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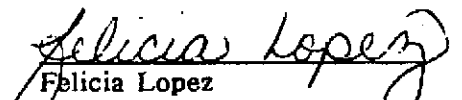
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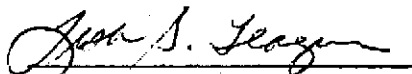
Wareham Property Group
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San Rafael, California 94901

PHASE I
PRELIMINARY HAZARDOUS MATERIALS
SITE ASSESSMENT
2855 CYPRESS STREET
OAKLAND, CALIFORNIA

HLA Job No. 18452,038.02

by


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Plate 1 Vicinity Map

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Photographs

DISTRIBUTION

1.0 INTRODUCTION AND SCOPE OF WORK

This report presents the results of a Phase I Preliminary Hazardous Materials Site Assessment (PSA) conducted by Harding Lawson Associates (HLA) for property at 2855 Cypress Street, Oakland, California (Plate 1), which is referred to as the "site" in this report. The purpose of this assessment was to provide information about the site and surrounding area relative to the potential presence of hazardous/toxic materials on or beneath the site.

The PSA was authorized by Mr. Dan Nourse of the Wareham Property Group (Wareham), on behalf of the owner, Mr. Richard K. Robbins, Wareham, is being refinanced. Project tasks were conducted in accordance with the scope of services presented in HLA's letter dated June 28, 1990, and consisted of the following activities:

- o Reviewed available documents and aerial photographs related to historical use of the site and adjacent properties
- o Conducted an onsite review and offsite reconnaissance to assess visible evidence of the generation, use, storage, and/or disposal of hazardous materials
- o Reviewed regulatory agency lists and available reports for information pertaining to soil and groundwater contamination at and in the vicinity of the site
- o Evaluated findings and prepared this report.

2.0 SITE DESCRIPTION

The site is bordered to the north by commercial businesses and residences, to the south by 26th Street, to the west by Wood Street, and to the east by Cypress Street. The "Cypress Structure" (an elevated section of Interstate Highway 80) was present east of the site; however, it collapsed during the October 17, 1989 Loma Prieta earthquake, and was subsequently demolished and removed. The site and surrounding areas are zoned general manufacturing. The site was previously zoned for residential.

The property is occupied by a one-story brick building with a mezzanine; the building is 142,915 square feet. The building is divided into twelve lease spaces with four of the spaces occupied at the time of the site visit (Plate 2). The foundation is poured-in-place concrete. The two onsite parking areas are paved with asphalt.

2.1 Topography

The site is at an elevation of approximately 17 feet above mean sea level (MSL) and is relatively flat. The regional surface topography slopes gradually to the west toward San Francisco Bay.

2.2 Geology and Hydrology

The site is situated on flatlands, approximately 1 mile east of San Francisco Bay. Published literature indicates that in the Oakland area, artificial fill of varying composition is common along the margins of the bay (*Radbruch & Case, 1967*). The fill materials are generally underlain by bay mud composed of unconsolidated olive gray, blue gray, or black silty clay. The bay mud is typically plastic, varies from soft to stiff, and sometimes contains organic remains. Permeability is generally low, except where lenses of sand or peat occur. The bay mud is mainly derived from the sediment load carried by the Sacramento and San Joaquin rivers and deposited in the bay over the past

10,000 years (*Nelly et al., 1979*). Bay mud is underlain by Quaternary (Pleistocene to recent) marine and continental sediments. Bedrock occurs beneath these Quaternary sediments and generally consists of rocks of the Franciscan Formation. The Franciscan Formation is a complex assemblage of deformed and altered sediments, volcanics, and ultramic rocks (*Radbruch & Case, 1967*).

Site-specific geologic information was unavailable; however, at 2792 Cypress Street, approximately 0.2 mile south of the site, soils down to a depth of 20 feet consisted predominantly of clay layers and sand layers (*Miller Environmental, 1990*).

The regional direction of groundwater flow is west to northwest toward San Francisco Bay. Site-specific hydrologic data were unavailable; however, the depth to groundwater at 2792 Cypress Street reportedly ranged from 9.1 to 9.6 feet bgs in March 1990.

3.0 SITE HISTORY

In 1940, a section of land including the site was reserved by the California, Arizona and Santa Fe Railway Company for new or existing railroad tracks. Property use information from 1940 to 1975 was unavailable. Aerial photographs show that the building existed in 1934, although the exact date of construction is not known. From approximately 1975 to 1982, the site was owned by the International Harvester Company, a manufacturer of heavy agricultural equipment. Richard K. Robbins of Cypress General Partnership purchased the property in 1982 and leased space to Liberty Radiator Corporation and International Harvester Company. The site was purchased by Richard K. Robbins of Wareham in 1983. From 1983 to present, Wareham has leased the site to various commercial companies and general manufacturers, as discussed in Section 4.1.

3.1 Aerial Photograph Review

Historical and current land uses of the site and adjacent areas were reviewed by examining aerial photographs taken in 1934, 1947, 1953, 1959, 1971, 1979, 1983, 1988, and 1989. In all of the photographs, the site appears as it does today. The areas surrounding the site are industrial with interspersed residential areas. Aboveground tanks, displaced piles of soil, and bulk materials are present on these industrial properties. The areas of heaviest industry are upgradient, to the east and southeast, of the site.

In the 1934 photograph, properties upgradient of the site include a container company and various industrial facilities. A two-lane paved road (Cypress Street) is present. Properties downgradient of the site include an automobile salvage yard to the

southwest and aboveground storage tanks and drums at the industry to the west. The property to the northwest is vacant. Railroad tracks are present west of the site.

No significant changes were observed in photographs from 1947 and 1953. In 1959, industrial activities had spread to the northwest, downgradient of the site. A trucking company and paper manufacturer replaced previously vacant property. Interstate Highway 80 had been constructed and trees had been planted along the highway in a small section to the north.

No significant changes were observed in photographs from 1971, 1979, 1983, and 1988. In the 1989 photograph, the building was intact seven days after the October earthquake; however, the adjacent section of Interstate 80 had been destroyed. The parking area adjacent to 26th Street had heavy staining from an unknown liquid which appeared to have flowed out of Space 8, at the south end of the site. Heavier soil staining was present on the surrounding industrial properties. Piles of bulk highway materials were present in the street and on surrounding industrial properties.

4.0 INVESTIGATION ACTIVITIES AND FINDINGS

HLA conducted a site visit, performed a driveby reconnaissance of the area within 1/4 mile of the site, and reviewed appropriate regulatory agency lists and reports.

4.1 Site Visit

A site visit was conducted by HLA and Ms. Robyn Makaruk of Wareham on July 6, 1990, to review areas of potential environmental concern related to the use of hazardous materials at the site. The 12 lease spaces are shown on the Site Plan, Plate 2.

Space 1, approximately 6,100 square feet, was previously occupied by Liberty Radiator Corporation, which stored hazardous materials onsite. There was no evidence of leaks or spills in the areas where tanks and hazardous materials were stored. Ms. Makaruk did not know what types of materials had been stored. Thermal system insulation suspected of containing asbestos was observed, although Ms. Makaruk stated that asbestos had been previously removed in this area. Upon visual inspection, most of the pipes had new fiberglass jackets; however, pipes in the offices and restrooms were older and insulated with a suspected asbestos-containing material.

Great Pacific, a polyethylene extruder, occupies Spaces 4, 5, and 5A, approximately 17,000 square feet. Great Pacific uses an average of 1 cylinder, approximately 25 gallons, of liquified petroleum per month to operate machinery. A supplier picks up empty cylinders and recycles them. There was no evidence that the material has been improperly used, leaked, or spilled. No other hazardous materials or wastes were observed.

Southland Packaging, a packaging contractor, occupies Space 8, approximately 11,000 square feet. Southland Packaging uses an average of three cylinders (approximately 25 gallons each) of liquified petroleum and one 50-gallon drum of motor

oil per month to operate machinery. A supplier picks up empty cylinders and drums and recycles them. The three cylinders of liquified petroleum were stored properly and there was no evidence of leakage. A 50-gallon drum of motor oil was lying on its side atop two unstable wooden pallets and was leaking onto the floor (Photo 1). The drum is stored in violation of fire marshall codes. There was no evidence of the heavy staining which was observed in the 1989 aerial photograph.

Space 9, approximately 9,200 square feet, is vacant. An underground storage tank (UST) was observed inside near the entrance. Ms. Makaruk believed the tank contained gasoline. She stated that the tank had not been used since Wareham purchased the property in 1983. The tank is not registered and has not been inspected by any local regulatory agency or fire department. Building records did not reveal any information about the underground tank.

Joinery Structures, a woodworking company, currently occupies Space 10, approximately 5,400 square feet. Several household- and industrial-type paints, thinners, oils, and wood stains were observed on a shelf in the rear of the shop. The containers were in poor condition and the materials have been allowed to leak and contact other containers. Some of the containers were not labeled or could not be identified (Photograph 2).

In addition to the suspected asbestos-containing material in Space 1, there are several cast iron fire doors in the building which may also contain asbestos in the cores of the doors. No other hazardous materials or wastes were observed in vacant Spaces 1A, 2, 3, 6, 7, 11, and 12.

4.2 Study Area Reconnaissance

Reconnaissance of a 1/4-mile radius study area around the site was performed on July 6, 1990, to observe the presence of hazardous materials or wastes that could potentially impact subsurface conditions at the site. The area upgradient (east) of the site is the area most likely to affect conditions beneath the site; this area is predominantly commercial and heavy industry. The areas to the north and south are industrial and residential, and the area to the west is primarily light industry. Areas downgradient and crossgradient also have the potential to impact the site because groundwater flow conditions may be influenced by manmade structures (e.g., sewer lines and conduits). According to regulatory agency lists (Section 4.3), several properties in the study area are the subject of investigations or cleanups for hazardous materials and wastes.

Several industries and facilities in the study area were observed to be using or storing known or suspected hazardous materials/waste.

R & O Trucking Company is directly north across 32nd Street from the site. A truck repair shop and warehouse are on the property. Stained soil and various unidentified materials were observed in the adjacent lot; old trailers, corroded truck parts, and unlabeled drums are also present on the lot.

Directly west of the site at 2601 Wood Street, hazardous and flammable materials are stored. Several pallets of drums with Department of Transportation (DOT) hazardous material labels were observed. Three aboveground tanks are present. The site appeared to be very clean.

A vacant lot adjacent to 2601 Wood Street is currently used as a junk yard. There is a wooden fence around the property. Hazardous materials were not observed;

however, a large quantity of metal and trash were present. The site is approximately 0.1 mile west of the site.

Farther north, on Wood Street, a company named Aeroquip stores several unlabeled drums and containers. An aboveground tank was also observed. The site is approximately 0.1 mile from the site.

Upgradient of the site, several residences on Ettie and Hannah streets were observed to be auto repair businesses, or had various materials stored in their yards or on adjacent lots. These materials included cars, heaters, and appliances, and the general appearance of these residences was poor. Stressed vegetation was also observed.

Chemicals for Research, at Poplar and 30th streets (approximately 0.2 mile southeast of the site), stores flammable and hazardous materials. No evidence of mismanaged hazardous materials was observed.

4.3 Review of Regulatory Agency Records

This section presents a summary of available information provided by government agencies. In addition to reviewing agency lists that contain general information about sites that have had reported problems with hazardous materials, available agency files were reviewed for detailed information on sites that appeared on these lists. These sites are shown on Plate 1. The following regulatory agencies and corresponding lists and files were reviewed:

- o **U.S. Environmental Protection Agency (U.S. EPA) National Priorities List (NPL) for Uncontrolled Hazardous Waste Sites, November 1989**

The NPL provides a list of federal Superfund sites. There are no properties in the study area on this list.

o **U.S. EPA Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS), January 1990**

CERCLIS lists properties which may become Superfund sites. There is one property in the study area on this list.

- Zero Waste Systems
1450 32nd Street
Approximately 0.15 mile east (upgradient) of the site

The site previously stored flammable liquids, acids, and inorganic and organic solvents. Spills have occurred at the site and an inspection is pending. This site is also listed on the California Department of Health Services (DHS) abandoned sites list, which indicates that unspecified acid solvent and organic solvent spills have occurred and have drained into local storm sewer systems. Spilled materials were reportedly absorbed with sawdust. No additional information was available.

o **Expenditure Plan for the Hazardous Substance Cleanup Bond Act of 1984 (State Bond Expenditure Plan), January 1989**

The State Bond Expenditure Plan is compiled by the DHS and lists hazardous waste sites targeted for cleanup. There are no properties in the study area on this list.

o **Hazardous Waste and Substances Sites List (Cortese List), March 1990**

The Cortese List is compiled by the California State Office of Planning and Research and lists hazardous waste/substance sites within the state. There are three properties in the study area on this list identified as having tank leaks. The properties are upgradient or crossgradient, and therefore, have the potential to impact the site.

- E&R Auto Wrecker
3230 Ettie Street
Approximately 0.1 mile east of the site

One fuel UST was removed in February 1988. Groundwater and soil monitoring was not conducted. No additional information was available.

- Kantors Furniture
2525 Cypress Street
Approximately 0.2 mile south of the site

No agency file was available for this property.

- Pacific Supply
1735 24th Street
Approximately 0.2 mile southwest of the site

One fuel UST was removed in February 1989. Soil samples collected beneath the tank contained up to 30 ppm gasoline, 240 ppm diesel, 2.8 ppm benzene, 690 ppb toluene, 130 ppm ethyl benzene, and 810 ppm xylenes. No additional information was available.

o **Department of Health Services (DHS) Abandoned Sites List, May 1990**

The DHS Abandoned Sites List contains hazardous materials/waste sites that could be considered potential State Bond Expenditure Plan sites. There are five properties in the study area on this list; the following four properties have an "NFA" (No Further Action) designation:

- Master Transportation
1451 34th Street
Approximately 0.2 mile east of the site
- McDermott Sealy
1577 32nd Street
Approximately 0.1 mile east of the site
- Tipper Blonco Company
2450 Cypress Street
Approximately 0.25 mile south of the site
- Peterson & Olson
1719 28th Street
Approximately 0.25 mile southeast of the site

The remaining property in the study area on this list is currently under investigation:

- Zero Waste Systems
1450 32nd Street
Approximately 0.15 mile east of the site

This property was previously discussed (CERCLIS list).

o **California Regional Water Quality Control Board, San Francisco Bay Region (RWQCB) Fuel Leaks List for Alameda County, March 1990**

This list provides the names and addresses of sites with reported fuel leaks from USTs. There are four properties in the study area on this list; these properties are upgradient or crossgradient.

- Kantor's Furniture (Kantor's Distribution)
2525 Cypress Street
Approximately 0.2 mile south of the site

- E&R Auto Wreckers
3230 Ettie Street
Approximately 0.1 mile east of the site
- Pacific Supply
1735 24th Street
Approximately 0.2 mile southwest of the site

These three properties were previously discussed (Cortese List).

- Kalmer A.C.
2792 Cypress Street
Approximately 0.1 mile south of the site

No agency file was available for this property.

- o **California Regional Water Quality Control Board, San Francisco Bay Region (RWQCB) Toxics Cases, Site Management System, Alameda County, January 10, 1990**

The listed cases include properties where toxic materials incidences have occurred. There are no properties in the study area on this list.

- o **State Water Resources Control Board (SWRCB) Hazardous Substance Storage Container Information for June 1988**

The SWRCB Hazardous Substance Storage Container Information for Alameda County identifies underground containers (e.g., USTs); the list identifies the owner and provides information on container type, year installed, capacity, piping, leak detection, and the chemical composition of the product reported to be stored in the container. Tank condition or information about leaks is not provided. Most of these USTs contain petroleum products such as leaded and unleaded gasoline, diesel, oil, kerosene, and waste oil.

Upgradient properties are as follows:

- Allis-Chalmers Material (Kalmer A.C.)
2792 Cypress Street
Approximately 0.1 mile south of the site
- Cereske Electric Cable
1688 24th Street
Approximately 0.2 mile south of the site
- Kantor's Distribution (Kantor's Furniture)
2525 Cypress Street
Approximately 0.2 mile south of the site

- Cal-Trans
3465 Ettie Street
Approximately 0.15 mile east of the site
- Bay Area Container Transport
3427 Ettie Street
Approximately 0.15 mile east of the site
- Western Seafare Company
1301 26th Street
Approximately 0.2 mile southeast of the site
- Jack Hemsath Drayage
1350 34th Street
Approximately 0.25 mile east of the site
- Sea Containers West
2818 Cypress Street
Approximately 0.1 mile southeast of the site
- Tulloch Construction
3428 Ettie Street
Approximately 0.15 mile east of the site

Downgradient properties are as follows:

- C&L Trucking
2460 Wood Street
Approximately 0.25 mile southwest of the site
- Pacific Supply
1735 24th Street
Approximately 0.2 mile southwest of the site
- Russ Elliott
2526 Wood Street
Approximately 0.1 mile southwest of the site
- Wood Street Warehouse
2510 Wood Street
Approximately 0.15 mile northwest of the site

- o California Assembly Bill 1803 (AB 1803), List of Known Polluted Wells; State Water Resources Control Board, January 23, 1989

Contaminated wells are listed by address within each state region. There are no listed wells in the study area.

o **California Waste Management Board (CWMB) List of Active and Inactive Landfills, March 1989**

CWMB lists known active and inactive landfills. There are no active or inactive landfills listed in the study area.

4.4 Other Agency Contacts

In addition to reviewing published regulatory agency lists, HLA also contacted Captain Weyburn of the City of Oakland Fire Department regarding potential or known environmental concerns at the site and surrounding properties. Captain Weyburn recalls several hazardous waste spills and tank leaks in areas immediately upgradient of the site; specifics were not discussed. Captain Weyburn does not recall any hazardous waste spills at the site. His department was unaware of the existing UST at the site. The department requires inspection of USTs installed in the area.

5.0 CONCLUSIONS AND RECOMMENDATIONS

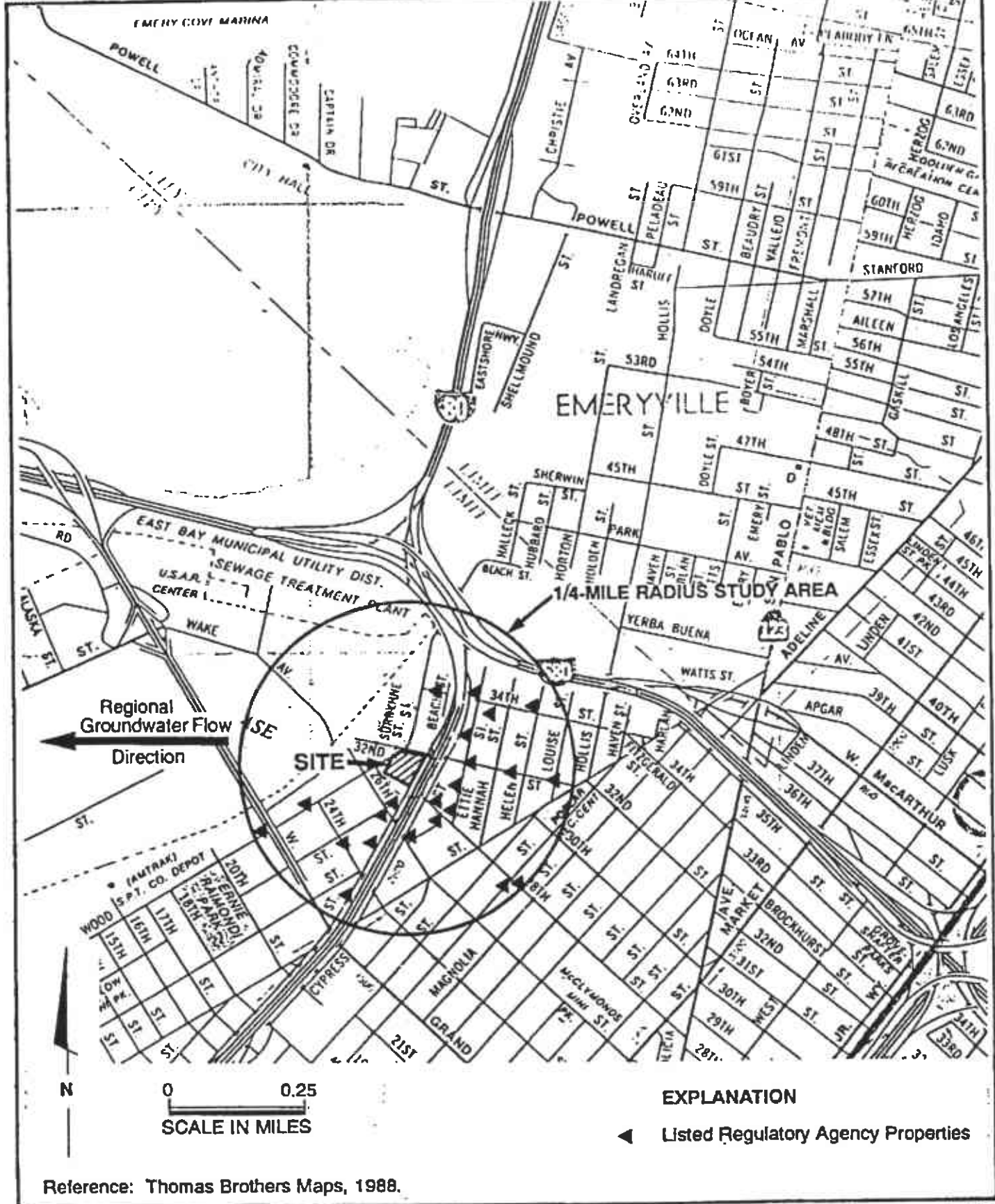
- o Leaking containers of various chemicals were observed in Space 10, and oil was observed leaking from a drum onto a concrete slab in Space 8. HLA recommends that storage of these containers be corrected by disposing of the leaking chemical containers and their contents and uprighting the drum.
- o Some materials observed in the building are suspected of containing asbestos. HLA recommends that these materials be sampled and analyzed for asbestos; if present, the material should be removed prior to any renovation or demolition of the materials, or if they are friable.
- o Several upgradient or nearby properties in the study area are listed by regulatory agencies as having hazardous material or waste releases or were observed to have hazardous materials or wastes stored on their properties in an inadequate fashion. Although there is no conclusive evidence that such offsite conditions have or will have impacted the site, there is the potential for subsurface contamination from offsite sources.
- o A UST exists in Space 9 under the building foundation. This UST has not been registered with the SWRCB or tested for tightness and monitored for type and quantity of its contents as is required. HLA recommends that the UST be placed back into service by performing the above requirements, or removing the UST or abandoning it in place if removal affects the integrity of the building structure.
- o In the 1989 aerial photograph, a stain was observed on the soil; the stain apparently originated from Space 8. The material which caused the stain is unknown. HLA recommends that the type of material be verified by previous tenants. If the material that was spilled is hazardous, or if the substance is not identified, soil samples should be collected to assess the potential contamination.

6.0 LIMITATIONS

PSA activities described herein were conducted in accordance with practices and procedures generally accepted in the consulting engineering field. Our professional judgment to assess the potential for contamination is based on limited data; no other warranty is given or implied by this report. A more extensive assessment that would include a surface and/or subsurface investigation and chemical analyses of soil and/or groundwater samples would provide more definitive information concerning site-specific conditions.

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Reference: Thomas Brothers Maps, 1988.



Harding Lawson Associates
 Engineering and
 Environmental Services

Vicinity Map
 Phase I - PSA
 2855 Cypress Street
 Oakland, California

PLATE

1

DRAWN CS-J
 JOB NUMBER 18452,038.02

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DATE 7/90

REVISED DATE

**Explanation
Plate One
Listed Regulatory Agency Properties
1/4 Mile Radius Study Area**

Kantors Furniture 2525 Cypress Street	Zero Waste System 1450 32nd Street
Allis-Chalmers Material Kalmar A.C. 2792 Cypress Street	Cal Trans District 3465 Ettie Street
E&R Auto Wreckers 3230 Ettie Street	Alameda Instruments 1552 Beach Street
Pacific Supply 1735 24th Street	Hemsath Pack Drayage 1390 34th Street
Master Transportation 1451 34th Street	Lindberg Heat 1549 32nd Street
McDermott Sealy 1577 32nd Street	PPG Industries 2300 Cypress Street
Tipper Blonco 2450 Cypress Street	Cereske Electric 1688 24th Street
Peterson & Olson 1719 28th Street	C&L Trucking Co. 2460 Wood Street
Sea Containers West 2818 Cypress Street	Tulloch Construction 3428 Ettie Street
Bay Area Container Transport 3427 Ettie Street	Western Seafare 1301 26th Street
Russ Elliott 2526 Wood Street	Wood Street Warehouse 2510 Wood Street

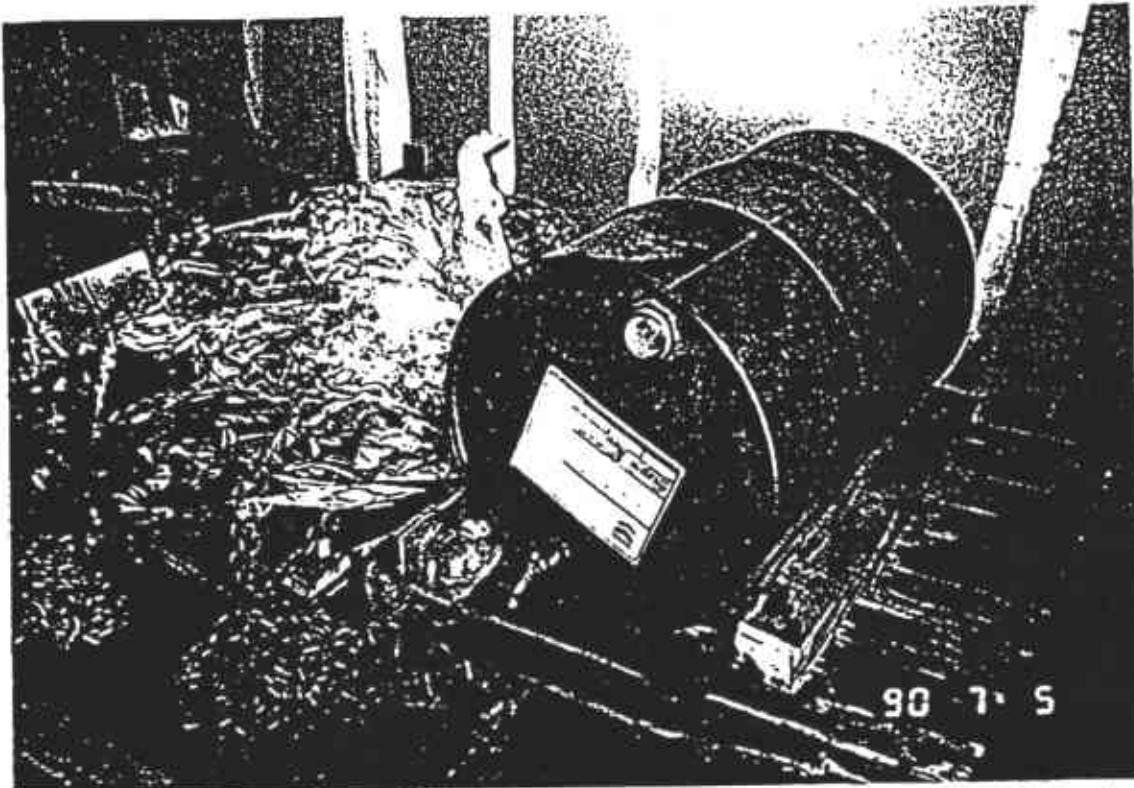


Photo One

Southland Packaging
Leaking motor oil

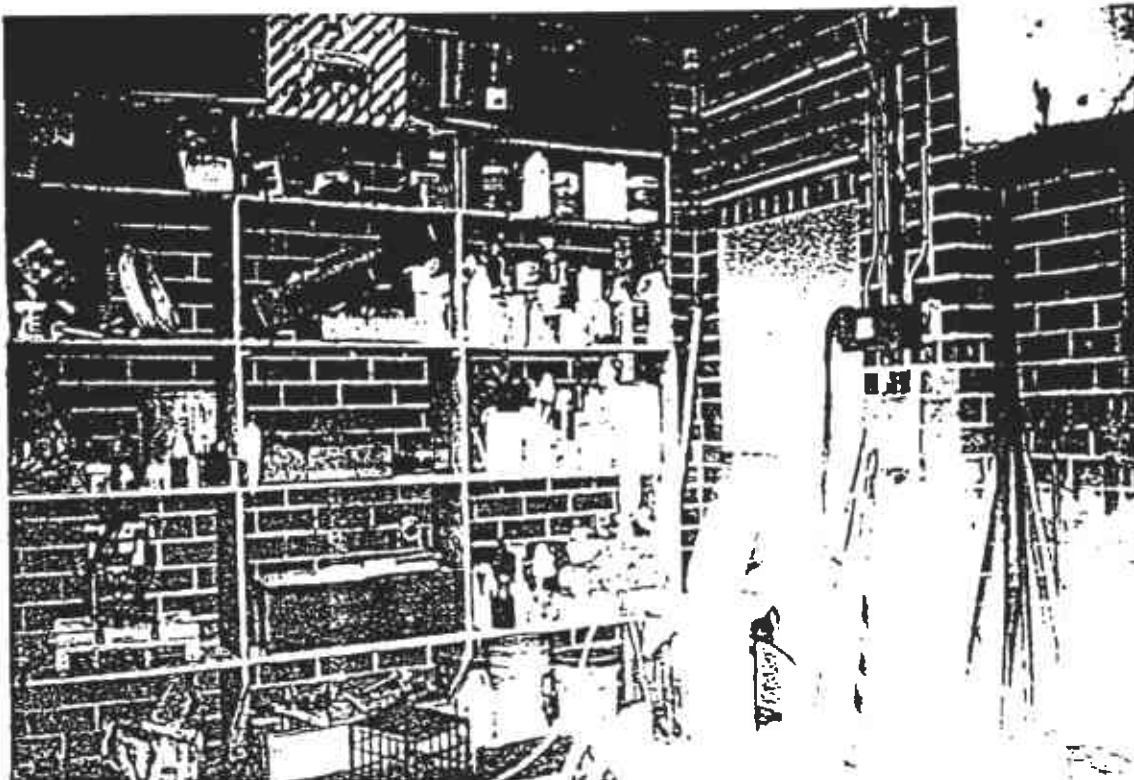


Photo Two

Many unsorted, miscellaneous and
hazardous materials stored