

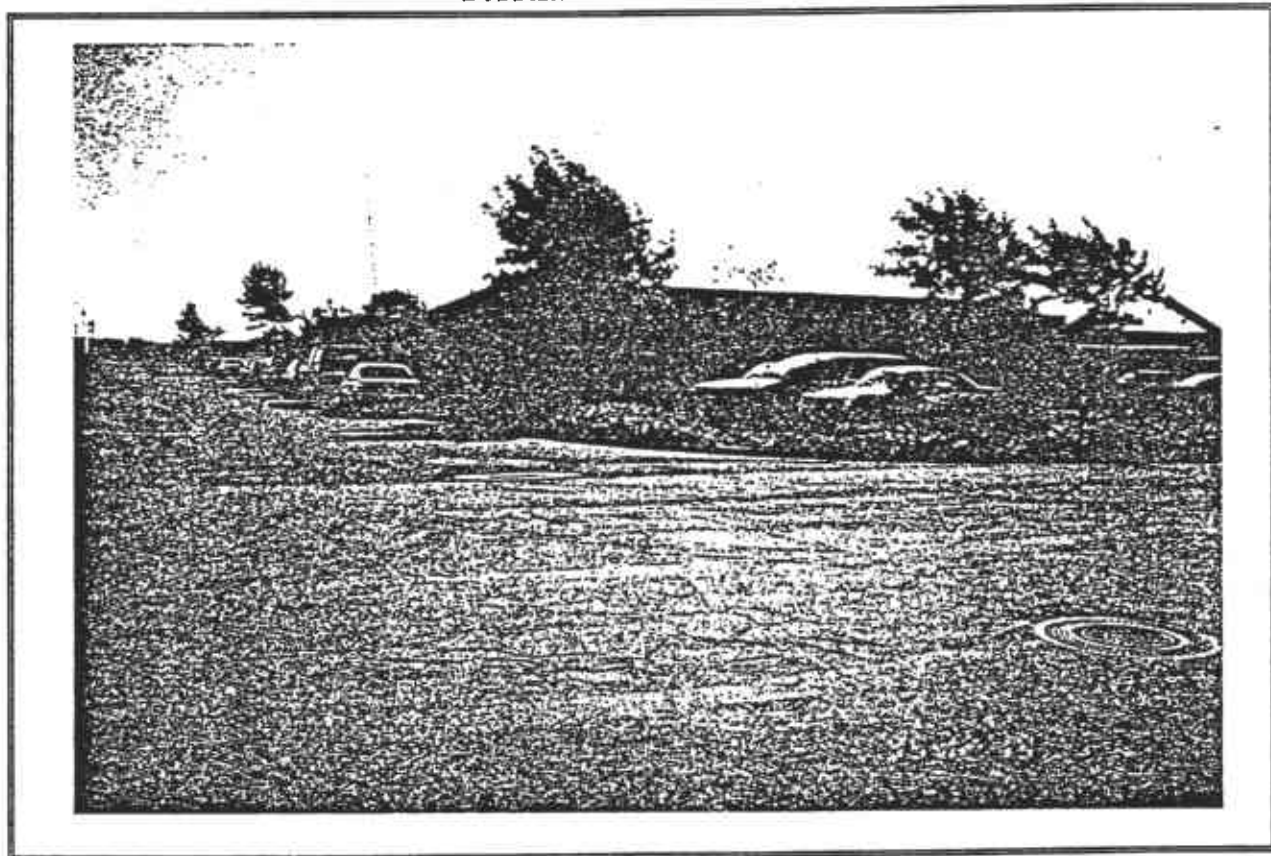
STANDARD PHASE I ENVIRONMENTAL SITE ASSESSMENT

ENVIRONMENTAL
PROTECTION
95 OCT 10 4:00

FOR

*OAKLAND PALLET COMPANY
2500 GRANT AVE.
SAN LORENZO, CA 94580*

DATED: DECEMBER 1995



SUBJECT SITE - OP01

PHASE ONE INC.SM

THE ENVIRONMENTAL ASSESSMENT SPECIALISTS

"Setting the Industry Standard"

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SECTION 1.0

EXECUTIVE SUMMARY: FINDINGS AND CONCLUSIONS

1.1 FINDINGS

This report presents the results of the Standard Phase I Environmental Site Assessment conducted by *PHASE ONE INC.*_{SM} at 2500 Grant Ave., San Lorenzo, California (see Figure 1, *Site Location Map*).

The Standard Phase I assessment was undertaken at the request of Mr. Javier Padilla, in accordance with *PHASE ONE INC.*_{SM}'s *Standard Terms and Conditions*, as outlined in *PHASE ONE INC.*_{SM}'s *Letter of Intent/Authorization* for Project N^o 2297L. The findings and conclusions of this investigation are based upon review of historic site-use activities, contact with and records from governmental regulatory agencies, regulatory database searches, as well as a site reconnaissance and interviews with the client, site personnel, and, possibly, others who may have knowledge of various aspects of the subject site.

At the time of this assessment, the site consisted of an 8.36-acre parcel of land which was partially paved with asphalt. The site contained several modular structures which were up to 20 years old, some of which were used as office space and workshop areas, and the remainder were stored for rental. The modular units were located at the site in 1987, prior to which the site was vacant. Information gathered in the course of this assessment indicates that the subject site is currently owned by Gallagher & Burke, Inc., which has held ownership for at least 28 years.

The principal findings of *PHASE ONE INC.*_{SM}'s Standard Phase I Environmental Site Assessment for this site appear to be as follows:

The subject site is currently affected by

- No major environmental concerns,
- No medium environmental concerns,
- Three minor environmental concerns, and
- One potential or possible environmental condition.
- The potential for soil or groundwater contamination of the subject property from either on or off-site sources appears to be high. ✓
- The presence of asbestos-containing materials in or on the on-site structures is suspected. Asbestos sampling is not recommended at this time.
- Given the findings and conclusions of *PHASE ONE INC.*_{SM}'s Standard Phase I Environmental Site Assessment, further investigation is recommended at this time.

- **PHASE ONE INC.**SM has performed a Standard Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527 of the above listed property. Any exceptions to, or deletions from, this practice are described in Section 1.4 of this report.
- This assessment has revealed no evidence of recognized environmental conditions in connection with the property except for those listed in Section 1.2.

1.2 CONCLUSIONS SUMMARY

Based on the findings of this Standard Phase I Environmental Site Assessment, **PHASE ONE INC.**SM has identified no major, no medium, and three minor environmental concerns currently affecting or associated with the subject site. Descriptions of any environmental concerns that may be associated with the subject site are given in the table below; these descriptions of concerns are given again in Section 7.0, *Conclusions and Recommendations*, along with recommendations as to how to address the concerns and the estimated costs of completing any recommended next-step action. The location or source of any identified environmental concern, insofar as it can be pinpointed, is marked on Figure 2, *Plot Plan*, using the Concern Number assigned to it in the table below.

**TABLE: ITEMS OF ENVIRONMENTAL CONCERN
(MAJOR, MEDIUM, MINOR)**

| Concern # | Location Description | Description of Environmental Concern | Level of Env. Concern |
|-----------|----------------------------|---|-----------------------|
| 1 | Interiors of modular units | The interiors of the modular structures located at the subject property were not inspected as part of the scope of work of this project. Several of the units were reportedly up to 20 years old and, therefore, may contain asbestos containing materials in unknown conditions that may represent a health hazard to those who encounter them. In addition, the site contact, Delight Saxon, stated that hazardous materials are stored in modular units which are used as workshops. Therefore, conditions may exist within these units which are considered environmental impairments. | Minor |
| 2 | Subject property | During the site reconnaissance, several incidents of improper hazardous materials and waste storage, handling, and disposal were observed. The areas in which 55-gal. drums and 5-gal. containers are used to store cleaning materials contain evidence of spillage indicating that adequate containment of the materials does not exist. Additionally, these materials are not comprehensively labeled with information which allows the identification of the materials or of their associated hazards. The paint storage area and the waste paint or waste materials storage area also contain evidence of spillage. Again, no secondary containment is present in these storage areas which has resulted in surface staining at the site and, potentially, subsurface impacts. The waste materials stored on pallets are not labeled; therefore, the contents of these 5-gal. pails are unidentifiable. It appears that the materials are being released into the storm drain in this area which discharges into a channel on the south side of the site and eventually into the nearby bay. Abandoned oil drums and unidentified drums were also observed to be disposed of at two unpaved locations at the site. Used oil filters and waste oil drained from a motor vehicle were also disposed of in an unpaved area of the site. Staining was evident in these areas as a result of the disposal practices. No waste manifests for the proper disposal of the materials stored and used at the property were available. | Minor |

ADJACENT PARCELS

Job stained area sampled

| Concern # | Location Description | Description of Environmental Concern | Level of Env. Concern |
|-----------|------------------------|---|-----------------------|
| 3 | Subsurface at the site | During the site reconnaissance, materials were observed on-site, some of which were not labeled and, therefore, unidentifiable. The materials were found stored and disposed of at various locations on-site in drums, 5-gal. pails, 1-gal. containers and 1-qt. containers. Surface staining was evident in the areas of these materials which indicates spillage or leakage of the substances, many of which are hazardous materials according to provided MSDS information. Several of the stained areas were unpaved or on paving which was observed to be compromised. In addition, several of the storm drains at the site, which discharge into the drainage channel south of the property, appear to have been used to dispose of various materials. Therefore, the subsurface soil and groundwater at the site and in the area of the drainage channel may have been impacted by the releases. | Minor |

Note: PHASE ONE INC._{SM} classifies an environmental concern as a major, medium, or minor concern when it is one that involves a recognized environmental condition for which, in the opinion of PHASE ONE INC._{SM}, further investigation and/or remediation is recommended. The distinction among major, medium, and minor concerns is based solely on the relative estimated dollar-costs of completing any next-step recommended action.

Based on the findings of this Standard Phase I Environmental Site Assessment, PHASE ONE INC._{SM} has identified one potential or possible environmental condition currently associated with the subject site. Descriptions of any potential or possible environmental conditions that may be associated with the subject site are given in the table below. These descriptions of potential or possible conditions are given again in Section 7.0, *Conclusions and Recommendations*, along with recommendations as to how to address the potential or possible conditions, when such recommendations are called for. The location or source of any identified potential or possible condition, insofar as it can be pinpointed, is marked on Figure 2, *Plot Plan*, using the Condition Number assigned to it in the table below.

TABLE: ITEMS OF POTENTIAL/POSSIBLE ENVIRONMENTAL CONDITIONS

| Potential Condition # | Location Description | Description of Potential or Possible Environmental Condition |
|-----------------------|------------------------------|---|
| 4 | Vicinity of the subject site | Three sites, which are located within 1/8-mile of the subject site, were listed in the regulatory database search. These nearby sites, all of which are listed on the Leaking Underground Storage Tank List, are the reported locations of past releases of hazardous materials. Consequently, there is a concern that the activities or incidents on these nearby sites may have led to the contamination of the area groundwater, and, due to their proximity to the subject site, the possibility exists that groundwater contamination generated by any of these nearby sites extends or will extend beneath the subject site. Further, based on the hydrological research conducted by PHASE ONE INC. _{SM} for this assessment (see Section 3.2), the subject site appears to lie downgradient of these listed sites (with respect to the direction of the groundwater flow), thereby elevating the likelihood of groundwater contamination beneath the subject property. |

Note: PHASE ONE INC._{SM} classifies an environmental condition as a potential or possible condition, as distinct from a major, medium, or minor concern, when it involves issues that appear to pose no immediate threat to the subject site given the current knowledge of site conditions. This condition with time, groundwater movement, demolition or other disturbances, or sometimes with the acquisition of further information, may come to pose a long-term, immediate or chronic environmental risk; and/or this condition may appear to have a negligible monetary/physical impact on the subject property, and therefore, does not require additional investigation at this time.

1.3 SITE FACTS

This report presents the results of the Standard Phase I Environmental Site Assessment conducted by *PHASE ONE INC.*_{SM} at 2500 Grant Ave., in San Lorenzo, CA (see Figure 1, *Site Location Map*). The Standard Phase I Environmental Site Assessment was conducted at the request of Mr. Javier Padilla of the Oakland Pallet Company in accordance with *PHASE ONE INC.*_{SM}'s *Standard Terms and Conditions*, as outlined in *PHASE ONE INC.*_{SM}'s *Letter of Intent/Authorization* for Project N^o 2297L.

Current Owner(s): Gallagher & Burke, Inc.

Owned since: At least 1968

Current Occupants: McGrath Rent Corporation

Business Type: Modular unit rental

Site Contact: Delight Saxon

Date Contacted: December 12, 1995

Assessor: Colin Wigglesworth

Reg. #: 02714

Report Writer: Diane Scioli

Total # of Existing Buildings: 0

Parcel #: 438-0010-008-02

Address(es) Provided by Client: 2500 Grant Ave., San Lorenzo, CA

Total Sq. Ft. of Building: N/A

Additional/Previous Address(es): None

Total Acreage of Land: 8.36

Date Existing Building(s) was(were) Built: N/A

Date of Site Reconnaissance: December 19, 1995

Total # of Units: N/A

Total # of Units Visually Inspected: N/A

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Specific Units Inspected: N/A

Total # of Wells (water, oil, gas, other) on-site: 0

Were enough (units/offices/buildings/acres) inspected to ensure that the inspection was homogenous?
No.

Areas/units that were inaccessible to the *PHASE ONE INC.*SM Assessor: Interiors of modular units were not included in the scope of work for this investigation.

The subject site obtains its potable water from municipal sources.

The subject site disposes of its sewage through use of the municipal sewage system.

The modular units at the subject site are heated and cooled by an electric heating and air conditioning system.

Did the assessor notice any unusual odors on or from the subject site or adjoining sites during the site reconnaissance? No

1.4 EXCEPTIONS AND/OR DELETIONS TO ASTM E 1527

The interiors of the modular structures, some of which are permanently located at the site, were not inspected as part of this investigation.

SECTION 2.0

INTRODUCTION: PURPOSE AND SCOPE OF WORK

2.1 PURPOSE OF A STANDARD PHASE I

The purpose of this Standard Phase I Environmental Site Assessment is to assess (1) the likelihood of contamination of the subject site as a result of either past or present land-use practices; and (2) the potential for future environmental contamination which may occur as a result of current conditions or operations and maintenance activities at either the subject site or properties adjoining the subject site, thereby identifying real or potential environmental or economic impact to the subject site. In this way, the client may satisfy a requirement to qualify for the innocent landowner defense to the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) liability by completing "all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial and customary practice." To meet these objectives, *PHASE ONE INC.*_{SM} attempted to complete the tasks outlined in this section except as noted in Section 1.4.

2.2 SCOPE OF WORK

The Scope of Work followed by this assessment is designed to meet the standard practice set forth in the American Society for Testing and Materials (ASTM) Designation: E1527-94, "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process."

2.2.1 Site Description

Site photographs were taken during the site reconnaissance on December 19, 1995. Photographs of the subject site are provided and labeled in Appendix A. Descriptions of the photographs are included in Section 3.0.

*PHASE ONE INC.*_{SM} reviewed pertinent, reasonably ascertainable information on the soil types and groundwater conditions in the vicinity of the subject site. For the purposes of this assessment, the depth from the ground surface and the direction (or gradient) of the groundwater flow are of particular significance. Such findings are used by *PHASE ONE INC.*_{SM} report writers, in conjunction with additional information about environmental conditions on nearby sites, to assess the risk that is faced by the subject site from off-site sources of contamination.

It should be noted that *PHASE ONE INC.*_{SM}'s geological and hydrological research does not include investigation of seismological concerns (i.e., fault lines) that may affect the area of the subject site. Although the existence of faults in an area may be of concern to property owners and residents in that area, it is not considered to be an environmental concern, and so is not usually a component of a Standard Phase I Environmental Site Assessment. (However, in the event that it is required, *PHASE ONE INC.*_{SM} can assist the client in completing a seismological investigation.)

2.2.2 Review of Existing (Historical) Information

For this assessment, *PHASE ONE INC.*_{SM} has reviewed reasonably ascertainable historical aerial photographs and United States Geologic Survey (U.S.G.S.) topographic maps of the subject site and vicinity. This review consisted of examining the reasonably ascertainable available photographs and topographic maps for evidence of activities on or development of the subject site and adjoining sites that may show an environmental condition or concern which may currently affect the subject site. The specific aerial photographs and U.S.G.S. maps that were reviewed for this assessment are identified and their environmentally relevant features are described in Section 4.1.

*PHASE ONE INC.*_{SM} may have also reviewed any reasonably ascertainable historic maps of the subject site and vicinity. Such maps have been prepared by fire insurance companies in order to determine the potential risk of fire damage to buildings in metropolitan areas. These maps have been produced since the mid-1850s and, for some areas, they are still produced today. For the purposes of a Standard Phase I Environmental Site Assessment, these maps may contain helpful information on the ages and past uses of buildings, as well as information about on the storage of hazardous and flammable substances. However, because it was only worthwhile for fire insurance companies to map metropolitan areas, the scope of coverage of these maps is somewhat limited. If historic maps have provided coverage of the subject site, and if the specific maps were reasonably ascertainable and appear necessary, then the specific maps that were reviewed for this assessment are identified, and their environmentally relevant features described, in Section 4.0.

One of the least known yet most complete and comprehensive historical sources are historical city or street directories. These texts may also have been reviewed by *PHASE ONE INC.*_{SM} to the extent that they have provided coverage of the subject site and were reasonably ascertainable and appear necessary. *PHASE ONE INC.*_{SM} reviews historical city or street directories (also known as criss cross or reverse indexed directories) for information on the past occupants of and activities on the subject site and adjoining sites. These directories were prepared by companies that catered to the needs of salespeople by providing the names of the occupants at a given address (that is, unlike a traditional telephone book, the entries of a reverse directory are arranged by address, not by name). However, like Historical Maps, the scope of coverage of these directories is limited to mostly metropolitan areas. If they were reasonably ascertainable, they were reviewed and Section 4.0 contains listings of the current or past occupants of the subject site that were found by researching historical city or street directories.

*PHASE ONE INC.*_{SM} may have contacted various state, county, and municipal agencies having current or past jurisdiction over the subject site, if necessary for this assessment, in an attempt to review reasonably ascertainable records that contain specific information about environmental conditions on the subject site that these agencies may have on file, or to establish that no environmentally relevant records are on file for the subject site. The client should be aware that most regulatory agencies file their records by address or corporate name (as opposed to parcel number or site name). If no specific address has been assigned to a site, then, typically, no environmental records related to the site will be forthcoming from the state, county, or municipal regulatory agencies.

The findings of this records search are reported in Section 4.0. The addresses, phone numbers, names of the persons contacted within the various agencies are listed on the Regulatory Contacts Sheet, which is included in Appendix B. Copies of any records obtained from regulatory agencies can be found in Appendix C. In some instances, *PHASE ONE INC.*_{SM} may not yet have received a reply from one or more of the agencies that were contacted. (Some agencies will take six weeks or longer to reply to a verbal or written request.) In the event of such delays in response, rather than delaying the issuance of the report, *PHASE ONE INC.*_{SM} has indicated in the report that a response to the request for records is pending, and a copy of the regulatory request form has been included in Appendix B. Any pertinent information that is subsequently received from the pending agency will be addressed and forwarded to the client in the form of an addendum to this report.

*PHASE ONE INC.*_{SM} has also reviewed a vendor-supplied, computer-generated federal, state, and regional one-mile regulatory database search in an effort to determine whether the subject site is listed on an agency environmental database and to identify possible regulatory-listed sites of concern within a one-mile radius of the subject site. In general, these documents list known or suspected hazardous-waste generators, release sites, landfills, unauthorized disposal sites, sites with registered underground storage tanks, and sites currently under investigation for known or suspected environmental violations or releases. In conjunction with the findings on the geological and hydrological conditions, information obtained from the database search can be used to assess the environmental risk faced by the subject site from past or present off-site sources of contamination. Additionally, the database search may provide information about on-site sources of contamination. The regulatory database review can be found in Section 4.2; a copy of the complete database search document and a detailed description of the databases that were searched are included in Appendix D.

When requested, *PHASE ONE INC.*_{SM} will compile and review a chain-of-title abstract for the subject property. The chain-of-title abstract can help the client and *PHASE ONE INC.*_{SM} to better understand the history of the use of the subject site. The chain-of-title abstract is typically compiled from documents obtained from the County Recorder's Office or Tax Assessor's Office. The chain-of-title abstract review, if completed for this report, can be found in Section 4.0. The County Assessor also may be contacted to determine whether the subject site has been assigned addresses in the past which are different from its current address. It is the client's responsibility to supply *PHASE ONE INC.*_{SM} with any records of environmental liens or other such documents.

On occasion, the client, the client's representatives, or on-site personnel will make available environmental documents pertaining to the subject site. These documents may be prior Phase I Reports, environmental site remediation reports, foundation soil reports, or occupancy records, among others. If these are made available prior to the issuance of the report, *PHASE ONE INC.*_{SM} will review the conclusions of these documents, which may help to confirm or disprove any tentative findings that *PHASE ONE INC.*_{SM} has developed independently. If the client has supplied environmental documents for review as part of this assessment, the findings are included in Section 4.3.

2.2.3 Site Reconnaissance

A *PHASE ONE INC.*SM field assessor conducted a visual reconnaissance of the subject property on December 19, 1995, to identify observable signs of environmental impairments, including on-site operations and maintenance activities which may lead to possible environmental impairment. As a part of the site reconnaissance, *PHASE ONE INC.*SM visually inspected the site for obvious indications of:

- Existing and Previously Existing Storage Tanks (aboveground and underground)
- Hazardous Substances Storage and Handling
- Clarifiers, Sumps, Trenches, and Industrial Discharge Sources
- Equipment which may contain polychlorinated biphenyls (PCBs) (fluorescent light ballasts are not inspected)
- Indications of Spillage of Hazardous Substances, and the General Condition of Concrete, Asphalt, Soil, and other Surfaces
- Indications of Stressed Vegetation as a Result of On-site Contamination

During the site reconnaissance, *PHASE ONE INC.*SM field assessors commonly make note of basic compliance issues which, may be environmental in nature, however are not issues directly associated with the potential for site contamination (i.e., the specific objective of our assessment). However, as a service to our clients, and because these compliance issues may contribute to our overall understanding of site operations, *PHASE ONE INC.*SM completes a limited review of the site's basic compliance status. The review of the site's compliance status is not intended to be complete or comprehensive and may or may not include all items identified during the site reconnaissance.

Again, the compliance review is not intended as a comprehensive compliance audit. Rather, the compliance review is only intended to aid *PHASE ONE INC.*SM in determining the likelihood that the subject site may have been impacted by releases of hazardous substances.

When the storage or use of hazardous substances are encountered on a site, the *PHASE ONE INC.*SM field assessor will look for or inquire about the on-site presence of Material Safety Data Sheets (MSDSs). MSDSs are prepared by the manufacturers of hazardous substances (pursuant to OSHA's Hazard Communication Standard), and they detail the components, dangers, and proper handling procedures for the hazardous substance for which they have been prepared. The presence or absence of MSDSs for on-site hazardous substances will be noted in 5.3, *Hazardous Substances Storage and Handling*. However, some sites may use or store hundreds of various chemical compounds. In such cases, it is practically impossible for the field assessor to match-up each substance with its corresponding MSDS. Still, the field assessor will inquire about MSDSs and copies of representative MSDSs that were made available will be included in Appendix G.

*PHASE ONE INC.*_{SM} inspected and reviewed information for the subject site regarding the presence of specific hazardous substances which are relatively common sources of environmental concern. The substances in question include:

- Common Building Materials that may Contain or are suspected of containing Asbestos
- Radon (at elevated levels)
- Lead-contaminated Drinking Water
- Lead-based Paints
- Agricultural Chemicals (from past or present agricultural activities)
- Heavy Metals and Formaldehyde

Based on ASTM E1527-94, federal, state, and other regulatory agency guidelines, the following presumptions were in force when *PHASE ONE INC.*_{SM} inspected the subject site for specific hazardous substances:

- Structures built after 1984 are considered asbestos-free.
- Structures built after 1979 are considered lead-free (with respect to both water and painted surfaces).
- Fluorescent light ballasts will be considered PCB-free and will not be noted in the report regardless of their date of manufacture, unless *PHASE ONE INC.*_{SM} is instructed to do otherwise in writing by the client.

*PHASE ONE INC.*_{SM} also inspected the properties that adjoin the subject site. In general, this inspection included a "drive-by" survey to note the operations which may pose an imminent or potential environmental threat to the subject site.

2.2.4 Interviews

*PHASE ONE INC.*_{SM} attempts to interview various individuals who may have knowledge of various aspects of the subject site. Typically, the interviewees might include:

- Current and Previous Owners
- Site and Operations Managers
- Tenants

- Local Regulatory Personnel

The interviews are summarized in Section 6.0 and interview notes are included in Appendix F.

2.2.5 Conclusions and Recommendations

Section 7.0, *Conclusions and Recommendations*, provides detailed descriptions of the environmental concerns or possible or potential environmental conditions that, in the professional opinion of *PHASE ONE INC.*_{SM}, currently affect the subject site. Section 7.0 also recommends or suggests the next-step actions that may be required to begin addressing the concerns or conditions.

The essential information on a concern or condition at a given location is contained in the "Description of Concern" and the "Action Suggested" boxes of the table for that location. The Concern or Condition ID # assigned to each concern is also marked on Figure 2, Plot Plan (in Section 9.0) unless the concern or condition can not be isolated to an exact location. In this way, you can see exactly where the source of the environmental concern is located with respect to the general layout of the subject site. The identification, section, and page numbers refer to those sections in the report that describe the research tasks and findings behind the conclusions. This reporting method allows the reader to quickly go to those sections that are pertinent to the concern.

2.3 INTERPRETATION OF THE REPORT

Following the completion of the tasks outlined above, *PHASE ONE INC.*_{SM} prepared this report to present our findings and conclusions clearly and consistently. In an attempt to aid the reader and bring organization to pieces of seemingly unrelated information, *PHASE ONE INC.*_{SM} has developed a report format that is both innovative and concise. Each piece of information is described in the context of the research or assessment task under which it was found, and each is assigned an identification number. Typically, an environmental concern will incorporate a number of specific findings. So, in Section 7.0, *Conclusions and Recommendations*, the various particular findings are grouped together and collectively presented with the description of the environmental concern that is corroborated by those findings.

SECTION 3.0

SITE DESCRIPTION

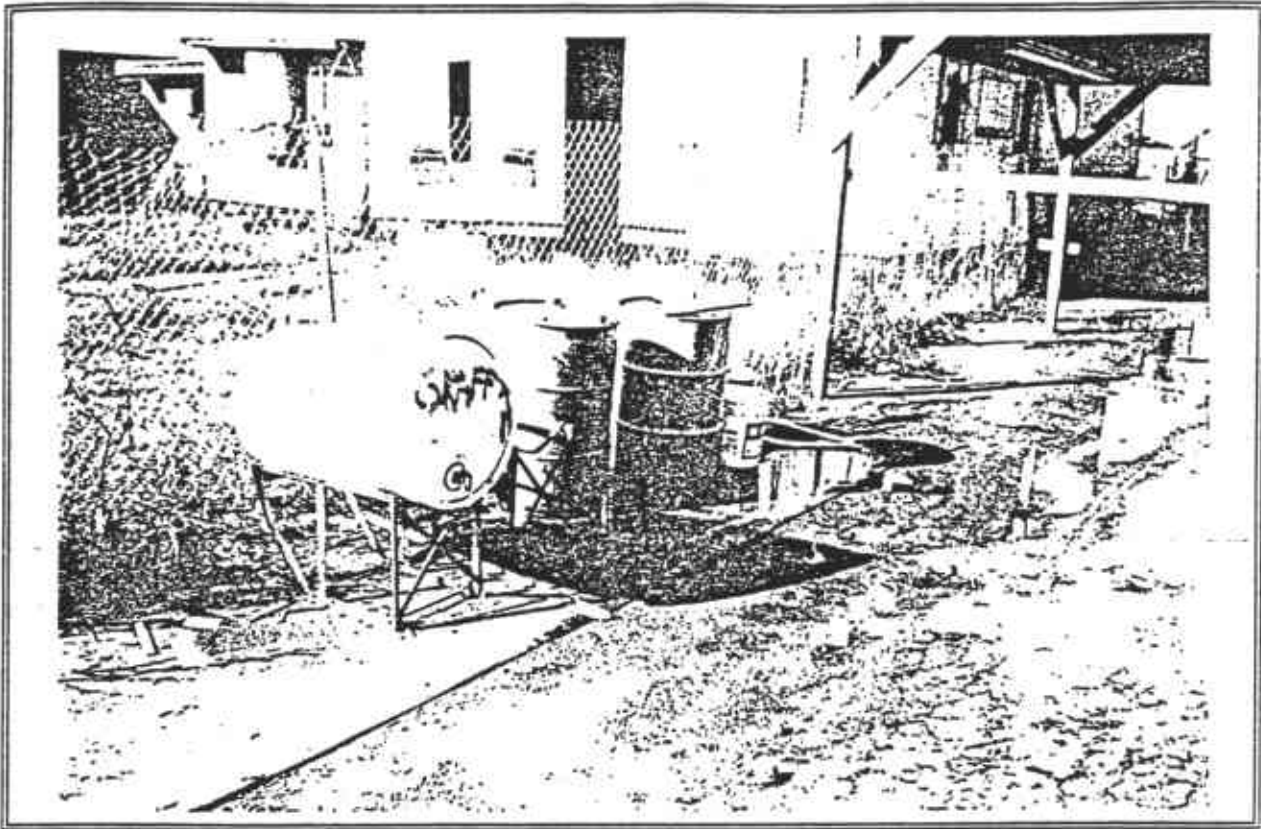
The subject site is located within an area of predominantly commercial development and vacant land. On the date of the site reconnaissance (December 19, 1995), the site consisted of an 8.36-acre parcel of land which was partially paved with asphalt. The site contained several modular structures which were up to 20 years old, some of which were used as office space and workshop areas, and the remainder were stored for rental. The modular units were located at the site in 1987, prior to which the site was vacant. The following subsections describe the physical characteristics of the subject site.

3.1 SITE PHOTOGRAPH DESCRIPTIONS

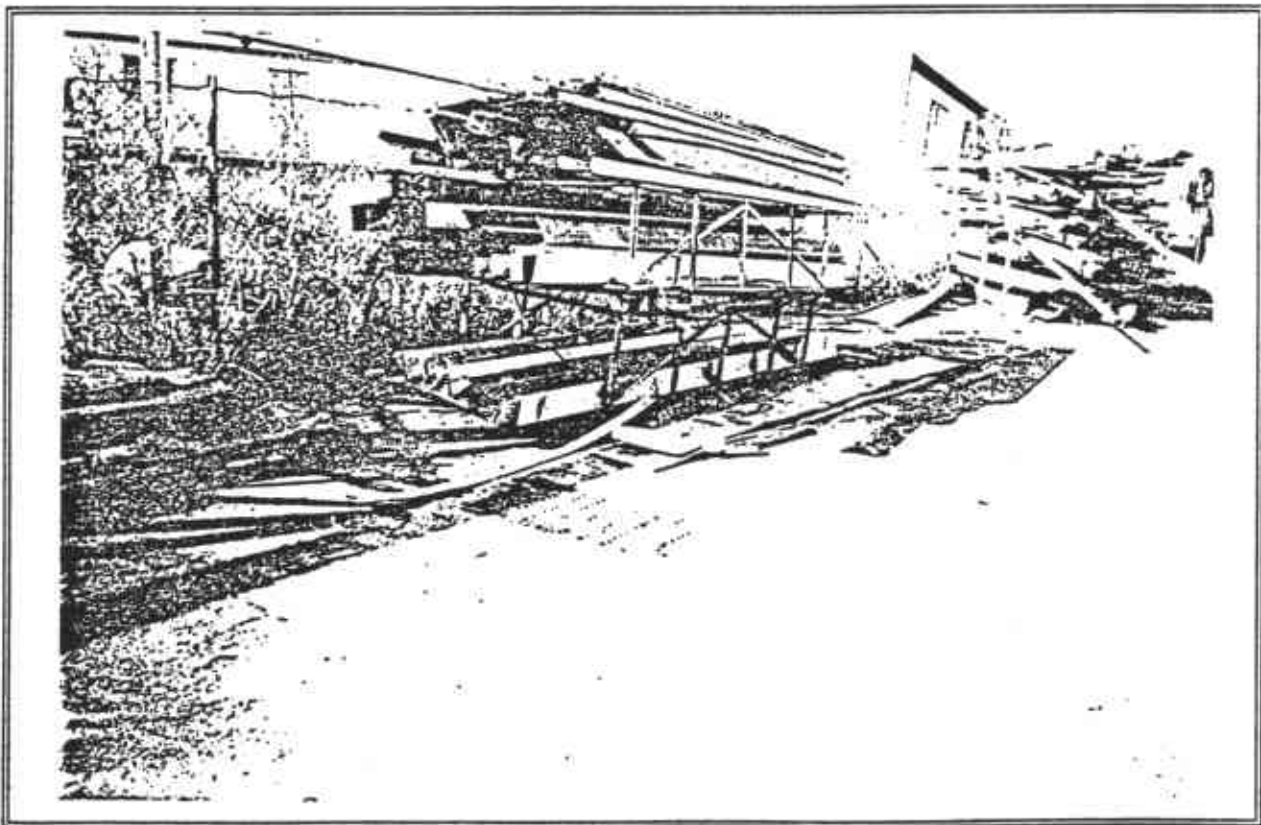
On December 19, 1995, a *PHASE ONE INC.*SM environmental field assessor completed a reconnaissance of the subject site, at which time a number of photographs were taken to document the current condition and use of the site. Although the specific findings of the site reconnaissance are discussed in Section 5.0, *Site Reconnaissance*, the photographs are described below, and photographed areas or items of concern are noted. The photographs themselves are mounted and labeled with identification numbers in Appendix A except for photograph OP01, the cover photograph. Also, the viewpoints of the photographs are indicated on Figure 2, *Plot Plan*.

TABLE: SITE PHOTOGRAPH DESCRIPTIONS (OUTSIDE)

| ID # | Description (If a concern, why?) | Level of Env. Concern |
|------|--|-----------------------|
| OP01 | COVER PHOTO A south-facing view of the subject site from the junction of Grant Ave. and Phil Dr. The subject site is currently occupied by the McGrath Rent Corporation, a modular structure rental facility. Several portable structures are stored at the site, and others are used as offices and workshops. The eastern property boundary is approximately 30 ft. into Phil Dr. A Municipal Water District manhole is visible in Phil Drive, on the eastern portion of the property. | None |
| OP02 | South-facing view of a PG&E pad-mounted transformer located on the east side of the property, adjacent to Phil Dr. (identification #T-20347). Given the relatively recent date of development of the subject site (1987), the presence of PCB-containing fluids in the transformer is not suspected. No leakage or staining was visible on or around the transformer. The pole-mounted transformer visible in the background of the photograph is located on an adjacent site. | None |
| OP03 | Northeast-facing view of the asphalt paving which covers the majority of the subject property and is used for parking and materials storage. The asphalt is patched in several areas of the site. According to the site contact, Delight Saxon, this is a result of heavy vehicle traffic at the property. | None |
| OP04 | West-facing view of a chemical storage area located on the west-side of the subject site containing approximately eighteen 55-gal. drums and eight 5-gal. pails. The chemicals are reportedly cleaning materials, and some of the containers are labeled as such; however, several of the drums and pails stored here had no identification labels. The storage containers are located on asphalt paving which contains an approximate 100 sq. ft. of staining that appears to be surface contained. The cyclone fence in the background of the photograph delineates the western property boundary. | Minor |



OP05



OP06

| ID # | Description (If a concern, why?) | Level of Env. Concern |
|------|--|-----------------------|
| OP15 | West-facing view of an area along the east side of the site which appears to have been used for the disposal of used oil filters and waste oil. The 30-gal. drum in this photograph is empty; however, there is oily material in the 5-gal. pail on the left side of the photograph. Three 1-gal. pails and two 1-qt. pails of oil appear to have been disposed of here. Approximately 100 sq. ft. of the unpaved surface in this area have been impacted by discharged oil. | Minor |
| OP16 | Northwest-facing view of the south portion of the easement located at the east side of the subject property. This area is currently utilized by the occupant of an adjacent property, Diablo Moving, for storage of crates. No hazardous materials were observed to be stored or disposed of in this area but, due to the volume of the material stored here, the surface conditions could not be observed. | None |
| OP17 | Northwest-facing view of the modular units along Phil Dr. which are used as offices. The paving in the photograph is severely cracked and broken; however, no substantial staining was observed in this area of the site which is used for parking and as a roadway. | None |

3.2 GEOLOGIC AND HYDROLOGIC CONDITIONS

The native soil type in the vicinity of the subject site is Laugenour loam, drained. It appears that imported fill materials were used during the grading of the site; however, it is unknown whether fill materials are a concern for the subject site. The elevation of the subject site appears to be 8 feet above mean sea level.

On December 15, 1995, *PHASE ONE INC.*SM contacted Andreas Godfrey at the Alameda County Public Works Department, who reported that depth to groundwater at the site is 10 feet below ground surface and the direction of the groundwater flow in the vicinity of the subject site is west. The flow direction and depth of groundwater may be influenced by rainfall, tidal activity, and local groundwater pumping operations.

During the site reconnaissance and the review of historical maps and photographs, one waterway(s), no wetlands, no pit(s), no lagoon(s), and no pond(s) were seen to currently and previously exist on the subject site. In addition, one waterway(s), no wetlands, no pit(s), no lagoon(s), and no pond(s) were found on properties adjoining the subject site. According to Perry Miraftebi at the Alameda County Public Works Department, the site is located outside a 500-year flood zone. Stormwater discharge across the site appears to flow towards the west. The stormwater runoff appears to discharge to approximately 20 storm drains which discharge to a small channel on the south side of the property. The direction and destination of stormwater discharge appears to be a source of environmental concern to the subject site.

| ID # | Collection Reference # | Date of Document | Description (If a concern, why?) | Level of Env. Concern |
|-------|---|--------------------------------------|--|-----------------------|
| HP07 | U.S.G.S. Map San Leandro Quad N3737.5- W12207.5/7.5 | 1959 | There are no significant changes from the 1959 Hayward Quad topographic map except that a structure is depicted on a property adjacent to the subject site in the eastern direction. The subject property appears to be at an elevation of approximately 8 feet above mean sea level, sloping gently to the southwest. | None |
| HP08 | U.S.G.S. Aerial Photo ALA7-60 | 5/15/65 | The subject property and adjacent properties to the north and south appear vacant and undeveloped. However, grading appears to have occurred at the subject property. A structure is evident on an adjacent property to the east and the sewage treatment plant appears on an adjacent property to the west. | None |
| HP09 | U.S.G.S. Map San Leandro Quad N3737.5- W12207.5/7.5 | 1959 photorevised 1968 1973 | There are no significant changes from the 1959 U.S.G.S. topographic map. | None |
| HP10 | U.S.G.S. Aerial Photo I3-29 | 10/14/74 | There are no significant changes from the 1965 aerial photograph except that additional grading has been performed at the subject site, and vehicles are parked there. | None |
| HP011 | U.S.G.S. Map San Leandro Quad N3737.5- W12207.5/7.5 | 1959 photorevised 1980 | There are no significant changes from the 1959 U.S.G.S. topographic map except that small structures are now depicted to the west of the subject site. | None |
| HP12 | U.S.G.S. Aerial Photo GS-VEZRI-55 | 10/17/80 | There are no significant changes from the 1974 aerial photograph. | None |

4.2 REGULATORY DATABASE REVIEW

The *PHASE ONE INC.*SM review of the computer-generated one-mile radius regulatory database search document (the complete database search document is included in Appendix D) found that the subject site is not a regulatory-listed site. The table below details those sites that are (1) within a ¼-mile of the subject site, or (2) are listed on either a federal or state superfund list (that is, listed sites of which there may have been a release of hazardous substances of sufficient magnitude to constitute a regional threat or to have impacted the subject site).

TABLE: REGULATORY DATABASE SITES WITHIN 1/4 MILE AND/OR OF CONCERN

| ID # | Database Map Location # | Site Name and Location | Distance from Site (Miles) | Database Name | Site Status (If a concern, why?) | Level of Env. Concern |
|------|-------------------------|---|----------------------------|-----------------|---|-----------------------|
| RE1 | 1A | Bercovich-Sosnick 2561 Grant Ave. | <0.01 W | UST/AST | Not on Leaking Underground Storage Tank List; no incidents reported. | None |
| RE2 | 1A | FFE Transportation Service 2561 Grant Ave. | <0.01 W | ERNS | An oil release occurred at the listed site which appears to be downgradient of the subject site (with respect to the direction of groundwater flow). | None |
| RE3 | 1B | Grant Ave. Trammell Crow Co. 2509 Grant Ave. | <0.01 NW | GNRTR | The listed site is a reported generator of hazardous waste; no violations noted; site is listed as RCRA-compliant. | None |
| RE4 | 3C | Tharco 2222 Grant Ave. | 0.09 NE | LUST UST/AST | An unauthorized release of petroleum has occurred at the listed site, which is adjacent to the subject site. Fluctuations in groundwater level or flow direction could result in the migration of the proximal contamination to the subject site. | Potential |
| RE5 | 4 | Gallo Gallo Salame 2411 Baumann Ave. | 0.10 E | LUST CORTESE | Case closed; cleanup complete. | None |
| RE6 | 5 | Cut Ready Foods 16505 Worthley Dr. | 0.15 E | LUST | An unauthorized release of petroleum has occurred at the listed site, which is upgradient of the subject site (with respect to the direction of groundwater flow). | Potential |

| ID # | Database Map Location # | Site Name and Location | Distance from Site (Miles) | Database Name | Site Status (If a concern, why?) | Level of Env. Concern |
|------|-------------------------|---|----------------------------|-----------------|--|-----------------------|
| RE7 | 5 | Worthley Drive Parcel 16525 Worthley Dr. | 0.15 E | LUST | An unauthorized release of petroleum has occurred at the listed site, which is upgradient of the subject site (with respect to the direction of groundwater flow). | Potential |
| RE8 | 6 | Sherman Trucking 1000 Railroad | 0.23 N | LUST CORTESE | A waste oil release has occurred; the listed site appears to be crossgradient of the subject site (with respect to the direction of groundwater flow). | None |

Map Location #s match the Map ID #s of the sites on the regulatory database search map and other documents in Appendix D.

Note: Although regulatory-listed sites in the database have been reviewed by *PHASE ONE INC.*SM, RCRA large- and small-quantity generator sites and UST/AST sites are not included in the above table unless they have also been identified in certain other databases. In general, RCRA large- and small-quantity generators are simply sites that generate or store certain quantities of potentially hazardous substances. Except for cases in which they are identified in another regulatory list, RCRA generators are not sites that are known or suspected hazardous waste release sites, thereby do not pose an immediate concern to the subject site. These sites are listed in the document located in Appendix D.

4.3 CLIENT-SUPPLIED ENVIRONMENTAL DOCUMENT REVIEW

During the course of this assessment, *PHASE ONE INC.*SM was provided with additional documents regarding the environmental condition of the subject site by the client or the client's representatives. The conclusions of these materials are described in the table below. These materials (conclusions) were reviewed only. *PHASE ONE INC.*SM relies upon the author/and corresponding companies' conclusions and expertise. *PHASE ONE INC.*SM does not evaluate the methodology, interpretation of results, analysis type or results, or verify in any way the completeness or correctness of the conclusions or procedures. *PHASE ONE INC.*SM relies upon the report and associated conclusions of the reports provided to *PHASE ONE INC.*SM. (Copies of the records, if available, are included in Appendix G.)

TABLE: SUMMARY OF CLIENT-SUPPLIED ENVIRONMENTAL DOCUMENTS

| ID # | Date of Document | Document Type and Reference | Author | Relevant Information (If a concern, why?) | Level of Env. Concern |
|------|------------------|---------------------------------------|--------------------------------------|---|-----------------------|
| DR01 | 05/07/68 | Preliminary Soil Investigation Report | Woodward, Clyde, Sherard & Assoc. | The geologic soil investigation report identified that fill material had been used at the site. | None |

SECTION 5.0

SITE RECONNAISSANCE

The current section of this report is a compilation of the observations made during the visual site inspection conducted by Colin Wigglesworth on December 19, 1995. Résumés of the assessor and reviewers are included in Appendix I.)

5.1 EXISTING ABOVEGROUND OR UNDERGROUND STORAGE TANKS

No evidence of any existing aboveground or underground storage tanks was observed on the subject site during the site reconnaissance.

5.2 PREVIOUSLY EXISTING ABOVEGROUND OR UNDERGROUND STORAGE TANKS

No evidence of previously existing aboveground or underground storage tanks was observed on the subject site during the site reconnaissance.

5.3 HAZARDOUS SUBSTANCES STORAGE AND HANDLING

Hazardous or potentially hazardous substances are currently stored and handled on the subject site. Observations of such substances and activities that were made during the site reconnaissance are described in the table below. Compliance issues may also be addressed in a limited manner.

TABLE: HAZARDOUS SUBSTANCES STORAGE AND HANDLING

| ID # | I/O | Type of Material | Location | Qty. | Description of Use | MSDS Available? † | Compliance Status (If a concern, why?) | Level of Env. Concern |
|-------|-----|---|------------------------------|--|------------------------|-------------------|---|-----------------------|
| HMS01 | O | Cleaning materials | West side of property (OP04) | Eighteen 55-gal. drums, eight 5-gal. pails | Cleaning modular units | Yes | No secondary containment, incomplete labeling, spillage is evident. | Minor |
| HMS02 | O | Graffiti cleaner, floor cleaner, deodorizer | West side of property (OP05) | Three 55-gal. drums, three 5-gal. pails | Cleaning modular units | Yes | No secondary containment, spillage is evident. | Minor |
| HMS03 | I | Paint | West side of property (OP07) | One hundred 5-gal. pails, one hundred 1-gal. pails | Painting modular units | Yes | Evidence of material spillage. | Minor |

| ID # | I/O | Type of Material | Location | Qty. | Description of Use | MSDS Available? † | Compliance Status (If a concern, why?) | Level of Env. Concern |
|-------|-----|------------------|---|---|---|-------------------|--|-----------------------|
| HMS04 | O | Waste paint | West side of property (OP08) | One hundred 5-gal. pails | Awaiting disposal | No | Lack of proper labeling, no secondary containment, evidence of spillage. | Minor |
| HMS05 | O | Oil | Drainage channel on the south side of property (OP10) | Four 55-gal. drums | Drum disposal area | No | Improper disposal into channel, lack of proper labeling, evidence of spillage. | Minor |
| HMS06 | O | Used motor oil | East side of property (OP14) | About 4 qts. in open tray | Awaiting disposal | No | Improper storage. | Minor |
| HMS07 | O | Oil | Southeast corner of property in easement area (OP15) | 5-gal. pail, 30-gal. drum, three 1-gal. containers and three 1-qt. containers | Waste oil and used oil filter disposal area | No | Improper disposal, lack of proper labeling and evidence of spillage. | Minor |

† If yes, then copies of the MSDSs are provided in Appendix G.
I/O = Inside/Outside

5.4 SPECIFIC HAZARDOUS SUBSTANCES RECONNAISSANCE

5.4.1 Summary of Specific Hazardous Substances Reconnaissance

In addition to a general inspection of the subject site for the presence of hazardous substances or environmental concerns, a *PHASE ONE INC.*SM environmental assessor also conducted a reconnaissance for a set of specific hazardous substances. The results of this specific reconnaissance are given in the table below. If a specific suspected hazardous substance was sampled or otherwise tested, this will be indicated in a table, and the results of the laboratory analysis or other tests will be given in Section 5.4.2.

TABLE: SPECIFIC HAZARDOUS SUBSTANCES

| ID # | Substance | Sampled? | Description (If A Concern, Why?) | Level of Env. Concern |
|-------|------------------------|----------|---|-----------------------|
| SHM01 | Asbestos | No | The modular units located at the site were not inspected as part of the scope of work for this project. However, according to information provided by the site contact, some of the units may be up to 20 years old and; therefore, may contain suspected asbestos-containing materials. Asbestos and asbestos-containing materials are considered to be hazardous materials, and their eventual disposal may be subject to regulatory restrictions. | Minor |
| SHM02 | Radon | No | The subject property is located in an area that is considered to have a low occurrence of radon. According to the California Department of Health Services' California Statewide Radon Survey-Interim Radon Survey, less than 5.5% of homes in this region are predicted to have radon levels in excess of 4 pCi/l, the EPA-recommended action level. However, the occurrence of radon is site-specific; only testing can determine the actual radon level at the site. | None |
| SHM03 | Lead Paint | No | Given that some of the modular units are up to 20 years old, it is possible that lead-based paints are present at the site; however, the likelihood that children would be affected is thought to be low. | None |
| SHM04 | Lead Water | No | Given that some of the modular units are up to 20 years old, it is possible that some may be equipped with leaded pipes and plumbing fixtures; however, the likelihood that children would be affected is thought to be low. | None |
| SHM05 | Agricultural Chemicals | No | On the basis of the information reviewed for this assessment, it does not appear that the site was used for agricultural purposes in the past. | None |
| SHM06 | Formaldehyde | No | Based on the information reviewed for this assessment, there is no indication that the material was used. | None |
| SHM07 | Heavy Metals | No | Based on the information reviewed for this assessment, there is no indication of the on-site employment or occurrence of any industrial processes or other activities that involve or are associated with the use of heavy metals. | None |

Note: If the table indicates that a given substance has been sampled, then a related table can be found in Section 5.4.2, which will give the results of the laboratory analysis of the sample or samples. In addition, if subject site building substances are only suspected of containing asbestos (but were not sampled), Section 5.4.2 will include a detailed summary of the materials and observations of concern.

5.4.2 Details of Specific Hazardous Substances Sampling/Observations

No sampling or testing of suspected hazardous substances was done or authorized for this assessment.

5.5 POLYCHLORINATED BIPHENYLS (PCBs)

The *PHASE ONE INC.*_{SM} site reconnaissance will not include checking on-site fluorescent light fixtures for potential PCB content. Although fluorescent light ballast may contain PCBs, the amount contained is considered to be so inconsequential that the ASTM (*Standard Practice, E 1528-94, Sect. 8.4.2.10*) has recently stated: "fluorescent light ballast likely to contain PCBs does not need to be noted" in a Standard Phase I Environmental Site Assessment Report.

No known or suspected PCB-containing equipment or materials were observed on-site during the site reconnaissance.

5.6 CLARIFIERS, SUMPS, TRENCHES, AND INDUSTRIAL DISCHARGE SOURCES

No clarifiers, sumps, trenches, floor drains, or industrial discharge points were noted during the site reconnaissance.

5.7 SURFACE CONDITIONS

During the site reconnaissance, areas of staining or other unusual surface conditions were observed on-site. These observations are detailed in the table below.

TABLE: SURFACE CONDITIONS

| ID # | I/O | Approximate Size (ft ²) | Approx. Depth | Suspected Material Type | Description and Photo # (If a concern, why?) | Level of Env. Concern |
|------|-----|-------------------------------------|---------------|-------------------------|---|-----------------------|
| SC01 | O | 100 sq. ft. | Surface | Cleaners | The asphalt paved area around the chemical storage area contains staining, which appears to be surface contained (OP04). | Minor |
| SC02 | O | 50 sq. ft. | Unknown | Cleaners | The stored products appear to have leaked or spilled onto the cracked asphalt surface and; therefore, may have impacted the surface (OP05). | Minor |
| SC03 | O | 300 sq. ft. | Unknown | Paint | Paint appears to cover a portion of the cracked asphalt paving and has run-off into the storm drain (OP06). | Minor |
| SC04 | O | 150 sq. ft. | Unknown | Paint | The unpaved area around the paint storage unit is covered with a considerable quantity of paint (OP07). | Minor |

| ID # | I/O | Approximate Size (ft ²) | Approx. Depth | Suspected Material Type | Description and Photo # (If a concern, why?) | Level of Env. Concern |
|------|-----|-------------------------------------|---------------|-------------------------|---|-----------------------|
| SC05 | O | 400 sq. ft. | Unknown | Paint and misc. waste | The unpaved surface around the waste paint and waste materials storage area contains a substantial quantity of paint staining. The paint appears to have been dumped into the storm drain (OP08). | Minor |
| SC06 | O | 20 sq. ft. | Unknown | Oil | The unpaved surface along the drainage channel where the drums were disposed of contains evidence of spillage (OP10). | Minor |
| SC08 | O | 100 sq. ft. | Unknown | Oil | The unpaved surface at the east side of the site appears to be stained by used oil filter and oil container disposal. (OP15). | Minor |

I/O = Inside/Outside

5.8 SOIL, GRASS, AND PLANT OBSERVATIONS

No disfigured, discolored, dying, or otherwise stressed vegetation was observed on-site during the site reconnaissance.

5.9 OTHER ENVIRONMENTAL CONCERNS, CONDITIONS, OR IMPAIRMENTS

No evidence of further environmental concerns, conditions, or impairments was observed during the site reconnaissance, beyond that evidence that has already been noted in this section.

5.10 VISUAL OBSERVATIONS, ADJOINING SITES

During the site reconnaissance, the *PHASE ONE INC.*SM field assessor also visually inspected and documented the use of those properties which adjoin the subject property. The observations made by Colin Wigglesworth on December 19, 1995, of the adjoining properties are summarized in the following table.

TABLE: VISUAL OBSERVATIONS, ADJOINING SITES

| ID # | Description (If a concern, why?) | Level of Env. Concern |
|-------|--|-----------------------|
| VOA01 | <p><u>Northern View</u> Address: 2539 Grant Ave. Company Name: Frito-Lay Apparent Current Use of Property: Storage and distribution Previous Use of Property: Vacant</p> | None |

SECTION 6.0

INTERVIEWS

As part of the Standard Phase I Assessment, *PHASE ONE INC.*SM attempts to interview various individuals who may have knowledge of different aspects of the subject site as it pertains to environmental conditions. The comments of the interviewees are noted by the *PHASE ONE INC.*SM interviewer on Interview Note Forms, which are included in Appendix F. The table below summarizes the relevant portions of these notes.

TABLE: SUMMARY OF PERTINENT INTERVIEWS

| ID # | Date of Interview | Name of Interviewee | Title | Relevant Discussions (If a concern, why?) | Level of Env. Concern |
|------|-------------------|---------------------|--------|--|--------------------------|
| PI01 | 12/12/95 | Delight Saxon | Tenant | Ms. Saxon indicated that solvents and cleaners, considered hazardous materials, were stored for use at the site. In addition, she stated that these materials were stored in the workshop units. | Minor |

SECTION 7.0

CONCLUSIONS AND RECOMMENDATIONS

7.1 ENVIRONMENTAL CONCERNS

This section contains full descriptions of any major, medium, or minor environmental concerns that have been identified as a result of the *PHASE ONE INC.*SM Standard Phase I Environmental Site Assessment for the subject site. *PHASE ONE INC.*SM classifies a concern as a major, medium, or minor environmental concern (as opposed to a potential or possible condition) when it is one that involves a recognized environmental condition for which, in the opinion of *PHASE ONE INC.*SM, further investigation and/or remediation is recommended. The distinction among major, medium, and minor concerns is based solely on the relative estimated dollar-cost of completing the next-step recommended action. In addition to the descriptions of concern, this section also contains a statement of the recommended next-step actions for any concerns that are described in the following tables.

Each identified environmental concern receives its own table, and that table will collect together the particular findings from the body of the report that have been used to support *PHASE ONE INC.*SM's conclusion as to the presence of an environmental concern. For the benefit of the reader, the tables also contain the ID, page, and section numbers of the findings cited in support of the concern. The location of the origin or source of identified concern, insofar as it can be pinpointed, is marked on Figure 2, *Plot Plan*, using the concern number assigned to that concern in its respective table.

| CONCERN #1 | | IDENTIFIED CONCERN APPEARS TO BE A MINOR ENVIRONMENTAL CONCERN | |
|---|-----------|--|--|
| ID # | SECTION # | PAGE # | COMMENTS |
| OP11 | 3.1 | 3-1 | Photograph of the modular units which were not inspected. |
| SHM01 | 5.4.1 | 5-2 | Identification of asbestos concern associated with building materials used in the modular units constructed prior to 1984. |
| PI01 | 6.0 | 6-1 | Interview information which indicates that the modular units may be used for hazardous materials storage. |
| <p>DESCRIPTION OF CONCERN: The interiors of the modular structures located at the subject property were not inspected as part of the scope of work of this project. Several of the units were reportedly up to 20 years old and; therefore, may contain asbestos containing materials in unknown conditions which may represent a health hazard to those who encounter them. In addition, the site contact, Delight Saxon, stated that hazardous materials are stored in modular units which are used as workshops. Therefore, conditions may exist within these units which are considered environmental impairments.</p> | | | |
| <p>ACTION SUGGESTED: An inspection of the interiors of the modular units should be performed in order to investigate for the presence of any environmental concerns. Any situations of immediate environmental concern, such as deteriorating suspect asbestos-containing materials or improperly stored hazardous materials, should be immediately addressed.</p> | | | |
| <p>ESTIMATED COST TO COMPLETE</p> | | | |
| <p>SUGGESTED NEXT-STEP ACTION[†] : \$1,000-\$2,000</p> | | | |

| CONCERN #2 | | IDENTIFIED CONCERN APPEARS TO BE A MINOR ENVIRONMENTAL CONCERN | |
|--|-----------|--|---|
| ID # | SECTION # | PAGE # | COMMENTS |
| OP04-08, OP10, OP14-15 | 3.1 | 3-1 | Photographs of areas in which improper materials and waste storage, handling, and disposal practices are evident. |
| HMS01-HMS07 | 5.3 | 5-1 | Identification of improper materials and waste storage, handling and disposal practices. |
| <p>DESCRIPTION OF CONCERN: During the site reconnaissance, several incidents of improper hazardous materials and waste storage, handling, and disposal were observed. The areas in which 55-gal. drums and 5-gal. containers are used to store cleaning materials contain evidence of spillage indicating that adequate containment of the materials does not exist. Additionally, these materials are not comprehensively labeled with information which allows the identification of the materials or of their associated hazards. The paint storage area and the waste paint or waste materials storage areas also contain evidence of spillage. Again, no secondary containment is present in these storage areas which has resulted in surface staining at the site and, potentially, subsurface impacts. The waste materials stored on pallets are not labeled; therefore, the contents of these 5-gal. pails are unidentifiable. It appears that the materials are being released into the storm drain in this area which discharges into a channel on the south side of the site and eventually into the nearby San Francisco Bay. Abandoned oil drums and unidentified drums were also observed to be disposed of at two unpaved locations at the site. Used oil filters and waste oil drained from a motor vehicle were also disposed of in an unpaved area of the site. Staining was evident in these areas as a result of the disposal practices. No waste manifests for the proper disposal of the materials stored and used at the property were available.</p> | | | |
| <p>ACTION SUGGESTED: Provide proper labeling for all substances stored at the site. Provide secondary containment for hazardous materials and waste to preclude environmental impairments that may result from leakage or spillage. All waste materials should be properly recycled or disposed according to federal, state and local regulations.</p> | | | |
| <p>ESTIMATED COST TO COMPLETE</p> <p>SUGGESTED NEXT-STEP ACTION[†] : \$1,000-\$3,000</p> | | | |

| CONCERN #3 | | IDENTIFIED CONCERN APPEARS TO BE A MINOR ENVIRONMENTAL CONCERN | |
|--|-----------|--|--|
| ID # | SECTION # | PAGE # | COMMENTS |
| OP05-10, OP15 | 3.1 | 3-1 | Photographs of surface staining and impacted storm drains. |
| SC01-SC08 | 5.7 | 5-4 | Identification of surface conditions of concern. |
| <p>DESCRIPTION OF CONCERN: During the site reconnaissance, materials were observed on-site, some of which were not labeled and, therefore, unidentifiable. The materials were found stored and disposed of at various locations on-site in drums, 5-gal. pails, 1-gal. containers and 1-qt. containers. Surface staining was evident in the areas of these materials which indicates spillage or leakage of the substances, many of which are hazardous materials according to provided MSDS information. Several of the stained areas were unpaved or on paving which was observed to be compromised. In addition, several of the storm drains at the site, which discharge into the drainage channel south of the property, appear to have been used to dispose of various materials. Therefore, the subsurface soil and groundwater at the site and in the area of the drainage channel may have been impacted by the releases.</p> | | | |
| <p>ACTION SUGGESTED: Sample the subsurface beneath the areas of staining to determine the extent of any impact. Remove and properly dispose of the stained surfaces and any deeper soils that may have been impacted. Soils and other materials contaminated with hazardous materials are considered hazardous waste and must be disposed of in accordance with federal, state and local regulations.</p> | | | |
| ESTIMATED COST TO COMPLETE | | | |
| SUGGESTED NEXT-STEP ACTION [†] : \$2,000-\$7,000 | | | |

[†] The estimated cost to complete the next-step action is based on *PHASE ONE INC.-SM*'s professional opinion as based on our experience with similar problems under similar circumstances. The estimated cost given above is only meant to give the client a "ballpark" estimate, not an exact dollar figure for the cost to complete the next-step action only. When requested, *PHASE ONE INC.-SM* can help the client to negotiate and control project costs with qualified subcontractors through our Program Management Department, and help fix the costs by obtaining quotes.

7.2 POTENTIAL OR POSSIBLE ENVIRONMENTAL CONDITIONS

This section contains descriptions of potential or possible environmental conditions that have been identified in the *PHASE ONE INC.-SM* Standard Phase I Environmental Site Assessment for the subject site. *PHASE ONE INC.-SM* classifies a condition as a potential or possible environmental condition (as opposed to a major, medium, or minor concern) when (1) it involves issues that appear to pose no immediate or imminent threat to the subject site, but which over time (with the occurrence of groundwater movement, demolition, disturbance, etc.) may come to pose an actual or present environmental concern for the subject site and/or when (2) it involves areas that currently appear to have a negligible impact on the subject property and which do not, therefore, require additional investigation at this time, but of which *PHASE ONE INC.-SM* feels the client should be made aware.

Each identified potential or possible condition receives its own table, and that table will collect together the particular findings from the body of the report that have been used to support *PHASE ONE INC.-SM*'s conclusion as to the presence of that potential or possible condition. For the benefit of the reader, the table also contains the ID, page, and section numbers of the findings cited in support of the condition. The location of the origin or source of identified potential or possible condition, insofar as it can be pinpointed, is marked on Figure 2, *Plot Plan*, using the condition number assigned to that condition in its respective table.

| CONDITION #4 | | IDENTIFIED LOCATION APPEARS TO BE A POTENTIAL OR POSSIBLE ENVIRONMENTAL CONDITION | |
|--|-----------|---|---|
| ID # | SECTION # | PAGE # | COMMENTS |
| RE04, RE06-07 | 4.2 | 4-2 | Adjacent and nearby regulatory-listed sites of concern. |
| <p>DESCRIPTION OF CONDITION: Three sites, which are located within 1/8-mile of the subject site, were listed in the regulatory database search. These nearby sites, all of which are listed on the Leaking Underground Storage Tank List, are the reported locations of past releases of hazardous materials. Consequently, there is a concern that the activities or incidents on these nearby sites may have led to the contamination of the area groundwater, and, due to their proximity to the subject site, the possibility exists that groundwater contamination generated by any of these nearby sites extends or will extend beneath the subject site. Further, based on the hydrological research conducted by <i>PHASE ONE INC.</i> for this assessment (see Section 3.2), the subject site appears to lie downgradient of these listed sites (with respect to the direction of the groundwater flow), thereby elevating the likelihood of groundwater contamination beneath the subject property.</p> | | | |
| <p>ACTION SUGGESTED: No action is suggested or recommended at this time. It does not appear that groundwater contamination constitutes a health hazard to the site's occupants unless the occupants have or will come into contact with the groundwater. Only subsurface sampling can determine whether the groundwater beneath the site has been impacted by off-site sources.</p> | | | |

SECTION 8.0

LIMITATIONS

To achieve the study objectives stated in this report, we were required to base *PHASE ONE INC.*SM's conclusions and recommendations on the best information available during the period the investigation was conducted and within the limits prescribed by *PHASE ONE INC.*SM's client in the contract/authorization agreement and standard terms and conditions.

*PHASE ONE INC.*SM's professional services were performed using that degree of care and skill ordinarily exercised by environmental consultants practicing in this or similar fields. The findings were mainly based upon examination of historic records, maps, aerial photographs, and governmental agencies lists. The hazardous waste site lists represented in this report represent only a search of the specific government records as listed above. It should be noted that governmental agencies often do not list all sites with environmental contamination; the lists could be inaccurate and/or incomplete. Recommendations are based on the historic land use of the subject property, as well as features noted during the site walk. The absence of potential gross contamination sources, historic or present, does not necessarily imply that the subject property is free of any contamination. This report only represents a "due diligence" effort as to the integrity of the subject property. No other warranty or guarantee, expressed or implied, is made as to the professional conclusions or recommendations contained in this report. The limitations contained within this report supersede all other contracts or scopes of work, implied or otherwise, except those stated or acknowledged herewith.

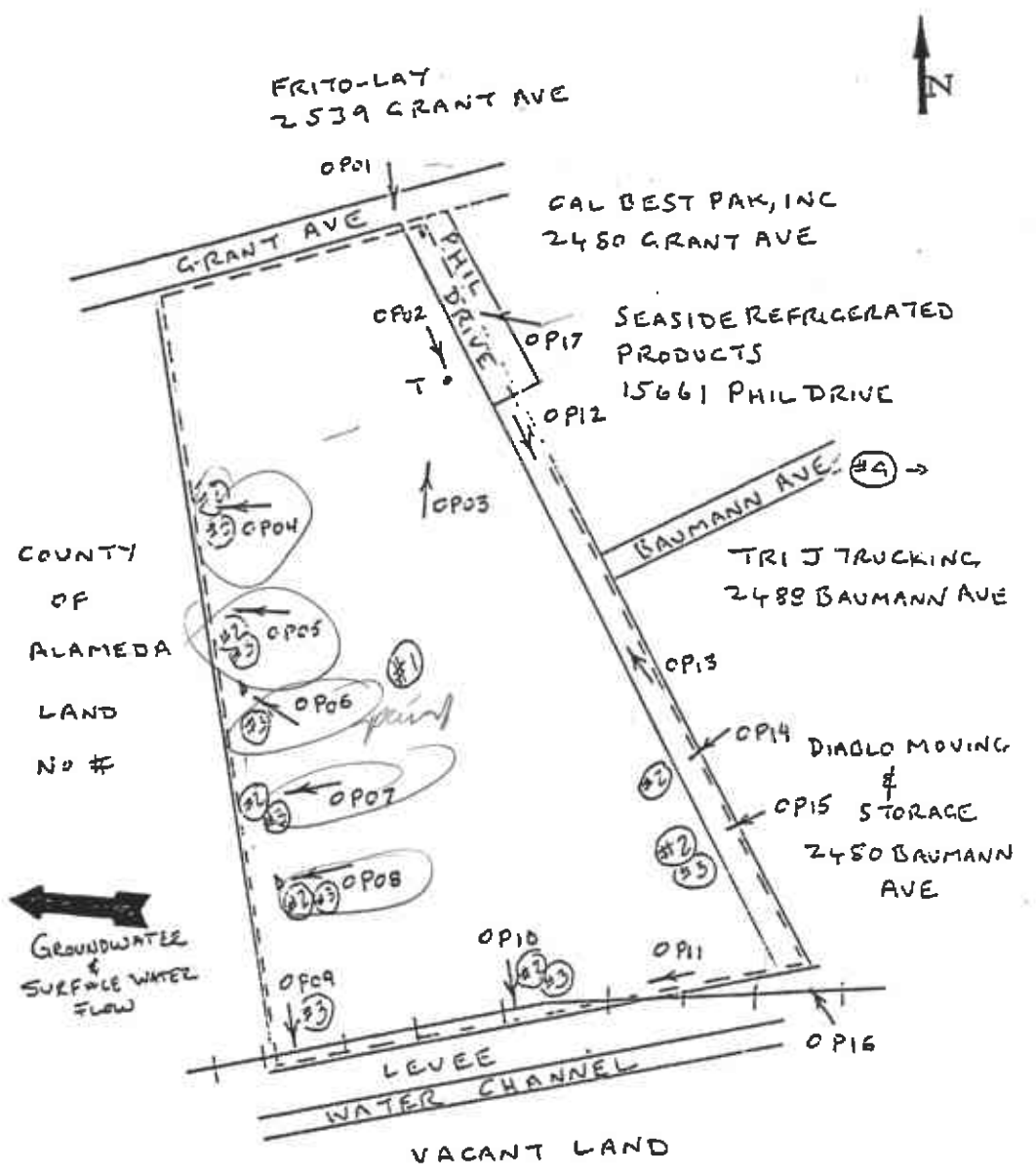
This report is not a legal opinion. It does not necessarily comply with requirements defined in any environmental law such as the "innocent landowner defense" or "due diligence inquiry." Only legal counsel retained by the client is competent to determine the legal implications of any information, conclusions, or recommendations in this report. The compliance status, discussed in Section 5.0, is not intended for use as a guide to compliance for the present owner. Its intended use is to identify environmental impairments to the subject property and is not to be used as a guide to the legal compliance to regulations of any kind.

The findings, conclusions, recommendations, and professional opinions contained in this report have been prepared by the staff of *PHASE ONE INC.*SM, in accordance with generally accepted professional practices. All cost estimates in Section 7.0, are purely estimates only, and may not represent the actual costs. Without further investigative assessment, exact, actual costs cannot be fixed. The costs associated with *PHASE ONE INC.*SM's recommendations are for budgetary purposes only.

This report does not address, in any way, septic systems, leach fields, septic tanks, or related health hazards.

All asbestos, lead, or any other sampling is sampled in a good faith effort by *PHASE ONE INC.*SM assessors. Sample results should not be construed as conclusive and binding in any way. All sampling conducted is only for the purposes of general screening and does not imply that all materials, locations, or hazardous materials have been identified nor was the sampling intended to identify every instance of the materials sampled. No interpretation of the sample results is made or implied. *PHASE ONE INC.*SM only relays the information supplied by the laboratory conducting the analysis.

If any controversy or claim arises out of or relates to this contract, or breach thereof, and if said dispute cannot be settled through negotiation, the parties shall submit to binding arbitration in accordance with the Construction Industry Arbitration Rules of the AAA, and judgment upon the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof.



- LEGEND
- PROPERTY BOUNDARY
 - T - TRANSFORMER
 - S - SEWER
 - OP - OUTDOOR PHOTOGRAPH
 - ⊙ - LOCATION OF CONCERN
 - D - STORM DRAIN

NOT TO SCALE

PROJECT NAME: Oakland Pallet Company

FOR: 2500 Grant Avenue
San Lorenzo, CA 94580

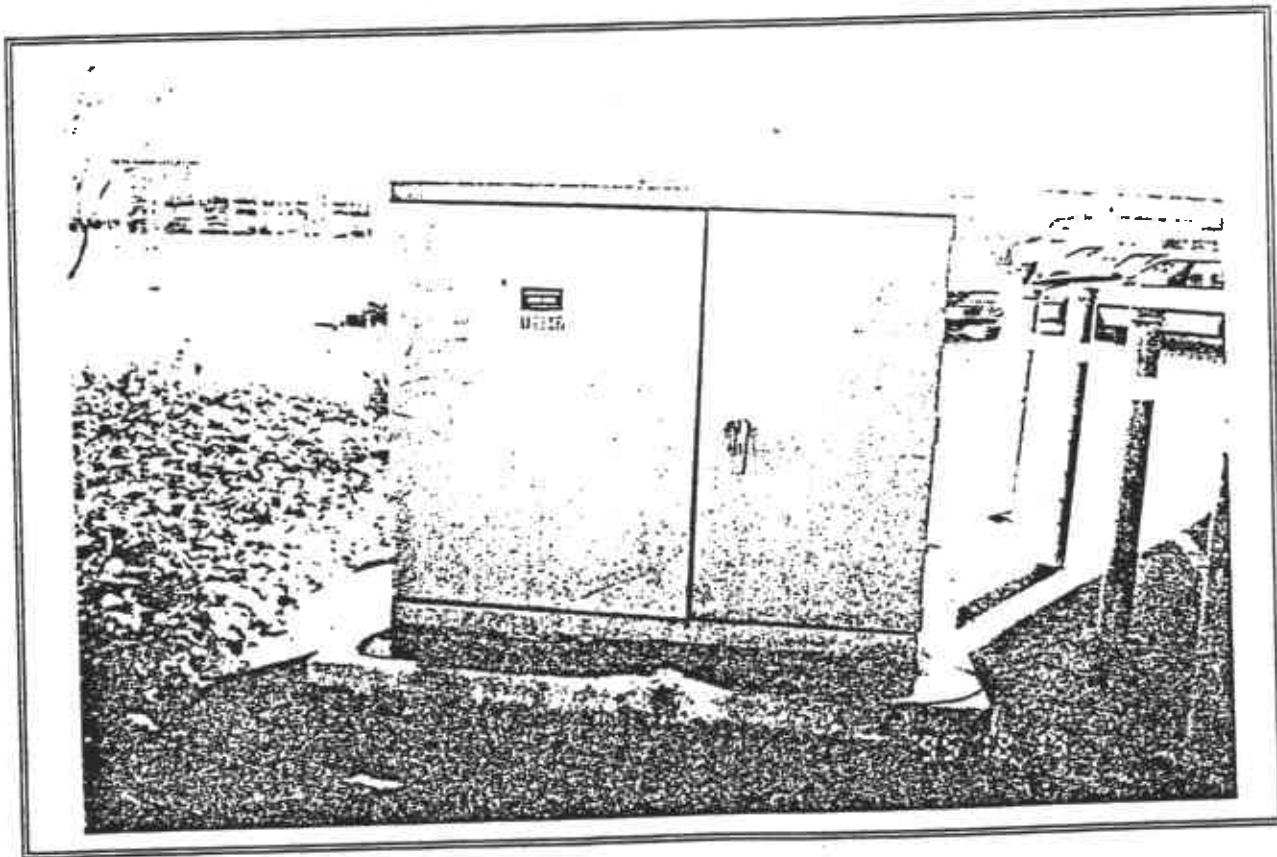
PLOT PLAN

| | | |
|-----------|----------------|----------------|
| JOB 2297L | PHASE ONE INC. | December, 1995 |
| FIGURE 2 | | |

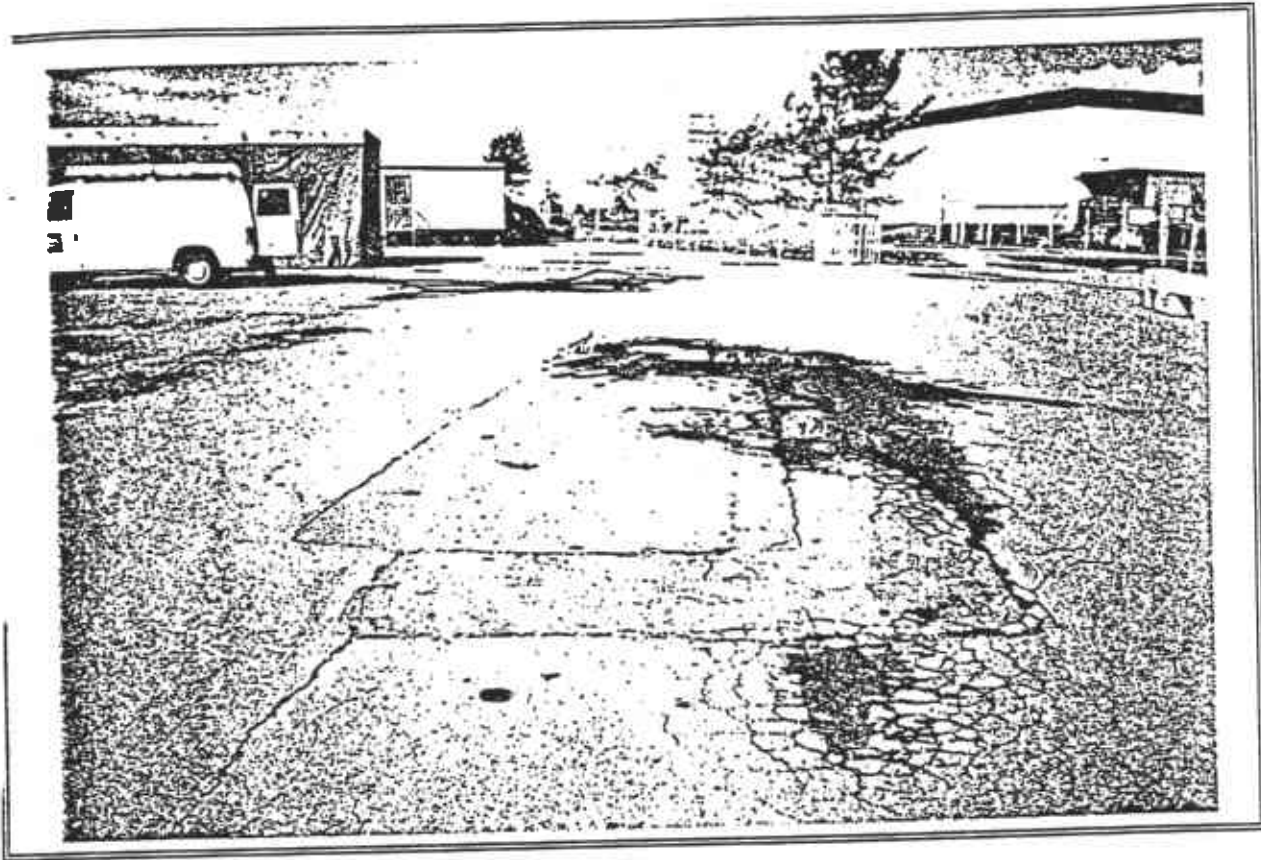
APPENDIX A
SITE PHOTOGRAPHS

SEE FRONT COVER FOR OP01

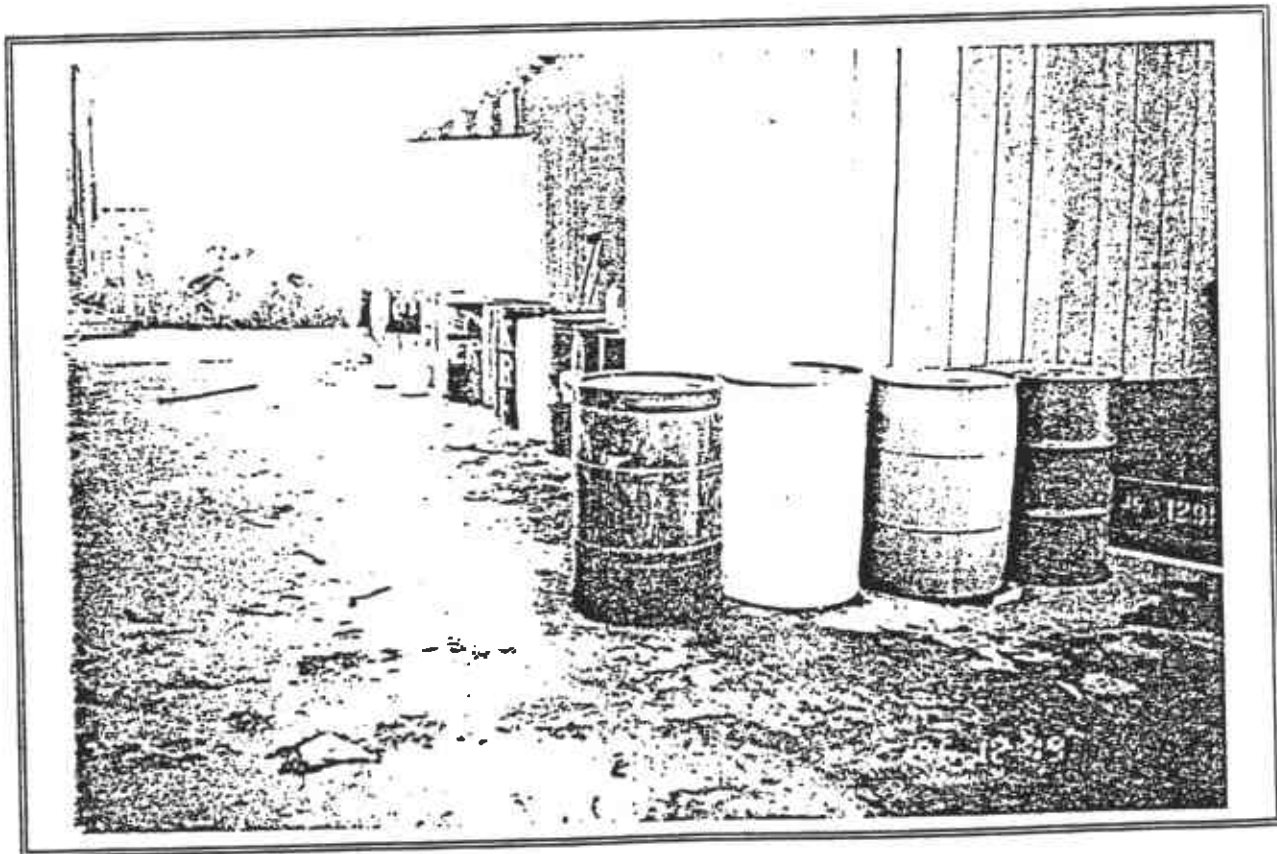
OP01



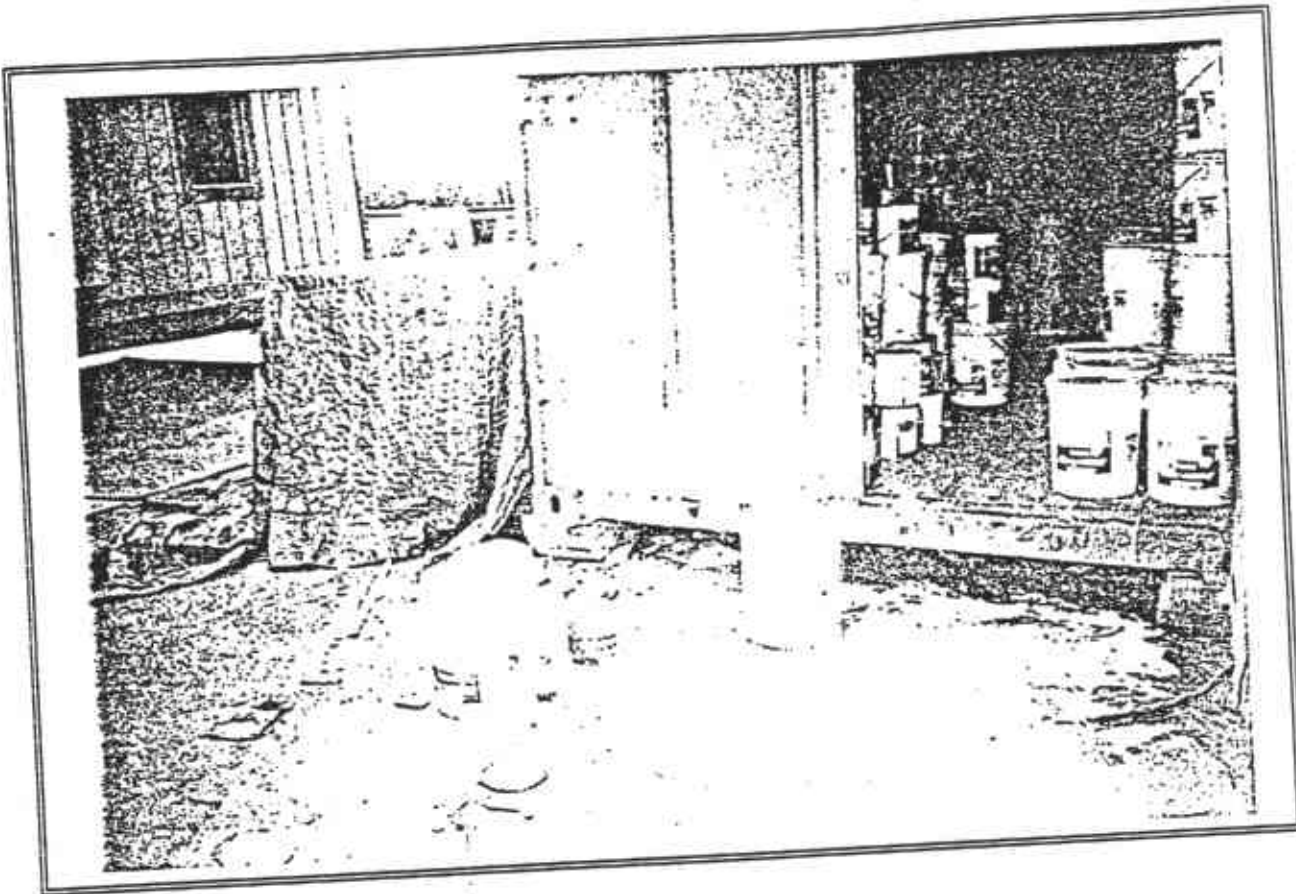
OP02



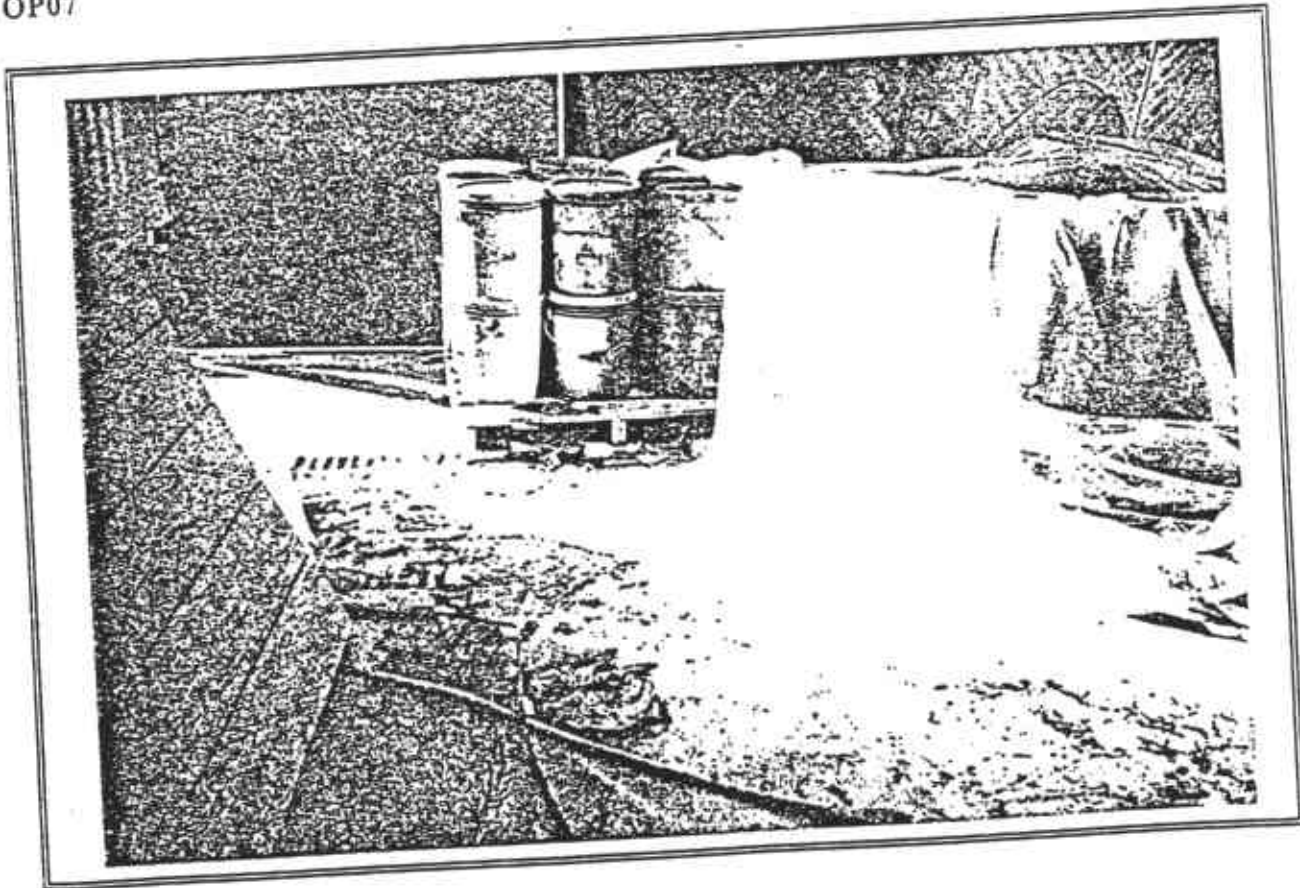
OP03



OP04



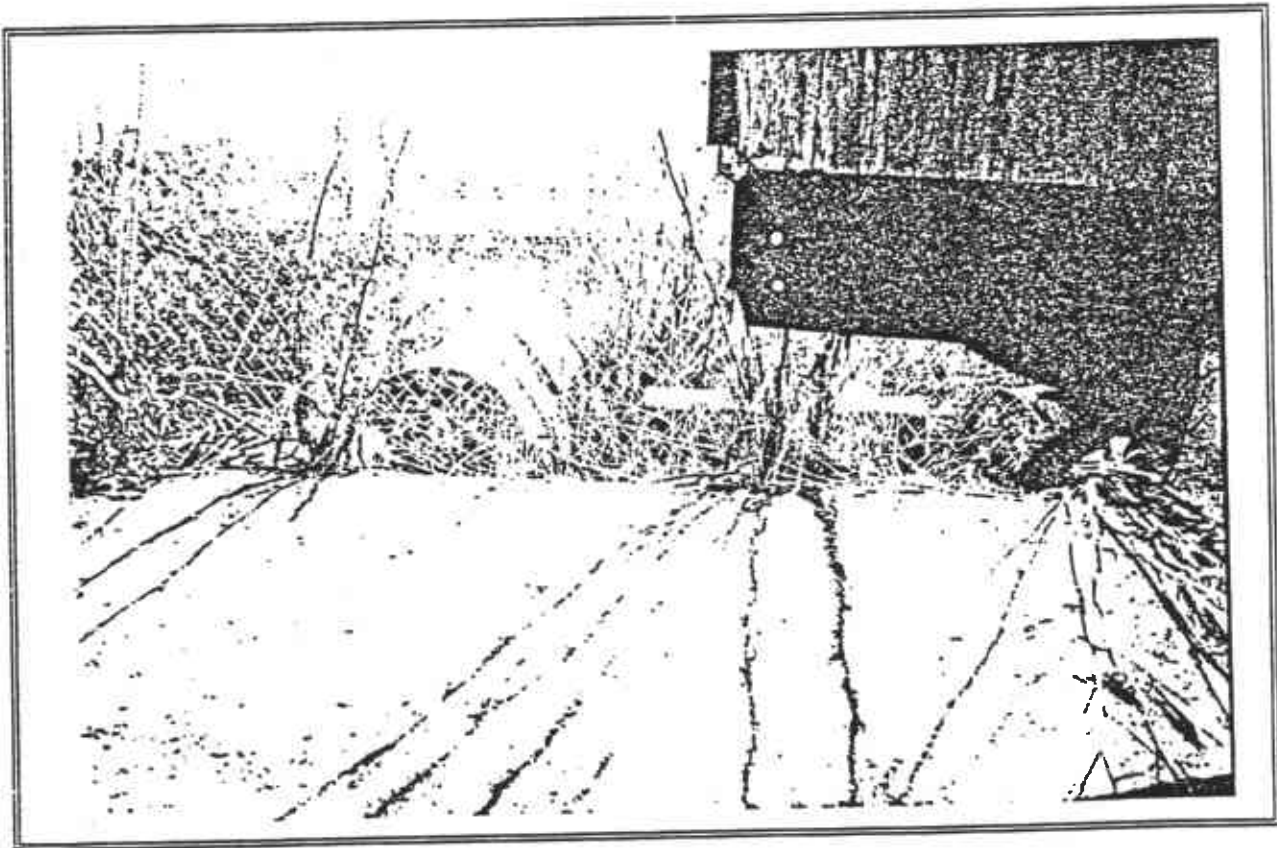
OP07



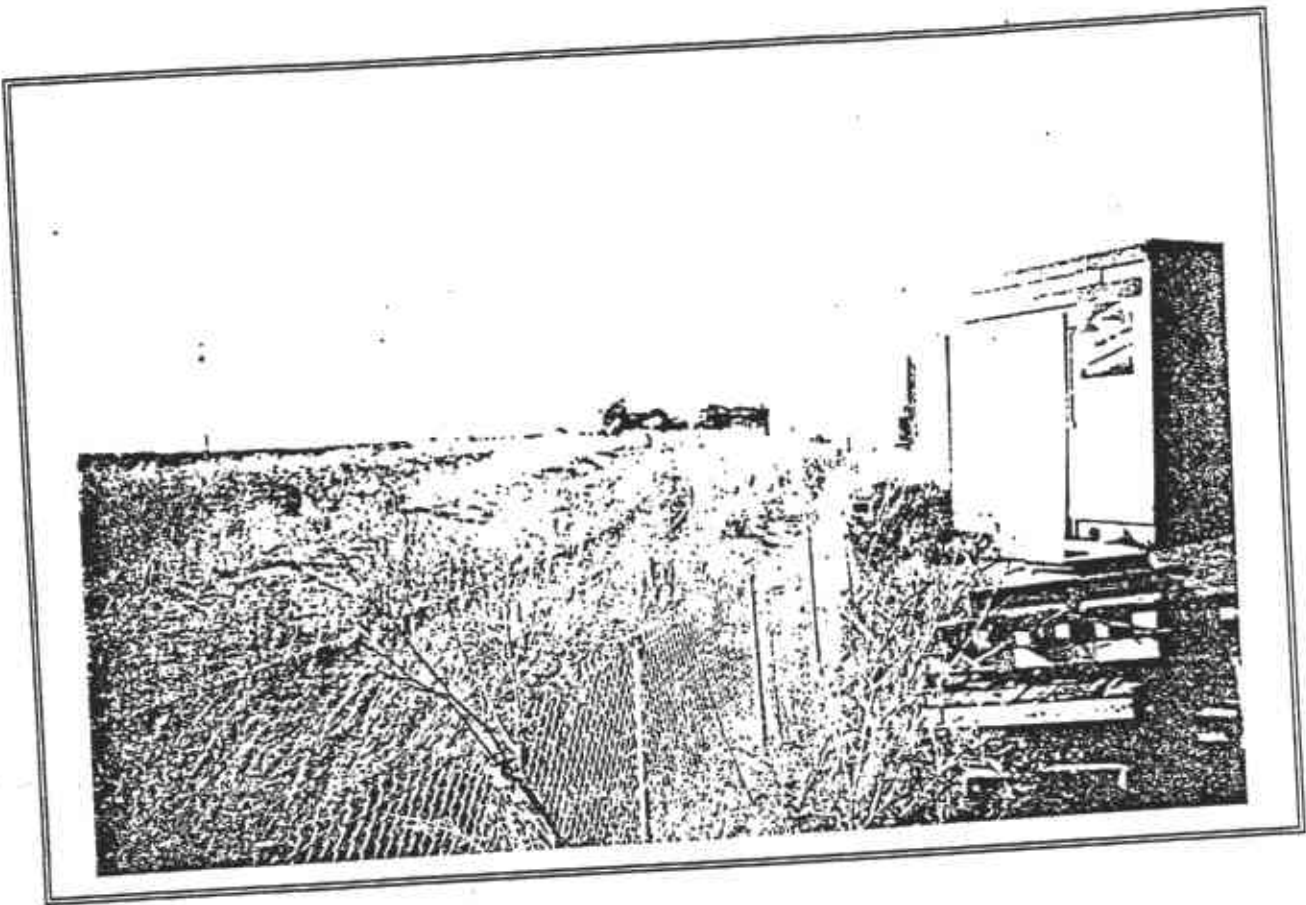
OP08



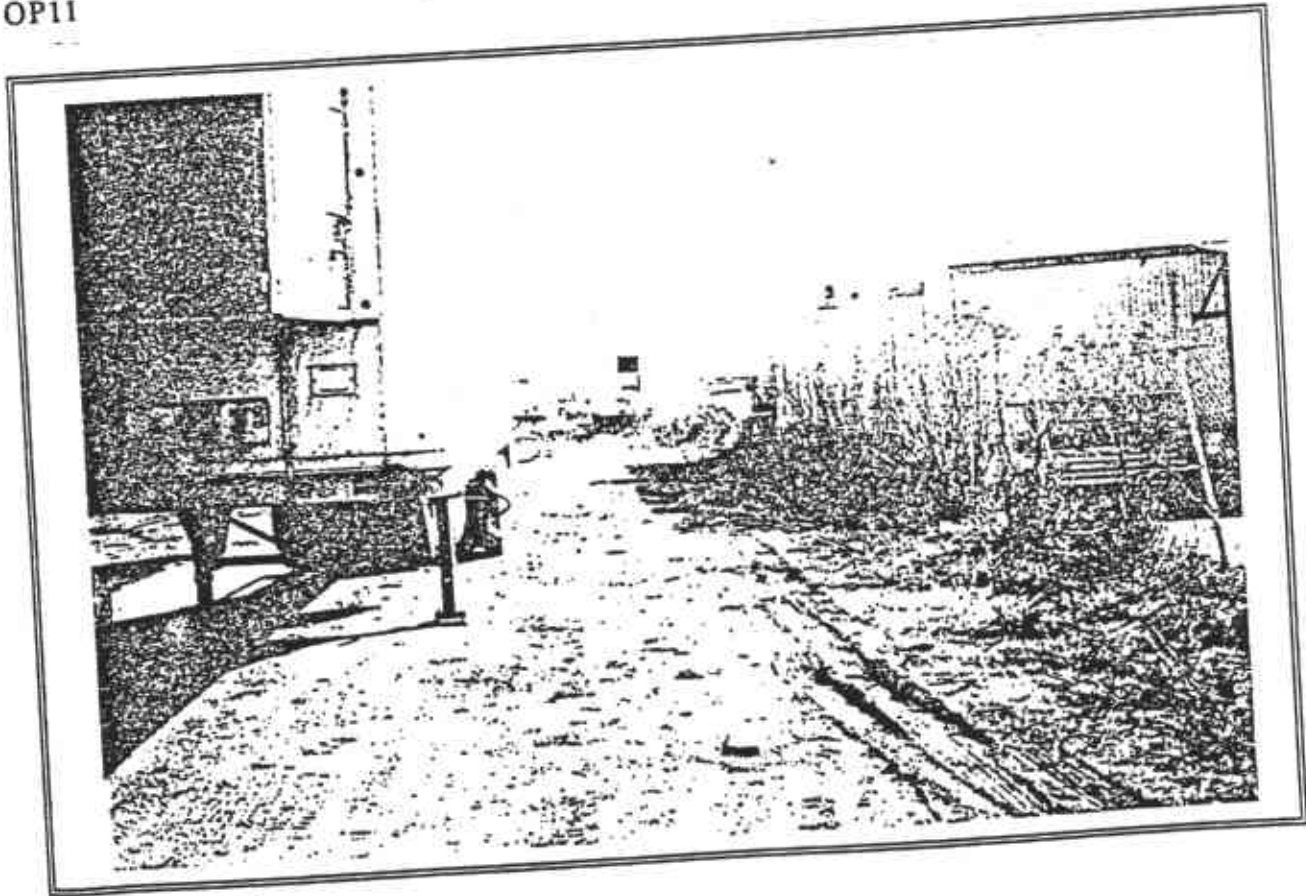
OP09



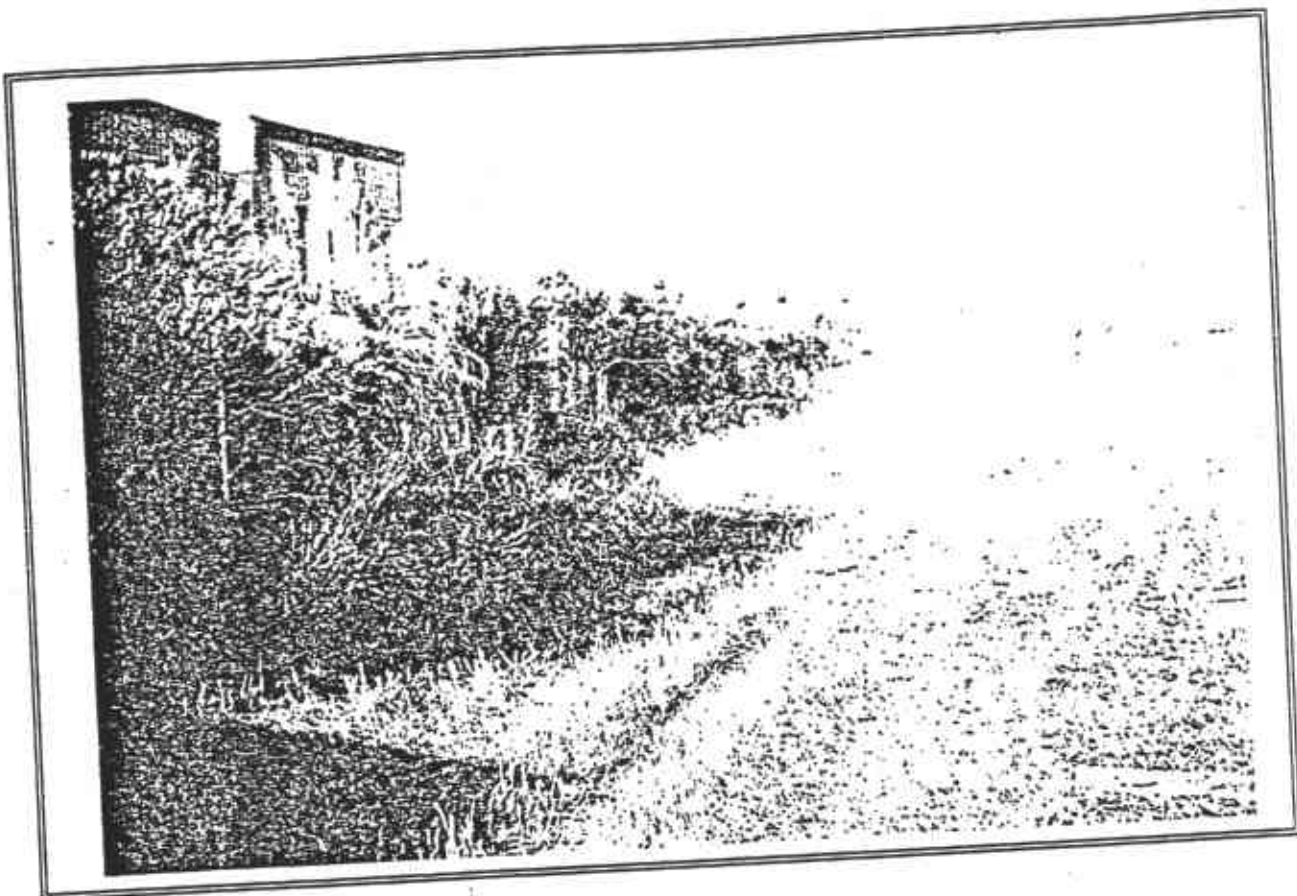
OP10



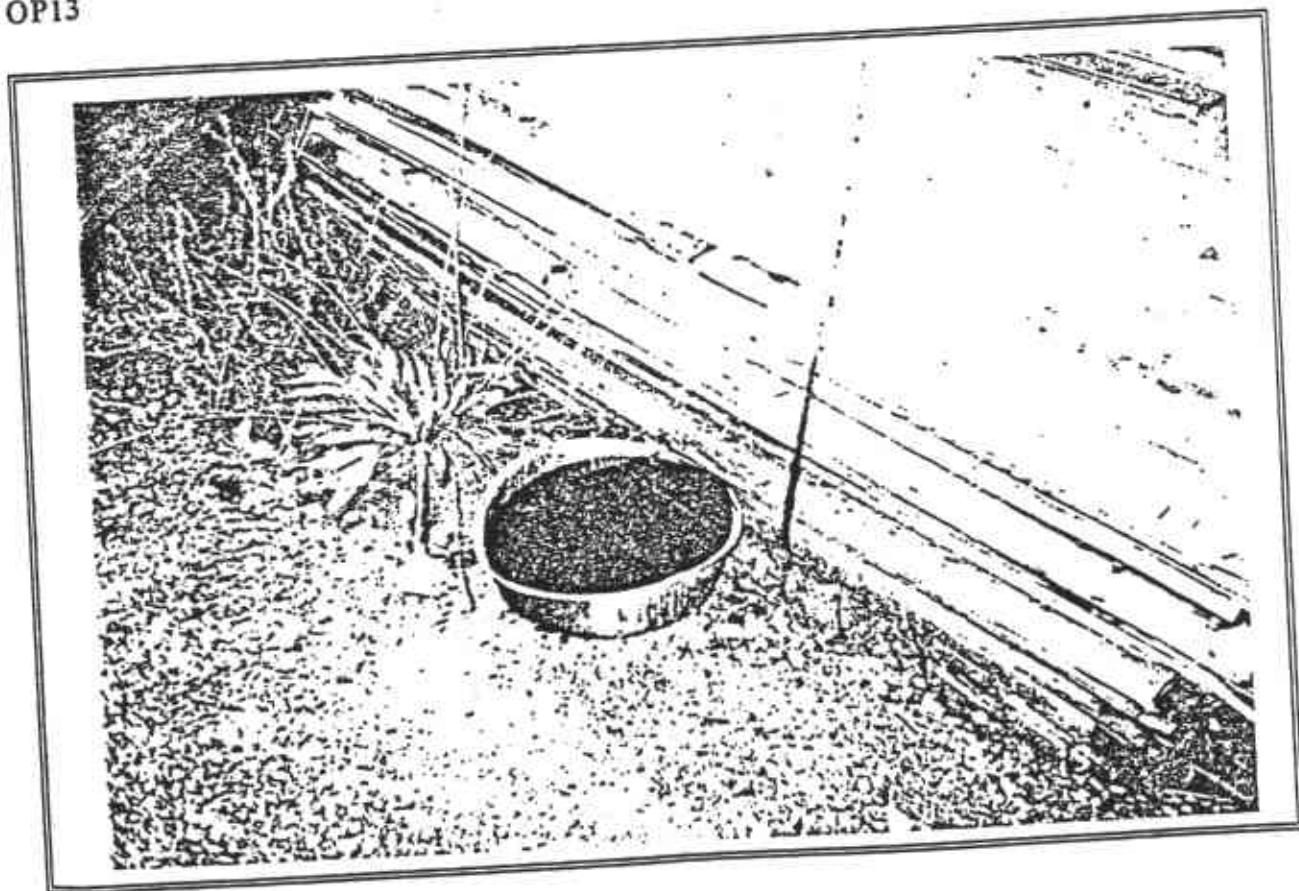
OP11



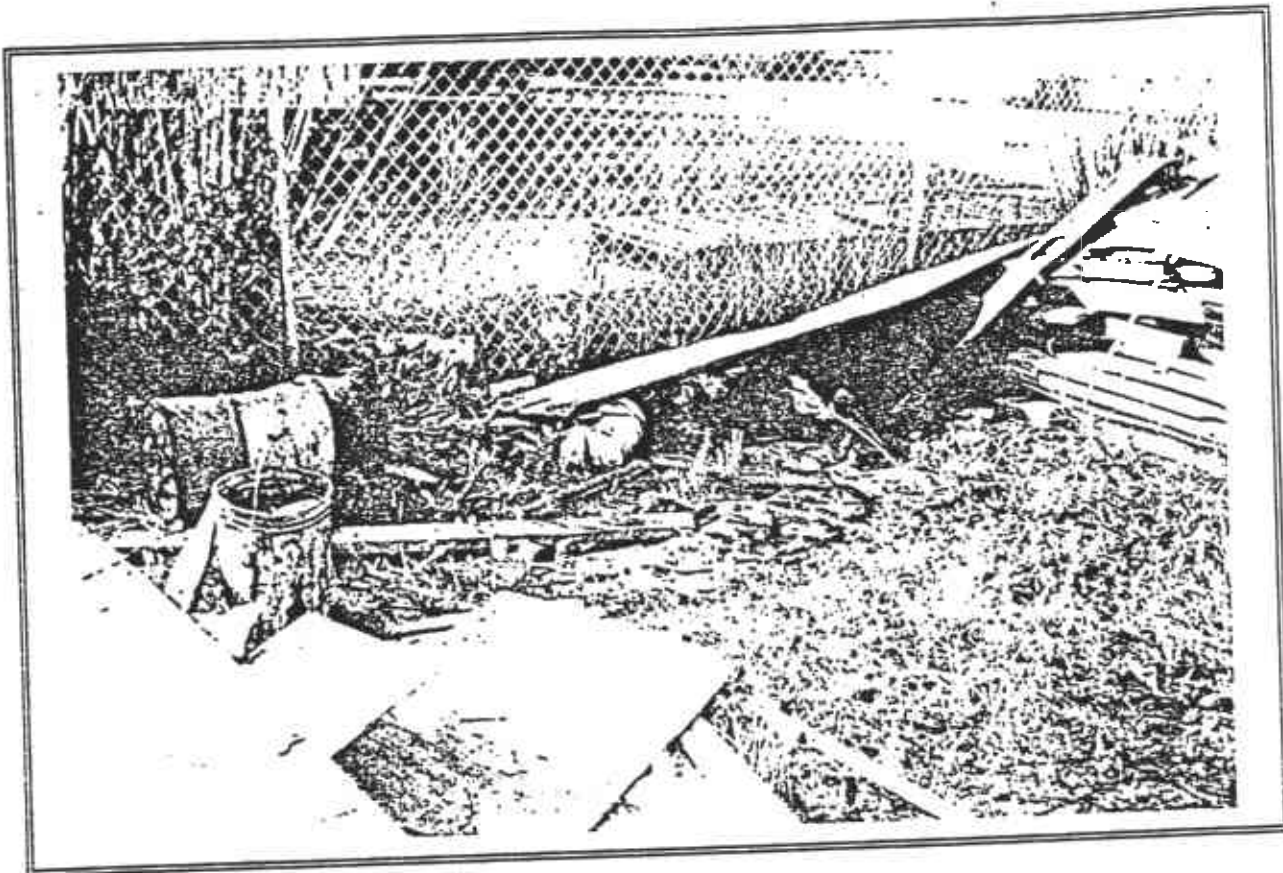
OP12



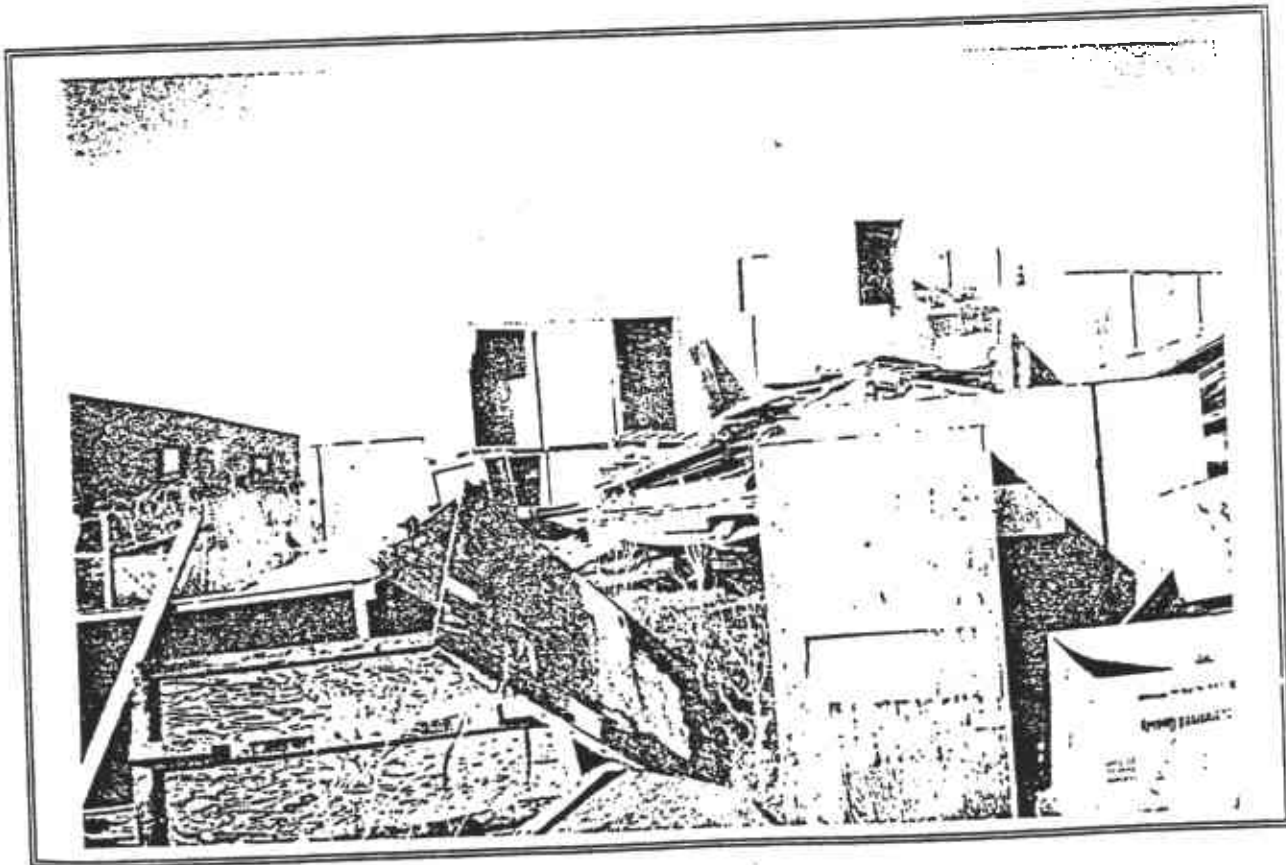
OP13



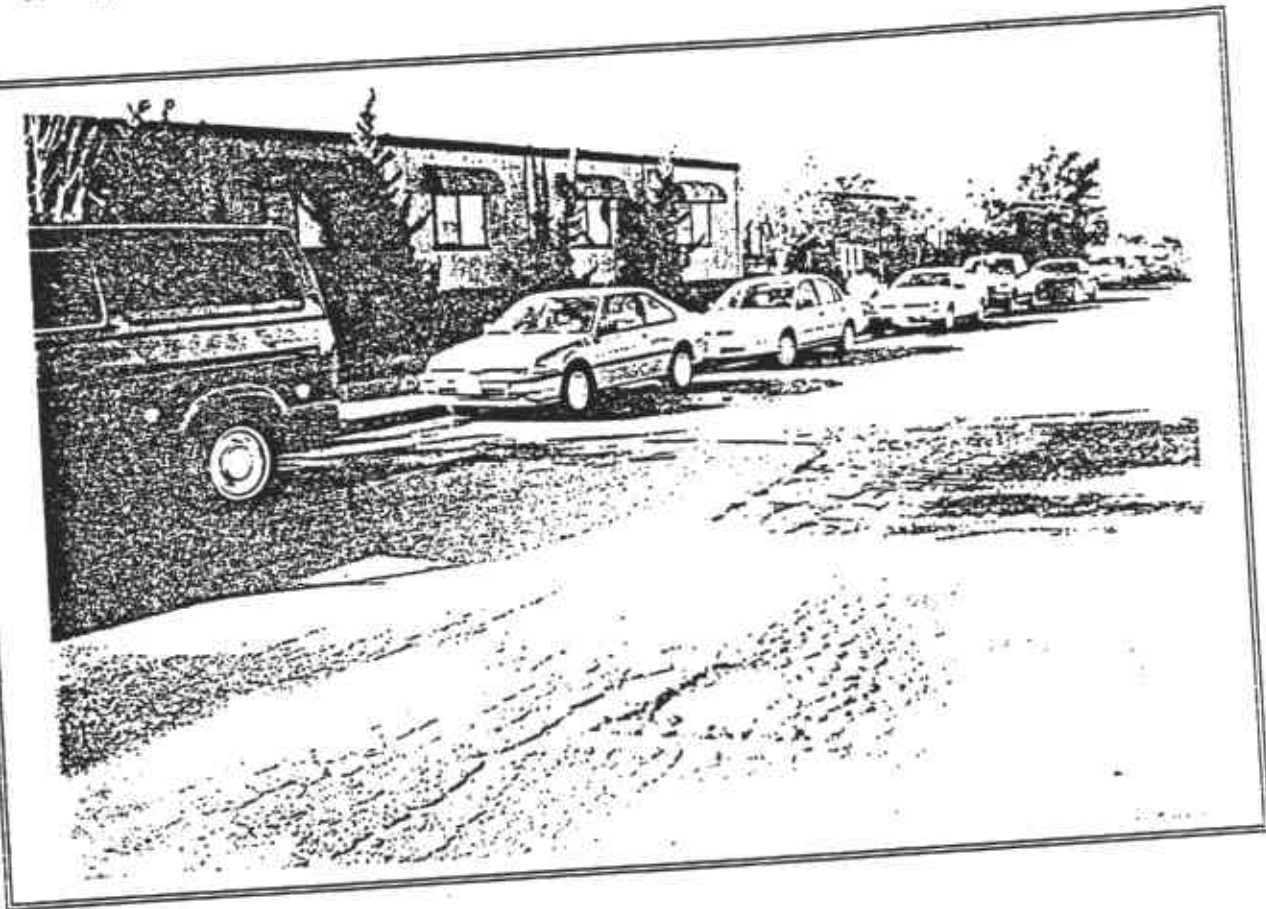
OP14



OP15



OP16



OPI7

APPENDIX B
SUMMARY OF AGENCY CONTACTS

Appendix B

Regulatory Agencies for San Lorenzo

Photographs

USGS-Menlo Park ESIC
 Earth Science Information Center
 345 Middlefield Road
 Building 3, Rm. 3128, Mail Stop 532
 Menlo Park
 CA Zip: 94025

Phone: (800)223-8081 Fax: (415)329-5132
 Phone: (415)329-4309 Fax:
 Contact: Ron; Mike Moore X5009
 Days: M-F Hours: 8:00-4:00
 Procedure: Go in; Add'l hrs.: Th. to 7:00
 Years:
 Cost: Per:

Street: Aerials (high altitude). Topos; Also has geologic info.

Contacted: Mike Moore
 How Contacted: in person
 Date Contacted: 12/13/95

Zone
 City: Alameda County Public Works Agency
 Water Resources
 Address: 399 Elmhurst Street
 951 Turner Court
 Hayward
 CA Zip: 94544

Phone: (510)670-5480 Fax:
 Phone: (510)670-5575 Fax:
 Contact: Andreas Godfrey / Perry Mirafitabi (510) 670-5480
 Days: M-F Hours: 8-5
 Procedure: Call for information or fax
 Years:
 Cost: Per:

Street: Andreas for GW, Perry for Flood

Contacted: Perry Mirafitabi
 How Contacted: phone
 Date Contacted: 12/15/95

Geology (Depth and Flow)
 City: Alameda County Public Works Agency
 Water Resources
 Address: 399 Elmhurst Street
 951 Turner Court
 Hayward
 CA Zip: 94544

Phone: (510)670-5480 Fax:
 Phone: (510)670-5575 Fax:
 Contact: Andreas Godfrey / Perry Mirafitabi (510) 670-5480
 Days: M-F Hours: 8-5
 Procedure: Call for information or fax
 Years:
 Cost: Per:

Street: Andreas for GW, Perry for Flood

Contacted: Andreas Godfrey
 How Contacted: phone
 Date Contacted: 12/15/95

Topography/Geology Maps
 USGS-Menlo Park ESIC
 Earth Science Information Center
 345 Middlefield Road
 Building 3, Rm. 3128, Mail Stop 532
 Menlo Park
 CA Zip: 94025

Phone: (800)223-8081 Fax: (415)329-5132
 Phone: (415)329-4309 Fax:
 Contact: Ron; Mike Moore X5009
 Days: M-F Hours: 8:00-4:00
 Procedure: Go in; Add'l hrs.: Th. to 7:00
 Years:
 Cost: Per:

Street: Aerials (high altitude). Topos; Also has geologic info.

Contacted: Mike Moore
 How Contacted: in person
 Date Contacted: 12/15/95

Topography/Geology Maps
 USDA Soil Conservation Service-Alameda County
 Alameda County District Office
 1560 Catalina Court

Phone: (510)447-0749 Fax: (510)443-2659
 Phone:
 Contact: Mr. Terry Huff
 Days: M-F Hours: 8:00-5:00
 Procedure: Fax site map for copy of soil survey-eastern
 Years:
 Cost: Per:

Street: Highway 84
 County Soil Surveys; Aerials of Co. from 1940s-1980s. Topos of Co. 1980s and some older Topos.

Contacted: Phase the Library
 How Contacted: viewed original survey
 Date Contacted: 12/27/95

I certify and verify that all of the above information is true and correct to the best of my knowledge.

APPENDIX C
COPIES OF REGULATORY RECORDS

APPENDIX D

ONE-MILE RADIUS REGULATORY DATABASE

SITE ASSESSMENT PLUS REPORT

| PROPERTY INFORMATION | CLIENT INFORMATION |
|--|---|
| Project Name/Ref #: 00002297 2500 Grant Ave San Lorenzo, CA 94580 Cross Street: Grant Avenue Latitude/Longitude: (37.670202, 122.153385) | PHASE ONE - ALISO VIEJO 85 ARGONAUT STE 190 ALISO VIEJO, CA 92656 |

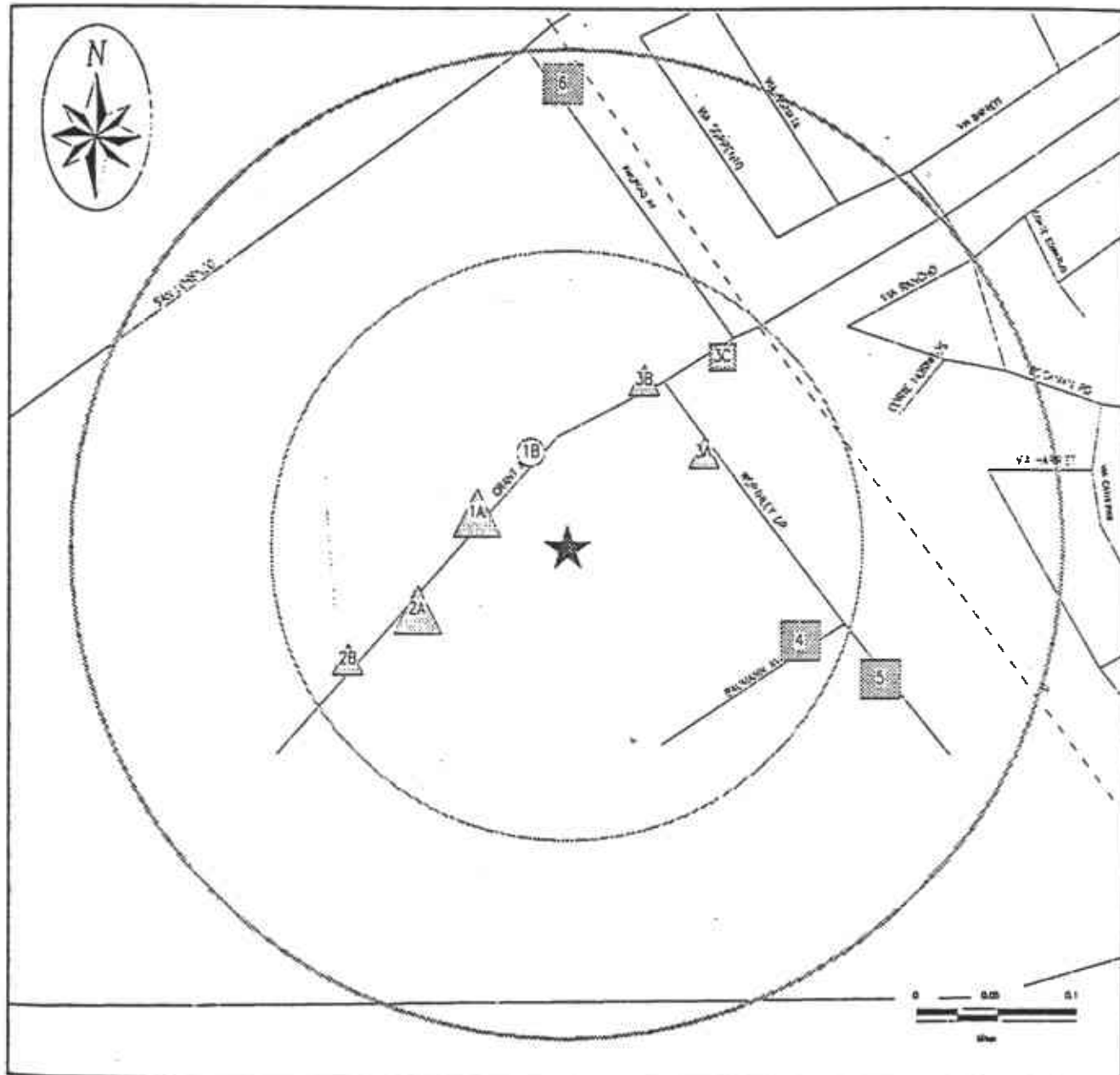
| Site Distribution Summary | within 1/8 mile | 1/8 to 1/4 mile | 1/4 to 1/2 mile | 1/2 to 1 mile |
|--|-----------------|-----------------|-----------------|---------------|
| Agency / Database - Type of Records | | | | |
| A) Databases searched to 1 mile: | | | | |
| US EPA NPL National Priority List | 0 | 0 | 0 | 0 |
| US EPA CORRACTS RCRA Corrective Actions | 0 | 0 | 0 | 0 |
| US EPA TSD RCRA permitted treatment, storage, disposal facilities | 0 | 0 | 0 | 0 |
| STATE SPL State equivalent priority list | 0 | 0 | 0 | 0 |
| B) Databases searched to 1/2 mile: | | | | |
| US EPA CERCLIS Sites under review by US EPA | 0 | 0 | 0 | - |
| STATE SCL State equivalent CERCLIS list | 0 | 0 | 0 | - |
| STATE REG LUST Leaking Underground Storage Tanks | 2 | 3 | 0 | - |
| STATE/REG/CO SWLF Permitted as solid waste landfills, incinerators, or transfer stations | 0 | 0 | 0 | - |
| STATE DEED RSTR Sites with deed restrictions | 0 | 0 | 0 | - |
| REGIONAL NORTH BAY Sites on North Bay Toxic List | 0 | 0 | 0 | - |
| REGIONAL SOUTH BAY Sites on South Bay Toxic List | 0 | 0 | 0 | - |
| STATE CORTESE State index of properties with hazardous waste | 1 | 2 | 0 | - |
| STATE TOXIC PITS Toxic Pits cleanup facilities | 0 | 0 | 0 | - |
| C) Databases searched to 1/4 mile: | | | | |
| US EPA RCRA Viol RCRA violations/enforcement actions | 0 | 0 | - | - |
| US EPA TRIS Toxic Release Inventory database | 0 | 0 | - | - |
| STATE UST/AST Registered underground or aboveground storage tanks | 7 | 0 | - | - |





SITE ASSESSMENT PLUS REPORT

Map of Sites 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 | | | | |
| Roads Highways Railroads Rivers or Water Bodies Utilities | NPL, SPL, TSD, CORRACTS | CERCLIS, SCL, LUST, SWLF | TRIS, UST | ERNS, GENERATORS | |

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 Information Solutions, Inc. at 1 - 800 - 767 - 0403

Report ID: 001137-909

Date of Report: December 7, 1995

Page #4

SITE ASSESSMENT PLUS REPORT

SITE INVENTORY

| MAP ID | PROPERTY AND THE ADJACENT AREA (within 1/8 mile) | VISTA ID DISTANCE DIRECTION | A | | | B | | | | | C | | D | | | | | | |
|--------|---|-----------------------------------|-----|----------|-----|-----|---------|-----|------|------|-----------|-----------|-----------|---------|------------|-----------|------|---------|------|
| | | | NPL | CORRACTS | TSD | SPL | CERCLIS | SCL | LUST | SWLF | DEED RSTR | NORTH BAY | SOUTH BAY | CORTESE | TOXIC PITS | RCRA VIOL | TRIS | UST/AST | ERNS |
| 1A | BERCOVICH-SOSNICK 2561 GRANT SAN LEANDRO, CA 94579 | 1248057 <0.01 MI W | | | | | | | | | | | | | | | | X | |
| 1A | FFE TRANSPORTATION SERV 2561 GRANT AVE SAN LEANDRO, CA 94579 | 200341051 <0.01 MI W | | | | | | | | | | | | | | | | | X |
| 1B | GRANT AVE TRAMMELL CROW CO 2509 GRANT AVE SAN LEANDRO, CA 94579 | 4950346 <0.01 MI NW | | | | | | | | | | | | | | | | | X |
| 2A | THOMPSON FENCE CO. 2584 GRANT SAN LORENZO, CA 94580 | 3196496 0.03 MI W | | | | | | | | | | | | | | | | X | |
| 2A | ORO LOMA SANITARY DISTRICT 2600 GRANT SAN LORENZO, CA 94580 | 312148 0.05 MI W | | | | | | | | | | | | | | | | X | |
| 2B | EBDA EFFLUENT PUMP STATION - O 2651 GRANT SAN LORENZO, CA 94580 | 3196498 0.09 MI W | | | | | | | | | | | | | | | | X | |
| 3A | PACKAGE DELIVERY EXPRESS 15651 WORTHLEY SAN LORENZO, CA 94580 | 4047352 0.04 MI NE | | | | | | | | | | | | | | | | X | |
| 3B | FANFA INC 2401 GRANT AVENUE SAN LORENZO, CA 94580 | 148553 0.05 MI NE | | | | | | | | | | | | | | | | X | |
| 3C | THARCO 2222 GRANT AVENUE SAN LORENZO, CA 94580 | 1261056 0.09 MI NE | | | | | | | X | | | | | | | | | X | |
| 4 | GALLO 2411 BAUMANN SAN LORENZO, CA 94580 | 5352090 0.10 MI E | | | | | | | | | | | X | | | | | | |
| 4 | GALLO SALAME 2411 BAUMAN AVE SAN LORENZO, CA 94580 | 5352091 0.10 MI E | | | | | | | X | | | | | | | | | | |

| MAP ID | SITES IN THE SURROUNDING AREA (within 1/8 - 1/4 mile) | VISTA ID DISTANCE DIRECTION | A | | | B | | | | | C | | D | | | | | | |
|--------|---|-----------------------------------|-----|----------|-----|-----|---------|-----|------|------|-----------|-----------|-----------|---------|------------|-----------|------|---------|------|
| | | | NPL | CORRACTS | TSD | SPL | CERCLIS | SCL | LUST | SWLF | DEED RSTR | NORTH BAY | SOUTH BAY | CORTESE | TOXIC PITS | RCRA VIOL | TRIS | UST/AST | ERNS |
| 5 | CUT READY FOODS 16505 WORTHLEY DR SAN LORENZO, CA 94580 | 5360171 0.15 MI E | | | | | | | | | | | X | | | | | | |



| MAP ID | SITES IN THE SURROUNDING AREA (within 1/8 - 1/4 mile) | VISTA ID DISTANCE DIRECTION | A | | | | B | | | | C | | D | | | | | | |
|--------|---|-----------------------------------|-----|----------|-----|-----|---------|-----|------|------|-----------|-----------|-----------|---------|------------|-----------|------|---------|------|
| | | | NPL | CORRACTS | TSD | SPL | CERCLIS | SCL | LUST | SWLF | DEED RSTR | NORTH BAY | SOUTH BAY | CORTESE | TOXIC PITS | RCRA VIOL | TRIS | UST/AST | ERNS |
| 5 | CUT READY FOODS 16505 WORTHLEY DR SAN LORENZO, CA 94580 | 930360 0.15 MI E | | | | | | X | | | | | | | | | | | |
| 5 | WORTHLEY DRIVE PARCEL 16525 WORTHLEY DR SAN LORENZO, CA 94580 | 5360172 0.15 MI E | | | | | | X | | | | | | | | | | | |
| 6 | SHERMAN TRUCKING 1000 RAILROAD SAN LORENZO, CA 94580 | 5357038 0.23 MI N | | | | | | | | | | X | | | | | | | |
| 6 | SHERMAN TRUCKING 1000 RAILROAD SAN LORENZO, CA 94580 | 930359 0.23 MI N | | | | | | X | | | | | | | | | | | |

| MAP ID | SITES IN THE SURROUNDING AREA (within 1/4 - 1/2 mile) | VISTA ID DISTANCE DIRECTION | A | | | | B | | | | C | | D | | | | | |
|------------------|--|-----------------------------------|-----|----------|-----|-----|---------|-----|------|------|-----------|-----------|-----------|---------|------------|-----------|------|---------|
| | | | NPL | CORRACTS | TSD | SPL | CERCLIS | SCL | LUST | SWLF | DEED RSTR | NORTH BAY | SOUTH BAY | CORTESE | TOXIC PITS | RCRA VIOL | TRIS | UST/AST |
| No Records Found | | | | | | | | | | | | | | | | | | |

| MAP ID | SITES IN THE SURROUNDING AREA (within 1/2 - 1 mile) | VISTA ID DISTANCE DIRECTION | A | | | | B | | | | C | | D | | | | | |
|------------------|--|-----------------------------------|-----|----------|-----|-----|---------|-----|------|------|-----------|-----------|-----------|---------|------------|-----------|------|---------|
| | | | NPL | CORRACTS | TSD | SPL | CERCLIS | SCL | LUST | SWLF | DEED RSTR | NORTH BAY | SOUTH BAY | CORTESE | TOXIC PITS | RCRA VIOL | TRIS | UST/AST |
| No Records Found | | | | | | | | | | | | | | | | | | |



| UNMAPPED SITES | | A | | | | | B | | | | | C | | D | | | | |
|--|--|---------|----------|-----|-----|---------|-----|------|------|-----------|-----------|-----------|---------|------------|-----------|------|---------|------|
| | | NPL | CORRACTS | TSD | SPL | CERCLIS | SCL | LUST | SWLF | DEED RSTR | NORTH BAY | SOUTH BAY | CORTESE | TOXIC PITS | RCRA VIOL | TRIS | UST/AST | ERNS |
| VISTA ID | | | | | | | | | | | | | | | | | | |
| KANTOZ PROPERTY SAN LEANDRO, CA | | 1590107 | | | | | X | | | | | | | | | | | |
| TRIPALDI WAY PROPERTY HAYWARD, CA 94545 | | 5349810 | | | | | X | | | | | | | | | | | |
| OAKLAND SCAVANGER-WEST WINTON HAYWARD, CA | | 5427636 | | | | | | X | | | | | | | | | | |



SITE ASSESSMENT PLUS REPORT

DETAILS

PROPERTY AND THE ADJACENT AREA (within 1/8 mile)

| | | | |
|-----------------|--|---------------------|--------------|
| VISTA Address*: | BERCOVICH-SOSNICK 2561 GRANT SAN LEANDRO, CA 94579 | VISTA ID#: | 1248057 |
| | | Distance/Direction: | <0.01 MI / W |
| | | Plotted as: | Point |

Map ID

1A

| | | |
|--|----------------|-----|
| STATE UST - State Underground Storage Tank / SRC# 1612 | EPA/Agency ID: | N/A |
|--|----------------|-----|

| | | | |
|--------------------|-----------------|------------------|-------------------|
| Agency Address: | SAME AS ABOVE | | |
| Underground Tanks: | 1 | | |
| Aboveground Tanks: | NOT REPORTED | | |
| Tanks Removed: | NOT REPORTED | | |
| Tank ID: | 1 | Tank Status: | ACTIVE/IN SERVICE |
| Tank Contents: | DIESEL | Leak Monitoring: | UNKNOWN |
| Tank Age: | NOT REPORTED | Tank Piping: | UNKNOWN |
| Tank Size (Units): | 12000 (GALLONS) | Tank Material: | UNKNOWN |

| | | | |
|-----------------|--|---------------------|--------------|
| VISTA Address*: | FFE TRANSPORTATION SERV 2561 GRANT AVE SAN LEANDRO, CA 94579 | VISTA ID#: | 200341051 |
| | | Distance/Direction: | <0.01 MI / W |
| | | Plotted as: | Point |

Map ID

1A

| | | |
|---|------------|--------|
| ERNS - Emergency Response Notification System / SRC# 2255 | Agency ID: | 254272 |
|---|------------|--------|

| | | | | | |
|----------------------|--|----------------|-----------------|-------------------|----------------|
| Agency Address: | FFE TRANSPORTATION SERV 2561 GRANT AVE SAN LEANDRO, CA 75247 | | | | |
| Spill Date Time: | AUGUST 8, 1994 UNKNOWN | | | | |
| Case Number: | 254272 | | | | |
| Spill Location: | 2561 GRANT AVE | | | | |
| Source Agency: | N | | | | |
| Discharger Name: | GRAMLING, JEFF | | | | |
| Discharger Org: | FFE TRANSPORTATION SERV | | | | |
| Material Spilled: | OIL FUEL: NO. 2-D, 30.00 (GAL) | | | | |
| Waterway Affected: | STORM SEWER>LIFT STATION | | | | |
| Fields Not Reported: | Discharger Phone | | | | |
| Air Release: | Land Release: | Water Release: | Ground Release: | Facility Release: | Other Release: |
| NO | NO | YES | NO | NO | NO |

| | | | |
|-----------------|---|---------------------|---------------|
| VISTA Address*: | GRANT AVE TRAMMELL CROW CO 2509 GRANT AVE SAN LEANDRO, CA 94579 | VISTA ID#: | 4950346 |
| | | Distance/Direction: | <0.01 MI / NW |
| | | Plotted as: | Point |

Map ID

1B

| | | |
|---|---------|--------------|
| RCRA-SmGen - RCRA-Small Generator / SRC# 2465 | EPA ID: | CAD000625632 |
|---|---------|--------------|

| | |
|------------------|---|
| Agency Address: | GRANT AVE TRAMMELL CROW CO 2509 GRANT AVE SAN LEANDRO, CA 94577 |
| Generator Class: | GENERATORS WHO GENERATE 100 KG/MONTH BUT LESS THAN 1000 KG/MONTH OF NON-ACUTELY HAZARDOUS WASTE |



PROPERTY AND THE ADJACENT AREA (within 1/8 mile) CONT.

| | | | |
|--------------------|-----------------------|---------------------|-------------|
| VISTA Address*: | THOMPSON FENCE CO. | VISTA ID#: | 3196496 |
| | 2584 GRANT | Distance/Direction: | 0.03 MI / W |
| | SAN LORENZO, CA 94580 | Plotted as: | Point |

Map ID

2A

| | | |
|--|----------------|-----|
| STATE UST - State Underground Storage Tank / SRC# 1612 | EPA/Agency ID: | N/A |
|--|----------------|-----|

| | | | |
|--------------------|----------------|------------------|-------------------|
| Agency Address: | SAME AS ABOVE | | |
| Underground Tanks: | 1 | | |
| Aboveground Tanks: | NOT REPORTED | | |
| Tanks Removed: | NOT REPORTED | | |
| Tank ID: | 1 | Tank Status: | ACTIVE/IN SERVICE |
| Tank Contents: | LEADED GAS | Leak Monitoring: | UNKNOWN |
| Tank Age: | NOT REPORTED | Tank Piping: | UNKNOWN |
| Tank Size (Units): | 1000 (GALLONS) | Tank Material: | UNKNOWN |

| | | | |
|--------------------|----------------------------|---------------------|-------------|
| VISTA Address*: | ORO LOMA SANITARY DISTRICT | VISTA ID#: | 312148 |
| | 2600 GRANT | Distance/Direction: | 0.05 MI / W |
| | SAN LORENZO, CA 94580 | Plotted as: | Point |

Map ID

2A

| | | |
|--|----------------|-----|
| STATE UST - State Underground Storage Tank / SRC# 1612 | EPA/Agency ID: | N/A |
|--|----------------|-----|

| | | | |
|--------------------|----------------|------------------|------------|
| Agency Address: | SAME AS ABOVE | | |
| Underground Tanks: | 2 | | |
| Aboveground Tanks: | NOT REPORTED | | |
| Tanks Removed: | NOT REPORTED | | |
| Tank ID: | 1 | Tank Status: | CLOSED |
| Tank Contents: | LEADED GAS | Leak Monitoring: | UNKNOWN |
| Tank Age: | NOT REPORTED | Tank Piping: | UNKNOWN |
| Tank Size (Units): | 1000 (GALLONS) | Tank Material: | BARE STEEL |
| Tank ID: | 2 | Tank Status: | CLOSED |
| Tank Contents: | UNLEADED GAS | Leak Monitoring: | UNKNOWN |
| Tank Age: | NOT REPORTED | Tank Piping: | UNKNOWN |
| Tank Size (Units): | 1000 (GALLONS) | Tank Material: | STEEL |

| | | | |
|--------------------|--------------------------------|---------------------|-------------|
| VISTA Address*: | EBDA EFFLUENT PUMP STATION - O | VISTA ID#: | 3196498 |
| | 2651 GRANT | Distance/Direction: | 0.09 MI / W |
| | SAN LORENZO, CA 94580 | Plotted as: | Point |

Map ID

2B

| | | |
|--|----------------|-----|
| STATE UST - State Underground Storage Tank / SRC# 1612 | EPA/Agency ID: | N/A |
|--|----------------|-----|

| | | | |
|--------------------|----------------|------------------|-------------------|
| Agency Address: | SAME AS ABOVE | | |
| Underground Tanks: | 2 | | |
| Aboveground Tanks: | NOT REPORTED | | |
| Tanks Removed: | NOT REPORTED | | |
| Tank ID: | 1 | Tank Status: | ACTIVE/IN SERVICE |
| Tank Contents: | DIESEL | Leak Monitoring: | UNKNOWN |
| Tank Age: | NOT REPORTED | Tank Piping: | UNKNOWN |
| Tank Size (Units): | 6000 (GALLONS) | Tank Material: | FIBERGLASS |
| Tank ID: | 2 | Tank Status: | ACTIVE/IN SERVICE |
| Tank Contents: | DIESEL | Leak Monitoring: | UNKNOWN |
| Tank Age: | NOT REPORTED | Tank Piping: | UNKNOWN |
| Tank Size (Units): | 6000 (GALLONS) | Tank Material: | FIBERGLASS |



PROPERTY AND THE ADJACENT AREA (within 1/8 mile) CONT.

| | | | |
|-----------------|---|---------------------|--------------|
| VISTA Address*: | PACKAGE DELIVERY EXPRESS 15651 WORTHLEY SAN LORENZO, CA 94580 | VISTA ID#: | 4047352 |
| | | Distance/Direction: | 0.04 MI / NE |
| | | Plotted as: | Point |

Map ID
3A

| | | |
|--|----------------|-----|
| STATE UST - State Underground Storage Tank / SRC# 1612 | EPA/Agency ID: | N/A |
|--|----------------|-----|

| | | | |
|--------------------|---|------------------|-------------------|
| Agency Address: | PACKAGE DELIVERY EXPRESS 15651 WORTHLEY SAN LORENZO, CA 94581 | | |
| Underground Tanks: | 1 | | |
| Aboveground Tanks: | NOT REPORTED | | |
| Tanks Removed: | NOT REPORTED | | |
| Tank ID: | 1 | Tank Status: | ACTIVE IN SERVICE |
| Tank Contents: | DIESEL | Leak Monitoring: | UNKNOWN |
| Tank Age: | NOT REPORTED | Tank Piping: | BARE STEEL |
| Tank Size (Units): | 10000 (GALLONS) | Tank Material: | UNKNOWN |

| | | | |
|-----------------|---|---------------------|--------------|
| VISTA Address*: | FANFA INC 2401 GRANT AVENUE SAN LORENZO, CA 94580 | VISTA ID#: | 148553 |
| | | Distance/Direction: | 0.05 MI / NE |
| | | Plotted as: | Point |

Map ID
3B

| | | |
|--|----------------|-----|
| STATE UST - State Underground Storage Tank / SRC# 1612 | EPA/Agency ID: | N/A |
|--|----------------|-----|

| | | | |
|--------------------|--|------------------|-------------------|
| Agency Address: | FANFA INC 2401 GRANT SAN LORENZO, CA 94580 | | |
| Underground Tanks: | 3 | | |
| Aboveground Tanks: | NOT REPORTED | | |
| Tanks Removed: | NOT REPORTED | | |
| Tank ID: | 1 | Tank Status: | CLOSED |
| Tank Contents: | EMPTY | Leak Monitoring: | UNKNOWN |
| Tank Age: | NOT REPORTED | Tank Piping: | UNKNOWN |
| Tank Size (Units): | 1000 (GALLONS) | Tank Material: | BARE STEEL |
| Tank ID: | 2 | Tank Status: | CLOSED |
| Tank Contents: | EMPTY | Leak Monitoring: | UNKNOWN |
| Tank Age: | NOT REPORTED | Tank Piping: | UNKNOWN |
| Tank Size (Units): | 1000 (GALLONS) | Tank Material: | BARE STEEL |
| Tank ID: | 3 | Tank Status: | ACTIVE IN SERVICE |
| Tank Contents: | OIL (NOT SPECIFIED) | Leak Monitoring: | MONITOR PRESENT |
| Tank Age: | NOT REPORTED | Tank Piping: | UNKNOWN |
| Tank Size (Units): | 700 (GALLONS) | Tank Material: | BARE STEEL |

| | | | |
|-----------------|--|---------------------|--------------|
| VISTA Address*: | THARCO 2222 GRANT AVENUE SAN LORENZO, CA 94580 | VISTA ID#: | 1261056 |
| | | Distance/Direction: | 0.09 MI / NE |
| | | Plotted as: | Point |

Map ID
3C

| | | |
|---|------------|------|
| STATE LUST - State Leaking Underground Storage Tank / SRC# 2296 | Agency ID: | 1794 |
|---|------------|------|

| | | | |
|----------------------|---|--|--|
| Agency Address: | SAME AS ABOVE | | |
| Tank Status: | NOT AVAILABLE | | |
| Media Affected: | SOIL/SAND/LAND | | |
| Substance: | OTHER AUTO FUELS, OILS, FLUIDS | | |
| Leak Cause: | UNAVAILABLE | | |
| Remedial Action: | NO ACTION TAKEN | | |
| Remedial Status 1: | PRELIMINARY ASSESSMENT | | |
| Remedial Status 2: | NOT AVAILABLE | | |
| Fields Not Reported: | Discovery Date, Quantity (Units), Leak Source | | |



PROPERTY AND THE ADJACENT AREA (within 1/8 mile) CONT.

| | | |
|--|-------------------|---------|
| Regional LUST - Regional Leaking Underground Storage Tank / SRC# 2523 | Agency ID: | 01-1299 |
|--|-------------------|---------|

| | |
|-----------------------------|---|
| Agency Address: | THARCO 2222 GRANT AVE SAN LORENZO, CA 94580 |
| Tank Status: | NOT AVAILABLE |
| Media Affected: | SOIL/SAND/LAND |
| Substance: | OTHER AUTO FUELS,OILS,FLUIDS |
| Leak Cause: | UNKNOWN |
| Leak Source: | UNDERGROUND TANK |
| Remedial Action: | NO ACTION TAKEN |
| Remedial Status 1: | PRELIMINARY ASSESSMENT |
| Remedial Status 2: | NOT AVAILABLE |
| Fields Not Reported: | Discovery Date, Quantity (Units) |

| | | |
|---|-----------------------|-----|
| STATE UST - State Underground Storage Tank / SRC# 1612 | EPA/Agency ID: | N/A |
|---|-----------------------|-----|

| | | | |
|---------------------------|---|-------------------------|----------------|
| Agency Address: | THARCO 2222 GRANT SAN LORENZO, CA 94580 | | |
| Underground Tanks: | 1 | | |
| Aboveground Tanks: | NOT REPORTED | | |
| Tanks Removed: | NOT REPORTED | | |
| Tank ID: | 1 | Tank Status: | CLOSED REMOVED |
| Tank Contents: | DIESEL | Leak Monitoring: | UNKNOWN |
| Tank Age: | NOT REPORTED | Tank Piping: | BARE STEEL |
| Tank Size (Units): | 2000 (GALLONS) | Tank Material: | BARE STEEL |

| | | | | |
|------------------------|--|----------------------------|-------------|-------------------------------|
| VISTA Address*: | GALLO 2411 BAUMANN SAN LORENZO, CA 94580 | VISTA ID#: | 5352090 | Map ID 4 |
| | | Distance/Direction: | 0.10 MI / E | |
| | | Plotted as: | Point | |

| | | |
|----------------------------|-----------------------|-----|
| CORTESE / SRC# 2298 | EPA/Agency ID: | N/A |
|----------------------------|-----------------------|-----|

| | |
|------------------------|--|
| Agency Address: | GALLO 2411 BAUMANN SAN LORENZO, CA |
| List Name: | LEAKING TANK |
| Site ID: | INV-ID01-000800 |

| | | | | |
|------------------------|--|----------------------------|-------------|-------------------------------|
| VISTA Address*: | GALLO SALAME 2411 BAUMAN AVE SAN LORENZO, CA 94580 | VISTA ID#: | 5352091 | Map ID 4 |
| | | Distance/Direction: | 0.10 MI / E | |
| | | Plotted as: | Point | |

| | | |
|--|-----------------------|-----|
| STATE LUST - State Leaking Underground Storage Tank / SRC# 2296 | EPA/Agency ID: | N/A |
|--|-----------------------|-----|

| | |
|-----------------------------|---|
| Agency Address: | SAME AS ABOVE |
| Tank Status: | NOT AVAILABLE |
| Media Affected: | GROUNDWATER |
| Substance: | GASOLINE (UNSPECIFIED) |
| Leak Cause: | UNAVAILABLE |
| Remedial Action: | NO ACTION TAKEN |
| Remedial Status 1: | LEAK BEING CONFIRMED |
| Remedial Status 2: | NOT AVAILABLE |
| Fields Not Reported: | Discovery Date, Quantity (Units), Leak Source |



PROPERTY AND THE ADJACENT AREA (within 1/8 mile) CONT.

| | | | |
|--|---|-------------------|---------|
| Regional LUST - Regional Leaking Underground Storage Tank / SRC# 2523 | | Agency ID: | 01-0678 |
| Agency Address: | GALLO SALAME 2411 BAUMANN AVE SAN LORENZO, CA 94580 | | |
| Tank Status: | NOT AVAILABLE | | |
| Discovery Date: | DECEMBER 11, 1987 | | |
| Media Affected: | GROUNDWATER | | |
| Substance: | GASOLINE (UNSPECIFIED) | | |
| Leak Cause: | STRUCTURAL FAILURE | | |
| Leak Source: | UNDERGROUND TANK | | |
| Remedial Action: | NO ACTION TAKEN | | |
| Remedial Status 1: | CASE CLOSED/CLEANUP COMPLETE | | |
| Remedial Status 2: | NOT AVAILABLE | | |
| Fields Not Reported: | Quantity (Units) | | |

SITES IN THE SURROUNDING AREA (within 1/8 - 1/4 mile)

| | | | | |
|------------------------|---|----------------------------|-------------|----------|
| VISTA Address*: | CUT READY FOODS 16505 WORTHLEY DR SAN LORENZO, CA 94580 | VISTA ID#: | 5360171 | 5 |
| | | Distance/Direction: | 0.15 MI / E | |
| | | Plotted as: | Point | |

Map ID

| | | | |
|----------------------------|---|-----------------------|-----|
| CORTESE / SRC# 2298 | | EPA/Agency ID: | N/A |
| Agency Address: | CUT READY FOODS 16505 WORTHLEY DR SAN LORENZO, CA | | |
| List Name: | LEAKING TANK | | |
| Site ID: | INV-ID01-000606 | | |

| | | | | |
|------------------------|---|----------------------------|-------------|----------|
| VISTA Address*: | CUT READY FOODS 16505 WORTHLEY DR SAN LORENZO, CA 94580 | VISTA ID#: | 930360 | 5 |
| | | Distance/Direction: | 0.15 MI / E | |
| | | Plotted as: | Point | |

Map ID

| | | | |
|--|---|-------------------|------|
| STATE LUST - State Leaking Underground Storage Tank / SRC# 2296 | | Agency ID: | 5009 |
| Agency Address: | CUT READY FOODS 16505 WORTHLEY DR SAN LORENZO, CA | | |
| Tank Status: | NOT AVAILABLE | | |
| Media Affected: | GROUNDWATER | | |
| Substance: | DIESEL | | |
| Leak Cause: | UNAVAILABLE | | |
| Remedial Action: | NO ACTION TAKEN | | |
| Remedial Status 1: | LEAK BEING CONFIRMED | | |
| Remedial Status 2: | NOT AVAILABLE | | |
| Fields Not Reported: | Discovery Date, Quantity (Units), Leak Source | | |



SITES IN THE SURROUNDING AREA (within 1/8 - 1/4 mile) CONT.

| | | |
|---|----------------------|---------|
| Regional LUST - Regional Leaking Underground Storage Tank / SRC# 2523 | Agency ID: | 01-0472 |
| Agency Address: | SAME AS ABOVE | |
| Tank Status: | NOT AVAILABLE | |
| Discovery Date: | SEPTEMBER 6, 1988 | |
| Media Affected: | GROUNDWATER | |
| Substance: | DIESEL | |
| Leak Cause: | STRUCTURAL FAILURE | |
| Leak Source: | UNDERGROUND TANK | |
| Remedial Action: | NO ACTION TAKEN | |
| Remedial Status 1: | LEAK BEING CONFIRMED | |
| Remedial Status 2: | NOT AVAILABLE | |
| Fields Not Reported: | Quantity (Units) | |

| | | | |
|-----------------|---|---------------------|-------------|
| VISTA Address*: | WORTHLEY DRIVE PARCEL 16525 WORTHLEY DR SAN LORENZO, CA 94580 | VISTA ID#: | 5360172 |
| | | Distance/Direction: | 0.15 MI / E |
| | | Plotted as: | Point |

Map ID

5

| | | |
|---|---|------|
| STATE LUST - State Leaking Underground Storage Tank / SRC# 2296 | Agency ID: | 3604 |
| Agency Address: | SAME AS ABOVE | |
| Tank Status: | NOT AVAILABLE | |
| Media Affected: | GROUNDWATER | |
| Substance: | GASOLINE (UNSPECIFIED) | |
| Leak Cause: | UNAVAILABLE | |
| Remedial Action: | PUMP TREAT (GW) | |
| Remedial Status 1: | MONITORING | |
| Remedial Status 2: | NOT AVAILABLE | |
| Fields Not Reported: | Discovery Date, Quantity (Units), Leak Source | |

| | | |
|---|------------------------|---------|
| Regional LUST - Regional Leaking Underground Storage Tank / SRC# 2523 | Agency ID: | 01-0465 |
| Agency Address: | SAME AS ABOVE | |
| Tank Status: | NOT AVAILABLE | |
| Discovery Date: | FEBRUARY 1, 1987 | |
| Media Affected: | GROUNDWATER | |
| Substance: | GASOLINE (UNSPECIFIED) | |
| Leak Cause: | STRUCTURAL FAILURE | |
| Leak Source: | UNDERGROUND TANK | |
| Remedial Action: | PUMP TREAT (GW) | |
| Remedial Status 1: | MONITORING | |
| Remedial Status 2: | NOT AVAILABLE | |
| Fields Not Reported: | Quantity (Units) | |

| | | | |
|-----------------|--|---------------------|-------------|
| VISTA Address*: | SHERMAN TRUCKING 1000 RAILROAD SAN LORENZO, CA 94580 | VISTA ID#: | 5357038 |
| | | Distance/Direction: | 0.23 MI / N |
| | | Plotted as: | Point |

Map ID

6

| | | |
|---------------------|--|-----|
| CORTESE / SRC# 2298 | EPA/Agency ID: | N/A |
| Agency Address: | SHERMAN TRUCKING 1000 RAILROAD SAN LORENZO, CA | |
| List Name: | LEAKING TANK | |
| Site ID: | INV-ID01-001499 | |



SITES IN THE SURROUNDING AREA (within 1/8 - 1/4 mile) CONT.

| | | | |
|-----------------|--|---------------------|-------------|
| VISTA Address*: | SHERMAN TRUCKING 1000 RAILROAD SAN LORENZO, CA 94580 | VISTA ID#: | 930359 |
| | | Distance/Direction: | 0.23 MI / N |
| | | Plotted as: | Point |

Map ID
6

| | | |
|--|----------------|-----|
| STATE LUST - State Leaking Underground Storage Tank / SRC# 2296 | EPA/Agency ID: | N/A |
|--|----------------|-----|

| | |
|----------------------|--|
| Agency Address: | SHERMAN TRUCKING 1000 RAILROAD SAN LORENZO, CA |
| Tank Status: | NOT AVAILABLE |
| Media Affected: | SOIL/SAND/LAND |
| Substance: | WASTE OIL |
| Leak Cause: | UNAVAILABLE |
| Remedial Action: | NO ACTION TAKEN |
| Remedial Status 1: | LEAK BEING CONFIRMED |
| Remedial Status 2: | NOT AVAILABLE |
| Fields Not Reported: | Discovery Date, Quantity (Units), Leak Source |

| | | |
|---|------------|---------|
| Regional LUST - Regional Leaking Underground Storage Tank / SRC# 2523 | Agency ID: | 01-1385 |
|---|------------|---------|

| | |
|----------------------|----------------------|
| Agency Address: | SAME AS ABOVE |
| Tank Status: | NOT AVAILABLE |
| Discovery Date: | JUNE 3, 1987 |
| Media Affected: | SOIL/SAND/LAND |
| Substance: | WASTE OIL |
| Leak Cause: | STRUCTURAL FAILURE |
| Leak Source: | UNDERGROUND TANK |
| Remedial Action: | NO ACTION TAKEN |
| Remedial Status 1: | LEAK BEING CONFIRMED |
| Remedial Status 2: | NOT AVAILABLE |
| Fields Not Reported: | Quantity (Units) |

SITES IN THE SURROUNDING AREA (within 1/4 - 1/2 mile)

No Records Found

SITES IN THE SURROUNDING AREA (within 1/2 - 1 mile)

No Records Found



UNMAPPED SITES

| | | | |
|--|--|------------|-------------|
| VISTA Address*: | OAKLAND SCAVANGER-WEST WINTON HAYWARD, CA | VISTA ID#: | 5427636 |
| WMUDS / SRC# 2463 | | Agency ID: | 2 00009029E |
| Agency Address: | SAME AS ABOVE | | |
| Solid Waste Inventory System ID: | NOT REPORTED | | |
| Facility Type: | Not reported | | |
| Facility In State Board Waste Discharger System: | NO | | |
| Chapter 15 Facility: | NO | | |
| Solid Waste Assessment Test Facility: | YES | | |
| Toxic Pits Cleanup Act Facility: | NO | | |
| RCRA Facility: | NO | | |
| Department of Defense Facility: | NO | | |
| Open To Public: | NO | | |
| Number Of Waste Management Units: | 1 | | |
| Rank: | 5 | | |
| Enforcements At Facility: | NO | | |
| Violations At Facility: | NO | | |



SITE ASSESSMENT PLUS REPORT

DESCRIPTION OF DATABASES SEARCHED

A) DATABASES SEARCHED TO 1 MILE

NPL
SRC#: 2640 VISTA conducts a database search to identify all sites within 1 mile of your property.
The agency release date for NPL was September, 1995.

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.

SPL
SRC#: 2617 VISTA conducts a database search to identify all sites within 1 mile of your property.
The agency release date for Calsites Database: Annual Workplan Sites was August, 1995.

This database is provided by the Cal. Environmental Protection Agency, Dept. of Toxic Substances Control. Annual Work Plan (AWP) sites and sites where Preliminary Endangerment Assessments are a high priority are included.

CORRACTS
SRC#: 2465 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 June, 1995.

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.

RCRA-TSD
SRC#: 2465 VISTA conducts a database search to identify all sites within 1 mile of your property.
The agency release date for RCRIS was June, 1995.

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.

B) DATABASES SEARCHED TO 1/2 MILE

CERCLIS
SRC#: 2596 VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for CERCLIS was September, 1995.

The CERCLIS List contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL. The information on each site includes a history of all pre-remedial, remedial, removal and community relations activities or events at the site, financial funding information for the events, and unrestricted enforcement activities.



For more information call VISTA Information Solutions, Inc. at 1 - 800 - 767 - 0403.

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NFRAP
SRC#: 2632

VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for CERCLIS was September, 1995.

NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly, or the contamination was not serious enough to require Federal Superfund action or NPL consideration.

Cal Cerclis
SRC#: 2462

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 June, 1995.

This database is provided by the U.S. Environmental Protection Agency, Region 9. These are regional utility descriptions for California CERCLIS sites.

SCL
SRC#: 2616

VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for Calsites Database: All Sites except Annual Workplan Sites (incl. ASPIS) was August, 1995.

This database is provided by the Department of Toxic Substances Control. These are lower priority than the SPL sites.

SWLF
SRC#: 2232

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, 1995.

This database is provided by the Integrated Waste Management Board.

WMUDS
SRC#: 2463

VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for Waste Management Unit Database System (WMUDS) was June, 1995.

This database is provided by the State Water Resources Control Board. This is used for program tracking and inventory of waste management units. This system contains information from the following eight main databases: Facility, Waste Management Unit, SWAT Program Information, SWAT Report Summary Information, Chapter 15 (formerly Subchapter 15), TPCA Program Information, RCRA Program Information, and Closure Information.

LUST
SRC#: 2296

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 February, 1995.

This database is provided by the California Environmental Protection Agency.

LUST RG5
SRC#: 2520

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 July, 1995.

This database is provided by the Regional Water Quality Control Board, Region #5.

LUST RG2
SRC#: 2523

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 July, 1995.

This database is provided by the Regional Water Quality Control Board, Region #2.



CORTESE
SRC#: 2298

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 February, 1995.

This database is provided by the Office of Environmental Protection, Office of Hazardous Materials.

Deed
Restrictions
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.

This database is provided by the Department of Health Services-Land Use and Air Assessment. These are 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".

Toxic Pits
SRC#: 2229

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 February, 1995.

This database is provided by the Water Quality Control Board, Division of Loans Grants.

North Bay
SRC#: 1718

VISTA conducts a database search to identify all sites within 1/2 mile of your property. The agency release date for North Bay County Toxic List-Region #2 Surface Spills was April, 1994.

This database is provided by the Regional Water Quality Control Board, Region #2.

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.

This database is provided by the San Francisco Bay Region.

C) DATABASES SEARCHED TO 1/4 MILE

RCRA-Viols/En
SRC#: 2465

VISTA conducts a database search to identify all sites within 1/4 mile of your property. The agency release date for RCRIS was June, 1995.

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 Violators are facilities which have been cited for RCRA Violations at least once since 1980. RCRA Enforcements are enforcement actions taken against RCRA violators.

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.

This database is provided by the State Water Resources Control Board, Office of Underground Storage Tanks.

AST's
SRC#: 2615

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 October, 1995.

This database is provided by the State Water Resources Control Board.



TRIS
SRC#: 2587

VISTA conducts a database search to identify all sites within 1/4 mile of your property.
The agency release date for TRIS was May, 1995.

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.

D) DATABASES SEARCHED TO 1/8 MILE

ERNS
SRC#: 2255

VISTA conducts a database search to identify all sites within 1/8 mile of your property.
The agency release date for ERNS was March, 1995.

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 1994 revealed the following information regarding reported spills of oil or hazardous substances in the stated area.

RCRA-LgGen
SRC#: 2465

VISTA conducts a database search to identify all sites within 1/8 mile of your property.
The agency release date for RCRIS was June, 1995.

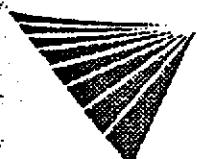
The EPA's Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Facilities database is a compilation by the EPA of facilities which report generation, storage, transportation, treatment or disposal of 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#: 2465

VISTA conducts a database search to identify all sites within 1/8 mile of your property.
The agency release date for RCRIS was June, 1995.

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.

End of Report



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APPENDIX E

SAMPLING AND ANALYSIS DOCUMENTS

APPENDIX F
INTERVIEW NOTES

SITE CONTACT INTERVIEW

#PI01

JOB# 2297 TODAY'S DATE: 12.12.95 TIME: 9:30 a.m.
 SITE APPOINTMENT DATE: Tues. Dec. 19, 1995 TIME: 10:30 a.m.

INTERVIEWEE NAME: DELIGHT SAXON TITLE: —

COMPANY NAME: McGRATH RENT CORP. PHONE # (510) 276.2626

RELATIONSHIP TO SUBJECT PROPERTY: TENANTS

OF YEARS RELATIONSHIP HAS EXISTED: 8 YRS.

CURRENT OWNER OF SITE: GALLAGHER & BURKE, INC HOW LONG AS OWNER: UNKNOWN

SITE NAME: McGRATH RENT CORP. PHONE # (510) 276.2626

SITE ADDRESS: (address/city/state/zip) 2500 GRANT AVE., SAN LORENZO

PREVIOUS STREET NAMES/NUMBERS: NONE. THE ADDRESS WAS ASSIGNED IN 1987.

LEASED OR SUBLEASED BUILDINGS OR SPACE: NONE

NEIGHBORING PROPERTY TYPES (commercial, industrial, residential, etc.): COMMERCIAL

GENERAL BUSINESS TYPE/PRESENT PROPERTY USE: RENTAL OF MODULAR UNITS

SITE PARCEL # 43B-0010-08-02 IF APARTMENTS, HOW MANY UNITS: N/A

TOTAL # OF BUILDINGS OR STRUCTURES: N/A GRAND TOTAL SQ. FOOTAGE: N/A

| Use | Date Built | # of Stories | # Units/Offices | Square Footage |
|------------------------|------------|--------------|-----------------|----------------|
| Building #1 <u>N/A</u> | _____ | _____ | _____ | _____ |
| Building #2 <u>↓</u> | _____ | _____ | _____ | _____ |
| Building #3 <u>↓</u> | _____ | _____ | _____ | _____ |
| Building #4 <u>↓</u> | _____ | _____ | _____ | _____ |

PAST PROPERTY USES (include dates) Vacant land

PROPERTY STATUS AT TIME OF CONSTRUCTION (vacant? prior bldgs. demo'ed?) Vacant

LOT SIZE (ACREAGE): 8.36 GROUNDWATER DEPTH/FLOW DIRECTION: UNKNOWN

POTABLE WATER SUPPLY: _____ Private Wells _____ Municipal: Supplier E. BAY MWD

SEWAGE DISPOSAL: _____ Septic System _____ Municipal: Supplier E. BAY MWD

AGE OF SEWER LINES/SYSTEM: 8 YRS.

MEANS OF HEATING/COOLING (gas, electric, heating oil, radiators/steam boilers) ELECTRIC - HVAC

FUEL SOURCE FOR HEATING/AIR CONDITIONING: SEE ABOVE

ARE THERE NOW, OR HAVE THERE BEEN IN THE PAST, ANY OF THESE ITEMS ON-SITE:

Y = Yes If Yes, indicate as much detail as possible
 N = No
 ? = Don't Know

Comments, as applicable

QUESTIONS FOR ALL SITES

- N rivers, creeks, streams, drainage ditches _____
- N ponds or lakes _____
- N fill material (prior to or since construction) baserock under mod units
- N storm water drains in parking lots _____
- N gw wells _____
- N oil or gas wells _____
- Y hazardous materials (other than janitorial) solvents & cleansers
- N hazardous wastes: disposal Permit? _____
- N hazardous materials management plan or business plan _____
- Y MSDSs - Material Safety Data Sheets on file? copies included
- N above-ground storage tanks: Permits? _____
- N underground storage tanks: Permits? _____
- Y vent pipes, fill pipes, access ways indicating a fill pipe to an underground storage area installed in 1987
- Y electrical transformers _____
- N surface impoundments: Permits? _____
- N landfills: Permits? _____

QUESTIONS FOR SITES THAT STORE or USE HAZARDOUS MATERIALS and/or GENERATE HAZARDOUS WASTES (other than janitorial)

- N storm water management plan _____
- N hazardous waste generator notices or reports _____
- N 55-gallon drums of raw materials or waste _____
- N wastewater discharge points to sewer: wastewater Permit? _____
- N wastewater discharge points to river/stream: NPDES? _____
- N clarifiers: Permits? _____
- N sumps: Permits? _____
- N trenches _____
- N floor drains or floor sinks _____
- N community right to know plan _____
- N Safety, preparedness/prevention, spill prevention plans _____

ADDITIONAL INFORMATION: _____

SITE CONTACT INTERVIEW

#PI01

| ADDITIONAL QUESTIONS | Yes | No | Don't Know |
|--|-----|----|------------|
| 1. Can you provide a plot plan showing the site property and adjacent buildings? | | ✓ | |
| 2. Can you provide a site plan showing the interior walls of the structure(s)? | | ✓ | |
| 3. Does the facility have any aerial photographs of the site? | | ✓ | |
| 4. Has the subject property been used as any of the following: gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard, or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility? | | ✓ | |
| 5. Other than stains from parked cars, has there been, or is there any, stained soil of any kind on the subject property? | | ✓ | |
| 6. Has there been, or are there any, stained surfaces inside the building on the subject property (concrete or tile floors, etc.)? | | ✓ | |
| 7. Other than food preparation, are there any odors associated with operations at the site? | | ✓ | |
| 8. Are you aware of any regulatory compliance audit reports, geotechnical reports, Phase 1 environmental reports, or Phase 2 subsurface reports prepared for the subject site? | | ✓ | |
| 9. Do you know of any notices or other correspondence from any government agency relating to past or current violations of environmental laws with respect to the subject site, or relating to environmental liens encumbering the subject site? | | ✓ | |
| 10. Do you know of any pending, threatened or past litigation or administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the property? | | ✓ | |
| 11. Do you know of any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products? | | ✓ | |
| 12. Do you know of any environmental concerns associated with the subject site? | | ✓ | |
| 13. Do you know of any environmental concerns on an adjacent or nearby properties? | | ✓ | |

OTHER A number of modular units are stored on-site
and are used as offices workshop & storage
space. Hermet storage in workshop. Ota-Loma
sewage treatment plant is nearby

INTERVIEWER: Ted Pasternak.

APPENDIX H
BIBLIOGRAPHY

REFERENCES

AGENCIES

United States Geological Survey

California State University, Northridge, Map Room

University of California, Berkeley, Map Room

University of California, Los Angeles, Aerial Photography Department

See Appendix I for a comprehensive list of the state and local agencies consulted for this project.

PUBLICATIONS

Basic Guide for Environmental Inspection. EEA. 1991.

Environmental Evaluations for Real Estate Transactions. Government Institutes, Inc. 1989.

"Flatland Deposits." Geological Survey Professional Paper No. 943. 1991.

"Geologic Principles for Prudent Land Use." Geological Survey Professional Paper No. 945. 1990.

"Groundwater Geology of the Valley." California Earthquakes: California Division of Mines and Geology Bulletin. 1975.

Hazardous Materials, Substances and Waste Compliance Guide. 1990-1991.

Oil and Gas Field and Wildcat Maps. California Department of Conservation, Division of Oil and Gas. Various dates.

"Planned Utilization of the Groundwater Basins of the Coastal Plain of Los Angeles." State of California, Department of Water Resources, Bulletin No. 104. 1961 and 1988.

Principles of Contaminant Hydrogeology. Palmer, Christopher M. 1992.

Protection of Public Water Supplies from Groundwater Contamination: A Publication of the Environmental Protection Agency.

"Radon: A Homeowner's Guide to Detection and Control." 1987 and 1989.

Report and General Soil Map. California Soil Conservation Service, United States Department of Agriculture. 1967 and 1969.

The Sourcebook for Aerial Photographs, California edition. 1992.

Underground Storage Tank Corrective Action Technologies: A Publication of the Environmental Protection Agency. 1987.

REPORT SIGNATURE SHEET AND CERTIFICATION

The undersigned hereby certifies that:

The following people have prepared, written, and/or reviewed the above Phase I environmental assessment report. All the below parties have, in good faith, conducted their respective project responsibilities using that degree of care and skill ordinarily exercised by environmental consultants practicing in this or similar fields.

All parties have acted in good faith and have no known relationship with the subject site, owners, buyers or any other entity associated with the subject site. All respective project responsibilities have been conducted independently, and with no conflict of interest.

The statements of fact contained in this report are true and correct based on materials reviewed.

The reported analyses, opinions and conclusions are personal, unbiased, professional and limited only by the assumptions and qualifications stated herein. Compensation is not contingent upon an action or an event resulting from the analyses, opinions, or conclusions in, or the use of, this report.

The investigation has been performed in accordance with all applicable legal requirements and in accordance with accepted practices prevailing in the environmental assessment and asbestos consulting industries. The personnel who performed the investigation are properly licensed and certified in accordance with the requirements of all federal, state and local laws, rules and regulations.

We have no present or prospective interest in the subject property or the parties involved.

If necessary, expert testimony and other legal appearances will be provided for a reasonable fee to be arranged.

The report has been prepared in conformance with the Client's Environmental Policy.

Kelly Kizmas
Technical Reviewer

Marie Spina
Report Writer



Luc B. Keselman
Editor

DIANE SCIOLI
Environmental Assessor

Education

B.S. Environmental Science, University of California, Riverside

Licenses

- Registered Environmental Assessor, State of California, REA No. 06246.

Special Qualifications

Management and supervision of technical and administrative staff; Management of Phase I, Phase II and Phase III environmental site assessment and remediation projects utilizing enhanced remediation methodologies including vapor extraction and passive methodologies with verification of bioremediation and neutron logging as monitoring of spatial stability; regulatory and client interface and negotiations; contract development, preparation, analysis and negotiation.

Ms. Scioli has received the 1990 and 1991 USDA Forest Service Cash Awards for Excellence in Field and Laboratory Assistance, as well as the 1992 USDA Forest Service Cash Award for Excellence in Ecophysiological Research. Additionally, her publications include "Ecophysiological Characteristics of Giant Sequoia Through Six Age Classes," Ecology (co-authored with N.E. Grulke); "Chronic and Acute Ozone Exposure of Canopy Level Giant Sequoias," Journal of Environmental Quality (co-authored with N.E. Grulke and P.R. Miller); "Seasonal Photosynthetic Response of Five Western Conifers to Ozone Fumigation Followed by Acid Fog," Canadian Journal of Botany (co-authored with N.E. Grulke, T. Leininger and P.R. Miller).

Ms. Scioli possesses the following certification: Forty-hour OSHA 29 CFR 1910.120, including all refresher courses as needed.; CPR and First Aid.

Summary of Experience

4 years Biological Technician
 USDA Forest Service, Pacific Southwest Forest and Range Experiment Station

As a biological technician for a research plant physiologist, Ms. Scioli's duties included acting as a research team leader while gathering field data relating to symptoms of air pollution in conifer species. Her field work was conducted in remote locations under adverse weather conditions where she developed sample models for determining the influence of physical variables on forest ecosystems. Additionally, Ms. Scioli organized research activities; performed laboratory analysis of field samples and performed complex calculations on large data sets for preparation of physiological models.

3 years Senior Project Manager/Environmental Scientist, Blakely Environmental, Inc.

With Blakely Environmental, Inc. Ms. Scioli initially acted as field technician responsible for soil and groundwater sampling as well as for free product removal; she assisted drilling, operated vapor extraction systems and performed downwell investigation of moisture-contaminant migration with neutron logging equipment. Subsequently, she achieved the position of Senior Project Manager/Environmental Scientist responsible for preparation of various types of technical reports (Remedial Action Plans, Site Assessment Plans, Reports of Findings, Requests for Site Closure), proposal preparation, contract administration, job costing, staff management, assessment and remediation project management. Ms. Scioli was responsible for all aspects of environmental compliance related to project scope, design and coordinate construction and implementation of monitoring and remediation systems. She assisted in achieving regulatory approvals of low-cost new technologies for site assessment, monitoring and remediation.

Current Phase One, Inc.

As an environmental assessor at Phase One, Inc., Ms. Scioli performs site investigations including visual inspection, historical research, photographic documentation and evaluation of existing or potential environmental concerns.

COLIN WIGGLESWORTH
Senior Assessor/Corporate Safety Officer

Education

B.Sc. Chemical Engineering
University of Salford, United Kingdom, Second Class Honors

M.B.A., The Peter F. Drucker Graduate Management Center
The Claremont Graduate School, California, U.S.A.

Licenses

- Registered Environmental Assessor, State of California, REA No. 02714
- Institution of Chemical Engineers, C.Eng., United Kingdom

Special Qualifications

Chemical Engineer with extensive operations management, environmental assessment, and business development experience. Project Manager for the City of Los Angeles Hazardous Waste Recycling Program.

Summary of Experience

3 years Environmental Consultant
 Los Angeles, California

As Project Manager for the City of Los Angeles, Hazardous Waste Recycling Program, Mr. Wigglesworth prepared proposals for a secondary stabilization unit at a landfill site, feasibility studies for the vitrification of hazardous wastes using a transportable treatment unit and for the treatment and disposal of acidic sludge and wastewater minimization at a composite manufacturing plant, and Phase I environmental assessments for a variety of sites.

2 years Hexcel Corporation
 Chatsworth, California

As Plant Operations Manager, Mr. Wigglesworth managed all personnel in the production and shipping of urethane and epoxy resins. He also performed industrial hygiene monitoring for the presence of airborne toxins and prepared a Hazardous Materials Release Response Plan.

Mr. Wigglesworth's 26 years of experience also includes work with such organizations as

- Dexter Corporation, Industry, CA
- Reichhold, Inc., Azusa, CA
- RTZ Corporation, Boron, CA
- Field Services, South Africa
- Simon Engineering, United Kingdom
- Whessoe Engineering, United Kingdom

3 years Phase One Inc.

As senior assessor, Mr. Wigglesworth has conducted over 400 phase 1 assessments nationwide in over 25 states. Mr. Wigglesworth specializes in the more complex out-of-state assessments in the industrial sector.

KELLY KOZUMA
Project Manager/Technical Editor

Education

B.A. Social Ecology, Emphasis in Environmental Health and Planning, University of California, Irvine, 1991

Site Assessment and Remediation Certificate Program, University of California, Irvine

Additional courses: Principles of Hazardous Materials Management; Hazardous and Toxic Substance Regulations; RI / FS Process

Special Qualifications

AHERA Accredited Building Inspector No. 01969

Summary of Experience

1 year Phase One, Inc.
 Aliso Viejo, California

As an operations assistant, Ms. Kozuma has conducted several Phase I environmental site assessments for several properties, including oil fields, office buildings, multi-tenant retail centers, apartment complexes, and a vacant 900-acre lot. In addition, she manages the performance and completion of 25 Phase I assessments in eight states for a major oil company. Ms. Kozuma has performed asbestos surveys at several sites in California. She also manages Phase II subsurface investigations at several sites, which have included former gasoline service stations, manufacturing facilities, dry cleaners, and commercial properties. Ms. Kozuma has provided oversight of on-going groundwater remediation at an equipment rental facility and has obtained site closure from the California Regional Water Quality Control Board at another property.

2 years Remedial Action Corporation
 Tustin, California

As Permitting Coordinator, Ms. Kozuma obtained permits for soil and groundwater remediation systems from numerous regulatory agencies, including building, fire, public works, air quality, and NPDES permits. She prepared monthly, quarterly and annual reports of remediation systems operations as required for permit compliance. Ms. Kozuma prepared a Storm Water Pollution Prevention Plan and Monitoring Program for a plating facility located in the San Fernando Valley Groundwater Basin. Additionally, Ms. Kozuma performed research of regulatory agency files and historical information as part of the Phase I site assessment process.

MARY MONZINGO
Copy Editor

Education

B.A., Composition/Liberal Arts, California State University, Long Beach, 1988

Completion of Methodology Coursework, Multi-Subject Credential, State of California
California State University, Long Beach, 1990

M.A., English, California State University, Long Beach 1992, *Phi Beta Kappa*

Technical Writing Seminar
California State University, Long Beach, 1992

Special Qualifications

Five years experience in the evaluation of documents in conjunction with the instruction of English composition and writing skills.

Summary of Experience

3 years California State University, Long Beach

At California State University, Long Beach, Ms. Monzingo specialized in the instruction of writing skills for students associated with the Intensive Learning Experience program. Working with ILE advisors she designed curricula for students with limited writing skills, instructed students in composition, and advised graduate students on stylistic and grammatical issues in individualized thesis review/editing sessions for ESL students working in technical fields. In the course of her work, Ms. Monzingo created, wrote and edited all teaching materials, including syllabi, course outlines, work sheets, assignments, model essays, peer response/editing exercises, and editing checklists.

3 years Coast Community College District
 Cerritos Community College District

In addition to instructional assignments at local community colleges, Ms. Monzingo has participated in the holistic evaluation of broad-based student writing samples and the implementation of mandatory placement policies based on student grammatical competence. For the Cerritos Community College Writing Center, she created individualized writing assignments focused on the development of critical thinking skills and organizational writing strategies; at the same time, she produced peer-editing lessons emphasizing the development of independent proofreading skills. Her teaching commitment to Coastline Community College is ongoing.

2 years The Princeton Review

With the Princeton Review, Ms. Monzingo coached graduate students in verbal skills, the rapid recognition of error patterns in Standard Written English, and test-taking skills. In October 1993, her GMAT students received the second-highest scores in the U. S. in GMAT trial examinations, raising their average grammatical error-recognition scores 50 percent.

Current Phase One

At Phase One, Ms. Monzingo reviews/proofreads all documents for grammatical correctness, clarity, and consistency of data.

APPENDIX J

ENVIRONMENTAL ACRONYMS

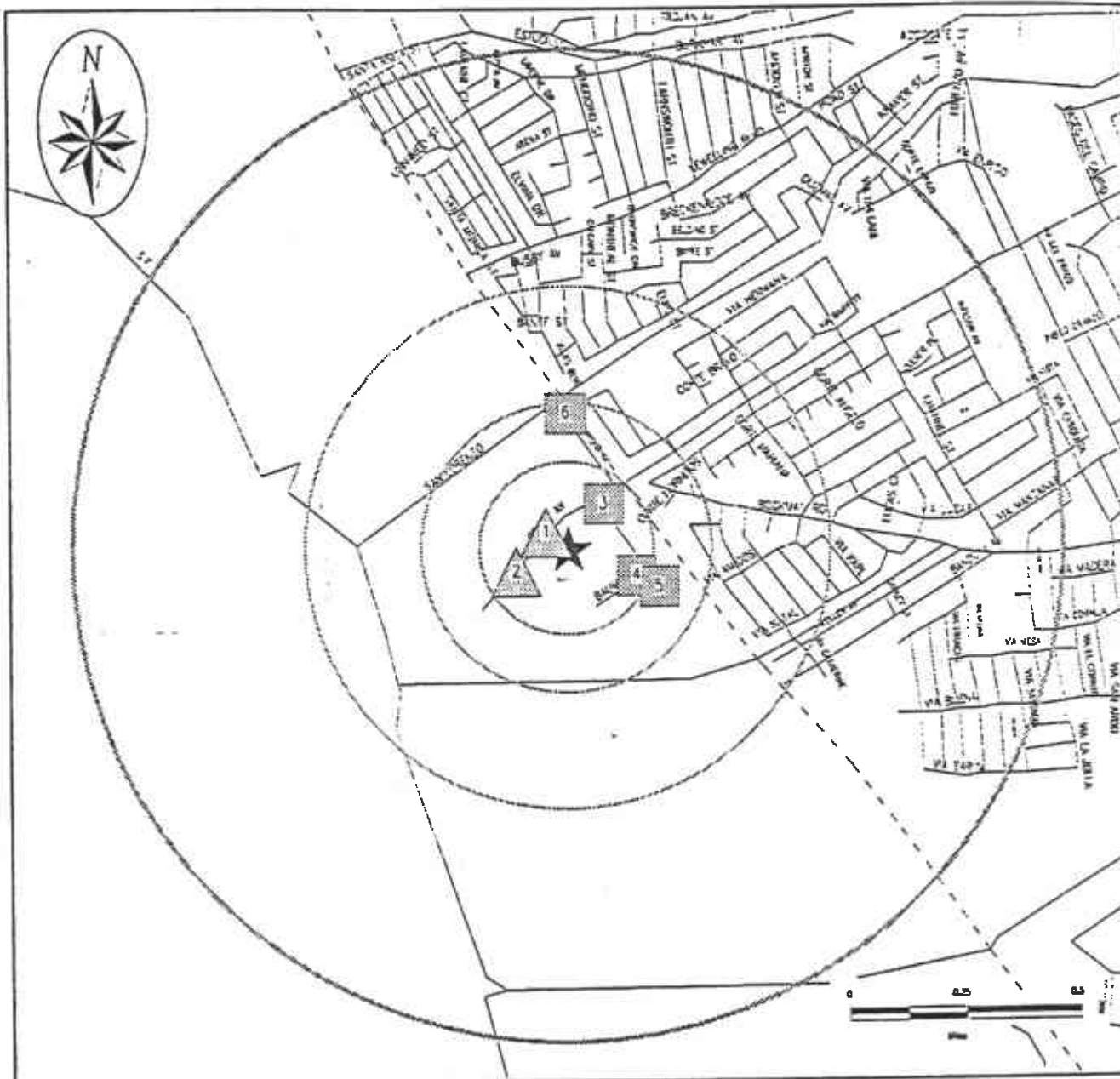
| | |
|--------------|---|
| AA..... | Administering Agency |
| ACM..... | Asbestos Containing Materials |
| AHERA..... | Asbestos Hazard Emergency Response Act, 1986 |
| AHM..... | Acutely Hazardous Materials |
| AQMD..... | Air Quality Management District |
| CEG..... | Certified Engineering Geologist |
| CERCLA..... | Comprehensive Environmental Response, Comprehensive Liability Act of 1980 (Federal Superfund), 42 USC 9601 et seq. |
| CERCLIS..... | Comprehensive Environmental Response, Compensation,and Liability Information System |
| CFR..... | Code of Federal Regulations |
| EIR..... | Environmental Impact Report |
| EIS..... | Environmental Impact Statement |
| EPA..... | Environmental Protection Agency (Federal) |
| EPA #..... | Generator # for RCRA manifesting |
| HMBP..... | Hazardous Materials Business Plans, H&S Code 25504 |
| LUFT..... | Leaking Underground Fuel Tank |
| LUST..... | Leaking Underground Storage Tank |
| NEPA..... | National Environmental Policy Act |
| NIOSH..... | National Institute for Occupational Safety & Health |
| NPDES..... | National Pollution Discharge Elimination System (CWA) |
| NPL..... | National Priority List (Federal Superfund) |
| OEA..... | Office of Environmental Affairs |
| OSHA..... | Occupational Safety and Health Administration (Federal) |
| PCB..... | Polychlorinated biphenyl |
| POTW..... | Publicly-Owned Treatment Works |
| ppb..... | part per billion |
| ppm..... | part per million |
| PRP..... | Potentially Responsible Party (in Superfund site) |
| RAP..... | Remedial Action Plan |
| RCRA..... | Resource Conservation and Recovery Act(Federal) 42 USC 6901, 40 CFR |
| R&D..... | Research and Development |
| REA..... | Registered Environmental Assessor |
| RG..... | Registered Geologist |
| RI/FS..... | Remedial Investigation/Feasibility Study |
| ROD..... | Record of Decision (CERCLA) |

RP.....Responsible Party (CERCLA) 42 UCF 9607(a)
 RQ.....Reportable Quantity
(under DOT CERCLA and SARA Title III)
 RWQCB.....Regional Water Quality Control Board
 SARA.....Superfund amendments and Reauthorization Act of 1986
SARA Title III Emergency Preparedness and Community
Right-to-Know section
 SB.....Senate Bill
 SIC.....Standard Industrial Classification
(company description)
 SOP.....Standard Operating Procedures
 SWA.....Solid Waste Act (a/k/a RCRA)
 SWMU.....Solid Waste Management Unit
 TPCA.....Toxic Pits Cleanup Act H&S Code 25208 et seq.
 TSCA.....Toxic Substance Control Act (Federal)
15 USC 2601 et seq.
 TSD.....Treater, Storer, Disposer H&S Code 25123.3
 TSDF.....Treatment, Storage, Disposal Facility (hazardous waste)
 UBC.....Uniform Building Code
 UFC.....Uniform Fire Code
 UGST.....Underground Storage Tank
 UGT.....Underground Tank
 UM.....Uniform Manifest
 UST.....Underground Storage Tanks
 VOC.....Volatile Organic Compound H&S 25123.6
 WDR.....Waste Discharge Requirements
 WWTP.....Wastewater Treatment Plant



SITE ASSESSMENT PLUS REPORT

Map of Sites 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 Information Solutions, Inc. at 1 - 800 - 767 - 0403

Report ID: 001137-909

Date of Report: December 7, 1995

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SELECTED DEFINITIONS

ASPIS - This database lists potentially hazardous waste sites identified by the Historical Abandoned site Survey Program.

CERCLIS - The Comprehensive Environmental Response, Compensation and Liability Act of 1980 (CERCLA) is commonly referred to as "Superfund". The United States Environmental Protection Agency maintains a database referred to as "CERCLIS", which is used by the EPA to track activities conducted under its Superfund Program.

Sites which come to EPA's attention that may have a potential for releasing hazardous substances into the environment are added to the CERCLIS inventory. EPA learns of these sites in various ways. Examples include notification by the owner, citizen complaints, state and local government identification, and as a result of other EPA investigations.

NPL - The United States Environmental Protection Agency (EPA) maintains a National Priorities List (NPL) under the Comprehensive Environmental Response and Liability Act of 1980 (CERCLA), 42 U.S.C. Section 9601 (1985). Sites which have previously been designated on the CERCLIS List are evaluated by the EPA and ranked according to potential risk to human health and the environment. Those CERCLIS sites which present the greatest risk are added to the NPL, which qualifies them to receive remedial funding Through CERCLA.

RCRA - The following list has been compiled from a search of the RCRA data base list for generators (gen), transporters (trans), and treatment storage disposal facilities (TSDF) of hazardous materials. All generators of waste material are required by the Department of Health Services to have hazardous material removed from the site every sixty days. The list is generally representative of the type of businesses in the region surrounding the subject property.