

**PHASE I ENVIRONMENTAL
SITE ASSESSMENT UPDATE REPORT**
Hill Lumber Company
1259 Brighton Avenue
Albany, California

SECOR Job No. 70059-001-01

Prepared For:
Albany Unified School District
904 Talbot Avenue
Albany, California 94706

Submitted By:
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September 22, 1994

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SECOR

International Incorporated

November 21, 1994

Mr. J. Dale Hudson
Superintendent of Schools
Albany Unified School District
904 Talbot Avenue
Albany, California 94706

Re: **Former Hill Lumber Facility**
1259 Brighton Avenue
Albany, California

Dear Mr. Hudson:

Enclosed please find *SECOR* International Incorporated's (*SECOR*) Site Investigation Report for the above referenced property.

If you have any questions regarding this report or the project in general, please do not hesitate to call me at (510) 686-9780. Thank you again for the opportunity to provide our services.

Sincerely,

SECOR International Incorporated



Jean M. Christensen, REA
Principal Scientist

JMC:kms
Enclosures

cc: Gregory Mix
Susan Hugo

LANDPLAN.L05
November 21, 1994
Job No. 70059-001-01

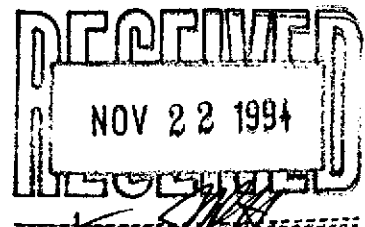


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1.0 INTRODUCTION

This report presents the results of the Phase I Environmental Site Assessment (ESA) Update of the Hill Lumber Company property located at 1259 Brighton Avenue in Albany, Alameda County, California performed by Science & Engineering Analysis Corporation (*SECOR*). This ESA Update was performed at the request of Land Planning Consultants, Inc. (LPC) in conjunction with the June 30, 1994 Proposal Letter to update the Phase I Environmental Site Assessment conducted by Certified Environmental Consulting (CEC) in September 1992, conduct a pre-demolition asbestos survey and sampling investigation, and review materials (investigation reports) pertaining to the closure of the underground storage tanks (USTs) releases at the subject property.

1.1 Objective

The objective of this ESA update was to perform appropriate inquiry into the past ownership and uses of the subject property consistent with good commercial or customary practice as outlined by the American Society of Testing and Materials (ASTM) in the Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, Designation E 1527-93. The purpose of this assessment was to identify, to the extent feasible, recognized environmental conditions, on the subject property or within the study area as defined by the ASTM standard, that have and/or may cause an adverse environmental impact to the subject property. Additionally, *SECOR* was provided with and reviewed reports describing work previously performed at the subject property.

1.2 Scope of Work

The Phase I ESA update was performed in accordance with *SECOR*'s June 30, 1994 Proposal Letter to Update the Phase I Environmental Site Assessment conducted by Certified Environmental Consulting in September 1992, conduct a pre-demolition asbestos survey and sampling investigation, and review materials (investigation reports) pertaining to the closure of the underground storage tanks (USTs) at 1259 Brighton Avenue in Albany, California. This assessment consisted of reviewing previous investigative reports supplied by LPC, a visual inspection of the subject property, interviews, and a review of the pertinent records of local, state, and federal agencies. *SECOR* has relied on the historical aerial photograph review performed by CEC in the Phase I Environmental Site Assessment Report, dated September 1992. The scope of services did not include a radon survey, an assessment of overall regulatory compliance, or sampling and analysis of environmental media (i.e. soil, groundwater, etc).

2.0 ENVIRONMENTAL SETTING

2.1 Regional Physiographic Conditions

The subject property is located north of Brighton Avenue and west of San Gabriel Street. The United States Geologic Survey (USGS) 7.5-minute topographic map for the Richmond Quadrangle was reviewed for this assessment. The map was published in 1959 and photo-revised in 1980. The map shows the subject property to be at an elevation of approximately 60 feet above mean sea level (msl). The topography in the vicinity of the subject property slopes gently to the west toward San Francisco Bay. The nearest surface water body is El Cerrito Creek which is located along the northern property boundary of the subject property. The San Francisco Bay is located approximately one mile to the west of the subject property.

2.2 Regional Geology

The subject property is located on the East Bay Plain about 0.5 miles west of the Oakland Hills, 1.0 mile east of the San Francisco Bay, and 0.4 miles northeast of Albany Hill. The subject property is bounded on the north by El Cerrito Creek, an ephemeral stream flowing into the Bay. The local topography is gently sloping to the west, toward the Bay.

The subject property is underlain by Quaternary Older Alluvium (Hickenbottom and Muir 1988), an assemblage of poorly consolidated to unconsolidated clay, silt and gravel, about 100 feet thick. The upper soil profile consists of at least 10 feet of reddish brown and gray sandy clay. The older alluvium is deposited on the flanks of a thick sequence of undivided Tertiary, Cretaceous and Jurassic bedrock (Hickenbottom and Muir, 1988), probably belonging to the Franciscan Complex.

2.3 Hydrogeology

Groundwater was encountered at approximately 9 feet below ground surface (bgs) during CEC's groundwater sampling conducted in July 1994. Groundwater flow direction was reported by CEC to be to the west-southwest; however, based on our experience with the area and site topography, *SECOR* expects groundwater flow to be to the north toward El Cerrito Creek. Local groundwater is not a source of domestic water. There are no known beneficial uses for shallow groundwater below the subject property, (CEC Phase I Report, September 1992).

3.0 PROPERTY RECONNAISSANCE

SECOR performed a reconnaissance survey of the subject property on August 1, 1994. Information regarding the subject property and access to the property was provided by Mr. Ralph Hill, owner of the Hill Lumber Company property. Weather conditions during the inspection were clear and sunny. No weather related restrictions were encountered.

The subject property is located north of Brighton Avenue and west of San Gabriel Street in Albany, California. Figure 1 shows the location of the subject property.

The purpose of the reconnaissance survey was to identify current conditions and land uses that may suggest potential environmental impacts to the subject property. Specific conditions, to the extent visible and accessible, such as storage, disposal and treatment of solid and/or hazardous waste, storage tanks and other chemical containers, odors, pools of liquid, staining, drains, sumps, pits, ponds, lagoons, septic systems, wells, unusual soil disturbance, stressed vegetation, and electrical transformers were identified.

3.1 Subject Property Description and Current Uses

The subject property is located at 1259 Brighton Avenue in Albany, California. The area is zoned commercial/industrial and residential by the City of Albany. The Tax Assessor ID or Parcel Number is # 232 1 through 10. The subject property is trapezoid shaped and is approximately 300 feet by 200 feet by 400 feet by 50 feet, (CEC Phase I Report, September 1992). According to Ralph Hill, property owner, the City of Albany owns approximately 7,500 square feet of land located within the Hill Lumber Company property. The City of Albany land is located east of San Gabriel Street, and approximately 50 feet south of the north property boundary. Currently, there is one "L" shaped building (abandoned) located on the City of Albany Property.

The subject property includes a lumber storage yard with six buildings. The six buildings are located along the western portion of the subject property and include an Office Building (Building 1), Warehouse Building (Building 2), Lumber Mill Building (Building 3), Wood Storage and Supply Building (Building 4), Garage Building (Building 5), and a free-standing Shed/Garage located in the center of property (Building 6). Buildings 1 and 2 are currently leased to the City of Albany Corporation Yard. Buildings 3 through 5 and the free standing Shed/Garage (Building 6) were vacant at the time of the site inspection. San Gabriel Avenue runs north and south and separates the western portion of the subject property from the eastern portion. The eastern portion of the subject property is primarily undeveloped land with no buildings.

During the site inspection, *SECOR* observed approximately 50-70 new cars on the subject property between the railroad track and Brighton Avenue. According to Mr. Hill, he rents the space to Albany Ford (a car and truck) Dealership. In addition, a portable office trailer is located in the eastern portion of the property.

3.2 Interior Property Observations

Building 1 is constructed of a wood exterior with wood framed walls and supports. The roof of the building is constructed of wood. Building 2 is constructed with a wood frame and tin siding and roof. Buildings 3 through 6 are constructed of sheet metal corrugated walls and roofs with wood supports. All of the buildings were situated on cement concrete slab foundations. The Building 1 interior improvements include drywall and joint compound, vinyl floor tiles, ceiling tiles, and base cove materials. A portion of Building 2 is currently utilized for equipment storage (with various tools and signs) by the City of Albany. The lumber mill (Building 3) was observed to have various sizes and pieces of wood located in the northern portion of the building. The southern portion (lumber mill area) was observed to be vacant. A large wood storage rack was observed in Building 4. Broken fluorescent light tubes were observed on the cement slab of Building 4. Miscellaneous items such as a chair and a small table were observed inside the garage Building 5. The free standing Shed/Storage Building 6 was observed to be vacant at the time of the site inspection; however, surface oil staining was observed in various locations on the asphalt paved cement floor.

Interior surface staining was observed during the site inspection in the northwest area of Building 5 on the cement slab foundation floor. Additionally, a small room was observed inside the northeast area. There was an approximately 60 square foot cement slab in the entry way of the room. The rest of the room was observed to be exposed soil. Some of the soil was observed to be discolored with a dark brown tint. Additionally, the soil area was observed to have deep grooves as if pipes existed in the soil at one time. No pipes were observed in the room or any place on the subject property. The room appeared to be an area where machinery was operated and/or housed.

No manufacturing or hazardous waste generating operations are believed to be conducted on the subject property.

Figure 2 is a site plan of the subject property. Photographs of the subject property are presented in Appendix A.

3.2.1 Interior Storage Areas

SECOR observed typical office supplies in Building 1 and equipment and construction materials stored inside Building 2.

3.2.2 Interior Waste Disposal Areas

Interior waste disposal areas were limited to those typical of commercial building use (i.e., sanitary sewage, debris bins, and domestic water).

3.2.3 Interior Subsurface Structures

SECOR did not observe floor drains, sumps or pits within the buildings interiors. Push carts, which ran on below-ground rails were used to move lumber. *SECOR* observed rails in the western portion of the site, primarily in Building 3.

3.3 Exterior Property Observations

The subject property buildings are situated on concrete slab foundations. The remaining western portion of the subject property is asphalt paved. The eastern portion of the Hill Lumber Company property is exposed soil with limited natural vegetation along the exterior fencing area, except for the approximately 7,500 square feet of City of Albany land and building.

SECOR observed exterior surface staining on asphalt paving in an area approximately 3-foot by 20-foot located between the exterior storage area near Building 2 and the free standing Shed/Garage located in the center of property. *SECOR* observed an approximately 5 cubic yard soil pile located northeast of Building 3. According to Mr. Hill this soil was from the UST removal and was determined to have no detectable concentrations of chemicals.

SECOR observed a vacant "L" shaped building (did not access interior), two cement slabs, a gravel pile, and an abandoned concrete oil dispenser on the City of Albany property.

3.3.1 Exterior Storage Areas

One exterior storage area was located in the southwest portion of the subject property, adjacent to the north wall of Building 2. *SECOR* observed two plastic storage bins approximately two feet in height and four feet in length. Within the plastic containment storage bins were eight 55-gallon drums. The exterior labels on the drums were observed to read motor oil, Diablo Petroleum, Tractor Fluid, and used oil filters. One 15-gallon grease dispenser drum was observed on the asphalt paved cement adjacent to the plastic containers. No staining was observed on the ground around the plastic container bins or the grease dispenser. Additionally, *SECOR* observed one cabinet housing acid and corrosive materials, and two flammable liquids cabinets in this area. The cabinets are on wood pallets above asphalt and no staining was observed. An out-of-service (disconnected) fuel pump was located in this area.

SECOR observed a pile of soil located north of the City of Albany property.

3.3.2 Exterior Disposal Areas

One trash dumpster was observed along the west area of the fenced-in storage area adjacent to Building 1. Tree clippings and wood chips were observed inside the trash dumpster. Several buckets and miscellaneous pieces of equipment were stored in this area. Surface staining was observed on the asphalt pavement in the area.

One debris bin was observed at the north area of the subject property on San Gabriel Street. No staining was observed in the vicinity of the bin.

3.3.3 Subsurface Structures

No evidence of water wells or septic tanks were observed on the subject property.

3.3.4 Underground Storage Tanks

No evidence (fill pipes, vent pipes, dispensers) of USTs was observed during the site inspection. Mr. Hill showed *SECOR* where the two former USTs had been located. One UST was formerly located east of Building 1 and the other UST was located south of Building 1 adjacent to Brighton Avenue. On April 17, 1991, both of the USTs were removed from the Hill Lumber Company property. Additionally, The City of Albany had one 250-gallon gasoline UST removed from its property which is located within the property boundary of the Hill Lumber Company property.

3.3.5 Surface Water

No surface water was observed on the subject property at the time of the site inspection. El Cerrito Creek is located north of the property and a dry drainage ditch is located west of the property.

3.4 Polychlorinated Biphenyls

Electrical transformers, capacitors and similar equipment may contain polychlorinated biphenyls (PCBs) in dielectric insulating fluids within the units located on the subject property. The federal Toxic Substances Control Act (TSCA) generally prohibited the domestic manufacture of PCBs after 1979. There is potential for the dielectric fluid in electrical equipment manufactured prior to that date to contain PCBs.

Four pole-mounted transformers were observed on the western portion of the subject property. *SECOR* did not observe staining or other signs of leakage in the vicinity of the transformers. The transformers are owned by Pacific Gas & Electric Company.

SECOR observed broken fluorescent light fixtures inside Building 4; however, *SECOR* did not observe any ballasts at the time of the site inspection. Fluorescent light fixtures have ballasts which may contain PCBs. The Toxic Substances Control Act (TSCA) generally prohibited the domestic manufacture of PCBs after 1979. Light fixtures manufactured prior to that date may contain PCBs.

Current PCB regulations do not require the removal of non-leaking ballasts/capacitors. The U.S. Environmental Protection Agency (EPA) does, however, recommend that ballasts in older light fixtures be removed and disposed of as part of a regular maintenance program. Capacitors must be sent to a permitted chemical waste landfill or approved high temperature incinerator.

Fluorescent light fixtures in good repair which contain PCBs do not ordinarily represent a significant environmental hazard; however, any leakage of fluid from such fixtures should be handled by qualified personnel in accordance with current regulations.

Individual fluorescent light (ballasts) were inspected during this assessment. No leaking or staining was observed on the ballasts inspected.

3.5 Water Supply and Sewage Disposal

Domestic water is provided to the subject property by East Bay Municipal Utility District (EBMUD). Sanitary sewage is supplied to the subject property by the City of Albany.

3.6 Land Uses in the Vicinity of the Subject Property

The subject property is located in a mixed use area, consisting of commercial/industrial and residential homes and apartments. Figure 2 depicts the subject property layout and proximity of adjacent properties.

The subject property is bounded to the north by Albany High School Football Field.

The subject property is bounded to the south by Brighton Avenue. Across Brighton Avenue are the New Brighton Place (Apartments).

The subject property is bounded to the west by a pedestrian bike trail, and Bay Area Rapid Transit District (BART) tracks. Beyond the bike trail are apartment buildings.

The subject property is bounded to the east by Spokane Avenue. Across Spokane Avenue area residential homes.

4.0 HISTORICAL PROPERTY USE

According to the CEC Phase I Report, September 1992 the subject property is currently owned by Hill Lumber & Hardware Company. Based on a review of historical records and interviews with Mr. Ralph Hill, it appears that the facilities at 1259 Brighton Avenue were constructed in the 1920's and have always been used for lumber milling, sales and distribution.

4.1 Aerial Photograph Review

The following information was provided in the Aerial Photograph Review Summary prepared in the CEC Phase I Report, September 1992.

The following photographs of the subject property and surrounding areas were examined.

1. Photo #AV-11-03-08, Dated 3/24/47, Scale Unknown
2. Photo #CC-C7-4, Dated 2/09/48, Scale Unknown
3. Photo #AV-119-08-17, Dated 8/14/53, Scale Unknown
4. Photo #AV-33-09-18, Dated 7/08/54, Scale Unknown
5. Photo #CC-C7-5, Dated 9/14/56, Scale Unknown
6. Photo #CC-C7-9, Dated 12/22/65, Scale Unknown
7. Photo #AV-1193-08-11, Dated 5/06/75, Scale 1:1,200
8. Photo #AV-2640-8-12, Dated 5/15/85, Scale 1:1,200
9. Photo #AV-3268-8-13, Dated 3/30/88, Scale 1:1,200
10. Photo #AV-3845-7-15, Dated 6/12/90, Scale 1:1,200
11. Photo #AV-4230, Dated 4/08/92, Scale 1:1,200

Using the eleven photographic records, CEC was able to form the following inferences of the subject property and surrounding areas:

- In the 1947 aerial photograph the subject property and buildings were observed much as they appeared during the current site inspection. Possible lumber storage was observed in the south area. The building located in the middle of the yard (Building 6) during the current site inspection was not observed.
- In the 1948 aerial photograph the subject property and buildings were observed. There is an unknown business to the south of the subject property. Residential property and a track and field, with a possible baseball diamond are located to the northwest.

- In the 1953, 1954, 1956, and 1965 aerial photographs the subject property was observed to be virtually identical to the previous photographs. The area to the north was observed to be identical to the previous photographs. The unknown business located to the south could possibly be a gravel company. In the 1956 photograph, a drive-in theater was observed to the northwest of the subject property where the Albany Shopping Center is located in 1994. In the 1965 photograph, the Albany Shopping Center was observed to be under construction.
- In the 1975, 1985, 1988, 1990 and 1992 aerial photographs the subject property and surrounding area appeared as they did during the current site inspection.

4.2 Building Permit Record Review

Files were reviewed at the City of Albany Public Works Department. These records indicated that construction of a one room office building occurred in October of 1936. A 6,800 square foot storage shed was built in 1959. In 1961 and 1962, two storage sheds (1,681 and 1,360 square foot) were constructed on the subject property. Sanborn Maps indicate that Buildings 1, 2, 3, 4 and 5 were present in 1929.

4.3 Sanborn Fire Insurance Map Review

Sanborn Maps typically exist for cities with populations of 2,000 or more, the coverage beginning in 1867 and continuing until the present. The availability of Sanborn coverage is dependent on the location of the subject property. *SECOR* requested *VISTA Environmental Information, Inc. (Vista)* to review Sanborn files to determine whether Sanborn Maps exist for the subject property. Sanborn Maps for the years 1929, 1950, and 1967 were available. The Sanborn Maps are discussed below and copies are included as Appendix B.

- The 1929 Sanborn Map identified the subject site as Stege Lumber & Hardware Company with five buildings located in the western portion of the subject property. The buildings are identified as an Office Building, a Steam Kiln Building, a Planing Mill Building, and a Lumber Shed Building. Two horizontal steam boilers were observed in the western portion of the lumber mill building (current Building 3). An oil house was identified to the north of Building 3. A railroad spur track was observed on the subject property beginning in the northwest corner and extending to the southeast corner of the site. The Alameda and Contra Costa County border line as well as the El Cerrito Creek border the subject property to the north. The parcels further north were observed to be undeveloped. Brighton Avenue was observed to the south of the subject property. Alamo Avenue was observed located adjacent to the east of Building

1. Alamo Avenue ends approximately 50 feet north of Building 1 and is not a through street. Across Brighton Avenue to the south was a cement company. No exposure was available for the surrounding area to the west. San Gabriel Avenue was located adjacent to the east of the subject property. Two buildings, identified as auto garages were located on the east side of San Gabriel Avenue.

- The 1950 Sanborn Map was similar to the 1929 Sanborn Map. The Office Building appeared larger on the 1950 Sanborn Map and included storage warehouse space. Building 3 had been extended to the northeast and a sawdust storage area had been added to the south of Building 3. The property was identified as Hill Lumber & Hardware Company. Additionally, the two steam boilers located in Building 3 on the 1929 Sanborn Map were not observed. The Steam Kiln Building was identified as lumber storage on the 1950 Sanborn Map. The Golden Gate Stucco Company and Building Materials Yard was located in place of the cement yard. No exposure was available for the area to the west of the subject property. The City of Albany Corporation Yard was observed across San Gabriel Avenue to the east of the subject property. The McGregor Primary School was located at the southeast corner of the intersection of Brighton Avenue and San Gabriel Avenue.
- The 1967 Sanborn Map showed an addition to Building 4 and a new lumber storage building (current Building 6). A high school athletic field was observed on the parcel adjacent to the north of the subject property. The Golden Gate Arms Apartments were observed in the same location as the former Golden Gate Stucco Company. No exposure was available for the area to the west of the subject property. The area to the southeast was observed to be identical to the 1950 Sanborn Map.

4.4 Interview

SECOR conducted an interview with Mr. Ralph Hill on September 15, 1994. Mr. Hill managed the facility from 1948 until it closed. According to Mr. Hill there was never any lumber treatment or storage of treated lumber on-site. Mr. Hill indicated that treated lumber was ordered and picked up from the JH Baxter Company in Alameda and delivered directly to customers. Mr. Hill stated that limited quantities of paints, thinners and other chemicals were stored in Building 1 for resale from prior to 1948 until 1950. Mr. Hill estimated that no more than 16 gallons of paint were stored on-site at any time.

According to Mr. Hill wood shavings were burned to generate steam to run machinery (saws, mills, planes) in the 1920's and 1930's. No diesel was stored on-site. Delivery vehicles and forklifts ran on gasoline.

Mr. Hill indicated that the facility identified on the Sanborn Maps as an "oil house" was an aboveground portable building which was formerly located where Building 5 is currently located. Mr. Hill stated that approximately two 55-gallon drums of lubrication oil were stored in the building at any one time.

5.0 REGULATORY AGENCY LIST REVIEW AND FILE RESEARCH

SECOR contracted with VISTA Environmental Information (Vista) to review databases maintained by various federal and state environmental agencies. The purpose of the review was to identify reported listings for the subject property or other properties in the vicinity. Databases reviewed included federal and state lists of known or suspected contaminated sites, known handlers or generators of hazardous waste, known waste disposal facilities, and permitted underground storage tanks. The databases which were researched and the searched distances for each database are described below.

- California Environmental Protection Agency (Cal-EPA), Department of Toxic Substances Control: Report of Facilities with Likely or Threatened Releases of Hazardous Substances, Medium/Low Priority and No Further Action Sites (including ASPIS), November 1993;
- Cal-EPA: Leaking Underground Storage Tank Information List, December 1993;
- Cal-EPA: List of Active Annual Workplan Sites, November 1993;
- San Francisco Bay, Regional Water Quality Control Board (RWQCB): Facilities With Underground Storage Tank Information List, January 1994, and Aboveground Storage Tanks (AST), September 1993;
- California Waste Management Board (CWMB): Solid Waste Information System (SWIS), Active Landfills, Closed and Inactive Landfills, and Transfer Station Lists, March 1993;
- EPA Resource Conservation and Recovery Act (RCRA): Facilities Which Report Storage, Transportation, Treatment or Disposal of Hazardous Waste, July 1993;
- EPA RCRA: Facilities Which Report the Generation of Hazardous Waste, July 1993;
- EPA: Comprehensive Environmental Response, Cleanup and Liability Information System (CERCLIS) List, January 1994;
- EPA: National Priorities List (NPL), Federal Superfund List, January 1994;
- Emergency Response Notification System (ERNS): Report of Reported Releases of Oil and Hazardous Substances, September 1993;

- EPA: Report of RCRA Facilities Undergoing "Corrective Action", September 1993;
- California Department of Health Services (DHS): Report of Deed Restriction Properties (Border Zone), July 1993;
- Office of Hazardous Materials Maintains: Inventory of Facilities Subject to Investigation (CORTESE), November 1992;
- The California Water Quality Control Board: Report of Sites with Toxic Pits, August 1993; and
- EPA: Report of Toxic Chemicals Emissions from Certain Facilities Toxic Release Inventory System (TRIS), August 1993.

The complete database listings prepared by VISTA and a map showing the location of listed sites relative to the subject property are presented in Appendix C. The subject property was included on the leaking underground storage tank (LUST) list. The results of these reviews are summarized below.

5.1 Cal-EPA Medium/Low Priority Sites

The Cal-EPA Department of Toxic Substances Control (DTSC) and Abandoned Site Program Information System (ASPIS) List are lists of facilities compiled by the Cal-EPA which are subject to investigations concerning likely or threatened releases of hazardous materials. These lists identify Medium/Low Priority and No Further Action sites and inclusion of a site on these lists does not necessarily indicate that contamination exists at a particular site. The list indicated five sites within a one-half mile radius of the subject property. All of these sites are described as no further action required. Based on the low priority status of the listed sites, impact to the subject property is not expected.

5.2 Cal-EPA Leaking Underground Storage Tank List

The Cal-EPA Leaking Underground Storage Tank List is a list of sites which are known to have had a release of petroleum hydrocarbons to soil and/or groundwater. The list identified ten sites (one of which is the subject property) located within a one-half mile radius of the subject property. Two of the ten sites are located within one-quarter mile of the subject property. The sites are identified as: 1) Hill Lumber Company, located at 1259 Brighton Avenue (subject property); and 2) The City of Albany Corporation Yard located at 507 San Gabriel Avenue. The City of Albany Corporation Yard is located within the property boundary of the Hill Lumber Company property (subject property). *SECOR* was provided and reviewed six reports and incorporated the findings of those reports into this section. The reports are identified as: 1) Harlan Tait Associates (HTA), Site History, Albany Corporation Yard, 507 San Gabriel

Avenue, January 15, 1991; 2) Certified Environmental Corporation (CEC), Phase I Environmental Site Assessment Report, Hill Lumber Company, September 1992; 3) HTA, Site Contamination Assessment Workplan, Albany Corporation Yard, July 2, 1992; 4) CEC, Report of Soil Remediation at Hill Lumber Company, September 15, 1992; 5) HTA, Preliminary Investigation and Evaluation Report, Albany Corporation Yard, October 9, 1992; and 6) CEC, Groundwater Monitoring Well Installation Report, Hill Lumber Company, July 1994. Information obtained from review of these reports is provided below.

5.2.1 Hill Lumber Company, 1259 Brighton Avenue, Albany

SECOR reviewed the CEC, Report of Soil Remediation, dated September 15, 1992. The Hill Lumber Company has utilized the subject property as a lumber distribution facility and retail lumber yard since approximately 1922. From approximately the 1930's until the 1950's, Hill Lumber Company maintained a 500-gallon gasoline underground storage tank (UST). The 500-gallon UST was located in the loading dock area on the east side of Building 1. From the 1950's until approximately 1991, Hill Lumber Company maintained one 1,000-gallon gasoline UST used for refueling fleet vehicles. The 1,000-gallon UST was located beneath the sidewalk adjacent to Brighton Avenue.

Both of the tanks were removed by Semco, Inc., of Modesto, California on April 17, 1991. The concentrations of total petroleum hydrocarbons as gasoline (TPHg) below the 1,000-gallon UST ranged from 2 to 3,700 mg/kg. TPHg concentrations below the 500-gallon UST ranged from 210 to 890 mg/kg. There was no record of groundwater in the excavations. The excavations were backfilled to grade with pea gravel and repaved.

On July 11, 1991, CEC oversaw the drilling and sampling of four soil borings within about 10 feet of the tank excavations. CEC also collected a water sample through an uncased boring in the gasoline tank excavation near the 1,000-gallon UST. Soil samples registered less than detection limits; however, the water sample contained 2,925 parts per billion (ppb) TPHg and 59 ppb benzene.

Between July 29 and August 4, 1992, BKH Excavators, Inc. removed approximately 257 cubic yards of contaminated soils from the area of the former tank locations and stockpiled it on-site. According to a CEC letter to Mr. Ralph Hill dated March 3, 1993, there was approximately 340 cubic yards of soils aerated on-site. The discrepancy (257 versus 340 yd³) in soil volume is not explained in the documentation provided to *SECOR*. The excavation for the 1,000-gallon UST did not extend beyond the southern boundary of Building 1, or west of the site boundary. Soils containing TPHg at concentrations of 700 ppm and 740 ppm, respectively, were left in place south of Building 1 and in the western portion of the property. The analytical data collected from the 500-gallon UST excavation, indicates that all contaminated soil was removed.

The soil located beneath Building 1 will have to be excavated once the building is removed. The soil located beneath the BART easement may or may not require additional characterization depending on the requirements of Alameda County.

CEC collected a total of 17 soil samples from the aerating stockpile on November 9, 1992. All of the samples collected were reported to be below the detection limits for TPHg, BTEX, and lead.

CEC installed two groundwater monitor wells and one piezometer at the southwest property boundary (approximately 15 feet from the Office Building) in July 1994. The results of the analytical data indicated no detectable levels of TPHg or BTEX in the groundwater samples collected from the three wells; however, trace levels of total petroleum hydrocarbons as diesel (TPHd) were detected in monitor well MW-1 at 110 ppb. CEC concluded that the trace concentration of diesel in MW-1 could indicate the presence of an outside source or compaction equipment leaked fuel onto the baserock used to backfill the excavation. According to Mr. Ralph Hill, diesel fuel has never been used at the subject property.

Based on the information collected, CEC concluded that the groundwater was free of TPHg, and BTEX at the time of sampling and that the appearance of trace levels of TPHd in MW-1 are not sufficient quantities to "cause any harm to the environment." CEC recommended monitoring the wells for one year and then requesting site closure. As discussed in *SECOR's* letter dated August 26, 1994, *SECOR* generally concurs with this opinion; however, *SECOR* recommends that three wells be monitored and that one well be located closer to the former 500-gallon UST.

5.2.2 City of Albany Corporation Yard, 507 San Gabriel Avenue

The City of Albany had one 250-gallon gasoline UST removed from its property which is located within the property boundary of the Hill Lumber Company property adjacent to San Gabriel Avenue. According to information reviewed in the City of Albany files, a soil sample collected beneath the UST at the time of the removal (August 1991) indicated 0.009 parts per million (ppm) benzene and 0.007 ppm ethylbenzene. A composite soil sample collected from the excavated soil indicated TPH at 560 ppm and total BTEX ranging from ND < 3 to 30 ppm. In August 1992, HTA drilled three soil borings and one cone penetration hole. Six soil samples and one groundwater sample were collected. The water sample contained 91 ppb TPHg, 0.7 ppb benzene, 0.3 ppb toluene, 9.0 ppb ethylbenzene, and 0.4 ppb total xylenes. HTA concluded that soil and groundwater concentrations were below state action levels and that no additional work should be conducted. According to Jason Baker, Engineering Assistant with the Public Works Department, three monitor wells are scheduled to be installed near the tank removal location; however, as of August 1994 the monitor wells have not been installed. Groundwater at this site has not been thoroughly assessed, therefore *SECOR* cannot evaluate the potential for this property to impact the subject property.

5.3 Cal-EPA Annual Work Plan List

The Cal-EPA Calsites Active Annual Work Plan Sites (AWP) List contains sites identified on the NPL List and/or BEP List which are currently undergoing various stages of remediation. This list includes all sites which were historically identified on the Cal-EPA Bond Expenditure Plan (Superfund) List. No Cal-EPA AWP List sites were identified within a one mile radius of the subject property. Thus, AWP sites are not likely to pose an adverse environmental impact to the subject property.

5.4 RWQCB Underground Storage Tank List

The California State Regional Water Quality Control Board maintains an inventory of registered underground storage tanks. One site was identified within a one-quarter mile radius of the subject property. The site is identified as the City of Albany Corporation Yard located at 507 San Gabriel Avenue. This site is discussed above in section 4.3.2.2.

5.5 CWMB Solid Waste Information System List

The Solid Waste Information System (SWIS) List is a list of active landfills, incinerators and transfer stations. The SWIS list did not indicate any sites within a one-half mile radius of the subject property. Thus, SWIS sites are not likely to pose an adverse environmental impact to the subject property.

5.6 RCRA-Treatment, Storage and Disposal Facilities

The EPA's Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. This list identifies facilities that treat, store or dispose of hazardous waste. The RCRA TSD lists did not indicate any sites within a one mile radius of the subject property. Thus, RCRA TSD sites are not likely to pose an adverse environmental impact to the subject property.

5.7 RCRA Large and Small Quantity Generators

The EPA's RCRA Large and Small Quantity Generator List identifies and tracks hazardous waste from the point of generation to the point of disposal. This list includes large and small quantity generators of hazardous wastes. The list identified no large or small quantity generators within one-eighth mile of the subject property. Thus, Large and Small Quantity Generator sites are not likely to pose an adverse environmental impact to the subject property.

5.8 CERCLIS

The Comprehensive Environmental Response, Cleanup, and Liability Information System (CERCLIS) List is a historical database list of contaminated sites which the EPA has or will evaluate to determine whether a particular site merits placement on the National Priorities List (NPL). No sites were identified on the EPA CERCLIS list within a one-half mile radius of the subject property. Thus, CERCLIS sites are not likely to pose an adverse environmental impact to the subject property.

5.9 National Priority List

The National Priorities List (NPL) is a list of contaminated sites which have been assigned for cleanup under the Federal EPA Superfund program. The NPL list did not identify any sites within a one mile radius of the subject property. Thus, NPL sites are not likely to pose an adverse environmental impact to the subject property.

5.10 Emergency Response Notification System

The Emergency Response Notification System (ERNS) is a national database system that collects information on reported releases of oil and hazardous substances. This database includes information reported to the EPA, the U.S. Coast Guard, the National Response Center and the Department of Transportation. The list identified one "unmappable" site located on Ashbury Avenue in El Cerrito. The exact location of the ERNS incident was not available in the database report. According to the Thomas Guide, Ashbury Avenue is located approximately two city blocks to the northeast of the subject property. Due to the lack of information concerning the reported ERNS incident, *SECOR* is unable to ascertain the possible impact to the subject property; however, ERNS incidents typically involve minor spills. Therefore, it is not likely that the ERNS incident would pose an adverse environmental impact to the subject property.

5.11 RCRA Corrective Action Sites List

The EPA maintains a 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. The list identified no sites located within a one-mile radius of the subject property. Thus, corrective action sites are not likely to pose an adverse environmental impact to the subject property.

5.12 Border Zone

The California Department of Health Services-Land Use and Air Assessment maintains an inventory of voluntary deed restriction agreements with owners of properties who propose building residences, schools, hospitals, or day care centers on a property within 2,000 feet of a site which has had a significant disposal of hazardous waste. The list identified no Border Zone sites within a one-half mile radius of the subject property. Thus, border zone sites are not likely to pose an adverse environmental impact to the subject property.

5.13 CORTESE

The California Office of Environmental Protection, Office of Hazardous Materials maintains an inventory of facilities subject to investigation. The list identified three sites within one-half mile of the subject property. No sites were identified as being located within one-quarter mile of the subject property. Thus, CORTESE sites are not likely to pose an adverse environmental impact to the subject property.

5.14 Toxic Pits

The California Water Quality Control Board, Division of Loans Grants maintains an inventory of sites with toxic pits in the state. The list identified no sites within one-half mile radius of the subject property. Thus, toxic pit sites are not likely to pose an adverse environmental impact to the subject property.

5.15 Toxic Release Inventory System

SARA Title III of 1986 requires the EPA to establish an inventory of toxic chemicals emissions from certain facilities. The TRIS list identified no sites within a one-quarter mile radius of the subject property. Thus, TRIS sites are not likely to pose an adverse environmental impact to the subject property.

6.0 SUMMARY AND CONCLUSIONS

SECOR performed a Phase I Environmental Site Assessment of the subject property located at 1259 Brighton Avenue in Albany, California. The assessment consisted of a walk-through inspection of the subject property on August 1, 1994, and a search of the pertinent records of local, state, and federal agencies.

The property is occupied by a total of six buildings. Chemical use observed at the subject property was limited to the areas around Buildings 1 and 2 which are leased to the City of Albany as a Corporation Yard. The four remaining buildings are vacant. No evidence of releases of hazardous materials was observed at the time of the site inspection; however, several areas of surface staining were observed during the site inspection.

The Hill Lumber Company has utilized the subject property as a lumber distribution facility and retail lumber yard since approximately 1922. From the 1930's until the 1950's, Hill Lumber Company maintained a 500-gallon gasoline underground storage tank (UST). The 500-gallon UST was located in the loading dock area on the east side of Building 1. According to Mr. Hill, this tank was not used from the 1950's through the time of its removal in 1991. From the 1950's to approximately 1991, Hill Lumber Company maintained one 1,000-gallon gasoline UST used for refueling fleet vehicles. The 1,000-gallon UST was located beneath the sidewalk adjacent to Brighton Avenue.

Both of the tanks were removed by Semco, Inc., of Modesto, California, on April 17, 1991. The concentrations of TPHg in soil beneath the 1,000-gallon UST ranged from 2 to 3,700 ppm. TPHg concentrations in soil beneath the 500-gallon UST ranged from 210 to 890 ppm. Two groundwater monitor wells and one piezometer were installed in the southwestern portion of the property in 1994. CEC recommended monitoring the wells for one year and then requesting site closure. *SECOR* recommends that one additional well be installed in the vicinity of the former 500-gallon UST, and that this well be monitored for up to one year.

Soil analytical data provided in CEC's September 15, 1992 report indicates that the contaminated soil in the vicinity of the 500-gallon UST was removed. Soils with concentrations of TPHg up to 700 ppm were left in place on the southern side of (and beneath) Building 1. *SECOR* recommends that this soil be excavated once the building is demolished.

In order to obtain site closure with regards to both USTs, it is *SECOR's* opinion that groundwater monitoring will have to be conducted in the vicinity of both UST excavations for one year, with no chemical compounds detected. Soil contamination in the vicinity of the former 500-gallon UST has been defined and excavated. Additional soil contamination in the vicinity of the 1,000-gallon UST will require removal prior to obtaining case closure.

The City of Albany owns approximately 7,500 square feet of land on the eastern portion of the Hill Lumber Company property. The City of Albany land is located east of San Gabriel Street and approximately 50 feet south of the north property boundary. The City of Albany had one 250-gallon gasoline UST removed from its property which is located within boundary of the Hill Lumber Company property. According to information reviewed in the City of Albany files, soil samples collected from soil stockpiled during the tank removal indicated TPHg in soil at 560 ppm. Total BTEX ranged from ND < 3 to 30,000 ppm. According to Jason Baker, Engineering Assistant with the Public Works Department, three monitor wells were scheduled to be installed near the former tank; however, as of August 9, 1994, the monitor wells have not been installed.

Several sites were identified on local, state, and federal environmental agency records which have had releases of chemicals to soil and/or groundwater. Based on the information reviewed for this assessment (extent of contamination, groundwater flow direction), none of the sites listed (except for Hill Lumber Company and City of Albany) have the potential to impact the subject property.

The results of this investigation represent a review of current conditions, based on available information, as described above. *SECOR* did confirm asbestos materials present in two building components and evidence of soil and groundwater impact by petroleum hydrocarbons.

7.0 LIMITATIONS

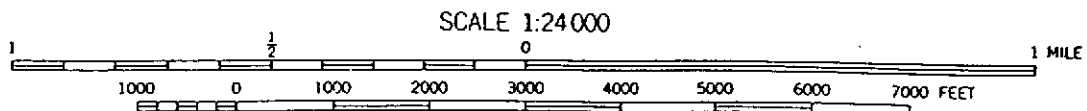
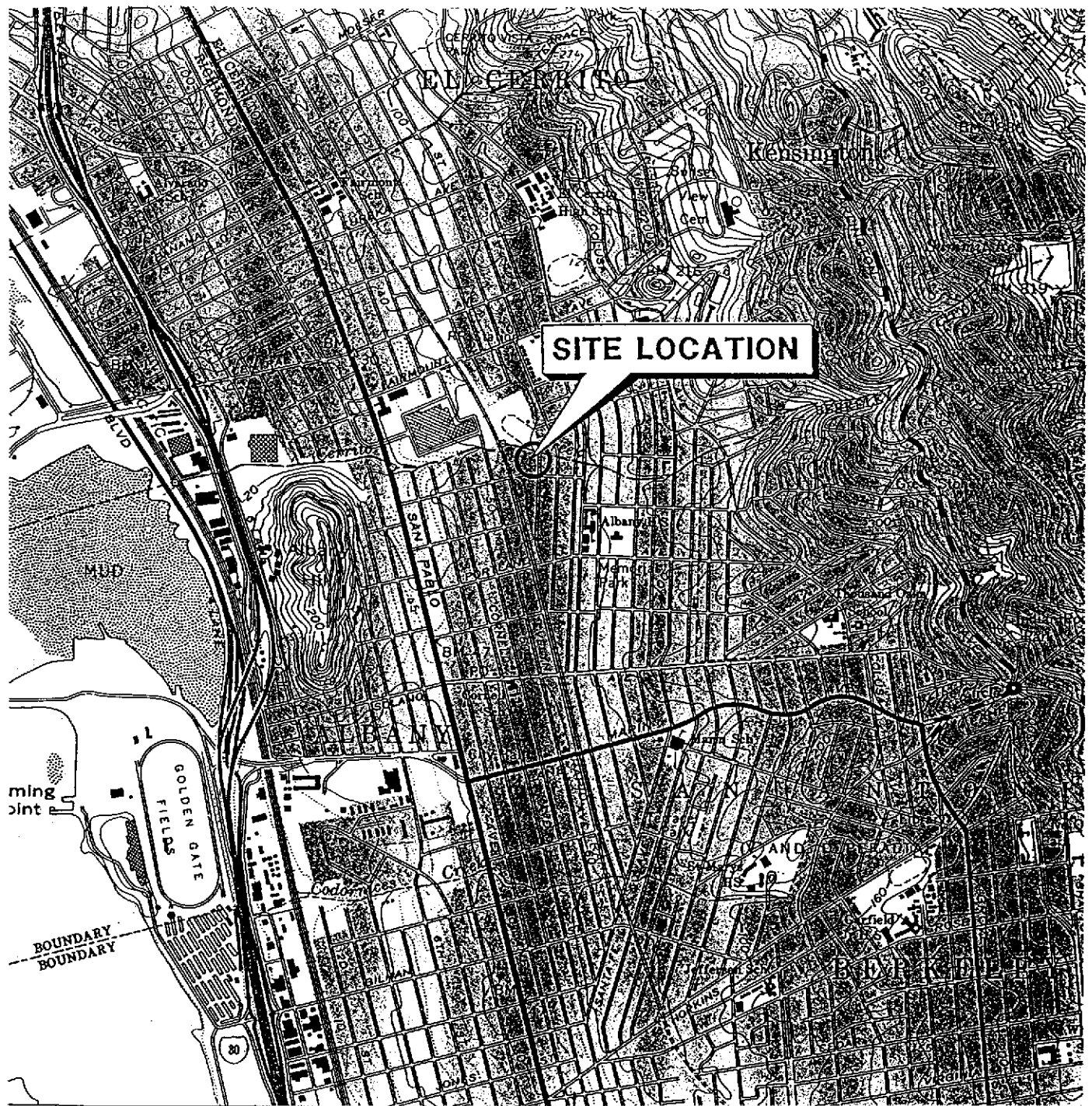
The conclusions presented in this report are professional opinions based on data described in this report. These opinions have been arrived at in accordance with currently accepted hydrogeologic and engineering standards and practices applicable to this location, and are subject to the following inherent limitations:

1. *SECOR* derived the data in this report primarily from visual inspections, examination of records in the public domain, interviews with individuals having information about the site, and a limited number of subsurface explorations made on the dates indicated. The passage of time, manifestation of latent conditions, or occurrence of future events may require further exploration at the site, analysis of the data, and reevaluation of the findings, observations, and conclusions in the report.
2. The data reported and the findings, observations, and conclusions expressed in the report are limited by the scope of work. The scope of work was defined by the request of the client, the time and budgetary constraints imposed by the client, and availability of access to the site.
3. Because of the limitations stated above, the findings, observations, and conclusions expressed by *SECOR* in this report are not, nor should not be, considered an opinion concerning the compliance of any past or present owner or operator of the site with any federal, state, or local law or regulation.
4. No warranty or guarantee, whether express or implied, is made with respect to the data reported of findings, observations, and conclusions that are based solely upon site conditions in existence at the time of investigation.
5. *SECOR* Phase I ESA Reports present professional opinions and findings of a scientific and technical nature. While attempts were made to relate the data and findings to applicable environmental laws and regulations, the report shall not be construed to offer legal opinion or representations as to the requirements of, nor compliance with, environmental laws, rules, regulations, or policies of federal, state, or local government agencies. Any use of the Phase I report constitutes acceptance of the limits of *SECOR*'s liability. *SECOR*'s liability extends only to its client and not to any other parties who may obtain the Phase I report. Issues raised by the report should be reviewed by appropriate legal counsel.

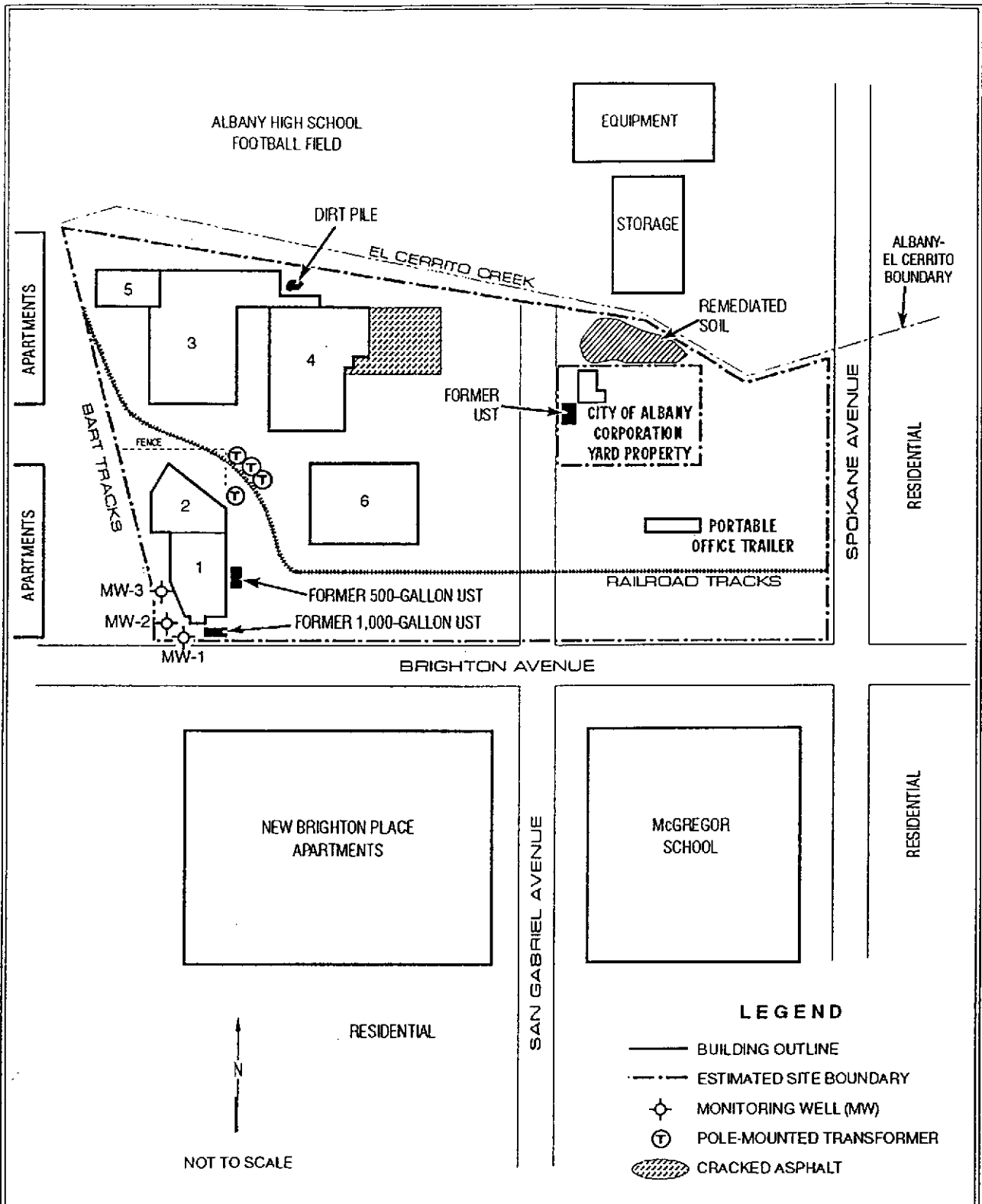
6. The conclusions presented in this report are professional opinions based on data described in this report. They are intended only for the purpose, site location, and project indicated. This report is not a definitive study of contamination at the site and should not be interpreted as such. An evaluation of subsurface soil and groundwater conditions was not performed as part of this investigation. No sampling or chemical analyses of asbestos-containing materials was completed as part of this study unless explicitly stated.

7. This report is based, in part, on unverified information supplied to *SECOR* by third-party sources. While efforts have been made to substantiate this third-party information, *SECOR* cannot guarantee its completeness or accuracy.

RICHMOND QUADRANGLE
California



| | | | | |
|-----------------------------------|-------------------------------|---------------------------------|-----------------|---|
| DRAFTED BY: TS | CHECKED BY: JMC | PROJECT NO. 70059-001-01 | FIGURE 1 | SEACOR 1390 Willow Pass Road Suite 360 Concord, CA 94520 |
| DWG. DATE: 08/31/94 | REV. DATE: 08/31/94 | | | |
| FILE NAME: landplan.f01 | | | | |



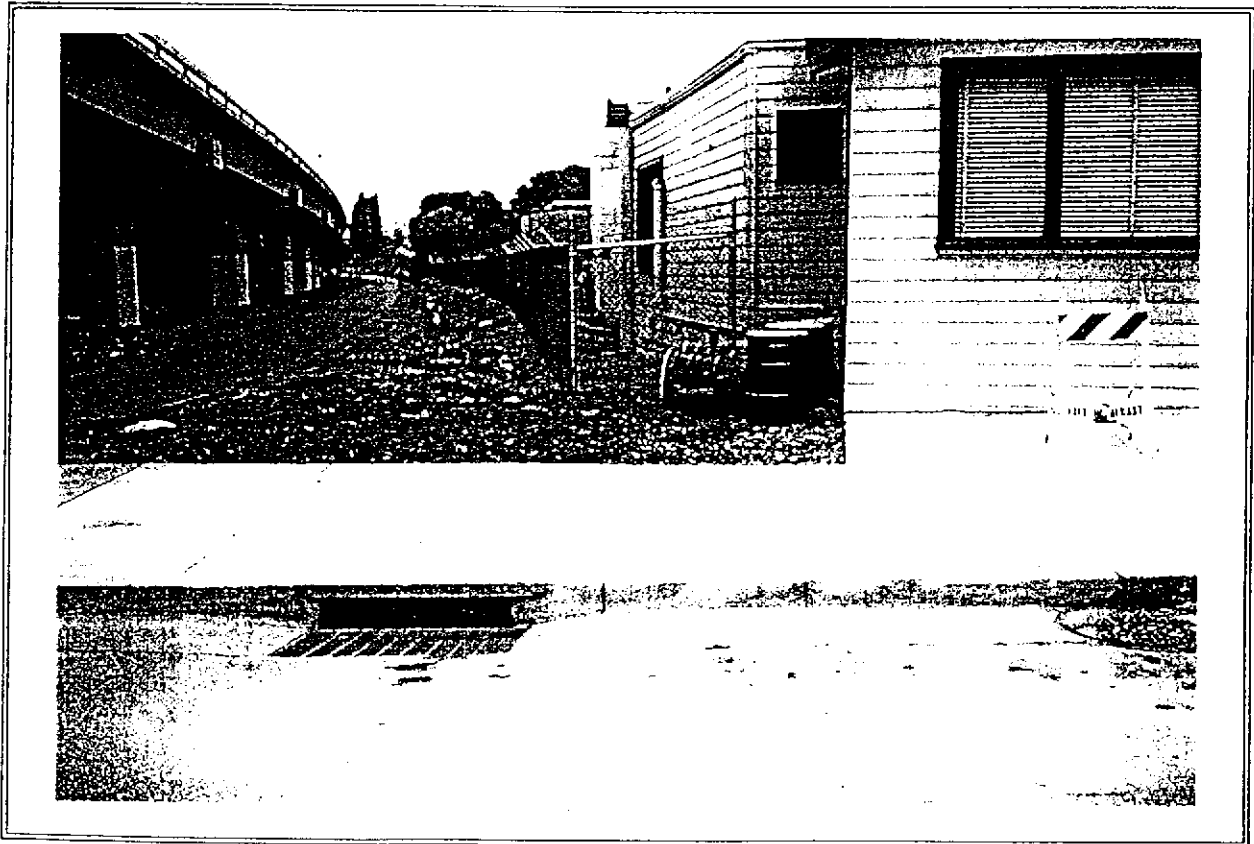
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|---------------------------------------|-----------------------|---------------------------------|--|---|
| DRAFTED BY: PEM | CHECKED BY: KK, JC | PROJECT NUMBER: 70059-001-01 | FIGURE NUMBER: 2 | SEACOR 1390 Willow Pass Road Suite 360 Concord, CA 94520 |
| DWG DATE: 8/3/94 | REV. DATE: 9/8/94 | CLIENT: HILL LUMBER COMPANY | TITLE: SITE PLAN HILL LUMBER COMPANY 1259 BRIGHTON AVENUE ALBANY, CA | |
| FILE NAME: ScrHilLmbrAlbnySitPln#2 | | | | |

APPENDIX A

PHOTOGRAPHS OF SITE



PHOTOGRAPH 1
View of Subject Property - Building A

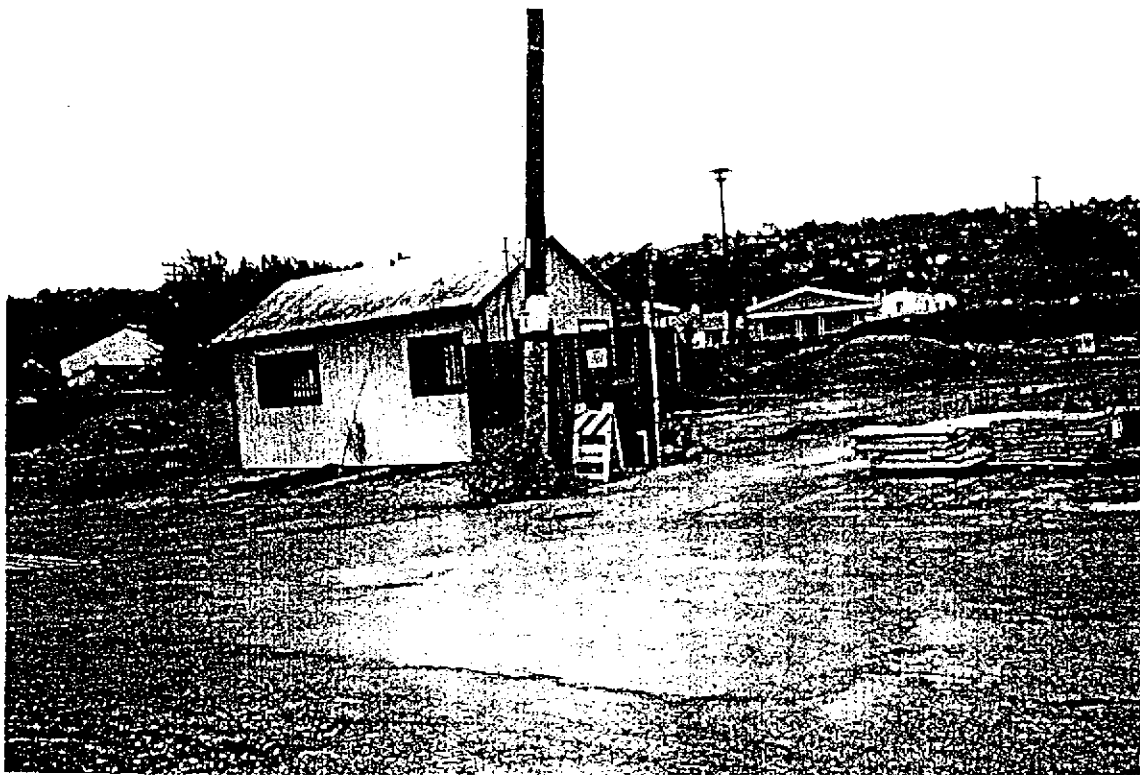


PHOTOGRAPH 2
View of West Side of Subject Property
NOTE: Monitoring wells and drums.



PHOTOGRAPH 3
View of Subject Property

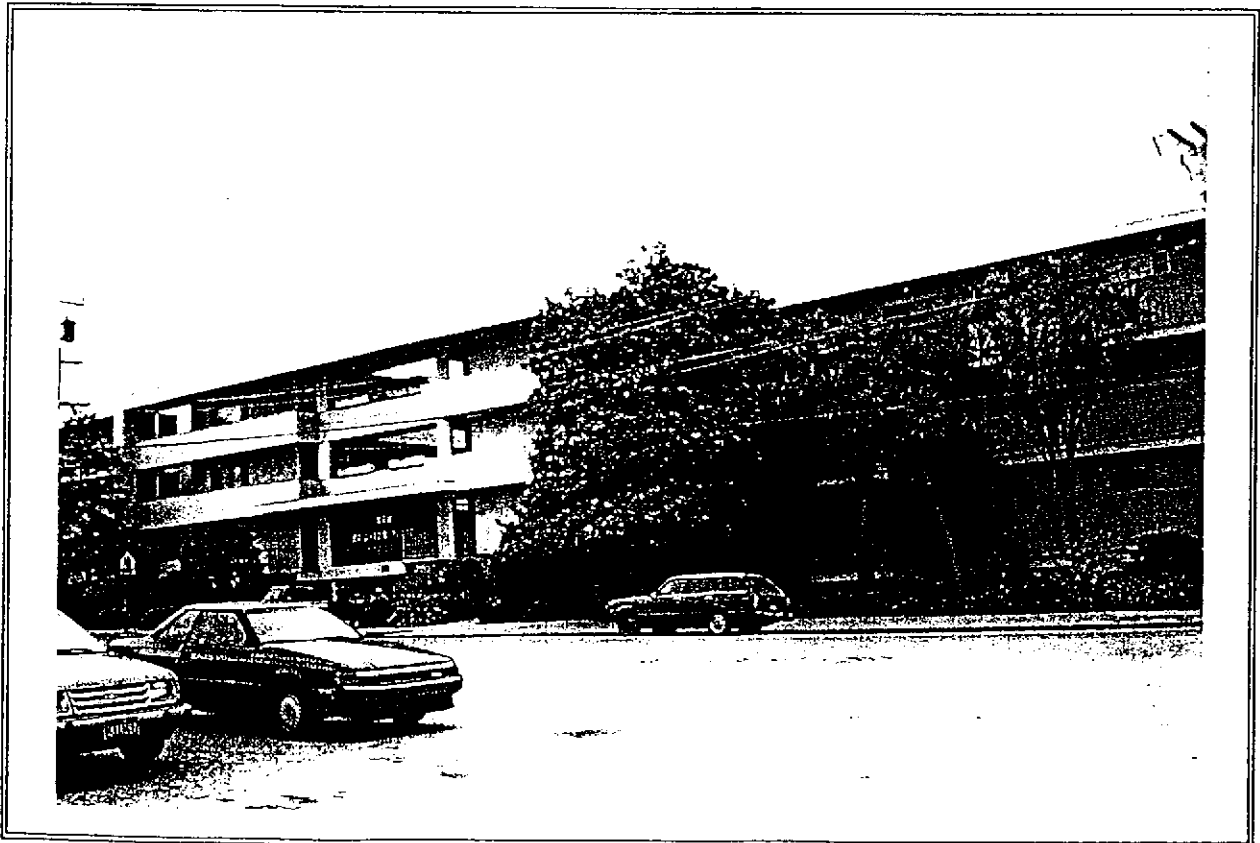
NOTE: Buildings in background.



PHOTOGRAPH 4
View of the City of Albany Property
NOTE: Property is located within Hill Lumber Company site.



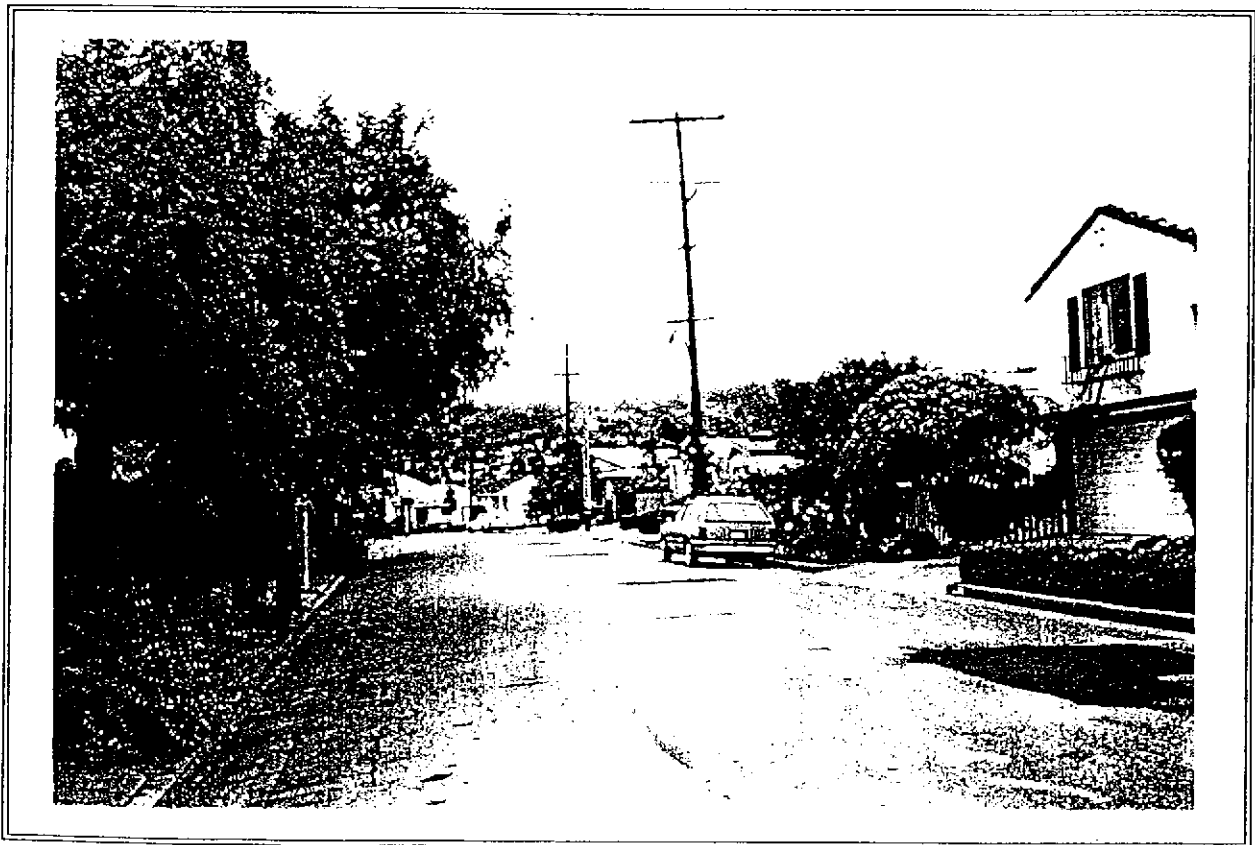
PHOTOGRAPH 5
View North of the Subject Property



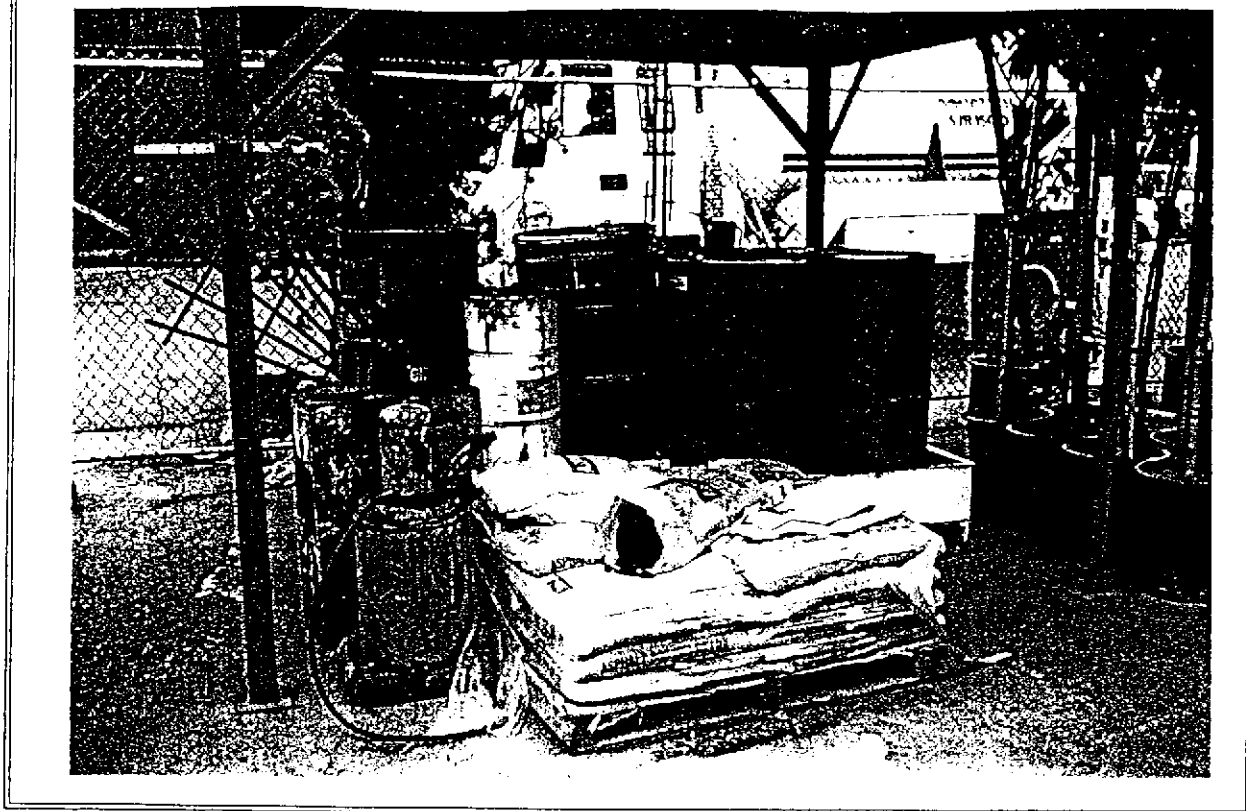
PHOTOGRAPH 6
View South of Subject Property



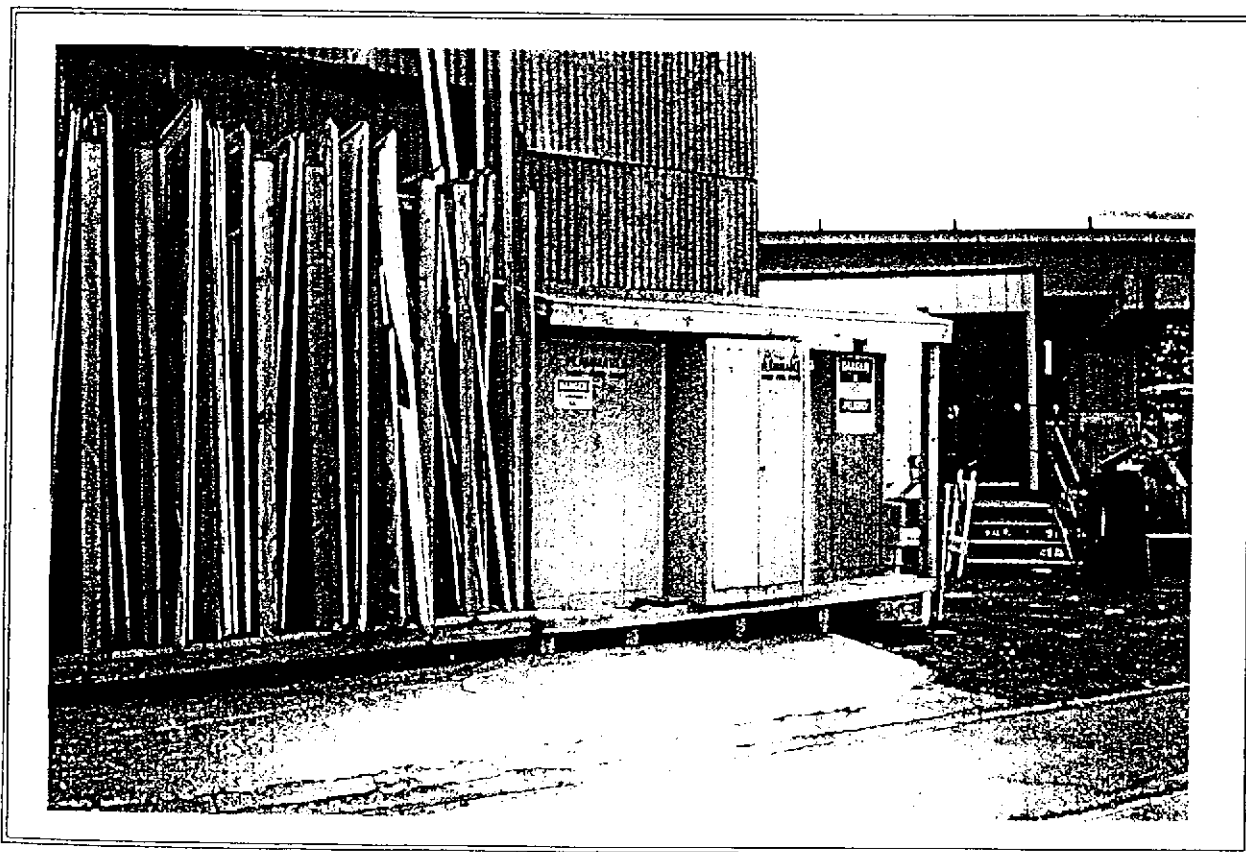
PHOTOGRAPH 7
View West of Subject Property



PHOTOGRAPH 8
View East of Subject Property



PHOTOGRAPH 9
View of Oil Drum Storage Located Adjacent to Building A



PHOTOGRAPH 10
View of Flammable Storage Bins Located Adjacent to Building A

APPENDIX B

COPIES OF SANBORN MAPS

ALBANY

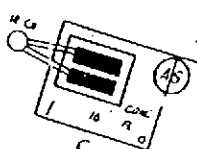
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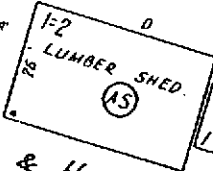
4379

1929

NORVELL



PLANING MILL



STEGE LUMBER & HARDWARE CO

WET PIPE AUTO SPIKES SUPPLIED FROM CITY MAIN POWER STEAM LIGHTS ELEC NO WATCHMAN

Cerrito Creek

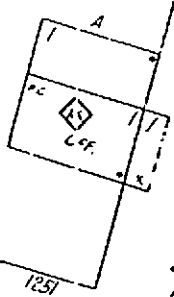
El Cerrito

ALBANY 50'

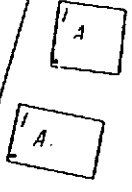
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SCATTERED PILES

SPUR TRACK OF LUMBER



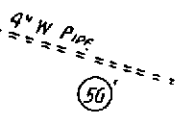
SALAMO 50'



416

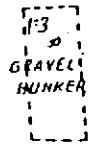
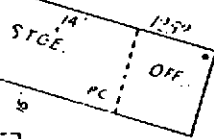
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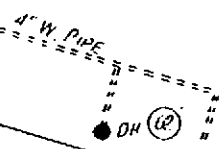


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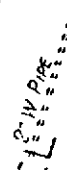
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CONCRETE BLOCK DRYING



40



AV.

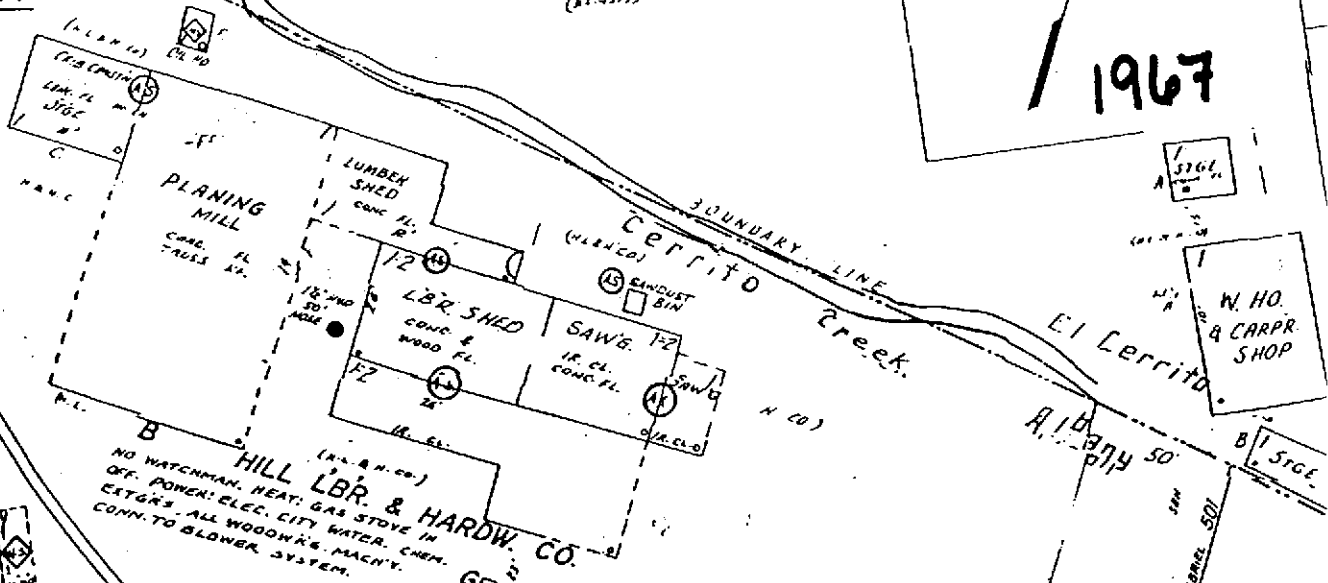
BRIGHTON

THIS SHEET
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4379

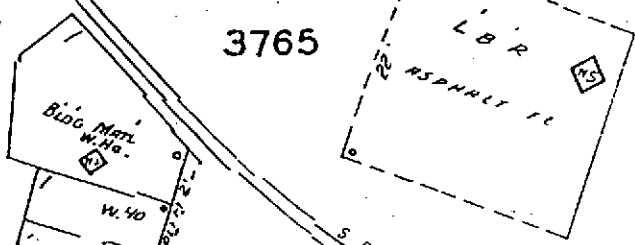
ALBANY

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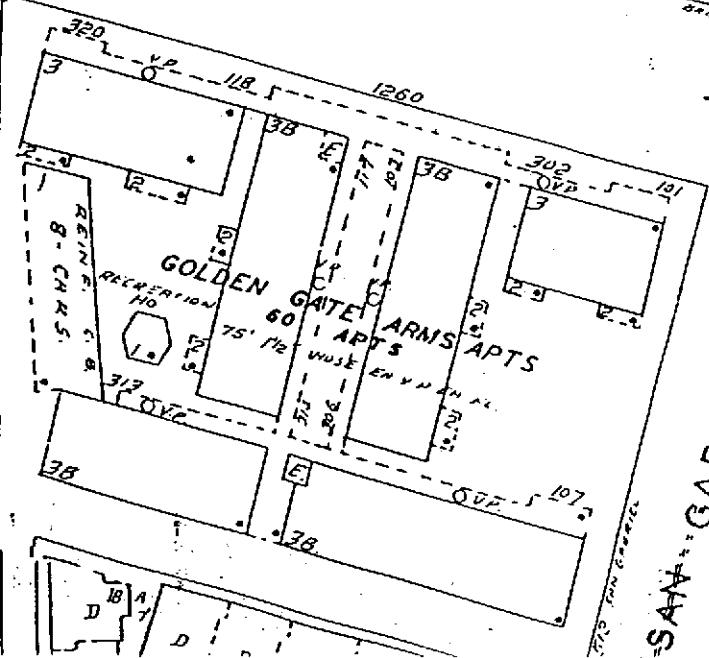
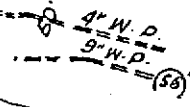


NO WATCHMAN, HEAT, GAS STOVE IN OFF. POWER, ELEC. CITY WATER, CHEN. ETC'S. ALL WOODN'S MACH'Y. CONN. TO BLOWER SYSTEM.

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BRIGHTON

APPENDIX C

VISTA ENVIRONMENTAL AGENCY DATABASE REPORT

SITE ASSESSMENT REPORT

| PROPERTY INFORMATION | CLIENT INFORMATION |
|--|---|
| Project Name/Ref #: 70059-001-01 HILL LUMBER COMPANY 1259 BRIGHTON AVE ALBANY, CA 94706 Cross Street: SAN GABRIEL AVE Latitude/Longitude: (37.898237, 122.293970) | KEITH KILCOIN SEACOR-CONCORD 1390 WILLOW PASS RD STE 360 CONCORD, CA 94520 |

| Environmental Risk Distribution Summary | <i>within 1/8 mile</i> | <i>1/8 to 1/4 mile</i> | <i>1/4 to 1/2 mile</i> | <i>1/2 to 1 mile</i> |
|--|------------------------|------------------------|------------------------|----------------------|
| Agency / Database - Type of Records | | | | |
| A) RISK SITES searched to 1 mile: | | | | |
| US EPA NPL Sites designated for Superfund cleanup by the US EPA | 0 | 0 | 0 | 0 |
| US EPA TSD Facilities that treat, store and/or dispose of hazardous waste | 0 | 0 | 0 | 0 |
| US EPA CORRACTS Facilites under RCRA Corrective actions | 0 | 0 | 0 | 0 |
| STATE SPL Sites prioritized by the State for cleanup | 0 | 0 | 0 | 0 |
| B) RISK SITES searched to 1/2 mile: | | | | |
| US EPA CERCLIS Sites under review by the US EPA | 0 | 0 | 0 | - |
| STATE SCL Sites under review by the State | 1 | 1 | 3 | - |
| STATE/ REG/CO LUST Sites with leaking underground storage tanks | 2 | 0 | 8 | - |
| STATE/ REG/CO SWLF Sites permitted as solid waste landfills, incinerators, or transfer stations | 0 | 0 | 0 | - |
| STATE BRDR ZONE Sites with deed restrictions | 0 | 0 | 0 | - |
| REGIONAL SOUTH BAY Sites on South Bay toxic list | 0 | 0 | 0 | - |
| STATE CORTESE Sites on state index of properties with hazardous waste | 0 | 0 | 3 | - |
| STATE TOXIC PITS Toxic Pits cleanup facilites | 0 | 0 | 0 | - |



For More Information Call VISTA Environmental Information at 1 - 800 - 767 - 0403
 Report ID: 050456-001

Date of Report: August 01, 1994

Page #1

| Environmental Risk Distribution Summary | | | within 1/8 mile | 1/8 to 1/4 mile | 1/4 to 1/2 mile | 1/2 to 1 mile |
|---|-----------|--|-----------------|-----------------|-----------------|---------------|
| Agency / Database - Type of Records | | | | | | |
| C) RISK SITES searched to 1/4 mile: | | | | | | |
| US EPA | TRIS | Facilities with toxic chemical releases, and inventories | 0 | 0 | - | - |
| STATE | UST/AST | Sites with registered underground or aboveground storage tanks | 1 | 0 | - | - |
| COUNTY | UNIQUE CO | Sites listed on unique county databases | N/A | N/A | - | - |
| COUNTY | HE17 | Sites on San Diego County index of properties with hazardous waste | N/A | N/A | - | - |
| D) RISK SITES searched to 1/8 mile: | | | | | | |
| US EPA | ERNS | Sites with previous hazardous materials spills | 0 | - | - | - |
| US EPA | GNRTR | Sites that generate large or small quantities of hazardous waste | 0 | - | - | - |

NOTES

This geographic database search meets the American Society for Testing Materials (ASTM) standards for a government records review. A (-) indicates the search distance exceeds ASTM search parameters.

LIMITATION OF LIABILITY

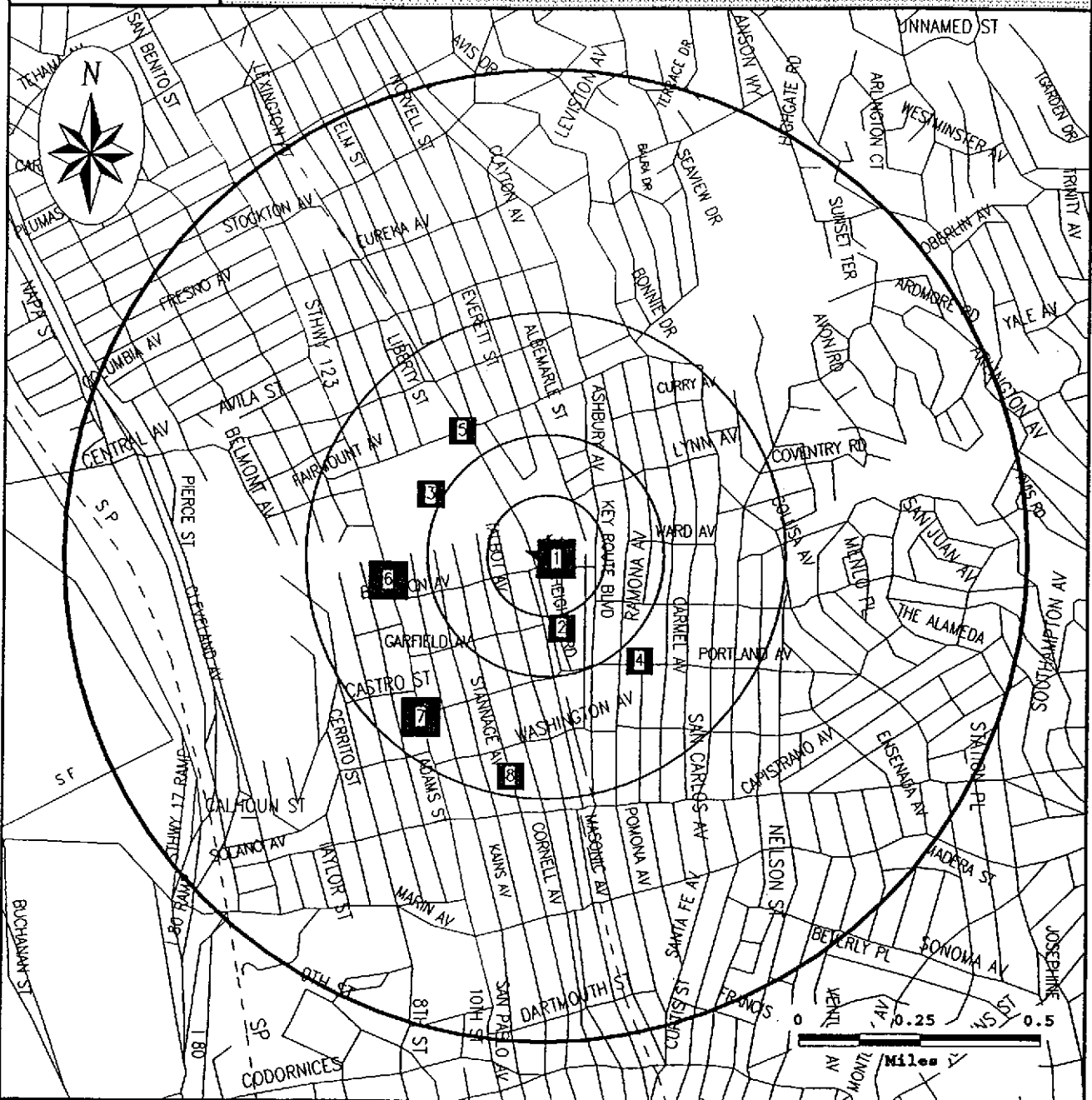
Customer proceeds at its own risk in choosing to rely on VISTA services, in whole or in part, prior to proceeding with any transaction. VISTA cannot be an insurer of the accuracy of the information, errors occurring in conversion of data, or for customer's use of data. VISTA and its affiliated companies,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





SITE ASSESSMENT REPORT

Map of Risks Within One Mile



| Subject Site | Category: | A | B | C | D |
|--------------|------------------------|-------------------------|--------------------------|-----------|------------------|
| ★ | Databases Searched to: | 1 mi. | 1/2 mi. | 1/4 mi. | 1/8 mi. |
| | Single Sites | ◆ | ■ | ▲ | ● |
| | Multiple Sites | ◆◆ | ■■ | ▲▲ | ●● |
| | Roads | NPL, SPL, TSD, CORRACTS | CERCLIS, SCL, LUST, SWLF | TRIS, UST | ERNS, GENERATORS |
| | Highways | | | | |
| | Railroads | | | | |
| | Rivers or Water Bodies | | | | |
| | Utilities | | | | |

If additional databases are listed in the cover page of the report they are also displayed on this map. The map symbol used corresponds to the database category letter A,B,C,D.

For More Information Call VISTA Environmental Information at 1 - 800 - 767 - 0403

Report ID: 050456-001

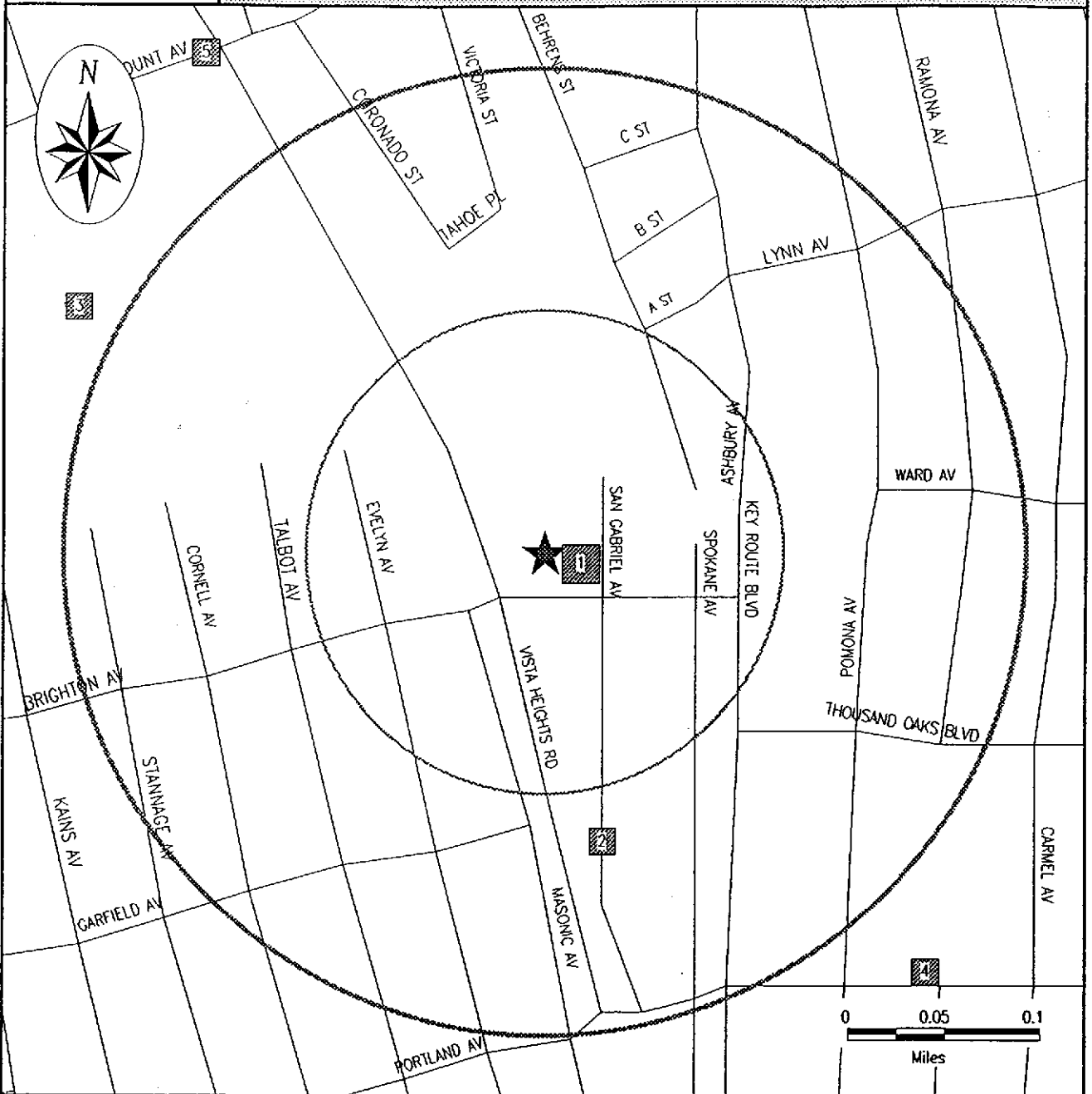
Date of Report: August 01, 1994

Page #3



SITE ASSESSMENT REPORT

Map of Risks Within Quarter Mile



| | | | | | | |
|---|--|--|-------------------------|-------------------------------|--------------------------------|--------------|
| Subject Site | Category: Databases Searched to: | A 1 mi. | B 1/2 mi. | C 1/4 mi. | D 1/8 mi. | |
| | Single Sites Multiple Sites | | | NPL, SPL, TSD, CORRACTS | CERCLIS, SCL, LUST, SWLF | TRIS, UST |
| Roads Highways Railroads Rivers or Water Bodies Utilities | | If additional databases are listed in the cover page of the report they are also displayed on this map. The map symbol used corresponds to the database category letter A,B,C,D. | | | | |

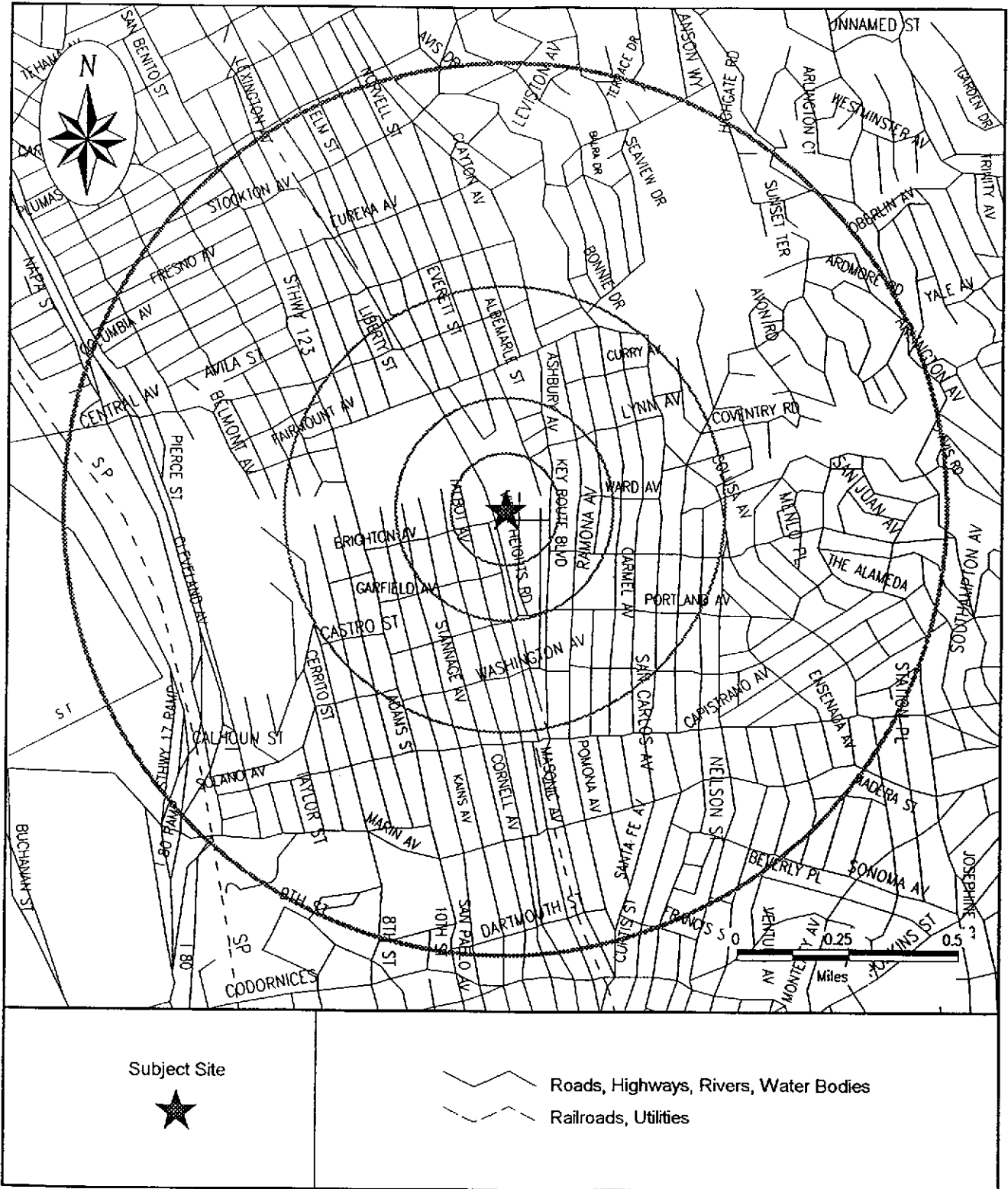
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Street Map



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SITE ASSESSMENT REPORT

DESCRIPTION OF DATABASES SEARCHED

A) DATABASES SEARCHED TO 1 MILE

NPL
SRC#: 1622 VISTA conducts a database search to identify all sites within 1 mile of your property.
The agency release date for NPL was January, 1994.

The National Priorities List (NPL) is the 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.

RCRA-TSD
SRC#: 1372 VISTA conducts a database search to identify all sites within 1 mile of your property.
The agency release date for RCRIS was July, 1993.

The 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.

CORRACTS
SRC#: 1686 VISTA conducts a database search to identify all sites within 1 mile of your property.
The agency release date for RCRA Corrective Action Sites List was January, 1994.

The 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.

SPL
SRC#: 1583 VISTA conducts a database search to identify all sites within 1 mile of your property.
The agency release date for Calsites Database: AWP and High Priority PEAR Sites was November, 1993.

The California Environmental Protection Agency, Dept. of Toxic Substances Control maintains an inventory of facilities subject to investigations concerning likely or threatened releases of hazardous substances from those facilities. Annual Work Plan (AWP) sites and sites where Preliminary Environmental Assessments are a high priority are included.

B) DATABASES SEARCHED TO 1/2 MILE

SCL
SRC#: 1542 VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for Calsites Database: Medium/Low Priority and No Further Action Sites (incl. ASPIS) was November, 1993.

The California Department of Toxic Substances Control maintains an inventory of facilities subject to investigations concerning likely or threatened releases of hazardous substances from those facilities. These are lower priority than the SPL sites.



CERCLIS
SRC#: 1722

VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for CERCLIS was April, 1994.

The CERCLIS List is a compilation by the EPA of the sites which the EPA has investigated or is currently investigating for a release or threatened release of hazardous substances pursuant to the Comprehensive Environmental Response, Compensation and Liability Act of 1980 (Superfund Act).

Cal Cerclis
SRC#: 1710

VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for Ca Cerclis w/Regional Utility Description was January, 1994.

The California U.S. Environmental Protection Agency, Region 9 maintains an inventory of regional utility descriptions for California CERCLIS sites.

LUST
SRC#: 1640

VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for Lust Information System (LUSTIS) was December, 1993.

The California Environmental Protection Agency maintains an inventory of leaking underground storage tanks.

LUST RG5
SRC#: 1498

VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for Region #5-Central Valley Underground Tank Tracking System was October, 1993.

The California Regional Water Quality Control Board, Region #5 maintains an inventory of leaking underground storage tanks.

LUST RG2
SRC#: 1721

VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for Region #2-San Francisco Bay Fuel Leaks List was April, 1994.

The California Regional Water Quality Control Board, Region #2 maintains an inventory of leaking underground storage tanks.

SWLF
SRC#: 1237

VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for Ca Solid Waste Information System (SWIS) was March, 1993.

The California Integrated Waste Management Board maintains an inventory of the solid waste facilities in the state.

BORDER
ZONE
SRC#: 1703

VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for Deed Restriction Properties Report was April, 1994.

The California Department of Health Services-Land Use and Air Assessment maintains an inventory of voluntary deed restriction agreements with owners of property who propose building residences, schools, hospitals, or day care centers on property that is "on or within 2,000 feet of a significant disposal of hazardous waste".

South Bay
SRC#: 1719

VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for South Bay Site Management System was April, 1994.

The California San Francisco Bay Region maintains an inventory of hazardous materials incidents.

CORTESE
SRC#: 1082

VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for Cortese List-Hazardous Waste Substance Site List was November, 1992.

The California Office of Environmental Protection, Office of Hazardous Materials maintains an inventory of facilities subject to investigation.



Toxic Pits
SRC#: 1708

VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for Summary of Toxic Pits Cleanup Facilities was January, 1994.

The California Water Quality Control Board, Division of Loans Grants maintains an inventory of sites with toxic pits in the state.

C) DATABASES SEARCHED TO 1/4 MILE

TRIS
SRC#: 1489

VISTA conducts a database search to identify all sites within 1/4 mile of your property.
The agency release date for TRIS was August, 1993.

Section 313 of the Emergency Planning and Community Right-to-Know Act (also known as SARA Title III) of 1986 requires the 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.

AST's
SRC#: 1468

VISTA conducts a database search to identify all sites within 1/4 mile of your property.
The agency release date for Aboveground Storage Tank Database was September, 1993.

The California State Water Regional Control Board maintains an inventory of registered aboveground storage tanks.

UST's
SRC#: 1612

VISTA conducts a database search to identify all sites within 1/4 mile of your property.
The agency release date for Underground Storage Tank Registrations Database was January, 1994.

The California State Water Regional Control Board, Office of Underground Storage Tanks maintains an inventory of registered underground storage tanks.

D) DATABASES SEARCHED TO 1/8 MILE

ERNS
SRC#: 1428

VISTA conducts a database search to identify all sites within 1/8 mile of your property.
The agency release date for ERNS was September, 1993.

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 EPA, the US Coast Guard, the National Response Center and the Department of transportation. A search of the database records for the period October 1986 through September 1993 revealed the following information regarding reported spills of oil or hazardous substances in the stated area.

RCRA-LgGen
SRC#: 1372

VISTA conducts a database search to identify all sites within 1/8 mile of your property.
The agency release date for RCRIS was July, 1993.

The 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 Large Generators are facilities which generate at least 1000 kg./month of non-acutely hazardous waste (or 1 kg./month of acutely hazardous waste).

RCRA-SmGen
SRC#: 1372

VISTA conducts a database search to identify all sites within 1/8 mile of your property.
The agency release date for RCRIS was July, 1993.

The 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 Small and Very Small generators are facilities which generate less than 1000 kg./month of non-acutely hazardous waste.



SITE ASSESSMENT REPORT

RISK INVENTORY

| MAP ID | RISK AT SITE AND THE ADJACENT AREA (within 1/8 mile) | A | | | B | | | | | C | | | D | | | | | | |
|--------|--|-----|-----|----------|-----|---------|-----|------|------|-----------|-----------|---------|------------|------|---------|-----------|------|------|-------|
| | | NPL | TSD | CORRACTS | SPL | CERCLIS | SCL | IUST | SWLF | BRDR ZONE | SOUTH BAY | CORTESE | TOXIC PITS | TRIS | UST/AST | UNIQUE CO | HE17 | ERNS | GNRTR |
| 1 | HILL LUMBER COMPANY 1259 BRIGHTON AVE ALBANY, CA 94706 | | | | | | | X | | | | | | | | | | | |
| 1 | MIT GYMNASIIC SPORTING GOODS INC 608-D SAN GABRIEL STREET ALBANY, CA 94706 | | | | | X | | | | | | | | | | | | | |
| 1 | CITY OF ALBANY CORPORATION YAR 507 SAN GABRIEL ALBANY, CA 94706 | | | | | | X | | | | | | | X | | | | | |

| MAP ID | RISK AT SITES IN THE SURROUNDING AREA (within 1/8 - 1/4 mile) | A | | | B | | | | | C | | | D | | | | | | |
|--------|--|-----|-----|----------|-----|---------|-----|------|------|-----------|-----------|---------|------------|------|---------|-----------|------|------|-------|
| | | NPL | TSD | CORRACTS | SPL | CERCLIS | SCL | IUST | SWLF | BRDR ZONE | SOUTH BAY | CORTESE | TOXIC PITS | TRIS | UST/AST | UNIQUE CO | HE17 | ERNS | GNRTR |
| 2 | DUTCH WASH AND DRY 659 SAN GABRIEL ALBANY, CA 94706 | | | | | X | | | | | | | | | | | | | |

| MAP ID | RISK AT SITES IN THE SURROUNDING AREA (within 1/4 - 1/2 mile) | A | | | B | | | | | C | | | D | | | | | | |
|--------|--|-----|-----|----------|-----|---------|-----|------|------|-----------|-----------|---------|------------|------|---------|-----------|------|------|-------|
| | | NPL | TSD | CORRACTS | SPL | CERCLIS | SCL | IUST | SWLF | BRDR ZONE | SOUTH BAY | CORTESE | TOXIC PITS | TRIS | UST/AST | UNIQUE CO | HE17 | ERNS | GNRTR |
| 3 | CRAGMONT CONTAINER CORP. 201 PROFESSIONAL BLDG., EL CERRITO EL CERRITO, CA 94530 | | | | | X | | | | | | | | | | | | | |
| 4 | MEMORIAL PARK 1325 PORTLAND AVE ALBANY, CA 94706 | | | | | | X | | | | | | | | | | | | |
| 5 | MOBIL 6700 FAIRMONT AVE EL CERRITO, CA 94530 | | | | | | X | | | X | | | | | | | | | |
| 6 | GRANHOLT SHEETMETAL 501 SAN PABLO AVE ALBANY, CA 94706 | | | | | | X | | | X | | | | | | | | | |
| 6 | COMMERCIAL SITE 431 SAN PABLO AVE ALBANY, CA 94706 | | | | | | X | | | | | | | | | | | | |
| 6 | TROXELL AUTO 500 SAN PABLO AVE ALBANY, CA 94706 | | | | | | X | | | | | | | | | | | | |



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| MAP ID | RISK AT SITES IN THE SURROUNDING AREA (within 1/4 - 1/2 mile) | A | | | | B | | | | | C | | | D | | | | | |
|--------|--|-----|-----|----------|-----|---------|-----|------|------|-----------|-----------|---------|------------|------|---------|------------|------|------|-------|
| | | NPL | TSD | CORRACTS | SPL | CERCLIS | SCL | LUST | SWLF | BRDR ZONE | SOUTH BAY | CORTESE | TOXIC PITS | TRIS | UST/AST | UNIQUE CO. | HE17 | ERNS | GNRTR |
| 6 | ALBANY BOWL 450 - SAN PABLO AVE ALBANY, CA 94706 | | | | | | X | | | | | | | | | | | | |
| 6 | PLAZA CAR WASH 400 SAN PABLO AVE ALBANY, CA 94706 | | | | | | X | | | | | | | | | | | | |
| 6 | PLAZA CAR WASH 400 SAN PABLO AVE ALBANY, CA 94706 | | | | | | | | | X | | | | | | | | | |
| 7 | VAL STROUGH 718 SAN PABLO AVE ALBANY, CA 94706 | | | | | | | X | | | | | | | | | | | |
| 7 | ELLIS-OLSON MORTUARY 727 SAN PABLO AVENUE ALBANY, CA 94706 | | | | | X | | | | | | | | | | | | | |
| 8 | STRUCTURAL RENEWAL 843 CORNELL AVENUE ALBANY, CA 94706 | | | | | X | | | | | | | | | | | | | |

| MAP ID | RISK AT SITES IN THE SURROUNDING AREA (within 1/2 - 1 mile) | A | | | | B | | | | | C | | | D | | | | | |
|------------------|--|-----|-----|----------|-----|---------|-----|------|------|-----------|-----------|---------|------------|------|---------|------------|------|------|-------|
| | | NPL | TSD | CORRACTS | SPL | CERCLIS | SCL | LUST | SWLF | BRDR ZONE | SOUTH BAY | CORTESE | TOXIC PITS | TRIS | UST/AST | UNIQUE CO. | HE17 | ERNS | GNRTR |
| No Records Found | | | | | | | | | | | | | | | | | | | |

| UNMAPPED SITES | A | | | | B | | | | | C | | | D | | | | | | |
|---|-----|-----|----------|-----|---------|-----|------|------|-----------|-----------|---------|------------|------|---------|------------|------|------|-------|--|
| | NPL | TSD | CORRACTS | SPL | CERCLIS | SCL | LUST | SWLF | BRDR ZONE | SOUTH BAY | CORTESE | TOXIC PITS | TRIS | UST/AST | UNIQUE CO. | HE17 | ERNS | GNRTR | |
| JOSEPH NESBITT COMPANY SAN CARLOS AVE CASTRO VALLEY, CA | | | | | | | X | | | | | | | | | | | | |
| UNKNOWN ASHBURY AVENUE EL CERRITO, CA 94530 | | | | | | | | | | | | | | | | | | X | |



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SITE ASSESSMENT REPORT

RISKS DETAILS

| RISK AT SITE AND THE ADJACENT AREA (within 1/8 mile) | | | |
|---|---|---|---------------------|
| Property Address with VISTA Verified/Enhanced City and Zip: | HILL LUMBER COMPANY 1259 BRIGHTON AVE ALBANY, CA 94706 | Map ID#: VISTA ID#: Distance/Direction: | 1 3766099 N/A |
| <i>DETAILS REGARDING:</i> | LUST / SRC# 1640 | EPA/Agency ID | N/A |
| Agency Address: | HILL LUMBER COMPANY 1259 BRIGHTON AVE ALBANY, CA | | |
| Tank Status: | NOT REPORTED | | |
| Discovery Date: | MAY 11, 1992 | | |
| Media Affected: | GROUNDWATER | | |
| Substance: | NOT REPORTED | | |
| Quantity (Units): | NOT REPORTED | | |
| Leak Cause: | REPORTED AS "UNAVAILABLE" BY AGENCY | | |
| Leak Source: | NOT REPORTED | | |
| Remedial Action: | EXCAVATE DISPOSE | | |
| Remedial Status 1: | PRELIMINARY ASSESSMENT | | |
| Remedial Status 2: | NOT REPORTED | | |
| <i>DETAILS REGARDING:</i> | Regional LUST / SRC# 1721 | Agency ID | 01-0766 |
| Agency Address: | SAME AS ABOVE | | |
| Tank Status: | NOT REPORTED | | |
| Discovery Date: | MAY 11, 1992 | | |
| Media Affected: | OTHER | | |
| Substance: | GASOLINE (UNSPECIFIED) | | |
| Quantity (Units): | NOT REPORTED | | |
| Leak Cause: | STRUCTURAL FAILURE | | |
| Leak Source: | UNDERGROUND TANK | | |
| Remedial Action: | EXCAVATE DISPOSE | | |
| Remedial Status 1: | PRELIMINARY ASSESSMENT | | |
| Remedial Status 2: | NOT REPORTED | | |
| Property Address with VISTA Verified/Enhanced City and Zip: | MIT GYMNAS TIC SPORTING GOODS 608-D SAN GABRIEL STREET ALBANY, CA 94706 | Map ID#: VISTA ID#: Distance/Direction: | 1 1154939 N/A |
| <i>DETAILS REGARDING:</i> | SCL / SRC# 1542 | Agency ID | 01500040 |
| Agency Address: | SAME AS ABOVE | | |
| Status: | NOT AN NPL SITE | | |
| Facility Type: | NOT REPORTED | | |
| Lead Agency: | NOT REPORTED | | |
| State Status: | NO FURTHER ACTION | | |
| Pollutants: | NOT REPORTED | | |



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| RISK AT SITE AND THE ADJACENT AREA (within 1/8 mile) CONT. | | | |
|---|--|---|---------------------|
| Property Address with VISTA Verified/Enhanced City and Zip: | CITY OF ALBANY CORPORATION YA 507 SAN GABRIEL ALBANY, CA 94706 | Map ID#: VISTA ID#: Distance/Direction: | 1 1228691 N/A |
| DETAILS REGARDING: | UST / SRC# 1612 | EPA/Agency ID | N/A |
| Agency Address: | SAME AS ABOVE | | |
| Underground Tanks: | 1 | | |
| Aboveground Tanks: | NOT REPORTED | | |
| Tanks Removed: | NOT REPORTED | | |
| DETAILS REGARDING: | UST / SRC# 1612 | EPA/Agency ID | N/A |
| Agency Address: | SAME AS ABOVE | | |
| Tank ID: | 1 | | |
| Tank Contents: | LEADED GAS | | |
| Tank Age: | NOT REPORTED | | |
| Tank Size (Units): | 280 (GALLONS) | | |
| Tank Status: | ACTIVE/IN SERVICE | | |
| Leak Monitoring: | REPORTED AS "UNKNOWN" BY AGENCY | | |
| Tank Piping: | UNKNOWN | | |
| Tank Material: | UNKNOWN | | |
| DETAILS REGARDING: | LUST / SRC# 1640 | EPA/Agency ID | N/A |
| Agency Address: | SAME AS ABOVE | | |
| Tank Status: | NOT REPORTED | | |
| Discovery Date: | MAY 14, 1992 | | |
| Media Affected: | SOIL | | |
| Substance: | NOT REPORTED | | |
| Quantity (Units): | NOT REPORTED | | |
| Leak Cause: | REPORTED AS "UNAVAILABLE" BY AGENCY | | |
| Leak Source: | NOT REPORTED | | |
| Remedial Action: | EXCAVATE DISPOSE | | |
| Remedial Status 1: | NO ACTION TAKEN-RP | | |
| Remedial Status 2: | NOT REPORTED | | |
| DETAILS REGARDING: | Regional LUST / SRC# 1721 | Agency ID | 01-0401 |
| Agency Address: | CITY OF ALBANY CORP 507 SAN GABRIEL ALBANY, CA 94706 | | |
| Tank Status: | NOT REPORTED | | |
| Discovery Date: | AUGUST 22, 1991 | | |
| Media Affected: | SOIL | | |
| Substance: | GASOLINE (UNSPECIFIED) | | |
| Quantity (Units): | NOT REPORTED | | |
| Leak Cause: | STRUCTURAL FAILURE | | |
| Leak Source: | UNDERGROUND TANK | | |
| Remedial Action: | EXCAVATE DISPOSE | | |
| Remedial Status 1: | NO ACTION TAKEN-RP | | |
| Remedial Status 2: | NOT REPORTED | | |



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| RISK AT SITES IN THE SURROUNDING AREA (within 1/8 - 1/4 mile) | | | |
|---|---|---|----------------------------|
| Property Address with VISTA Verified/Enhanced City and Zip: | DUTCH WASH AND DRY 659 SAN GABRIEL ALBANY, CA 94706 | Map ID#: VISTA ID#: Distance/Direction: | 2 1155014 0.15MI / S |
| DETAILS REGARDING: | SCL / SRC# 1542 | Agency ID: | 01720002 |
| Agency Address: | SAME AS ABOVE | | |
| Status: | NOT AN NPL SITE | | |
| Facility Type: | NOT REPORTED | | |
| Lead Agency: | NOT REPORTED | | |
| State Status: | NO FURTHER ACTION | | |
| Pollutants: | NOT REPORTED | | |

| RISK AT SITES IN THE SURROUNDING AREA (within 1/4 - 1/2 mile) | | | |
|---|--|---|----------------------------|
| Property Address with VISTA Verified/Enhanced City and Zip: | CRAGMONT CONTAINER CORP. 201 PROFESSIONAL BLDG., EL CERRI EL CERRITO, CA 94530 | Map ID#: VISTA ID#: Distance/Direction: | 3 1156219 0.27MI / W |
| DETAILS REGARDING: | SCL / SRC# 1542 | Agency ID: | 07510001 |
| Agency Address: | SAME AS ABOVE | | |
| Status: | NOT AN NPL SITE | | |
| Facility Type: | NOT REPORTED | | |
| Lead Agency: | NOT REPORTED | | |
| State Status: | NO FURTHER ACTION | | |
| Pollutants: | NOT REPORTED | | |

| | | | |
|---|--|---|-----------------------------|
| Property Address with VISTA Verified/Enhanced City and Zip: | MEMORIAL PARK 1325 PORTLAND AVE ALBANY, CA 94706 | Map ID#: VISTA ID#: Distance/Direction: | 4 4222939 0.29MI / SE |
| DETAILS REGARDING: | LUST / SRC# 1640 | EPA/Agency ID: | N/A |
| Agency Address: | MEMORIAL PARK 1325 PORTLAND AVE ALBANY, CA | | |
| Tank Status: | NOT REPORTED | | |
| Discovery Date: | NOT REPORTED | | |
| Media Affected: | REPORTED AS "UNKNOWN" BY AGENCY | | |
| Substance: | NOT REPORTED | | |
| Quantity (Units): | NOT REPORTED | | |
| Leak Cause: | REPORTED AS "UNAVAILABLE" BY AGENCY | | |
| Leak Source: | NOT REPORTED | | |
| Remedial Action: | NO ACTION TAKEN | | |
| Remedial Status 1: | NO ACTION TAKEN-RP | | |
| Remedial Status 2: | NOT REPORTED | | |



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RISK AT SITES IN THE SURROUNDING AREA (within 1/4 - 1/2 mile) CONT.

| | | | |
|---|---|---|--------------------------------------|
| Property Address with VISTA Verified/Enhanced City and Zip: | MEMORIAL PARK 1325 PORTLAND AVE ALBANY, CA 94706 | Map ID#: VISTA ID#: Distance/Direction: | 4 4222939 0.29MI / SE |
| DETAILS REGARDING: | Regional LUST / SRC# 1721 | Agency ID | 01-1813 |
| Agency Address: | SAME AS ABOVE | | |
| Tank Status: | NOT REPORTED | | |
| Discovery Date: | JUNE 23, 1993 | | |
| Media Affected: | REPORTED AS "UNKNOWN" BY AGENCY | | |
| Substance: | OTHER AUTO FUELS,OILS,FLUIDS | | |
| Quantity (Units): | NOT REPORTED | | |
| Leak Cause: | REPORTED AS "UNKNOWN" BY AGENCY | | |
| Leak Source: | REPORTED AS "UNKNOWN" BY AGENCY | | |
| Remedial Action: | NO ACTION TAKEN | | |
| Remedial Status 1: | NO ACTION TAKEN-RP | | |
| Remedial Status 2: | NOT REPORTED | | |

| | | | |
|---|---|---|-------------------------------------|
| Property Address with VISTA Verified/Enhanced City and Zip: | MOBIL 6700 FAIRMONT AVE EL CERRITO, CA 94530 | Map ID#: VISTA ID#: Distance/Direction: | 5 504202 0.31MI / NW |
| DETAILS REGARDING: | CORTESE / SRC# 1082 | Agency ID | |
| Agency Address: | MOBIL 6700 FAIRMONT AVE EL CERRITO, CA | | |
| List Name: | LEAKING TANK | | |
| Site ID: | NOT REPORTED | | |
| DETAILS REGARDING: | LUST / SRC# 1640 | EPA/Agency ID | N/A |
| Agency Address: | MOBIL (SERVICE STN) 6700 FAIRMONT EL CERRITO, CA | | |
| Tank Status: | NOT REPORTED | | |
| Discovery Date: | AUGUST 26, 1985 | | |
| Media Affected: | GROUNDWATER | | |
| Substance: | NOT REPORTED | | |
| Quantity (Units): | NOT REPORTED | | |
| Leak Cause: | REPORTED AS "UNAVAILABLE" BY AGENCY | | |
| Leak Source: | NOT REPORTED | | |
| Remedial Action: | EXCAVATE DISPOSE | | |
| Remedial Status 1: | PRELIMINARY ASSESSMENT | | |
| Remedial Status 2: | NOT REPORTED | | |
| DETAILS REGARDING: | Regional LUST / SRC# 1721 | Agency ID | 07-0202 |
| Agency Address: | MOBIL 6700 FAIRMONT AVE EL CERRITO, CA | | |
| Tank Status: | NOT REPORTED | | |
| Discovery Date: | AUGUST 26, 1985 | | |
| Media Affected: | OTHER | | |
| Substance: | GASOLINE (UNSPECIFIED) | | |
| Quantity (Units): | NOT REPORTED | | |
| Leak Cause: | STRUCTURAL FAILURE | | |
| Leak Source: | UNDERGROUND TANK | | |
| Remedial Action: | EXCAVATE DISPOSE | | |
| Remedial Status 1: | PRELIMINARY ASSESSMENT | | |
| Remedial Status 2: | NOT REPORTED | | |



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RISK AT SITES IN THE SURROUNDING AREA (within 1/4 - 1/2 mile) CONT.

| | | | |
|---|--|---|----------------------------|
| Property Address with VISTA Verified/Enhanced City and Zip: | GRANHOLT SHEETMETAL 501 SAN PABLO AVE ALBANY, CA 94706 | Map ID#: VISTA ID#: Distance/Direction: | 6 1588286 0.32MI / W |
| DETAILS REGARDING: | CORTESE / SRC# 1082 | Agency ID | |
| Agency Address: | GRANHOLT SHEETMETAL 501 SAN PABLO AVE ALBANY, CA | | |
| List Name: | LEAKING TANK | | |
| Site ID: | NOT REPORTED | | |
| DETAILS REGARDING: | LUST / SRC# 1640 | EPA/Agency ID | N/A |
| Agency Address: | GRANHOLT SHEETMETAL 501 SAN PABLO AVE ALBANY, CA | | |
| Tank Status: | NOT REPORTED | | |
| Discovery Date: | SEPTEMBER 13, 1989 | | |
| Media Affected: | GROUNDWATER | | |
| Substance: | NOT REPORTED | | |
| Quantity (Units): | NOT REPORTED | | |
| Leak Cause: | REPORTED AS "UNAVAILABLE" BY AGENCY | | |
| Leak Source: | NOT REPORTED | | |
| Remedial Action: | EXCAVATE DISPOSE | | |
| Remedial Status 1: | PRELIMINARY ASSESSMENT | | |
| Remedial Status 2: | NOT REPORTED | | |
| DETAILS REGARDING: | Regional LUST / SRC# 1721 | Agency ID | 01-0719 |
| Agency Address: | GRANHOLT SHEETMETAL 501 SAN PABLO AVE ALBANY, CA 94076 | | |
| Tank Status: | NOT REPORTED | | |
| Discovery Date: | SEPTEMBER 11, 1989 | | |
| Media Affected: | OTHER | | |
| Substance: | GASOLINE (UNSPECIFIED) | | |
| Quantity (Units): | NOT REPORTED | | |
| Leak Cause: | STRUCTURAL FAILURE | | |
| Leak Source: | UNDERGROUND TANK | | |
| Remedial Action: | EXCAVATE DISPOSE | | |
| Remedial Status 1: | PRELIMINARY ASSESSMENT | | |
| Remedial Status 2: | NOT REPORTED | | |

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|---|--|---|----------------------------|
| Property Address with VISTA Verified/Enhanced City and Zip: | COMMERCIAL SITE 431 SAN PABLO AVE ALBANY, CA 94706 | Map ID#: VISTA ID#: Distance/Direction: | 6 4826322 0.33MI / W |
| DETAILS REGARDING: | Regional LUST / SRC# 1721 | Agency ID | 01-1842 |
| Agency Address: | SAME AS ABOVE | | |
| Tank Status: | NOT REPORTED | | |
| Discovery Date: | NOT REPORTED | | |
| Media Affected: | SOIL | | |
| Substance: | GASOLINE (UNSPECIFIED) | | |
| Quantity (Units): | NOT REPORTED | | |
| Leak Cause: | REPORTED AS "UNKNOWN" BY AGENCY | | |
| Leak Source: | UNDERGROUND TANK | | |
| Remedial Action: | NO ACTION TAKEN | | |
| Remedial Status 1: | LEAK BEING CONFIRMED | | |
| Remedial Status 2: | NOT REPORTED | | |



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RISK AT SITES IN THE SURROUNDING AREA (within 1/4 - 1/2 mile) CONT.

| | | | |
|---|---|---|----------------------------|
| Property Address with VISTA Verified/Enhanced City and Zip: | TROXELL AUTO 500 SAN PABLO AVE ALBANY, CA 94706 | Map ID#: VISTA ID#: Distance/Direction: | 6 4558693 0.34MI / W |
| DETAILS REGARDING: | Regional LUST / SRC# 1640 | EPA/Agency ID | N/A |
| Agency Address: | TROXELL AUTO 500 SAN PABLO AVE ALBANY, CA | | |
| Tank Status: | NOT REPORTED | | |
| Discovery Date: | JANUARY 07, 1992 | | |
| Media Affected: | GROUNDWATER | | |
| Substance: | NOT REPORTED | | |
| Quantity (Units): | NOT REPORTED | | |
| Leak Cause: | REPORTED AS "UNAVAILABLE" BY AGENCY | | |
| Leak Source: | NOT REPORTED | | |
| Remedial Action: | NO ACTION TAKEN | | |
| Remedial Status 1: | PRELIMINARY ASSESSMENT | | |
| Remedial Status 2: | NOT REPORTED | | |
| DETAILS REGARDING: | Regional LUST / SRC# 1721 | Agency ID | 01-1502 |
| Agency Address: | SAME AS ABOVE | | |
| Tank Status: | NOT REPORTED | | |
| Discovery Date: | AUGUST 14, 1990 | | |
| Media Affected: | OTHER | | |
| Substance: | GASOLINE (UNSPECIFIED) | | |
| Quantity (Units): | NOT REPORTED | | |
| Leak Cause: | REPORTED AS "UNKNOWN" BY AGENCY | | |
| Leak Source: | REPORTED AS "UNKNOWN" BY AGENCY | | |
| Remedial Action: | NO ACTION TAKEN | | |
| Remedial Status 1: | PRELIMINARY ASSESSMENT | | |
| Remedial Status 2: | NOT REPORTED | | |

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| Property Address with VISTA Verified/Enhanced City and Zip: | ALBANY BOWL 450 - SAN PABLO AVE ALBANY, CA 94706 | Map ID#: VISTA ID#: Distance/Direction: | 6 4826323 0.34MI / W |
| DETAILS REGARDING: | Regional LUST / SRC# 1721 | Agency ID | 01-1850 |
| Agency Address: | ALBANY BOWL 450 - SAN PABLO AVE ALBANY, CA | | |
| Tank Status: | NOT REPORTED | | |
| Discovery Date: | NOT REPORTED | | |
| Media Affected: | OTHER | | |
| Substance: | GASOLINE (UNSPECIFIED) | | |
| Quantity (Units): | NOT REPORTED | | |
| Leak Cause: | REPORTED AS "UNKNOWN" BY AGENCY | | |
| Leak Source: | REPORTED AS "UNKNOWN" BY AGENCY | | |
| Remedial Action: | EXCAVATE DISPOSE | | |
| Remedial Status 1: | CASE CLOSED | | |
| Remedial Status 2: | NOT REPORTED | | |



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| RISK AT SITES IN THE SURROUNDING AREA (within 1/4 - 1/2 mile) CONT. | | | |
|---|---|---|----------------------------|
| Property Address with VISTA Verified/Enhanced City and Zip: | PLAZA CAR WASH 400 SAN PABLO AVE ALBANY, CA 94706 | Map ID#: VISTA ID#: Distance/Direction: | 6 1209672 0.34MI / W |
| DETAILS REGARDING: | LUST / SRC# 1640 | EPA/Agency ID | N/A |
| Agency Address: | PLAZA CAR WASH 400 SAN PABLO AVE ALBANY, CA | | |
| Tank Status: | NOT REPORTED | | |
| Discovery Date: | JULY 19, 1990 | | |
| Media Affected: | GROUNDWATER | | |
| Substance: | NOT REPORTED | | |
| Quantity (Units): | NOT REPORTED | | |
| Leak Cause: | REPORTED AS "UNAVAILABLE" BY AGENCY | | |
| Leak Source: | NOT REPORTED | | |
| Remedial Action: | EXCAVATE TREAT | | |
| Remedial Status 1: | PRELIMINARY ASSESSMENT | | |
| Remedial Status 2: | NOT REPORTED | | |
| DETAILS REGARDING: | Regional LUST / SRC# 1721 | Agency ID | 01-1183 |
| Agency Address: | SAME AS ABOVE | | |
| Tank Status: | NOT REPORTED | | |
| Discovery Date: | JULY 26, 1989 | | |
| Media Affected: | OTHER | | |
| Substance: | GASOLINE (UNSPECIFIED) | | |
| Quantity (Units): | NOT REPORTED | | |
| Leak Cause: | STRUCTURAL FAILURE | | |
| Leak Source: | UNDERGROUND TANK | | |
| Remedial Action: | EXCAVATE TREAT | | |
| Remedial Status 1: | PRELIMINARY ASSESSMENT | | |
| Remedial Status 2: | NOT REPORTED | | |

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| Property Address with VISTA Verified/Enhanced City and Zip: | PLAZA CAR WASH 400 SAN PABLO AVE ALBANY, CA 94706 | Map ID#: VISTA ID#: Distance/Direction: | 6 3161915 0.34MI / W |
| DETAILS REGARDING: | CORTESE / SRC# 1082 | Agency ID | |
| Agency Address: | SAME AS ABOVE | | |
| List Name: | FACILITY INDEX SYSTEM | | |
| Site ID: | CAD982499360 | | |
| DETAILS REGARDING: | CORTESE / SRC# 1082 | Agency ID | |
| Agency Address: | PAZA CAR WASH 400 SAN PABLO AVE ALBANY, CA 94706 | | |
| List Name: | HAZARDOUS WASTE INFORMATION SYSTEM | | |
| Site ID: | CAX000039800 | | |
| DETAILS REGARDING: | CORTESE / SRC# 1082 | Agency ID | |
| Agency Address: | SAME AS ABOVE | | |
| List Name: | HAZARDOUS WASTE INFORMATION SYSTEM | | |
| Site ID: | CAD982499360 | | |
| DETAILS REGARDING: | CORTESE / SRC# 1082 | Agency ID | |
| Agency Address: | SAME AS ABOVE | | |
| List Name: | LEAKING TANK | | |
| Site ID: | NOT REPORTED | | |



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RISK AT SITES IN THE SURROUNDING AREA (within 1/4 - 1/2 mile) CONT.

| | | | |
|---|--|---------------------|-------------------|
| Property Address with VISTA Verified/Enhanced City and Zip: | PLAZA CAR WASH 400 SAN PABLO AVE ALBANY, CA 94706 | Map ID#: | 6 |
| | | VISTA ID#: | 3161915 |
| | | Distance/Direction: | 0.34MI / W |
| DETAILS REGARDING: | CORTESE / SRC# 1082 | Agency ID: | |
| Agency Address: | SAME AS ABOVE | | |
| List Name: | UNDERGROUND TANK | | |
| Site ID: | 8499 | | |

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|---|---|---------------------|--------------------|
| Property Address with VISTA Verified/Enhanced City and Zip: | VAL STROUGH 718 SAN PABLO AVE ALBANY, CA 94706 | Map ID#: | 7 |
| | | VISTA ID#: | 4223047 |
| | | Distance/Direction: | 0.41MI / SW |
| DETAILS REGARDING: | LUST / SRC# 1640 | EPA/Agency ID: | N/A |
| Agency Address: | VAL STROUGH 718 SAN PABLO AVE ALBANY, CA | | |
| Tank Status: | NOT REPORTED | | |
| Discovery Date: | NOT REPORTED | | |
| Media Affected: | SOIL | | |
| Substance: | NOT REPORTED | | |
| Quantity (Units): | NOT REPORTED | | |
| Leak Cause: | REPORTED AS "UNAVAILABLE" BY AGENCY | | |
| Leak Source: | NOT REPORTED | | |
| Remedial Action: | EXCAVATE DISPOSE | | |
| Remedial Status 1: | NO ACTION TAKEN-RP | | |
| Remedial Status 2: | NOT REPORTED | | |
| DETAILS REGARDING: | Regional LUST / SRC# 1721 | Agency ID: | 01-1515 |
| Agency Address: | SAME AS ABOVE | | |
| Tank Status: | NOT REPORTED | | |
| Discovery Date: | APRIL 06, 1993 | | |
| Media Affected: | SOIL | | |
| Substance: | DIESEL | | |
| Quantity (Units): | NOT REPORTED | | |
| Leak Cause: | CORROSION | | |
| Leak Source: | UNDERGROUND TANK | | |
| Remedial Action: | EXCAVATE DISPOSE | | |
| Remedial Status 1: | NO ACTION TAKEN-RP | | |
| Remedial Status 2: | NOT REPORTED | | |

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|---|---|---------------------|--------------------|
| Property Address with VISTA Verified/Enhanced City and Zip: | ELLIS-OLSON MORTUARY 727 SAN PABLO AVENUE ALBANY, CA 94706 | Map ID#: | 7 |
| | | VISTA ID#: | 1155054 |
| | | Distance/Direction: | 0.43MI / SW |
| DETAILS REGARDING: | SCL / SRC# 1542 | Agency ID: | 01720053 |
| Agency Address: | SAME AS ABOVE | | |
| Status: | NOT AN NPL SITE | | |
| Facility Type: | NOT REPORTED | | |
| Lead Agency: | NOT REPORTED | | |
| State Status: | NO FURTHER ACTION | | |
| Pollutants: | NOT REPORTED | | |



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| RISK AT SITES IN THE SURROUNDING AREA (within 1/4 - 1/2 mile) CONT. | | | |
|---|--|---------------------|------------|
| Property Address with VISTA Verified/Enhanced City and Zip: | STRUCTURAL RENEWAL 843 CORNELL AVENUE ALBANY, CA 94706 | Map ID#: | 8 |
| | | VISTA ID#: | 1155120 |
| | | Distance/Direction: | 0.46MI / S |
| DETAILS REGARDING: | SCL / SRCH 1542 | Agency ID: | 01730033 |
| Agency Address: | SAME AS ABOVE | | |
| Status: | NOT AN NPL SITE | | |
| Facility Type: | NOT REPORTED | | |
| Lead Agency: | NOT REPORTED | | |
| State Status: | NO FURTHER ACTION | | |
| Pollutants: | NOT REPORTED | | |

| RISK AT SITES IN THE SURROUNDING AREA (within 1/2 - 1 mile) |
|---|
| No Records Found |

| UNMAPPED SITES |
|------------------|
| No Records Found |



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