PHASE I
ENVIRONMENTAL SITE ASSESSMENT
CRUISE AMERICA PROPERTY
796 66th AVENUE
OAKLAND, CALIFORNIA
FOR
CRUISE AMERICA INC.

Purcell, Rhoades & Associates
Consultants in the Applied Earth Sciences

Purcell, Rhoades & Associates, Inc.

Geotechnical, Environmental, & Materials Testing

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Pleasant Hill, CA 94523

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No. 03-314/6895-01
April 4, 2001

Mr. Cory Kauffmann
Cruise America, Inc.
11 West Hampton
Mesa, Arizona

Subject: **PHASE I ENVIRONMENTAL SITE ASSESSMENT**
Cruise America Property
796 66th Avenue
Oakland, California

Dear Mr Kauffmann:

We are pleased to present this Phase I Environmental Site Assessment report for the above referenced property. The purpose of this Phase I ESA was to assess the potential for significant site contamination from on-site or off-site sources associated with past or present activities. Our report describes the services performed and presents our conclusions.

Based on information reviewed in this assessment to date, PRA has not found documentation that confirms whether the reported areas of contamination at former onsite gasoline tank and waste oil tank excavations were properly remediated. In a final grading report issued by Kaldveer after the grading contractor initially refused to continue work at these areas until he received instruction on how to proceed suggests that these areas may have been remediated; however, there is no supporting documentation. The issue of a Final Grading report by Kaldveer, the geotechnical and environmental consultant for Cruise America for development of the site suggests that some form of remediation occurred. However, there is no supporting documentation for this work. Our study found no other indications for potential for significant site contamination from on-site and off-site sources associated with past or present activities.

dates don't matter

If you have any questions, please contact this office.

Reviewed by

Daniel J. Rhoades, P.E.
Principal, C-16891
Exp. 6/30/01
6-30-01

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Very truly yours,

PURCELL, RHOADES & ASSOCIATES

Joseph O. Ambrosino, R.E.A.
Associate
No.01054, Exp. 6/30/01

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1.0 INTRODUCTION

1.1 Overview

The subject site for this Phase I Environmental Site Assessment (ESA) is the Cruise America property located at 796 66th Avenue in Oakland, California. The location of the site is shown on Figures 1 and 2, Site Location Map and Site Plan, respectively.

At the time of this study, PRA has not found documentation that confirms whether the reported areas of contamination at former onsite gasoline tank and waste oil tank excavations were properly remediated. In a final grading report issued by Kaldveer after the grading contractor initially refused to continue work at these areas until he received instruction on how to proceed suggests that these areas may have been remediated; however, there is no supporting documentation. Our study found no other indications for potential for significant site contamination from on-site and off-site sources associated with past or present activities.

1.2 Purpose and Scope of Services

This Phase I ESA was performed to assess the potential for significant site contamination from on-site or off-site sources associated with past or present activities. Our scope of services included the following:

- Conduct a site reconnaissance to observe surficial conditions and indications of environmental hazards on the subject site and in the immediate vicinity of the site.
- Review reported database listings of Federal and State governmental agencies to obtain information pertaining to the storage, handling, or disposal of hazardous materials at the site and within ASTM-defined search distances.
- Review historical and recent aerial photographs of the area to review land uses or material handling practices which might have had the potential for significant contamination of the subject site.
- Interview managers or tenants of neighboring properties to determine if activities in the vicinity may have affected the site.
- Prepare this report which describes the findings of our assessment and presents our conclusions regarding the potential for the presence of significant site contamination.

1.3 Limitations and Exceptions of Assessment

The scope of services for this project and the basis for our conclusions were strictly limited to the records review, aerial photo review, and site reconnaissance as described above. No soil sampling, lead or asbestos surveys, geophysical survey or monitoring well construction were requested or performed.

No warranty, express or implied, is given regarding the presence of hidden or unidentified sources of contamination at the subject property. The opinions contained in this report are based on information and records reviewed and observations made at the time of our site visit. This report should not be relied upon to represent conditions at later dates. Any additional information that becomes available concerning this site should be submitted to Purcell, Rhoades & Associates (PRA) so that our conclusions may be reviewed and modified, if necessary.

Our services, data and opinions contained in this report were prepared for the sole use of Cruise America and their Consultants for the site located at 796 66th in Oakland, Alameda County, California. This report may not be republished or reproduced in any manner without the written permission of PRA.

2.0 SITE DESCRIPTION

2.1 Location and Description

The subject site consists of a semi-rectangular parcel of land located at the immediate southeast corner of the intersection of 66th Avenue and Coliseum Way in Oakland, California (see Figure 1, Site Location Map). The site is at an elevation of approximately 6 feet above mean sea level (USGS, 1980).

2.2 Site and Vicinity Characteristics

The site and vicinity are located in Oakland, Alameda County in an apparently light industrial zoned area. The site is bounded on the north by 66th Avenue with light industrial businesses located along the north side of 66th Avenue, on the east side by railroad tracks east of which also includes light industry, and on the south by Damon Slough that discharges into the San Francisco Bay just west of Interstate 80. South of this slough is the Oakland-Alameda Coliseum Complex which includes a parking area between the slough and Coliseum. The property is bounded on the west by Coliseum Way which provides access to the Coliseum Complex.

2.3 Hydrogeology

The subject site is located in the eastern portion of the San Francisco bay area, in the Coastal Range Geologic Province of California. In the geologic mapping of the Oakland area, Radbruch, D. H. (1969) indicated that the subject site is underlain by artificial fill placed over a former tideland area. Lion Creek, (also mapped as Damon Slough) the nearest body of water is located along the south side of the site. It discharges into the San Francisco Bay and would be expected to reverse flow due to the tidal action of the bay. The regional groundwater flow direction is expected to be toward the west/southwest. Groundwater levels and gradient at the site may fluctuate due to seasonal variations in rainfall, tidal action, groundwater pumping or other on or off-site conditions.

2.4 Improvements on the Subject Site

At the time of our site reconnaissance on November 28, 2000, the site was improved with the existing Cruise America facility which includes a sales office, service shop, fuel pump island and parking lot for new and rental recreational vehicles. Other onsite improvements include a gray and black water disposal, above-ground 1000 gallon propane tank, trash enclosure, vehicle wash area and several portable, metal storage buildings used to store motorcycles and a below ground vehicle hydraulic hoist.

2.5 Specialized Knowledge or Experience of the User

when ?

Our records indicate that the site once contained 3 underground fuel storage tanks when the property was owned by McGuire & Hester, a grading contractor. These tanks were removed and follow-up investigations were performed by Purcell, Rhoades & Associates and other environmental firms. These studies will be discussed later in the report. No other information was provided to PRA regarding environmental liens against the site or specialized knowledge or experience regarding former activity at the site.

2.6 Current Uses of the Subject Site

At the time of our site visit, the site was owned and operated by Cruise America, a recreational vehicle dealership. The property includes a sales office, repair shop, sales lot and other associated facilities. New underground fuel storage tanks (UST's) were installed at the property by the current owner.

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2.7 Past Uses of the Subject Site

Based on historic uses of the property, the site was used as office space and to store and maintain construction equipment. Underground fuel storage tanks were previously located on the site but were subsequently removed.

2.8 Current and Past Uses of Adjacent Sites

The property to the north and east are used as light industrial type businesses. The southern side of the property include a drainage channel\creek south of which is the Oakland/Alameda County Coliseum complex. Coliseum Way is located along the west side of the site with freeway frontage roads and offramp located west of Coliseum Way. A description of the aerial photograph review is provided in Section 3.3.

3.0 RECORDS REVIEW

3.1 Standard Environmental Record Sources, Federal and State

The scope of services for this ESA included the search of federal and state database listings of existing or potentially contaminated sites within standard search distances from the subject site in accordance with the American Society for Testing and Materials (ASTM)

APPENDIX A

Standard E 1527-94. Following is a summary of sites listed in the Government Records Search report, prepared by EcoSearch Environmental Resources, Inc., of Indianapolis, Indiana, dated October 31, 2000, for the sites that are within the standard search distances from the subject property.

3.11 Federal Record Sources

- The National Priorities List (**NPL**) is the US EPA's database of uncontrolled or abandoned hazardous waste sites identified for priority remedial actions under the Superfund program. A site must meet or surpass a predetermined hazard ranking system score, be chosen as a state's top priority site, or meet three specific criteria set jointly by the US Dept. of Health and Human Services and the US EPA in order to become an NPL site. No sites were listed in this database within a 1-mile radius of the subject site.

- The **CERCLIS** List is a compilation by the US EPA of the sites which the EPA has investigated (**NFRAP Archive**) or is currently investigating (**Active**) for a release or threatened release of hazardous substances pursuant to the Comprehensive Environmental Response, Compensation and Liability Act of 1980 (Superfund Act). Fifteen sites were listed in this database within a 1-mile radius of the subject site.

- **RCRA-TSD** - The US EPA's Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Facilities database is a compilation by the EPA of facilities which report generation, storage, transportation, treatment or disposal of hazardous waste. RCRA TSDs are facilities which treat, store and/or dispose of hazardous waste. No sites were listed in this database within a 1-mile radius of the subject site.

- **RCRA Generator** - RCRA Large Generation are facilities which generate at least 1000 kg/month of non-acutely hazardous waste (or 1 kg/month of acutely hazardous waste). RCRA Small and Very Small generators are facilities which generate less than 1000 kg/month of non-acutely hazardous waste. Four sites were listed in this database within a 1/4-mile radius of the subject site.

- **CORRACTS** - The US EPA maintains this database of RCRA facilities which are undergoing "corrective action". A "corrective action order" is issued pursuant to RCRA Section 3008(h) 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. Two sites were listed in this database within a 1-mile radius of the subject site.

- The 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 US EPA, the US Coast Guard, the National Response Center and the

Department of Transportation. Three sites were listed in this database within a 1/4-mile radius of the subject site.

- **PADS** - The US EPA maintains this database of facilities which handle PCBs. The database is divided into storage facilities, disposers, generators and transporters of PCBs. One site was listed in this database within a 1-mile radius of the subject site.

- **TRI** - Section 313 of the Emergency Planning and Community Right-to-Know Act (also known as SARA Title III) of 1986 requires the US EPA to establish an inventory of Toxic Chemicals emissions from certain facilities (Toxic Release Inventory System). Facilities subject to this reporting are required to complete a Toxic Chemical Release Form (Form R) for specified chemicals. No sites were listed in this database within a 1/2-mile radius of the subject site.

- The US EPA maintains the Section Seven Tracking System (**SSTS**). This database tracks pesticide-producing establishments and tracks the types and amounts of pesticides, active ingredients, and devices which are sold, produced or distributed annually. No sites were listed in this database within a 1-mile radius of the subject site.

- **DOCKET** - The US EPA maintains the Civil Enforcement Docket which is information on civil and administrative actions filed by the Department of Justice for the EPA. This record, continually updated since 1972, includes data regarding facility names, dates, laws violated and penalties assessed. No sites were listed in this database within a 1-mile radius of the subject site.

- The Toxic Substances Control Act (**TSCA**) Inventory includes the locations and chemical production information of more than 7,000 processors and manufacturers of chemicals. This database is no longer released to the public by the US EPA.. One site was listed in this database within a 1-mile radius of the subject site.

3.12 State Record Sources

- **CALSITES (AWP)** - This database is provided by the CA. EPA and includes potentially contaminated hazardous waste sites with active Annual Work Plans. Two sites were listed in this database within a 1-mile radius of the subject site.

- **CALSITES (HWS)** - This database is provided by the CA. EPA and includes potentially contaminated hazardous waste sites with non-active Annual Work Plans. One site was listed in this database within a 1/2-mile radius of the subject site.

- **CORTESE** - This database is provided by the CA. EPA, Dept. of Toxic Substances Control, and contains a listing of historical CALSITES, leaking underground storage tanks, sanitary landfills and landfills with known groundwater contamination. Twenty three sites were listed in this database, with 7 sites within 1/4 mile and 15 sites from 1/4 to ½ miles of the site.

- **SWF** - This database is provided by the California Integrated Waste Management Board and consists of both open as well as closed and inactive solid waste disposal

facilities, incinerators and transfer stations pursuant to the Solid Waste Management and Resource Recovery Act of 1972, Government Code §2.66790(b). Three sites were listed in this database within a 1-mile radius of the subject site.

- The California Waste Management Unit Database System/Solid Waste Assessment Test Data (**WMUDS/SWAT**) is used by the State Water Resources Control Board to track solid waste facilities. No sites were listed in this database within a 1-mile radius of the subject site.

- The California Waste Discharge System (**WDS**) database is maintained by the State Water Resources Control Board and contains information on sites with waste discharge permits issued by the state. One site was listed in this database, at between ½ and 1 mile from the subject site. No sites were listed in this database within a 1/2-mile radius of the subject site.

- The Statewide Leaking Underground Storage Tank (**STATEWIDE LUST**) list is provided by the State Regional Water Quality Control Board (RWQCB) and includes information on LUST sites registered with the State of California and reported to the RWQCB. Eight sites were listed in this database within a 1/4-mile radius of the subject site. The subject site was also included on this list. Fifteen site were listed between 1/4 and ½ mile of the site. Only 3 of these sites (including the subject site) would be considered upgradient of the subject site. These sites are discussed later in this report.

- The San Francisco Bay Region of the California RWQCB LUST database (**REGION 2 LUST**) includes information on LUST sites registered with the San Francisco Bay Region of the RWQCB. The same sites listed in the Statewide Lust database were also included on this list.

- The Statewide Underground Storage Tank (**STATEWIDE UST**) list is provided by the State Regional Water Quality Control Board (RWQCB) and includes information on USTs registered with the State of California. The subject site and 6 other sites within a 1/4 mile radius of the subject site were listed on this database.

- The San Francisco Bay Region of the California RWQCB keeps a database (**REGION 2 SLIC**) of information on spills, leaks, investigations and cleanup sites registered with the San Francisco Bay Region of the RWQCB. No sites were listed in this database within a 1/4-mile radius of the subject site.

- The City of Oakland UST list contains information on underground storage tanks registered with the city. The subject site and the Unocal Gas Station located approximately 1/10 mile east of the site are on this database.

3.2 Review of Alameda County Health Care Services Agency

Two requests were sent to the San Francisco RWQCB to review the files of the following sites: McGuire & Hester, 796 66th Avenue, Oakland, CA, 94621; Unocal Gas Station, 845 66th Avenue, Oakland, CA, 94621; & Allied Crane, 727 66th Avenue, Oakland, CA, 94621. RWQCB informed us that they had no files on these properties and that the lead agency for those facilities was the Alameda County Health Care Services. We then submitted our request to the Alameda County Health Care Services Agency. They had records for only the Unocal Gas Station property at 845 66th Avenue in Oakland. It should be noted that according to the Ecosearch report, there was a diesel spill at the McGuire & Hester property (which is the same property as the Cruise America property) reported to the RWQCB in 1988 and reviewed by them in 1988 but that no action had been reported. The Allied Crane site had a gasoline leak in 1990 that affected the soil only. No action had been taken. Another nearby site reported on the LUST list was the Peck & Hills Company property located at 701 66th Avenue, approximately .07 miles west of the site. There was a reported gasoline leak in 1991 and the case was closed in 1992.

The Unocal site is located at 845 66th Avenue, approximately .12 miles east/northeast of the subject site. The site had a reported gasoline leak in 1989. The most recent report available at the Alameda County Health Care Services office was a Site Conceptual Model report prepared by Gettler-Ryan Inc. dated May 19, 2000. That report indicated that historical groundwater flow directions at the Unocal station have varied from northeast, northwest, southeast and southwest, however, most directions were to the south which is cross-gradient to the site. The report further states that the site is classified as a Class C which is prioritized at the lowest level for sites within a vulnerable groundwater basin, requiring determination of a cleanup priority classification within three years. There is an MtBE contamination plume at the site which had yet been defined in the downgradient direction to determine the cleanup priority. Since the groundwater flow direction is in the southerly direction, a monitoring well is planned to be installed on the property located south of the Unocal property. This property is the same property located east of the subject site. Due to the distance between the subject site and the Unocal site and the direction of the groundwater, the contamination at the Unocal site is not expected to have an adverse impact to the subject site.

3.3 Historical Use Information

3.31 Aerial Photo Review

We reviewed the following aerial photographs obtained from Pacific Aerial Survey in Oakland, California:

Aerial Photograph I.D.	Date
AV 11-4-18 (stereo pair)	3-24-47
AV 253-11-34 (stereo pair)	5-4-57
AV 858-2-35 (stereo pair)	7-2-68
AV 1100-7-33 (stereo pair)	4-24-73
AV 2300-2-29 (stereo pair)	6-21-83
AV 3268-6-31 (stereo pair)	3-30-88
AV 4625-12-33 (stereo pair)	11-29-94
AV 6100-112-42 (stereo pair)	8-24-98

The 1947 photos show the site to include several structures. There is a structure located where the present day Cruise America shop is located; however, this structure's configuration and location do not entirely match the Cruise America shop building. There is another structure located off the immediate east end of this structure and another structure where the present day Cruise America office is located. Several other small structures and equipment were observed on the property. The property extends from the existing railroad tracks on the east to Highway 80 on the west. The site appears to be unpaved. There was no development on the north, west, or south. The site is bounded on the south by Damon Slough. There were 3 structures located on the property on the east side of the railroad tracks.

The 1957 shows similar conditions at the site as the 1947 photos except for a structure observed along north/center of the property. This property fronted on 66th Avenue. The surrounding property now included light industry to the north, east and southeast. The land to the south, west and northwest remained undeveloped. The 1968 photographs showed similar conditions as the 1957 photos. The Oakland Coliseum Complex was observed in the photo. The site has been reduced to its present size with an access road to the Coliseum constructed on the subject site's western boundary.

The 1973 photographs show more equipment stored on the site. Damon Slough appears slightly north of its prior location. The site remains unpaved. The 1977 photos show similar conditions as the 1973 photographs. The property to the east included 4 separate structures. The 1983 photographs show similar conditions as the 1977 photos. There is a possible structure observed at the southeast corner of the site that was not observed in prior photos.

The 1988 photographs show a significant amount of equipment at the site. The building located off the east end of the previous shop building location was no longer present. Other buildings include the structure that fronts 66th Avenue, the present day office and the structure at the southeast corner of site. The property appears to remain unpaved.

The 1994 and 1998 photographs show the site much as it is today. It includes the office and shop as the two main structures on the site. Several recreational vehicles could be observed on the property. The only remaining structure observed in the previous photos is the office building located near the northeast corner of the property. The surrounding property development include light industry to the north and east, the Oakland Coliseum to the south and Highway 880 to the west.

4.0 SITE RECONNAISSANCE

On October 31, 2000, a representative of our office performed a reconnaissance of the subject site. We also met with Mr. Walter Wilson of Cruise America who assisted our representative in identifying the various facilities and equipment at the property. During the site reconnaissance, an effort was made to look for both general and specific characteristics which could have an environmental impact on the site. Our observations are summarized below.

4.1 Hazardous Substances in Connection with Identified Uses

We observed no hazardous substances in connection with identified uses on the subject site.

4.2 Hazardous Substance Containers / Unidentified Substance Containers

Several hazardous substances containers were observed at the subject site at the time of our site visit. These included two 240 gallon oil and transmission fluid tanks, one 55 gallon can with crushed oil filters, miscellaneous cans of paints and solvents. These were observed in the vehicle service shop. At the south/center of the property, we observed a trash enclosure and adjacent storage area that included used batteries, used auto transmissions and used RV refrigerators. We also observed a large plastic garbage can at the entrance to the shop that had some leakage of oil on the slab below. The vehicle service shop included a vehicle painting room at the west end of the building. We observed containers of various cleansers, solvents and paint. There was a vehicle wash facility adjacent to the west end of the service shop. We also observed a below-ground hydraulic hoist at the north end of the wash area.

4.3 Storage Tanks

We observed one above-ground propane storage tank along the southern fence line. There were two underground storage tanks observed at the site - one at the fuel pumping station and one at the entrance to the service shop used for storage of waste oil.

4.4 Indications of Polychlorinated Biphenyls (PCBs)

No obvious potential PCB sources were observed in the immediate vicinity of the site or on the site; however, PCB may be contained in on-site electrical equipment. We did not perform sampling or testing for PCBs as part of this assessment.

4.5 Indications of Solid Waste Disposal

A trash enclosure was observed along the southern property line. It included one garbage bin, used tires, an RV air conditioner and other miscellaneous items such as an old desk, metal shelving, etc. Adjacent to this enclosure were old RV refrigerators, vehicle

transmissions and approximately 28 used auto batteries. We observed no obvious indications of solid waste disposal at the subject site. The subject site was not listed in the SWF database used in the EcoSearch report.

4.6 Physical Setting Analysis

The subject site is located in a relatively flat area, at an elevation generally similar to most adjacent sites.

4.7 Asbestos-Containing Materials

This report did not include a survey for asbestos-containing materials.

4.8 Miscellaneous

Our records indicates that Purcell, Rhoades & Associates (PRA) provided environmental services to Cruise America during its purchase in 1988 of the subject site from the previous owner, McGuire & Hester. Our services were limited to testing at a former underground diesel fuel storage tank site. McGuire & Hester retained their own environmental specialist, Applied GeoSystems who performed a Subsurface Investigation Report dated March 24, 1987, and an Environmental Investigation Related to Underground Tank Removal report dated February 13, 1987. Further site monitoring was recommended by Applied GeoSystems. Cruise America retained Kaldveer Associates in 1989 as their environmental specialists during construction of their present facility and to assist them in remediation of localized contamination that was encountered during construction. Their study found that the soil contained waste oil at levels requiring remediation and recommended an expanded soil sampling program, excavation and removal of all observed contaminated soils and proper disposal and closure soil sampling to confirm that all contaminated soil had been removed.

The last correspondence regarding site conditions found in our file, was dated 11/15/89 and was from Mr. Fredric A. Rollman of Donfeld & Kelley, counsel for Cruise America. Mr. Rollands letter attached an 11/13/89 memo from CSB Construction, Inc., grading contractor for Cruise America. The memo indicates that an oil film was observed on top of the water in an excavation for an underground gasoline tank which precluded discharge of the water into the nearby channel. The memo also stated that they may have found a worse condition at the waste oil tank excavation. The contractor stated in his memo that he stopped all further excavation work at these two areas until he received instructions on how or whether to proceed.

dated after Geotech Research

In preparing this ESA, this office contacted Mr. Len Sansone of Harza Engineering (Kaldveer Associates now merged with Harza Engineering) in an attempt to determine the outcome of the issues discussed in the above paragraph. Mr. Sansome reviewed the Kaldveer files and could not find any follow-up data regarding remediation of these two areas. He stated that there was a final geotechnical report on testing and observation services during grading which indicates that site grading was completed.

no doc of remediation so this is where they need PHII.

5.0 FINDINGS AND CONCLUSIONS

Based on information reviewed for this assessment to date, PRA has not found documentation that confirmed whether the reported areas of contamination at the gasoline tank excavation and waste oil tank excavation were properly remediated. In that a final grading report was issued by Kaldveer after the grading contractor initially refused to continue work at these areas until he received instructions on how to proceed suggests that these areas may have been remediated; however, there is no supporting documentation The issue of a Final Grading report by Kaldveer, the geotechnical and environmental consultant for Cruise America for development of the site suggests that some form of remediation occurred. However, there is no supporting documentation for this work. Our study found no other indication for potential for significant contamination from on-site or off-site sources associated with past or present activities.

This study did not include surveys or testing for hydrocarbon contamination, asbestos-containing materials, lead or lead-based paint, PCBs, pesticides (except as noted in the report) or herbicides.

If additional information is discovered which may affect the findings in this report, PRA, should be notified so that the findings of this report may be modified, if necessary.

6.0 REFERENCES

Applied GeoSystems, February 13, 1987, "Report, Environmental Investigation Related to Underground Tank Removal at McGuire and Hester, 796 66th Avenue, Oakland, California," Job No.86120-1.

Applied GeoSystems, March 24,1987, "Report, Subsurface Environmental Investigation, Soil Boring and Monitoring Well Installation at McGuire Hester, Oakland, California," No. 86120-2.

Applied GeoSystems, 1-23-87, "Record of Analysis, Laboratory # 8701S057."

Applied GeoSystems, 1-23-87, "Record of Analysis, Laboratory # 8701S058."

Applied GeoSystems, 1-23-87, "Record of Analysis, Laboratory # 8701S23."

CSB Construction, Inc., Fax memo dated 11/13/89.

EcoSearch Environmental Resources, Inc.,October 31, 2000, "Government Records Search, Cruise America, 796 66th Avenue, Oakland, CA 94621," Report ID Number 2280-5601.

Gettler-Ryan, Inc. May 19, 2000, "Site Conceptual Model for Tosco (76) Service Station No. 3135, located 845-66th Avenue, Oakland, California.

Kaldveer Associates, October 17, 1989, "Soil Sampling and Testing, Cruise America Facility, Oakland, California, " KE936-3, 14799.

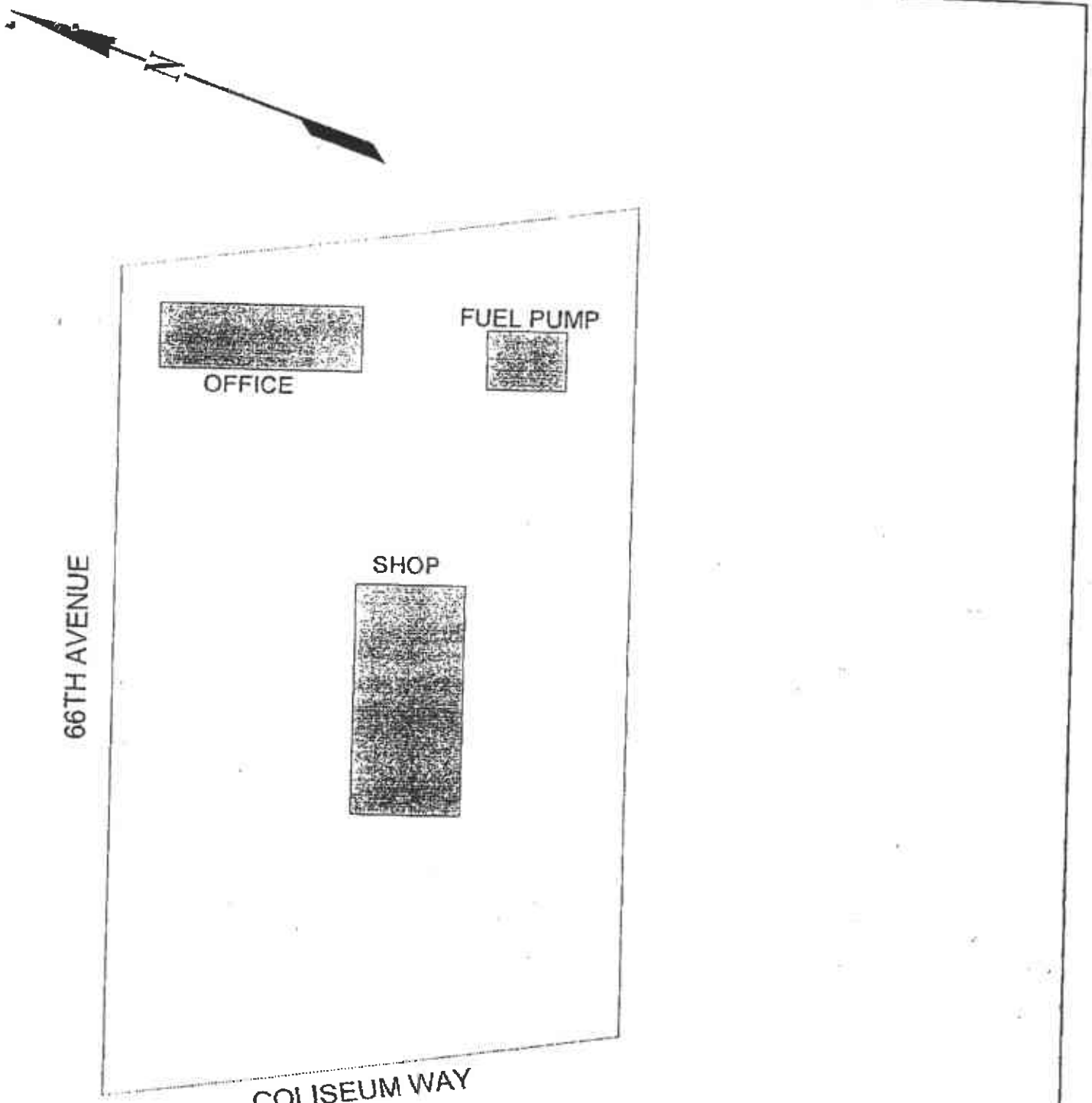
Purcell, Rhoades & Associates, June 1, 1988, "Preliminary Chemical Test Results - 796 66th Avenue, Oakland, California," No. 3-0216/4780-01.

Purcell, Rhoades & Associates, October 16, 1988, "Preliminary Investigation of Diesel Fuel Pad, 796 66th Avenue, Oakland, California," No. 3-0216/4780-01.

Purcell, Rhoades & Associates, October 16, 1988, "Supplemental Investigation of Diesel Fuel Pad, 796 66th Avenue, Oakland, California," No. 3-0216/4780-01.

Radbruch, H., Dorothy, 1969, Areal and Engineering Geology of the Oakland East Quadrangle, GQ - 769.

APPENDIX A



NOT TO SCALE

NOTES

DATE	APRIL 2001
JOB NO.	6895-01
DWG NO.	C6895-01FIG2
DRAWN	C. WILLIAMS
CHK'D	JJA
APP'D	DJR

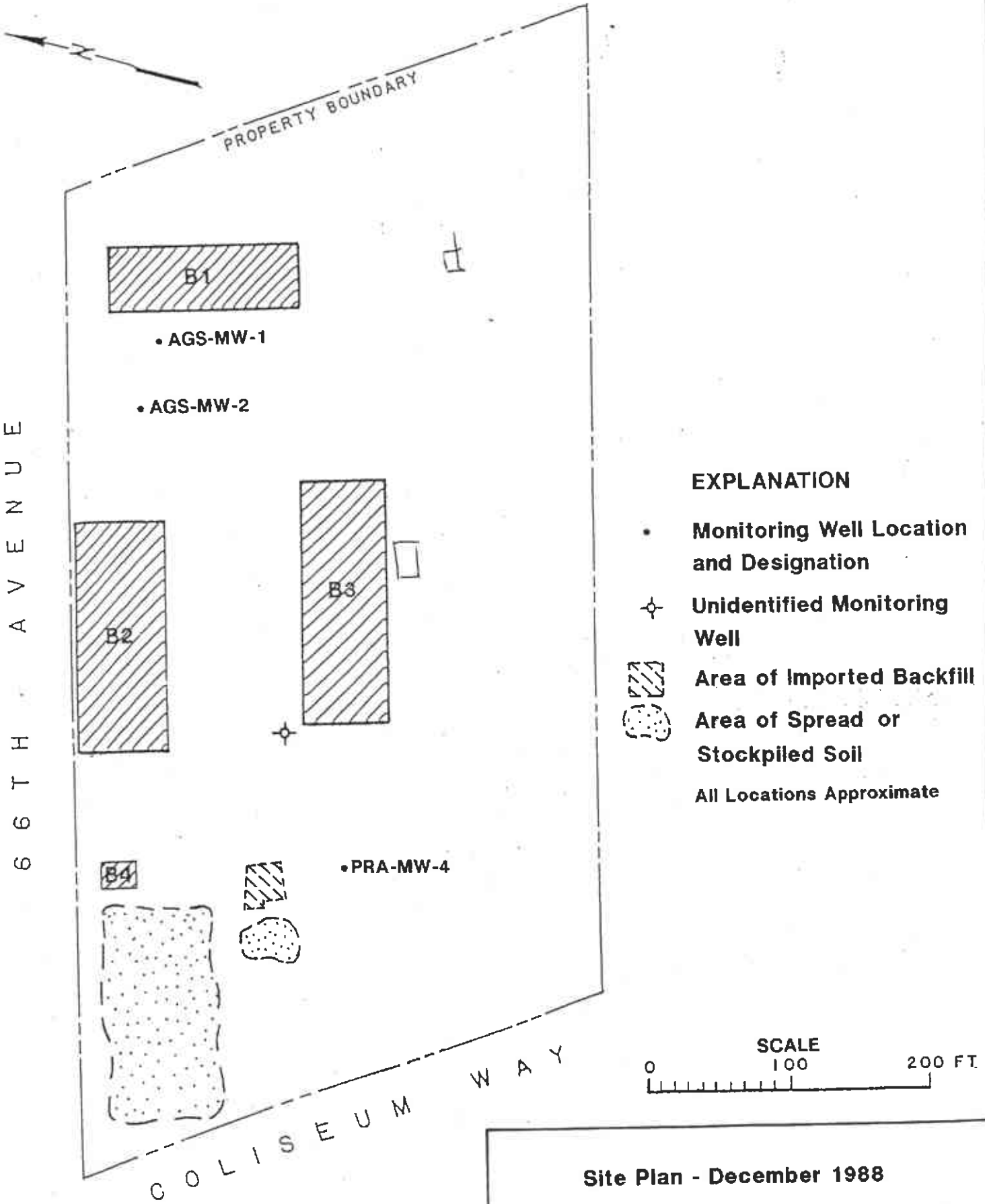
Purcell, Rhoades & Associates
Consultants in the Applied Earth Sciences

SITE PLAN
796 66TH AVENUE
OAKLAND, CALIFORNIA

FIGURE NO.
2

CLIENT CRUISE AMERICA

REV. NO.

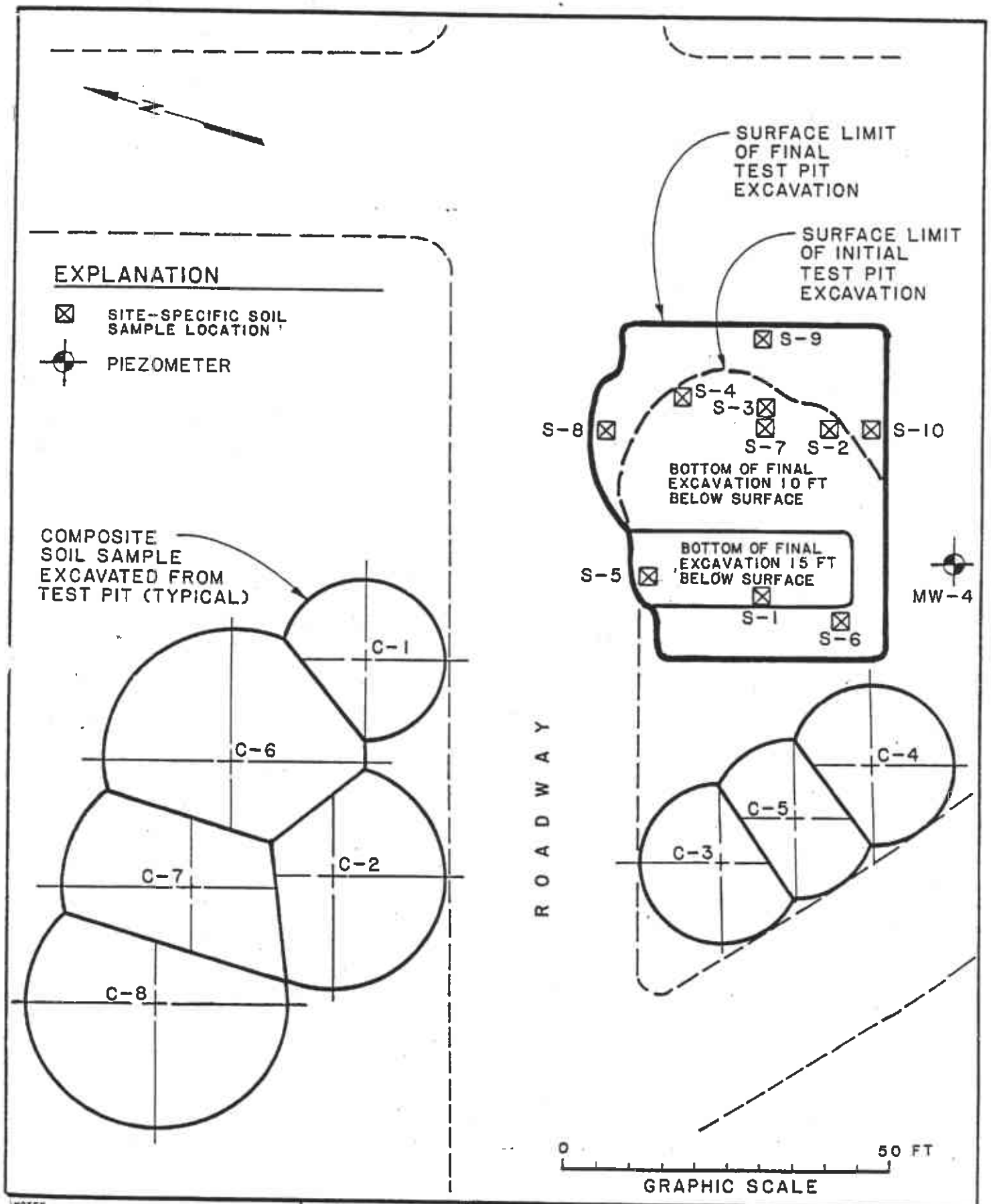


Site Plan - December 1988

ATT Aqua Terra Technologies Consulting Engineers & Scientists

McGuire and Hester

JOB NUMBER	DATE	PLATE
892.1	December 1988	3



NOTES

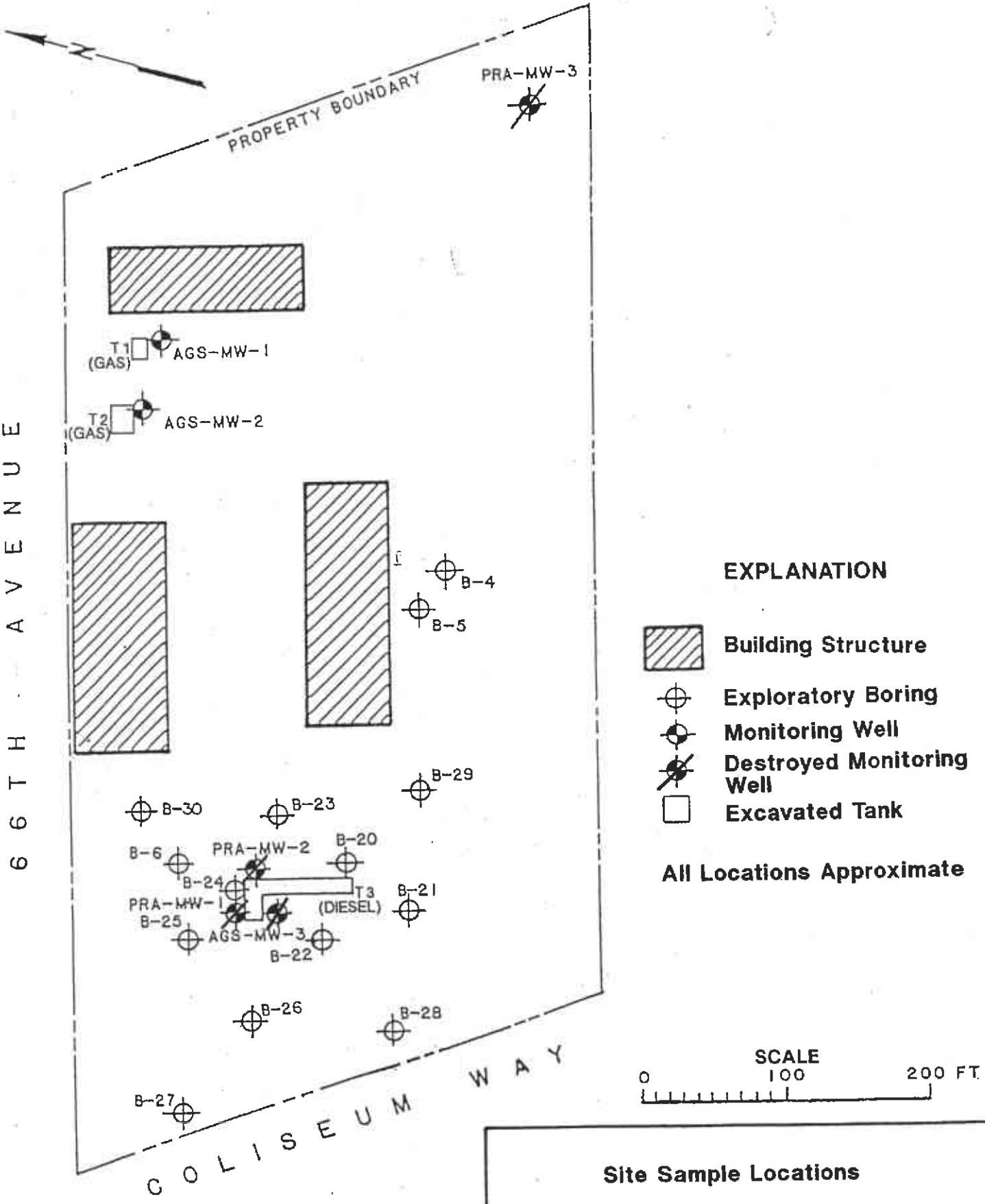
DATE	08/23/88
JOB NO.	4780-01
DES'D	P MORRILL
DRAWN	R BRACKETT
CHK'D	B WORDEN
APP'D	D AFFELDT

Purcell, Rhoades & Associates
Consultants in the Applied Earth Sciences

TEST PIT EXCAVATION AND SOIL SAMPLE STORAGE
796 66TH AVENUE, OAKLAND, CALIFORNIA
CRUISE AMERICA

FIGURE NO. 1

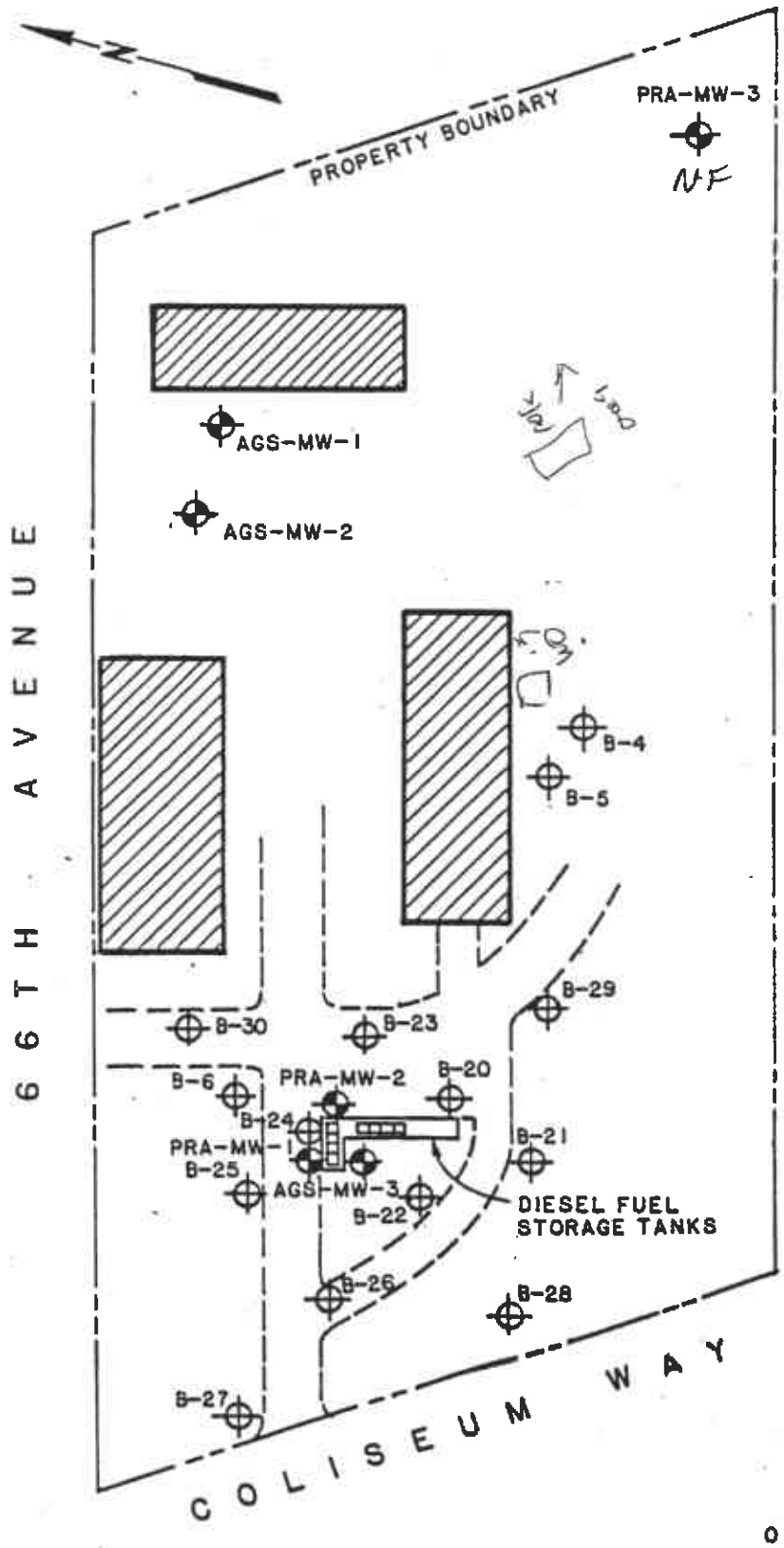
REV NO.



Site Sample Locations

ATT Aqua Terra Technologies
Consulting Engineers
& Scientists

McGuire and Hester		PLATE
JOB NUMBER	DATE	2
892.1	December 1988	



NOTES

1. PLANIMETRIC BASE DATA TAKEN FROM APPLIED GEOSYSTEMS PROJECT NO. 86120-2 PLATE P-2 AND FIELD MEASUREMENTS TAKEN BY PURCELL RHOADES & ASSOCIATES
2. MONITORING WELLS PRA-MW-1, PRA-MW-2 AND PRA-MW-3 INSTALLED BY PURCELL RHOADES & ASSOCIATES. MONITORING WELLS AGS-MW-1, AGS-MW-2 AND AGS-MW-3 INSTALLED BY APPLIED GEOSYSTEMS.

EXPLANATION

- BUILDING STRUCTURE
- EXPLORATION BORING
- MONITORING WELL

0 100 200 FT

GRAPHIC SCALE

NOTES

DATE	07/20/88
JOB NO.	4780-01
DES'D	P MORRILL
DRAWN	R BRACKETT
CHK'D	J VALLAN
APP'D	K PRICE

Purcell, Rhoades & Associates
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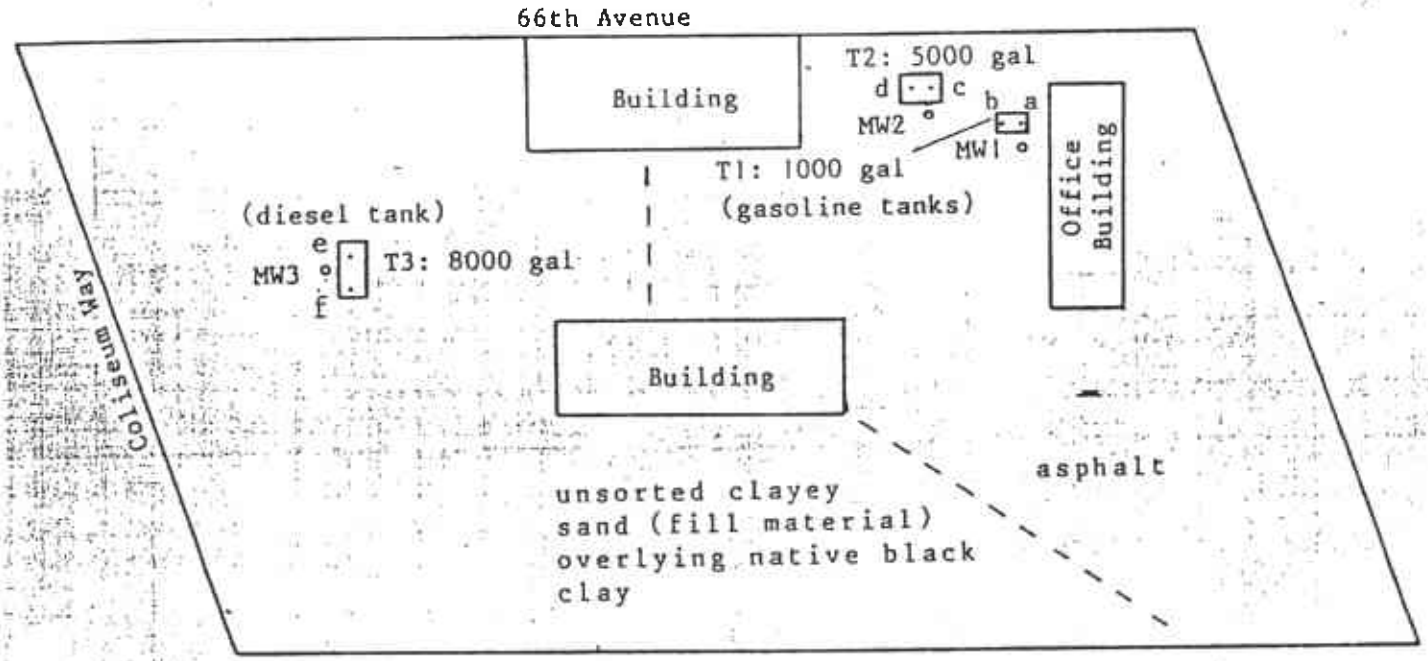
7504 Technology Drive, Hayward, CA 94545, (415) 732-9890
1061 Head Avenue, Pleasant Hill, CA 94523, (415) 932-1127

EXPLORATORY BORING AND MONITORING WELL LOCATION MAP
796 66TH AVENUE, OAKLAND, CALIFORNIA
CRUISE AMERICA

FIGURE NO. 2

REV NO.



Source: measured by Applied GeoSystems by tape and compass method

MW1 ° monitoring well location

sample location
a. SE-8-T1
b. SW-8-T1
c. SE-10-T2
d. SW-10-T2
e. SN-9-T3
f. SS-9-T3

Approximate Scale

0 100 200

Feet

Applied GeoSystems

GENERALIZED SITE PLAN
McGuire and Hester
796 66th Avenue
Oakland, California

PLATE P-2

PROJECT NO. 86120-2