



Environmental, Inc.

RECEIVED

2:15 pm, Nov 17, 2008

Alameda County
Environmental Health

1533 B Street

Hayward, CA 94541

(510) 247-9885 Facsimile: (510) 886-5399

info@eras.biz

December 13, 2007

Mr. Stewart Wong
United Commercial Bank
900 Webster Street
Oakland, CA 94607

**Re: Addendum to PHASE I ENVIRONMENTAL SITE ASSESSMENT
4600 and 4700 Coliseum Way
Oakland, California
ERAS Project Number 07191**

Dear Mr. Wong:

The following is an addendum to the Phase I Environmental Site Assessment (ESA) project for the subject property (the "Property"). The results of the ESA were presented in a report by ERAS Environmental, Inc. (ERAS), dated November 15, 2007. The purpose of this addendum is to provide additional information pertaining to the recommendations made by ERAS in the ESA report. In addition file review information is included pertaining to reported off-site sources of contamination.

Onsite Second Tank Issue

Additional research was performed to determine if a second fuel tank was present near the northwestern Property boundary. The area of this reported fuel tank original maps reviewed for the ESA was illegible on our Sanborn maps but further review of Sanborns from a different source identified this former tank as present and un-used from sometime prior to 1952. Copies of portions of the two maps from 1952 and 1966 (marked with a 1 and 2) are attached to this addendum.

Off-site Contamination Issues

AEI recommended soil and groundwater investigation as a result of leaks on adjacent sites because the Learner site located adjacent to the northeast (768 46th Avenue) is listed as a leak (SLIC) case. Other sites, adjacent to the southeast are also listed as active SLIC sites. The contamination at the Learner site is a part of an area that includes three other sites located at the southeast end of Learner site. These four sites along with the Property are shown on the attached 1966 Sanborn map, a larger area than the previous map, marked with a 3. The known area of contamination has been delineated on the map, based on extensive file review by ERAS.

Groundwater monitoring at 4930 Coliseum has indicated a *consistent* groundwater gradient to the south. A copy of the published map showing the monitoring data from 2006 is included with this addendum, marked 4. The identified contamination is therefore *down-gradient* of the Property at

4600-4700 Coliseum Way.

Finally, a map showing the extent of solvent contamination, published in 2003 and marked with a 5, indicates the contamination is spreading south, consistent with the groundwater flow direction. The contamination is trending away from the Property and therefore is unlikely to affect subsurface environmental conditions under any part of 4600-4700 Coliseum Way.

Conclusions and Recommendations

As a result of the second fuel tank along the northwest side of the Property, ERAS recommends drilling two soil borings in that area to a maximum depth of approximately 10 feet. Samples should be analyzed for gasoline and diesel hydrocarbons. Based on the well documented location and extent of contamination at the adjacent leak sites to the northeast and southeast, ERAS recommends no further action pertaining to off-site sources of contamination.

The other former issues pertaining to the first UST, removed in 1994, and the paint spill either documented no concentrations of contaminants above the current regulatory levels or were properly remediated, based on subsequent confirmation sampling. With the exception of the sampling recommended in the area of the second fuel tank, ERAS recommends no further action pertaining to subsurface environmental conditions at the Property identified as 4600-4700 Coliseum Way in Oakland, California.

Please call if you have any questions regarding this letter or in the ESA report.

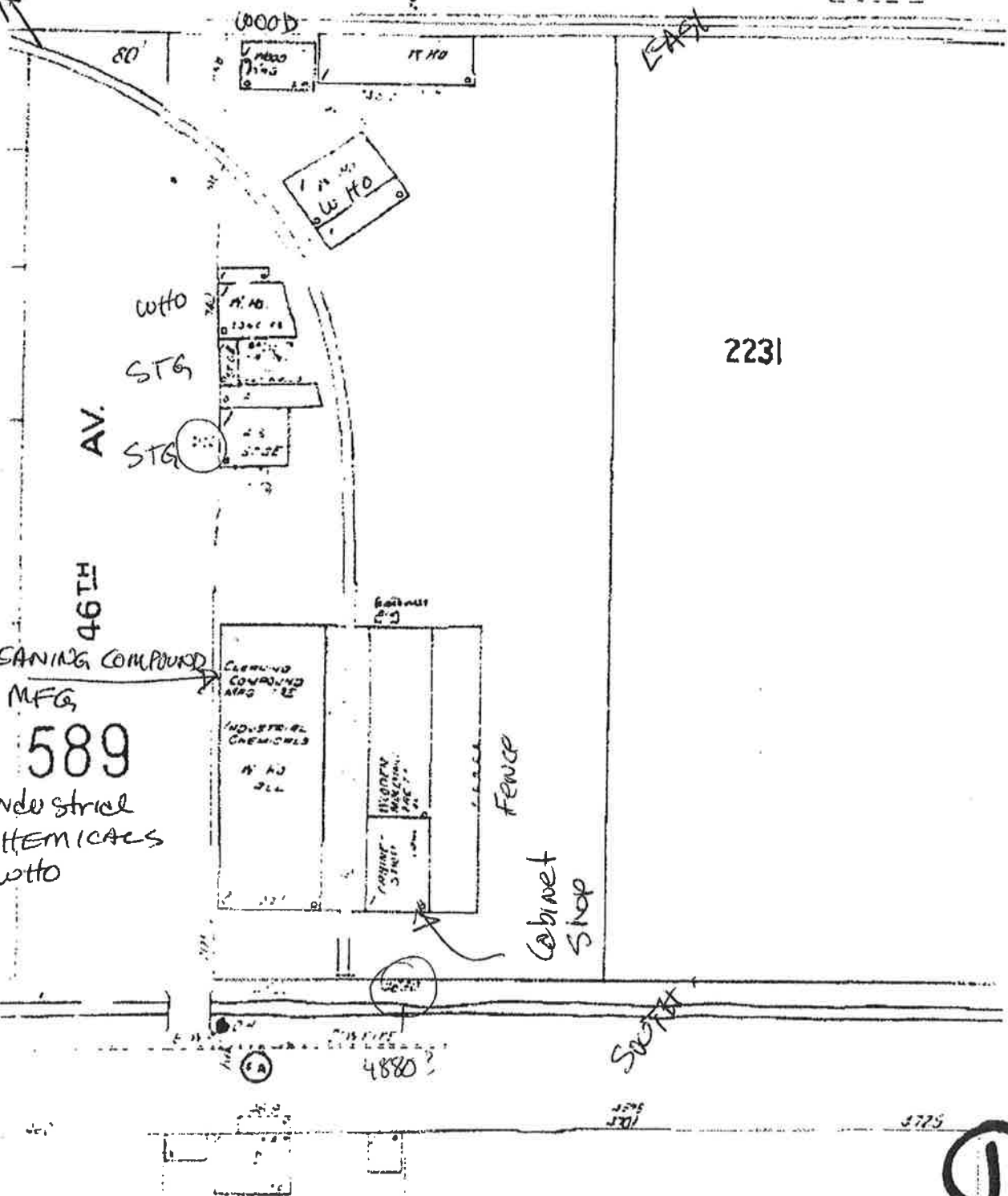
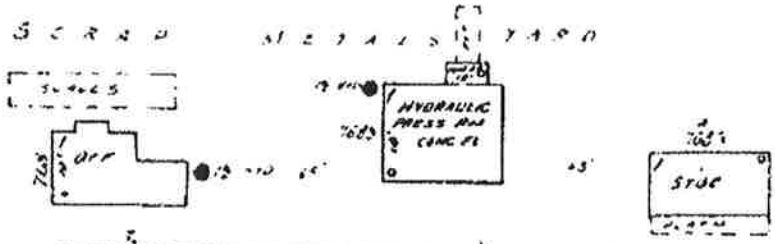
Respectfully,
ERAS Environmental, Inc.



David Siegel, R.E.A. II 20200
Senior Program Manager



Check Street Addresses
North



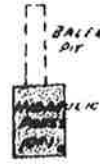
West



7966

THE LEARNER CO.

SCRAP METALS YARD



Hydraulic press

PIPE PAINTING
IN OPEN

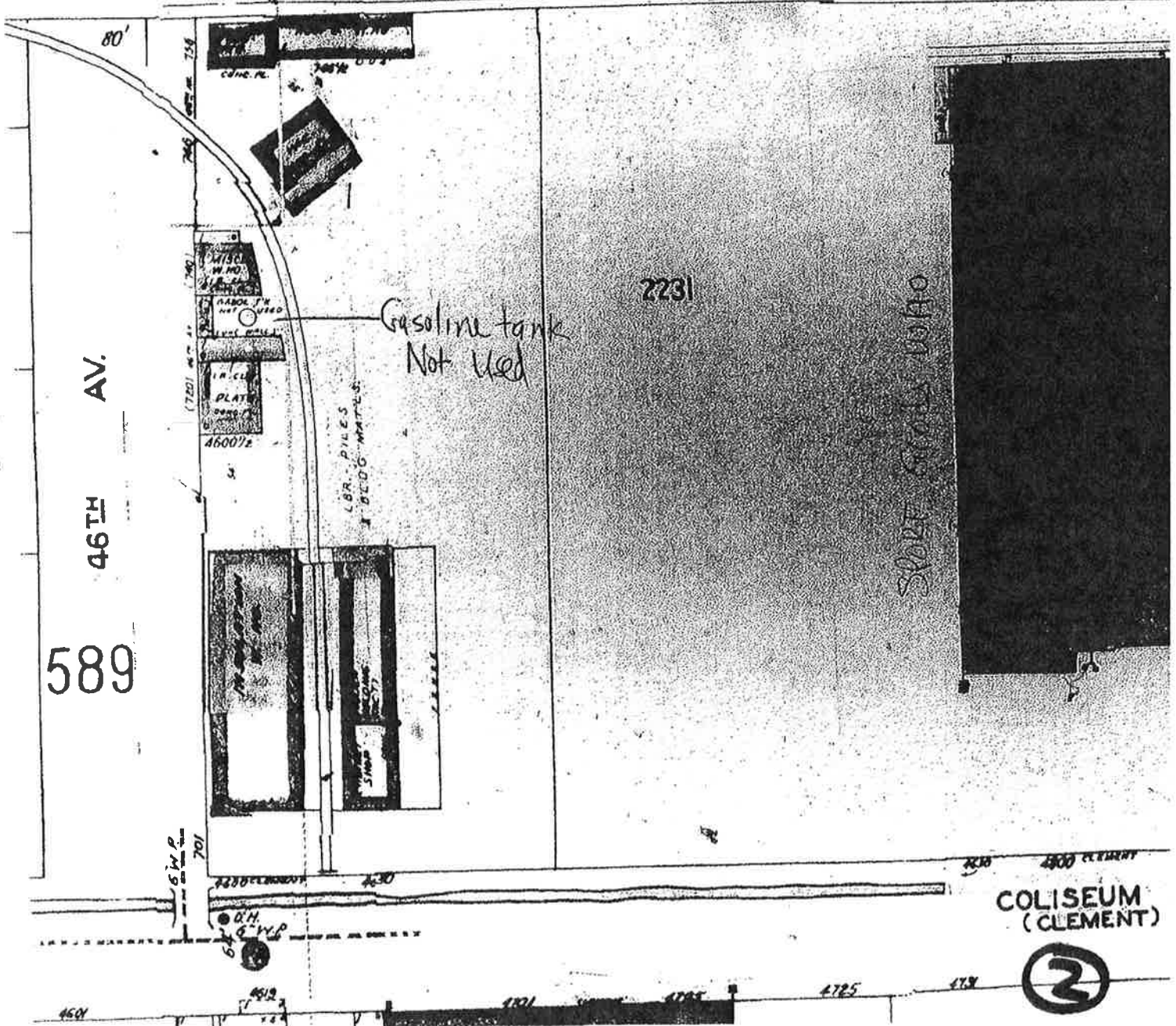


11' x 10'

7024

(N. 220)

MISC STG



AV.

46TH

589

2231

Gasoline tank
Not Used

SCRAP METALS

COLISEUM
(CLEMENT)

3

1966

(768 46th Ave)

THE LEARNER CO

SCRAP METALS YARD

SCHEM

MISC STG

Hydraulic press

1966 Smb



AAA Equipment (745 50th Ave)

Area of Known Contamination

Property (4600-4700)

P.G. & C.D.S. GASHOLDER
300 FEET HIGH
CAPY. 1400000 CU. FT.
WATER 75% (1200000 cu ft)

PGR (4930 Coliseum)

4900 Coliseum

COLISEUM WAY (CLEMENT)

AV. 46TH

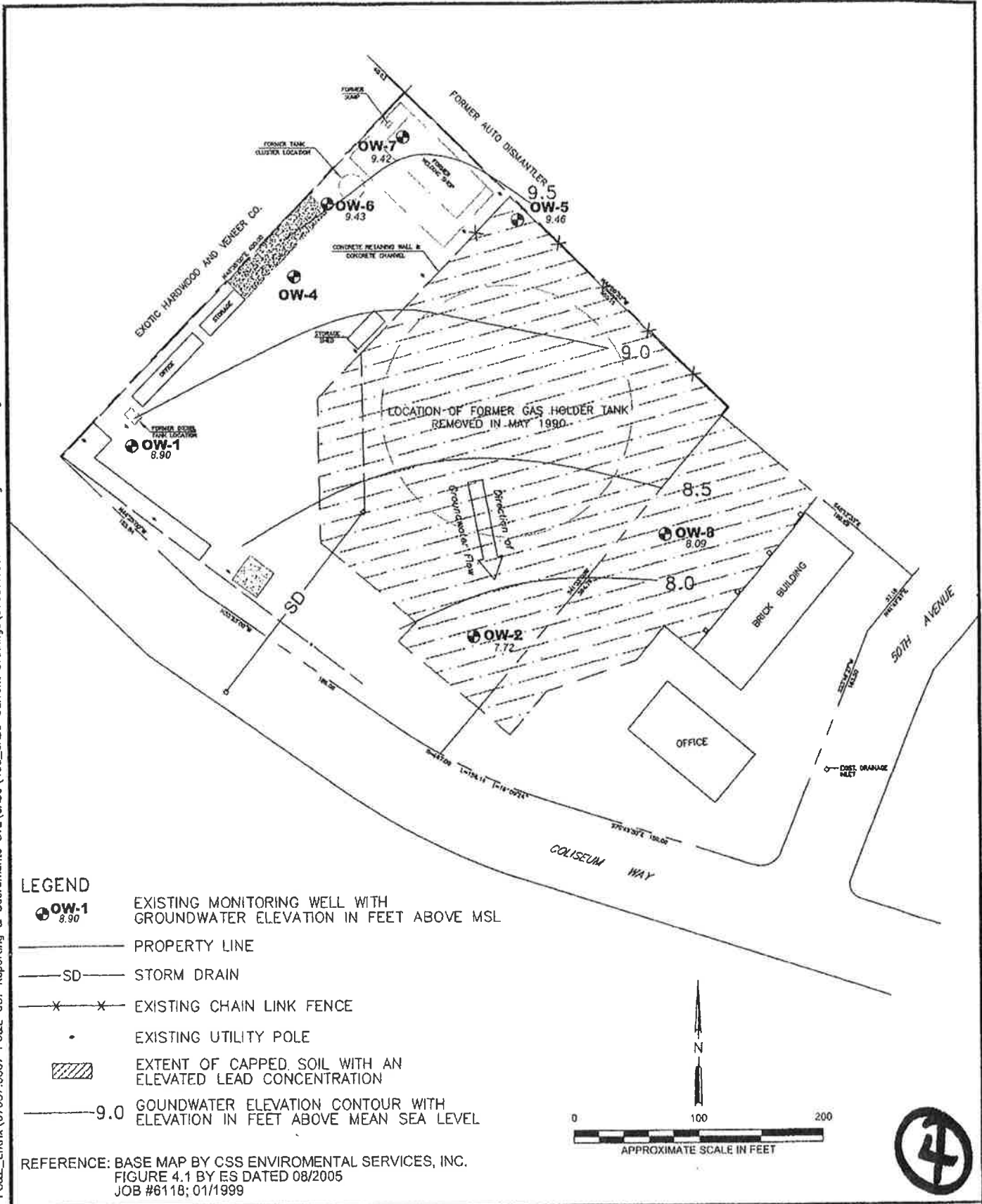
589

592

(W)

2 of 12

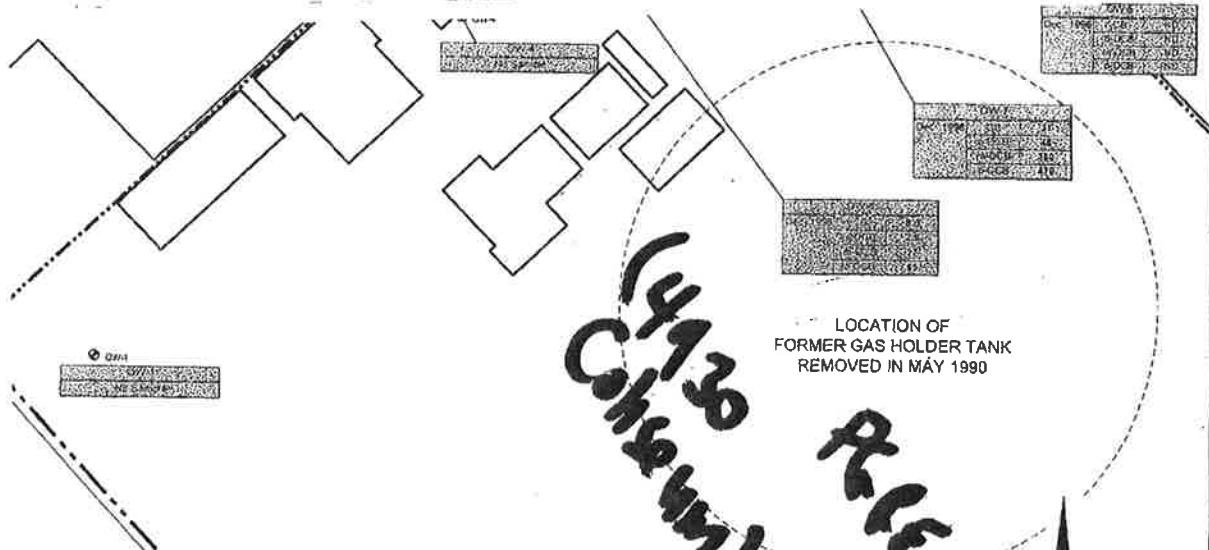
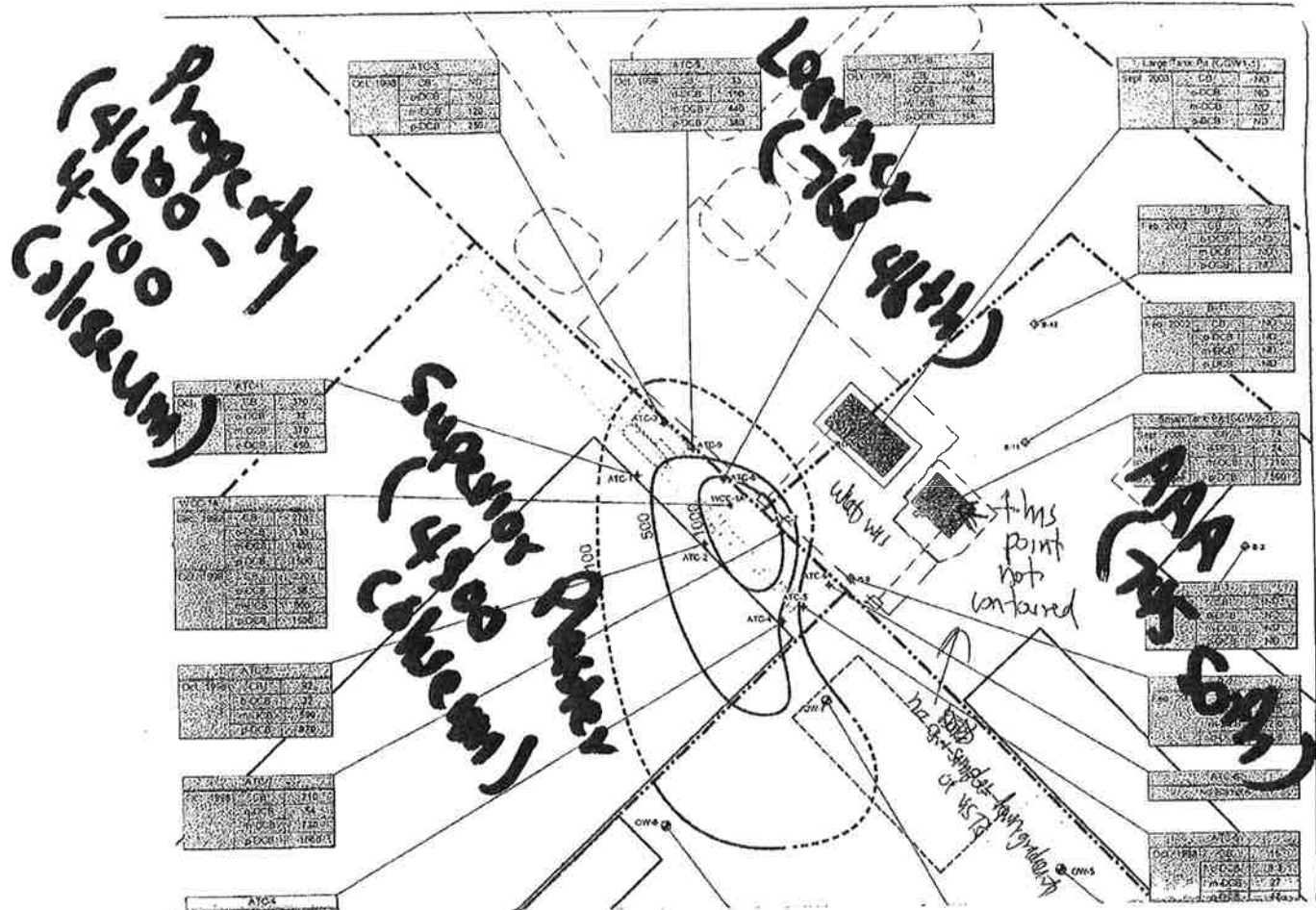
FILENAME: P:\07037 PG&E UST Reporting & Sacramento SVE\CADD\400_CADD Current Drawings\07037.0007 OKLND Figure 2-3-4.dwg



Pacific Gas and Electric
 Oakland General Construction Yard
 Oakland, California

FIGURE 3
 Groundwater Elevation
 Contours
 (December 20, 2006)





EXPLANATION

- B-1 + Soil Sample Location (ERAS Env. June 2000)
- REC-1A ● Monitoring Well Location (ATC)
- OW-5 ● Existing Monitoring Well (ITSI 1999)
- B-2 ● Boring Location (Harding ESE 2002)
- Excavated Soil Limits (ERAS Env. June 2000)
- Tank Pii Excavation (LFR, September 2003)
- Excavated Soil Limits (LFR, September 2003)
- 100 Groundwater Contour (p-DCB Concentration)
- CB Chlorobenzene
- o-DCB 1,2-Dichlorobenzene
- m-DCB 1,3-Dichlorobenzene
- p-DCB 1,4-Dichlorobenzene

μg/l Micrograms per liter
 ND Not Detected
 NA Not Available

Water Sample ID
 Result (in μg/l)
 Analyte
 Sample Date

LOCATION OF FORMER GAS HOLDER TANK REMOVED IN MAY 1990

Summary of Dichlorobenzene in Groundwater
Vacinity of Former AAA Equipment Co.
 745 50th Avenue, Oakland, CA - 002-11134-00



Figure 5

