

ENVIRONMENTAL
PROTECTION

Treadwell & Rollo

3 February 2000
Project No. 2543.01

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Mr. Larry Seto
Hazardous Materials Specialist
Alameda County Department of Environmental Health
1131 Harbor Bay Parkway, 2nd Floor
Alameda, California 94507-6577

Subject: Site Ownership and Occupancy History
2855 Mandela Parkway
Oakland, California

Dear Mr. Seto:

Thank you very much for meeting on 25 January 2000 to discuss the report of 1999 Site Investigation and Remediation Activities. This letter is in response to your request for a brief report of site ownership and occupancy history, especially relating to the USTs removed in 1991 and other evidence of gasoline use at the subject property. This information is provided on the enclosed table. The references for this report include:

- (HLA 1990) *Phase I Preliminary Hazardous Materials Site Assessment*, dated 25 September 1990 by Harding Lawson Associates (HLA) for Wareham;
- (HLA 1991) *Underground Storage Tank Removal Report*, 13 August 1991 by HLA for Wareham;
- (ATEC 1992) *Subsurface Soil Investigation*, dated 16 July 1992 by ATEC Environmental Consultants for Morgan Stanley and Company; and
- (Ceres 1998) *Environmental Site Assessment Transaction Screen*, dated 17 May 1998 by Ceres Associates (Ceres) for Page Street Properties LLC.

If you have any questions or comments, please call Michael McGuire at (925) 253-2683.

Sincerely,
TREADWELL & ROLLO, INC.



Michael P. McGuire, P.E.
Associate Engineer



Carrie M. Austin
Environmental Engineer

Enclosure

Treadwell & Rollo, Inc. Environmental & Geotechnical Consultants
2 Theatre Square, Suite 216, Orinda, CA 94563
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TABLE 1
SITE OWNERSHIP HISTORY
 2855 Mandela Parkway, Oakland, California

Year	Owner/Comments	Occupants/Tenants	UST Information
1941	International Harvester Co. (IH) constructs "Branch House and Service Station, Oakland, California," a truck repair and sales facility.	Records indicate that IH operated the property as a truck repair and sales facility possibly as late as 1983.	A 1941 building design drawing by IH showed features normally associated with vehicle servicing, including what appears to be a fuel dispensing pump. No information regarding any tank associated with this pump has been located.
1982	Cypress Property, who leased space to commercial tenants.	Liberty Radiator Co. and IH (HLA 1990)	
1990	(no change in ownership)	July 1990 tenants included Liberty Radiator Corporation; Great Pacific, a polyethylene extruder; Southland Packaging; an unoccupied area known as Space 9; and Joinery Structures, a woodworking company (HLA 1990).	During a site visit, an UST (sic) was observed inside near the entrance of Space 9 (HLA 1990). Note: It is likely that HLA observed a fuel dispensing pump and pad, not a tank. The pad is present today.
1991	(no change in ownership)		Two USTs were discovered and removed by Cypress Property in 1991 immediately outside the entrance of Space 9. The UST excavation was back-filled. The gasoline tank was connected to the nearby fuel pump located inside the building (HLA 1991). Based on the reported deteriorated condition of the USTs at the time of removal, they appear to have been in place for a significant time. Cypress Property reports that none of the tenants used the USTs.
1992	(no change in ownership)	The previous tenants were noted to be Navistar (formerly IH) and Chromalloy, Inc., and the current tenants included Joinery Structures and The Envelope Company (ATEC 1992).	

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 2855 Mandela Parkway, Oakland, California

Year	Owner/Comments	Occupants/Tenants	UST Information
1998	2855 Mandela Property (including Page Street Properties LLC)	Joinery Structures, Asbestos Management Group, Western MacArthur, Poser Envelopes, Thandi Insurance Brokers, RAJ Transportation, Post Script Press, Allied Box Company (Ceres 1998).	The property owner reports that none of the tenants operate USTs.
1999 – 2000	(no change in ownership)	All the above, except Poser Envelopes.	