

RECEIVED

By loprojectop at 9:09 am, Feb 03, 2006

*Via Fax:*July 8, 2005
05-ENV633BActs for Gospel Church
c/o Global Real Estate
P.O. Box 348103
Sacramento, California 95834

Attention: Ms. Barbara Stingley

Subject: Local Regulatory Agency File Review
1001 77th Avenue
Oakland, California

Dear Ms. Stingley:

Basics Environmental, Inc. (Basics) is pleased to present the results of our local regulatory agency file review for the subject property. This report describes a local regulatory agency file review for the site located at 1001 77th Avenue in Oakland, California.

Based on the results the Environmental Transaction Screen Report recently completed for the subject site, our findings indicated the subject site has a history of gasoline dispensing operations (at least from the 1950s to the 1970s). No obvious evidence of underground storage tanks, pipe vents, pumps, etc. were noted at the subject site during the site visit.

The subject site also has a history of potentially utilizing appreciable amounts of hazardous materials as part of past 77th Avenue Garage and Collins & Collins, Inc. automotive maintenance operations during the 1970s and 1980s.

As such, Basics was contracted by Acts for Gospel Church c/o Global Real Estate to perform further research to evaluate hazardous materials handling practices conducted at the subject site (i.e. identification of former underground storage tank(s) size, type and locations, pump island locations, auto maintenance areas, reports of any incidents, etc.). In addition, evaluate if environmental sampling was conducted as part of underground storage tank closure activities.

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Local Agency File Review

On July 7, 2005, a Basics representative contacted the California EPA - Department of Toxic Substance Control (CAL EPA DTSC) in Berkeley, California, in regards to any information concerning the subject site.

- **1001 77th Avenue, - Oakland**
The subject site.

No information regarding the subject site was available within the CAL EPA DTSC files. No information regarding hazardous materials, underground storage tanks or unauthorized releases was available for the subject site.

On July 7, 2005, a Basics representative contacted the Regional Water Quality Control Board (RWQCB) in Oakland, California, in regards to any information concerning the subject site.

- **1001 77th Avenue, - Oakland**
The subject site.

No information regarding the subject site was available within the RWQCB files. No information regarding hazardous materials, underground storage tanks or unauthorized releases was available for the subject site.

On July 7, 2005, a Basics representative contacted the Alameda County Environmental Health Services Agency (ACEHS) in Alameda, California, in regards to any information concerning the subject site.

- **1001 77th Avenue, - Oakland**
The subject site.

No information regarding the subject site was available within the ACEHS files. No information regarding hazardous materials, underground storage tanks or unauthorized releases was available for the subject site.

On July 7, 2005, a Basics representative reviewed the following files maintained by the City of Oakland Fire Department, Office of Emergency Services (OES) in Oakland, California:

- **1001 77th Avenue, - Oakland**
The subject site.

The OES is currently the local enforcing agency overseeing hazardous materials within the City of Oakland, however, prior to 1998, the Alameda County Environmental Health Services (ACEHS) was the local enforcing agency.

Information from the OES files revealed the earliest record on file was an inspection conducted by the ACEHS on January 8, 1991. During that time, the subject site was occupied by Collins & Collins, Inc. Auto Repair. Collins & Collins was reported to have assumed the business in 1984. Hazardous materials utilized included approximately one 55-gallon drum of new motor oil, one solvent wash bin, 16-gallons of transmission fluid and one 150-gallon waste oil above ground storage tank. In addition, some minor welding was conducted. No radiator work or battery work was conducted.

Waste oil was reported to be collected, manifested and recycled by Artesian Oil Company. The solvent wash bin was maintained by Safety-Kleen. Subsequently, permits, EPA identification number and proper labeling was required by the ACEHS. No reports of spills or unauthorized releases were noted at the subject site at that time.

On January 5, 1994, a follow-up inspection conducted by the ACEHS indicated the subject site business had closed.

Information from the OES files did not reveal any other hazardous materials, underground storage tank installation or removal permits for the subject site.

On July 7, 2005, a Basics representative reviewed the following files maintained by the City of Oakland Building Department (OBD) in Oakland, California:

- **1001 77th Avenue, - Oakland**
The subject site.

Search of the archived permits on microfilm did not reveal any file for the subject site address.

Conclusions

On the basis of the information compiled and reviewed by Basics, our findings indicate:

- (1) Based on the information obtained as part of this local regulatory agency file review, no specific information (i.e., former underground storage tank(s) size, type and locations, pump island locations, auto maintenance areas and use of hazardous materials etc.) was available for the former gasoline station and auto repair shop (77th Avenue Garage).

However, further historical research (i.e., chain of title search, inquiries with the past owner(s), etc. (not within the scope of this report) can be performed to further evaluate the former location of the underground storage tank(s) and associated piping. In addition, utility search can be performed to confirm the existence or non existence of former underground storage tanks onsite. Possible techniques may include magnetrometer, ground penetrating radar, etc.

- (2) The subject site has a history of utilizing hazardous materials (motor oils, solvents, transmission fluids, etc.) as part of past Collins & Collins onsite vehicle maintenance operations from approximately 1984 to early 1990s.

The amount of hazardous materials associated with past as part of past Collins & Collins onsite vehicle maintenance operations utilized at the subject site appear to have been relatively minor. In addition, waste materials generated onsite appear to have been properly collected, manifested and recycled in accordance with applicable local and state environmental regulations. No reports of spills or unauthorized releases were noted at the subject site during the inspection conducted in 1991.

Recommendations

Based on this information, it is our opinion that there are apparent obvious recognized environmental conditions on site that warrant further investigation or documentation at this time. To address the issues pertinent to the subject site, Basics recommends:

- Perform a preliminary subsurface investigation at the subject site to evaluate potential subsurface impacts from the 77th Avenue Garage gas station and auto maintenance operations formerly conducted at the subject site.

Based on the information obtained as part of this local regulatory agency file review, no specific information (i.e., former underground storage tank(s) size, type and locations, pump island locations, auto maintenance areas and use of hazardous materials etc.) was available.

However, further historical research (i.e., chain of title search, inquiries with the past owner(s), etc. (not within the scope of this report) can be performed to further evaluate the former location of the underground storage tank(s) and associated piping. In addition, utility search can be performed to confirm the existence or non existence of former underground storage tanks onsite. Possible techniques may include magnetrometer, ground penetrating radar, etc.

No obvious evidence of underground storage tanks, pipe vents, pumps, etc. were noted at the subject site during the site visit. The apparent lack of environmental sampling conducted as part of gasoline service station closure operations, suggest a potential of inadvertent residual discharges of hazardous materials from past gas and/or auto maintenance operations.

Limitations

This file review has been prepared by the staff of Basics Environmental, Inc. (Basics) under the professional supervision of the Principal Consultant whose seal and signature appear hereon. The findings, interpretations of data, recommendations, specifications or professional opinions are presented based upon the information presented within the files maintained by the agencies reviewed, in accordance with generally accepted professional environmental practice and within the requirements by the Client. There is no other warranty, either expressed or implied.

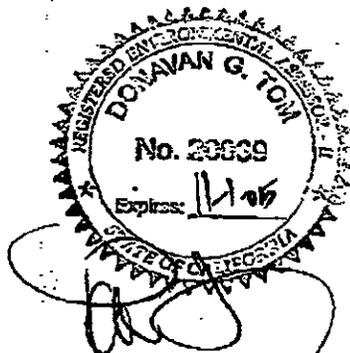
The findings of this file review are based on the available data and information presented within the files maintained by the agencies reviewed. We accept no liability on completeness or accuracy of the information presented and or provided to us, or any conclusions and decisions which may be made by the Client or others regarding the subject site.

This file review was prepared solely for the benefit of Basic's Client. Basics consents to the release of this file review to third parties involved in the transaction for which the file review was prepared, including without limitation, lenders, title companies, public institutions, attorneys, and other consultants. However, any use of or reliance upon this file review shall be solely at the risk of such party and without legal recourse against Basics, or its subcontractors, affiliates, or their respective employees, officers, or directors, regardless of whether the action in which recovery of damage is sought is based upon contract, tort (including the sole, concurrent or other negligence and strict liability of Basics), statute or otherwise. This file review shall not be used or relied upon by a party that does not agree to be bound by the above statements.

Should you have any questions regarding this report, please contact the undersigned.

Sincerely,

Basics Environmental, Inc.



Donavan G. Tom, M.B.A., R.E.A.
Principal Consultant

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