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**Touchstone
Developments**
Environmental Management

November 1, 1993

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Ms. Teresa Pucci
Pucci Properties and Pucci Enterprises
Post Office Box 42
St. Helena, California 94574

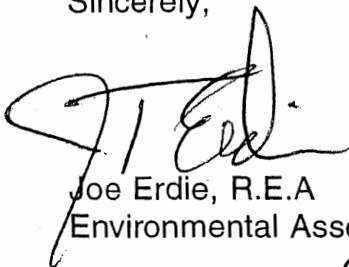
Subject: Phase I Site Investigation
301 & 325 Martin Luther King Jr. Way
Oakland, California
Project No. 9316

Dear Ms. Pucci:

As you requested, enclosed is our report summarizing the results of Touchstone Developments' Phase I Investigation (Phase I) of the properties known as 301 & 325 Martin Luther King Jr. Way and 671 Fourth Street located in the City of Oakland, Alameda County, California. The purpose of this study is to evaluate the property for the presence of hazardous materials and to review procedures and past performance by Pucci activities with regard to its handling and disposal of hazardous chemicals.

Two copies of this report are being hand delivered to you today. We appreciate the opportunity to provide you with our services on this project. Please contact the undersigned with any questions or comments you may have.

Sincerely,


Joe Erdie, R.E.A.
Environmental Assessor


Michael Tambroni
Project Manager

MT/JTE:ce

attachment



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**Touchstone
Developments**
Environmental Management

PHASE I INVESTIGATION

PUCCI ENTERPRISES & PUCCI PROPERTIES

**301 & 325 M. L. King Jr. Way &
671 4th Street**

OAKLAND, CALIFORNIA

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At the request of Ms. Teresa Pucci, Touchstone Developments (Touchstone) has completed a Phase I Investigation (Phase I) of the real properties presently occupied by Joe Pucci & Sons, Inc (Pucci) located at 301 Martin Luther King Jr. Way; 325 Martin Luther King Jr. Way; and 671 Fourth Street, City of Oakland, California. These three properties, which are adjacent to each other and share multiple common area, will be collectively referred to as the subject site. This investigation was performed under the terms and conditions of our Proposal and Agreement 9316 with Ms. Teresa Pucci, dated October 13, 1993. This report conveys our professional opinion about the site's current potential for being contaminated by hazardous materials, as defined by federal, state, or local laws or regulations. It also conveys our opinion of Pucci's handling and disposal of hazardous chemicals.

1.1 SITE DESCRIPTION

The subject properties included in this Phase I report consist of three distinct parcels with a total of three buildings. The three properties are: 301 Martin Luther King Jr. Way (Pucci Properties), 325 Martin Luther King Jr. Way (Pucci Enterprises) and 671 4th Street (Pucci Enterprises) in the City of Oakland, California. (See Figure 1 - Site Location Map and Section 4.1.1 and Figure 2 - Site Detail Map for more information)

1.2 SCOPE OF SERVICES

Our scope of services for this investigation included the following:

- Contacted the site owner and interview a Joe Pucci and Sons representative regarding historic and current use of three buildings by Joe Pucci and Sons.
- Reviewed chain-of-title information to assess the potential for site contamination due to past site usages. Chain-of-title documentation was provided by Ms. Teresa Pucci and is presented as Appendix C.

- Reviewed publicly available information about the regional geology and hydrogeology, including available records of borings drilled on or near the site.
- Reviewed historical business directories, Sanborn Fire Insurance Maps, and historical aerial photographs for approximately the past 30 years to assess historical land use on and near the site.
- Reviewed available regulatory agencies records for the subject site.
- Reviewed selected lists of environmental toxics cases within distances of approximately 1/2 or 1 mile of the site, depending on the nature of the list reviewed.
- Reviewed building layout and site plans.
- Performed one site visit by a qualified Touchstone Development Registered Environmental Assessor noting the presence of hazardous materials, waste disposal areas, drums, impoundments, underground storage tanks, and evidence of potential soil contamination based on visual observations of the site and adjacent properties.
- Prepared this report summarizing our findings and recommendations for additional study at the site.

2.0 SITE HISTORY

The review of site history included inspection of historical aerial photographs and a record search at various state and local regulatory agency offices. The following offices were contacted or visited in the course of our review.

- City of Oakland Fire Department, Oakland
- City of Oakland Building Department, Oakland
- City of Oakland Planning Department, Oakland
- Regional Water Quality Control Board, San Francisco Bay Region, Oakland
- City of Oakland Library, Oakland
- Pacific Aerial Photographs, Oakland
- County of Alameda, Tax Assessors Office, Oakland

2.1 AERIAL PHOTOGRAPHS

Historical aerial photographs were reviewed at the State of California, Department of Transportation Offices in Oakland on October 26, 1993. Plan view photographs dated 2/6/61 (ASC# 450-2), 3/23/76 (ASC# 7607-9), 3/3/86 (ASC# 8605-15), 5/21/92 (ASC# 9241) were reviewed.

2.1.1 1961 Aerial Photograph

In a photograph taken February 6, 1961, the industrial area, of which the subject site is a part, appears saturated with activity. The two of the three subject site buildings (301 and 325 Martin Luther King Jr. Way) are present, however, the 671 4th Street building is not yet constructed. In the photograph, the area where the 3rd building will be built is apparently used to park trucks.

2.1.2 1976 Aerial Photograph

In a photograph taken March 23, 1976, the industrial area remains much as it was in the 1961 aerial photograph with the following exceptions. The Bay Area Rapid

Transit (BART) right-of-way alignment paralleling I-880 has been constructed between the subject property and I-880; I-880 is approximately 1,000 feet west of the subject property. Additionally, the property adjacent to the subject property in the westerly direction has had significant demolition activity: specifically the demolition of several buildings on that property.

The third building of the subject property has not been constructed yet. Additionally, what appears to be a fueling pump can be seen on the northern edge of the 325 Martin Luther King Jr. Way building.

2.1.3 1986 Aerial Photograph

In an aerial photograph taken March 3, 1963, the subject site and the rest of the industrial area are complete and appear much as they do today. The 671 4th Street building has been built and no other significant changes can be seen.

2.1.4 1992 Aerial Photograph

In a photograph taken May 21, 1992 the subject site and surrounding area appear basically as they did in the previous photo and as they do today. However, in this photograph the western adjacent property area has been cleared and grubbed on approximately 65% of the property.

2.2 INTERVIEWS

Mr. Steve Bancroft, Engineer for Joe Pucci & Sons, was interviewed regarding Joe Pucci & Sons' (JP&S) occupancy and use of the three buildings. According to Mr. Bancroft, JP&S occupied the buildings on Martin Luther King Jr. Way from 1977 to present, and the 671 4th Street property from 1986 to the present. Mr. Bancroft stated that JP&S operated freezer and cold storage equipment and truck maintenance facilities, during its occupancy of the buildings. Mr. Bancroft also stated that an underground storage tank was abandoned in place between the 325 Martin Luther King Jr. Way building and the 671 4th Street building in mid-year 1991.

Figure 2 is a schematic floor layout of the buildings, showing the approximate locations of past and present hazardous materials storage and related equipment.

2.3 CITY OF OAKLAND AND COUNTY OF Alameda RECORDS

2.3.1 City of Oakland Fire Department, Hazardous Materials Division.

City of Oakland Fire Department, Hazardous Materials Division (OFDHMD) files for JP&S, were reviewed. According to the records reviewed JP&S has not been cited by the City of Oakland for any violations related to hazardous material storage.

2.3.2 City of Oakland Building and Planning Departments

Available files and records were reviewed at the City of Oakland Building and Planning Departments on October 23, 1993. These documents indicate that 301 and 325 Martin Luther King Jr. Way were constructed in 1971/1972 and that following completion, 671 4th Street was constructed in 1986.

2.3.3 City of Oakland Library

Historical Alameda County Directories of Manufacturing were reviewed in an attempt to identify site uses and occupations of past tenants of the buildings. No references were found.

2.3.4 Alameda County Health Department, Toxics Division

Files at the Toxics Division were reviewed for the subject site; no references were found.

2.3.5 Alameda County Tax Assessor's Office

According to information on file at the Alameda County Tax Assessor's office, the subject site is commonly known as 301 and 325 Martin Luther King Jr. Way and 671 4th Street, Oakland, California and the current owners, as of August 9, 1981 and

November 29, 1990, are recorded as Pucci Enterprises and Pucci Properties. Title information for the subject site is presented in Appendix C.

2.4 GEOLOGY AND HYDROGEOLOGY

2.4.1 Geologic Setting

San Francisco Bay lies in a low area in the Coast Range province, a region of northwest trending faults, hills and valleys. The site itself is situated on the flatlands, approximately 1,500 feet from the eastern edge of the present Bay (Oakland Inner Harbor). The Bay is a drowned valley which is thought to have originally formed by erosion of the ancestral Sacramento River (Jenkins, 1951) and subsequently widened by subsidence and a rise in sea level. Sediments deposited in Pleistocene and recent time, in what is now the Bay, include both shallow marine and continental deposits.

The youngest, surficial deposit is known as "Bay Mud" which occurs in areas adjacent to the Bay. Bay Mud is generally composed of unconsolidated, olive gray, blue gray or black silty clay. Bay Mud has been deposited in the Bay for almost 10,000 years (Helley et al., 1979) and continues to be deposited today.

In the Oakland area, several other sedimentary units are noted by Radbruck and Case (1967). The upper two units, the Merritt Sand and the San Antonio Formation, lie within 100 feet below ground surface. A deeper sedimentary formation (the Alameda Formation) is also present and is assumed to overlie bedrock known as the Franciscan formation. The Franciscan Formation is a complex assemblage of deformed and altered sediments and volcanic rocks which commonly form bedrock in the San Francisco Bay region.

2.4.2 Local Hydrogeologic Setting

The geologic materials encountered during drilling at other nearby sites consisted of relatively clean to clay-rich sands and a silty clay. The clay is expected to be approximately 10 to 16 feet below ground surface and varies in color from brown to

gray. A sandy unit, consisting of fine-grained brown sand with varying proportions of clay, is expected beneath the clay unit.

Water is expected to exist in the sand unit approximately 15 feet below ground surface. Groundwater flow direction is expected to be predominately to the west, towards the Bay. Tidal influence may be a factor at the site because of the site's proximity to the Bay.

SITE VICINITY ENVIRONMENTAL CASE REVIEW

3.1 FEDERAL AND STATE REGULATORY LIST REVIEWS

Touchstone requested that Environmental Document Search (EDS), of Half Moon Bay, California perform a search of government records for known toxic or fuel leak sites in the vicinity of the subject site. A copy of the EDS Report is presented as Appendix B. EDS reviewed the following lists for sites within a 1-mile radius (the "search area") of the subject site:

- National Priorities List (Superfund) - updated 10/93
- Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) - updated 10/93
- Cal-Sites (combination of ASPIS and BEP) - updated 7/93
- Resource Conservation and Recovery Information System (RCRIS) - Treatment, Storage or Disposal Facilities (TSDF) - updated 10/93
- Solid Waste Facilities/Landfill Sites - updated 5/92

EDS reviewed the following lists for sites within a 1/2-mile radius of the subject site:

- Leaking Underground Storage Tank (LUST) Incident Reports - updated 9/93
- Identified Hazardous Waste and Substance Sites (CORTESE) - updated 7/92

EDS reviewed the following list for sites adjacent to the subject site:

- Registered Underground Storage Tanks (USTs) - updated 10/15/90

Touchstone personnel reviewed the Regional Board's "Site Management System" list, the Alameda County's "Fuel Leak List" and the Regional Board's "Fuel Leak List" to spot-check EDS's findings. The spot-check found no discrepancies in EDS's report.

The listings were reviewed to assess whether surrounding properties store and use toxic substances, and if reported hazardous substance leaks or spills have been reported within the search area that may have subsequently affected groundwater beneath the subject site. From the above listed sources, a total of 15 sites were identified as being within the "search area" of the subject site. These sites are listed in the figure in Appendix B and their respective locations identified by number on the figure. The subject site was not listed in any of the documents reviewed.

The direction of groundwater flow determines to a large extent whether contamination originating from an off-site source will impact the subject site. Sites to the east are considered to be in the estimated up-gradient direction of the subject site (groundwater from those sites flows toward the subject site), sites to the south or north are considered to be in the estimated cross-gradient direction, and sites to the west are considered to be in the estimated down-gradient direction. Sites in the estimated up-gradient direction of the subject site have a greater potential to impact the subject site than do cross-gradient or down-gradient sites.

3.1.1 Up-Gradient Sites

From the above listed sources, four sites were identified as being up-gradient of the subject site and within approximately 1/2 mile, or less, from the subject site. These sites are listed as numbers 9, 10, 13 and 15 in Appendix B on the figure and figure key. According to records available at the RWQCB, groundwater beneath these sites are contaminated with total petroleum hydrocarbons at varying degrees. Contaminated groundwater from any or all of these sites may be under the site.

3.1.2 Cross-Gradient Sites

Seven sites were identified as being located cross-gradient to the subject site. These sites are labeled as site numbers 2, 4, 5, 7, 8, 11, 12, and 14 in Appendix B. Because these sites are located cross-gradient of the subject, it unlikely that contamination from any of these sites will impact the subject site.

3.1.3 Down-Gradient Sites

Three sites were identified as being located west of the subject site, near the Oakland Inner Harbor. Because these sites are down-gradient of the subject site it is unlikely that contamination from them could migrate to the subject site.

4.1 SITE RECONNAISSANCE

A site reconnaissance was performed by Touchstone Developments on October 17, 1993, to evaluate environmental concerns and hazardous materials management practices. During the inspection Touchstone Developments was assisted by Mr. Steve Bancroft of Joe Pucci & Sons. Mr. Bancroft an Engineer at JP&S and has been with the company since early 1993. Touchstone Developments' site visit included a walk-through visit to all storage, maintenance and office areas that JP&S occupies in the three buildings. Selected photographs taken during the site reconnaissance are provided as Appendix A.

4.1.1 Building Descriptions

301 Martin Luther King Jr. Way - This property is located at the northwest corner of 3rd Street and Martin Luther King Jr. Way. It is owned by Teresa Pucci and is also known as Pucci Properties. This level corner site has 100 feet frontage on Martin Luther King Jr. Way and 150 feet frontage on 3rd Street; for a total property area of 15,000 square feet. The property is fully covered with a concrete tilt-up industrial building which contains a total building area of 15,000 square feet. The exterior walls are painted and the rolled paper roof is in good condition. There are four overhead truck door entrances to the building from the streets.

The interior has concrete floors and there are a number of grated drain trenches to carry off surface waters related to the wholesale fish processing operation on the premises. Interior offices are located in the southeast corner of the building including a second story executive office accessed via a carpeted stairway. The office area is approximately 36 by 50 feet on the ground floor for about 1,800 square feet plus about 500 square feet of finished office space on the second floor. Restrooms for men and women are located within the office area. In the southwest corner of the building is an employee lunchroom area. (See Figure 2 - Site Detail Plan)

325 Martin Luther King Jr. Way and 671 4th Street - This property is located at the southwest corner of 4th Street and Martin Luther King Jr. Way. The property is owned by Pucci Enterprises; it has 150 linear feet of frontage on 4th Street and 100 linear feet frontage on Martin Luther King Jr. Way for a total property area of 15,000 square feet.

Two buildings are located on this property. The corner building is 100 feet by 100 feet for a total of 10,000 square feet. It is a concrete tilt-up structure similar in original construction to the building described in the preceding section. However, this structure, although it has several partitioned offices along the east wall of the building, has not been upgraded significantly since it was built.

The west 50 lineal feet of the site along 4th Street was originally a vacant lot. It has been developed with a separate concrete block building constructed in 1986. The concrete block building is identified as 671 4th Street. This building is approximately 48.5 feet wide and 97.5 feet deep for a total building area of approximately 4,717 square feet. The building has truck door access from 4th Street and the front part is used for a truck maintenance facility. The rear section of the building contains a freezer unit with access into the building at 301 Martin Luther King Jr. Way.

The subject site is bound by additional similar buildings to the north, 3rd Street to the west, 4th Street to the east, and Martin Luther King Jr. Way to the south. Alameda Naval Air Station (Nimitz Field) is located west of the site directly across the Oakland Inner Harbor (approximately 1,500 feet west of the site). A site detail plan is included as Figure 2.

4.1.2 Asbestos Survey

The subject site was inspected for the presence of suspected asbestos-containing materials (SACM) on October 17, 1993. The subject buildings consist of approximately 30,000 square feet of usable space. Construction is concrete tilt-up or reinforced masonry walls over reinforced concrete slab. Asphalt vinyl tile is used on all three roof structures. The interior areas have suspended ceilings with a 2-foot by 4-foot grid of acoustical ceiling tiles. Air conditioning is provided from air

circulating systems from cooled areas. Hot water is supplied by several domestic-sized water heaters in several locations throughout the buildings. There was no evidence of sprayed-on fire-proofing material in the building.

The following materials, suspected of containing asbestos, were observed during the limited site inspection:

- Speckled linoleum floor (and associated mastic) in the Lunch Room and Employee Locker Room;
- White 2' X 4' drop ceiling tiles throughout the three buildings (located approximately 20 feet above ground surface);
- White 2' X 4' drop ceiling tiles in Front Compressor Room;
- Red linoleum floor (and associated mastic) in storage room in Computer Room;
- White 2' X 4' drop ceiling tiles in Computer Room;
- White 1' X 1' drop ceiling tiles on 2nd floor of Main Office;
- Yellow linoleum floor in the rest room area of the maintenance offices;
- Concrete floors in all areas;
- Cooler, Freezer and Chiller Room walls;
- Green tile floor (and associated mastic) in maintenance offices; and
- Asphalt roofing materials on all three buildings.

Touchstone's asbestos inspectors use a variation of the EPA/AHERA inspection sampling protocol for Phase I investigations to meet individual client requirements. Strict adherence to full EPA/AHERA protocol is recommended when a comprehensive survey for asbestos-containing building materials (ACBM) is required to ascertain the locations, amount and condition of the ACBM in the building. However, the functional uses of a comprehensive survey are limited to the following situations:

- Prior to demolition or renovation of the building;
- Prior to abatement actions;
- Prior to implementation of asbestos operation and maintenance plans; and
- In preparation of liability litigation.

In surveys conducted prior to demolition, abatement or litigation, destructive inspections are often necessary. Such surveys require inspection and sampling behind or beneath sealed structural building components such as walls, columns, floors and ceilings that are inaccessible through conventional survey techniques. Additionally, these surveys require large amounts of samples to be taken and submitted to the laboratory for analysis. Consequently, when the purpose of the survey is to simply determine the presence of suspected asbestos materials, a modified EPA/AHERA protocol is employed. This type of inspection is referred to as a non-comprehensive survey.

Asbestos inspections for Phase I investigations do not normally involve limited sampling of suspect asbestos-containing materials. However a survey such as this can be preformed, if requested. Limited sampling asbestos inspections are conducted by determining homogenous sampling areas and obtaining representative samples of these areas, with submittance of the samples to an accredited laboratory.

Homogenous areas are defined as an area of surfacing material thermal system insulation or miscellaneous material that is uniform in appearance, color, texture or date of application, and requires the experience and judgement of the inspector. Further, AHERA allows for materials to be assumed to be asbestos containing materials, and therefore does not require sampling of such materials. However, materials such as surfacing and thermal system materials require several samples be taken using a random sampling protocol requiring a minimum of three samples, up to as many as seven samples per homogenous area, in order to prove that they are free of asbestos. For miscellaneous materials, AHERA requires that homogenous areas be sampled in a "manner sufficient to determine" whether the material contains asbestos or not. This applies to materials such as tile, mastic, ceiling tile, transite and any other suspect material in the building.

For the purpose of work conducted during this Phase I investigation, SACMs were identified using the homogenous area concept described above.

4.1.3 Operational Procedures

During our reconnaissance, Touchstone observed operating procedures and reviewed the use of hazardous chemicals and consequent production of hazardous wastes. The current predominant use of the buildings are cold storage for fish-type products, but includes warehouse storage and office space. Currently, JP&S does not use, store, or dispose of significant quantities of hazardous chemicals (Section 4.1.4). With the exception of vehicle maintenance, which is all done in the 671 4th Street building, their operation is relatively free of the use of any potentially hazardous chemicals (standards set by the food industry).

Aside from fish processing activities there is some use of hazardous materials for building and equipment maintenance, and for janitorial cleaning activities. These activities include the use of CFCs for cooling equipment, floor cleaning and polishing compounds, and common household cleaners and disinfectants.

4.1.4 Current Hazardous Materials Management

JP&S, during the course of routine operations, performs vehicle maintenance on their delivery truck fleet. Routinely, oils and greases are used or generated during maintenance activities on site (671 4th Avenue). During our inspection the handling of this material was documented as being poor. Touchstone personnel observed several 55-gallon drums of waste oil in the maintenance area that showed signs of minor spills. Additionally, these drums were not secondarily contained. Minor surface staining was observed on the concrete floor in the shop (see Appendix A, site photograph number 9). According to Mr. Bancroft, JP&S Engineer, routine disposal of the accumulated waste oil is done under contract with a local waste-oil services company. Other hazardous materials stored in the maintenance area include anti-freeze, CFCs (for cooling systems) and a solvent bath (Safety-Kleen type). (See Appendix A, site photographs numbers 7 through 10)

Blow-down from cooling equipment was observed being discharged to the floor drain system in the fish storage areas (see Appendix A, site photograph number 10).

4.1.5 Historic Hazardous Materials Management

Historical hazardous materials management, according to Mr. Bancroft, was much as described in Section 4.1.4 with exception. an operational underground gasoline fuel storage tank that existed at the site. Currently that tank exists below the north-eastern corner of the 325 Martin Luther King Jr. Way building. (See Figure 2)

In approximately November 1984, the tank was grouted in-place by H & H Environmental Service Company, of San Francisco, California, under Oakland Fire Department permit number D34745. Subsequent to tank abandonment, a blast freezer was installed above the tank and the 671 4th Street building was constructed. Currently, the JP&S fleet is refueled at local service stations. (See Appendix D - UST Historical Records)

CONCLUSIONS AND RECOMMENDATIONS

5.1 CURRENT USE OF BUILDINGS

The results of our investigation indicate that Joe Pucci & Sons is in compliance with applicable environmental regulations. However current procedures for the storage, handling, and disposal of hazardous chemicals (i.e. waste oil from vehicle maintenance activities) needs to be revised and/or designed to minimize the possibility of accidental releases.

Our inquiries to the responsible agencies did not reveal records of violation of air emission or hazardous materials storage regulations by JP&S. Employee training and hazard communication programs have been established and the facility appears to have the proper equipment to safely handle and store hazardous materials and wastes. Housekeeping and maintenance at the subject site appeared to be marginal.

5.2 HISTORICAL USE OF BUILDINGS

Documents reviewed during this investigation indicate that JP&S has made reasonable efforts to comply with required hazardous materials use, storage, and disposal practices. Available records show that the former underground fuel storage tank was abandoned following proper procedures. However, no documentation was found that showed the condition of the soils around the tank prior to abandonment. See Appendix D - UST Historical Documents.

5.3 SURROUNDING SITES

Touchstone requested that an independent records search firm, Environmental Document Search perform a search of government records for known toxic or fuel leak sites in the vicinity of the subject site. From those records 15 sites were identified as being within a 1-mile radius of the subject site (See Appendix B). Information obtained from EDS and from review of selected case files did not indicate that the subject site had been impacted by contamination from the subject

site or from any off-site sources. However, there are four sites up-gradient from the subject site with documented plumes of groundwater contaminants, some of which are reportedly migrating toward the subject site.

5.4 RECOMMENDATIONS

Based on the discussion above Touchstone Developments recommends the following Phase II activities:

- Investigate soils and groundwater in the vicinity of the former underground fuel storage tank to assess whether prior fuel storage activities at the site have impacted soil and groundwater at the site;
- Perform a Phase II Asbestos Survey of the buildings at the subject site: specifically sample at a minimum the materials identified in section 4.1.2; and
- Immediately, institute proper waste product storage and disposal plans for the vehicle maintenance operation at the subject site.

Additionally, it is our professional opinion that groundwater contamination originating from off-site sources may impact the subject site in the future.

6.0
LIMITATIONS

We have performed our services for this project in accordance with our Agreement and with current practices for environmental site assessment investigations; no guarantees are either expressed or implied. The records search was limited to information available from public sources; this information is changing continually and is frequently incomplete.

There is no investigation which is thorough enough to preclude the presence of materials at the site which presently, or in the future, may be considered hazardous. Because regulatory evaluation criteria are constantly changing, concentrations of contaminants present and considered to be acceptable may, in the future, become subject to different regulatory standards and require remediation.

Opinions and judgments expressed herein, which are based on our understanding and interpretation of current regulatory standards, should not be construed as legal opinions. This document and the information contained herein have been prepared solely for the use of Ms. Teresa Pucci. Any reliance on this report by any other third parties shall be at such party's sole risk.

Information obtained from interviews has been assumed to be correct and complete; we do not assume any liability for misrepresentation of information or for items not visible, accessible, or present at the site at the time of the site visits.

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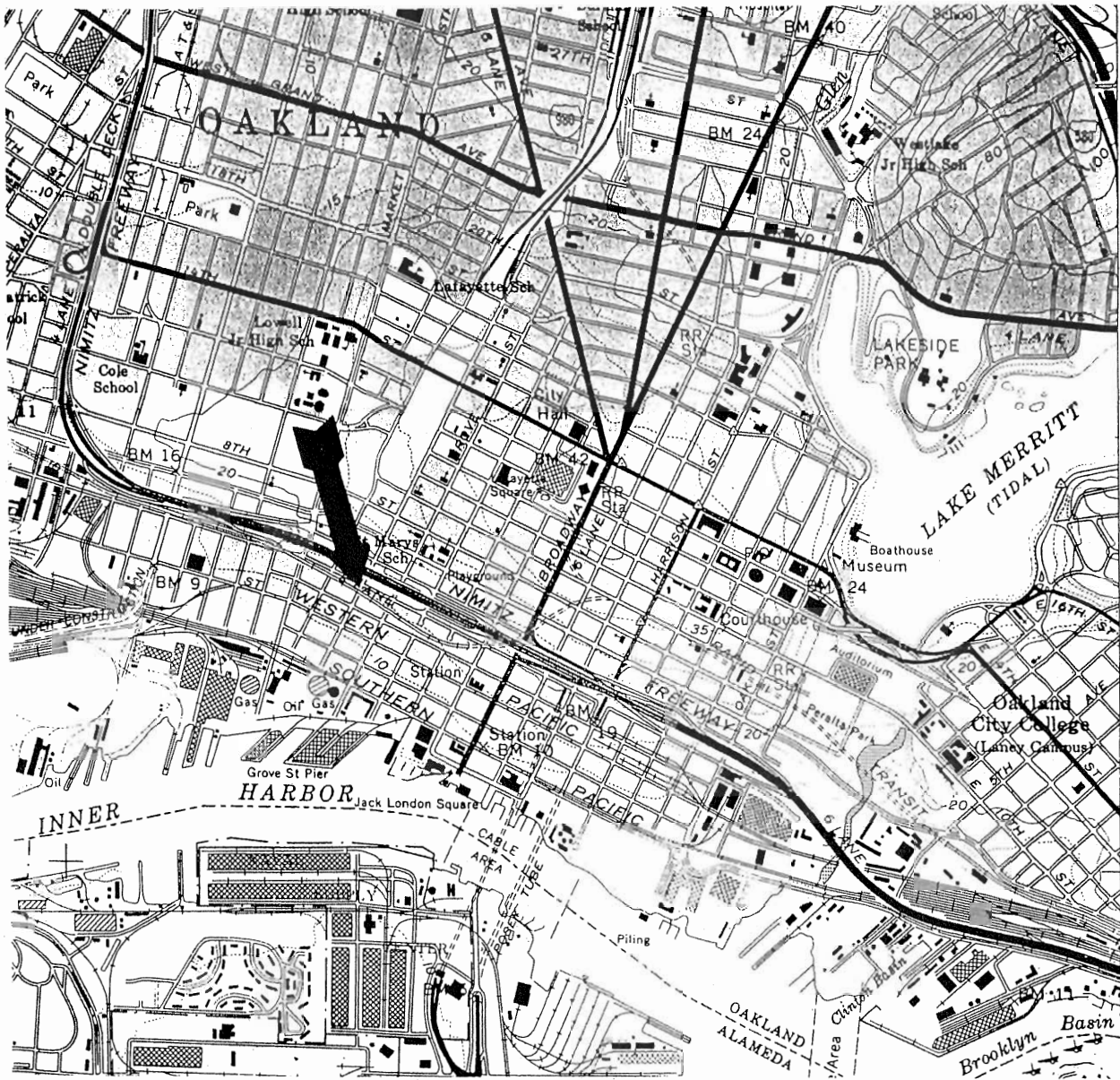
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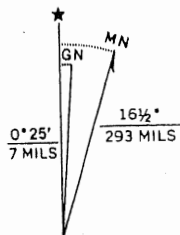
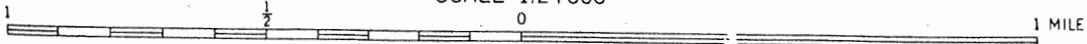
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SCALE 1:24000



UTM GRID AND 1980 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET



QUADRANGLE LOCATION

OAKLAND WEST, CALIF.
N3745—W12215/7.5

Environmental Document Search

Date: 10/25/93
 Drawn by: CL
FIGURE 1

Site Location Map

Pucci Properties
 671 4th Street
 Oakland, CA 94607



Castro Street

Bay City
Bottle Supply
Company
Vacant Lot

Mr. Espresso
Coffee
and Machines

Guarantee
Forklift

Houses Converted
Into Professional Offices

BART

3rd Street

4th Street

Pucci Enterprises &
Pucci Properties
Subject Site

Martin Luther King Jr. Way

Marcus Hardware

Marcus Square
International Marketplace

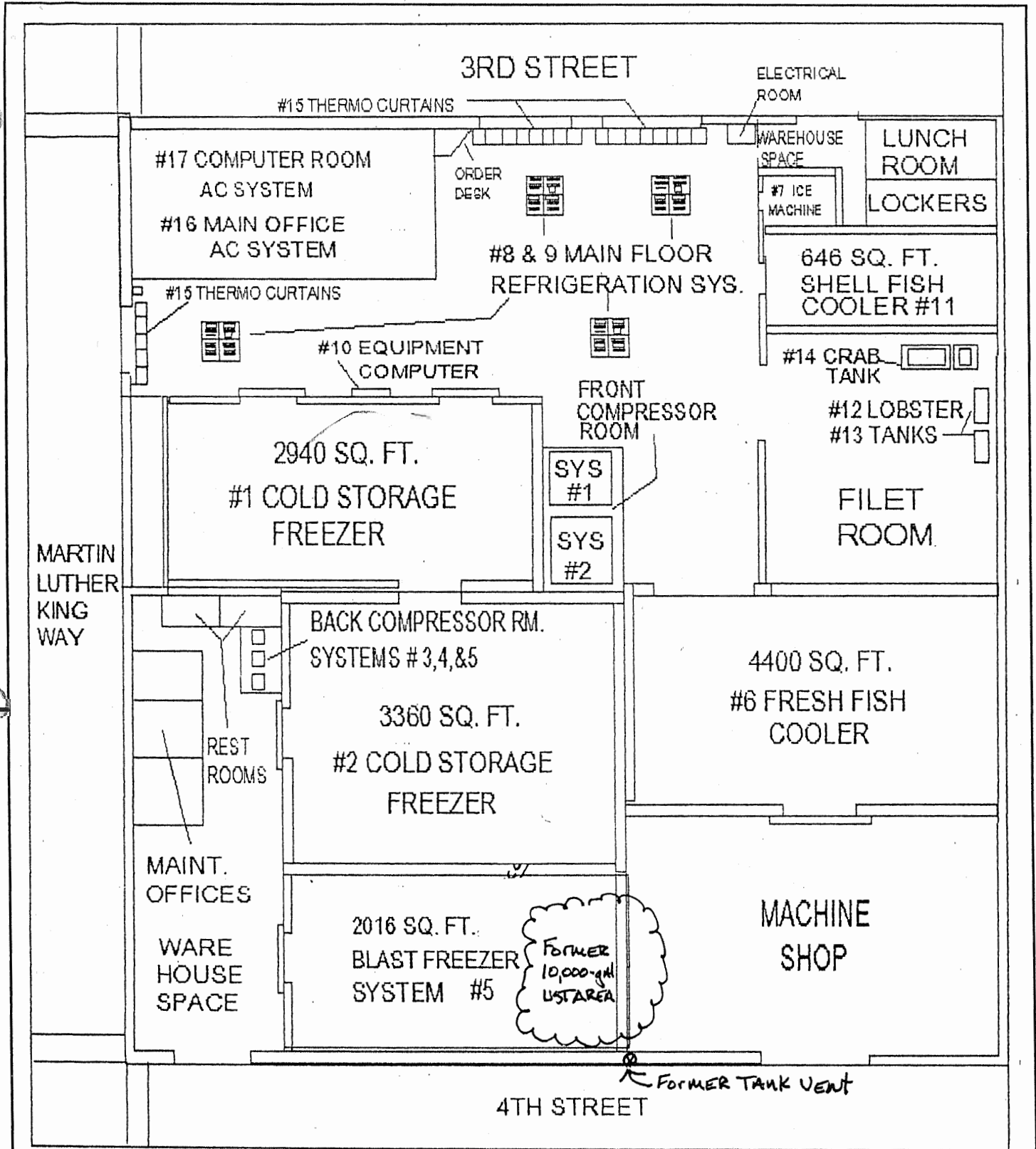
Environmental Document Search

Date: 10/25/93
Drawn by: CL

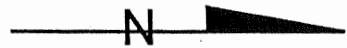
FIGURE 3

Adjacent Properties Map

Pucci Properties
671 4th Street
Oakland, CA 94607



Not to Scale



Environmental Document Search

Date: 10/25/93

Drawn by: CL

FIGURE 2

Site Detail Map

Pucci Properties 678 Third St.

Pucci Enterpr. 671 4th Street

Oakland, CA 94607



301 & 325 Martin Luther King Jr. Way
 and 671 4th Street
 Oakland, CA 94607

Alameda County

1 inch = .317 miles

.50 and 1.0 Mile Radius

★=Subject Property

Map Key

1. Bramalea Pacific
12 Clay Street
Oakland, CA 94607
LTANK (01-0233)
Map Identification: 1
2. Bramalea Pacific
1111 Broadway
Oakland, CA 94607
LTANK (01-0235)
Map Identification: 2
3. Oakland Parking Facility
7 Jefferson Street
Oakland, CA 94607
UTANK 27244
LTANK
Map Identification: 3
4. East Bay Ford Truck
333 Filbert
Oakland, CA 94607
LTANK (01-0531)
Map Identification: 4
5. Alex Shaw and Associates
800 Franklin Street
Oakland, CA 94607
LTANK (01-0056)
HWIS/RCRA
CAC000172525
CAC000225449
Map Identification: 5
6. Bramalea Pacific
13 Jefferson
Oakland, CA 94607
LTANK (01-0234)
Map Identification: 6
7. Marine Terminals Corp.
333 Market Street
Oakland, CA 94607
LTANK (01-0940)
Map Identification: 7
8. Safety Kleen Corp.
404 Market Street
Oakland, CA 94607
LTANK
HWIS/RCRA/FINDS
CAD053044053
Map Identification: 8
9. Texaco Service Station
Groves Auto Repair
424 Martin Luther King Jr.
Oakland, CA 94607
LTANK (01-1462)
RCRA/HWIS
CAD982037707
CAD982465015
CAD982333429
CAL000062115
Map Identification: 9
10. PG&E Power Plant
510 Martin Luther King Jr.
Oakland, CA 94607
LTANK (01-1175)
Map Identification: 10
11. Irene Magnani
City's Auto Repair
330 Webster Street
LTANK (01-0421)
HWIS/RCRA
CAD981458482
Map Identification: 11

12. Shell Station
461 8th Street
Oakland, CA 94607
LTANK (01-1368)
Map Identification: 12

13. American Ink Products
630 10th Street
Oakland, CA 94607
LTANK (01-0076)
Map Identification: 13

14. Lynne Sautter
Union Machine Works
534 2nd Street
Oakland, CA 94607
LTANK (01-1537)
RCRA/HWIS
CAC000283121
Map Identification: 14

15. Guarantee Forklift Inc.
699 4th Street
Oakland, CA 94607
LTANK (01-0730)
RCRA/HWIS
CAD982486706
CAL000035961
CAD982486706
Map Identification: 15

APPENDIX C
TITLE INFORMATION

RECORDING REQUESTED BY

RECORDED AT REQUEST OF WESTERN TITLE GUARANTY CO.

81-135232

2:00 P. M. AUG 10 1981

CITY TAX PAID

501

AND WHEN RECORDED MAIL TO NAME Pucci Enterprises ADDRESS P. O. Box 42 CITY & STATE St. Helena, Ca. 94574

Title Order No. 875278 Escrow No.

OFFICIAL RECORDS OF ALAMEDA COUNTY, CALIFORNIA RENE C. DAVIDSON COUNTY RECORDER

TRANSFER TAX PAID ALAMEDA COUNTY

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Documentary transfer tax \$147.95 Computed on full value of property conveyed, or Computed on full value less liens and encumbrances remaining thereon at time of sale.

J. R. Butler Signature of declarant or agent determining tax - firm name

MAIL TAX STATEMENTS TO

NAME ADDRESS CITY & STATE SAME AS ABOVE

Individual Grant Deed

WESTERN TITLE FORM NO. 104

A.P. #1-121-31-1

FOR VALUE RECEIVED, ALVINA G. Y. LEE who acquired title as Alvina Grace Young

GRANTS to PUCCI ENTERPRISES, a partnership

(50% Teresa Pucci 50% Stephen Pucci)

all that real property situate in the City of Oakland

County of Alameda, State of California, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF CONSISTING OF ONE PAGE.

City of Oakland Tax \$2,063.00

325 M. L KING 671 4TH STREET

PROPERTY TAXES NOMENCLATURE

Dated August 7 1981

Alvina G. Y. Lee Alvina G. Y. Lee

STATE OF CALIFORNIA County of Alameda ss. On August 7, 1981, before me, the undersigned, a Notary Public, in and for said State, personally appeared ALVINA G. Y. LEE known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.

Robert J. Piper Notary Public

FOR NOTARY SEAL OR STAMP

OFFICIAL SEAL ROBERT J PIPER NOTARY PUBLIC - CALIFORNIA ALAMEDA COUNTY My comm. expires JUL 22, 1984

ASSESSOR'S MAP I

Code Area No. 11 301

121 Scale 1" = 50'

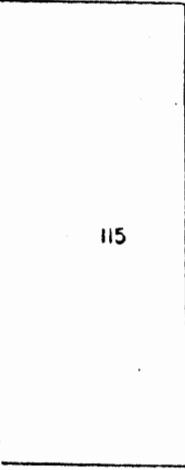
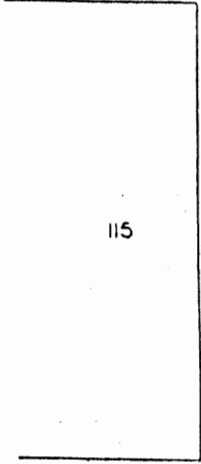
OAKLAND (KELLERSBERGER'S) (EX 7A, 3)

PUCCI ENTERPRISES
325 M.L. KING
671 4th Street

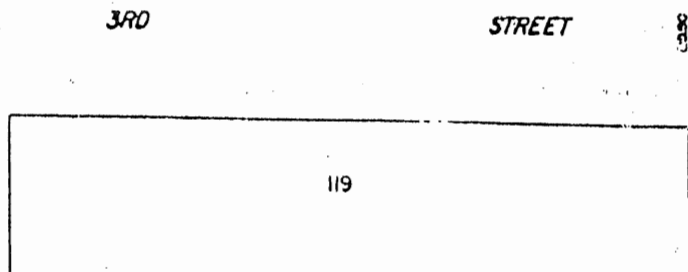
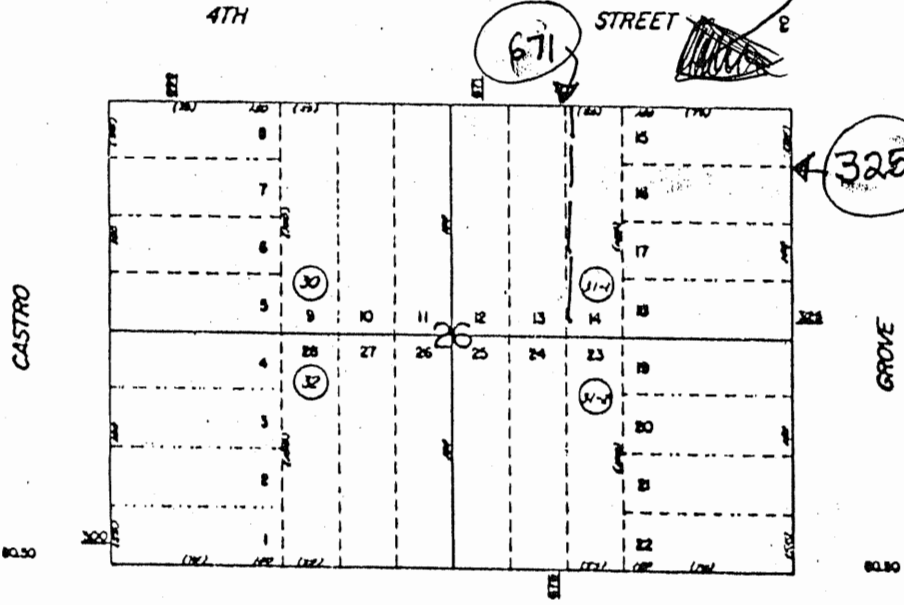
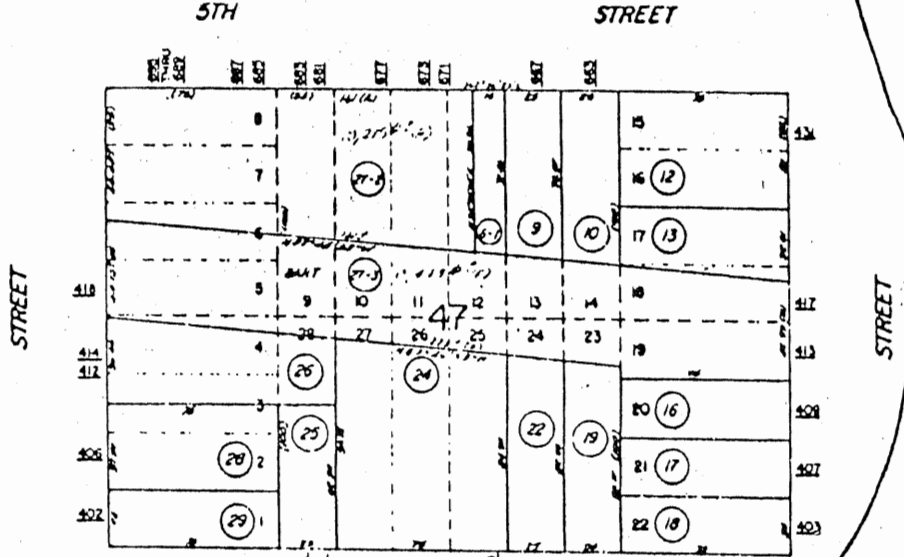
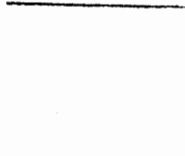
215

NIMITZ FREEWAY (R-7)

Drawn 10-67 R.H.S. Revises 2-4-80 R.H.



Permanently R.H. 26847



17-001
17-002

82
R.H.

ASSESSOR'S MAP I

Case Area No. 11-201



121

Scale 1" = 50'

OAKLAND (KELLERSBERGER'S) (EX 7Pg 3)

PARCELS 12 & 13
WERE MERGED
FOR CONSTRUCTION
OF 671 4TH STR.

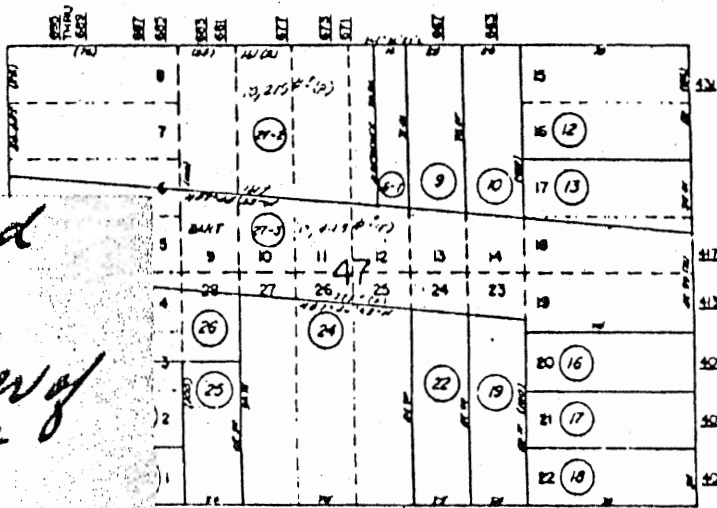
215

NIMITZ

FREEWAY (R-7)

5TH

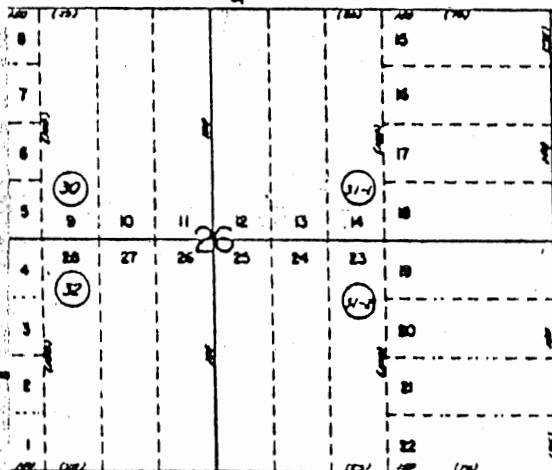
STREET



STREET

123

STREET



GROVE

123

STREET

11-001
11-002

7/7 - Marv Busby called
"City of Oakland" wants
Letter of Intent for Merger of
two parcels 12 & 13 to
get permit to build -
7/7 - Called "Spears of
Inspection Services
(City Hall Plaza #1
Second Floor)
273-3442
As above - Needs "Letter of
Intent for Merger" (get it at
Recorder's Office) before Nov 13 -
To be presented to "Hearing"
on Sep. 27 - If it wins Appeal
Board, permit will be issued -
Called Ty Campbell - suggested
... Called Stonehouse

119

123
82

RECORDING REQUESTED BY

301 M.L. KING JR - Physical Address
678 Third St. Oakland. Ca. (Postal Address)
(Pucci Properties) 9032309

AND WHEN RECORDED MAIL TO

Name [LAW OFFICES OF
Street Address [STONEHOUSE & SILVA
SUITE 300
City & State [512 WESTLINE DRIVE
ALAMEDA, CALIFORNIA 94501]

cc only - orig. in BofA (St Helena)
safe Dep. Box
(Puc.) 00/

Name [Teresa J. Pucci
Street Address [P.O. Box 42
City & State [St. Helena, Ca 94574]

RECORDED IN OFFICIAL RECORDS
OF ALAMEDA COUNTY, CALIF.
RENE C. DAVIDSON, County Recorder
DEC 10 1990
AM 7, 8, 9, 10, 11, 12, 1, 2, 3, 4, 5, 6 PM

4/11/90

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Grant Deed

GD 864 HC

THIS FORM FURNISHED BY TRUSTORS SECURITY SERVICE

A.P.N.: 1-121-31-2

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$ _____

- () computed on full value of property conveyed, or
- () computed on full value less value of liens and encumbrances remaining at time of sale.
- () Unincorporated area: () City of _____ and _____

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

TERESA PUCCI (~~aka Pucci Properties~~)

now by GRANT(S) to TERESA J. PUCCI, TRUSTEE OF THE
TERESA J. PUCCI TRUST OF 1990

the following described real property in the City of Oakland
County of Alameda, State of California:

PARCEL 1:

Lots 19, 20, 21, 22, 23, 24 and 25, Block 26, Kellersberger's Map of Oakland, filed September 12, 1853 in Map Book 7, page 3, Alameda County Records.

Reservings therefrom easements for footings for party walls under the northwestern 2 feet of said Lot 25, and the northeastern 3 feet of said Lots 19 and 23.

PARCEL 2:

An easement for party walls over, across and under the following described parcel of land:

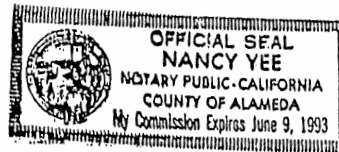
The southwestern 0.50 of a foot of Lots 14 and 18, and the southeastern 0.50 of a foot of Lot 26, Block 26, Kellersberger's Map of Oakland, filed September 12, 1853 in Map Book 7, page 3, Alameda County Records.

Dated November 29, 1990.

State of California
County of Alameda
On this the 29 day of November, 1990,
before me, NANCY YEE
the undersigned Notary Public, personally appeared
TERESA PUCCI

- personally known to me
 - proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is subscribed to the within instrument, and acknowledged that she executed it.
- WITNESS my hand and official seal.

Notary's Signature

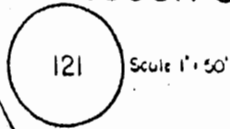


PUCCI PROPERTIES
301 M.L. KING JR.

PARCEL
PAGE
MAP BOOK
Assessors Identification Number:

ASSESSOR'S MAP 1

Cada Area No. 11 2/1



OAKLAND (KELI ERSBERG (R'S)) (EX 7 (A) 3)

PUGL
PROPERTIES

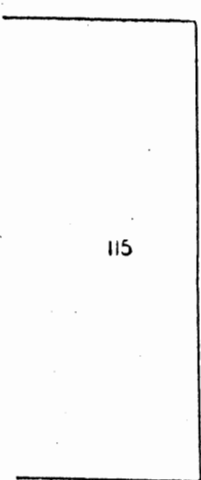
215

NIMITZ

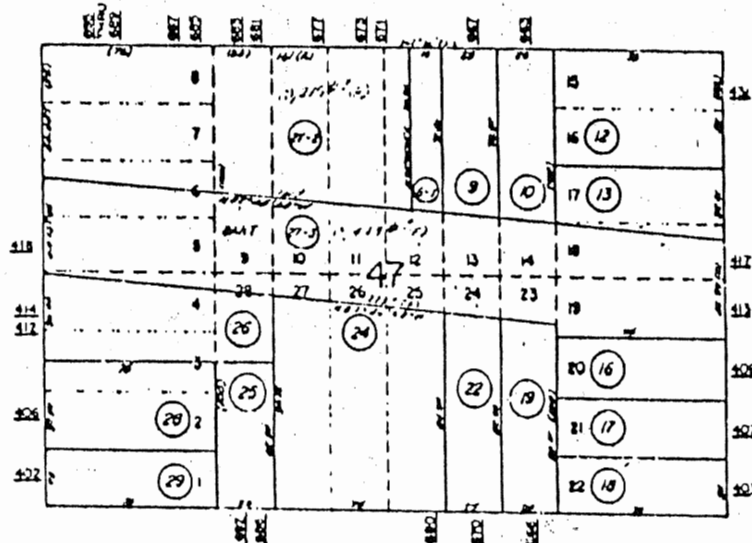
FREEWAY (R-7)

5TH

STREET



STREET

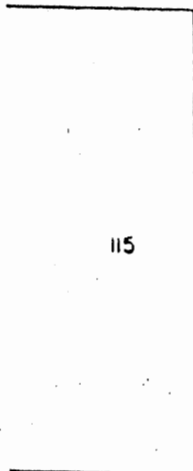


WAY
STREET

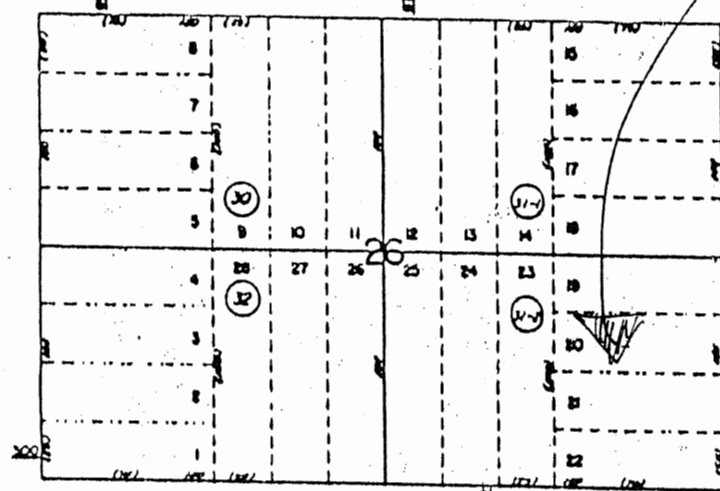
123

4TH

STREET



CASTRO



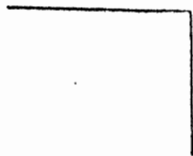
M. L. KING, JR
-GROVE-

123

3RD

678

STREET



119

82

Drawn 10-67 RNS Revised 2-71 -GON

Permanently 10-26-67

IT-001
IT-002



MARVIN BUSBY COMPANY, INC.

GENERAL ENGINEERING & BUILDING CONTRACTOR

MARTIN LUTHER KING JR. WAY

NOTE: THIS FANK CANNOT
BE REMOVED BECAUSE
OF ITS PROXIMITY TO
THE BLDG'S FOOTINGS

325 MARTIN LUTHER KING JR. WAY

NO SCALE

13 TH
ST

EXIST. STEEL TANK
STEMED CLEAN, PUMPED DRY,
INSPECTED BY CITY OF OAKLAND,
FILLED W/ CONCRETE GURRY.

CONCRETE - BLOCK BLDG

DRAWN BY:
M. BUSBY
10/21/93

671
417 Jt.

CITY OF OAKLAND

Tank Permit

Permit to Excavate and Install, Repair, or Remove Inflammable Liquid Tanks. No. 8811

Oakland, California, October 15, 1986

PERMISSION IS HEREBY GRANTED TO fill with concrete ~~XXXXXX~~ ~~XXXXXX~~ ~~XXXXXX~~ Gasoline tank and excavate commencing _____ feet inside property line

on the east side of 4th Street _____ feet _____ of _____ Street _____ Avenue

House No. 401 - 4th Street Street _____ Avenue _____ Present Storage _____

Owner Joe Pucci & Son Address 301 Martin Luther King Jr. Wy. Phone _____

Applicant Marvin Busby Co., Inc. Address 2222 Curtis Street, Oakland 94607 Phone 451-2990

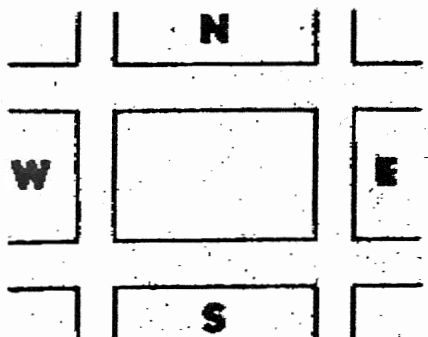
Dimensions of street (sidewalk) surface to be disturbed _____ X _____ Number of Tanks _____ Capacity _____ Gallons, each.

Remarks: _____

This Permit is granted in accordance with existing City Ordinances.
Owner hereby agrees to remove tanks on discontinuance of use or when notified by the City Authorities.
When installing, removing or repairing tanks, no open flame to be on or near premises.

Approved _____ Fire Marshal

Approved _____ Drainage Division Engineering Dept.



EXCAVATING PERMIT

Issued in accordance with Ord. No. 278 CMS, Sec. 6-2.04

_____ square feet of digging or removal granted.

The receipt of \$ _____ special deposit is hereby acknowledged.

GENERAL DEPOSIT.

BUREAU OF PERMITS AND LICENSES

Inspection Fee Paid \$ 50.00 ck#0659 rec#106928

Received by G. Clemons
FIRE PREVENTION BUREAU

CERTIFICATE OF TANK AND EQUIPMENT INSPECTION

Inspected and passed on Oct. 22 1986

by Steve B. Jolley Fire Marshal

45 yds. of P. Murray
NOTICE 10/20

Before Covering Tanks, Above Certificate Must Be Signed.

When ready for inspection notify Fire Prevention Bureau, 273-3851

THIS PERMIT MUST BE LEFT ON THE WORK AS AUTHORITY THEREFOR.

Reference: Remodeling: JOE PUCCI & SON, INC.
301 Martin Luther King Jr. Way
401 Martin Luther King Jr. Way
Oakland, California

Dear Steve;

Per your request for a Preliminary Estimate for various remodeling, I propose the following. We have tried to be as accurate with our costs as possible without having any drawings. Taking this into consideration our costs may fluctuate up or down.

PHASE I 301 Martin Luther King Jr. Way.

1. Demolition.
2. Plumbing Disconnects
3. Electrical Disconnects
4. Overhead door removals (3).
5. New overhead door (1).
6. Frame-in and Plaster overhead door opening.
7. Install new roll-up door.

Estimated Cost Phase I \$ 14,400.00 - Revised to 17,863

PHASE II 301 Martin Luther King Jr. Way .

1. Construct new compressor room for new freezer.
2. Construct new wall and door to existing offices.
3. Construct new door opening between 301 & 401 with hallway.
4. Remove concrete over existing concrete ramp.
5. Check roof for leaks & repair same.
6. Replace existing rotary vents.
7. Construct platform for new freezer condenser.
8. Fill in existing gasoline storage tank.
9. Construct drains for new freezer.
10. Provide electric's for new freezer.
- 11. Install exterior lighting.

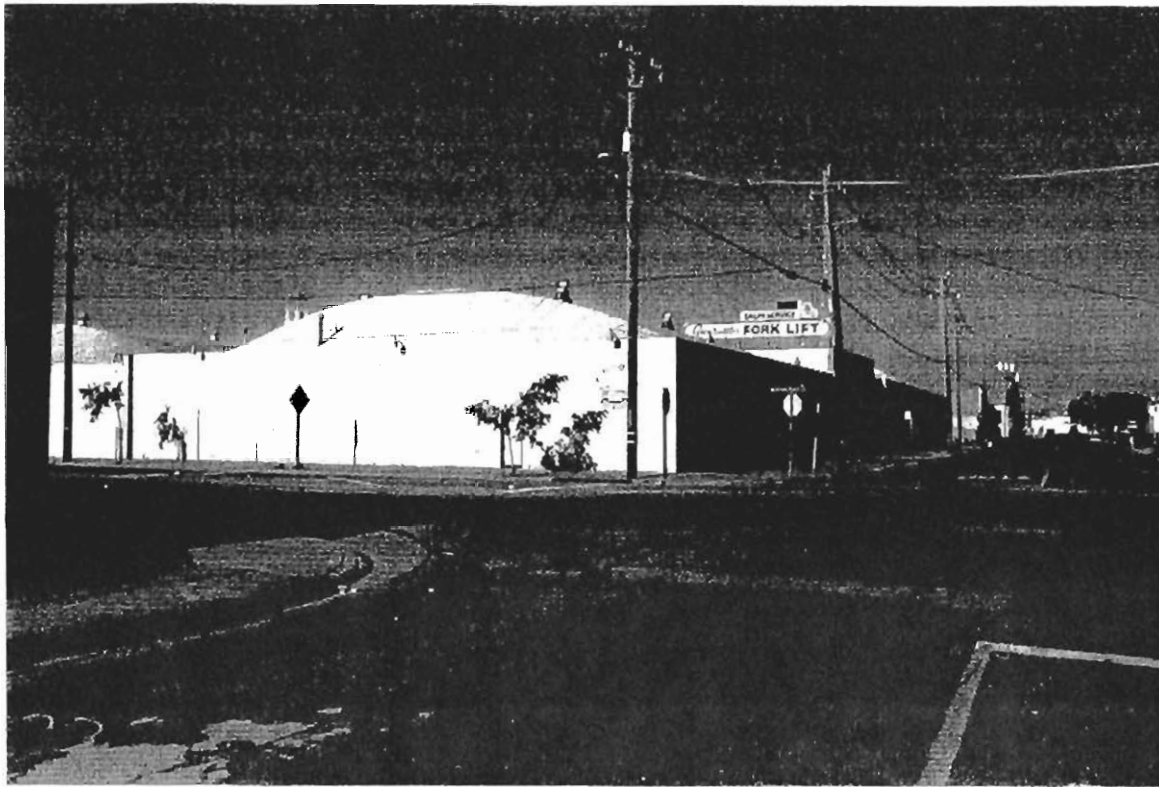
- 12. Construct two new restrooms.
- 13. Re-connect electric meter.

Estimated Cost Phase II \$ 80,400

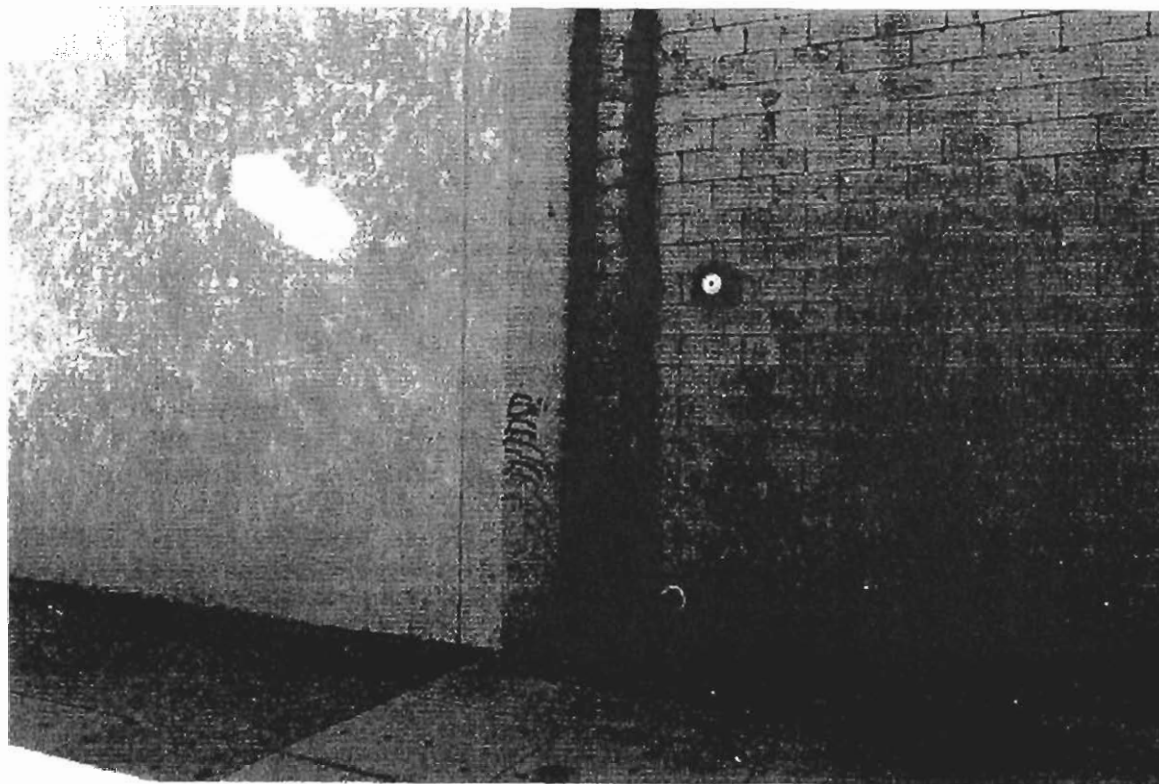
Steve, this is the way I understand what you and Tresa would like for me to do. I am proceeding with the work outlined above.

Should you have any changes to the above let me know and we will do whatever you need.

Sincerely yours;
Marvin Busby Company, Inc.



Photograph 1



Photograph 2

Touchstone Developments

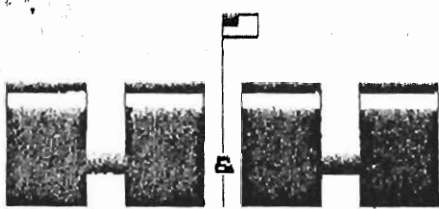
Date: 10/25/93

Appendix A -- Site Inspection Photographs

Pucci Properties

671 4th Street

Oakland, CA 94607



ENVIRONMENTAL SERVICES
(DIVISION OF H&H SHIP SERVICE CO., INC.)

220 CHINA BASIN, SAN FRANCISCO, CA 94107 • DAY AND NIGHT: (415) 543-4835 FAX (415) 543-8265

October 26, 1993

Mrs. Teresa Pucci
Post Office Box 42
St. Helena, CA 94574
FAX (707) 963-0508

RE: JOB PERFORMED BY H&H FOR MARVIN BUSBY, OCTOBER 20, 1986

Dear Mrs. Pucci,

As we discussed, H&H does not generally keep job file documents more than five or six years. The Dispatch Department did maintain a Job Log Sheet record for about ten years; it shows that H&H performed a job on October 20, 1986 for Marvin Busby (copy attached).

We hope this will prove useful to you.

Sincerely,

S. H. Parsons
President

Enclosures



	Initials	Date
Prepared By		
Approved By		

11/11/86

(1)	(2)	(3)	(4)	(5)	(6)
CUSTOMER	VESSEL	JOB	START	COMPLETE	
Ericksen	Disposal 1,600 gals	3810	10/17/86	10/17/86	
F. E. CLARE	Ph. 7 - 7,500 gal Tanks	3811	10/20/86	10/27/86	
MERVEN BEISBE	VT + WASHOUT	3812	10/20/86	10/29/86	
Atlas Hydraulics	VT - Santa Clara	3813	10/24/86	10/24/86	
Atlas Hydraulics	P/U Tanks Santa Clara	3814	10/25/86	10/28/86	
Paradise	P/U Tank - Oakland	3815	10/20/86	10/21/86	
N.R. & S.S.O.	Van Shipping N.S.C., Oakland	3816	10/20/86	10/25/86	
MORAN OIL	VT - Fremont Co	3817	10/29/86	10/29/86	
PETROLEUM ENG	Eye Dump trucks, loaded by hand	3818	10/20/86	10/27/86	
HABER OIL	Hazardous Waste Liquid Disposal	3819	10/20/86	10/27/86	
ERICKSON	DISPOSAL	3820	10/24/86	10/29/86	
ERICKSON	DISPOSAL	3821	10/29/86	10/29/86	
ERICKSON	DISPOSAL	3822	10/29/86	10/29/86	
WASTE OIL	DISPOSAL	3823	10/29/86	10/29/86	
Petroleum Eng	P/U TANK 1-6K1-2K	3824	10/20/86	10/22/86	
SHELL OIL	VT WSP - WASHOUT	3825	10/20/86	10/27/86	
Atlas Hydr	VT - Carboniferous	3826	10/24/86	10/24/86	
Atlas Hydr	VT SPARK TRUCK	3827	10/24/86	10/24/86	
ERM - WEST	F/B to P/U TANKS P.A.	3828	10/20/86	10/27/86	
RW JOHNSON	2 F/B T P/U TANKS NAPA	3829	10/20/86	10/21/86	
PETROLEUM ENG	2 VT AMPLEX REDWOOD CT	3830	10/24/86	10/21/86	
Matson	Boiler on Men Car	3831	10/22/86	10/23/86	
Hydro Chem	Disposal	3832	10/15/86	10/15/86	
Hydro Chem	Disposal	3833	10/15/86	10/15/86	
Hydro Chem	Disposal	3834	10/15/86	10/15/86	
Hydro Chem	Disposal	3835	10/15/86	10/15/86	
Hydro Chem	Disposal	3836	10/15/86	10/15/86	
Hydro Chem	Disposal	3837	10/15/86	10/15/86	



MARVIN BUSBY COMPANY, INC.
GENERAL ENGINEERING & BUILDING CONTRACTOR

November 1, 1993

Teresa Pucci, President
Joe Pucci & Sons, Inc.
678 Third Street
Oakland, California

Dear Teresa:

RE: Environmental inquiry concerning the use of asbestos in ceiling panels in your premises

In response to our discussion regarding the Phase I Investigation by Touchstone Developments, this is to notify you that Armstrong products were used for the ceiling panels within your premises in Oakland for the original construction done in 1978 as well as for all succeeding improvements after that date. These were Fiberglass Reinforced Panels.

Because of your present concern regarding this matter, I am enclosing the fax copy of a letter which was obtained by one of my suppliers, in 1982, for a purpose similar to yours. Also, since the date of the original construction performed within your premises precedes 1982, Armstrong World Industries has been contacted directly and has been asked to send you, by facsimile, information regarding their ceiling panels. Armstrong is and has been very responsive to all facets of correct environmental demands, and I feel sure they will satisfy your query.

Please let me know if there is anything else I can do to clarify this point, which was recently brought up in the subject environmental report.

Sincerely,

Marvin Busby

The Sono-Ceil Co.

CEILING CONTRACTORS
LICENSE # 187861

FACSIMILE CONTROL

COMPANY _____ ATTENTION: MARVIN BUSBY _____

DATE _____ NOVEMBER 1, 1993 _____

TO _____

FAX NO _____ 451-2993 _____

FROM _____ GEO. _____

NUMBER OF SHEETS INCLUDING THIS SHEET _____ 2 _____

SUBJECT _____

Please see attached letter from Armstrong World Industries regarding their products.

Armstrong

RECEIVED
MAR 25 1982
THE SONO CEIL CO.

March 24, 1982

Mr. Ed Schneider
The Sono Ceil Co.
101 Linden St.
Oakland, CA 94607

Dear Ed:

This letter will serve as certification of the fact that there is absolutely no asbestos used in the manufacture of any of our acoustical ceiling tiles or panels.

If you have any further questions regarding this subject, please do not hesitate to call.

Sincerely,

Frank Pasquerello

Frank M. Pasquerello
Architectural Representative
Armstrong World Industries

ld



November 3, 1993

Ms. Teresa Pucci
Joe Pucci & Sons
P. O. Box 42
St. Helena, CA 94574

Dear Teresa:

This will respond to your recent inquiry concerning the use of asbestos as a raw material in the manufacture of our ceiling panels.

Armstrong manufactures three basic categories of ceiling materials: mineral fiber, wood fiber, and glass fiber, none of which contain asbestos as a raw material.

While Armstrong has never manufactured an asbestos-containing ceiling tile or panel, Armstrong offered a jobbed product (not of our manufacture) as a specialty item, a nonfriable ceiling panel, asbestos cement ceiling board. The product was primarily of a portland cement composition and can be easily identified by its slate-like texture.

This product, asbestos cement ceiling board, was used almost exclusively as a commercial product in applications where humidity was a factor.

I trust this responds to your inquiry.

Very truly yours,

A handwritten signature in cursive script that reads "Bonnita Wenrich Moore".

Bonnita Wenrich Moore
Customer Service Representative
Architectural Building Products Division

KSA



October 20, 1993

TO WHOM IT MAY CONCERN

On this date, information pertinent to new Ordinance No. 11613 C.M.S. (July 1993) - OAKLAND UNREINFORCED MASONRY BUILDING STRENGTHENING ORDINANCE - was obtained verbally from:

City of Oakland, Planning & Building Services Department
Seismic Safety Engineers
Mr. Ahmad Mercedes
Tel: (510) 238-3137

After checking the City of Oakland files regarding this particular ordinance, Mr. Mercedes ascertained that none of the premises at the Oakland addresses listed below have been targeted as having to meet the above mentioned Ordinance:

301 M. L. King, Jr. Way (d.b.a. 678 Third Street)
325 M. L. King, Jr. Way
671 Fourth Street

Also, as general information, Mr. Mercedes offered that the buildings with which the above Ordinance concerns itself are those of "Masonry construction... and built prior to 1948". When asked, he said that concrete tilt-up construction was not considered "masonry construction" apart from few exceptions.

JOE PUCCI & SONS, INC.
PUCCI PROPERTIES
PUCCI ENTERPRISES

A handwritten signature in cursive script, appearing to read "Teresa Pucci".

Teresa J. Pucci

**INFORMATION REGARDING
GUIDELINES ON "CLOSURE IN PLACE"
FOR AN UNDERGROUND TANK
October 25, 1993**

Contacted by phone: Alameda County Health Care Services
Department of Environmental Health
Hazardous Materials Division -- General Information
(510) 271-4320 Spoke with: Pam Evans

Was told that:

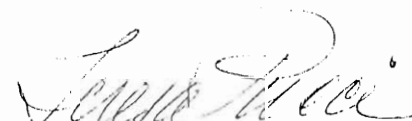
- 1) As long as we have a back-up regarding emptying and cleaning of the tank and filling it with cement (see 1985 records in our files) -- we would not be cited or required to do anything at this time.
- 2) At time of sale, lending institutions would probably require the buyer to provide proof of non-contamination of soil around the tank. At that time cores would have to be made of the area around the tank to determine the condition of the soil.
 - a) If these tests prove there is no contamination, the matter is closed and no further testing would be required.
 - b) If these tests prove there is contamination of the soil around the tank, the seller would need to follow the guidelines established to aerate the area, according to the rules of "Closure in Place."

"Closure in Place" is that procedure followed for soil contamination problems which relate to underground tanks which are housed within a building structure. In this case, since demolition of the building would not be an option, a certain amount of cores and an apparatus of vents would need to be set up for an interim period. The government agency in charge of this is:

Regional Water Quality Control Board
2101 Webster Street, Room 500
Oakland, CA. 94612 (Tue./Wed./Thur.) (510)286-1255

- 4) Contacted the suggested agency by phone ("Data Management" Section) and requested guidelines for "Closure in Place" for our files.

cc: Mike Tambroni



Teresa Pucci



October 14, 1993

Mr. Michael Tambroni, Project Manager
Touchstone Developments
648 30th Avenue
San Francisco, CA. 94121

Dear Mike:

I am sending you via Faxsimile, at your San Francisco address, a copy of the signed proposal which you submitted to me. Also, a copy of this letter as well as a copy of my more extensively detailed letter which accompanies the documents mentioned within. Thought you might want to have this material as advance information.

I am also including all of the original above mentioned communications along with the packet which will be made available to you this Saturday, October 16, at the premises in Oakland. You will be met and shown around both buildings by our Steve Bancroft, who has agreed to be there on ~~Saturday~~ *Sunday*. As soon as I find out the exact time when he will be there, on ~~Saturday~~ *Sunday*, I will telephone you in San Francisco. Should you need to communicate directly with Steve Bancroft, please use the phone number (510) 208-5767.

By copy of this letter, I shall inform Steve of your phone number: (415) 386-8791.

Thank you, Mike, for whatever you can do to expedite this report.

Regards,

A handwritten signature in cursive script, appearing to read "Teresa".

Teresa Pucci
President

October 14, 1993

Mr. Michael Tambroni, Project Manager
Touchstone Developments
648 30th Avenue
San Francisco, Ca. 94121

Dear Mike:

RE: Environmental Investigation of Premises located in Oakland at:
301 M. L. King, Jr. Way (Post. Addr.: 678 Third Street) - PUCCI PROPERTIES
325 M. L. King, Jr. Way - PUCCI ENTERPRISES
671 Fourth Street - PUCCI ENTERPRISES

Per our conversation, I am providing you with some pertinent information about the above mentioned properties, as well as with documents which might help you in formulating your report.

1. JOE PUCCI & SONS, INC. is the corporation which is operating out of these facilities. This is a wholesale seafood dealership. All billings should be directed to that corporation. Also, the final report should address itself to JOE PUCCI & SONS, INC. However, since I am the President of that Corporation and either owner or part-owner of any one of the facilities listed above, and because I have most of whatever records you might need, I would appreciate your continuing to contact me personally at my residence address, as you have done so far.
2. JOE PUCCI & SONS, INC., is the entity which is considering a sale/purchase agreement. The two entities of PUCCI PROPERTIES and PUCCI ENTERPRISES are in turn considering lease agreements with the prospected buyers of the seafood dealership operating out of the facilities. The environmental investigation is required as a contingency on such a lease.
3. General Information and Material on the Properties Involved:
 - a. Two contiguous sites of 15,000 sq.ft. each (See Assessor's Map enclosed). Also see two hand drawn sketches (one of them in color !) of the two building sites delineating the present location of the various areas and equipment -- as well as the premises' ownership designations and addresses.
 - b. A 1990 appraisal (discounting all refrigeration equipment values) which describes in some detail the warehouse premises involved .
 - c. An "Equipment Sketch Addendum" which outlines the various refrigeration equipment and area components built within the premises. (This sketch was done on a computer and does not reflect accurate space configuration -- but it might prove helpful for you to locate the various parts. (Please note that the "culprit" storage tank is, I believe, somewhere *under* the "# 2 Cold Storage Freezer" and the "Blast Freezer" right next to it.) I don't believe the attached "Summary and Appraisal" would be of any particular help, but I am leaving it *in place*, just in case.

2. Individual Information and Documentation on each of the Premises:

a. **PUCCI PROPERTIES (301 M.L.King).** Property was acquired and remodeled in 1978, 1982 and 1988 (at least!). Documents enclosed:


- 1) Grant Deed and Assessor's Map
- 2) Latest Property Tax Bill with Reference and Tracer number.
- 3) Interior Remodel Plans - 1978 (**Please Return**)
- 4) A Plant Survey Report by the National Marine Fisheries Service, dated 1988.

b. **PUCCI ENTERPRISES (325 M. L. King, Jr. Way and 671 Fourth Street).** When originally purchased, this comprised a 10,000 sq.ft. warehouse (325 M.L.King Way) plus a paved, empty 5,000 sq.ft. lot (Lots 12 & 13 -- eventually to be referred to as 671 Fourth Street). In 1984, a structure was built on the 5000 sq.ft. lot, which is referred to as a "Machine Shop" or a "Maintenance Shop" on different documents. All property tax documents have chosen to refer to the **whole** 15,000 sq.ft. as "671 4th Street" -- and that's how PUCCI ENTERPRISES gets billed by Alameda County. Documents enclosed:

- 1) Original real estate offering describing 10,000 sq.ft. building + 5,000 sq.ft. lot.
- 2) Grant Deed, Exhibit "A" description, and Assessor's Map
- 3) RE: 671 Fourth St. Building on 5000 sq.ft. lot:
 - Construction plans (**Please Return**)
 - Back up on "merging" of Parcels 12/13 prior to construction.
 - Private Fire Service Application (in case it is of any possible interest)
- 4) RE: Two separate freezers built within warehouse at 325 M.L.King, Jr. :
 - Detailed description of construction . (It is likely, but should be ascertained, that the storage tank in question is underground, below these same two freezers.)
 - Sketch Addendum highlighting the two freezers.
- 5) Latest Property Tax Bill for both buildings (referred to as "671 4th St." but also including 325 M. L. King, Jr.) with Reference and Tracer Numbers.

Mike, I don't doubt you will develop some questions on the above. I have ransacked my files, and doubt I could provide any more information, but you are welcome to try me.

Sincerely,


Teresa Pucci