

321-8998

April 8, 1991

Mr. John Collins
 Superior Plastic Casting
 4800 Coliseum Way,
 Oakland, CA 94601

RECEIVED

APR - 4 2008

ENVIRONMENTAL HEALTH SERVICES

**Subject: Preliminary (Phase I) Environmental
 Site Assessment for the Property at
 4800 Coliseum Way
 Oakland, CA 94601
 (Project No. 9238)**

Dear Mr. Collins:

Aqua Terra Technologies, Inc. (ATT) is pleased to submit the results of the preliminary (Phase I) environmental site assessment for the property at 4800 Coliseum Way in Oakland, California. The objective of the site assessment was to identify historical or current activities at the site and surrounding properties which could have contributed or are currently contributing to the degradation of the subject property's soil and/or groundwater.

The Phase I site assessment included a review of the historic land uses of the property and vicinity from Sanborn Insurance Company historical maps, aerial photographs, and when available, information contained in regulatory agency lists and files.

This report is prepared in a format which includes information and data required by most lending institutions. Please be aware, that formats and checklists may differ slightly between lending institutions. A glossary of applicable terms and acronyms is included in Attachment A.

SUMMARY

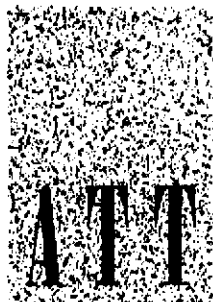
Sanborn Insurance Company historical maps for the period 1889 through 1951 were reviewed. The maps showed some unusual historical conditions which might indicate historical evidence for possible soil and/or groundwater contamination on the subject property from offsite sources. Aerial photographs, reviewed for the period 1947 through 1990, showed no unusual activities or features such as above ground storage tanks, surface impoundments or spills, obvious soil stains, or drum storage on the subject property. There are no indications of pesticide use on the subject resulting from agricultural applications.

An environmental background survey included regulatory agency facility site files. These were requested from Region IX of the Environmental Protection Agency (EPA), the San Francisco Bay Region of the Regional Water Quality Control Board (RWQCB), and the California Department of Health Services (DHS). Facility site files were reviewed, when available, at RWQCB and DHS offices. The California Waste Management Board Solid Waste Information System (SWIS) list was reviewed to identify active and inactive or closed landfills within a one-mile radius from the subject property.

Local regulatory agencies were contacted concerning the availability of records for the subject property. These included the Alameda County Department of Environmental Health

Aqua Terra Technologies
 Consulting Engineers
 & Scientists

2950 Buskirk Avenue
 Suite 120
 Walnut Creek, CA
 94596
 415 934-4884



Mr. John Collins
Superior Plastic Casting
April 8, 1991
Page 2

(ACDEH) which was contacted concerning records for reported underground fuel and waste oil tank leaks and surface spills involving hazardous materials at, and in the immediate vicinity from the subject property.

The Pacific Gas and Electric (PG&E) Company was contacted concerning the existence of onsite or nearby polychlorinated biphenyl- (PCB) containing transformers.

The historical background search and agency review noted no unusual conditions or activities on the subject property which previously contributed to or are currently contributing to contamination of the subject property's soil and/or groundwater. However historical evidence suggests a significant potential for contamination of the subject property's soil and/or groundwater from offsite sources.

A site reconnaissance of the subject property and immediate vicinity was conducted by ATT personnel to determine if onsite or nearby activities were or are currently contributing to the degradation of the subject property's soil and/or groundwater. No such activities or conditions were noted.

SITE SETTING

Site Geography

The subject property is in the City of Oakland in Alameda County, California (Plate 1, Attachment B). The subject property is located in the southwest portion of Oakland, approximately 0.4 miles east from the Alameda-Oakland cities boundary.

The area is relatively flat, with elevations increasing toward the northeast at 0.007 feet per foot. The surface drainage, therefore, is toward the southwest. Surface water bodies nearest the site include San Leandro Bay (located approximately 0.4 miles south from the subject property), a tidal canal that extends north from San Leandro Bay (located approximately 0.5 miles west from the subject property), and Lion Creek (located approximately 1.0 mile southeast from the subject property).

Current and Future Land Uses and Zoning

The site is currently occupied. The property is currently used for the manufacture of plaster cast aluminum signs; future intended use will be the same. The site and the immediate area is zoned for commercial/industrial use.

Site Geology and Hydrogeology

The site is approximately one-half mile east of San Leandro Bay. Information on the geology and hydrogeology of the area was obtained from "Geohydrology and Groundwater - Quality Overview, East Bay Plain Area, Alameda County, California 205(j) Report" (Hickenbottom and Muir, June 1988). The subject property is located within the East Bay Plain portion of the San Francisco Bay Depression, a broad irregular downwarp complicated by primarily northwest trending faults. The overall terrain has been modified by erosion and deposition.

Mr. John Collins
Superior Plastic Casting
April 8, 1991
Page 3

The site sits on the Holocene Bay Mud geologic unit (approximately 11,000 years old). The Bay Mud is an unconsolidated, dark-grey plastic, silty clay, rich in organic materials. The permeability of the unit is low although it generally is water saturated. Where construction has occurred, the Bay Mud is usually covered with fill material. Regional groundwater generally flows west to the bay and tidal fluxes are limited because of the density of the Bay Mud.

Information concerning nearby shallow stratigraphy and the hydraulic gradient was obtained from site investigation reports contained in RWQCB files. Subsurface soils, in the immediate area of the subject property, are composed of six to ten feet of silty clay (probably backfill) overlying plastic blue-gray Bay Mud interbedded with grey, organic-rich silty sands. Such deposits commonly form the shallow, unconfined, groundwater zone.

The shallow unconfined groundwater table is approximately three to six feet below grade with groundwater flow directed southwest toward San Leandro Bay. However, the actual depth to the shallow, unconfined groundwater table and the groundwater flow direction and gradient, on the subject property, can only be determined from the installation of groundwater monitoring wells.

SITE RECONNAISSANCE

A site reconnaissance of the subject property and properties in the immediate vicinity was conducted on April 2, 1991 by Ms. Julianne Fegley of ATT. Guidance through the facility and information concerning facility activities were provided by Ms. Lisa Johnson, Operational Manager, Superior Plaster Castings, Inc.

Building Inspection

The subject property contains a two-story, painted cement building bordered on its western side by an asphalt parking lot and on its north side by a gravel parking lot; the eastern edge of the property is unpaved and contains a railroad spur used for service delivery. A thin, mostly unpaved margin extends along the southern edge of the subject property (See Plate 2, Attachment B). A paved drainage channel runs along the northern edge of the building and paved parking lot; a concrete drainage channel extends from the southwest corner of the building toward the western edge of the property. Wire fences occur along the north and south borders of the property and control western entry to all of the areas at the north and south sides of the building. The main public access to the building is through an aluminum and glass entryway at the western side of the building. Loading and shipping access occurs at the north side of the building.

The building is divided and separated into two principal working areas: an office shop area and an open warehouse. The western quarter is partitioned into office-reception-conference room areas and two work shops that include, the tool shop and the wood shop. These areas existed at the time Superior Plaster Castings (SPC) moved into the building, approximately six and one-half to seven years ago. Portions of the original walls were removed, new carpet was installed and walls and ceilings were repainted in the office area when SPC took over occupancy of the building. Lighting in the office-reception-conference room area is provided by fluorescent fixtures. The floor is carpeted; eight-inch by eight-inch acoustical ceiling tiles were

Mr. John Collins
Superior Plastic Casting
April 8, 1991
Page 4

noted throughout the office area. The tiles may be possible asbestos containing building materials (ACBM); however, they were not in a friable condition.

The tool shop is a single enclosed room with a cement floor containing large (approximately 16-inch by 30 inch) acoustical ceiling tiles. The electrical meter for the facility is located in the tool shop. Rubber molds are made in the tool shop. Employees working in the tool shop wear respirators to cut down on exposure to fumes from the solvents used in making rubber molds. Some solvent odor was noted during site reconnaissance. According to Ms. Johnson, the area has been monitored by the Bay Area Air Quality Management District (BAAQMD) and was found to contain solvent vapors below regulatory levels. A ventilation chimney was noted in the ceiling at the center of the tool shop. Two flammable-storage cabinets on the west wall contained five, five-gallon cans of denatured alcohol and five-gallon cans of paint thinner, lacquer thinner, urethane, lacquer sealer and sanding sealer. No spills or drains were noted on the floor. Solvents are used during rubber mold production and small amounts of excess solvent, varnish, and residue are soaked up in waste paper and discarded.

The wood shop is a single enclosed room with a linoleum tile floor. The wood shop is sublet to Precision Pattern, which manufactures precision cut finished wooden items. The flammable storage cabinet contains assorted one-quart to one-gallon containers of polymer coatings and a five-gallon can of lacquer thinner. Linoleum floor tiles appeared worn but not in a friable condition. Small amounts of excess solvent and coating residue are soaked up in waste paper and discarded.

Approximately three quarters of the building contains an open warehouse with uncovered ceiling, drainless cement floor and a combination of fluorescent and incandescent light fixtures. The warehouse area houses the main plaster and aluminum pouring, molding, and finishing areas; raw materials storage and a records storage loft area are also contained in the warehouse area. Plaster mixing equipment, several large ovens, aluminum furnaces, and a molded sign wash are operated in this area. No waste water is generated in the molded sign wash. The principal waste produced in the production area is plaster fragments and dust which are left after the plaster mold is removed from the molded aluminum sign. This material is periodically swept into the disposal trucks at the northeast loading dock. Aluminum sign trimmings are accumulated for recycling in 55-gallon drums in the north parking lot. A relatively small amount of powdered aluminum is produced by polishing activities, which occur at the southern end of the warehouse. This material may eventually be mixed in with the plaster dust, though according to Ms. Johns, the main production area is not swept.

General Site Observations

The property outside the building is slightly sloped, with higher elevations toward the east. An electric-powered air compressor was noted in a partial enclosure located outside the north side of the building. The compressor was seated on a cement pad and appeared to be in good working order; the age of the equipment was not determined, but according to Ms. Johnson, the compressor is likely to have been reconditioned and repaired after its purchase in the 1980's. No transformers were noted on the site. Sewer and water access ports are located in the west parking lot.

Mr. John Collins
Superior Plastic Casting
April 8, 1991
Page 5

General Observation of the Surrounding Area

A reconnaissance of the surrounding area, in the immediate vicinity of the subject property, showed that adjacent properties, to the north, south, east, and west are occupied by Bostrom and Bergen, the Pacific Gas and Electric Company (PG&E), Triple-A Salvage, and Coliseum Way, respectively. Bostrom and Bergen and Triple-A Equipment are located in the assumed upgradient direction from the subject property; neither facility appeared on agency lists of unauthorized release sites. Bostrom and Bergen (B&B) appeared well maintained in aerial photographs and observations noted during the site reconnaissance; B&B is known to have underground fuel storage tanks. Triple-A Equipment is a salvage yard for machinery; there is potential for possible heavy metals, oil, gasoline, and engine fluid contamination to soil at the Triple-A site; the Triple-A property is unpaved.

Site Reconnaissance Summary

The subject property contains a single two-story cement structure which houses offices and a plaster casting facility. The office and shop portion of the structure contains floor tile and acoustical ceiling tiles in non-friable condition, which may be ACBM. Hazardous materials onsite include solvents, lacquer thinner and polymer coatings, all of which are used in production without recycling or waste storage. Waste generation is below regulatory levels. Waste water is recycled in the sign wash. The only waste permit held by Superior Plastics, Inc. is an East Bay Municipal Utility District Zero Discharge Permit. No transformers or hazardous waste facilities were observed during site reconnaissance. The main waste materials produced at the facility are aluminum trimmings, which are recycled in 55-gallon holding barrels, and plaster fragments, which are hauled away from the facility to a municipal landfill.

The subject property is unpaved on its northern and eastern sides. These areas are bordered by Bostrom and Bergen (north), and Triple-A Equipment (east).

SITE HISTORY

Sanborn Insurance Company Map Review

Sanborn Insurance Company historical maps were reviewed for the years 1889, 1902, 1912, 1925, and 1912 (Revised 1951) at the University of California - Berkeley's Main Library map room.

The subject property and vicinity within 0.5 mile radius were not contained in the areas mapped in 1889 and 1902 volumes. Maps from the years 1912, 1925, and 1912 (Revised 1951) document numerous historical industrial sites, particularly those associated with use of metals and oil, within a one-half mile radius from the subject property. These sites are shown on Plates 3, 4, and 5 (Attachment B) and listed on Tables 1, 2, and 3 (Attachment C).

Of particular interest, because of their close proximity and apparent upgradient location, are site numbers 14, 15, 33, 45, and 46 on the 1912 (Revised 1951) Sanborn maps. These sites include:

Mr. John Collins
Superior Plastic Casting
April 8, 1991
Page 6

The Hancock Oil Company Distribution Plant; The McGuire and Company Oil Warehouse containing alcohol and solvent tanks; The National Lead Company; a scrap metal yard; and The Independent Construction Asphalt Plant.

No records of unauthorized releases have been identified for any of the above sites. However, because of their close proximity to the subject property, and apparent direction of groundwater flow, they present an elevated potential as sources of possible offsite groundwater contamination to the subject property.

Aerial Photography

Aerial photographs taken in 1947, 1950, 1953, 1957, 1959, 1963, 1966, 1968, 1969, 1971, 1973, 1975, 1977, 1979, 1981, 1983, 1985, 1988, and 1990 were examined at Pacific Aerial Surveys photograph library.

The subject property was undeveloped and unpaved in the 1947 through 1959 aerial photographs. The former PG&E gas tower which occurred south from the subject property, was identified on all photographs except for the 1990 photograph. A diagonal cleared path, extending southwest to northeast, was seen across the northern portion of the current PG&E property and southern half of the subject property. There appeared to be some storage of utility poles along the east side of this diagonal path. No drum storage or transformers were identified on the subject property, in photographs from 1947 through 1959.

The present structure and pavement of the subject property were first seen in the 1963 photograph. No evidence of unusual activities, spills, or staining of pavement, above ground or underground storage tanks were identified on the subject property in photographs reviewed for the period 1963 through 1985. Delivery truck traffic and freight car traffic on the railroad spur are evidence of warehouse activities on the subject property during this period.

Storage of pallets and drums and accumulation of powdery residue were noted on the northeast portion of the parking lot, in 1988 and 1990 photographs. These findings are consistent with the storage of pallets containing sacks of plaster, barrels of aluminum trimmings, and plaster dust accumulation noted during site reconnaissance. No evidence of unusual activities, above ground or underground storage tanks were seen in 1988 and 1990 photographs.

ENVIRONMENTAL BACKGROUND SURVEY

Regulatory Agency Review

Site lists and files were reviewed, if available, from Region IX of the U.S. Environmental Protection Agency (EPA), the San Francisco Bay Region of the Regional Water Quality Control Board (RWQCB) and the California Department of Health Services' (DHS) offices. Local agency requests included the Alameda County Department of Environmental Health (ACDEH).

Mr. John Collins
Superior Plastic Casting
April 8, 1991
Page 7

The ACDEH was contacted concerning possible permits for underground fuel and/or waste oil tanks and spills or fires involving hazardous material or wastes which might have occurred on the subject property or in the vicinity of the subject property.

EPA Lists and Files

Region IX of the EPA was contacted concerning sites listed or proposed for listing on the federal National Priorities List (NPL) and/or sites located on federal military installations or federal property. NPL sites are those with known or threatened hazardous substance releases. These sites receive federal Comprehensive Environmental Response Compensation and Liability Act (CERCLA) remedial funding.

The subject property, and properties within a one-mile radius, did not appear on their NPL or federal property site lists.

RWQCB Lists and Files

The RWQCB maintains a list of reported underground fuel tank leak sites, known as the Leaking Underground Storage Tank (LUST) list. Thirty-nine sites, within a one-mile radius from the subject property, were identified from the RWQCB list; the subject property's address did appear on the list.

Locations for reported leaking tanks, within a one-half mile radius from the subject property, are shown on Plate 6 (Attachment B) and are listed on Table 4 (Attachment C). LUST sites located one-half to one mile from the subject property are listed on Table 5 (Attachment C). All of the LUST sites, within a one-half mile radius from the subject property, are downgradient or cross-gradient from the subject property, except for site number at 12 Norcal. The case file for site number 12 was not available for review.

Fourteen Toxic Substance Release Sites, within a one-mile radius from the subject property, were identified on RWQCB North Bay Toxics Substance Release List. These sites are shown on Plate 7 (Attachment B) and listed on Table 6 (Attachment C). All of the identified sites are located downgradient or cross-gradient from the subject property and, therefore, have probably not contaminated the subject property's soil and/or groundwater. The subject property's address did not appear on the North Bay Toxics Release List.

DHS Lists and Files

The DHS was contacted concerning files containing records of spills, unauthorized releases of toxic materials, and potential or confirmed hazardous wastes sites with a one-mile radius from the subject property. The DHS also maintains lists compiled as a result of state law, such as the Cortese Bill (AB 3750), the California Superfund Bond Expenditure Plan (BEP), the California Abandoned Site Program Information System (ASPIS) lists. These were reviewed at the DHS offices with the DHS Resource Conservation and Recovery Act (RCRA) list.

Mr. John Collins
Superior Plastic Casting
April 8, 1991
Page 8

The DHS also maintains several federal lists; these include the federal Comprehensive Environmental Response, Compensation, and Liability Act Information Systems (CERCLIS) and the federal NPL list.

The California Governor's Office of Planning and Research Cortese Bill List (AB 3750) sites are those properties which are, or have the potential to become, hazardous waste sites. In this report, the Cortese listed sites which were also on the RWQCB Fuel Tank Leaks List, and they are so noted on Tables 4 and 5 (Attachment C). DHS Toxics sites were also identified on the Cortese List and are so noted on Table 6 (Attachment C). The subject property's address was not on the current Cortese Bill list. Seventeen sites, within a one-mile radius, from the subject property were identified as Fuel Tank Leak or DHS Toxics sites on the Cortese Bill list.

The California BEP contains a listing of all verified hazardous waste sites that are or will be targeted for abatement by the DHS under the California Hazardous Substance Cleanup Bond Act of 1984 (also known as the California Superfund Act). The BEP is annually updated. ASPIS sites are those which have a potential for becoming hazardous waste sites but are not necessarily considered hazardous wastes sites. Information on the ASPIS list should be considered preliminary. When the listed sites are ranked by DHS, they are merged with the DHS BEP list.

ASPIS sites, within a one-mile radius from the subject property, are listed on Table 8 (Attachment C). BEP sites are so noted on Table 6 (Attachment C). The subject property's address did not appear on the BEP or ASPIS list. However, the current tenant, Superior Plaster Casting, was listed on the ASPIS list as a "No Further Action" (NFA) site located at 1224 42nd Avenue, Oakland.

CERCLIS sites are those which have a potential for becoming (but are not necessarily considered) hazardous waste sites. Sites that come to the EPA's attention, which may have a potential for releasing hazardous substances into the environment, are placed on the CERCLIS list and subsequently investigated. Sites are then ranked for no further investigation, remedial action, or for listing in the NPL.

The subject property did not appear on the DHS, CERCLIS, or federal NPL lists. Six CERCLIS sites were identified within a one-mile radius from the subject property; these sites are listed on Table 7 (Attachment C). The National Lead Company, located at 47th Avenue and East 10th Street is the only CERCLIS site that is upgradient from the subject property. The remaining sites are located downgradient or cross-gradient and, therefore, have little potential to contribute to contamination of the subject property's soil and/or groundwater.

Thirty-six hazardous substance generator sites, within a one-mile radius from the subject property, were identified on the November 16, 1988 DHS Resource Conservation and Recovery Act (RCRA) list. These sites are listed on Table 9 (Attachment C). RCRA sites are those facilities holding permits to generate hazardous wastes which are disposed of in a prescribed manner, at Class I disposal facilities. RCRA listed sites do not necessarily imply contamination of soil and groundwater at a site, but indicate that wastes have been generated and may be present on the site; such wastes are stored in appropriate containers until they are removed by a licensed hazardous waste hauler. Thirty-three RCRA sites within a 0.5-mile radius are either

Mr. John Collins
Superior Plastic Casting
April 8, 1991
Page 9

cross gradient to or downgradient from the subject property. Arrow Sign Company at 1046 45th Avenue, Continental Body Shop at 1231 45th Avenue, and Waste Oil Recovery Systems at 4201 San Leandro Street, are located in the presumed upgradient direction from the subject property. No records of unauthorized releases of hazardous substances were identified for the upgradient RCRA sites. The subject property's address did not appear on the RCRA list.

Local Agency Lists and Files

The ACDEH was contacted concerning any reported spills of hazardous materials or wastes on the subject property or any permits for underground fuel or waste oil storage tanks. In a telephone conversation with ATT, Cynthia Chapman, Hazardous Materials Specialist, ACDEH, stated files for the subject property contain no records of underground storage tanks, spills or unauthorized releases of hazardous materials. Superior Plaster Castings was removed from the hazardous material generator billing list; the hazardous materials business plan lists only nitrogen gas on the hazardous materials inventory statement.

Other Reports

The California Waste Management Board's Solid Waste Information System (SWIS) list was reviewed to identify active, inactive, and closed landfills within a one-mile radius from the subject property. No landfills within a one-mile radius from the subject property were identified on the SWIS list.

Pacific Gas & Electric (PG&E) Company Transformer Search

The Pacific Gas and Electric (PG&E) Company was contacted concerning the location of transformers which might contain polychlorinated biphenyl (PCB) laden oils on, or in the vicinity of, the subject property. The nearest PG&E transformer is a pole mounted transformer located off the subject property on the west side of Coliseum Way. The transformer serves the subject property and adjacent properties.

The EPA banned the manufacture and sale of PCB-containing transformers in 1976. Since that ban, utility companies have routinely testing and removing PCB-containing transformers and capacitors from service. Therefore, the transformer probably does not contain PCB-laden oils and should not present a problem regarding potential spills to the subject property soils and/or groundwater.

Potential Agricultural Use

Aerial Photographs for the period 1947 through 1990 were reviewed to determine potential agricultural use of the subject property which might reflect the use or application of pesticides to the subject property soils.

The subject property, and immediately adjacent properties, were developed in all of the reviewed photographs from 1963 through 1990. No agricultural use was evident in photographs from the period 1947 through 1990. The possibility for agricultural cultivation and the potential use of agricultural pesticides on the subject property are considered to be low. Therefore,

Mr. John Collins
Superior Plastic Casting
April 8, 1991
Page 10

ATT does not believe that soils on the subject property, or in the immediate vicinity, contain significant pesticide residue which might constitute a threat to the subject property's soil/or groundwater.

Asbestos and Radon Survey Recommendations

During the site reconnaissance, ATT personal noted no obvious friable asbestos containing building materials (ACBM) in the buildings. ATT does not believe that an asbestos survey and inspection is warranted at this time. Because the building was built prior to 1979, ATT recommends that an asbestos survey and inspection be conducted in the event of remodeling or demolition of the building. The building may contain non-friable ACBM (floor and ceiling tiles). If ACBM are confirmed, it will be necessary to inform the EPA, should building demolition or renovation, which might produce friable ACBM, occur. If friable ACBM is suspected from the building inspection, the building owner may be required (under the California Asbestos Notification Act) to inform tenants that such materials occur in the building.

In the Bay Area (and in general, areas of west-central California and areas west of the Sierra Nevada), the soils, sediments, and rocks contain substantially lower concentrations of uranium, thorium, and radium than in other parts of the state and country. Radon gas concentrations, which could emanate from these natural radioactive elements would, therefore be considerably lower and are probably near ambient air concentrations (approximately 0.2 picocuries per liter of air or pCi/L). However, the concern for radon is not in the amount of radon gas emanating from the soil, but in concentrations within buildings which could exceed the EPA's recommended radon concentration of 4.0 pCi/L.

A 1979 study by the Lawrence Berkeley Laboratories (LBL) found that of 29 homes tested for radon in the East Bay, the highest total radon concentration was less than 4 pCi/L and for a 1985 study (by LBL) for 55 homes in Alameda County (for the cities of Newark, Fremont and Union City) average radon gas concentrations were 0.69 pCi/L and the highest total radon concentration was less than 4 pCi/L.

Radon concentrations within individual buildings will depend on the type of construction, the presence or absence of a basement, amount of insulation, and presence or absence of air ventilation and conditioning systems (HVAC).

Because the subject property's building is constructed on a concrete slab (which usually contains a vapor barrier at its base), because the building lacks a basement (which could cause negative air pressures within the building), and because the building has an open bays (which allows for a large and rapid exchange of air), radon concentrations within the buildings should be very low. Therefore, ATT believes that a radon survey is not warranted.

SUMMARY AND CONCLUSIONS

Based on the current information available to ATT at this time, known unauthorized releases of hazardous materials have not been identified from public records and the site reconnaissance on or upgradient from the subject property. However, the close, upgradient proximity of

ATT

Mr. John Collins
Superior Plastic Casting
April 8, 1991
Page 11

intense historical industrial use of heavy metals and petroleum products increases the potential for offsite sources of contamination to the subject property's soil and/or groundwater. Soil and/or groundwater quality at any site can only be determined by the collection and analysis of soil and/or groundwater samples, therefore, the collection of soil and groundwater samples for this property is warranted. The site reconnaissance also indicated that a radon and asbestos survey is not warranted at this time. An asbestos survey will be warranted at such time demolition or remodeling of the building takes place.

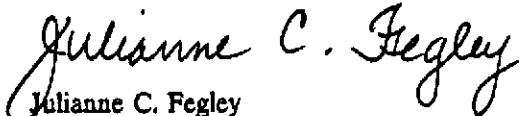
RECOMMENDATIONS

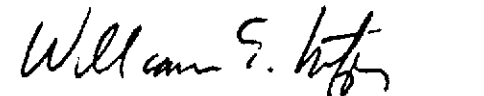
ATT recommends further (Phase II) work for this property which would include soil and/or groundwater sampling; this might require the installation of soil borings and/or groundwater monitoring wells.

If you have any questions concerning this preliminary environmental site assessment, please contact our office.

Sincerely,

AQUA TERRA TECHNOLOGIES, INC.


Julianne C. Fegley
Staff Scientist


William E. Motzer, Ph.D.
Manager, Site Assessment Group
Registered Environmental Assessor #954
(expires 6/30/91)

Attachments
JCF/WEM:mp