

**PHASE I
ENVIRONMENTAL SITE ASSESSMENT
3645 SAN PABLO AVENUE
EMERYVILLE, CALIFORNIA**

**NINYO & MOORE
PROJECT NO.**

PREPARED FOR:
Redevelopment Agency of the City of Emeryville
1333 Park Avenue
Emeryville, California 94608-3517

PREPARED BY:
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February 6, 2002
Project No. 400596001

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Mr. Ignacio Dayrit
Redevelopment Agency of the City of Emeryville
1333 Park Avenue
Emeryville, California 94608-3517

Subject: Phase I Environmental Site Assessment
3645 San Pablo Avenue
Emeryville, California

Dear Mr. Dayrit:

In accordance with our proposal, P-80255, dated January 10, 2002, Ninyo & Moore has performed a Phase I Environmental Site Assessment of the above-referenced site. The attached report presents our methodology, findings, conclusions, and recommendations regarding the environmental conditions at the site.

We appreciate the opportunity to be of service to you on this project. Should you have any questions, please contact the undersigned at your convenience.

Sincerely,

NINYO & MOORE

Dawn Stauffer

Dawn M. Stauffer
Staff Environmental Scientist

DMS/YRG/JRK/jms

Distribution: (3) Addressee

York R. Gorzolla

York R. Gorzolla, R.G., R.E.A.
Manager of Environmental Sciences

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1. INTRODUCTION

1.1. Purpose

The objective of this Phase I Environmental Site Assessment (ESA) was to evaluate specific existing, potential, or suspect conditions that may impose an environmental liability with respect to hazardous substances on the owners or operators of the property located at 3645 San Pablo Avenue, in Emeryville, California (hereinafter referred to as the site or subject site). The Phase I ESA was performed in accordance with the American Society for Testing and Materials (ASTM) Standards on Environmental Site Assessments for Commercial Real Estate E 1527-00.

1.2. Involved Parties

Ninyo & Moore conducted this Phase I ESA for the Redevelopment Agency of the City of Emeryville (Agency), in general accordance with our proposal number P-80255, dated January 10, 2002. Ms. Dawn Stauffer of Ninyo & Moore conducted the site reconnaissance on January 15, 2002, performed regulatory inquiries and performed project oversight. Interviews with employees and representatives familiar with the site and the past and current operations were not conducted as a part of this assessment as understood with the Agency. Mr. York Gorzolla and Mr. Joel Kushins of Ninyo & Moore provided quality review.

1.3. Scope of Work

Ninyo & Moore's scope of work for this Phase I ESA included the following:

- Review of readily available maps and reports pertaining to the site, as provided by the client.
- Performance of a site reconnaissance to visually identify areas of possibly contaminated surficial soil or surface water, improperly stored hazardous materials, and possible risks of contamination from activities at the site and adjacent properties.
- Review of readily available local regulatory agency files for the site. Requests were made at the San Francisco Bay Regional Water Quality Control Board (SFBRWQCB), Alameda County Department of Environmental Health (ACDEH), Department of Toxic Substances Control (DTSC), the City of Emeryville Fire Department (CEFD) and the Bay Area Air Quality Management District (BAAQMD).

- Review of available regulatory agency databases for the site and for properties located within a specified radius of the site. The purpose of this review was to evaluate the possible environmental impact to the site. These databases list locations of known hazardous waste sites, landfills, and leaking underground storage tanks, permitted facilities that utilize underground storage tanks, and facilities that use, store or dispose of hazardous materials.
- Review of readily available historical documents, including aerial photographs, Sanborn Fire Insurance Rate maps, building department records, and city directories, as necessary and available.
- Preparation of this Phase I ESA report documenting findings and providing opinions and recommendations regarding possible environmental impacts at the site.

2. GENERAL SITE CHARACTERISTICS

The following sections describe the location and the current uses of the site. Supporting documents are presented in Appendices A, B, and C.

2.1. Location

The site consists of an approximately 4,200 square foot, triangular-shaped parcel of land identified as Assessor's Parcel No. 049-0480-001-00 (Figure 1). The site is bound by San Pablo Avenue to the east and Adeline Street to the west. Located immediately north is 38th Street and the West MacArthur (underpass). The site is located in the southeastern portion of the City of Emeryville, County of Alameda, California.

2.2. Title Records

According to the preliminary title report, the parcels are currently owned by Alvin W. and Dorothy M. Quilice. The preliminary title report is provided in Appendix B.

2.3. Adjacent Properties

The site is bound on the north by 38th Street and the West MacArthur (underpass), followed by a check cashing facility, Money Mart. Adeline Street is located west of the site beyond which is an automobile repair shop, U.S. Spring, Hendrickson Repair Parts and Service. San Pablo Avenue is located east of site, beyond which is Golden Gate Key & Lock. Located

south of the site is a large structure that is utilized for a craftsman's shop. In general, the site vicinity consists of a mix of commercial businesses, shops and residences (Figure 2).

2.4. Site Description and Current Site Uses/Operations

The site currently consists of triangular-shaped area encompassing approximately 4,200 square feet of land. Currently one structure, approximately 1,500 square feet in area, occupies the site. The remaining areas of the site consist of slab concrete for parking. The site is currently being utilized as a liquor/convenience store. Pictures of the site and surrounding properties are provided in Appendix A.

3. SITE HISTORY AND LAND USE REVIEW

Ninyo & Moore conducted an historical records search for both the site and neighboring properties. This included a review of historical aerial photographs, Sanborn maps, historical city directories, building permits and plans.

3.1. Historical Aerial Photographs

Based on our review of historical aerial photographs, it appears that the subject site was occupied by a fueling station from as early as 1947 until sometime before 1969 when the site appears to be vacated of the dispenser islands and structure. The site was developed into its present day configuration sometime before 1975 and no significant changes were apparent in the photographs from the 1980s and 1990s to the present. A listing of selected photographs reviewed is presented below, followed by notable observations in each photograph.

Table 1 – Aerial Photographs Reviewed

Date	Photograph Number	Photo Scale
3-24-47	AV-11-05-13, 14	1 : 20,000
8-14-53	AV-119-09-29, 30	1 : 10,000
7-7-59	AV-337-07-24, 25	1 : 9,600
7-25-63	AV-550-07-19, 20	1 : 36,000
5-2-69	AV-902-06-18, 19	1 : 12,000
5-19-75	AV-1193-06-17, 18	1 : 12,000
6-22-81	AV-2040-6-19, 20	1 : 12,000
5-15-85	AV-2640-06-19, 20	1 : 12,000
6-12-90	AV-3845-7-22, 23	1 : 12,000
8-16-96	AV-5200-9-24, 25	1 : 12,000
12-15-99	AV-6421-3-12, 13	1 : 12,000

Source: Pacific Aerial Surveys

1947: In the 1947 photographs, the site is developed with one small rectangular structure located on the southern portion of the site. A lighter rectangular patched area is located immediately north of the site structure. The MacArthur underpass and 38th Street is visible immediately north of the site, beyond are two warehouse/industrial structures. A large irregularly shaped structure is located northeast of the site. A large irregularly shaped structure is situated south of the site between Adeline Street and San Pablo Avenue. San Pablo Avenue is visible immediately east of the site, beyond which is a rectangular structure. West of the site is Adeline Street followed by a rectangular structure and associated paved parking located north.

1953: The site and surrounding area is displayed more clearly in the 1953 photographs because of the decrease in scale. The site appears as a fueling station. Situated on the lighter concrete area, north of the site structure, are two dispenser islands. No significant changes to the site vicinity have occurred.

1959: The site remains unchanged from the 1953 photographs. A new smaller structure has replaced the structure that was located north of the site across 38th Street/MacArthur underpass. No other significant changes have occurred to the site vicinity.

1963: The scale of the photographs is too great to discern any significant changes to the site and/or the site vicinity.

1969: In the 1969 photographs, the site appears as a parking lot. The structure and dispenser islands visible in previous photographs no longer exist. Several cars are parked on-site. The site vicinity remains unchanged from the 1963 photographs.

1975: In the 1975 photographs, the site appears in its present day configuration. One rectangular-shaped structure is located on the southern portion of the site. Parking areas are visible to the north of this on-site structure. An object, which appears to be a sign, is located at the northern tip of the site. No significant changes to the site vicinity are visible in the 1975 photographs.

1981: No significant changes to the site or site vicinity are visible in the 1981 photographs

1985: No significant changes to the site or site vicinity are visible in the 1985 photographs, except that the property building located west of the subject site has been extended north to 38th Street.

1990: No significant changes to the site or site vicinity are visible in the 1990 photographs.

1996: No significant changes to the site or site vicinity are visible in the 1996 photographs.

1999: No significant changes to the site or the site vicinity have occurred.

3.2. Sanborn Fire Insurance Rate Maps

Ninyo & Moore requested Sanborn Fire Insurance Maps from Vista Information Solutions, Inc. (Vista). Based on our review of Sanborn maps, it appears that the subject site was vacant land from at least as early as 1902 until 1951, when a structure with an associated overhang appears on-site. This structure is identified as 'Gas & Oils.' The site appears to be unchanged from 1951 until sometime between 1962 and 1967, when the site appears as vacant land. The following paragraphs provide notable observations in each map. The years available for review included 1902, 1912, 1951, 1952, 1954, 1959, 1962, 1967, and 1970.

The earliest Sanborn map (1902) shows the site as a vacant triangular-shaped parcel. It should be noted that the street configuration is not as it appears currently. The MacArthur underpass and 38th Street does not exist. The site is bound on the west by Adeline Street, beyond which are residential dwellings. Located to the east of the site is San Pablo Avenue. Located north-northwest of the site, are residential dwellings and a large structure with the following labeled rooms; 'Oil Storage,' and storerooms. The map does not display properties located east of the site across San Pablo Avenue.

The 1912 map shows no change to the site. The property located south-southwest of the subject site has been developed with a residential dwelling situated on Adeline Street. Additionally, shops are now located south of site along San Pablo Avenue. Residential dwellings are located northwest of site, across Adeline, in addition to the large structure identified in the 1902 map. This structure appears the same, however, a building identified as 'oil storage' has been constructed in the central portion of the property. Located east of site, across San Pablo Avenue, are various businesses which include a blacksmith, a laundry facility, a machine shop, a jewelry manufacturer, and an auto repair garage.

The 1951 Sanborn map displays the site to be occupied by one structure situated on the southern portion of the triangular parcel labeled with 'Gas & Oils' and possibly an overhang extending from this structure to the west. The map illustrates the West MacArthur Boulevard underpass and 38th Street north of the site. Beyond 38th Street/West MacArthur Boulevard is the same large structure identified in the 1902 and 1912 maps, now identified as 'Printing.' Located west-northwest of the site, beyond Adeline Street are residential dwellings and one structure labeled as 'Transfer W. Ho.' Located south-southwest of the site, situated between Adeline and San Pablo, is one large structure labeled as 'Auto Rep.' This structure is divided into several rooms identified as 'S,' symbolizing a store, storage, and an auto body shop. The properties located east of site, across San Pablo Avenue, appear as shops beyond which is a 'Water Heater Factory.'

The 1952 Sanborn map is similar to the 1951 map. The same structure identified in the 1951 map, located west-northwest of the site across Adeline Street is now labeled as a hoist re-

pairing shop and warehouse. The remaining surrounding properties have not undergone any significant changes from the 1951 map.

The 1954 Sanborn map shows no significant changes to the site or vicinity from the 1952 Sanborn map.

The 1959 Sanborn map shows no significant changes to the site. The property located north beyond the 38th Street/MacArthur underpass is now occupied by a smaller structure labeled as a restaurant. The same structure identified in the 1951 map located west-northwest of the site, across Adeline Street is now labeled as Tire Recapping and Storage. The western portion of the structure located southwest of the subject site (situated along Adeline) is labeled as 'Auto Brake Shop.' The eastern portion of the property still appears as divided businesses which include two shops and an office. The remaining properties in the site vicinity are generally unchanged from the 1954.

The 1962 Sanborn map shows no significant changes to the site or vicinity from the 1959 Sanborn map except the eastern portion of the large building located south of the site is now labeled 'S,' symbolizing shop and 'Auto Rep.'

The 1967 Sanborn map shows the site to be vacant. No other significant changes have occurred to the properties in the site vicinity from the 1962 Sanborn map.

The 1970 Sanborn map shows no significant changes to the site or vicinity from the 1967 Sanborn map.

3.3. City Directories

A Ninyo & Moore representative conducted a city directory search for the site and adjacent properties at the City of Oakland Main Library. Sources researched include one Polk City Directory (1969) and Haines Criss-Cross Directories (dated 1976, 1981, 1986, 1991, 1996, and 2001). Table 2 lists the names, addresses and dates of the site and properties located along San Pablo Avenue and Adeline Street. The first city directory reviewed (1969) indi-

cates no listing for the site address. The entry for the site address listed in the 1976 city directory indicates the site to be occupied by 'Jug Liquors.' The 1981 and 1986 city directories list the subject site to be occupied by a residence, namely Carrie Odom. The 1991, 1996, and 2001 city directories list the subject site to be occupied by Hot Line Liquor and Deli.

Table 2 – Summary of City Directory Listings

Year	San Pablo Avenue	Adeline
1969	3631: Precision Automatic Transmission Repr	3624: Emeryville Automotive Service
	3637: East Bay Union Machinist Local No 1304	3625: Jones Calvin
	3706: Van Dyke Barber Shop	3629: Davis Alice A
	3710: Delux Auto Seats	3637: Albergs Custom Design Gift Packs Gifts
	3714: East Bay Motorcycle Clinic	
	3718: Vacant	
	3720: Pretty Coiffure Beauty Salon	
	3722: Golden Gate Key & Lock Co	
	3800: Learner's GMC Parts & Repr	
	3801: Doggie Diner	
	3807: Team Industries (Drapery MFRS)	
	3811: Fort Dodge Laboratories Inc Vet Sups	
	3815: Apartments	
	3817: Jim & Orin Equipment Service Wahser Repr	
	3819: Felix Barber Shop	
	3823: General Cleaners & Laundry	
1976	3631: Precisn Atmtc	3624: Reliford Elisha
	3637: Machinists Lcl	3625: XXXX
	3645: Jug Liquors No 2	3637: Neuman W R, U S Spring Service, US Spring Service
	3706: Vandyke Barber Shop	
	3710: Deluxe Ato Seat Cvr	
	3720: XXXX	
	3722: Calif Door Closer, Golden Gt Sch Tech, Goldn Gate Key & Lock, Scott Dewin L	
	3800: Learners GMC	
	3801: Doggie Diner	
	3815: Apartments	
	3817: Jim & Orin Equip Serv	
3819: Felix Barber Shop, Lenida Felix		
3823: General Cleaners		
1981	3631: Precision Atmtv Trn	3624: Reliford Slisha

Year	San Pablo Avenue	Adeline
	3637: Machinists Lcl 1304	3625: XXXX
	3645: Odom Carrie	3637: U S Spring, U S Spring Srv Okld, Unitd St Spring Srv
	3706: XXXX	
	3710: Deluxe Auto Seat	
	3720: XXXX	
	3722: Calif Door Closer, Golden Gate Key & Lck, Sanfran SC Locksmth, Scott Edwin L	
	3800: G M C Oakland Trck, G M C Trck & Cch Serv/Sls/Used/Prts, General Mtrs GMC, Oakld GMC Truck Ctr	
	3801: XXXX	
	3807: Loader Bruce Dsgns	
	3811: Jarrells Aplnc Serv	
	3815: Apartments	
	3817: Jim & Orin Equip Serv	
	3819: Georges Barber Shop	
	3823: General Cleaners	
1986	3631: Precision Atmtc Trnsm	3624: Reliford Slisha
	3637: Machinists Lcl 1304	3625: XXXX
	3645: Odom Carrie	3637: U S Spring
	3706: XXXX	
	3710: Deluxe Auto St Cvrs	
	3720: XXXX	
	3722: Access Control Div, Ca Door Closer, Downtown Locksmith, Gold Key Auction Co, Golden Gate Ky & Lck, Golden Gate SC Tech, Scott Edwin L	
	3800: JC Paper Co	
	3801: XXXX	
	3807: Bridge Group, Glasscraft Studio	
	3811: Jarrells Aplnc Serv	
	3815: Apartments	
	3817: XXXX	
	3819: Gold Exchange	
	3823: Genl Cleaners	
1991	3631: Precision Trnsms	3624: Reliford Slisha
	3637: Machinists Lcl 1304	3625: XXXX
	3645: Hot Line Lqr Deli	3637: U S Spring
	3706: XXXX	
	3710: XXXX	
	3720: XXXX	
	3722: Access Control Div, Ca Door Closer, Golden Gate Iron Wrk, Golden Gate Key Auc-	

Year	San Pablo Avenue	Adeline
	tion Co, Golden Gate Ky & Lck, Golden Gate SC Tech, Scott Edwin L	
	3800: JC Paper Co Inc	
	3801: Any Kind Chk Cashing, Any King Check Ctrs, Westrn Union	
	3807: Totten & Phelps	
	3811: XXXX	
	3815: Apartments	
	3817: Lange M Productions	
	3819: XXXX	
	3823: Gravestock Don Rltr	
1996	3631: XXXX	3624: Hodges Julian, Rush Daryl M Bldrs
	3637: Baushke Michael	3625: Blair Timothy
	3645: Hot Line Lqr Deli	3637: U S Spring
	3706: XXXX	
	3710: XXXX	
	3720: XXXX	
	3722: Access Control Div, Ca Door Closer, Golden Gate Iron Wrk, Golden Gate Ky & Lck, Golden Gate SC Tech, Scott Edwin L	
	3800: A Auto by Maz, M A Z Auto	
	3801: Any Kind Chk Cashing, Westrn Union	
	3807: Gravestock D Rltr, I 3 Telecom, Mid 20 th Century, Totten & Phelps	
	3811: XXXX	
	3815: Apartments	
	3817: Something of Value	
	3819: Yeiser's	
	3823: XXXX	
2001	3631: XXXX	3624: Hodges Julian, Rush Daryl M Bldrs
	3637: Baushke Michael, Rush Daryl	3625: Sabella Joseph
	3645: Hot Line Liquor Deli, Quilice Alvin	3629: Gibson Catherine
	3706: Scott Edwin	3637: Bowers Stanley, U S Spring
	3710: XXXX	
	3720: XXXX	
	3722: Access Control Div, Calif Door Closer Co, Golden Gate Iron Works, Golden Gate Key & Lock Inc, Scott Edwin L	
	3800: A Auto by Maz, M A Z Auto Center	
	3801: Any Kind Check Cashing Centers, Chuang C, Money Mart	
	3807: Gravestock Don Realtor, Totten & Phelps	

Year	San Pablo Avenue	Adeline
	3811: Retro at home, Wayback Retro & Vintage	
	3815: Apartments	
	3817: Something of Value	
	3819: XXXX	
	3823: Wayback Retro & Vintage	

Notes:

1. XXXX indicates that the subject address appeared in the directory but no listing was available.
2. Bolded text indicates on-site listings.

3.4. Personnel Interviews

Mr. Ignacio Dayrit of the Agency indicated that the existing on-site building was reportedly built in the 1960s. Interview questions concerning past and present operations, site history, hazardous materials generation, storage and disposal methods, etc. were not conducted on-site during reconnaissance activities as understood in the agreement between the Agency and Ninyo & Moore.

3.5. Building Permits

A review of existing site building permits was conducted by Ninyo & Moore personnel at the City of Emeryville Building Department (CEBD). The original building permit was not on file with the CEBD. The earliest building permit on file is a permit for the demolition of an on-site service station (dated April 1966). Additional permits and documents reviewed included an application for a plumbing permit (August 1970), an application for an electrical permit (August 1970), a certificate of occupancy (March 1987), and a food program inspection report for Hot Line Liquors (November 1992). The majority of permits reviewed were not specific as to the nature of the construction work. Copies of building permits obtained from the CEBD are provided in Appendix B.

3.6. Review of Previous Environmental Documents

No previous environmental reports for the subject property were provided for our review during this investigation.

3.7. Summary of Historical and Land Use Review

Based on our review of historical sources, it appears that the site was vacant land from at least as early as 1902 until 1947 when a gasoline service station is visible on-site. The gasoline service station remained on-site until approximately 1966 when it was demolished. The site remained vacant until sometime before 1975, when the site was developed into its present day configuration and operations of a liquor store existed at least as early as 1976. Since at least as early as 1976, the site has presumably been occupied by Hot Line Liquor and Deli/Jug Liquors.

4. ENVIRONMENTAL SETTING

The following sections include discussions of the topographic, geologic, soil, and hydrogeologic conditions based upon our document review and our visual reconnaissance of the site and adjacent areas.

4.1. Site Topography

Based on a review of the United States Geological Survey (USGS), Oakland West Quadrangle, 7.5-minute quadrangle map (1993) the site is situated at an elevation of approximately 35 feet above mean sea level (MSL), and drainage in the vicinity of the site is toward the west.

4.2. Soil Conditions

Review of environmental reports for a property located less than one-quarter mile north of the site, indicate that the area is underlain by Holocene alluvial deposits, primarily unconsolidated, fine sand, silt and clayey silt with occasional thin beds of coarse sand.

4.3. Site Hydrology

The following sections discuss the site hydrology, including both surface waters and groundwater.

4.3.1. Surface Waters

No natural surface water bodies, including ponds, streams, or other bodies of water, are present on the site. The San Francisco Bay is located approximately one mile west of the site.

4.3.2. Groundwater

Review of environmental reports for a property located less than one-quarter mile north of the site, indicate the groundwater flow direction is west and depth to groundwater is approximately 8-12 feet below ground surface (bgs). The East Bay Caltrans offices were contacted to inquire about the pumping of water in vicinity of the site. The MacArthur Boulevard underpass is below surface grade and therefore, water must be pumped from the area to ensure proper road conditions. Ms. Laura Horan, Maintenance Supervisor for North Oakland, supervises the pump house located at the MacArthur Boulevard underpass. She indicated that the water collection pit that is pumped during dewatering, is wet at all times, indicating that groundwater is higher than the base of the underpass at all times. Ninyo & Moore believes that the pumping water creates a zone of depression which could influence the flow of groundwater. The depth to groundwater, flow direction and the radius of depression is unknown.

5. SITE OBSERVATIONS

On January 15, 2002, a representative of Ninyo & Moore conducted a site reconnaissance. The reconnaissance involved a walking tour of the site and visual observations of adjoining properties. Selected photographs taken during the site reconnaissance are included in Appendix A.

5.1. Chemical Storage/Hazardous Waste Storage

Hazardous substance storage included materials stored in the convenience store. Several labeled containers of motor oil and other car maintenance products are located in the convenience store. No sign of leaking or significant staining was observed in the vicinity of these products. No chemical storage/hazardous waste storage observed during the site reconnaissance.

5.2. Aboveground and Underground Storage Tanks

Evidence of on-site USTs was observed. Concrete patched areas are located north of the on-site structure. Evidence of on-site ASTs (i.e., fill pipes, vent pipes, and emergency power generators) was not observed during the site reconnaissance.

5.3. Polychlorinated Biphenyls (PCBs)

Electrical transformers can be a source of PCBs. Three pole-mounted transformers, owned and operated by Pacific Gas & Electric (PG&E), were observed off-site along Adeline Street. At the time of our site visit, no signs of leaking or staining appeared on or adjacent to the transformers. A request for information concerning these transformers was submitted to PG&E, however a response was not received at the time of this report. If information is found concerning the transformer that changes the findings and conclusions to this report, an addendum to this report will be submitted to the client.

5.4. Asbestos-Containing Materials (ACMs)

No friable or damaged suspect ACMs were observed during the site reconnaissance. Based on the date of construction (reportedly 1960s), ACMs are suspected to be present at the site. Suspect ACMs include, but are not limited to roofing materials, vinyl floor tile and mastic, and ceiling panels.

5.5. Lead-Based Paint

Because the building on-site was reportedly constructed in the 1960s, there is a potential for lead-based paint to be present at the site.

5.6. Evidence of Releases

Evidence of significant chemical releases on site, i.e., odors, stressed vegetation, leaks, pools of liquids, and spills, was not observed during the site reconnaissance.

5.7. Storm Drains

Storm water drains were observed along Adeline Street and San Pablo Avenue. In general, drainage on-site is via sheet flow to the southwest following surface topography. Significant surface staining or noxious odors were not noted in the vicinity of the storm drains.

5.8. Other

Several properties located in the vicinity of the site currently or formerly have maintained operations as automobile repair or machine shops. Properties of environmental concern noted during Sanborn map and city directories reviews include 3637 and 3624 Adeline Street and 3631, 3637 and 3800 San Pablo Avenue. Requests for these addresses were submitted to the ACDEH, SFBRWQCB, and the DTSC. Section 6 of this report addresses findings for these listings. During site reconnaissance activities of the property located west of the subject site across Adeline Street several miscellaneous pipes (abandoned and cut above the ground surface) were observed along the building. Furthermore, vaulted subsurface areas were visible in the interior of the building. The presence of USTs at facilities in the immediate vicinity is suspected, specifically, at 3637 Adeline Street.

6. ENVIRONMENTAL REGULATORY AGENCY INQUIRIES

Records for the site and facilities in the site vicinity were requested from the San Francisco Bay Regional Water Quality Control Board (SFBRWQCB), Alameda County Department of Environmental Health (ACDEH), Department of Toxic Substances Control (DTSC), the City of Emeryville Fire Department (CEFD), and the Bay Area Air Quality Management District (BAAQMD).

6.1. SFBRWQCB

A request to review all records pertaining to the site and several off-site facilities was made to the SFBRWQCB. According to Ms. Melinda Wong of the SFBRWQCB, the agency does not have any records for the requested addresses.

6.2. ACDEH

A request to review all records pertaining to the site and several off-site facilities was made to the ACDEH. A review of available documents was conducted on January 25, 2002.

There were no files on record for the subject site. The following paragraphs summarize records on file for various addresses located in the vicinity of the site.

US Spring, 3637 Adeline Street

This facility is located west of the site across West MacArthur Boulevard/38th Avenue. The ACDEH file for this property contained documents related to the storage of hazardous materials. According to documents reviewed, the property owner is not a generator of hazardous waste. The most recently dated document in the file indicated that a hazardous materials business plan should have been submitted in 1994. No other information concerning this property was on file with the ACDEH.

Precision Auto Transmission, 3631 San Pablo Avenue

This facility is located 150 feet south and crossgradient of the site. Documents reviewed for this facility included an inspection and compliance report dated for March 1985 indicating that waste oil generation receipts were not being kept on file at the property. The average generation of waste oil was estimated to be approximately 50 gallons per month.

Former Celis Service Station, 4000 San Pablo Avenue

This property is located more than 300 feet northwest of the subject site (crossgradient). Based on the distance of this facility from the subject site and the reported direction of groundwater flow (to the west), there is a low likelihood that the contamination reported for this facility would impact the site.

City of Paris Cleaners, 3516 Adeline Street

This facility is located more than 600 feet southwest of the subject site. According to a Case Closure Summary for this facility (dated April 2001) the property has been adequately characterized and the dissolved contaminant plume is not migrating.

Fidelity Roof Company, 1075 40th Street

This property is located over 600 feet northeast and crossgradient from the subject site. In December of 2001, the ACDEH approved recommendations of remediation methods which include vapor extraction and air sparging. According to groundwater monitoring reports for this property, the groundwater flow is towards the west. Based on the distance of this facility from the subject site and the direction of groundwater flow, there is a low likelihood that the contamination reported for this facility would impact the subject site.

Toscana Baking Company, 3924 Market Street

This facility is located over 1,000 feet east of the subject site. According to a draft Case Closure Summary the contamination existing at this property is present in low concentrations which are either stable or declining in concentration in the three on-site monitoring wells. Furthermore, the contaminants underlying this property "do not represent a significant threat to groundwater resources and will degrade over time."

6.3. DTSC

A request to review all records pertaining to the site and several off-site facilities was made to the DTSC. No file was on record for the subject site. Ninyo & Moore is still awaiting a response for several off-site addresses. If any documentation, which changes the conclusions and recommendations of this report, are found, an addendum to this report will be submitted to the client.

6.4. CEFD

Mr. George Warren of the City of Emeryville Fire Department was contacted to provide information concerning inspection records for the subject site. In previous conversations with Mr. Warren, he had indicated that information concerning USTs and hazardous materials would be maintained by the ACDEH. Mr. Warren indicated that he would look into records to confirm whether or not the city maintains documents pertaining to the property. As of the date of this report, no additional documentation concerning the former service station have been found to include in this report. If supporting documentation is discovered and for-

warded on to Ninyo & Moore, a review will be conducted and an addendum to this report will be submitted to the Agency.

6.5. BAAQMD

A request to review all records pertaining to the site address was made to the BAAQMD. According to documentation received from the BAAQMD, no records exist for the site address.

7. RESULTS OF REGULATORY AGENCY LIST REVIEW AND FILE RESEARCH

A computerized, environmental information database search was performed by *Vista Information Solutions, Inc.* (Vista) on January 11, 2002. The Vista search included federal, state, and local databases. A summary of the environmental databases searched, their corresponding search radii, and number of noted sites of environmental concern, is presented in Table 3. In addition, a complete description of the assumptions and approach to the database search is provided in Appendix C. The review was conducted to evaluate whether the site or properties within the vicinity of the site have been identified as having experienced significant unauthorized releases of hazardous substances or other events with potentially adverse environmental effects.

Table 3 – Summary of Environmental Database Search

Database Name	Agency	Search Radius (mile)	Sites Listed
National Priority List (NPL)	USEPA	1	0
RCRA Corrective Action (CORRACTS)	USEPA	1	0
RCRA Corrective Action w/o TSD (TSD CORRACTS)	USEPA	1	0
State Equivalent Priority (SPL)	USEPA	1	1
State Equivalent CERCLIS List (SCL)	USEPA	1/2	7
Sites currently or formerly under review by US EPA (CERCLIS/NFRAP)	USEPA	1/2	4
RCRA Treatment, Storage, and Disposal (TSD) Facilities	USEPA	1/2	0
Leaking Underground Storage Tank (LUST) Lists	USEPA	1/2	67
Permitted as solid waste landfills, incinerators, or transfer stations (SWLF)	USGS	1/2	1
Sites with deed restrictions (DEED RSTR)	DHS	1/2	1
Sites on toxic lists, (NORTH BAY/SOUTH BAY)	RWQCB	1/2	4
State (CORTESE)	USEPA	1/2	37
State (TOXIC PITS)	RWQCB	1/2	0
USGS/State (WATER WELLS)	USGS	1/2	0

Table 3 – Summary of Environmental Database Search

Database Name	Agency	Search Radius (mile)	Sites Listed
State (SPILLS) List	RWQCB	1/2	4
(RCRA) violations/enforcement actions	USEPA	1/4	1
Toxic Release Inventory Database (TRIS)	USEPA	1/4	1
Registered (UST/AST)	RWQCB	1/4	23
Emergency Response Notification System (ERNS) List	USEPA	1/8	2
RCRA Generators List (GNRTR)	USEPA	1/8	5
RCRIS Notifiers (NOTIFIER)	USEPA	1/8	0
NOTES:			
RCRA = Resource Conservation and Recovery Act			
USEPA = United States Environmental Protection Agency			
USGS = United States Geological Survey			
DHS = Department of Health Services – Land Use and Air Assessment			

The following paragraphs describe the databases included in the Vista report and include a discussion of the regulatory status of the facilities and potential environmental impact to the subject site. The groundwater gradient information provided indicates whether the individual facility is upgradient of, downgradient from, or crossgradient to the subject site in terms of groundwater flow. Groundwater flow direction is reported to be to the west based on reports reviewed for nearby facilities and based on discussions with local regulatory agency representatives.

The following databases were searched to a 1.0-mile radius.

National Priorities List (NPL)

The NPL is the United States Environmental Protection Agency’s (USEPA) database of uncontrolled or abandoned hazardous waste properties identified for priority remedial actions under the Superfund program. The agency release date for the NPL was October 2001.

Neither the subject site nor properties within a 1.0-mile radius of the subject site were listed.

RCRA Corrective Action Report (CORRACTS)

The USEPA maintains this database of RCRA facilities that are undergoing corrective action. A corrective action order is issued when there has been a release of hazardous waste or constituents into the environment from a RCRA facility. The agency release date for CORRACTS was August 2001.

Neither the subject site nor properties within a 1.0-mile radius of the subject site were listed.

RCRA Corrective Actions and associated TSD (TSD CORRACTS)

The USEPA maintains this database of RCRA identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Facilities database is a compilation by the EPA of facilities, which report generation, storage, transportation, treatment or disposal of hazardous waste. RCRA TSDs are treatment, storage and/or disposal facilities that are subject to corrective action under RCRA. The agency release date for TSD CORRACTS was August 2001.

Neither the subject site nor properties within a 1.0-mile radius of the subject site were listed.

State-Equivalent Priority List (SPL)

The Cal-Sites database is maintained by the California Environmental Protection Agency (Cal-EPA), Department of Toxic Substance Control (DTSC). This database contains information on Annual Workplan Sites (both known and potentially contaminated properties). The agency release date for this database was October 2000.

The site was not listed. One property located at 6549 San Pablo Avenue (Myers Container Corporation) is located 0.73 mile west (down and crossgradient). Because of the distance of this facility from the subject site, Ninyo & Moore considers there to be very low likelihood that the contamination reported for this facility would negatively impact the subject site.

The following databases were searched to a one half-mile radius.

State-Equivalent CERCLIS (SCL)

The Cal-Sites database includes both known and potential sites. Two-thirds of these sites have been classified, based on available information, as needing "No Further Action" (NFA) by the Department of Toxic Substances Control (DTSC). The remaining sites are in various stages of review and remediation to determine if a problem exists at the site. Several hundred sites have been remediated and are considered certified. Some of these sites may be in long-term operation and maintenance. The agency release date for the Cal-Sites database was October 2000.

The site was not listed. Seven facilities, located within one half-mile of the site were listed. All SCL listings are located downgradient, crossgradient, or too distant and are not considered to be an environmental concern to the site.

Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) List

The CERCLIS database contains properties which are either proposed or on the NPL and properties which are in the screening and assessment phase for possible inclusion on the NPL. The agency release date for CERCLIS was October 2001.

The site was not listed. All CERCLIS listings are located downgradient, crossgradient, or too distant and are not considered to be an environmental concern to the site.

Resource Conservation and Recovery Act (RCRA) Treatment, Storage and Disposal (TSD) Facilities List

The RCRA TSD database is a compilation by the EPA of facilities that report generation, storage, transportation, treatment or disposal of hazardous waste. The agency release date for RCRA TSD is August 2001.

Neither the subject site nor properties within a 0.5-mile radius of the subject site were listed.

Leaking Underground Storage Tank (LUST) List

The Leaking Underground Storage Tanks (LUST) Information System is maintained by the State and Regional Water Resources Boards and the County Environmental Health Department. The agency release date for the LUST list is July 2001.

The site was not listed. Five properties located within one eighth-mile radius of the site were listed. Twenty-two properties were listed between a quarter and an eighth-mile of the site. Thirty-nine properties were located within one-half and one-quarter mile from the site. The properties that may pose an environmental concern within one-eighth mile are listed below, including their address, distance, direction and remediation status. The remaining properties are closed cases or are considered to be cross gradient, downgradient or too distant from the site to be considered an environmental hazard.

- 1) Celis Alliance Fueling Station
4000 San Pablo
Active; located 0.04 mile north (crossgradient)

Upon review of files with the ACDEH, Ninyo & Moore believes there is a low likelihood that the contamination detected at this facility would impact the subject site. Please refer to Section 6.2 for additional information.

- 2) Fidelity Roof Company
1075 40th Street
Active; located 0.12 mile northeast (crossgradient)

Upon review of files with the ACDEH, Ninyo & Moore believes there is a low likelihood that the contamination detected at this facility would impact the subject site. Please refer to Section 6.2 for additional information.

- 3) City of Paris Cleaning and Dry
3516 Adeline Street
Active; located 0.12 mile south (crossgradient)

Upon review of files with the ACEHD, Ninyo & Moore believes there is a low likelihood that the contamination detected at this facility would impact the subject site. Please refer to Section 6.2 for additional information.

State Landfill and/or Solid Waste Disposal Site Lists (SWLF)

The California Solid Waste Information System (SWIS) database consists of open, closed, and inactive solid waste disposal facilities and transfer stations. Generally, the California Integrated Waste Management Board learns of locations of disposal facilities through permit applications and from local enforcement agencies. The agency release date for this list is December 1991.

The site was not listed. One property located 0.18 mile west of the site was listed. Based on the direction of groundwater flow and the distance of this facility from the subject site, Ninyo & Moore believes there is a low likelihood that contamination detected at this facility would impact the subject site.

Deed Restrictions (DEED RSTR) List

This database is provided by the Department of Health Services-Land Use and Air Assessment. These are voluntary deed restriction agreements with owners of property whose proposed building residences, schools, hospitals or day care centers on property that is on or within 2,000 feet of significant hazardous waste sites. The agency release date for this list is April 1994

The site was not listed. One property, located at 4525 Hollis Street (Pacific Gas & Electric Co.), was listed; however, it is located 0.47 mile northwest of the subject site (crossgradient) and is not considered to be an environmental concern.

North and South Bay Toxic List

These databases are provided by the Regional Water Quality Control Board, Region 2. The databases search to identify properties within one half-mile of the site property. The agency release date for the North and South Bay Toxic Lists is April 1994.

The site was not listed. Two properties were listed between a quarter and an eighth-mile of the site. Two properties were located within one-half and one-quarter mile from the site. The listed properties are considered to be cross gradient, downgradient or too distant from the site to be considered an environmental hazard.

CORTESE List

The CORTESE database is provided by the Office of Environmental Protection's Office of Hazardous Materials and is a state index that identifies potential and confirmed hazardous waste sites throughout California. The agency release date for CORTESE was April 1998.

The site was not listed. Four properties located within an eighth-mile radius of the site were listed. Twelve properties were listed between a quarter and an eighth-mile of the site. Twenty-one properties were located within one-half and one-quarter mile from the site.

The four facilities, located within one-quarter mile from the site were listed because of leaking tanks and are either closed cases or discussed in the LUST Section above.

Toxic Pits List

This database is provided by the Water Quality Control Board, Division of Loans and Grants. The agency release date for this list is February 1995.

Neither the subject site nor properties within a 0.5-mile radius of the subject site were listed.

Water Wells

The Ground Water Site Inventory (GWSI) database was provided by the United States Geological Survey (USGS). The database contains information for over 1,000,000 wells and other sources of groundwater which the USGS has studied, used or otherwise had reason to document through the course of research. The agency may be contacted at 703-648-6819. The agency release date for USGS water wells was March 1998.

Neither the subject site nor properties within a 0.5-mile radius of the subject site were listed.

State SPILLS List

This list is compiled by the RWQCB. The agency may be contacted at 916-255-3000. The agency release date for this list was July 2001.

The site was not listed. Three properties were listed between a quarter and an eighth-mile of the site. The listed properties are considered to be cross gradient, downgradient or too distant from the site to be considered an environmental hazard.

The following databases were searched to a 0.25-mile radius.

RCRA violations/enforcement actions (RCRA Viol) List

The EPA's Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Facilities database is a compilation by the EPA of facilities, which report generation, storage, transportation, treatment or disposal of hazardous waste. RCRA violators are facilities, which have been cited for RCRA violations at least once since 1980. RCRA enforcements are enforced actions taken against RCRA violators. The agency release date for this list is June 2000.

The site was not listed. One property GMC Truck Coach Division, located crossgradient at 3800 San Pablo Avenue is listed as having a violation dated February 1986. This facility is also listed as a small quantity generator that was last inspected in September 1996 (EPA envirofacts website). This facility is currently occupied by MAZ Auto Center. No additional information was available in the Vista report or from the ACDEH or SFBRWQCB concerning this address.

Toxic Release Inventory Database (TRIS)

Section 3113 of the Emergency Planning and Community Right to Know Act (also known as SARA Title III) of 1986 requires the EPA to establish an inventory of Toxic Chemicals is emissions from certain facilities (Toxic Release Inventory System). Facilities subject to this reporting are required to complete a Toxic Chemical Release Form (Form R) for specialized chemicals. The agency release date for this list is January 1998.

The site was not listed. One property, between one-eighth mile and one-quarter mile of the site was listed, is located upgradient and is not considered an environmental concern.

The following databases were reviewed in relation to the subject site or adjoining properties.

Underground Storage Tank/Above-Ground Storage Tank (UST/AST) Registration Lists

The UST and AST databases are provided by the State of California Water Resources Control Board (SWRCB). The agency release date for the UST database was January 1994, and the agency release date for the AST database was January 2001. Inclusion on these lists is for permitting purposes and is not indicative of a release.

The site was not listed on this database. Twenty-three properties were listed within one quarter-mile radius of the site. Seven properties located within an eighth-mile radius of the site were listed. Sixteen properties were listed between a quarter and an eighth-mile of the site. None of the properties located within an eighth-mile radius of the site are immediately adjacent to the site.

Emergency Response Notification System (ERNS)

The ERNS database contains information on reported releases of oil and hazardous substances. The database records were searched for the period October 1986 to August 1999. The agency release date for ERNS was December 2000.

The subject site's address was not listed. Two properties located within an eighth-mile of the site were listed. Neither of the listings are facilities located immediately adjacent to the subject site and are not considered an environmental concern.

RCRA Generators (GNRTR) List

The EPA's Resource Response and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Facilities database is a compilation by the EPA, of facilities, which report generation, storage, transportation, treatment and disposal of hazardous waste. The agency release date for HWDMS/RCRIS was August 2001.

The site was not listed. Five properties located within an eighth-mile of the site were listed. None of the listings are facilities located immediately adjacent to the subject site and therefore, are not considered an environmental concern.

RCRA Notifiers

The EPA's Resource Response and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRIS Notifiers contains information on formerly regulated RCRA sites with more complete historical information. The agency release date was August 2001.

Neither the subject site nor adjacent properties were listed.

Refer to Appendix C for a complete listing of the properties appearing on the databases reviewed for this ESA.

8. FINDINGS, CONCLUSIONS, AND RECOMMENDATIONS

Based upon the results of this Phase I ESA, the following findings, conclusions, and recommendations are provided.

8.1. Findings

The following presents a summary of findings and opinions associated with the ESA performed for the subject site, including known or suspect RECs, historical RECs and de minimus environmental conditions (i.e., conditions that generally do not present a material risk of harm to public health or the environment).

The following presents a summary of findings and opinions associated with the ESA performed for the subject site, including known or suspect RECs, historical RECs and de minimus environmental conditions (i.e., conditions that generally do not present a material risk of harm to public health or the environment).

- The site currently consists of one parcel that occupies an area of approximately 4,200 square feet. The site is bound by San Pablo Avenue and Adeline Street to the east and west, respectively. The 38th Street/MacArthur underpass is located north of the site, beyond which is a check cashing facility, Money Mart. A craftsman's shop is located south of the site. The site is developed with an approximately 1,500 square foot structure that currently operates as a liquor/convenience store.
- Based on our review of historical sources, it appears that the site was vacant land from at least as early as 1902 until 1947 when a gasoline service station is visible on-site. The gasoline service station remained on-site until approximately 1966 when it was demolished. The site remained vacant until sometime before 1975, when the site was developed into its present day configuration and operations of a liquor store existed at least as early

as 1976. Since at least as early as 1976, the site has presumably been occupied by Hot Line Liquor and Deli/Jug Liquors.

- Evidence of on-site USTs was observed. Concrete patched areas are located north of the on-site structure. According to historical documents, a gasoline service station existed on-site from as early as 1947 until 1966. It is unknown whether or not the USTs and associated piping related with the former gasoline service station were removed.
- Based on the age of the on-site building, ACMs and lead-based paint are suspected of being present.

8.2. Conclusions and Recommendations

Based on the results of this Phase I Environmental Site Assessment, the following conclusions are provided. We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-00 for the site located at 3645 San Pablo Avenue. This assessment has revealed evidence of recognized environmental conditions (RECs) in connection with the property. Ninyo & Moore recommends that a subsurface evaluation be conducted at the site because of the following:

- Due to the uncertainty of operations, hazardous materials storage and waste storage activities by former occupants at the site, specifically from 1947 until 1966 when the site was occupied by a gasoline service station. A review of environmental documents (including analytical data) concerning the removal of USTs if they exist, is imperative in determining whether or not former operations possibly contributed to soil and groundwater contamination beneath the site. Additionally, interviews with individuals familiar with the property's history should be conducted.
- We recommend a geophysical survey be performed to determine the presence of USTs and/or associated piping. Additionally, a subsurface investigation, including soil and groundwater sampling, is recommended to determine whether the subsurface soils and groundwater have been impacted due to historical on-site activities.
- A hazardous materials building survey is recommended to be performed at the site.

9. LIMITATIONS

The environmental services described in this report have been conducted in general accordance with current regulatory guidelines and the standard-of-care exercised by environmental consultants performing similar work in the project area. No warranty, expressed or implied, is made regarding

the professional opinions presented in this report. Please note that this study did not include an evaluation of geotechnical conditions or potential geologic hazards.

This document is intended to be used only in its entirety. No portion of the document, by itself, is designed to completely represent any aspect of the project described herein. Ninyo & Moore should be contacted if the reader requires any additional information or has questions regarding the content, interpretations presented, or completeness of this document.

Our conclusions, recommendations and opinions are based on an analysis of the observed site conditions and the referenced literature. It should be understood that the conditions of a site could change with time as a result of natural processes or the activities of man at the subject site or nearby sites. In addition, changes to the applicable laws, regulations, codes, and standards of practice may occur due to government action or the broadening of knowledge. The findings of this report may, therefore, be invalidated over time, in part or in whole, by changes over which Ninyo & Moore has no control.

This report is intended exclusively for use by the client. Any use or reuse of the findings, conclusions, and/or recommendations of this report by parties other than the client is undertaken at said parties' sole risk.

10. SELECTED REFERENCES

Pacific Aerial Surveys, (selected years), Historical Aerial Photographs of Alameda County.

United States Geological Survey, 1993, Oakland West Quadrangle, California: 7.5-minute series (topographic), Scale 1:24,000.

Vista Information Solutions Inc., 2002, California Site Assessment Report: dated January 11.



REFERENCE: 1998 THOMAS BROTHERS FOR ALAMEDA AND CONTRA COSTA COUNTIES, STREET GUIDE AND DIRECTORY.

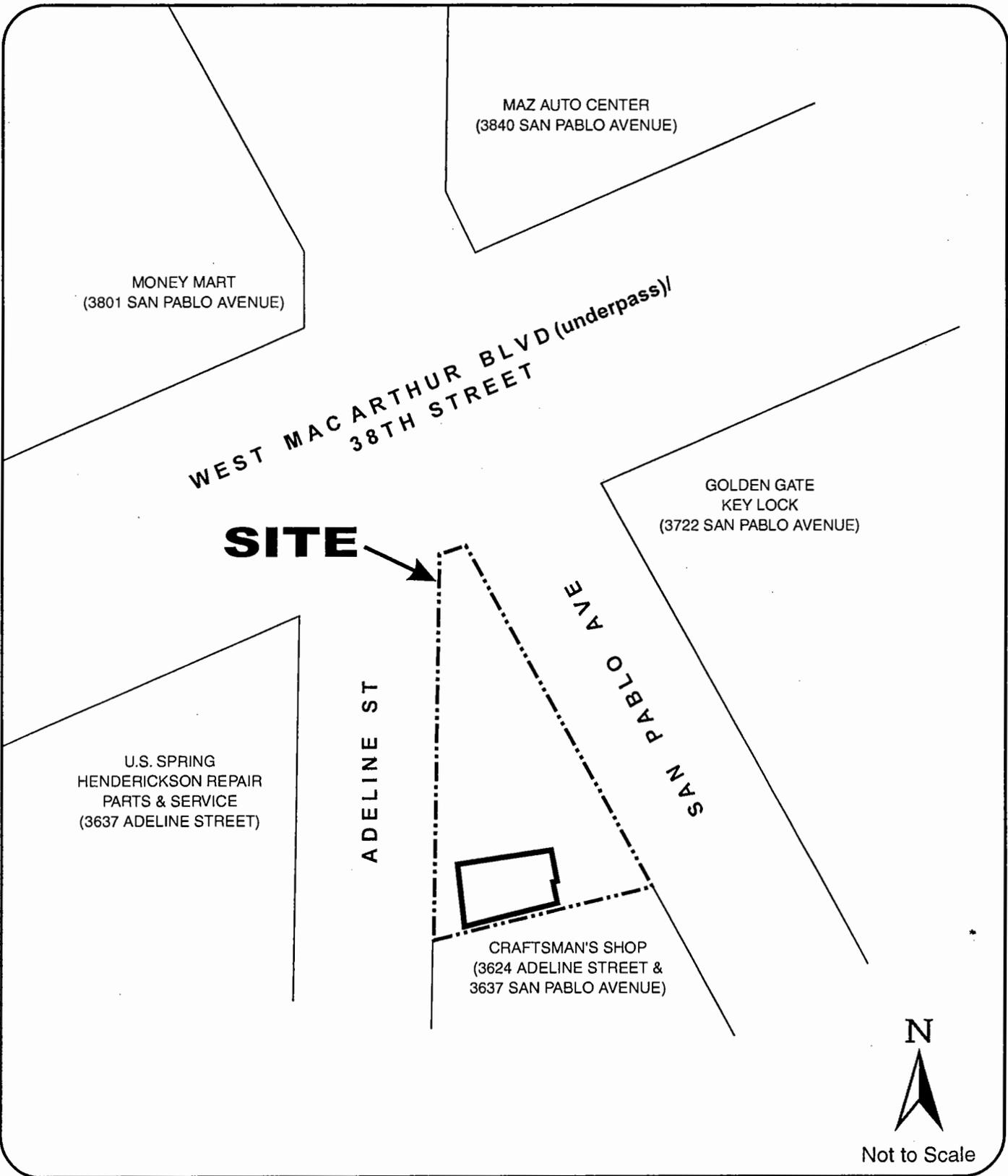
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SITE LOCATION MAP
 3645 SAN PABLO AVENUE
 EMERYVILLE, CALIFORNIA

PROJECT NO.	DATE
400596001	2/02

FIGURE
 1



400596001siteA



SITE AND VICINITY MAP

3645 SAN PABLO AVENUE
EMERYVILLE, CALIFORNIA

PROJECT NO.	DATE
400596001	2/02

FIGURE
2

APPENDIX C
ENVIRONMENTAL DATABASE SEARCH

SITE ASSESSMENT PLUS REPORT

PROPERTY INFORMATION	CLIENT INFORMATION
Project Name/Ref #: 400596001 City of Emeryville Redevelopment Agency 3801 San Pablo Emeryville, CA 94608 Latitude/Longitude: (37.829060, 122.278541)	Dawn Stauffer Ninyo Moore 675 Hegenberger Suite 220 Oakland, CA 94621

Site Distribution Summary	<i>within 1/8 mile</i>	<i>1/8 to 1/4 mile</i>	<i>1/4 to 1/2 mile</i>	<i>1/2 to 1 mile</i>
Agency / Database - Type of Records				
A) Databases searched to 1 mile:				
US EPA NPL National Priority List	0	0	0	0
US EPA CORRACTS RCRA Corrective Actions (w/o TSD)	0	0	0	0
US EPA TSD RCRA Corrective Actions and associated TSD	0	0	0	0
STATE SPL State equivalent priority list	0	0	0	1
B) Databases searched to 1/2 mile:				
STATE SCL State equivalent CERCLIS list	0	0	7	-
US EPA CERCLIS / NFRAP Sites currently or formerly under review by US EPA	0	0	4	-
US EPA TSD RCRA permitted treatment, storage, disposal facilities	0	0	0	-
STATE REG CO LUST Leaking Underground Storage Tanks	6	22	39	-
STATE/ REG/CO SWLF Permitted as solid waste landfills, incinerators, or transfer stations	0	1	0	-
STATE DEED RSTR Sites with deed restrictions	0	0	1	-
REGIONAL NORTH BAY Sites on North Bay Toxic List	0	2	2	-
REGIONAL SOUTH BAY Sites on South Bay Toxic List	0	0	0	-
STATE CORTESE State index of properties with hazardous waste	4	12	21	-
STATE TOXIC PITS Toxic Pits cleanup facilities	0	0	0	-
USGS/STATE WATER WELLS Federal and State Drinking Water Sources	0	0	0	-
STATE SPILLS State spills list	0	3	1	-



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

Report ID: 543401901

Date of Report: January 11, 2002

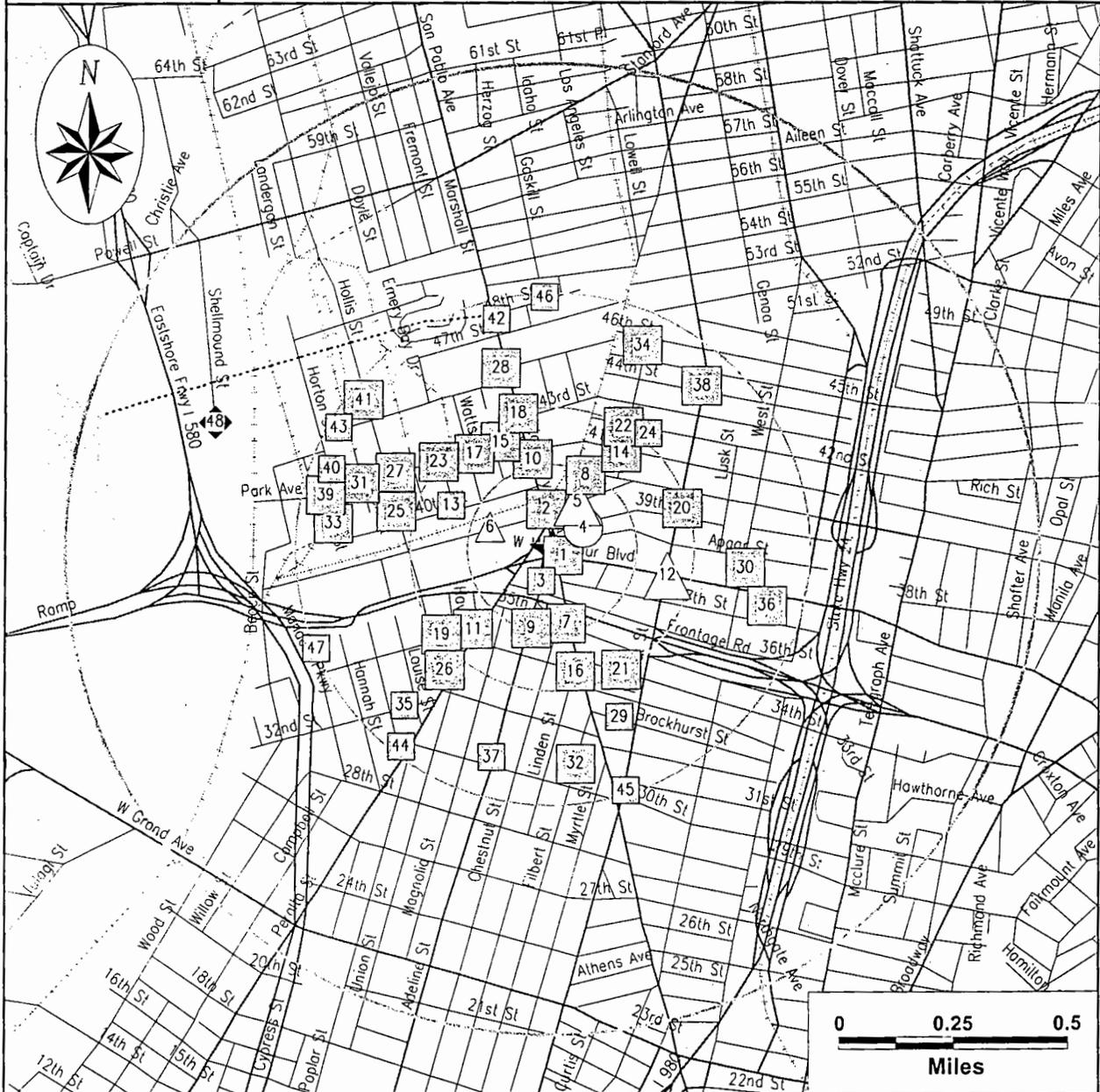
Version 2.7

Page #1



SITE ASSESSMENT PLUS REPORT

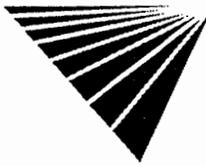
Map of Sites within One Mile



Subject Site	Category:	A	B	C	D
★	Databases Searched to:	1 mi.	1/2 mi.	1/4 mi.	1/8 mi.
	Single Sites	◆	□	△	○
	Multiple Sites	◆	■	△	○
Highways and Major Roads Roads Railroads Rivers or Water Bodies Utilities	NPL, SPL, CORRACTS (TSD)	CERCLIS/ NFRAP, TSD, LUST, SWLF, SCL	RCRA VIOL, TRIS, UST	ERNS, GENERATORS	
If additional databases are listed in the cover page of the report they are also displayed on this map. The map symbol used corresponds to the database category letter A,B,C,D.					

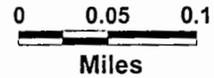
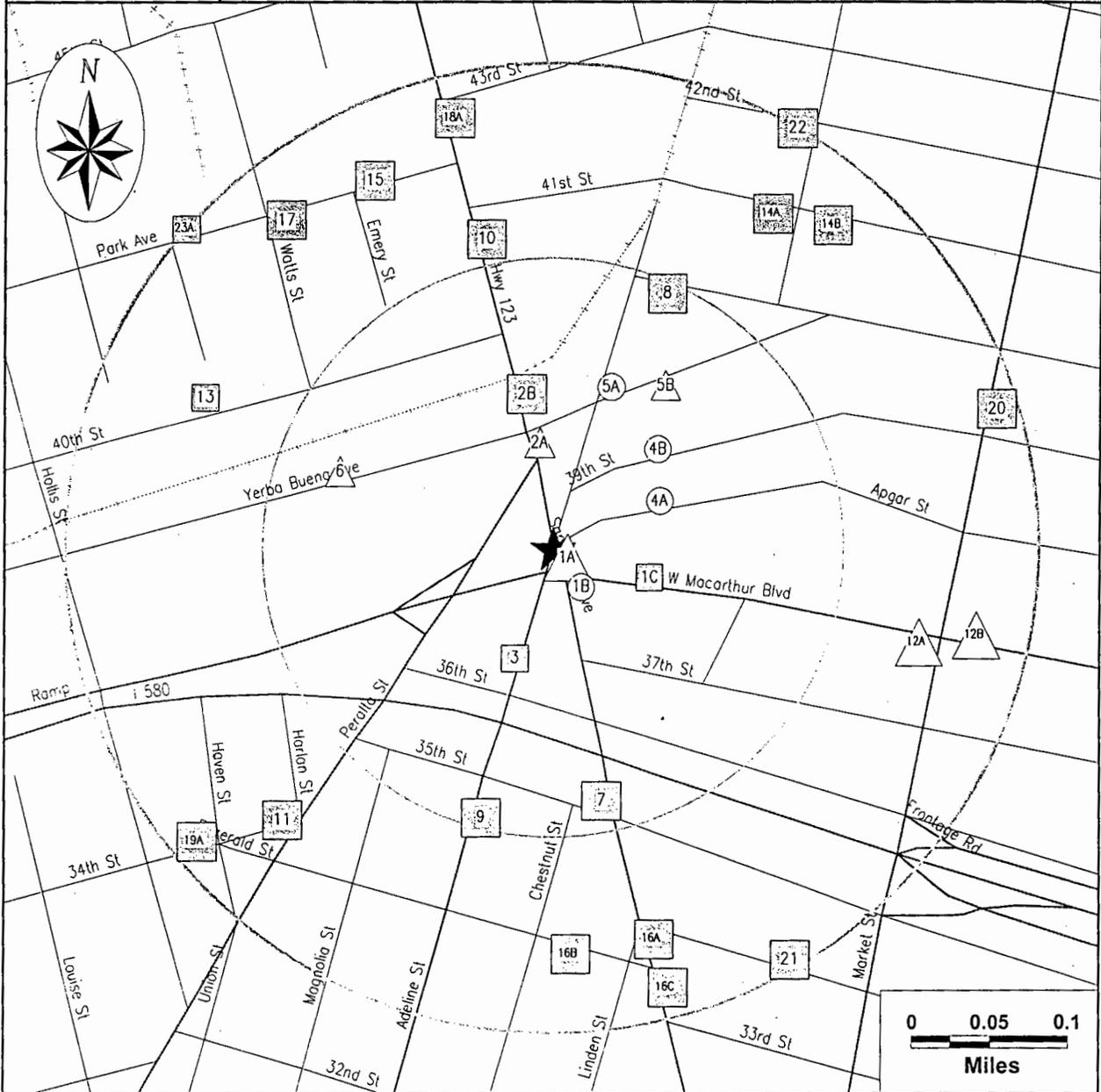
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 Report ID: 543401901

Date of Report: January 11, 2002
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SITE ASSESSMENT PLUS REPORT

Map of Sites within Quarter Mile



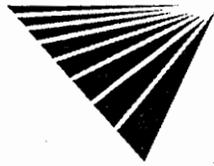
<p>Subject Site</p> 	<p>Category:</p> <p>Databases Searched to:</p> <p>Single Sites</p> <p>Multiple Sites</p>	<p>A</p> <p>1 mi.</p> 	<p>B</p> <p>1/2 mi.</p> 	<p>C</p> <p>1/4 mi.</p> 	<p>D</p> <p>1/8 mi.</p> 
 Highways and Major Roads  Roads  Railroads  Rivers or Water Bodies  Utilities	<p>NPL, SPL, CORRACTS (TSD)</p>	<p>CERCLIS, NFRAP, TSD, LUST, SWLF, SCL</p>	<p>RCRA VIOL, TRIS, UST</p>	<p>ERNS, GENERATORS</p>	<p>If additional databases are listed in the cover page of the report they are also displayed on this map. The map symbol used corresponds to the database category letter A,B,C,D.</p>

For More Information Call VISTA Information Solutions, Inc. at 1 - 800 - 767 - 0403

Report ID: 543401901

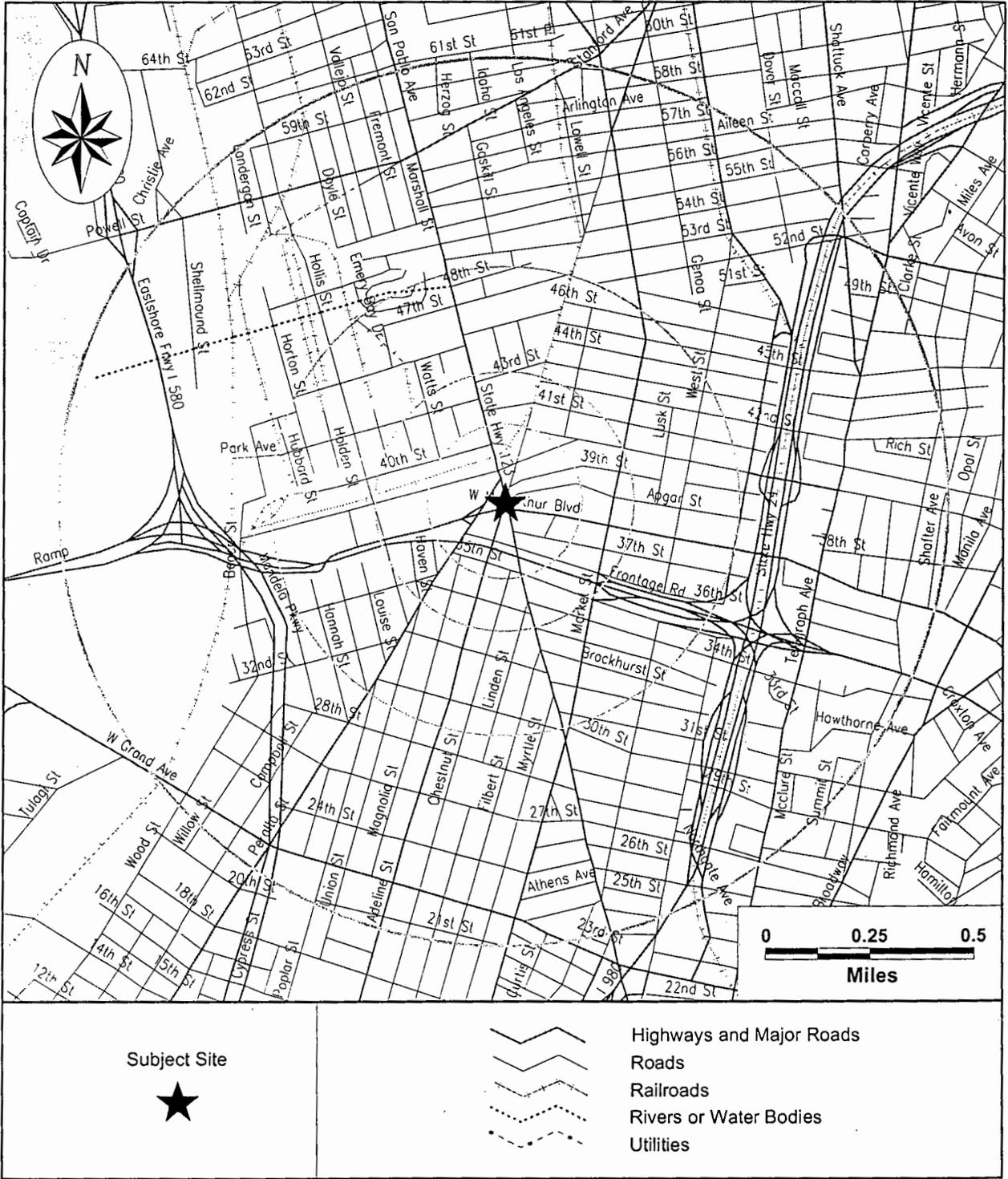
Date of Report: January 11, 2002

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SITE ASSESSMENT PLUS REPORT

Street Map



For More Information Call VISTA Information Solutions, Inc. at 1 - 800 - 767 - 0403

Report ID: 543401901

Date of Report: January 11, 2002

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SITE ASSESSMENT PLUS REPORT

SITE INVENTORY

MAP ID	PROPERTY AND THE ADJACENT AREA (within 1/8 mile)	VISTA ID DISTANCE DIRECTION	A					B								C			D				
			NPL	CORRACTS	TSD CORRACTS	SPL	SCL	CERCLIS/NFRAP	TSD	IUST	SWLF	DEED RSTR	NORTH BAY	SOUTH BAY	CORTESE	TOXIC PITS	WATER WELLS	SPILLS	RCRA VIOL	TRIS	UST/AST	ERNS	GNRTR
1A	OAKLAND TRUCK CENTER (FORMERLY 3800 SAN PABLO EMERYVILLE, CA 94608	1260865 0.00 MI NA																		X			
1A	GMC TRUCK COACH DIVISION 3800 SAN PABLO AVE EMERYVILLE, CA 94608	173501 0.00 MI NA																X				X	
1B	RW AUTO SERVICE 1043 W MACARTHUR EMERYVILLE, CA 94608	363887 0.00 MI NA																				X	
1C	BLAZIC INDUSTRIAL SERVICE 1016 MACARTHUR OAKLAND, CA 94610	4222766 <0.01 MI E							X					X									
2A	CLIPPER EXXPRESS COMPANY 3871 SAN PABLO EMERYVILLE, CA 94608	3202977 <0.01 MI N																	X				
2B	CELIS ALLIANCE FUELING ST 4000 SAN PABLO EMERYVILLE, CA 94608	5358081 0.04 MI N												X									
2B	CELIS SERVICE STATION(ALLIANCE 4000 SAN PABLO EMERYVILLE, CA 94608	4504161 0.04 MI N							X										X				
3	OWENS FINACIAL GROUP PROPERTY 3623 ADELINE ST EMERYVILLE, CA 94608	6667762 0.01 MI SW							X														
4A	H BECK SVC REPAIR 1040 APGAR ST EMERYVILLE, CA 94608	190719 0.01 MI E																				X	
4B	PRECISION MOTORS 1054 39TH ST EMERYVILLE, CA 94608	3765655 0.03 MI NE																				X	



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MAP ID	SITES IN THE SURROUNDING AREA (within 1/8 - 1/4 mile)	VISTA ID DISTANCE DIRECTION	A				B								C			D						
			NPL	CORRACTS	TSD CORRACTS	SPL	SCL	CERCLIS/NFRAP	TSD	LUST	SWLF	DEED RSTR	NORTH BAY	SOUTH BAY	CORTESE	TOXIC PITS	WATER WELLS	SPILLS	RCRA VIOL	TRIS	UST/AST	ERNS	GNRTR	NOTIFIERS
16C	THRIFTY OIL CO. #049 3400 SAN PABLO EMERYVILLE, CA 94608	4504160 0.23 MI S																		X				
16C	THRIFTY OIL 3400 SAN PABLO EMERYVILLE, CA 94608	930230 0.23 MI S							X					X										
16C	FG GASOLINE 3314 SAN PABLO AVE EMERYVILLE, CA 94608	7434445 0.24 MI S							X															
17	LES PAUL 1199 PARK EMERYVILLE, CA 94608	1587494 0.21 MI NW																						
17	PARK AVENUE PROPERTY 1199 PARK AVE EMERYVILLE, CA 94608	8590390 0.21 MI NW							X															
17	PARK AVENUE PROPERTY 1199 PK AVE EMERYVILLE, CA 94608	66993828 0.21 MI NW							X															
18A	1X EMERYVILLE REDEVELOPMENT AGENCY 4300 SAN PABLO AVE EMERYVILLE, CA 94608	7730908 0.22 MI N							X															
18A	EMERYVILLE REDEVELOPMENT AGENCY 4300 SAN PABLO AVE EMERYVILLE, CA 94608	12640145 0.22 MI N							X															
19A	JACK HEMSATH DRAYAGE, INC. 1350 034TH EMERYVILLE, CA 94608	4015977 0.23 MI SW																		X				
19A	HEMSATH DRAYAGE 1350 34TH ST EMERYVILLE, CA 94608	1244702 0.23 MI SW							X															
20	SAN FRANCISCO FRENCH BREA 3924 MARKET EMERYVILLE, CA 94608	4051606 0.24 MI E							X					X										
20	TOSCANA BAKERY 3924 MARKET EMERYVILLE, CA 94608	1261951 0.24 MI E																		X				
21	CITY OF OAKLAND FIRE STATION 5 934 34 ST EMERYVILLE, CA 94608	65997242 0.24 MI SE																		X				



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MAP ID	SITES IN THE SURROUNDING AREA (within 1/4 - 1/2 mile)	VISTA ID DISTANCE DIRECTION	A				B								C			D								
			NPL	CORRACTS	TSD CORRACTS	SPL	SCL	CERCLIS/NFRAP	TSD	LUST	SWLF	DEED RSTR	NORTH BAY	SOUTH BAY	CORTESE	TOXIC PITS	WATER WELLS	SPILLS	RCRA VIOL	TRIS	UST/AST	ERNS	GNRTR	NOTIFIERS		
24	GROW GP OAKLAND NATL ENGR 41ST 42ND ST OAKLAND, CA 94601	6848130 0.27 MI NE																								
25	RANSOME COMPANY MAIN YARD 4030 HOLLIS EMERYVILLE, CA 94608	347045 0.29 MI W					X		X					X												
25	BAY AREA WAREHOUSE 4001 HOLLIS EMERYVILLE, CA 94608	3196873 0.29 MI W							X					X												
25	BASHLAND INC 4015 HOLLIS EMERYVILLE, CA 94608	4222651 0.29 MI W							X					X												
26	ROMAK IRON WORKS 3250 HOLLIS STREET EMERYVILLE, CA 94608	7432663 0.29 MI SW							X					X												
26	ROMAK IRON WORKS 3250 HOLLIS ST EMERYVILLE, CA 94608	64506911 0.29 MI SW							X																	
27	CITY OF EMERYVILLE 1333 PARK EMERYVILLE, CA 94608	4013258 0.31 MI W												X												
27	EMERVILLE CITY OF 1333 PK AVE EMERYVILLE, CA 94608	66993519 0.31 MI W							X																	
27	EMERVILLE CITY OF 1333 PARK AVE EMERYVILLE, CA 94608	7852148 0.32 MI W							X																	
27	DEL MONTE PLANT #35 4202 HOLLIS EMERYVILLE, CA 94608	3078627 0.35 MI W							X					X												
28	AC TRANSIT 1140 45TH ST EMERYVILLE, CA 94608	929845 0.33 MI NW							X																	
28	AC TRANSIT 1140 45TH EMERYVILLE, CA 94608	7430693 0.33 MI NW												X												
28	A C TRANSIT - EMERYVILLE 45TH ST SAN PABLO AVE EMERYVILLE, CA 94608	1596213 0.35 MI N					X																			
28	BERKELEY FARMS CORP. 4550 SAN PABLO AVE. EMERYVILLE, CA 94608	929862 0.37 MI N							X					X												



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MAP ID	SITES IN THE SURROUNDING AREA (within 1/4 - 1/2 mile)	VISTA ID DISTANCE DIRECTION	A					B							C			D						
			NPL	CORRACTS	TSD CORRACTS	SPL	SCL	CERCLIS/NFRAP	TSD	LUST	SWLF	DEED RSTR	NORTH BAY	SOUTH BAY	CORTESE	TOXIC PITS	WATER WELLS	SPILLS	RCRA VIOL	TRIS	UST/AST	ERNS	GNRTR	NOTIFIERS
41	SOUTHERN PACIFIC RIGHT-OF-WAY EMERYVILLE W. OF 4525 HOLLIS ST EMERYVILLE, CA 94608	1593846 0.45 MI NW						X																
41	PACIFIC GAS ELECTRIC CO- EMERYVILLE 4525 HOLLIS ST EMERYVILLE, CA 94608	1585304 0.47 MI NW						X			X													
41	SOUTHERN PACIFIC RAILWAY-EMERYVILLE WEST OF 4525 HOLLIS STREET EMERYVILLE, CA 94608	65761292 0.47 MI NW											X											
42	VACANT LOT 4800 SAN PABLO EMERYVILLE, CA 94608	5358083 0.46 MI N								X					X									
43	CITY OF EMERYVILLE FMR SH 1420 45TH EMERYVILLE, CA 94608	7430694 0.48 MI NW													X									
44	RESIDENTIAL 2856 HELEN ST EMERYVILLE, CA 94608	12639732 0.48 MI SW								X														
45	WSB ELECTRIC INC 3032 MARKET ST EMERYVILLE, CA 94608	4222819 0.49 MI S								X														
46	1056 48TH ST EMERYVILLE 1056 48TH ST EMERYVILLE, CA 94608	3867313 0.49 MI N										X												
47	CONSTRUCTION YARD 3428 ETTIE EMERYVILLE, CA 94608	1146955 0.50 MI W								X					X									

MAP ID	SITES IN THE SURROUNDING AREA (within 1/2 - 1 mile)	VISTA ID DISTANCE DIRECTION	A					B							C			D						
			NPL	CORRACTS	TSD CORRACTS	SPL	SCL	CERCLIS/NFRAP	TSD	LUST	SWLF	DEED RSTR	NORTH BAY	SOUTH BAY	CORTESE	TOXIC PITS	WATER WELLS	SPILLS	RCRA VIOL	TRIS	UST/AST	ERNS	GNRTR	NOTIFIERS
48	MYERS CONTAINER CORP 6549 SAN PABLO AVE EMERYVILLE, CA 94608	288604 0.73 MI W				X																		



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UNMAPPED SITES	A					B										C			D					
	VISTA ID	NPL	CORRACTS	TSD CORRACTS	SPL	SCL	CERCLIS/NFRAP	TSD	LUST	SWLF	DEED RSTR	NORTH BAY	SOUTH BAY	CORTESE	TOXIC PITS	WATER WELLS	SPILLS	RCRA VIOL	TRIS	UST/AST	ERNS	GNRTR	NOTIFIERS	
ANOTHER TREE EMERYVILLE PROJECT UNKNOWN POWELL ST SHELLMOUND ST EMERYVILLE, CA 0	66990944																X							
HOLLIS STREET INVESTORS UNKNOWN HOLLIS ST EMERYVILLE, CA 94608	65989515							X																
HOLLIS STREET INVESTORS HOLLIS ST EMERYVILLE, CA 94608	65337420							X																



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