intersection thereof with the Southerly line of West 16th Street, as said streets are shown on the Map herein referred to; running thence Northerly along said line of Kirkham Street 26 feet, 3 inches; thence at right angles Westerly 57 feet, 3 inches, thence at right angles Southerly 26 feet, 3 inches, thence at right angles Easterly 57 feet, 3 inches to the point of beginning.

A portion of Lots 12 and 13, Block 583, Map of Scotchler Tract, filed November 3, 1870, Map Book 2, Page 10, Alameda County Records, described as:

Beginning at a point on the Westerly line of Kirkham Street, distant thereon Southerly 76.30 feet from the Southerly line of 16th Street, as said streets are shown on said map; running thence along said line of Kirkham Street Southerly 2 20 feet, thence at right angles Westerly 57 25 feet, thence at right angles Northerly 2 30 feet, thence at right angles Easterly 57.25 feet to the point of beginning

A portion of Lot 15, Block 583, Map of Scotchler Tract, filed November 3, 1870, Map Book 2, Page 10, Alameda County Records, described as:

Beginning at a point on the Northerly line of 15th Street, distant thereon Westerly 32 feet, 3 inches from the intersection thereof with the Westerly line of Kirkham Street, as said streets are shown on said Map, running thence Westerly along said line of 15th Street, 25 feet, thence at right angles Northerly 79 feet, 9 inches, thence at right angles Easterly 25 feet, thence at right angles Southerly 79 feet, 9 inches to the point of beginning

The Northeasterly 25 feet of Lot 15, Block 583, Map of Scotchler Tract, filed November 3, 1870, Map Book 2, Page 10, Alameda County Records.

All that portion of 15th Street lying between the Easterly line of Cypress Street and Westerly line of Kirkham Street, as said streets are shown on the Map of Scotchler Tract, filed November 3, 1870, Map Book 2, Page 10, and as shown on the Map No. 1 of a portion of the Scotchler Tract and Vicinity, Oakland, filed December 10, 1874, Map Book 7, Page 21, Alameda County Records Excepting therefrom, that portion of said 15th Street lying Westerly of the following described line. Beginning at a point on the Southerly line of 15th Street, distant thereon South $72^{\circ} 53' 28''$ East (the bearing of said line being taken as North $72^{\circ} 53' 23''$ West for the purpose of making this description), 519 feet from the Northeastern corner of Lot 28, Block 583, Map No. 1 of a portion of the Scotchler Tract and Vicinity, filed December 10, 1874, Map Book 7, Page 21, Alameda County Records, and running thence North $20^{\circ} 14' 27''$ East 381 feet to a point from which the center of a circle having a radius of 1240 feet bears North $69^{\circ} 45' 22.5''$ West, thence along the circumference of said circle Northerly 5619 feet to a point on the Northerly line of 15th Street, last said point being distant along said Northerly line of 15th Street South $72^{\circ} 53' 28''$ East 720 feet from the Southwesterly corner of Lot 22 in Block 583, Map of Scotchler Tract, Oakland, filed November 3, 1870, Map Book 2, Page 10, Alameda County Records, and further excepting therefrom the Easterly 32.25 feet of said 15th Street, as described in Decree Quietng Title in the Superior Court of the State of California, in and for the County of Alameda, Case No. 270123, recorded June 18, 1956, Book 8061, Page 489, Instrument No. AL-64040, Alameda County Records

All that portion of Kirkham Street lying between the Northerly line of 14th Street and the Southerly line of 16th Street, and all that portion of 15th Street lying between the Westerly line of Kirkham Street and a line drawn parallel with and distant 32.25 feet Westerly, measured at right angles, from said Westerly line of Kirkham Street, as said streets are shown on the Map of Scotchler Tract, filed November 3, 1870, Map Book 2, Page 10, as shown on Map No. 1 of a portion of the Scotchler Tract and Vicinity, filed December 10, 1874, Map Book 7, Page 21, as shown on the Map of Re-Division of Blocks 584, 585, 601, 153 and 580A filed May 1, 1885, Map Book 4, Page 25, and as shown on the Map of the Subdivision of a part of Block 583 filed April 25, 1891, Map Book 10, Page 56, Alameda County Records, as vacated by Ordinance No. 6013 C M S passed by the City Council of the City of Oakland, California, on March 3, 1960, recorded March 10, 1960, Reel 043, Image 521, Instrument No. AR-28162, Alameda County Records

Lots 5 and 22, Block 583, Map of the Scotchler Tract, filed November 3, 1870, Map Book 2, Page 10, Alameda County Records.

Excepting therefrom the following parcel of land

Commencing at the Southwesterly corner of said Lot 22, thence along the Southerly line of said Lot South $72^{\circ} 53' 28''$ East, 720 feet, thence from a tangent that bears North $17^{\circ} 38' 41''$ East, along a curve to the left with a radius of 1,240 feet, through an angle of $6^{\circ} 44' 06''$, an arc distance of 145.76 feet to the Westerly line of Lot 5, thence along the Westerly line of said Lots 5 and 22 South $17^{\circ} 06' 32''$ West, 145.49 feet to the point of commencement.

A.P. No. 005-0374-001-02

PARCEL FOUR:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 14, 15, 19, 20, 21, 22 and 23, Block 584, Redivision of Blocks 584, 585, 601, 153 and 580A, filed May 1, 1885, Map Book 4, Page 25, Alameda County Records

The Northerly 24 feet of Lot 13 Block 584, Redivision of Blocks 584, 585, 601, 153 and 580A filed May 1, 1885, in Book 4, Page 25, of Maps, Alameda County Records, described as
Beginning at a point on the Easterly line of Kirkham Street, distant thereon Southerly 110 feet from the intersection thereof with the Southerly line of 16th Street, as said streets are shown on the Map herein referred to, running thence Southerly along said line of Kirkham Street 24 feet, thence at right angles Easterly 110 feet; hence at right angles Northerly 24 feet; thence at right angles Westerly 110 feet to the point of beginning

The Southerly 25 feet of Lot 13, Block 584, Redivision of Blocks 584, 585, 601, 153 & 580A, filed May 1, 1885, Map Book 4, Page 25, Alameda County Records.

Lot 16 and the Southerly 2.50 feet of Lot 17, Block 584, Redivision of Blocks 584, 585, 601, 153 and 580A, filed May 1, 1885, Map Book 4, Page 25, Alameda County Records, described as:
Beginning at a point on the Easterly line of Kirkham Street distant thereon Southerly 27.50 feet from the Southerly line of 16th Street, as said streets are shown on said Map; and running thence along said line of Kirkham Street Southerly 27.50 feet, thence at right angles Easterly 110 feet; thence at right angles Northerly 27.50 feet; thence at right angles Westerly 110 feet to the point of beginning

A portion of Lot 17, Block 584, Redivision of Blocks 584, 585, 601, 153, 580A, filed May 1, 1885, Map Book 4, Page 25, Alameda County Record, described as
Beginning at the point of intersection of the Southern line of 16th Street with the Eastern line of Kirkham Street; thence Southerly along said line of Kirkham Street 27½ feet, thence Easterly parallel with said line of 16th Street 110 feet; thence Northerly parallel with said line of Kirkham Street 27½ feet to the Southern line of 16th Street; and thence Westerly along said line of 16th Street 110 feet to the point of beginning.

The Westerly 39 feet of Lot 18, Block 584, Redivision of Blocks 584, 585, 601, 153 and 580A, filed May 1, 1885, Map Book 4, Page 25, Alameda County Records.

The Easterly 81 feet of Lot 18, Block 584, Redivision of Blocks 584, 585, 601, 153 and 580A, filed May 1, 1885, Map Book 4, Page 25, Alameda County Records.

Lot 24 and the Northeasterly 10 feet of Lot 25, Block 584, Redivision of Blocks 584, 585, 601, 153 and 580A, filed May 1, 1885, Map Book 4, Page 25, Alameda County Records, described as
Beginning at a point on the Northwestern line of Poplar Street distant thereon 160 feet Northeasterly from the intersection thereof with the Northeastern line of 14th Street, as said streets are shown upon the Map hereinafter referred to, running thence Northeasterly along said line of Poplar Street 60 feet; thence at right angles Northwesterly 120 feet, thence at right angles Southwesterly 60 feet, and thence at right angles Southeasterly 120 feet to the point of beginning.

A portion of Lot 25, Block 584 Redivision of Blocks 584, 585, 601, 153 and 580A filed May 1, 1885, Map Book 4, Page 25, Alameda County Records, described as:
Beginning at a point on the Westerly side of Poplar Street distant thereon 120 feet Northerly from the Northwest corner of 14th and Poplar Streets; running thence Northerly along said Westerly line of Poplar Street 40 feet, thence at right angles Westerly 120 feet; thence at right angles Southerly 40 feet, thence at right angles Easterly 120 feet to the point of beginning.

A P No 005-0375-002-01

EXHIBIT A

Carnation Dairies/ Nestle
1310 14th St./ 1315 16th St.
Oakland, Alameda County 94607

Water

PRG for PCB (high risk eg Aroclor 1254) = 3.4E-02 ug/l

ESL for PCB, deep soil >3 ft, - groundwater is/ is NOT drinking water = 1.4E-02 ug/l

Soil

PRG for PCB (high risk eg Aroclor 1254) = 7.4E-01 mg/kg (industrial)

2.2E-01 mg/kg (residential)

CHHSL for PCB = 3.0E-01 mg/kg (commercial)

8.9E-02 mg/kg (residential)

Documentation on possible PCB contamination at Carnation Dairies site, Oakland

August 11, 1989: Anania Geologic Engineering (AGE) Groundwater Monitoring Report for June 22 and 23, 1989 event; detected PCB in groundwater at Product Recovery Point 8 (PR-8) at concentration of 0.06 mg/l

September 12, 1989: Unauthorized Release Report: AGE references above GW Monitoring report; also states "To corroborate the presence of PCB, a free product sample was collected from PR-12 and found to contain 66 ppm of OCB, arochlor 1254." (also see Nestle binder, Tab 2) Also states, "AGE has begun additional field investigations to determine the possible lateral extent and impact of the potential PCB contamination on soils and groundwater at the Facility." [AGE performed off-site investigation; no PCB contamination found along 16th Street.]

September 23, 1991: Harding Lawson Associates (HLA) performs site characterization after AGE leaves site in June 1991; performed soil testing around PR-12 (south of warehouse, west of freezer.) Finds PCB detected in soil at SB-8 and SB-6, but concentrations are below commercial CHHSLs and PRGs. Oily liquid observed in borehole SB-8; collected at detected PCB Aroclor 1254 at concentration of 49,000 ug/kg

*Claims, "PCBs were detected in soil samples from Borings SB-6 and SB-8. Due to its limited distribution, the volume of soil containing PCBs was not calculated."

-Nestle filed suit against AGE; supposed financial fraud between parties in Carnation/Nestle and AGE; recently lawsuit ended due to death of suspected parties.

-AGE is only company to test for PCBs in groundwater monitoring: all AGE testing results in ND for all groundwater samples collected from all wells, close to and far from PR-12. (detection limits range from as small as 0.05 ug/l to 20 mg/kg)

-No other company associated with the site (Park Environmental- out of business, ETIC, HLA, etc.) has tested groundwater for PCB

-Although Nestle has provided some documentation on disposal of PCBs, the provided files do not clearly indicate that the PCB containing material originated from the Oakland Carnation Dairies site. Also, there is no document illustrating a Work Plan for the removal of PCBs, or documentation of any post-remedial testing to ensure that PCBs have been fully removed from the site.

-groundwater flow to northwest; PR-12 is south of former fuel and waste oil tanks; no PCB detected in soil or groundwater down-gradient from old tanks, therefore AGE determined old tanks not source of PCBs

-no historical evidence of PCB spill; no PCB detection in near-surface soil.