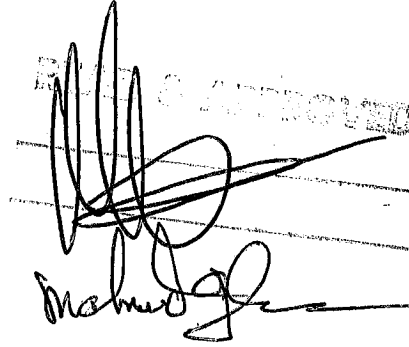
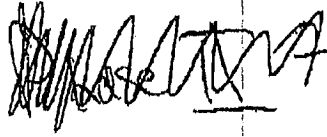


**RECEIVED**

By Alameda County Environmental Health at 9:03 am, Aug 26, 2014



Read & Received  
By: Jaleesa Hazzard  
Date: 5/8/08

**PHASE I  
ENVIRONMENTAL SITE ASSESSMENT REPORT**

**PREPARED FOR:**

FREEMAN  
150 SOUTH GLENOAKS BOULEVARD, SUITE 9114  
BURBANK, CALIFORNIA 91502

**PERFORMED AT:**

FORMER GASOLINE STATION  
PLUCKY'S LIQUORS  
6415 INTERNATIONAL BOULEVARD  
OAKLAND, CALIFORNIA 94621

**SUBMITTED TO:**

MR. MARCELO BERMUDEZ

MAY 9, 2007

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*[Handwritten signature]*



Read & Received  
By: *Tracey Campbell*

Date: *5-22-08*

**PHASE I  
ENVIRONMENTAL SITE ASSESSMENT REPORT**

**PREPARED FOR:**

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**SUBMITTED TO:**

**MR. MARCELO BERMUDEZ**

**MAY 8, 2007**

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6415 International Boulevard  
Oakland, California 94621

Page 2  
May 9, 2007

May 9, 2007

Mr. Marcelo Bermudez  
Freeman  
150 South Glenoaks Boulevard, Suite 9114  
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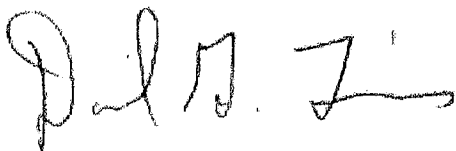
**SUBJECT: Report of Phase I Environmental Site Assessment  
Former Gasoline Station  
Plucky's Liquors  
6415 International Boulevard  
Oakland, California 94621**

Dear Mr. Bermudez:

All Appropriate Inquiries Environmental Corporation (AAI) is pleased to submit this report of our Phase I Environmental Site Assessment for the former gasoline station, located at 6415 International Boulevard in Oakland, California 94621. Please refer to the Executive Summary of this report.

We appreciate your selection of AAI for this project and look forward to assisting you further on this and other projects. If you have any questions, please do not hesitate to contact us.

Sincerely,



Daniel G. Tims  
B.S. Geology, 1983  
State of Tennessee Professional Geologist #5324  
Certified Environmental Manager #12596  
EPA-AAI Compliant Environmental Professional

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APPENDICES

- Appendix A - Site Vicinity Map*
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- Appendix F - Statement of Qualifications*

## 1 EXECUTIVE SUMMARY

All Appropriate Inquiries Environmental Corporation (AAI) was retained by Mr. Marcelo Bermudez of Freeman, to perform a Phase I Environmental Site Assessment (ESA) Report for the former gasoline station, located at 6415 International Boulevard in Oakland, California 94621 (herein referred to as the subject site or subject property).

AAI's representative, Ms. Karen Gref, visited the subject site on April 30, 2007. The site walkthrough was conducted with Mr. Francisco Mitchel, employee of the current occupant, as a guide. The subject property consisted of one two-story commercial building, two storage containers and associated-paved parking area. The total area of the subject property building was approximately 1500- to 1800-square feet (SF). The total area of the subject property was approximately 10,400-SF.

At the time of AAI's site visit, Plucky's Liquors occupied the subject site. The subject property building was comprised of a counter area, a restroom, and several storage areas. Exterior areas of the subject property were asphalt and concrete-covered. A fence enclosed the subject property building. A dumpster was located on the northern portion of the subject property. Two concrete blocks were located on the southeastern portion of the subject property. Evidence of a former pump island and canopy were observed on the northeastern portion of the subject property.

No chemical or waste storage containers were observed at the subject property at the time of the site visit.

The site walkthrough included a walk across the subject property. No buried drums, clarifiers or boilers were observed at the subject property. AAI observed one floor drain inside the restroom of the subject property building at the time of the site visit. No evidence of staining was observed in relation to the floor drain at the time of AAI's site visit. The floor drain is discussed further under Section 6.3.2 - Wastewater Discharges.

No evidence of current or former aboveground storage tanks (ASTs) was observed at the subject property. According to Mr. Fabian Labat, a representative of the former subject property owner, one or two USTs were previously located on the northeastern portion of the subject property, adjacent to the pump island. Mr. Labat stated that the USTs were removed prior to 1976. The former USTs are discussed further below, under Section 6.3.8 - Above- and Underground Storage Tanks.

*Appendix A - Site Vicinity Map*  
*Appendix B - Site Plan*  
*Appendix C - Site Photographs*

The topography of the subject property was relatively flat. The elevation of the surrounding properties appeared similar to that of the subject property. The elevation of

the subject site was approximately 20-feet above mean sea level (*Oakland East 7.5-Minute Quadrangle Map, United States Geological Survey (USGS), dated 1993*). Subsurface soil descriptions were not available.

According to groundwater tables provided by Gregg Drilling online database, the depth to groundwater in the vicinity of the subject property is approximately less than 12-feet below ground surface (bgs). This measurement was collected from a well, located approximately 0.5-mile northwest of the subject property on January 20, 1999. Based upon the local topography, groundwater flow direction in the area is estimated to be west/southwest. According to a representative of the East Bay Municipal Utility District, the source of drinking water for the vicinity of the subject property is piped in from the Mokelumne River in the Sierras Mountain Range.

Based on a review of historical aerial photographs, Sanborn Maps (Sanborn Maps), historical building records, and interviews with representatives of the subject property, the subject property was developed with a gasoline station building in approximately 1935. The former gasoline station was occupied by an Arco Station with one pump island and a convenience store. In 1975, the gas station was converted into the current liquor store.

AAI conducted a review of regulatory search information prepared by Environmental FirstSearch Networks (FirstSearch). The search radii equaled or exceeded the criteria specified in ASTM E 1527-05. A regulatory records search of this nature is based on information published by State and Federal regulatory agencies, and is used to evaluate if the subject property or nearby properties are listed as having a past or present record of actual or potential environmental impact. Please note that regulatory listings include only those facilities that are known to the regulatory agencies at the time of publication. The FirstSearch report, dated April 4, 2007, is presented in Appendix D. The subject property was not listed on any of the databases searched by FirstSearch. One offsite property (within 1-mile radius), listed on the databases searched by FirstSearch, was considered to be a potential Recognized Environmental Condition (REC) for the subject property. The offsite property database listings are discussed further below and in Section 5.1 – Standard Environmental Record Sources.

AAI has performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E 1527-05 for the former gasoline station, located at 6415 International Boulevard in Oakland, California 94621. Any exceptions to, or deletions from, this practice are described in Section 10 of this report. Based on the results of our review of an environmental and regulatory database search, review of regulatory agency records, and site reconnaissance, our findings and conclusions of this assessment are as follows:

- According to Mr. Fabian Labat, a representative of the former subject property owner, one or two USTs were previously located on the northeastern portion of

the subject property, adjacent to the pump island. Mr. Labat stated that the USTs were removed prior to 1976. During AAI's investigation, no soil sampling data or removal/closure records were found in relation to the former USTs. The USTs were likely located on the subject property between 1935 and 1976, during the timeframe that the gasoline station was in operation. Based on the lack of records regarding the former UST/s, these were considered to be a REC for the subject property.

- According to the FirstSearch report, the Transol Lancoste Site, located across International Boulevard to the northeast of the subject property, was listed on the Leaking Underground Storage Tank (LUST) and State Spills Site databases subsequent to a release, which occurred on March 8, 2001. This LUST case is currently being confirmed. Based on the open regulatory status, and close proximity to the subject property, this site was considered to be a potential REC for the subject property.
- No conclusions are made regarding asbestos-containing materials, radon, mold, or lead-based paint since these issues are not part of the ASTM standard.

Based on these findings, AAI recommends that a Limited Phase II Environmental Site Assessment be conducted at the subject property. The Limited Phase II Environmental Site Assessment should include a geophysical survey to assess the potential presence of USTs and associated structures at the subject property. In addition, based on the results of the geophysical survey, soil and groundwater samples should be collected and analyzed for the constituents of concern.



## **2 INTRODUCTION AND LIMITATIONS**

All Appropriate Inquiries Environmental Corporation (AAI) was retained by Mr. Marcelo Bermudez of Freeman, to perform a Phase I Environmental Site Assessment (ESA) Report for the former gasoline station, located at 6415 International Boulevard in Oakland, California 94621 (herein referred to as the subject site or subject property).

This Phase I ESA Report complies with the All Appropriate Inquiries Rule set forth and codified by the United States Environmental Protection Agency on November 1, 2005. The Phase I ESA Report has been prepared in accordance with the new American Society of Testing and Materials (ASTM) Standard E-1527-05. As specified in this standard, certain responsibilities lie with the "user" of the assessment. The "user" is defined as the party who intends to use the ASTM guidance to perform an assessment. The "user" is generally the purchaser, owner, lender, property manager, or potential tenant. Under the ASTM standard, it is the responsibility of the "user" to verify whether any environmental liens exist with regard to the subject property, and provide this information to the environmental professional preparing the assessment. Additionally, the "user" must make the professional aware of any specialized knowledge or experience that is material to Recognized Environmental Conditions (RECs) in connection with the subject property. Information provided in this regard is presented in the Records Review section of this report.

AAI's work was performed consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing in the same locality under similar conditions. Information provided to AAI by client representatives and site contacts has been accepted in good faith and is assumed to be accurate. AAI's findings are based on observations and data collected at one point in time. Assessment results are based upon conditions and operations at the time of the site visit. A change in any of these factors may alter the findings and conclusions expressed by AAI.

It should be understood that a site walkthrough, by nature, is limited in its ability to fully assess potential environmental liabilities associated with any real estate transaction. Further investigation would be required to identify potential environmental liabilities, which may be present at the site, but were beyond the scope of this Phase I Environmental Assessment. State and federal laws and regulations referenced in this report are provided for information purpose and should not be construed as legal opinion or recommendation. Use and distribution of this document is limited to AAI's client and those parties identified for distribution by the client.

### **2.1 User Reliance**

This report is the work product of AAI, which has been produced in accordance with a specific contract between AAI and its Client who is represented by the party to whom this report is addressed.

This report is the work product for the sole use and benefit of the contracting Client. It does not create any rights or benefits to parties other than the Client and AAI except such other rights as are specifically called for herein.

AAI consents to the release of this report to third parties at the discretion of the Client. However, any use of or reliance upon this information by a party other than the Client shall be solely at the risk of such third party and without legal recourse against AAI, its affiliates, associates, employees, officers, or directors, regardless of whether the action in which recovery of the damage is sought is based upon contract, tort (including the sole, concurrent or other negligence and strict liability of AAI, statute or otherwise. This report shall not be used or relied upon by a party, which does not agree to be bound by the above statement. This report is valid as of the date shown and AAI shall not be held responsible for subsequent changes in Physical/Chemical/Environmental conditions and/or legislation over which AAI has no control.

### **3 SITE DESCRIPTION**

#### **3.1 Location and Legal Description**

The subject site was located at 6415 International Boulevard in Oakland, California 94621. The Alameda County Assessor's Office listed the subject property as 6415 East 14<sup>th</sup> Street with parcel number 41-4050-21. The center of the subject property was located at Latitude 37.7631° North and Longitude - 122.1947° West.

*Appendix A - Site Vicinity Map*

#### **3.2 Site and Vicinity General Characteristics**

The subject property building was comprised of a counter area, a restroom, and several storage areas. Exterior areas of the subject property were asphalt and concrete-covered. A fence enclosed the subject property building. A dumpster was located on the northern portion of the subject property. Two concrete blocks were located on the southeastern portion of the subject property. Evidence of a former pump island and canopy were observed on the northeastern portion of the subject property.

*Appendix B - Site Plan*

### **3.3 Current Use of the Property**

At the time of AAI's site visit, Plucky's Liquors occupied the subject site.

### **3.4 Descriptions of Structures, Roads, other Improvements**

The subject property building was comprised of a counter area, a restroom, and several storage areas. Exterior areas of the subject property were asphalt and concrete-covered. A fence enclosed the subject property building. A dumpster was located on the northern portion of the subject property. Two concrete blocks were located on the southeastern portion of the subject property. Evidence of a former pump island and canopy were observed on the northeastern portion of the subject property.

### **3.5 Current Uses of the Adjoining Properties**

The subject property was located in a mixed-commercial and residential area of Oakland. Adjacent property occupants are provided below:

- The neighboring property to the northeast, across International Boulevard, was occupied by Mark's Smog Check (1600 64<sup>th</sup> Avenue).
- The adjacent property to the southeast was occupied by the Food Town Market and a patch of grass.
- The adjacent property to the southwest, was occupied by a residence.
- The neighboring property to the northwest, across 64<sup>th</sup> Avenue, was occupied by a used car lot.
- The neighboring property to the north, across International Boulevard, was occupied by a McDonalds.

## **4 USER PROVIDED INFORMATION**

An All Appropriate Inquiries Phase I questionnaire pertaining to ownership and potential environmental liens was issued to, and completed by, the Owner of the subject property, Ms. Jaleesa Hazzard.

### *Appendix E - Interview Documentation*

#### **4.1 Title Records**

Ms. Hazzard indicated via the questionnaire that she was not in possession of a Title Report. A separate Title search was not requested.

#### **4.2 Environmental Liens or Activity and Use Limitations**

Based on an interview, by the attached questionnaire, Ms. Hazzard indicated that no environmental liens, activity/use limitations (AULs), conveyances or deed restrictions were associated with the subject property.

#### **4.3 Specialized Knowledge**

Based on an interview, by the attached questionnaire, Ms. Hazzard indicated that she had no specialized knowledge of environmental liabilities at the subject property.

#### **4.4 Commonly Known or Reasonably Ascertainable Information**

Based on an interview, by the attached questionnaire, Ms. Hazzard indicated that the subject property was a former gasoline station but has no direct knowledge of the gasoline station. According to Ms. Hazzard, the building currently on the subject property was built before 1970.

#### **4.5 Valuation Reduction for Environmental Issues**

Based on an interview, by the attached questionnaire, Ms. Hazzard indicated that the purchase price being paid for this property reasonably reflects the fair market value of the property.

#### **4.6 Owner, Property Manager, and Occupant Information**

Based on an interview, by the attached questionnaire, Ms. Jaleesa Hazzard and Ms. Tracy S Campbell are the current owners of the subject property. Ms. Hazzard and Ms. Campbell have owned the property for approximately 5-years.

#### **4.7 Reason for Performing Phase I**

The reason for performing this Phase I report was due diligence associated with a real estate transaction.

#### 4.8 Other

Based on a phone interview conducted with Mr. Fabian Labat, son of the previous owner, one or two USTs were previously located on the northeastern portion of the subject property, adjacent to the pump island. The USTs were removed prior to his father purchasing the subject property. In addition, Mr. Labat stated that the former gas station was an Arco Station with one pump island and a convenience store.

### 5 RECORDS REVIEW

#### 5.1 Standard Environmental Record Sources (Regulatory Database Research)

AAI conducted a review of regulatory search information prepared by Environmental FirstSearch (FirstSearch). The search radii equaled or exceeded the criteria specified in ASTM E 1527-05. A regulatory records search of this nature is based on information published by State and Federal regulatory agencies, and is used to evaluate if the subject property or nearby off-site properties are listed as having a past or present record of actual or potential environmental impact. Please note that regulatory listings include only those facilities that are known to the regulatory agencies at the time of publication. The FirstSearch report, dated April 23, 2007, is presented in Appendix D.

#### *Appendix D – Regulatory Database*

The subject property was not listed on any regulatory databases searched by FirstSearch.

Nearby offsite listings (within 1-mile) of interest with regard to potential contamination liabilities, which were found in one or more of the databases searched by FirstSearch, are summarized below:

#### Transol Lancoste Site

1600 64<sup>th</sup> Street                      Neighboring property to the northeast of the subject property

*This site was listed with the Leaking Underground Storage Tank (LUST), and, State Spills Site, databases subsequent to a release, which occurred on March 8, 2001. According to FirstSearch, this site received a status of "Leak Being Confirmed". The responsible party for this site is a Mr. Kevin Sarkisian. Methyl tert-butyl ether (MTBE) analysis of samples is not required at this site. Based on*

*the regulatory status of the LUST case and its proximity to the subject property, this site was considered to be a potential REC for the subject property.*

Jimmy's Station

6210 14<sup>th</sup> Street                      0-1/8-mile northeast of the subject property

*This site was listed with the Registered Underground Storage Tank (UST) database as a UST location. No releases or violations were reported for this listing; therefore, this site was not considered to be a REC for the subject property.*

Exxon 7-0236

6600 International Boulevard      0-1/8-mile southeast of the subject property

*This site was listed with the LUST database subsequent to a release of gasoline affecting the soil. The discovery date of the release was not listed. According to the FirstSearch Report, the status for this site is "Case Closed". No additional information was provided. Based on the regulatory status of this case, this site was not considered to be a REC for the subject property.*

**5.2 Regulatory Agency Record Sources**

A regulatory agency record search was conducted with the Alameda County Environmental Health – Hazardous Materials Department (County Haz-mat), the San Francisco Regional Water Quality Control Board (RWQCB), the Bay Area Air Quality Management District (Bay Area Air), the City of Oakland Fire Department- Haz-mat Unit (Haz-mat Unit), and the City of Oakland Community Economic Development. The following subject property addresses were searched: 6415 International Boulevard, 1398 64<sup>th</sup> Avenue, and 6415 East 14<sup>th</sup> Street.

According to the County Haz-mat, RWQCB, the Bay Area Air, and the Haz-mat Unit, no files were found for 6415 International Boulevard.

According to the County Haz-mat, RWQCB, the Bay Area Air, and the Haz-mat Unit, no files were found for 1398 64<sup>th</sup> Avenue.

No files were found regarding 6415 East 14<sup>th</sup> Street from the Haz-mat Unit.

AAI did not receive a response from the County Haz-mat, RWQCB, and the Bay Area Air regarding 6415 East 14<sup>th</sup> Street within the timeframe of this report.

AAI did not receive a response for the above addresses from the City of Oakland Community Economic Development within the timeframe of the publication of this report.

According to the Oakland Fire Department, no files were found for 6415 International Boulevard, 1398 64<sup>th</sup> Avenue, and 6415 East 14<sup>th</sup> Street.

### **5.3 Physical Setting Source(s)**

#### **5.3.1 Regional Geology**

The subject property is located in Alameda County southeast of San Francisco Bay. The Hayward Fault zone lies approximately 1 mile east of the subject Property and trends north to south at the western edge of the Mt Diablo mountain range (*Geologic Map of the San Francisco – San Jose Quadrangle, California, dated 1991*).

In general, in Alameda County the Tertiary strata rest with angular unconformity on two complexly deformed Mesozoic rock complexes. One of these Mesozoic complexes is made up of: the Coast Range ophiolite, which includes serpentinite, gabbro, diabase, and basalt; keratophyre; and overlying Great Valley sequence. Within this complex in the Berkeley and Hayward areas the Great Valley sequence rests unconformably on ophiolite and volcanic rocks in several places. This complex represents the accreted and deformed remnants of Jurassic oceanic crust, and overlying arc volcanic rocks and a thick sequence of turbidites.

The second Mesozoic complex is the Franciscan complex, which is composed of weakly to strongly metamorphosed graywacke, argillite, limestone, basalt, serpentinite, chert, and other rocks. The rocks of the Franciscan complex in Alameda County were probably Jurassic oceanic crust and pelagic deposits, overlain by Late Jurassic to Late Cretaceous turbidites. Although Franciscan rocks are dominantly little metamorphosed, high-pressure, low-temperature metamorphic minerals are common in the Franciscan complex (Bailey, Irwin, and Jones, 1964), and the presence of high grade metamorphic blocks in sheared but relatively unmetamorphosed argillite matrix (Blake and Jones, 1974) reflects the complicated history of the Franciscan. The complex was subducted beneath the Coast Range ophiolite during Cretaceous time. Because the Novato Quarry terrane (Kfn) forms the lowest in the stacked sequence of terranes in the Bay Area (Wakabayashi, 1992) subduction took place, at least in part, after the Late Cretaceous (Campanian) deposition of the sandstone of the Novato Quarry terrane. Because of the subduction relationship, the contact between the two Mesozoic complexes

is everywhere faulted (Bailey, Irwin, and Jones, 1964), and the Franciscan complex presumably underlies the entire county.

The faults of Alameda County are characterized by both strike-slip and dip-slip components of displacement. There are four major fault systems that display large right-lateral offsets, the Hayward, the Stonybrook-Palomares-Miller Creek-Moraga, the Calaveras, and the Greenville. These fault systems trend roughly N30W. Most of these fault systems include many fault strands in a broad (as much as 10 km wide) zone. Offset is distributed on the various faults in the zones, and the locus of fault movement associated with a fault zone has changed through geologic time (see Graymer, Jones, and Brabb, 1995, for a description of the Hayward fault zone, Montgomery and Jones, 1992, for a description of part of the Calaveras fault zone). All of the fault systems have strands which have been active during Quaternary time and some, such as the Hayward, Calaveras, and Greenville, have generated historic earthquakes or display active creep (*Lienkaemper, 1992, Radbruch-Hall, 1974, Herd, 1977a, 1977b and 1978, Cockerham and others, 1980*). As much as 170 km of right slip has been taken up by the Hayward, Stonybrook-Palomares-Miller Creek-Moraga, and Calaveras fault systems since 8 Ma (McLaughlin and others, 1996). Of this, about 43 km was probably taken up by the Hayward fault system (Fox and others, 1985). These fault systems also form most of the boundaries of the assemblages. The juxtaposition of rocks with different stratigraphic histories across these faults lends support to the idea of large offsets. (Graymer, R.W., D.L. Jones, and E.E. Brabb *Preliminary geologic map emphasizing bedrock formations in Alameda County, California: A digital database*, U.S. Geological Survey Open-File).

### 5.3.2 Site Geology

The elevation of the subject site was approximately 20-feet above mean sea level (*Oakland East 7.5-Minute Quadrangle Map, USGS, dated 1993*). Subsurface soil descriptions were not available.

### 5.3.3 Hydrogeology

According to groundwater tables provided by Gregg's Drilling online database, the depth to groundwater in the vicinity of the subject property is approximately less than 12-feet below ground surface (bgs). This measurement was collected from a well, located approximately 0.5-mile northwest of the subject property on January 20, 1999.



Based upon the local topography, groundwater flow direction in the area is estimated to be west/southwest. According to a representative of the East Bay Municipal Utility District, the source of drinking water for the vicinity of the subject property is piped in from the Mokelumne River in the Sierras Mountain Range.

#### 5.4 Historical Use Information on the Property and Adjoining Properties

##### 5.4.1 Oil and Gas Map

Examination of the State of California Department of Conservation's Division of Oil, Gas, and Geothermal Resources Regional Wildcat map (Wildcat map) was conducted in order to examine the subject site's potential of being environmentally impacted by previous activities. Based on well records, no current or historic oil wells were located within 1/4-mile of the subject property (Map W3-10 2006).

##### 5.4.2 Historical Topographic Maps

A United States Geological Survey (USGS) *Oakland East* 7.5-Minute Quadrangle topographic map (1993) was reviewed for this ESA. The USGS map showed the elevation (approximately 20-feet above mean sea level) and local topography for the subject site.

##### 5.4.3 Sanborn Fire Insurance Map Research

AAI reviewed digital Sanborn Fire Insurance Maps (Sanborn Maps) for the City of Oakland provided by the Los Angeles Public Library and the City of Oakland Cultural Heritage Survey. Sanborn Map coverage was available for the subject property for the years 1925, 1935, 1947, 1951, and 1952. The following table summarizes the Sanborn Maps results:

	<b>Map Reference</b>	<b>Observations</b>
1.	Sanborn Map -1925 Source: Los Angeles Public Library	The subject property was not shown on this map.
2.	Sanborn Map – 1935 Source: City of Oakland Cultural Heritage Survey	The subject site is depicted with a service station under 6415 East 14 <sup>th</sup> Street. A canopy is shown on the northeast portion of the subject property. An additional address, 1398 64 <sup>th</sup> Avenue, is listed for the subject property as well.
3.	Sanborn Map – 1947	The subject site is depicted with a

	<b>Map Reference</b>	<b>Observations</b>
	Source: Los Angeles Public Library	structure under 6415 East 14 <sup>th</sup> Street. The words gas & oil are listed with the subject property. 1398 64 <sup>th</sup> Avenue is listed for the subject property.
4.	Sanborn Map – 1951 Source: City of Oakland Cultural Heritage Survey	The subject site is depicted with a structure under 6415 East 14 <sup>th</sup> Street. The words gas & oil are listed with the subject property. 1398 64 <sup>th</sup> Avenue is listed for the subject property.
5.	Sanborn Map – 1952 Source: Los Angeles Public Library	The subject site is depicted with a structure under 6415 East 14 <sup>th</sup> Street. The words gas & oil are listed with the subject property. 1398 64 <sup>th</sup> Avenue is listed for the subject property.

#### 5.4.4 City Directories Research

City Directories for the subject property were not reviewed during the course of this assessment.

#### 5.4.5 Aerial Photograph Research

Available aerial photographs for the subject property and vicinity were obtained from Terraserver and NETROnline. Aerial photographs available for review included the years 1968, 1993 and 2000. The following table summarizes the observations from these photographs:

	<b>Photograph Reference</b>	<b>Observations</b>
1.	NETROnline 1968 Scale: Unavailable	The subject property appears to be developed with a possible rectangular gasoline service station building on the center of the subject property and a fueling canopy on the northeastern portion of the subject property. A white rectangle area is show on the northwestern portion of the subject property. Due to the poor quality of the aerial photograph, the use of

	Photograph Reference	Observations
		that portion of the subject property can not be determined. The neighboring property to the northeast appears developed with an asphalt-covered parking area. The adjacent property to the southeast appears developed with a commercial building. The adjacent property to the southwest appears developed with a residential building. The neighboring property to the northwest appears developed with an asphalt-covered parking area.
2.	USGS July 10, 1993 Scale: 1-inch = 576-meters	No apparent changes were observed from the 1968 aerial photograph with the exception that the subject property appears developed with the current commercial building. In addition, the neighboring property to the northeast appears developed with a commercial building and associated parking lot.
3.	Airphoto USA Archives June 1, 2000 Scale: 1-inch = 576-meters	No apparent changes were observed from the 1993 aerial photograph.

#### 5.4.6 Building Records Research

AAI researched the City of Oakland Building Department (Building Department) to obtain historical information for the subject property. According to the database, available records for the subject property addresses, 6415 International Boulevard and 6415 East 14<sup>th</sup> Street, are summarized below:

Date	Document Type	Owner	Use	For
4-19-1962	Electrical	Richfield Oil Company	Not provided	Electrical for Sign

Date	Document Type	Owner	Use	For
3-18-1963	Building Permit	Richfield Oil Company	Service Station	Remodeling Service station- evidence of a lube room present
09-10-1963	Building Permit	Richfield Oil Company	Service Station	Building addition for canopy on rear of building
9-24-1975	Alteration	Mr. Fabian Labat, M.D.	Retail-sale liquor store/ unoccupied prior to 1975	Replace large roll down doors on rear of building, close bathroom doors, make concrete floor uniform, removed overhang.
7-26-2004	Building Permit	Ms. Tracy Campbell and Ms. Jaleesa Hazzard	Not listed	To install anchor

### 5.5 Previous Environmental Reports

No previous environmental reports for the subject property were made available to AAI.

## 6 SITE RECONNAISSANCE

### 6.1 Methodology and Limiting Conditions

AAI's work was performed consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing in the same locality under similar conditions. Information provided to AAI by client representatives and site contacts has been accepted in good faith and is assumed to be accurate. AAI's findings are based on observations and data collected at one point in time. Assessment results are based upon conditions and operations at the time of the site visit. A change in any of these factors may alter the findings and conclusions expressed by AAI.

It should be understood that a site walkthrough, by nature, is limited in its ability to fully assess potential environmental liabilities associated with any real estate transaction. Further investigation would be required to identify potential

environmental liabilities, which may be present at the site, but were beyond the scope of this Phase I Environmental Assessment. State and federal laws and regulations referenced in this report are provided for information purpose and should not be construed as legal opinion or recommendation. Use and distribution of this document is limited to AAI's client and those parties identified for distribution by the client.

## **6.2 General Site Setting**

AAI's representative, Ms. Karen Gref, visited the subject site on April 30, 2007. The site walkthrough was conducted with Mr. Francisco Mitchel, employee of the current occupant, as a guide. The subject property consisted of one two-story commercial building, two storage containers and associated-paved parking area. The total area of the subject property building was approximately 1500- to 1800-square feet (SF). The total area of the subject property was approximately 10,400-SF.

At the time of AAI's site visit, Plucky's Liquors occupied the subject site. The subject property building was comprised of a counter area, a restroom, and several storage areas. Exterior areas of the subject property were asphalt and concrete-covered. A fence enclosed the subject property building. A dumpster was located on the northern portion of the subject property. Two concrete blocks were located on the southeastern portion of the subject property. Evidence of a former pump island and canopy were observed on the northeastern portion of the subject property.

No chemical or waste storage containers were observed at the subject property at the time of the site visit.

The site walkthrough included a walk across the subject property. No buried drums, clarifiers or boilers were observed at the subject property. AAI observed one floor drain inside the restroom of the subject property building at the time of the site visit. No evidence of staining was observed in relation to the floor drain at the time of AAI's site visit. The floor drain is discussed further under Section 6.3.2 - Wastewater Discharges.

No evidence of current or former aboveground storage tanks (ASTs) was observed at the subject property. According to Mr. Fabian Labat, a representative for the former subject property owner, one or two USTs were previously located on the northeastern portion of the subject property, adjacent to the pump island. Mr. Labat stated that the USTs were removed prior to 1976. The former USTs are discussed further below, under Section 6.3.8 – Above- and Underground Storage Tanks.

*Appendix A - Site Vicinity Map*  
*Appendix B - Site Plan*  
*Appendix C - Site Photographs*

The topography of the subject property was relatively flat. The elevation of the surrounding properties appeared similar to that of the subject property.

### **6.3 Site Walkthrough**

#### **6.3.1 Hazardous Materials and Waste Management**

No chemical or waste storage was noted at the subject property. No evidence of leaks or staining was observed at the subject property at the time of the site visit.

#### **6.3.2 Wastewater Discharges**

AAI observed one floor drain inside the restroom of the subject property building at the time of the site visit. No evidence of staining was observed in relation to the floor drain at the time of AAI's site visit.

#### **6.3.3 Air Emissions**

No air emissions were noted for the subject property.

#### **6.3.4 Polychlorinated Biphenyls (PCBs)**

No potential PCB-containing devices were noted for the subject property.

#### **6.3.5 Pesticides**

No pesticides were observed being stored or used at the subject property.

#### **6.3.6 Dry Cleaners**

No current or previous dry cleaning plant activity was noted for the subject property or neighboring properties.

#### **6.3.7 Landfills**

No landfill was observed or noted in the records at or adjacent to the subject property.

### 6.3.8 Above- and Underground Storage Tanks

According to Mr. Fabian Labat, a representative of the former subject property owner, one or two USTs were previously located on the northeastern portion of the subject property, adjacent to the pump island. Mr. Labat stated that the USTs were removed prior to 1976. During AAI's investigation, no soil sampling data or removal/closure records were found in relation to the former USTs. The USTs were likely located on the subject property between 1935 and 1976, during the timeframe that the gasoline station was in operation. Based on the lack of records regarding the former UST/s, these were considered to be a REC for the subject property.

No evidence of current or former ASTs was observed at the subject property.

### 6.3.9 Clarifiers or Sumps

No clarifiers or active sumps were noted for the subject property.

## 7 INTERVIEWS

### 7.1 **Interview with Owner**

AAI interviewed the Owner of the subject property, Ms. Jaleesa Hazzard. Based on an interview, by the attached questionnaire, Ms. Hazzard indicated that the subject property was a former gasoline station but has no direct knowledge of the gasoline station. According to Ms. Hazzard, the building currently on the subject property was built before 1970.

### 7.2 **Interview with Site Manager**

No additional Site Manager was available for interview regarding the subject property.

### 7.3 **Interview with Occupants**

No additional Occupant was available for interview regarding the subject property.

#### **7.4 Interviews with Local Governmental Officials**

A regulatory agency record search was conducted with the Alameda County Environmental Health – Hazardous Materials Department, the San Francisco Regional Water Quality Control Board, the Bay Area Air Quality Management District, the City of Oakland Fire Department- Haz-mat Unit and the City of Oakland Community Economic Development. The agency searches are discussed further under Section 5.2 - Regulatory Agency Record Sources.

#### **7.5 Interviews with Others**

Based on a phone interview conducted with Mr. Fabian Labat, a representative of the previous subject property owner, one or two USTs were previously located on the northeastern portion of the subject property, adjacent to the pump island. In addition, Mr. Labat stated that the former gasoline station was an Arco Station with one pump island and a convenience store.



## **8 CONCLUSIONS**

AAI has performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E 1527-05 for the gasoline service station and auto repair shop, located at 4503 75<sup>th</sup> Street in Pleasant Prairie, Wisconsin 53142. Any exceptions to, or deletions from, this practice are described in Section 10 of this report. Based on the results of our review of an environmental and regulatory database search, review of regulatory agency records, and site reconnaissance, our findings and conclusions of this assessment are as follows:

- According to Mr. Fabian Labat, a representative of the former subject property owner, one or two USTs were previously located on the northeastern portion of the subject property, adjacent to the pump island. Mr. Labat stated that the USTs were removed prior to 1976. During AAI's investigation, no soil sampling data or removal/closure records were found in relation to the former USTs. The USTs were likely located on the subject property between 1935 and 1976, during the timeframe that the gasoline station was in operation. Based on the lack of records regarding the former UST/s, these were considered to be a REC for the subject property.
- According to the FirstSearch report, the Transol Lancoste Site, located across International Boulevard to the northeast of the subject property, was listed on the Leaking Underground Storage Tank (LUST) and State Spills Site databases subsequent to a release, which occurred on March 8, 2001. This LUST case is currently being confirmed. Based on the open regulatory status, and close proximity to the subject property, this site was considered to be a potential REC for the subject property.
- No conclusions are made regarding asbestos-containing materials, radon, mold, or lead-based paint since these issues are not part of the ASTM standard.

## **9     RECOMMENDATIONS**

Based on these findings, AAI recommends that a Limited Phase II Environmental Site Assessment be conducted at the subject property. The Limited Phase II Environmental Site Assessment should include a geophysical survey to assess the potential presence of USTs and associated structures at the subject property. In addition, based on the results of the geophysical survey, soil and groundwater samples should be collected and analyzed for the constituents of concern.

## **10    DEVIATIONS**

This report adhered to ASTM Standard E-1527-05 and did not deviate from the standard.

The scope of this investigation was intended to provide selected environmental information in accordance with a scope of work contracted for by the Client/Owner.

The scope of work was not intended to be comprehensive, identify all potential concerns, or eliminate the possibility of the site having some degree of environmental problem. No degree of assessment can ascertain that a site is completely free of hazardous substances: some regulatory and other pertinent data may be lacking which is critical in completing a full environmental profile of the Property. The report was compiled based partially on information from outside sources and other information, which is in the public domain. AAI makes no warranty as to the accuracy of the statements made by others which are contained in this report, nor are any other warranties or guarantees, expressed or implied, included or intended in the report with respect to information supplied by outside sources or conclusions or recommendations substantially based on information supplied by outside sources.

AAI's investigation, within the framework of the contractual scope of work, was performed using the degree of care and skill ordinarily exercised, under similar circumstances by reputable environmental specialists in this or similar localities. The report represents AAI's best professional judgment. Since the facts forming the basis for the report are subject to professional interpretation, differing conclusions could be reached. None of the work performed hereunder shall constitute or be represented as a legal opinion of any kind or nature.

Samples taken and used for testing and observations made are believed representative of the entire project; however, soil and geologic conditions as well as groundwater conditions can vary between borings, test pits, and surface outcrops.

This report is issued with the understanding that it is the responsibility of the owner, or his representative, to ensure proper/legal disclosures to public, private and regulatory entities. The interpretations and recommendations of this report are based on the data collected and AAI's present working knowledge of environmental site assessments. As such, this report is valid as of the date shown and AAI cannot be responsible for subsequent changes in physical/chemical/environmental conditions and/or legislation over which AAI has no control.

## 11 **ADDITIONAL SERVICES**

AAI was not contracted to make conclusions in regard to archaeological, cultural, asbestos, radon, wetland delineation, floodplain analysis, mold or lead-based paint. These issues are not part of the ASTM standard and were not included in the contracted scope of work.

## 12 **REFERENCES**

American Society of Testing & Materials Standard E-1527-05, Environmental Site Assessments: Phase I Environmental Site Assessment Process (November 18, 2005).

Environmental FirstSearch Network, Environmental FirstSearch Report, BERMUDEZ\_po1- 6415 International Boulevard, Oakland, CA 94621 (April 23, 2007).

Graymer, R.W., D. L. Jones and E.E. Brabb, *Preliminary geologic map emphasizing bedrock formations in Alameda County, California: A digital database*, U.S. Geological Survey Open-File Report 96-25

United States Geological Survey, Oakland East 7.5-Minute Quadrangle Map (1993).

**13 CERTIFICATION**

Report by:



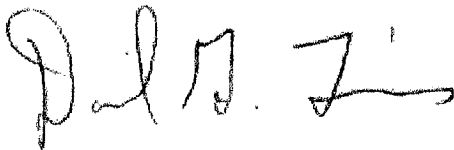
Karen Gref  
B.S. Earth System Science and Policy, 2005  
B.A. Mathematics, 2005

Reviewed by:



Wendy R. Moore  
B.S. Earth Sciences, 1999  
Registered Environmental Assessor #08254  
Certified Environmental Manager #9951  
EPA-AAI Compliant Environmental Professional

Supervised, Reviewed and Approved by:



Daniel G. Tims  
B.S. Geology, 1983  
State of Tennessee Professional Geologist #5324  
Certified Environmental Manager #12596  
EPA-AAI Compliant Environmental Professional

**14 QUALIFICATIONS**

We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental professional as defined in §312.10 of 40 CFR 312.

We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

*Appendix F – Statement of Qualifications*



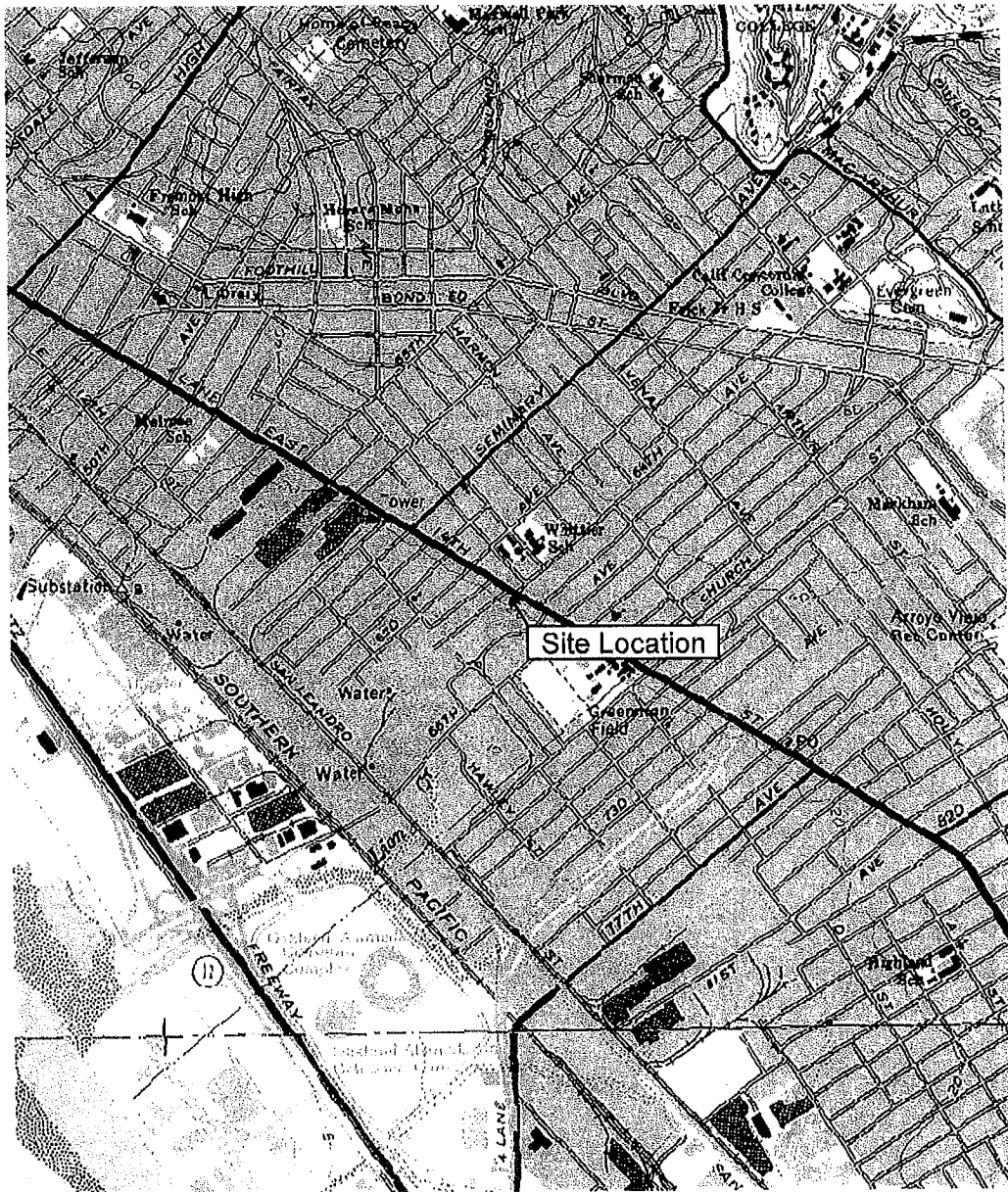
## APPENDIX A

### SITE VICINITY MAP

10401 Wilshire Boulevard, Suite 508  
Los Angeles, CA 90024  
[www.aaienvcorp.com](http://www.aaienvcorp.com)

Phone: 866-566-1252  
Fax: 866-255-1622  
[info@aaienvcorp.com](mailto:info@aaienvcorp.com)





LEGEND

SITE ADDRESS	FIGURE	BY
<p>Former Gasoline Station            Plucky's Liquor Store            6415 International Boulevard            Oakland, California</p>	<p>Site Vicinity Map</p>	<p><b>AAI ENVIRONMENTAL CORPORATION</b>            10401 Wilshire Blvd., #508            Los Angeles, CA 90024</p>

Drawing by KG  
 May 2007



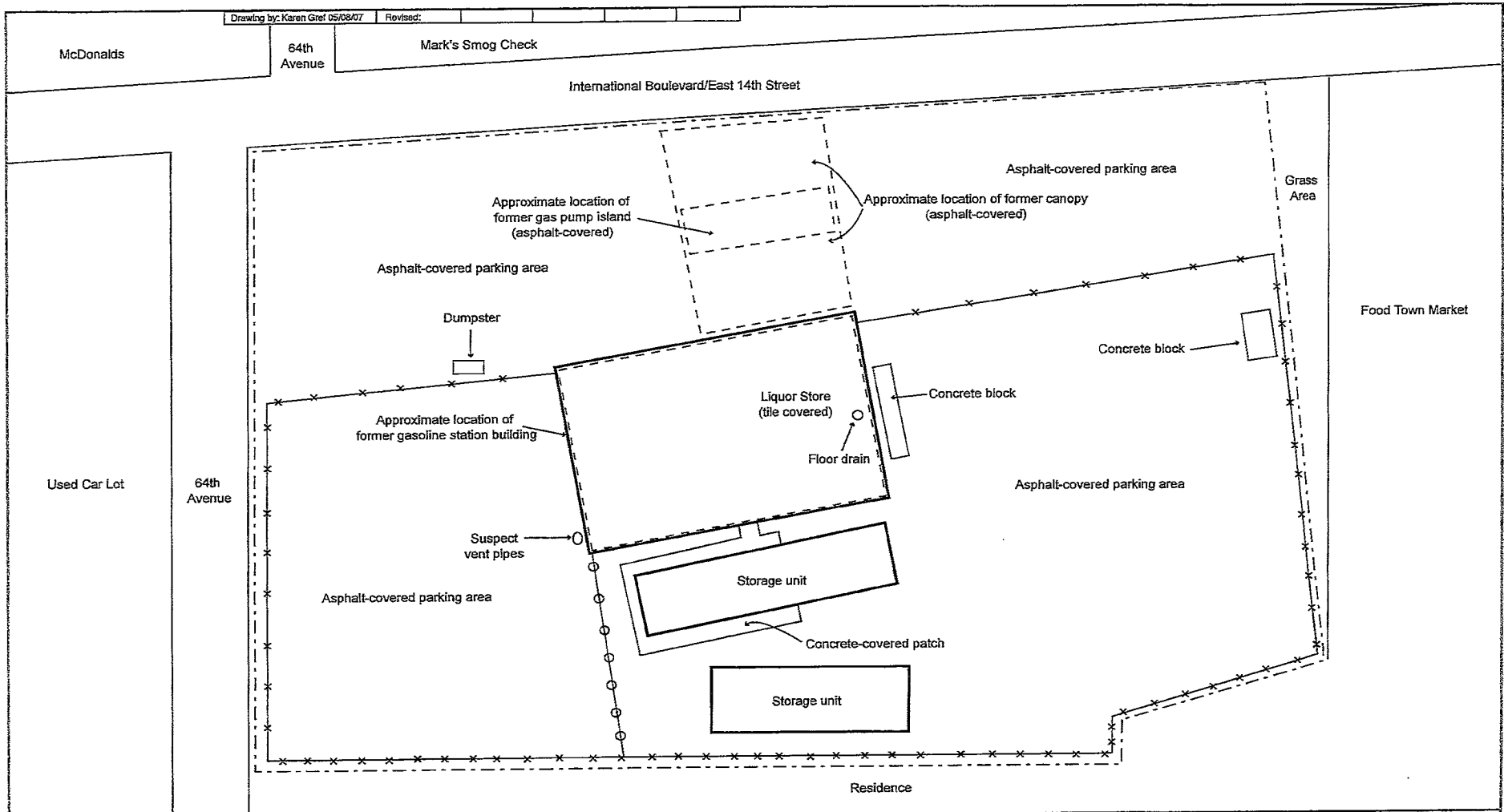
## APPENDIX B

### SITE PLAN

10401 Wilshire Boulevard, Suite 508  
Los Angeles, CA 90024  
[www.aaienvcorp.com](http://www.aaienvcorp.com)

Phone: 866-566-1252  
Fax: 866-255-1622  
[info@aaienvcorp.com](mailto:info@aaienvcorp.com)

Drawing by: Karen Gref 05/08/07 Revised:



LEGEND	
SUBJECT PROPERTY BOUNDARY - - - - -	CHAIN-LINK FENCE -x-x-
SUBJECT PROPERTY BUILDING BOUNDARY _____	GATE ○
APPROXIMATE FORMER GASOLINE STATION BOUNDARY (1935, 1947 and 1952 SANBORN MAP) - - - - -	

NOTE: PLAN NOT TO SCALE

**SITE ADDRESS**  
 Former Gasoline Station  
 Plucky's Liquor Store  
 6415 International Boulevard  
 Oakland, California

**FIGURE**  
 Site Plan

**AAI ENVIRONMENTAL CORPORATION**  
 10401 Wilshire Blvd., #508  
 Los Angeles, CA 90024



## **APPENDIX C**

### SITE PHOTOGRAPHS

10401 Wilshire Boulevard, Suite 508  
Los Angeles, CA 90024  
[www.aalenvcorp.com](http://www.aalenvcorp.com)

Phone: 866-566-1252  
Fax: 866-255-1622  
[info@aalenvcorp.com](mailto:info@aalenvcorp.com)



Photo 1 - View looking south at the subject property.



Photo 2 - View looking at the neighboring commercial property to the northeast of the subject property, across International Boulevard.

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Corporation**  
10401 Wilshire Boulevard #508  
Los Angeles, California 90024



Photo 3 - View looking at the adjacent commercial property to the southeast of the subject property.

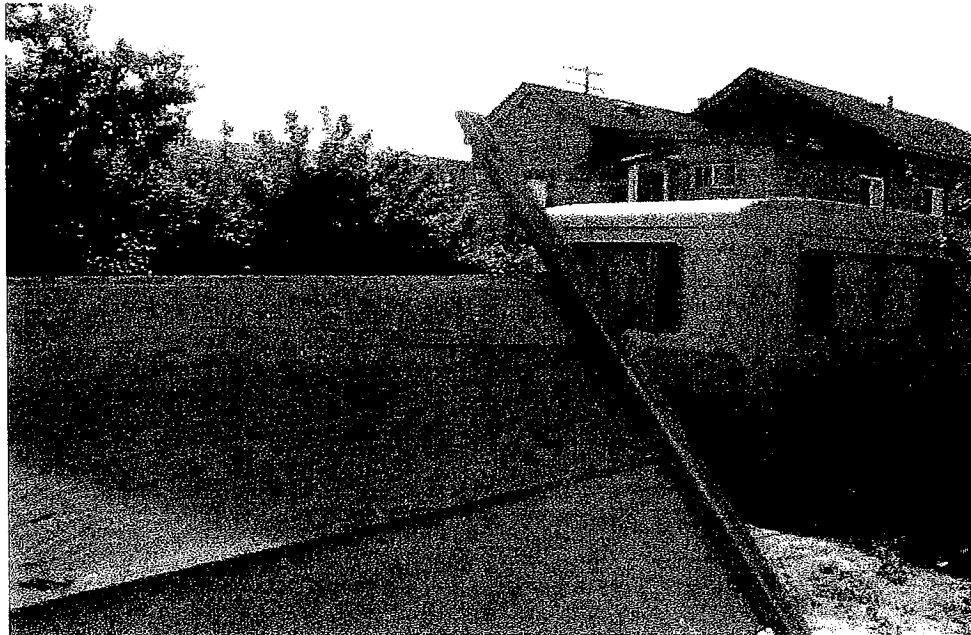


Photo 4 - View looking at the adjacent residential property to the southwest of the subject property.

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Corporation**  
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Los Angeles, California 90024



Photo 5 - View looking at the neighboring used car lot to the northwest of the subject property, across 64th Avenue



Photo 6 - View looking at the suspect vent pipes to the west of the main subject property building

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Corporation**  
10401 Wilshire Boulevard #508  
Los Angeles, California 90024



Photo 7 - View looking at a floor drain in the interior of the subject property building.



Photo 8 - View looking at the approximate location of the former canopy and suspect former underground storage tank (UST) locations on the northeastern portion of the subject property.

**AAI Environmental  
Corporation**  
10401 Wilshire Boulevard #508  
Los Angeles, California 90024



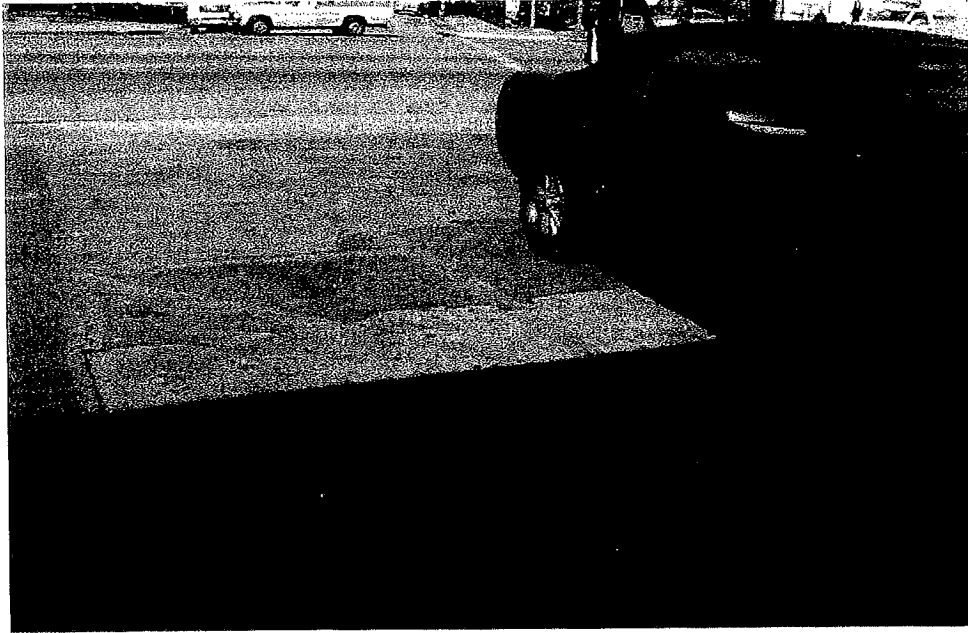


Photo 9 - View looking at the approximate location of the former canopy located on the northeastern portion of the subject property.

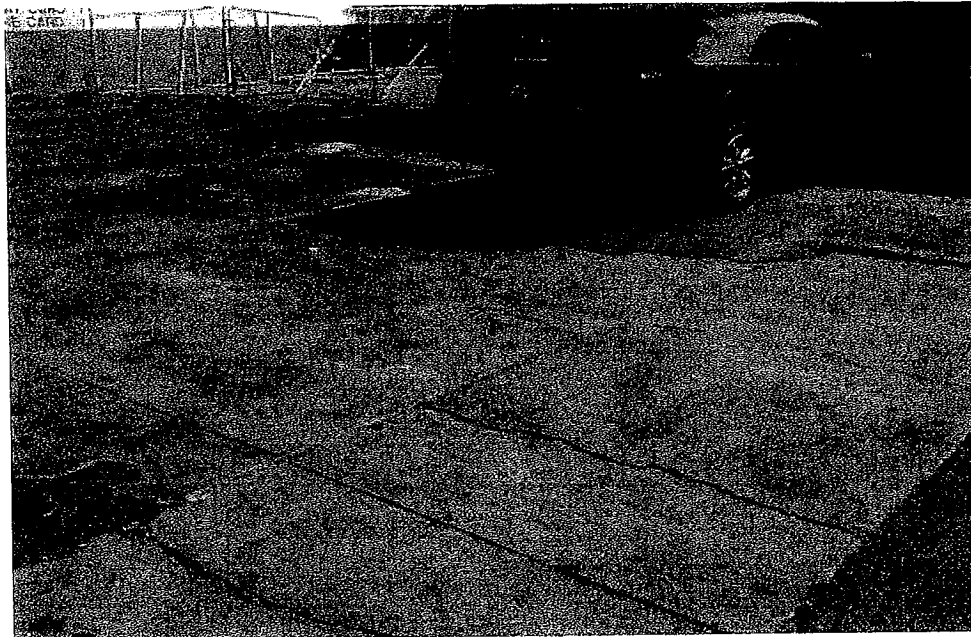


Photo 10 - View looking at the approximate location of the former canopy and suspect former underground storage tank (UST) locations on the northeastern portion of the subject property.

**AAI Environmental  
Corporation**  
10401 Wilshire Boulevard #508  
Los Angeles, California 90024

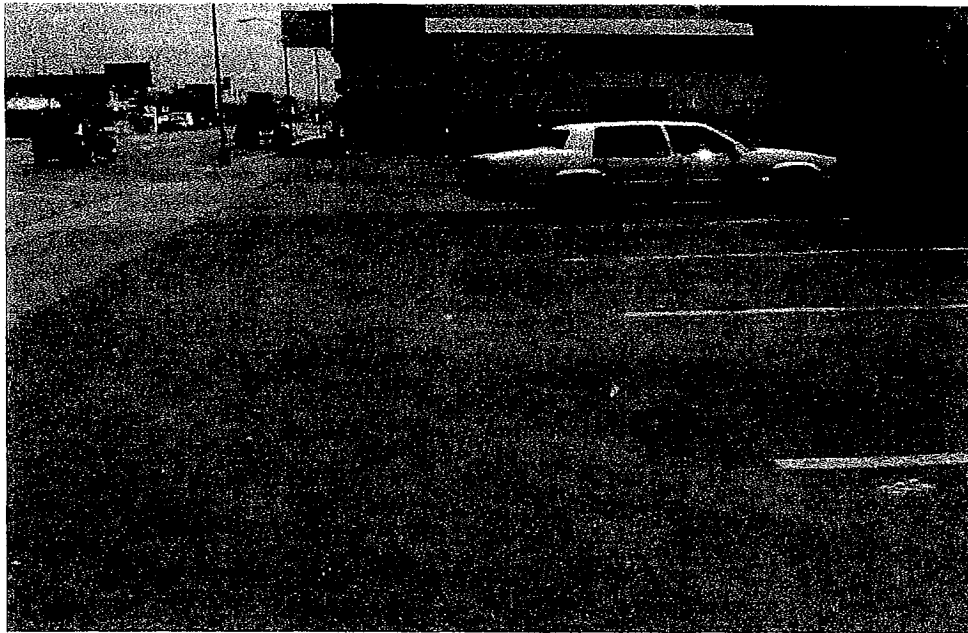


Photo 11 - View looking at the approximate location of the former canopy and suspect former underground storage tank (UST) locations on the northeastern portion of the subject property.

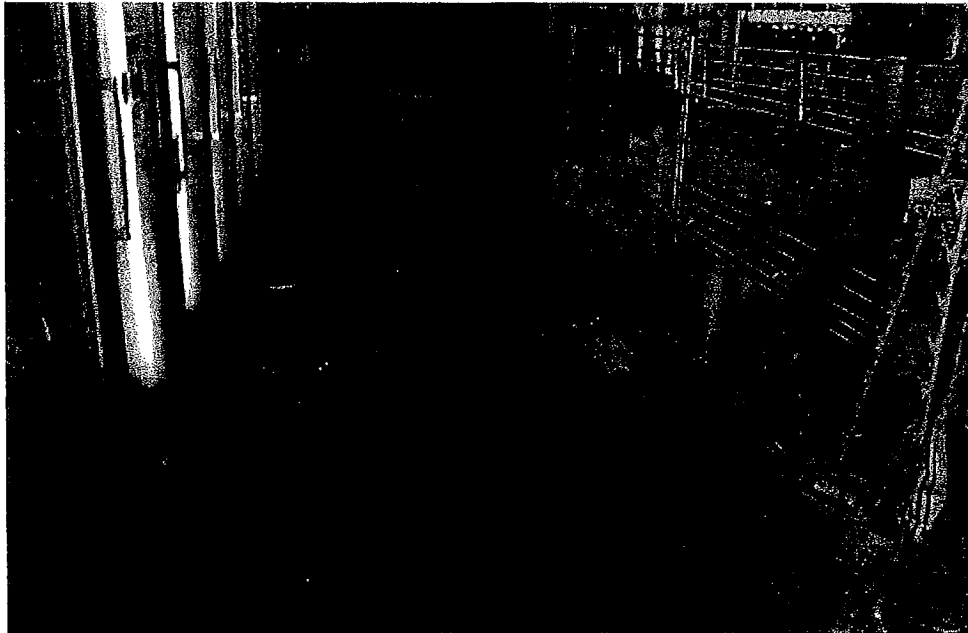


Photo 12 - View looking at the interior of the subject property building at the approximate location of the former lube room.

**AAI Environmental  
Corporation**  
10401 Wilshire Boulevard #508  
Los Angeles, California 90024



Photo 13 - View looking at a concrete block located on the southeastern portion of the subject property.

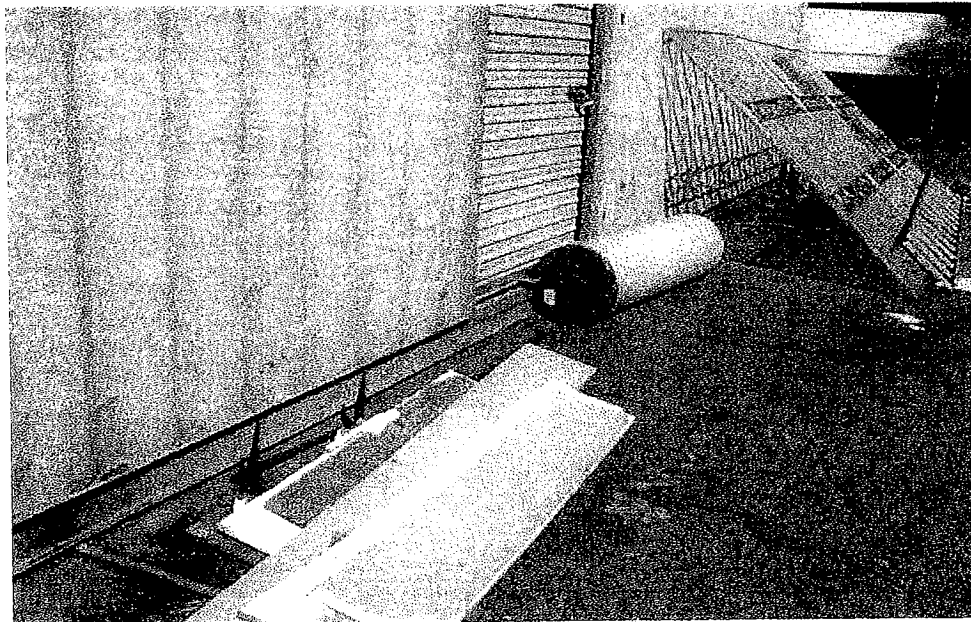


Photo 14 - View looking at one of the storage containers on the southwestern portion of the subject property.

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Corporation**  
10401 Wilshire Boulevard #508  
Los Angeles, California 90024

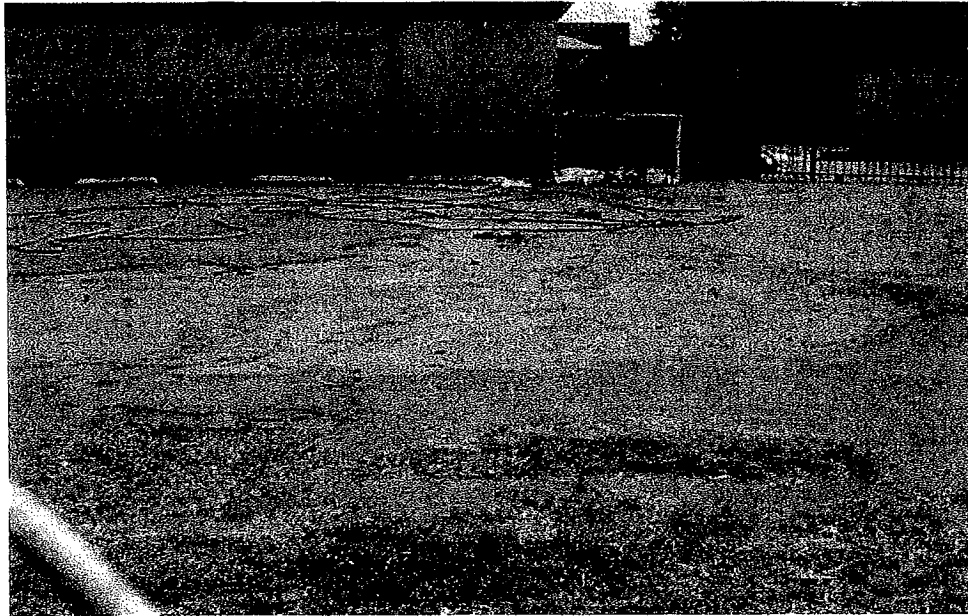


Photo 15 - View looking at the asphalt-covered area on the northwestern portion of the subject property.



Photo 16 - View looking at the dumpster located on the northern portion of the subject property.

**AAI Environmental  
Corporation**  
10401 Wilshire Boulevard #508  
Los Angeles, California 90024



## **APPENDIX D**

### REGULATORY DATABASE

10401 Wilshire Boulevard, Suite 508  
Los Angeles, CA 90024  
[www.aaienvcorp.com](http://www.aaienvcorp.com)

Phone: 866-566-1252  
Fax: 866-255-1622  
[info@aaienvcorp.com](mailto:info@aaienvcorp.com)

*TRACK ► INFO SERVICES, LLC*

## **Environmental FirstSearch™ Report**

Target Property:

**6415 INTERNATIONAL BLVD**

**OAKLAND CA 94621**

Job Number: BERMUDEZ

**PREPARED FOR:**

AAI Environmental

10401 Wilshire Blvd., # 508

Los Angeles, CA 90024

04-25-07



*Tel: (866) 664-9981*

*Fax: (818) 249-4227*

**Environmental FirstSearch  
Search Summary Report**

**Target Site: 6415 INTERNATIONAL BLVD  
OAKLAND CA 94621**

**FirstSearch Summary**

Database	Sel	Updated	Radius	Site	1/8	1/4	1/2	1/2>	ZIP	TOTALS
NPL	Y	01-10-07	1.00	0	0	0	0	0	0	0
NPL Delisted	Y	01-10-07	0.50	0	0	0	0	-	0	0
CERCLIS	Y	03-08-07	0.50	0	0	0	0	-	0	0
NFRAP	Y	03-08-07	0.50	0	0	0	0	-	1	1
RCRA COR ACT	Y	06-06-06	1.00	0	0	0	0	2	0	2
RCRA TSD	Y	06-06-06	0.50	0	0	0	0	-	0	0
RCRA GEN	Y	06-06-06	0.25	0	0	3	-	-	0	3
RCRA NLR	Y	06-06-06	0.12	0	0	-	-	-	0	0
Federal IC / EC	Y	01-24-07	0.50	0	0	0	2	-	0	2
ERNS	Y	12-31-06	0.12	0	0	-	-	-	0	0
Tribal Lands	Y	12-01-05	1.00	0	0	0	0	0	0	0
State/Tribal Sites	Y	08-15-06	1.00	0	0	0	2	11	1	14
State Spills 90	Y	01-03-07	0.12	0	1	-	-	-	1	2
State/Tribal SWL	Y	01-10-07	0.50	0	0	1	2	-	0	3
State/Tribal LUST	Y	01-08-07	0.50	0	1	2	12	-	1	16
State/Tribal UST/AST	Y	01-03-07	0.25	0	1	4	-	-	0	5
State/Tribal EC	Y	NA	0.50	0	0	0	0	-	0	0
State/Tribal IC	Y	03-27-06	0.25	0	0	0	-	-	0	0
State/Tribal VCP	Y	08-15-06	0.50	0	0	0	0	-	0	0
State/Tribal Brownfields	Y	03-27-06	0.50	0	0	0	0	-	0	0
State Permits	Y	09-26-06	0.25	0	0	0	-	-	0	0
State Other	Y	08-15-06	0.25	0	0	0	-	-	0	0
- TOTALS -				0	3	10	18	13	4	48

**Notice of Disclaimer**

Due to the limitations, constraints, inaccuracies and incompleteness of government information and computer mapping data currently available to TRACK Info Services, certain conventions have been utilized in preparing the locations of all federal, state and local agency sites residing in TRACK Info Services's databases. All EPA NPL and state landfill sites are depicted by a rectangle approximating their location and size. The boundaries of the rectangles represent the eastern and western most longitudes; the northern and southern most latitudes. As such, the mapped areas may exceed the actual areas and do not represent the actual boundaries of these properties. All other sites are depicted by a point representing their approximate address location and make no attempt to represent the actual areas of the associated property. Actual boundaries and locations of individual properties can be found in the files residing at the agency responsible for such information.

**Waiver of Liability**

Although TRACK Info Services uses its best efforts to research the actual location of each site, TRACK Info Services does not and can not warrant the accuracy of these sites with regard to exact location and size. All authorized users of TRACK Info Services's services proceeding are signifying an understanding of TRACK Info Services's searching and mapping conventions, and agree to waive any and all liability claims associated with search and map results showing incomplete and or inaccurate site locations.

**Environmental FirstSearch  
Site Information Report**

**Request Date:** 04-25-07  
**Requestor Name:** KRISTEN  
**Standard:** AAI

**Search Type:** COORD  
**Job Number:** BERMUDEZ  
**Filtered Report**

**Target Site:** 6415 INTERNATIONAL BLVD  
OAKLAND CA 94621

*Demographics*

<b>Sites:</b> 48	<b>Non-Geocoded:</b> 4	<b>Population:</b> NA
<b>Radon:</b> NA		

*Site Location*

	<u>Degrees (Decimal)</u>	<u>Degrees (Min/Sec)</u>	<u>UTMs</u>
<b>Longitude:</b>	-122.195893	-122:11:45	<b>Easting:</b> 570827.456
<b>Latitude:</b>	37.762932	37:45:47	<b>Northing:</b> 4179611.637
			<b>Zone:</b> 10

*Comment*

<b>Comment:</b>
-----------------

*Additional Requests/Services*

<b>Adjacent ZIP Codes:</b> 1 Mile(s)					<b>Services:</b>		
<b>ZIP Code</b>	<b>City Name</b>	<b>ST</b>	<b>Dist/Dir</b>	<b>Sel</b>	<b>Requested?</b>	<b>Date</b>	
94601	OAKLAND	CA	0.50 NW	Y	Sanborns	No	
94605	OAKLAND	CA	0.35 NE	Y	Aerial Photographs	No	
94619	OAKLAND	CA	0.74 NE	Y	Historical Topos	No	
					City Directories	No	
					Title Search/Env Liens	No	
					Municipal Reports	No	
					Online Topos	Yes	04-25-07



## Environmental FirstSearch Sites Summary Report

**Target Property:** 6415 INTERNATIONAL BLVD  
OAKLAND CA 94621

**JOB:** BERMUDEZ

**TOTAL:** 48      **GEOCODED:** 44      **NON GEOCODED:** 4      **SELECTED:** 0

Page No.	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID
1	LUST	TRANSOL LANCASTE SITE SLT2O05460/LEAK BEING CONFIRMED	1600 64TH ST EMERYVILLE CA	0.06 NE	1
2	SPILLS	TRANSOL LANCASTE SITE G_SLT2O05460	1600 64TH ST EMERYVILLE CA	0.06 NE	1
3	UST	JIMMY S STATION TISID-STATE11959/ACTIVE	6210 14TH EAST OAKLAND CA 94621	0.08 NW	2
4	LUST	EXXON 7-0236 T0600100551/CASE CLOSED	6600 INTERNATIONAL OAKLAND CA 94621	0.13 SE	3
5	RCRAGN	HAVENS COURT MIDDLE SCHOOL CAR000095372/SGN	1390 66TH AVE OAKLAND CA 94621	0.16 SE	4
6	UST	EXXON 70236 TISID-STATE684/INACTIVE	6630 14TH OAKLAND CA 94612	0.17 SE	5
7	LUST	CHEVRON 21-0208 T06019785278/CASE CLOSED	6006 INTERNATIONAL OAKLAND CA 94601	0.19 NW	6
8	RCRAGN	CHEVRON 210208 CAC002368935/LGN	6006 INTERNATIONAL BLVD OAKLAND CA 94602	0.19 NW	7
9	RCRAGN	RUBE and DAN S BODY SHOP, INC CAD981388580/SGN	6017 E 14TH ST OAKLAND CA 94621	0.19 NW	8
10	UST	OLIVER RUBBER COMPANY, PLANT 1 TISID-STATE11989/ACTIVE	1200 65TH OAKLAND CA 94608	0.21 SW	9
11	SWL	PACIFIC COAST RETREADERS (OAKLAND) SWIS01-TI-0045/ACTIVE	1260 57TH AVENUE OAKLAND CA 94621	0.22 NW	10
13	UST	EXXON STATION OAKLAND1011	6030 E. 14TH ST. OAKLAND CA 94621	0.23 NW	11
13	UST	AA JOHNSON and SON, INC. TISID-STATE12001/ACTIVE	1164 66TH OAKLAND CA 94608	0.23 SW	12
14	LUST	ACTS FULL GOSPEL CHURCH T0600102032/CASE CLOSED	1034 66TH OAKLAND CA 94621	0.27 SW	13
15	LUST	GRIMIT AUTO REPAIR and SERVICE T0600100667/REMEDIAL ACTION	1970 SEMINARY OAKLAND CA 94621	0.32 NE	14
16	LUST	CITY OF OAKLAND FIRE STATION 29 T0600100580/CASE CLOSED	1016 66TH OAKLAND CA 94621	0.32 SW	15
17	LUST	PACIFIC ELECTRIC MOTOR T0600101950/POLLUTION CHARACTERI	1009 66TH OAKLAND CA 94621	0.33 SW	16
18	STATE	ASPIRE SCHOOL SITE/66TH AVENUE CHR CAL01390008/VOLUNTARY CLEANUP PR	1009 66TH AVENUE OAKLAND CA 94610	0.34 SW	17
20	LUST	ALL METAL FABRICATION T0600100602/CASE CLOSED	5725 INTERNATIONAL OAKLAND CA 94621	0.35 NW	18
21	SWL	TIRE RESOURCE INDUSTRIES SWIS01-TI-0016/CLOSED	6425 SAN LEANDRO STREET OAKLAND CA 94621	0.37 SW	19
22	STATE	MARY SIMS PROPERTY CAL01750015/PROPERTY/SITE REFERR	1091 71ST AVENUE OAKLAND CA 94621	0.41 SE	20

**Environmental FirstSearch  
Sites Summary Report**

**Target Property:** 6415 INTERNATIONAL BLVD  
OAKLAND CA 94621

**JOB:** BERMUDEZ

**TOTAL:** 48      **GEOCODED:** 44      **NON GEOCODED:** 4      **SELECTED:** 0

Page No.	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID
24	LUST	QUAKER OATS COMPANY SLT20138144/LEAK BEING CONFIRMED	5625 14TH ST E OAKLAND CA 94607	0.42 NW	21
25	LUST	QUAKER OATS COMPANY T0600101115/CASE CLOSED	5625 INTERNATIONAL OAKLAND CA 94621	0.42 NW	21
26	LUST	PACIFIC BELL T0600101858/CASE CLOSED	1189 58TH OAKLAND CA 94621	0.43 NW	22
27	FEDBROWNFIELD	COLISEUM GARDENS EPA SITE 1 69597649-1/EPA BROWNFIELD	811 69TH AVENUE OAKLAND CA 94621	0.46 SW	23
28	SWL	CAPITOL WASTE RECYCLING SWIS01-AA-0292/ACTIVE	928-66TH AVENUE OAKLAND CA 95826	0.46 SW	24
29	FEDBROWNFIELD	COLISEUM GARDENS EPA SITE 3 69597649-3/EPA BROWNFIELD	920-954 66TH AVENUE OAKLAND CA 94621	0.47 SW	25
30	LUST	AC TRANSIT 01-0024/POLLUTION CHARACTERI	1100 SEMINARY AVE OAKLAND CA 94621	0.48 SW	26
31	LUST	AC TRANSIT T0600102158/REMEDATION PLAN	1100 SEMINARY OAKLAND CA 94621	0.48 SW	26
32	LUST	SEVEN UP BOTTLING COMPANY T0600100006/CASE CLOSED	6505 SAN LEANDRO OAKLAND CA 94621	0.49 SW	27
33	LUST	ARMOR EQUIPMENT SALES T0600100940/CASE CLOSED	1137 57TH OAKLAND CA 94621	0.50 NW	28
34	STATE	COLISEUM GARDENS CAL01990030/VOLUNTARY CLEANUP PR	801 69TH AVENUE OAKLAND CA 94521	0.52 SW	29
35	STATE	GENERAL ELECTRIC - OAKLAND CAL01360059/ANNUAL WORKPLAN - AC	5441 EAST 14TH STREET OAKLAND CA 94601	0.54 NW	30
40	RCRACOR	G E INTERNATIONAL CAD009208075/CA	5441 E 14TH ST OAKLAND CA 94601	0.55 NW	31
44	STATE	STANDARD IRON AND METALS COMPANY CAL01890020/NO FURTHER ACTION FO	801 69TH AVENUE OAKLAND CA 94621	0.55 SW	32
46	STATE	A/C BODY SHOP CAL01750032/PRELIMINARY ENDANGER	902 72ND AVENUE OAKLAND CA 94621	0.57 SE	33
47	STATE	J3M AUTO BODY SHOP CAL01750033/PRELIMINARY ENDANGER	912 76TH AVENUE OAKLAND CA 94621	0.73 SE	34
49	STATE	UNION PACIFIC OAKLAND COLISEUM SIT CAL01400015/ANNUAL WORKPLAN - AC	700 73RD AVENUE OAKLAND CA 94621	0.73 SW	35
52	STATE	LandM PLATING CAL01340109/CERTIFIED	920/930 54TH AVENUE OAKLAND CA 94601	0.74 NW	36
55	RCRACOR	ALLIED SIGNAL INC AND PUREX INDUST CAD009154469/CA	710 73RD AVE OAKLAND CA 94621	0.78 SW	37
57	STATE	AERO QUALITY PLATING CAL01340108/VOLUNTARY CLEANUP PR	710 73RD AVENUE OAKLAND CA 94621	0.78 SW	37

**Environmental FirstSearch  
Sites Summary Report**

**Target Property:** 6415 INTERNATIONAL BLVD  
OAKLAND CA 94621

**JOB:** BERMUDEZ

**TOTAL:** 48      **GEOCODED:** 44      **NON GEOCODED:** 4      **SELECTED:** 0

<b>Page No.</b>	<b>DB Type</b>	<b>Site Name/ID/Status</b>	<b>Address</b>	<b>Dist/Dir</b>	<b>Map ID</b>
61	STATE	WOODLAND ELEMENTARY SCHOOL CAL01820001/NO FURTHER ACTION FO	919/1001/1025 81ST AVENUE OAKLAND CA 94621	0.90 SE	38
63	STATE	DUTCH BOY 2 CAL01390005/VOLUNTARY CLEANUP PR	4825 SAN LEANDRO BOULEVARD OAKLAND CA 94601	1.00 NW	39
65	STATE	DUTCH BOY 3 CAL01390006/ANNUAL WORKPLAN - AC	4825 SAN LEANDRO STREET OAKLAND CA 94601	1.00 NW	39

**Environmental FirstSearch  
Sites Summary Report**

**Target Property:** 6415 INTERNATIONAL BLVD  
OAKLAND CA 94621

**JOB:** BERMUDEZ

**TOTAL:** 48      **GEOCODED:** 44      **NON GEOCODED:** 4      **SELECTED:** 0

Page No.	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID
67	LUST	GENERAL ELECTRIC CO SL20262880/POLLUTION CHARACTERI	5441 E 14TH ST OAKLAND CA	NON GC	
68	NFRAP	WEIMEYER CORPORATION CA0000084731/NFRAP-N	700 72ND AVE. OAKLAND CA 94621	NON GC	
68	SPILLS	GENERAL ELECTRIC CO G_SL20262880	5441 E 14TH ST OAKLAND CA	NON GC	
69	STATE	WHITTIER ELEMENTARY CAL01820003/PRELIMINARY ENDANGER	62ND AVENUE/6328 EAST 17TH OAKLAND CA 94605	NON GC	

***Environmental FirstSearch  
Site Detail Report***

**Target Property:** 6415 INTERNATIONAL BLVD  
OAKLAND CA 94621

**JOB:** BERMUDEZ

LEAKING UNDERGROUND STORAGE TANKS

**SEARCH ID:** 42                                    **DIST/DIR:** 0.06 NE                                    **MAP ID:** 1

**NAME:** TRANSOL LANCOSTE SITE                                    **REV:** 01/08/07  
**ADDRESS:** 1600 64TH ST                                    **ID1:** SLT2O05460  
EMERYVILLE CA                                    **ID2:**  
ALAMEDA                                    **STATUS:** LEAK BEING CONFIRMED  
**CONTACT:**                                    **PHONE:**

**RELEASE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE**

*Please note that some data previously provided by the State Water Resources Control Board in the LUSTIS database is not currently being provided by the agency in the most recent edition. Incidents that occurred after the year 2000 may not have much information. Field headers with blank information following after should be interpreted as unreported by the agency.*

**LEAD AGENCY:**  
**REGIONAL BOARD:** 02  
**LOCAL CASE NUMBER:**  
**RESPONSIBLE PARTY:** KEVIN SARKISIAN  
**ADDRESS OF RESPONSIBLE PARTY:** 888 DOOLITTLE DRIVE  
**SITE OPERATOR:**  
**WATER SYSTEM:**

**CASE NUMBER:** SLT2O05460  
**CASE TYPE:**  
**SUBSTANCE LEAKED:**  
**SUBSTANCE QUANTITY:**  
**LEAK CAUSE:**  
**LEAK SOURCE:**  
**HOW LEAK WAS DISCOVERED:**  
**DATE DISCOVERED** (blank if not reported):  
**HOW LEAK WAS STOPPED:**  
**STOP DATE** (blank if not reported):  
**STATUS:** LEAK BEING CONFIRMED  
**ABATEMENT METHOD** (please note that not all code translations have been provided by the reporting agency):  
**ENFORCEMENT TYPE** (please note that not all code translations have been provided by the reporting agency):  
**DATE OF ENFORCEMENT** (blank if not reported):

**ENTER DATE** (blank if not reported):  
**REVIEW DATE** (blank if not reported):  
**DATE OF LEAK CONFIRMATION** (blank if not reported): 2001-03-08 00:00:00  
**DATE PRELIMINARY SITE ASSESSMENT PLAN WAS SUBMITTED** (blank if not reported):  
**DATE PRELIMINARY SITE ASSESSMENT PLAN BEGAN** (blank if not reported):  
**DATE POLLUTION CHARACTERIZATION PLAN BEGAN** (blank if not reported):  
**DATE REMEDIATION PLAN WAS SUBMITTED** (blank if not reported):  
**DATE REMEDIAL ACTION UNDERWAY** (blank if not reported):  
**DATE POST REMEDIAL ACTION MONITORING BEGAN** (blank if not reported):  
**DATE CLOSURE LETTER ISSUED (SITE CLOSED)** (blank if not reported):  
**REPORT DATE** (blank if not reported):

**MTBE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE**

**MTBE DATE**(Date of historical maximum MTBE concentration):  
**MTBE GROUNDWATER CONCENTRATION** (parts per billion):  
**MTBE SOIL CONCENTRATION** (parts per million):  
**MTBE CNTS:** 0  
**MTBE FUEL:** 0  
**MTBE TESTED:** NOT REQUIRED TO BE TESTED  
**MTBE CLASS:** \*

**Environmental FirstSearch  
Site Detail Report**

**Target Property:** 6415 INTERNATIONAL BLVD  
OAKLAND CA 94621

**JOB:** BERMUDEZ

STATE SPILLS SITE

**SEARCH ID:** 19

**DIST/DIR:** 0.06 NE

**MAP ID:** 1

**NAME:** TRANSOL LANCASTE SITE  
**ADDRESS:** 1600 64TH ST  
EMERYVILLE CA

**REV:** 01/03/07  
**ID1:** G\_SLT2005460  
**ID2:**  
**STATUS:**  
**PHONE:**

**CONTACT:**

**RELEASE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD GEOTRACKER SLIC DATABASE**

*Please note that some SLIC data previously provided by the State Water Resources Control Board via the Regional Boards is not currently provided by the agency in the new GEOTRACKER format. To ensure that our data is as complete as possible we have retained the original Regional Boards SLIC records as well as loaded all GEOTRACKER SLIC listings. GEOTRACKER records are distinguished by an initial G at the start of the ID.*

**LEAD AGENCY:**  
**LEAD AGENCY CONTACT:**  
**LEAD AGENCY CASE NUMBER:**  
**RESPONSIBLE PARTY:** KEVIN SARKISIAN  
**SUBSTANCE RELEASED:**  
**RECENT DTW:**  
**STATUS:**



## APPENDIX E

### INTERVIEW DOCUMENTATION

10401 Wilshire Boulevard, Suite 508  
Los Angeles, CA 90024  
[www.aaienvcorp.com](http://www.aaienvcorp.com)

Phone: 866-566-1252  
Fax: 866-255-1622  
[info@aaienvcorp.com](mailto:info@aaienvcorp.com)

**Phase I Questionnaire**

Property Address: 6415 International Blvd, Oakland, CA 94621  
(Bermudez.p01)

*The following questionnaire is required by the new ASTM Standard E-1527-05, which adheres to the new All Appropriate Inquiries Rule, written into law on November 1, 2005 by the United States Environmental Protection Agency.*

*If you answer yes to any of the questions, and need additional space to explain, please use additional paper and reference the question number.*

**(1.) Environmental cleanup liens that are filed or recorded against the site (40 CFR 312.25).**

Are you aware of any environmental cleanup liens against the Property that are filed or recorded under federal, tribal, state or local law?

NO

**(2.) Activity and land use limitations that are in place on the site or that have been filed or recorded in a registry (40 CFR 312.26).**

Are you aware of any activity and land use limitations (AULs), such as engineering controls, land use restrictions or institutional controls that are in place at the Property and/or have been filed or recorded in a registry under federal, tribal, state or local law?

NO

**(3.) Specialized knowledge or experience of the person seeking to qualify for the Landowner's Liability Protection (LLP) (40 CFR 312.28).**

As the user of this Phase I Environmental Site Assessment ESA do you have any specialized knowledge or experience related to the Property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the Property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?

NO



Property Address: 6415 International Blvd, Oakland, CA 94621  
(Bermudez.po1)

**(4.) Relationship of the purchase price to the fair market value of the Property if it were not contaminated (40 CFR 312.29).**

Does the purchase price being paid for this Property reasonably reflect the fair market value of the Property?

YES

If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the Property?

N/A

**(5.) Commonly known or reasonably ascertainable information about the Property (40 CFR 312.30).**

Are you aware of commonly known or reasonably ascertainable information about the Property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example, as user,

(a.) Do you know the past uses of the Property?

Yes - believe it was once a gas station (no direct knowledge)

(b.) Do you know of specific chemicals that are present or once were present at the Property?

No

(c.) Do you know of spills or other chemical releases that have taken place at the Property?

No

Property Address: 6415 International Blvd, Oakland, CA 94621  
(Bermudez.po1)

(d.) Do you have any prior knowledge that the Property was developed with a gas station, dry cleaner, machine shop or industrial facility in the past?

1498

(e.) Have you been informed of the past existence of hazardous substances or petroleum products with respect to the Property or any facility located on the Property?

No

(f.) Do you know if one or more underground storage tanks (USTs) or septic tanks were previously located at the Property.

No

(g.) Do you know of any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any hazardous substance or petroleum products involving the Property by any owner or occupant of the Property?

No

(h.) Do you have any prior knowledge that any hazardous substances or petroleum products, unidentified waste materials, tires, automotive or industrial batteries, or any other waste materials have been dumped above grade, buried and/or burned on the Property?

No

(i.) What year was the Property building constructed (if developed)?

Before 1970

Property Address: 6415 International Blvd, Oakland, CA 94621  
(Bermudez.p01)

(j.) Do you know of any environmental cleanups that have taken place at the Property?

No

(6.) The degree of obviousness of the presence of likely presence of contamination at the Property, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31).

As the user of this ESA, based on your knowledge and experience related to the Property are there any obvious indicators that point to the presence or likely presence of contamination at the Property?

No

(7.) For what purpose is this Phase I Environmental Site Assessment being conducted, i.e. real estate transaction, lender requirement, etc.?

Real Estate Transaction

(8.) Who is the current owner of the Property and how long has he/she owned the Property?

Tracey S. Campbell & Jaleesa Hazzard 6 years

(9.) Do you have a Title Search for the Property?

No

If not, would you like us to order one? This is not within the ASTM Standard scope. However, we are required to ask the Client this question, even though it is an additional scope, not included in the ASTM standard. The approximate cost for a Title Search with analysis and incorporation into the report is \$500.

No

Property Address: 6415 International Blvd, Oakland, CA 94621  
(Bermudez.po1)

I certify that the above responses were made to the best of my knowledge.

Print Name: Taleesa Hazzard

Address: 1722 Virginia Rd LA, CA. 90019

Relationship to Subject Property: Co-owner

Signature: Taleesa Hazzard

Date: 5/4/07

**NOTE:** In order to qualify for one of the LLP offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001, the User must provide the information requested in the AAI questionnaire "(if available) to the Environmental Professional. Failure to provide this information could result in a determination that All Appropriate Inquiry is not complete" (ASTM E 1527-05, 2005).



## **APPENDIX F**

### STATEMENT OF QUALIFICATIONS

10401 Wilshire Boulevard, Suite 508  
Los Angeles, CA 90024  
[www.aalenvcorp.com](http://www.aalenvcorp.com)

Phone: 866-566-1252  
Fax: 866-255-1622  
[info@aalenvcorp.com](mailto:info@aalenvcorp.com)

## All Appropriate Inquiries Environmental Corporation

**Daniel G. Tims**

*President*

State of Tennessee Professional Geologist  
Certified Environmental Manager

### Experience

Mr. Tims is responsible for overall management of the company. Dan has performed, participated in and managed over 3,300 Phase I, II and III environment site assessments throughout the United States. Dan has over 19 years of environmental-related work experience in the environmental, geothermal and oil fields. His experience includes: environmental site assessments; remediation projects; and asbestos and lead-based paint abatement; directional drilling and formation evaluation in the oilfield and geothermal field; groundwater well design and installation.

Some of Dan's representative experience includes:

- ⇒ Approximately 1,200 Phase I, II and III environmental site assessments for various sites throughout California, Nevada and Arizona for Cingular Wireless, Verizon Wireless, Metro PCS, AT&T Wireless and American Tower Corporation.
- ⇒ A 1,000-foot deep industrial groundwater supply well for Smurfit-Stone Corporation in the city of Vernon that pumps at a maximum of 1,600 gallons per minute, with an average pumping rate of 800 gallons per minute on a 24-hour a day basis; environmental studies, well design, field scheduling and oversight, obtaining numerous permits from local, state and national agencies, well development design, pilot bore design and analysis, geophysical survey analysis, e-log analysis, neutron log analysis, bore log analysis, and final report writing oversight.
- ⇒ Phase II Environmental Site Assessment in the proposed Newhall Farm and Land Development for Medallion Oil Company, which consisted of approximately 200 exploratory trenches.

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Los Angeles, CA 90024  
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[info@aaienvcorp.com](mailto:info@aaienvcorp.com)

- ⇒ Phase I and II Environmental Site Assessments of more than 20 buildings in the Northpoint Shopping Center in Torrance, California.
- ⇒ Over 100 environmental site assessments for United Commercial Bank, throughout California.
- ⇒ Developmental directional drilling in the Anschutz Field in southwestern Wyoming; mud rotary drilling through metamorphic rocks to a depth of over 9,000 feet below ground surface.
- ⇒ Developmental directional drilling in the Lake County Geothermal field in Lake County, California. This project included mud rotary drilling through igneous rock to over 10,000 feet below ground surface to help with production of geothermal-heated wells that were being used for public energy supplies for five counties in northern California.
- ⇒ Developmental directional drilling and formation evaluation in the Channel Islands oilfield, offshore California for Exxon Corporation project. This project included setting up and managing formation evaluation equipment that utilized gamma ray, resistivity and neutron logs for downhole formation evaluation.

**Certifications**

Certified Environmental Manager #12596

State of Tennessee Professional Geologist #5324

Measurement While Drilling Engineer, Long Course Certified, Teleco

E.P.A. Certified Asbestos Inspector #101977

40-hour OSHA HAZWOPER Training

**Education**

Master of Science in Hydrogeology, complete to thesis at California State University, Northridge

Environmental Protection Agency Seminar on Site Characterization and Remediation of Dense Non-Aqueous Phase Liquids

Measurement While Drilling Long Course, Teleco Oilfield Services

Northeast Louisiana University, post-graduate studies in Geology

Bachelor of Science in Geology at Centenary College

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[info@aaienvcorp.com](mailto:info@aaienvcorp.com)

## All Appropriate Inquiries Environmental Corporation

### Wendy R. Moore

*Vice President – Director of Operations*

State of California Registered Environmental Assessor  
Certified Environmental Manager

#### Experience

Ms. Moore has been involved in environmental consulting for over 8 years. Ms. Moore has experience in environmental due diligence and has managed numerous Phase I projects at locations throughout the United States.

Some of Wendy's representative experience includes:

- ⇒ Over 450 Phase I Environmental Site Assessments for sites ranging from vacant lots, hospitals, commercial buildings, and industrial facilities. Activities included site reconnaissance, review of historical documents, agency lists/files, and report writing. In addition Ms. Moore has managed and reviewed over 200 Phase I Environmental Site Assessments.
- ⇒ Assisted in various Phase II Investigations around the United States. Investigations included quarterly groundwater monitoring undertaken for Pentair, 2001 and groundwater well installation and soil sampling for Parish, Inc, 2001.
- ⇒ Completed numerous asbestos surveys throughout the States of California and Washington.

#### Certifications

Certified Environmental Manager #9951

OSHA 40-Hour Health and Safety Training

AHERA Accredited Building Inspector

State of California Registered Environmental Assessor #08254

#### Education

B.S. Honours, Geography and Environmental Management, Rand Afrikaans University, Johannesburg

B.S., Earth Sciences, Rand Afrikaans University, Johannesburg

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