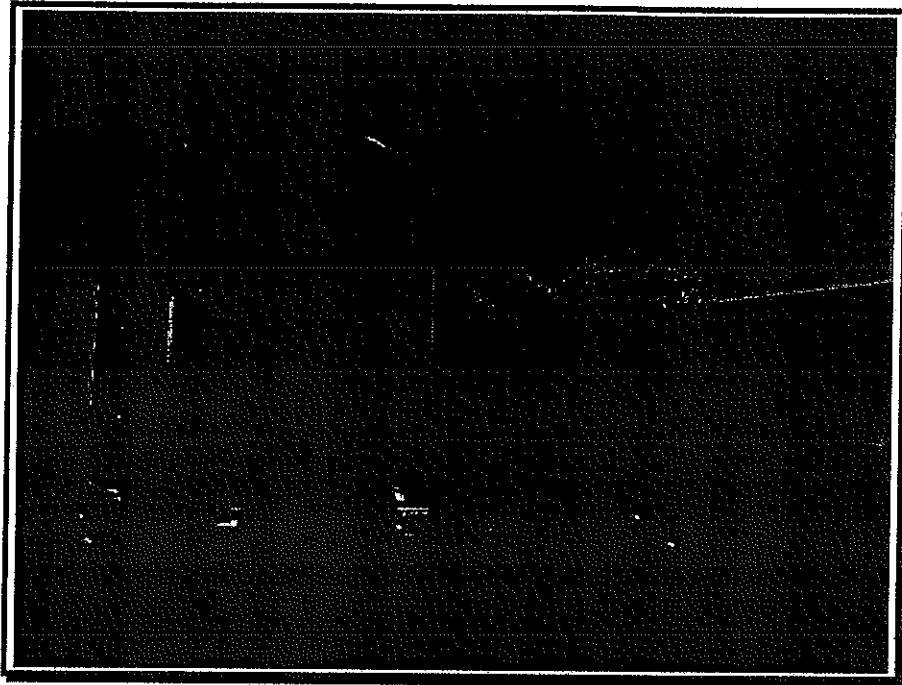


ENVIRONMENTAL ASSESSMENT

LAKESHORE PARTNERS, LLC

780 West Grand Avenue, Suite 200
Oakland, California 94612
Mr. Thomas Peterson



PHASE I ENVIRONMENTAL SITE ASSESSMENT

of

LAU PROPERTIES/KUPERSTEIN PROPERTY

176 and 198 11th Street/1110 Jackson Street
Oakland, California 94607

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EMG Project #: 70331.05R-001.050
Date of Report: September 15, 2005
On site Date: April 26, 2005/September 6, 2005

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EMG

PROJECT SUMMARY

Lau Properties/Kuperstein Property
176 and 198 11th Street/1110 Jackson Street
Oakland, California 94607

Assessment Component	Acceptable	Routine Solution	Phase II	Estimated Cost	Reference Section	Page
Physical Review	✓				5	10
Operational Activities	✓				6.1	15
Hazardous Materials	✓				6.2	15
Asbestos Abatement	✓				6.3	16
PCB		(1)		N/A	6.4	16
ADSD		(2)		N/A	6.5	16
Lead Paint	✓				6.6	17
Surface Water	✓				6.7	17
Mold		(3)		N/A	6.8	17
Refrigerant/Fluorides	✓				7	18
Additional Findings	✓				8	22

Conditions noted in the Project Summary Table are representative of the overall conditions of the property. There may be more detail on specific assessment components in the report text, therefore the Project Summary Table should not be used as a stand alone document.

- (1) The elevator unit is reportedly filled with water and no longer contains hydraulic oil; however, oil staining was observed on the concrete floor adjacent to the unit. Because the unit was installed prior to 1978, EMG is of the opinion that the elevator hydraulic fluid potentially contains PCBs. As the Project building is planning to be demolished, EMG recommends that the hydraulic system be drained and any fluids or fluid-soaked wastes be characterized and disposed of in accordance with applicable federal, state, and local regulations.
- (2) EMG understands that demolition is planned at the Project. Prior to planned disturbance which could disturb suspect asbestos-containing materials, EMG recommends that these materials be sampled for and analyzed for asbestos.
- (3) Suspect mold growth was observed on the second floor ceiling of the warehouse at 176 11th Street. The area affected by the moisture was approximately 20 square feet in size. Remediation can be conducted by properly trained building maintenance staff. In addition, the source of this moisture should be addressed in order to prevent future mold problems.



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1. CERTIFICATION

EMG has completed a Phase I Environmental Site Assessment of Lau Properties/Kuperstein Property (the "Project"), located at 176 and 198 11th Street and 1110 Jackson Street in Oakland, California 94607. The assessment was performed at the Client's request using the methods and procedures consistent with good commercial and customary practice designed to conform with acceptable industry standards.

This report is exclusively for the use and benefit of the Client identified on the first page of this report. The purpose for which this report shall be used shall be limited to the use as stated in the contract between the client and EMG.

This report is not for the use or benefit of, nor may it be relied upon by any other person or entity, for any purpose without the advance written consent of EMG. In expressing the opinions stated in this report, EMG has exercised the degree of skill and care ordinarily exercised by a reasonable prudent environmental professional in the same community and in the same time frame given the same or similar facts and circumstances. Documentation and data provided by the Client, designated representatives of the Client or other interested third parties, or from the public domain, and referred to in the preparation of this assessment, have been used and referenced with the understanding that EMG assumes no responsibility or liability for their accuracy.

The independent conclusions represent our professional judgment based on information and data available to us during the course of this assignment. Factual information regarding operations, conditions, and test data provided by the Client or their representative have been assumed to be correct and complete. The conclusions presented are based on the data provided, observations, and conditions that existed on the date of the on site visit.

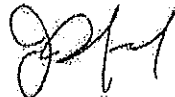
If you have any questions regarding this report, please contact the Technical Relationship Manager listed below at 800.733.0660, Ext. 6674.

Researched by: Chris Olsen, Project Manager

Surveyed by: Chris Olsen, Project Manager

Written by: Chris Olsen, Project Manager

Reviewed by:



Jay Grenfell
Technical Relationship Manager
jsgrenfell@emgcorp.com

2. EXECUTIVE SUMMARY

EMG performed a Phase I Environmental Site Assessment, that included on site observations of the accessible areas of Lau Properties/Kuperstein Property (the "Project"), on April 26, 2005 and September 6, 2005. The Project is located at 176 and 198 11th Street and 1110 Jackson Street in Oakland, California 94607, and consists of approximately 0.66 acres.

The Project, originally constructed in the 1920s, 1960, and 1963, is currently a grocery store, warehouse, beauty salon, and office building. Current facility operations include a grocery store, beauty salon, and office space. Prior to construction of the current improvements, the Project was used as a glass works shop, retail stores, a warehouse, a parking lot, a private school, an automobile repair shop, and residences. Properties in the general vicinity of the Project include residential and commercial land uses.

The following summarizes the independent conclusions representing EMG's best professional judgment based on information and data available to us during the course of this assignment. Factual information regarding operations, conditions, and test data provided by the Client, owner, or their representative have been assumed to be correct and complete. Additionally, the conclusions presented are based on the conditions that existed at the time of the assessment.

2.1. FINDINGS/CONCLUSIONS

Historical Review (Section 5)

- The review of the historical data available for the Project and surrounding area identified the following:
 - The 1911 Sanborn map shows two 250-gallon gasoline underground storage tanks (USTs) on the northwestern side of the 1110 Jackson Street property, beneath Jackson Street. The 1110 Jackson Street property was utilized as an automobile repair garage in 1911. Sanborn maps from 1950 through 1969 indicate that the 1110 Jackson Street property was utilized as a retail store, a private school, and a parking lot and the USTs are not shown beneath Jackson Street on the Sanborn maps from 1950 through 1969. Furthermore, the Project is not listed on the UST or LUST databases and there are no spills or releases reported in association with the Project. Because the USTs appear to have been removed at least 55 years ago, a natural degradation of petroleum constituents has likely occurred. In addition, there does not appear to be an immediate health risk to the occupants of the Project from this historical use since the Project is serviced by public water and sewer systems, groundwater in the Project area is not utilized as a drinking water source, and the entire site is covered with relatively impermeable surfaces including the building, sidewalks, and asphalt road surfaces. As a result, no further action or investigation is recommended at this time.

Operational Activities (Section 6.1)

- EMG observed no circumstances of environmental concern associated with the operational activities at the Project. No further action or investigation is recommended regarding operational activities at the Project.

Hazardous Materials/Petroleum Products (Section 6.2)

- The Project is involved in the use of hazardous materials and petroleum products in the form of routine janitorial and maintenance supplies, propane, and retail quantities of motor oil and antifreeze. The identified materials appear to be properly stored. The materials observed do not appear to pose a hazard to the Project, provided they continue to be used as designed, are properly handled, and all regulations regarding their use are followed. No further action or investigation is recommended regarding the use of hazardous materials or petroleum products at the Project.

Wastes (Section 6.3)

- The Project does not generate, treat, store, or dispose of hazardous, medical, or regulated wastes. Furthermore, the non-hazardous solid and liquid wastes generated at the Project appear to be stored and disposed of properly. No further action or investigation is recommended regarding wastes at the Project.

Polychlorinated Biphenyls (PCBs) (Section 6.4)

- The Project contains an elevator that may use hydraulic fluid potentially containing PCBs. The elevator is reportedly no longer in service at the Project and is reportedly filled with water and no longer contains hydraulic oil; however, oil staining was observed on the concrete floor adjacent to the unit. As the Project building is planning to be demolished, EMG recommends that the hydraulic system be drained and any fluids or fluid-soaked wastes be characterized and disposed of in accordance with applicable federal, state, and local regulations.

Asbestos-Containing Materials (ACM) (Section 6.5)

- Suspect ACM in the form of roofing materials, drywall/joint compound, plaster ceiling material, and vinyl sheet flooring were not sampled as part of the assessment. EMG understands that demolition is planned at the Project. Prior to planned disturbance which could disturb suspect asbestos-containing materials, EMG recommends that these materials be sampled for and analyzed for asbestos.

Storage Tanks/Pipelines (Section 6.6)

- No evidence of storage tanks or pipelines (above or below ground) was identified. No further action or investigation is recommended regarding storage tanks or pipelines at the Project.

Surface Areas (Section 6.7)

- No issues associated with surface areas were identified. No further action or investigation is recommended regarding surface areas at the Project.
- Visual observation of the storm water system did not identify any abnormal accumulation of petroleum run-off or foreign material. No unusual blockages of the storm water control system were observed. No unusual ponding of storm waters was observed. No further action or investigation is recommended regarding storm water systems at the Project.

Mold (Section 6.8)

- EMG performed a limited visual assessment for the presence of mold, conditions conducive to mold, and evidence of moisture in readily accessible interior areas of the Project.

Suspect mold growth was observed in the following area:

- Ceiling on the second floor of the warehouse in the 176 11th Street building. The area affected by the moisture was approximately 20 square feet in size.

Remediation can be conducted by properly trained building maintenance staff. In addition, the source of this moisture should be addressed in order to prevent future mold problems.

Regulatory Review (Section 7)

- Based on review of the regulatory database report, the Project is listed on the HAZNET database as a facility that has generated photo processing wastes. No further action or investigation is recommended regarding the on site regulatory review.
- Based on review of the regulatory database report, none of the listed off site facilities are anticipated to adversely impact the Project. No further action or investigation is recommended regarding the off site regulatory review.

Adjacent Properties (Section 8)

- EMG identified no current adjacent property uses that are anticipated to have a negative impact on the environmental integrity of the Project. No further action or investigation is recommended regarding the adjacent properties.

2.2. RECOMMENDATIONS

The following additional actions are recommended:

- The elevator unit is reportedly filled with water and no longer contains hydraulic oil; however, oil staining was observed on the concrete floor adjacent to the unit. Because the unit was installed prior to 1978, EMG is of the opinion that the elevator hydraulic fluid potentially contains PCBs. As the Project building is planning to be demolished, EMG recommends that the hydraulic system be drained and any fluids or fluid-soaked wastes be characterized and disposed of in accordance with applicable federal, state, and local regulations.
- EMG understands that demolition is planned at the Project. Prior to planned disturbance which could disturb suspect asbestos-containing materials, EMG recommends that these materials be sampled for and analyzed for asbestos.
- Remediation of the identified suspect mold can be conducted by properly trained building maintenance staff. In addition, the source of this moisture should be addressed in order to prevent future mold problems.

3. SURVEY APPROACH/PURPOSE

EMG conducted an on site Environmental Site Assessment of the Project that consisted of a walk-through observation of the accessible areas and interviews with facility personnel and local agency representatives. On site activities and/or interviews were conducted by Mr. Chris Olsen, EMG Project Manager, with:

- Mr. Paul Lau, On site Point of Contact (POC) and Co-owner of 176 and 198 11th Street properties
- Mr. Thomas E. Peterson, POC for 1110 Jackson Street, and Managing Member of Lakeshore Partners, LLC

Pre-Survey Questionnaires were completed as a part of each site visit and are included separately in the Appendices (Section 9). The Questionnaires were completed with the POC and by the EMG assessor. Information obtained from the Questionnaires has been used in the preparation of this report.

Areas accessed included all common areas; all exterior areas (except the roofs); and the Project boundaries.

Visual observation of pipe chases and behind walls was not performed as a part of this assessment.

Specific areas to which access was limited include the following:

- Beauty Wave Salon, 176 11th Street (business was closed, POC did not have access)
- Interior of 1110 Jackson Street (POC did not have access)
- Roofs

According to Mr. Lau and Mr. Peterson, the areas not assessed were similar in construction and conditions to the areas assessed. Mr. Lau and Mr. Peterson also stated that they are unaware of any practices in the unaccessed areas (such as the improper handling of hazardous materials or the generation of hazardous, medical, or regulated wastes) which would constitute a material threat or release to the environment, or a hazard to human health. Based on a review of tenant activities and interviews with knowledgeable personnel, it is unlikely that the operations in the unaccessed areas have had an adverse impact on the environmental integrity of the Project.

Weather conditions at the time of the Project assessment on April 26, 2005 were clear, with temperatures in the mid 60s (°F) and light winds.

Weather conditions at the time of the Project assessment on September 6, 2005 were clear, with temperatures in the mid 70s (°F) and light winds.

EMG reviewed available federal, state, and local records in an effort to identify sites of known or suspected hazardous waste activity located at or near the Project which could have an adverse impact on the Project. In an attempt to determine whether historical uses of the Project and surrounding area have had an environmental impact on the Project, EMG interviewed individuals knowledgeable about the Project and reviewed available pertinent records and documents. This assessment is based on the evaluation of the information gathered, laboratory analysis of samples collected (when required), and accessibility at the time of the assessment.

The purpose of this report is to provide the Client an assessment concerning environmental conditions (limited to those issues identified in the report) as they existed at the Project. The assessment was conducted utilizing generally accepted Phase I industry standards using the American Society for Testing and Materials (ASTM) Standard Practice E 1527-00 Scope of Work. The scope of work included an evaluation of:

- The Project history in an attempt to identify any possible ownership(s) and/or uses that would suggest an impact to the environmental integrity of the Project as identified through review of reasonably ascertainable standard historical sources.

- Physical characteristics of the Project as identified through review of reasonably ascertainable topographic, wetlands, flood plain, soils, geology, and groundwater data.
- Current Project conditions (as applicable), including compliance with appropriate regulations as they pertain to the presence or absence of:
 - Facility storage tanks, drums, containers (above or below ground), etc.
 - Transformers and other electrical equipment which utilize fluid which may potentially contain PCBs
 - The use of hazardous materials/chemicals and petroleum products, and/or the generation, treatment, storage, or disposal of hazardous, regulated, or medical wastes
- A screening approach for the potential existence of:

- Asbestos, including the identification of all suspect materials in accessible areas (interior and exterior) and the collection and analysis of three bulk samples from each homogeneous area of friable and damaged non-friable suspect ACM. The remaining materials are considered suspect until tested and proven otherwise. Friable materials are those which can be easily crumbled or pulverized by hand pressure.

This screening approach is not a comprehensive (i.e., AHERA-Style) asbestos survey, nor is it intended to fulfill the NESHAP requirements for demolition/renovation purposes, but is intended to identify the potential for an asbestos hazard in accessible areas. This screening is not intended to be used for demolition, abatement, renovation, or repair work.

The basis for "suspect" determination is taken from the materials listed in Appendix G of the United States Environmental Protection Agency (USEPA) publication *Managing Asbestos in Place* (the "Green Book"). Therefore, all materials listed in the Green Book which were installed prior to 1981 are considered suspect with the exception of resilient floor tile, asbestos-cement board (transite), and roofing felt, which are considered suspect regardless of installation date (these materials continue to be manufactured and installed in the United States).

- Mold, including the identification of visible mold growth, conditions conducive for mold growth, and evidence of moisture in accessible areas of the Project. In addition, EMG interviewed Project personnel regarding any known or suspected mold contamination, water intrusion, or mildew like odor problems. Sampling was not performed as a part of this assessment. EMG notes that this assessment does not constitute a comprehensive mold survey of the Project, and the conclusions made are based solely on observable conditions in readily accessible interior areas of the Project on the assessment date.
- An evaluation of information contained in programs such as the NPL, CERCLIS, SHWS, RCRIS, SWF, LUST, and other governmental information systems within specific search distances of the Project. This evaluation was performed to identify any sites that would have the potential to impact the environmental integrity of the Project.

The regulatory agency report provided is based on an evaluation of the data collected and compiled by a contracted data research company. The report is based on a radius search which focuses on both the Project and neighboring sites that may impact the Project. Neighboring sites listed in governmental environmental records are identified within a specific search distance. The search distance varies depending upon the particular government record being checked. The search is designed to meet the requirements of ASTM Standard E 1527-00. The information provided is assumed to be correct and complete.

- Visual observation of the adjacent properties to identify high-risk neighbors and the potential for known or suspected contamination to migrate onto the Project.

4. PROJECT LOCATION/DESCRIPTION

The Project is located at 176 and 198 11th Street and 1110 Jackson Street in Oakland, Alameda County, California 94607.

4.1. PROJECT DESCRIPTION

The Project lands consist of approximately 0.66 acres. Parcel 2-81-2 consists of 12,450 square feet, Parcel 2-81-7 consists of 4,500 square feet, and Parcel 2-81-8 consists of 11,960 square feet.

The Project is currently a grocery store, warehouse, beauty salon, and office space, and contains three tenants. The Project was constructed in the 1920s, 1960, and 1963 in three phases. Project improvements consist of three structures and surface-level asphalt paved parking/drive areas.

The Project is serviced by public water and sanitary sewer systems. The Project is supplied with water from East Bay Municipal Utility District (EBMUD). According to the 2004 Water Quality Report, the drinking water supplied to the Project is within federal, state, and local drinking water quality standards.

Hot water is generated by one electrically powered water heater and one natural gas-fired water heater. The associated piping was observed to be uninsulated. The exhaust flue associated with the natural gas-fired water heater was observed to be uninsulated.

HVAC systems observed consisted of the following:

- Heat is supplied to the 176 and 198 11th Street buildings via wall-mounted natural gas-fired heaters. Where observed, piping associated with the heating system was uninsulated. The exhaust flues associated with the natural gas-fired heaters were observed to be uninsulated.
- Air-conditioning is supplied to the office in the 198 11th Street building via an individual wall-mounted, electrically operated unit.
- Heat and air-conditioning are supplied to the 1110 Jackson Street from combination electrically operated and natural gas-fired roof-mounted units. Conditioned air is distributed via thermostatically controlled, ducted supply and return systems.

4.2. MISCELLANEOUS SYSTEMS

- Elevator — One hydraulic lift elevator is located inside the 176 11th Street building (see Section 6.4. for a further discussion).

4.3. ENVIRONMENTAL SETTING

4.3.1. Topography

Review of the Oakland West, California Topographic Quadrangle, published by the United States Geological Survey (USGS) and dated 1959, indicated the following:

- The Project has an average elevation of approximately 35 feet above mean sea level. Elevations do not vary significantly across the Project lands. Slope in the general area of the Project is to the east.

- The Project area is shaded to represent a high-density developed area and the exact site improvements are not shown.
- The slope of the Project is estimated between approximately 0 and 1 percent in an easterly direction. The nearest surface water feature, Lake Merritt, is located approximately 1,200 feet east-northeast of the Project.

A copy of the topographic map is appended (Section 9).

4.3.2. Wetlands

Review of the Wetlands Mapper, published by the United States Fish and Wildlife Service and dated 2005, indicated the following:

- No wetland areas are indicated at the Project or adjacent properties.

A copy of the wetland map is appended (Section 9).

4.3.3. Floodplain

Review of the Flood Insurance Rate Map 065048-0015B, published by the Federal Emergency Management Agency (FEMA) and dated September 30, 1982, indicated the following:

- The Project is located in Zone X, areas outside the 500-year flood plain with less than 0.2% annual probability of flooding. Annual Probability of Flooding of Less than one percent.

A copy of the flood plain map is appended (Section 9).

4.3.4. Soils/Geology

Review of the Soil Survey of Alameda County, California published by the United States Department of Agriculture Soil Conservation Service (USDA SCS) and dated March 1981, indicated the following:

- The Project is located in an area comprised of one soil type known as Urban land-Baywood complex with estimated slopes between 0 and 8 percent.
- The urban land complex indicates that 60 percent of the predominant soil type has been disturbed and covered with an impervious layer consisting of buildings, sidewalks, streets, and other structures. The undisturbed areas of the complex retain the original soil characteristics.
- The Baywood soil series is considered to be a somewhat excessively drained, loamy sand textured soil with a depth of at least 60 inches. General characteristics of the Baywood soil include rapid permeability and a slightly acidic to neutral soil reaction. Depth to the seasonal high water table is greater than five feet.

Review of the Geologic Map of California, published by the USGS and dated 2004, indicated the following:

- The Project is located within the Pacific Border physiographic province of California, which consists of igneous and sedimentary materials. The Project is further located over a Cenozoic-aged formation with an estimated thickness of up to approximately 40,000 feet.

4.3.5. Groundwater Hydrology

Review of the Water Resources Data Report for California, published by the USGS and dated 2004, indicated the following:

- The Project is located within the Coastal Basin aquifer formation with estimated groundwater levels between 10 and 20 feet below ground surface (bgs).

Shallow groundwater flow is expected to follow the ground level slope of surface elevations towards the nearest open body of water or intermittent stream. The direction of this flow at the Project is anticipated to be toward the east-southeast.

Estimated groundwater levels may vary due to seasonal fluctuations in precipitation, local usage demands, geology, underground structures, or dewatering operations.

5. HISTORICAL REVIEW

Review of information available from the Alameda County Tax Assessor indicated that the Project is shown as Assessor's Parcel Numbers 2-81-2, 2-81-7, and 2-81-8. A copy of the tax map is appended (Section 9).

5.1. CHAIN OF TITLE

Review of the available deed records indicates that the 176 and 198 11th Street properties have been owned by Peter, Betty, Paul, and Dana Lau since 1996. Review of the available deed records indicates that the 1110 Jackson Street property has been owned by Marcia R. Kuperstein since 2001. Deed records were researched back to 1969.

Review of available deed records did not identify any previous environmentally suspect ownership, easements, right of ways, or other environmental entries/restrictions associated with the Project.

Deeds and titles identified are listed in the table below.

Owner	Year Purchased
Assessor's Parcel Number 2-81-2	
Marcia R. Kuperstein	2001
Allan S. and Marcia R. Kuperstein	1978
Geo E. Haskell	1969
Assessor's Parcel Number 2-81-7	
Peter, Betty, Paul, and Dana Lau	1997
Sumitomo Bank of California	1996
Towchyan and Jinli Chen; Junzon Tsanchieh (c/o Crocker Bank)	1986
United California Bank Trustee	1970
Assessor's Parcel Number 2-81-8	
Peter, Betty, Paul, and Dana Lau	1998
Paul K. and Dana S. Lau Etal	1996
David A. and Lorraine Werfel Trust	1988
D.A. and Lorraine Werfel	1969

5.2. PRIOR USE INTERVIEWS

EMG met with Mr. Paul Lau, On site Point of Contact (POC) and Co-owner of the Project, who was cooperative and provided information which appeared to be accurate based upon our subsequent site observations. It is EMG's opinion that Mr. Lau was completely knowledgeable about the Project and questions EMG posed during the interview process. According to Mr. Lau, the 176 11th Street building was developed in the 1920s and the 198 11th Street building was developed in 1960. Mr. Lau stated that prior to the current use, the Project was used as glass works facility and art supply store. Mr. Lau stated that the roofs of both buildings were repaired approximately five years ago. Mr. Lau stated that the hydraulic elevator unit uses water instead of hydraulic oil. Mr. Lau stated that the elevator is not currently in use. Mr. Lau indicated that he has been associated with the Project since 1996.

EMG met with Mr. Thomas E. Peterson, On site Point of Contact (POC) and Managing Member of Lakeshore Partners LLC, who was cooperative and provided information which appeared to be accurate based upon our subsequent site observations. It is EMG's opinion that Mr. Peterson was completely knowledgeable about the Project and questions EMG posed during the interview process. According to Mr. Peterson, the 1110 Jackson Street building was constructed in 1963, and is utilized as office space by the County of Alameda. Mr. Peterson was unaware of the prior uses of the Project. Mr. Peterson stated that Lakeshore Partners LLC is in contract to purchase the Project. Mr. Peterson indicated that he has been associated with the Project for the past six months.

5.3. LOCAL GOVERNMENT AGENCY RECORD REVIEW

EMG submitted a Freedom of Information Act (FOIA) request to the City of Oakland Fire Department, Hazardous Materials Unit. Any environmentally significant information will be forwarded upon receipt; however, based upon the results of the assessment to date, it is not anticipated that records maintained at the Fire Department would alter the findings and/or conclusions presented in this report.

EMG contacted the City of Oakland Fire Department, Fire Prevention Unit. Records dating back to 1997 are maintained by this department. No information was identified for the Project addresses.

EMG reviewed file information for the Project at the City of Oakland Building Department. Records dating back to 1995 are maintained by this department. According to Ms. Gwen Shropshire, records prior to 1995 have been archived and are not available for review. General building permits for the Project were on file, but did not reveal any information or condition that could impact the environmental integrity of the Project. No permits for previous uses were found in the file for the Project address. No environmentally significant information was identified.

Review of the available zoning records from the City of Oakland Department of Planning indicates that the Project is currently zoned Central Business District with open space requirements (S-2, S-4, S-17). The Project has maintained the current zoning designation since at least the 1960s. No additional zoning changes were listed for the Project. Records dating back to early 1960s or earlier are maintained by this department.

5.4. HISTORICAL MAPS

EMG reviewed available Sanborn maps at the as provided by EDR. Historical maps are detailed scale drawings that show the location and use of buildings and structures that occupied a given area. EMG's map search revealed the following:

Review of the 1889 historical map, indicated the following:

- Project: The entire block that is bounded by 11th Street, 12th Street, Jackson Street, and Madison Street is developed with the Oakland Hospital. A portion of the hospital building is located on the Project.
- Off site: The area north of the Project is shown as residential. The area east of the Project is shown as residential. The area south of the Project is shown as residential. The area west of the Project is shown as residential.

The 1903 historical map differs from the previous historical map in that:

- Project: The Project is improved with three structures, surface-level parking, and an undeveloped lot. Notations on the map indicate that the Project is used as residences. Vehicular access is available from 11th Street and Jackson Street.

The 1911 historical map differs from the previous historical map in that:

- **Project:** The Project is improved with five structures, surface-level parking, and an empty lot. Notations on the map indicate that the Project is used as residences and as an automobile repair garage. The 1110 Jackson Street property is shown as having an address of 191 – 195 12th Street.
- **Off site:** Two 250-gallon gasoline USTs are shown under Jackson Street on the northwestern side of the 1110 Jackson Street property. The area east of the Project is shown as machine shops, wood working shops, sheet metal works shops, and undeveloped land. The area south of the Project is shown as an undeveloped lot.

The 1950 historical map differs from the previous historical map in that:

- **Project:** The Project is improved with the existing structure located at 176 11th Street, a parking lot, and a retail store building on the 1110 Jackson Street property. A small office building is located on the northern portion of the Project, adjacent to Jackson Street. Notations on the map indicate that the Project building is used as a glass works shop. There are no USTs shown beneath Jackson Street on the northwestern side of the 1110 Jackson Street property.
- **Off site:** The area north of the Project is shown as developed with a commercial building on the northern side of Jackson Street. The area east of the Project is shown as a parking lot and a school. The area south of the Project is shown as developed with the existing structure that is labeled Danish Hall.

The 1952, 1953, 1957, and 1959 historical maps do not differ significantly from the previous historical map.

The 1960 historical map differs from the previous historical maps in that:

- **Off site:** The area east of the Project is shown as a store.

The 1964 and 1965 historical maps do not differ significantly from the previous historical map.

The 1967 historical map differs from the previous historical maps in that:

- **Project:** The Project is improved with a glass works building at 176 11th Street as well as a store and surplus merchandise warehouse at 198 11th Street. The building at 1110 Jackson Street is utilized as a private school. A portion of the Project is depicted as an empty lot.

The 1969 historical map does not differ significantly from the previous historical map.

No other historical maps were identified.

Copies of the historical maps are appended (Section 9).

5.5. HISTORICAL CITY DIRECTORIES

Historical city directories were reviewed for the Project at the City of Oakland Public Library. City directories have tenant listings by address. This review revealed the following information:

- **1943** — The Project addresses are listed as Bendell and Company (mirrors and beveling, desks and furniture tops, glazing, and automobile glass) at 176 11th Street. There is no listing for 1110 Jackson Street or 191 – 195 12th Street.
- **1949** — The Project addresses are listed as Bendell and Company Glass at 176 11th Street. There is no listing for 1110 Jackson Street or 191 – 195 12th Street.
- **1954** — The Project addresses are listed as Bendell and Company Glass at 176 11th Street. There is no listing for 1110 Jackson Street or 191 – 195 12th Street.
- **1959** — The Project addresses are listed as Bendell and Company Glass at 176 11th Street. There is no listing for 1110 Jackson Street or 191 – 195 12th Street.

- **1964** — The Project addresses are listed as Bendell and Company Glass at 176 11th Street and United Surplus Sales at 198 11th Street. There is no listing for 1110 Jackson Street or 191 – 195 12th Street.
- **1969** — The Project addresses are listed as Bendell and Company Glass at 176 11th Street and United Surplus Sales at 198 11th Street. There is no listing for 1110 Jackson Street or 191 – 195 12th Street.
- **1974** — The Project addresses are listed as Bendell and Company Glass at 176 11th Street and United Foam and Fabric and United Surplus Sales at 198 11th Street. There is no listing for 1110 Jackson Street or 191 – 195 12th Street.
- **1979** — The Project addresses are listed as Bendell and Company Glass at 176 11th Street and United Foam and Fabric and United Surplus Sales at 198 11th Street. There is no listing for 1110 Jackson Street or 191 – 195 12th Street.
- **1984** — The Project addresses are listed as Bendell and Company Glass at 176 11th Street and United Foam and Fabric and United Surplus Sales at 198 11th Street. There is no listing for 1110 Jackson Street or 191 – 195 12th Street.
- **1989** — The Project addresses are listed as San Francisco Art Supply at 198 11th Street. There is no listing for 176 11th Street. There is no listing for 1110 Jackson Street or 191 – 195 12th Street.
- **1994** — The Project addresses are listed as Amsterdam Art and Oakland Art Supplies at 198 11th Street, and St. Luke's Hospital, 1110 Jackson Street. There is no listing for 176 11th Street.
- **1999** — The Project addresses are listed as Tin Sing Company, Inc. at 198 11th Street, and St. Luke's Hospitalization Program, 1110 Jackson Street. There is no listing for 176 11th Street.
- **2004** — The Project addresses are listed as Tin Sing Company, Inc. at 198 11th Street and Beauty Wave Salon at 176 11th Street. There is no listing for 1110 Jackson Street.

No other historical city directories were identified.

5.6. AERIAL PHOTOGRAPHY

Review of the 1946 aerial photograph, available from USGS, indicated the following:

- **Project:** The Project is improved with two structures, surface-level parking, and minimal vegetation. The buildings are situated on the northeastern and southeastern portions of the Project. Vehicular access is available from 11th Street and Jackson Street.
- **Off site:** The area north of the Project is shown as developed with commercial buildings and a parking lot. The area east of the Project is shown as developed with the existing residential structure. The area south of the Project is shown as 11th Street. Residences are located on the southern side of 11th Street. The area west of the Project is shown as Jackson Street. A commercial building is located on the western side of Jackson Street.

The 1958 aerial photograph, available from USGS, does not differ significantly from the 1946 aerial photograph.

The 1965 aerial photograph, available from USGS, differs from the 1958 aerial photograph in that:

- **Project:** The Project is improved with three structures, surface-level parking, and minimal vegetation. The buildings are situated in the northwestern, northeastern, and southeastern portions of the Project.

The 1974 aerial photograph, available from USGS, does not differ significantly from the 1965 aerial photograph.

The 1980 aerial photograph, available from USGS, differs from the 1974 aerial photograph in that:

- **Off site:** The area north of the Project is shown as developed with two commercial office buildings.

The 1993 aerial photograph, available from USGS via TerraServer, does not differ significantly from the 1980 aerial photograph.

The 2004 aerial photograph, available from USGS via TerraServer, does not differ significantly from the 1993 aerial photograph.

Copies of the 1946, 1958, 1965, 1974, 1980, 1993, and 2004 aerial photographs are appended (Section 9).

5.7. PREVIOUS INVESTIGATIONS/ASSESSMENTS

EMG was not provided with any previously conducted environmental assessment reports for the Project.

5.8. PLANS AND SPECIFICATIONS

As-built/renovation site plans, drawings, or specifications were not available for review at the Project or local agency offices visited for this assessment.

5.9. HISTORICAL SUMMARY

Based upon interviews and a review of chain of title information, local agency records, historical maps, city directories, and aerial photographs; the previous Project uses include a hospital (1889-1903), residential and automobile repair garage (1903-1920s), parking lot, glass works shop, and retail store (1920s-1959), retail stores, glass works shop, private school, and office space (1959-1989), retail stores and office space (1989-1998), and retail store, beauty salon, and office space (1998-2005).

As indicated above, the Project building at 1110 Jackson Street was used for automobile repair services and two 250-gallon USTs were observed adjacent to 1110 Jackson Street on the 1911 Sanborn map. Sanborn maps from 1950 through 1969 indicate that the 1110 Jackson Street property was utilized as a retail store, a private school, and a parking lot and the USTs are not shown beneath Jackson Street on the Sanborn maps from 1950 through 1969. Furthermore, the Project is not listed on the UST or LUST databases and there are no spills or releases reported in association with the Project. Because the USTs appear to have been removed at least 55 years ago, a natural degradation of petroleum constituents has likely occurred. In addition, there does not appear to be an immediate health risk to the occupants of the Project from this historical use since the Project is serviced by public water and sewer systems, groundwater in the Project area is not utilized as a drinking water source, and the entire site is covered with relatively impermeable surfaces including the building, sidewalks, and asphalt road surfaces. As a result, no further action or investigation is recommended at this time.

6. PROJECT RECONNAISSANCE

6.1. OPERATIONAL ACTIVITIES/NOTEWORTHY TENANTS

The Project is a grocery store, warehouse, beauty salon, and office space, and is occupied by the tenants listed in the Project Tenants Table below.

Project Tenants	
Name of Tenant	Description of Operations
Building 1 - 176 11th Street	
Tin Sing Company, Inc.	Warehouse
Beauty Wave Salon	Hair salon
Building 2 - 198 11th Street	
Tin Sing Company, Inc.	Warehouse, Grocery Store, Offices
Building 3 - 1110 Jackson Street	
Alameda County	Offices

Considering the operations assessed at the Project, no environmental permits, registrations or notifications appear to be required.

6.2. HAZARDOUS MATERIALS/PETROLEUM PRODUCTS STORAGE AND HANDLING

Visual observation for the use and/or storage of hazardous materials and petroleum products was performed. The following products listed in the Observed Materials Table below were identified.

Observed Materials			
Type of Material	Quantity	Storage Location	Use
Routine janitorial and maintenance supplies	Several retail-sized containers	Restrooms, warehouse, storage rooms, mezzanine area	Project maintenance and upkeep
Propane	8 retail-sized cylinders	Warehouse at 198 11 th Street building	Forklifts
Motor oil	Several one-quart containers	Warehouse at 198 11 th Street building	Retail sales
Antifreeze	Several one-gallon containers	Warehouse at 198 11 th Street building	Retail sales

The identified chemicals, materials, and products were observed in their sealed, original containers and in designated storage areas. Materials appeared to be properly stored.

No evidence of spills or staining was observed in the area of product storage/usage. In addition, the concrete floors and linoleum floor tile appeared intact and no cracks were observed in the areas of product storage/usage.

6.3. WASTE GENERATION, TREATMENT, STORAGE, AND DISPOSAL

Visual observation for the generation, treatment, storage, and disposal of wastes was performed. The Project is not involved in the generation, treatment, storage, or disposal of hazardous, regulated, or medical wastes. EMG identified the following waste generation listed in the Waste Generation Table below.

Waste Generation			
Type of Waste	Generation Process	Pre-Disposal Storage	Disposal Method
Non-Hazardous Solid			
Municipal trash	N/A	Dumpsters	Municipal trash collection service
Non-Hazardous Liquid			
Sewage	N/A	N/A	Municipal sanitary system

No evidence of spills or staining was observed in the area of waste generation or pre-disposal storage. In addition, the asphalt and concrete surfaces appeared intact and no cracks were observed in the areas of waste generation or pre-disposal storage.

No excessive odors or overflowing/excessive ground trash were noted in the vicinity of the dumpsters. No hazardous, regulated, or medical wastes were noted in the dumpsters. The dumpsters are labeled as not receiving hazardous or regulated wastes.

6.4. POLYCHLORINATED BIPHENYLS (PCBs)

The Project is supplied with underground secondary electrical service from off site transformers.

A hydraulic lift elevator is located 176 11th Street building at the Project. Because the unit was installed prior to 1978 (the USEPA banned the manufacturing of PCB-containing hydraulic fluid in 1976, and the manufacture of PCBs ceased in 1977), EMG is of the opinion that the elevator hydraulic fluid potentially contains PCBs. The elevator is reportedly no longer in service at the Project. According to Mr. Lau, the elevator unit is filled with water and no longer contains hydraulic oil; however, oil staining was observed on the concrete floor adjacent to the unit. As the Project building is planning to be demolished, EMG recommends that the hydraulic system be drained and any fluids or fluid-soaked wastes be characterized and disposed of in accordance with applicable federal, state, and local regulations.

No additional equipment with the potential to utilize dielectric or hydraulic fluid was observed during the site assessment.

6.5. ASBESTOS-CONTAINING MATERIALS (ACM)

Suspect ACM in the form of roofing materials, drywall/joint, plaster ceiling material, and vinyl sheet flooring were identified during the on site assessment.

No suspect friable or damaged non-friable materials were observed at the Project during the assessment; therefore, no samples were collected. EMG understands that demolition is planned at the Project. Prior to planned disturbance which could disturb suspect asbestos-containing materials, EMG recommends that these materials be sampled for and analyzed for asbestos.

6.6. FACILITY STORAGE TANKS AND PIPELINES (ABOVE OR BELOW GROUND)

Visual observations for manways, vent pipes, fill connections, concrete pads, and saw cuts in paved areas did not identify any surface connections or disturbances that would indicate the potential for an underground storage tank (UST) installation at the Project.

No aboveground storage tanks (ASTs) were observed at the Project.

The manways and surface caps observed at the Project were for site services (i.e., domestic water, storm water, and sanitary sewer system).

Based on the review of the state list of registered USTs, no USTs are registered for the Project.

Interviews with persons knowledgeable of the Project did not identify any evidence of current or historic storage tanks (above or below ground) at the Project.

Visual observations did not identify any surface markings indicating the existence of subsurface product pipelines at the Project.

6.7. SURFACE AREAS

Observations during EMG's assessment identified that the Project lands are graded to provide slope and swale to direct storm water away from the Project buildings. The land surface of the Project is relatively flat, with no significant changes in elevation. Surface water flow is in an easterly direction.

Visual observation of the Project and adjacent properties did not identify any evidence of distressed vegetation, staining, or surface migration of petroleum releases or hazardous materials onto or off the Project.

Visual observations did not identify any evidence of on site surface impoundment facilities, pits, dry wells, or dumping of apparent hazardous substances at the Project.

Visual observations did not identify any surface water features including lagoons, ponds or other bodies of water at the Project.

Parking facilities consist of surface level asphalt pavement and concrete areas. Minor oil discharges were observed on the parking areas; however, the discharges are incidental in nature and corrective action is neither practical nor warranted.

Storm water from the roof areas is directed to parking and drive areas via downspouts on the buildings. Storm water from drive and parking surfaces is directed to storm drains via surface flow. Storm water from vegetated surface areas naturally infiltrates into the subsurface or runs off onto adjacent paved surfaces.

6.8. MOLD

EMG performed a limited visual assessment for the presence of mold, conditions conducive to mold, and evidence of moisture in readily accessible interior areas of the Project.

Suspect mold growth was observed in the following area:

- Ceiling on the second floor of the warehouse in the 176 11th Street building. The area affected by the moisture was approximately 20 square-feet in size.

This assessment does not constitute a comprehensive mold survey of the Project. The reported observations and conclusions are based solely on interviews with Project personnel and conditions as observed in readily accessible interior areas of the Project on the assessment date.

7. REGULATORY DATABASE REVIEW

Based on review of the regulatory database report, and by cross-referencing name, address, and zip code, EMG concludes that the Project is listed on the HAZNET database as a facility that generated photo processing waste. Furthermore, the area search of the Project for sites listed in these databases identified various sites outlined in the regulatory database report included in the Appendices (Section 9). Information about the listed sites is included below.

EMG also reviewed the unmappable sites in the database report, cross-referencing addresses and site names. Unmappable sites are environmental risk sites that cannot be plotted with confidence, but can be located by zip code or city name. In general, a site cannot be geocoded because of inaccurate or missing location information in the record provided by the agency. Any identified unmappable site within the specified search radii is included below.

The following databases were reviewed for this assessment:

- **NPL Listing:** The National Priorities (Superfund) List is United States Environmental Protection Agency (USEPA's) database of uncontrolled or abandoned hazardous waste sites identified for priority remedial actions under the Superfund Program.
- **RCRA-TSD Facilities Listing:** The USEPA'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-TSD database is a compilation by the USEPA of reporting facilities that transport, treat, store or dispose of hazardous waste.
- **RCRA-Corrective Action Sites Listing:** The USEPA's Resource Conservation and Recovery Act (RCRA) Corrective Action Sites Listing contains information pertaining to hazardous waste treatment, storage, and disposal facilities (RCRA TSD) which have conducted, or are currently conducting, a corrective action(s) as regulated under RCRA.
- **SHWS (Cal-Sites) Listing:** The Cal-Sites database is a comprehensive listing of sites which were considered to be a possible threat to the public health and welfare by the California Department of Toxic Substances Control (DTSC). The Cal-Sites database can include any business or property that may utilize hazardous chemicals. The list does not necessarily imply environmental impairment.
- **CERCLIS Listing:** This database is a compilation of sites which the USEPA has investigated or is currently investigating for a release or threatened release of hazardous substances.
- **NFRAP Listing:** This database contains information regarding sites which have been removed from the USEPA CERCLIS database.
- **SWF Listing:** This database is a comprehensive listing of all State Permitted Solid Waste Landfills.
- **Leaking Underground Storage Tanks (LUST)**
- **Underground Storage Tanks (UST)**
- **Spills, Leaks, Investigations and Cleanups (SLIC) Listing:** The SLIC listings include unauthorized discharges from spills and leaks, other than from underground storage tanks or other regulated sites.
- **HAZNET:** The Hazardous Waste Information System database contains information on sites which have submitted hazardous waste manifests to the Department of Toxic Substance Control.
- **RCRIS-Generator Listing:** The USEPA identifies and tracks hazardous waste from the point of generation to the point of disposal through the Resource Conservation and Recovery Information System (RCRIS). The RCRIS-Generators database is a compilation by the USEPA of facilities that report hazardous waste generation.

- **Emergency Response Notification System (ERNS):** The ERNS is a national database used to collect information on reported releases of oil or hazardous substances.

The following table indicates the number of sites identified for each regulatory database within the specified search radii:

Database	On Site	Adjacent	Remaining within 8 mile	1/8 - 1/4 mile	1/4 - 1/2 mile	1/2 - 1 mile
NPL	0	0	0	0	0	0
RCRA-TSD	0	0	0	0	0	N/A
RCRA-CORRACTS	0	0	0	0	0	2
CERCLIS	0	0	0	0	0	N/A
NFRAP	0	0	0	0	0	N/A
Cal-Sites	0	0	0	0	0	0
SWF	0	0	0	0	0	N/A
LUST	0	0	3	17	44	N/A
UST	0	0	N/A	N/A	N/A	N/A
CA SLIC	0	0	0	0	2	8
HAZNET	1	N/A	N/A	N/A	N/A	N/A
RCRIS-Generators	0	0	N/A	N/A	N/A	N/A
ERNS	0	N/A	N/A	N/A	N/A	N/A

AMSTERDAM ART

198 11th Street

Distance: N/A (The Project)

Direction: N/A (The Project)

Database listed on: HAZNET

The above site is a former tenant at the Project. Information in the HAZNET database indicates that approximately 0.63 tons of photochemical and/or photo processing wastes were transported from the Project to a recycling facility. The HAZNET database tracks shipment of hazardous waste and is not indicative of a release incident. Based on the fact that this tenant no longer occupies the Project and based on the absence of a reported release associated with this former tenant, no further action or investigation is recommended regarding this listing.

ALCO PARK GARAGE

165 13th Street

Distance: 550 feet

Direction: Northeast

Databases listed on: LUST, UST

Based on review of the USGS Topographic Map, this site is located topographically crossgradient from the Project and estimated groundwater flow in the area of the site is to the east, parallel to the Project. Information in the LUST database indicates that a release of gasoline impacted groundwater at this site. Based on the distance from the Project, topographic relations, and estimated groundwater flow, this site is not anticipated to have adversely impacted the environmental integrity of the Project.

WESTERN UNION

125 12th Street

Distance: 590 feet

Direction: East

Database listed on: LUST

Based on review of the USGS Topographic Map, this site is located topographically downgradient from the Project and estimated groundwater flow in the area of the site is to the east, away from the Project. Information in the LUST database indicates that a release of diesel impacted soil only at this site and that the site received regulatory closure in 1995. Based on the distance from the Project, topographic relations, estimated groundwater flow, reported impacts to soil only, and the case closed status, this site is not anticipated to have adversely impacted the environmental integrity of the Project.

SUNSHINE CLEANERS

223 14th Street

Distance: 795 feet

Direction: North-northeast

Database listed on: LUST

Based on review of the USGS Topographic Map, this site is located topographically crossgradient from the Project and estimated groundwater flow in the area of the site is to the east, parallel to the Project. Information in the LUST database indicates a leak is being confirmed at this site. No additional information was provided. Based on the distance from the Project, topographic relations, and estimated groundwater flow, this site is not anticipated to have adversely impacted the environmental integrity of the Project.

FRANK G. MAR COMMUNITY HOUSING

283 13th Street

Distance: 820 feet

Direction: North-northwest

Database listed on: LUST

Based on review of the USGS Topographic Map, this site is located topographically crossgradient from the Project and estimated groundwater flow in the area of the site is to the east, parallel to the Project. Information in the LUST database indicates a leak is being confirmed at this site. Based on topographic relations and estimated groundwater flow, this site is not anticipated to have adversely impacted the environmental integrity of the Project.

FRANCIS PLATING OF OAKLAND, INC.

785 7th Street

Distance: 3,600 feet

Direction: West

Database listed on: CORRACTS

Based on review of the USGS Topographic Map, this site is located topographically crossgradient from the Project and estimated groundwater flow in the area of the site is to the south, parallel to the Project. Information in the CORRACTS database indicates this site has a low corrective action priority. Based on distance from the Project, topographic relations, and estimated groundwater flow, this site is not anticipated to have adversely impacted the environmental integrity of the Project.

SAFETY KLEEN CORPORATION
404 Market Street
Distance: 4,920 feet
Direction: West
Database listed on: CORRACTS

Based on review of the USGS Topographic Map, this site is located topographically crossgradient from the Project and estimated groundwater flow in the area of the site is to the south, parallel to the Project. Information in the CORRACTS database indicates this facility has a low corrective action priority. Based on distance from the Project, topographic relations, and estimated groundwater flow, this site is not anticipated to have adversely impacted the environmental integrity of the Project.

An additional sixty LUST cases are listed in the regulatory database report within a ½-mile radius of the Project. These sites are located greater than 860 feet from the Project. Furthermore, thirty of these LUST sites are listed with case closed status. The remaining open LUST cases are located greater than 1,000 feet. Based on a combination of factors such as distance from the Project, topographic relations, estimated groundwater flow, and/or regulatory status, the remaining LUST sites are not anticipated to have adversely impacted the environmental integrity of the Project.

Ten CA SLIC cases are listed in the regulatory database report within a one mile radius of the Project. These sites are located greater than 1,420 feet from the Project at topographically downgradient or crossgradient positions relative to the Project. Based on a combination of factors such as distance from the Project, topographic relations, estimated groundwater flow, and/or regulatory status, these CA SLIC sites are not anticipated to have adversely impacted the environmental integrity of the Project.

8. ADJACENT PROPERTIES

The general vicinity of the Project consists of residential and commercial land uses. The following adjacent properties were observed:

- Northeast** — The Project is bordered to the northeast 12th Street, and by a commercial office and bank building, located at 171 12th Street. Further northeast of 12th Street is a multi-story parking garage.
- Southeast** — The Project is bordered to the southeast by Family Bridges, Inc., located at 168 11th Street.
- Southwest** — The Project is bordered to the southwest by 11th Street. Further southwest are residences and a parking lot.
- Northwest** — The Project is bordered to the northwest by Jackson Street. Further northwest is the Jackson Center One office building, located at 1111 Jackson Street.

Based on observations and available regulatory information, the adjacent property uses are not anticipated to adversely impact the environmental integrity of the Project.

9. APPENDICES

- APPENDIX A: Photographic Documentation
- APPENDIX B: Field Sketch
- APPENDIX C: Maps and Aerial Photographs
- APPENDIX D: Records of Communication
- APPENDIX E: Pre-Survey Questionnaire
- APPENDIX F: Regulatory Database Report
- APPENDIX G: Supporting Documentation