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ENVIRONMENTAL
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March 3, 2009

Mrs. Lynn Berard
EAH Housing Inc.
2169 East Francisco Boulevard, Suite B
San Rafael, California 94901

RE: 3761 Park Boulevard Way, Oakland, California
ACC Project Number: *6783-013.02*

Dear Mrs. Berard:

Below is a summary pertaining to the three (3) closest sites of known environmental concern to the above mentioned property. These three sites are Leaking Underground Storage Tank (LUST) sites. A summary of ACC's review of these properties and their potential impact on the subject property is based on the readily available information on Geotracker and information obtained from Alameda County LOP Document Search site. A topographic map of the subject property and the nearby sites of environmental concern is attached as Figure 1.

Shell Station Site at 3600 Park Boulevard (Closed LUST Site, 0.17 mile W/SW of Subject Property)

This site is a closed leaking underground storage tank site that was accepted for closure in November 2008. This site has only has minor detections of the constituents of concern for the last year or more. Groundwater flow direction at this site is documented to flow to the west/northwest away from the subject property. Based on the distance and lower elevation of the Shell Station site coupled the fact that the site is now closed, this site is unlikely to have an adverse environmental impact on the subject property.

Mobil Site at 3635 13th (Active LUST Site, 0.12 mile S/SW of Subject Property)

This site is a open leaking underground storage tank site. Groundwater flow direction at this site is documented to flow to the south/southeast away from the subject property. However, during July 2008, the groundwater flow was reported as S/SW at the site (toward 13th Avenue). Based on Geotracker, the contamination at the Mobil site extends off site to the south/southwest, away from the subject property. Based on the distance, the lower elevation and the identified groundwater flow direction, the Mobil site is unlikely to have an adverse environmental impact on the subject property.

Desert Petroleum/J&M Service Station at 4035 Park Boulevard (Active LUST Site, 0.26 mile E/NE of Property)

This site is an open leaking underground site. This site has a groundwater contamination plume that extends west to Brighton Ave (approximately ---- feet west of the J&M site) [Third Qtr Groundwater Sampling Report, 10/13/2008, Geotracker]. However, the full extent of this plume has been identified and it does not impact the subject property. Groundwater treatment is ongoing at this site. Groundwater flow direction at this site has been identified to flow to the west. Based on the distance of this site from the subject property, the fact that the extent of the impacted groundwater plume has been delineated and groundwater treatment at this site is ongoing, it is unlikely that this site would have an adverse environmental impact on the subject property.

ACC has not verified the groundwater flow direction at the subject property. Groundwater flow direction can fluctuate due to a number of factors including, but not limited to: subsurface geology, recharge, variations in rainfall, local and regional water use, and as a result of subsurface utilities. Because groundwater flow direction varied between the three closest documented sites (west/northwest, south/southeast and west), ACC was unable to confidently assume groundwater flow direction based on the readily available information. An overall regional groundwater flow direction was not evident. In these circumstances site specific topography can often be the best indication of presumed site specific groundwater flow direction. Based on a review the site surveys and topographic maps of the subject property, topography at the subject property slopes down to the north (Topographic vicinity map attached). Therefore, groundwater flow direction at the subject property is presumed, based on topography, to be towards the north.

If you have any questions regarding the report, please contact me at (510) 638-8400, ext. 110 or email me at jsiudyla@accenv.com.

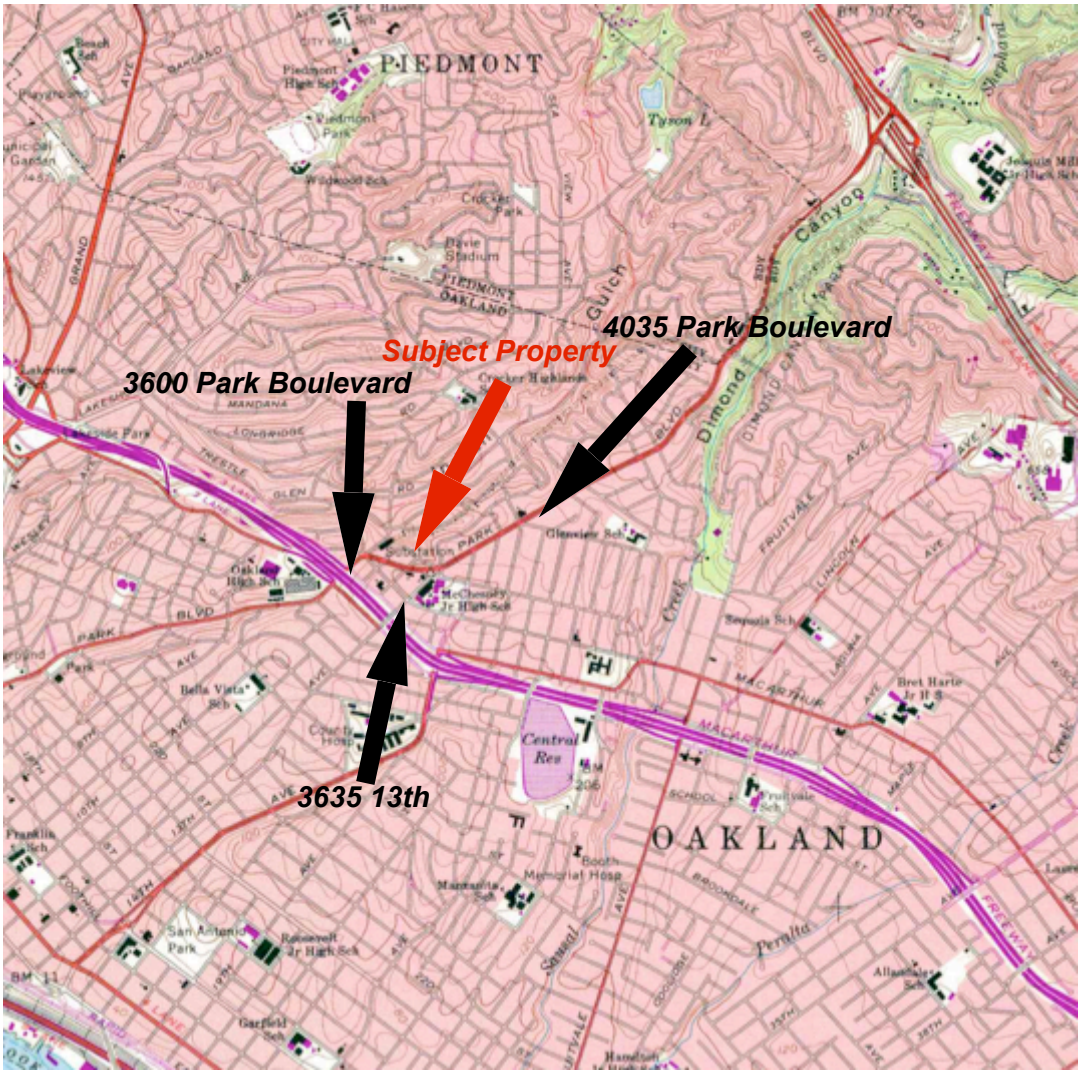
Sincerely,

Julia Siudyla
Project Geologist

Reviewed by:

Misty C. Kaltreider, PG 7016, CEG 2466
Engineering Geologist

Enclosures



Source: USGS 7.5 Minute Topo Quad-Antioch-North

Title: ***Topographic Map 3761 Park Boulevard Way Oakland, California***	
Figure Number: 1	Scale: None
Project Number: 6783-001.02	Drawn By: JMS
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