

M. J. Garfinkle and Susan G. Block etal
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Alameda, CA 94502-6426

January 20, 2017

RECEIVED

By Alameda County Environmental Health 8:47 am, Jan 25, 2017

Karel Detterman, P.G.
Hazardous Materials Specialist
Alameda County Department of Environmental Health
Local Oversight Program
1131 Harbor Bay Parkway, Suite 250
Alameda CA 94502

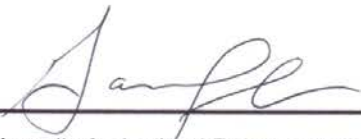
Subject: Attached Summary of Findings for Property History and Chemical Use
Information Research for 1200 Park Street, 1210 Park Street, 1222 Park
Street, and 2407 San Jose Avenue, Alameda, CA

Dear Karel Detterman:

Attached please find the subject report prepared by Terraphase Engineering Inc.
regarding the 1200 Park Street site in Alameda, California.

Perjury Statement

I declare, under penalty of perjury, that the information and/or recommendations
contained in the attached document or report is true and correct to the best of my
knowledge.



Officer or Legally Authorized Representative

1/20/17
Date



January 20, 2017

Nicole Gleason
Diepenbrock Elkin Gleason, LLP
500 Capital Mall, Suite 2200
Sacramento, California 95814

sent via email to: ngleason@diepenbrock.com

Subject: Summary of Findings for Property History and Chemical Use Information Research for 1200 Park Street, 1210 Park Street, 1222 Park Street, and 2407 San Jose Avenue, Alameda, CA

Dear Ms. Gleason:

On behalf of The Garfinkle Trust, Terraphase Engineering Inc. (Terraphase) prepared this summary of findings resulting from research into the historical use of Alameda County Assessor's Parcel Number (APN) 070-0184-015-00, under the addresses 1200 and 1210 Park Street and 2407 San Jose Avenue in Alameda, California ("the site", Figure 1 – Site Map). A review of property history and chemical use information for 1222 Park Street, which was formerly occupied by Bernardi Cleaners, was also conducted. Our research is summarized below and reported in detail in the attached Tables (Table 1 – Summary of Occupancy and Building Use History - 2407 San Jose Avenue; Table 2 – Summary of Occupancy and Building Use History - 1200 and 1210 Park Street; Table 3 – Summary of Occupancy and Building Use History - 1222 Park Street.) Unfortunately, no facility maps or diagrams for 1200 or 1210 Park Street or 2407 San Jose Avenue were uncovered during this investigation.

We understand that the Alameda County Department of Environmental Health (ACDEH) requested historical use information for the site in their Technical Report Request dated December 5, 2016, and that this report will be submitted to the ACDEH in response to that request.

Background

The site at 1200 Park Street has historically included two additional addresses within parcel 070-0184-015-00; 1210 Park Street (smaller building in the northwestern corner of the parcel) and 2407 San Jose Avenue (larger building along the southeastern boundary of the parcel). The historical locations of these two buildings are shown on Figure 2 – Historical Site Details.

Our document review identified that in 1983, the 1210 Park Street and the 2407 San Jose Avenue addresses were merged into one and were hence forth referred to as 1200 Park Street. However, prior to 1983 there appears to be some use of the 1200 address in the files maintained by local agencies. Our historical research also identified the historical use of 1222 Park Avenue as Bernardi Cleaners, a cleaning plant from 1945 until 2000. The former Bernardi Cleaners property is located approximately 105 feet northeast of the site (see Figure 2). A restaurant currently occupies 1222 Park Street.

Our research focused on historical uses of the site other than as a retail gasoline (service) station and included historical and current uses for automobile repair (1200/1210 Park Street building), and metal fabrication (2407 San Jose Street building). Our research into the historical use of the 2407 San Jose Street building uncovered historical use of that building by Chevron in the 1960s.

Scope of Work Completed

Terraphase completed the following scope of work for this report:

- Interviews with Ben Garfinkle and Jay Garfinkle
- Review of available documents on file with the ACDEH
- Review of available documents on file with the City of Alameda Fire Department
- Review of available documents on file with the City of Alameda Building Department
- Review of historical maps and directories at the City of Alameda Public Library
- Review of environmental records database provided by Environmental Record Search
- Review of historical topographic maps
- Review of historical aerial photographs
- Review of historical city directories
- Review of historical fire insurance maps
- Review of a preliminary title report
- Conducted a limited site reconnaissance visit on November 9, 2016
- Preparation of tables summarizing site histories for 2407 San Jose Avenue (Table 1), 1200 and 1210 Park Street (Table 2), and 1222 Park Street (Table 3)

Results

2407 San Jose Avenue

- Table 1 presents historical site use information for the address 2407 San Jose Avenue, which corresponds to the larger building at the southeastern boundary of the site. As noted above, at various points in time, the building has also been known as 1200 Park Street. As shown in detail on Table 1, beginning in approximately 1922, this building was used for metals fabrication and then as an auto service garage (including use by “Hoagys Chevron Service” in 1965), through present day.
- Based on the documents reviewed, and as summarized in Table 1, chemicals used at the 2407 San Jose Avenue address included: lacquer thinner, paint thinner, mineral oil, paint, cleaning solvent, motor oil, and degreaser (hot tank) contents.
- No facility maps or diagrams for this facility were uncovered during this investigation.

1200 and 1210 Park Street

- Table 2 presents historical site use information for the 1200 and 1210 Park Street addresses, which include both the smaller building at the northwest corner of the site and the larger building at the southeastern boundary of the site. Initially this address is described as an auto service garage in 1922 and as a Standard Oil service station beginning in 1928. Automotive repair conducted by Big O Tires continues at this location today. The gas station was closed and the all but one of the USTs were removed by 1978. In 1988, a waste oil underground storage tank (UST) was removed by Chevron.
- Based on the documents reviewed, and as summarized in Table 2, chemicals used at the 1200 and 1210 Park Street addresses, excluding the contents of the service station USTs, included: motor oil (lube), waste oil and grease, solvent (in Safety-Kleen solvent sink), brake fluid, waste liquid (gasoline and solvent mixture), and coolant/antifreeze.
- The City of Alameda Fire Department and the City of Alameda Building Department prohibit copying of site plans or building layouts. Thus, no maps for these facilities are included in this report.

1222 Park Avenue

- Table 3 presents historical site use information for 1222 Park Street address (requested by our client), which was formerly occupied by Bernardi Cleaners, a cleaning plant that used dry cleaning solvents. Bernardi Valet Service cleaning and dyeing, cleaning plant, and Bernardi Cleaners operated at this location from 1945 until the 2000s.
- Based on the documents reviewed, chemicals used at the 1222 Park Street address included: liquids with halogenated organic compounds.

Certification

All geologic information, conclusions, and recommendations in this document have been prepared by a California Professional Geologist.



01/23/2017

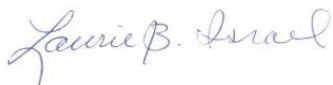
J. Scott Seyfried, P.G. 7374, CH.G. 764 Principal Hydrogeologist

Closing

If you have any questions or comments regarding this submittal, please contact Laurie Israel at (916) 594-8499 x39 and laurie.israel@terrphase.com or Scott Seyfried at (916) 594-8499 x35 and scott.seyfried@terrphase.com.

Sincerely,

For Terraphase Engineering Inc.



Laurie Israel
Associate Environmental Scientist



J. Scott Seyfried, P.G., CH.G.
Principal Hydrogeologist

Attachments

Figures

Figure 1 – Site Map

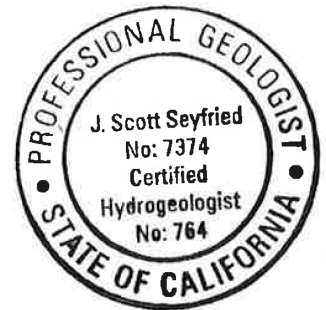
Figure 2 – Historical Site Details

Tables

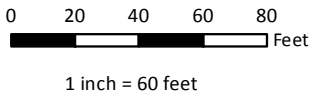
Table 1 – Summary of Occupancy and Building Use History - 2407 San Jose Avenue

Table 2 – Summary of Occupancy and Building Use History - 1200 and 1210 Park Street

Table 3 – Summary of Occupancy and Building Use History - 1222 Park Street



File: C:\GIS_Local\Projects\0196 Garfinkle Trust\MXDs\Fig - 1 Site Map.mxd 12/15/2016 Created by: Initial Checked by: Initial Coordinate System: NAD 1983 StatePlane California III FIPS 0403 Feet



Legend

 Parcel APN 70-184-15

<p>SAFETY FIRST</p> 	<p>CLIENT: Garfinkle Trust</p>	<p>Site Map</p>
	<p>PROJECT: 1200 Park Street Site Alameda, CA</p>	
	<p>PROJECT NUMBER: 0196.001</p>	<p>FIGURE 1</p>




	CLIENT: Garfinkle Trust	Property Map from Sanborne Fire Insurance Map
	PROJECT: 1200 Park Street Site	
	PROJECT NUMBER: 0159.001	Exhibit 2

Table 1:
 Summary of Occupancy and Building Use History
 2407 San Jose Avenue Building, Alameda, California

Date	Owner	Occupant	Site Use	2407 San Jose Avenue - Notes	Source
1922	Not indicated on source document.	Not indicated on source document.	Auto Service Garage	Original building likely permitted as a garage in 1922. Garage enlarged during the 20's to current size.	Ben Garfinkle, based on photograph.
1920s	David Garfinkle	Clamp-Swing Pricing	Light manufacturing of metal signs.	Clamp Swing business started by David Garfinkle. Painting, baked enamel (paint), metal and plastic work, cutting, forming of signs for supermarkets. Lacquer thinner, paint thinner, mineral oil used.	Ben and Jay Garfinkle
4/16/1937	Not indicated on source document.	Not indicated on source document.	Light manufacturing of metal signs.	Permits indicate 5HP motor, 3 KW welder	City of Alameda Building Dept
7/7/1944	David Garfinkle	Not indicated on source document.	Light manufacturing of metal signs.	Sign indicates that facility was owned by Foster and Kleiser Co. Ben Garfinkle confirmed that owner in 1944 was David Garfinkle.	City of Alameda Building Dept
1945	Not indicated on source document.	Clamp-Swing Pricing Co.	Light manufacturing of metal signs.	City directory indicates Clamp Swing Co. occupied building.	ERS City Directory
1948	Not indicated on source document.	Not indicated on source document.	Light manufacturing of metal signs.	Map indicates the following: metal stamping, painting, "metal novelty factory", includes celluloid storage vault	ERS Fire Insurance Maps
1950	Not indicated on source document.	Clamp-Swing Pricing Co	Light manufacturing of metal signs.	City directory indicates Clamp Swing Co. occupied building.	ERS City Directory

Table 1:
 Summary of Occupancy and Building Use History
 2407 San Jose Avenue Building, Alameda, California

Date	Owner	Occupant	Site Use	2407 San Jose Avenue - Notes	Source
1950	Not indicated on source document.	Not indicated on source document.	Light manufacturing of metal signs.	Fire insurance map indicates the following: metal stamping, painting, "metal novelty factory", includes celluloid storage vault	ERS Fire Insurance Maps
10/8/1952	David Garfinkle	Not indicated on source document.	Light manufacturing of metal signs.	Building department records indicate reroofing of facility.	City of Alameda Building Dept
6/4/1953	David Garfinkel	Not indicated on source document.	Light manufacturing of metal signs.	Building department records indicate reroofing of facility.	City of Alameda Building Dept
1955	Not indicated on source document.	Clamp-Swing Pricing Co	Light manufacturing of metal signs.	City directory indicates Clamp Swing Co. occupied building.	ERS City Directory
1956				Clamp-Swing Pricing relocated to 2515 Blanding Ave.	Ben Garfinkle
11/6/1957	David Garfinkel	Not indicated on source document.	Light manufacturing of metal signs.	"repair" activity indicated on Building Department records.	City of Alameda Building Dept
12/22/1960	David Garfinkel	Not indicated on source document.	Auto Service Garage	Permit to alter garage (repair work)	City of Alameda Building Dept
1965	Not indicated on source document.	Hoagys Chevron Service	Auto Service Garage	City directory indicates Hoagys Chevron Service occupied building.	ERS City Directory

Table 1:
 Summary of Occupancy and Building Use History
 2407 San Jose Avenue Building, Alameda, California

Date	Owner	Occupant	Site Use	2407 San Jose Avenue - Notes	Source
1970	Not indicated on source document.	D & R Automotive	Auto Service Garage	City directory indicates D&R Automotive occupied building.	ERS City Directory
3/16/1970	Not indicated on source document.	D & R Automotive Service; Doug Morris & Rich Mutch	Auto Service Garage	Permit application issued	Alameda Fire Dept
6/19/1970	David Garfinkel	Not indicated on source document.	Auto Service Garage	Permit for alterations	City of Alameda Building Dept
11/20/1970	Not indicated on source document.	D & R Automotive Service; Doug Morris & Rich Mutch	Auto Service Garage	Three 5 lb. dry chemical fire extinguishers need service	Alameda Fire Dept
1/14/1971	David Garfinkel	Not indicated on source document.	Auto Service Garage	Permit to remodel an office	City of Alameda Building Dept
5/21/1971	David Garfinkel	Not indicated on source document.	Auto Service Garage	Permit for a sign	City of Alameda Building Dept
9/13/1973	David Garfinkel	D & R Automotive Service; The Wrenchouse	Auto Service Garage	Industrial Inspection Form: automotive repairs; gas heat; 2 stories	Alameda Fire Dept
1974	Not indicated on source document.	D & R Automotive	Auto Service Garage	City directory indicates D&R Automotive occupied building.	ERS City Directory

Table 1:
 Summary of Occupancy and Building Use History
 2407 San Jose Avenue Building, Alameda, California

Date	Owner	Occupant	Site Use	2407 San Jose Avenue - Notes	Source
4/28/1975	David Garfinkel	D & R Automotive Service; The Wrenchouse	Auto Service Garage	Industrial Inspection Form: automotive repairs	Alameda Fire Dept
Date not shown - approximately 1975	Not indicated on source document.	D & R Automotive Service, Richard G. Mutch (applicant)	Auto Service Garage	Permit: 50-gallon degreaser – hot tank stored in approved drop lid metal container used for cleaning of parts. Delivered and serviced by Safeway Chemical of San Jose.	Alameda Fire Dept
6/1/1976	Not indicated on source document.	D & R Automotive Service Richard G. Mutch (applicant)	Auto Service Garage	Fire Department records indicate the following: (1) 15 gallons cleaning solvent, stored in northwest corner of bldg, used for automotive use in approved drip lid metal container; (2) oxygen and acetylene tank, used for welding; (3) 15 gallons motor oil, used for automotive use; (4) 50 gallons degreaser (hot tank), used for cleaning of parts.	Alameda Fire Dept
11/8/1977	David Garfinkel	D & R Automotive Service; The Wrenchouse	Auto Service Garage	Industrial Inspection Form: automotive repairs; no violations, permit OK	Alameda Fire Dept
10/24/1979	David Garfinkel	D & R Automotive Service; The Wrenchouse	Auto Service Garage	Industrial Inspection Form: automotive repairs	Alameda Fire Dept
10/25/1979	Not indicated on source document.	The Wrenchouse	Auto Service Garage	City of Alameda, Garage Permit	Alameda Fire Dept

Table 1:
 Summary of Occupancy and Building Use History
 2407 San Jose Avenue Building, Alameda, California

Date	Owner	Occupant	Site Use	2407 San Jose Avenue - Notes	Source
1981	Not indicated on source document.	Heflin, Peter; The Wrenchouse	Auto Service Garage	City directory indicates building occupied by The Wrenchouse, Peter Helfin owner.	ERS City Directory
2/24/1981	David Garfinkel	Not indicated on source document.	Auto Service Garage	Permit to remodel walls to enlarge kitchen and bedroom	City of Alameda Building Dept
1982	Not indicated by source.	The Wrenchouse	Auto Service Garage	The Wrenchouse left in 1982.	Ben Garfinkle
1983 - present	Not indicated by source.	Big O Tires	Auto Service Garage	Big-O Tires franchisee tenant for entire property. Site use includes miscellaneous auto/tire servicing.	Ben Garfinkle/Alameda Fire Dept

Notes:
 Interviews: Laurie Israel (Terraphase) with Ben and Jay Garfinkle, November 2016

Table 2
 Summary of Occupancy and Building Use History
 1200/1210 Park Street Building, Alameda, California

Date	Owner	Occupant	Site Use	1200/1210 Park Street - Notes	Source
1897	Not indicated on source document.	None	Vacant	No use identified on the map.	ERS Fire Insurance Maps
9/12/1922	Leon & D. Garfinkel	Auto Service Garage	Auto Service Garage	Building Department records indicate Auto Service Garage	City of Alameda Building Dept
1928	Leon & D. Garfinkel	Standard Oil	Auto Service Garage/Gas Station	Standard Oil gas station and small building constructed. Two 550-gallon tanks installed.	Ben Garfinkle, City of Alameda Building Dept
10/7/1931	Not indicated on source document.	Standard Oil Service Station	Auto Service Garage/Gas Station	Electrical permits	City of Alameda Building Dept
12/4/1932	Leon & D. Garfinkel	Not indicated on source document.	Auto Service Garage/Gas Station	Alteration	City of Alameda Building Dept
1932	Not indicated on source document.	Not indicated on source document.	Auto Service Garage/Gas Station	One 550-gallon tank installed.	Tank permit report
12/12/1938	Leon & D. Garfinkel	Not indicated on source document.	Auto Service Garage/Gas Station	Alteration	City of Alameda Building Dept
1945	Not indicated on source document.	Standard Stations Inc – Park St and San Jose Ave Station	Auto Service Garage/Gas Station	City directory indicates presence of Standard Oil Service Stations	ERS City Directory
1948	Not indicated on source document.	Not indicated on source document.	Auto Service Garage/Gas Station	Fire insurance maps indicates two addresses at Park Street: "Gas & Oil" (service station island) at 1200 Park Street and "Tires, Greasing, Battery Service" at 1210 Park Street (location of the existing auto repair building).	ERS Fire Insurance Maps

Table 2
 Summary of Occupancy and Building Use History
 1200/1210 Park Street Building, Alameda, California

Date	Owner	Occupant	Site Use	1200/1210 Park Street - Notes	Source
1950	Not indicated on source document.	Standard Stations Inc – Park St and Sn Jose Station	Auto Service Garage/Gas Station	City directory indicates presence of Standard Oil Service Station	ERS City Directory
1950	Not indicated on source document.	Not indicated on source document.	Auto Service Garage/Gas Station	Fire insurance maps indicate "Gas & Oil" at 1200 Park Street and "Tires, Greasing and Batty Service" at 1210 Park St.	ERS Fire Insurance Maps
11/14/1952	Leon & D. Garfinkel	Service station	Auto Service Garage/Gas Station	Building Department records indicate "Wreck" service station	City of Alameda Building Dept
11/14/1952	Leon & D. Garfinkel	Not indicated on source document.	Auto Service Garage/Gas Station	Building department records indicate "lube bldg."	City of Alameda Building Dept
1952	Not indicated by source.	Chevron	Auto Service Garage/Gas Station	Chevron had three 550-gallon tanks removed. Three 5,000-gallon tanks installed per letter dated 10/17/52.	Ben Garfinkle
1955	Not indicated on source document.	Standard Stations Inc	Auto Service Garage/Gas Station	City directory indicates presence of Standard Oil Service Stations	ERS City Directory
1960	Not indicated on source document.	Bates Chevron Service	Auto Service Garage/Gas Station	City directory indicates presence of "Bates Chevron Service"	ERS City Directory
1965	Not indicated on source document.	Hoagys Chevron Service	Auto Service Garage/Gas Station	City directory indicates presence of "Hoagys Chevron Service"	ERS City Directory
12/13/1967	Leon & D. Garfinkel	Standard Oil	Auto Service Garage/Gas Station	Convert single lube to 2 lube bay sta.; Standard Oil	City of Alameda Building Dept
1967	Not indicated by source.	Chevron	Auto Service Garage/Gas Station	Chevron relocated one 550-gallon tank per letter 12/13/67 (in the Phase 2 report).	Ben Garfinkle

Table 2
 Summary of Occupancy and Building Use History
 1200/1210 Park Street Building, Alameda, California

Date	Owner	Occupant	Site Use	1200/1210 Park Street - Notes	Source
1/4/1968	Leon & D. Garfinkel	Not indicated on source document.	Auto Service Garage/Gas Station	Permit to demolish rest rooms and lube bay	City of Alameda Building Dept
1970	Not indicated on source document.	Hoagys Chevron Service	Auto Service Garage/Gas Station	City directory indicates presence of "Hoagys Chevron Service"	ERS City Directory
7/28/1970	Not indicated on source document.	Standard Oil Co.	Auto Service Garage/Gas Station	Notice of Violation: existing service station; extinguishers need servicing	Alameda Fire Dept
4/18/1972	Leon & D. Garfinkel	Standard Oil Co.	Auto Service Garage/Gas Station	Permit for a sign for Standard Oil Co.	City of Alameda Building Dept
1974	Not indicated on source document.	Hoagys Chevron Service	Auto Service Garage/Gas Station	City directory indicates presence of "Hoagys Chevron Service"	ERS City Directory
9/11/1975	Standard Oil	Hoagy's Chevron Service; H.D. Hoagy	Auto Service Garage/Gas Station	Replace extinguishers; one story service station.	Alameda Fire Dept
5/2/1978	Leon & D. Garfinkel	Chevron USA	Auto Service Garage/Gas Station	Permit to remove gas tanks; Chevron USA	City of Alameda Building Dept
1978	Not indicated by source.	Not indicated on source document.	Auto Service Garage/Gas Station	Three 5,000-gallon tanks and one 550-gallon waste oil tank to be removed per 1978 contract.	Ben Garfinkle
6/8/1982	Leon & D. Garfinkel	Not indicated on source document.	Auto Service Garage/Gas Station	Permit to repair roof	City of Alameda Building Dept
6/8/1982	Not indicated on source document. on permit	Not indicated on source document. on permit	Auto Service Garage/Gas Station	Permit to repair roof	City of Alameda Building Dept

Table 2
 Summary of Occupancy and Building Use History
 1200/1210 Park Street Building, Alameda, California

Date	Owner	Occupant	Site Use	1200/1210 Park Street - Notes	Source
6/18/1982	Leon & D. Garfinkel	Big O Tires	Auto Service Garage/Gas Station	Permit to remodel Big O Tires	City of Alameda Building Dept
6/18/1982	Not indicated on source document. on permit	Not indicated on source document. on permit	Auto Service Garage/Gas Station	Permit to remodel	City of Alameda Building Dept
7/20/1982	Not indicated on source document. on permit	Not indicated on source document. on permit	Auto Service Garage/Gas Station	Permit to repair furnace	City of Alameda Building Dept
7/23/1982	Not indicated on source document. on permit	Not indicated on source document. on permit	Auto Service Garage/Gas Station	Permit for gas outlets	City of Alameda Building Dept
8/13/1982	Not indicated on source document. on permit	Not indicated on source document. on permit	Auto Service Garage/Gas Station	Permit for sprinkling systems	City of Alameda Building Dept
8/19/1982	Not indicated on source document. on permit	Not indicated on source document. on permit	Auto Service Garage/Gas Station	Permit to install sign	City of Alameda Building Dept
1983	Not indicated by source.	Big O Tires	Auto Service Garage/Gas Station	Big-O Tires franchise leases 2407 San Jose Ave., 1210 Park Street, and 1200 Park Street facilities. All facilities now "1200 Park Street."	Ben Garfinkle
1987	Not indicated on source document.	Big O Tires	Auto Service Garage/Gas Station	Not indicated on source document.	ERS City Directory
1987	Not indicated on source document.	Not indicated on source document.	Auto Service Garage/Gas Station	Insurance map indicates parking (open in northwest portion), and "garage"	ERS Fire Insurance Maps

Table 2
 Summary of Occupancy and Building Use History
 1200/1210 Park Street Building, Alameda, California

Date	Owner	Occupant	Site Use	1200/1210 Park Street - Notes	Source
10/14/1987	Not indicated on source document.	Big O Tires	Auto Service Garage/Gas Station	Inspection report: "below ground tank - used oil"; "drain waste water/sludge to sewer not storm drain"; "label waste product tanks".	Alameda County Dept of Environmental Health
9/20/1988	Not indicated on source document. on permit	Not indicated on source document. on permit	Auto Service Garage/Gas Station	Permit to remove tank	City of Alameda Building Dept
9/21/1988	Not indicated on source document.	Big O Tires	Auto Service Garage/Gas Station	Complaint: occupant flushing tank into storm drain	Alameda Fire Dept
9/29/1988	Property formerly owned by Chevron Oil Company, Station #90955	Chevron Oil Company, Station #90955	Auto Service Garage/Gas Station	550-gallon waste oil tank was removed and witnessed by the Fire Department. Soil samples were taken by Blaine Tech Services, Inc.	Alameda Fire Dept
10/4/1988	Not indicated on source document.	Chevron Service Station #9-0955	Auto Service Garage/Gas Station	Blaine Tech Services Tank Removal Sampling Report: 490-gallon, waste oil tank.	Alameda Fire Dept
11/10/1988	Chevron Oil Company	Former Chevron Service Station #9-0955	Auto Service Garage/Gas Station	Chevron removed one 490- gallon underground waste oil tank on September 27, 1988. Soil sample from tank was ND for oil and grease at 9 feet below grade. No further action planned.	Alameda County Dept of Environmental Health
1988	Not indicated on source document.	Big O Tires	Auto Service Garage/Gas Station	A 550-gallon tank is removed that apparently was not taken out in 1978, per letters with the County. This tank was used for waste oil without a permit by Big-O franchisee	Ben Garfinkle
7/12/1990	Not indicated on source document.	Big O Tires	Auto Service Garage/Gas Station	Inspection report: haz mat inventory and waste observed.	Alameda County Dept of Environmental Health
6/7/1992	Not indicated on source document.	Big O Tires	Auto Service Garage/Gas Station	Inspection report: 3 drums of waste oil; 1 30-gal drum Safety-Kleen solvent sink; 10-gallon brake fluid tub; shop rags.	Alameda County Dept of Environmental Health

Table 2
 Summary of Occupancy and Building Use History
 1200/1210 Park Street Building, Alameda, California

Date	Owner	Occupant	Site Use	1200/1210 Park Street - Notes	Source
2/1/1994	Not indicated on source document.	Big O Tires	Auto Service Garage/Gas Station	Industrial inspection: double contain all waste oil	Alameda Fire Dept
12/11/1996	David Garfinkle	Big O Tires	Auto Service Garage/Gas Station	Inspection: waste brake fluid must be double contained.	Alameda Fire Dept
1997	Not indicated on source document.	Big O Tires Inc	Auto Service Garage/Gas Station	Hist-Vehicle-Parts	ERS RecCheck Report
1998	Not indicated on source document.	Big O Tires #20	Auto Service Garage/Gas Station	Hist-CalFID-CA Database – Alameda County UST; Hist-Regional-UST-CA (Big O Tires)	ERS RecCheck Report
1998	Not indicated on source document.	Chevron USA 9-0955	Auto Service Garage/Gas Station	Hist-CalFID-CA Database – Alameda County UST; Hist-Regional-UST-CA (Big O Tires)	ERS RecCheck Report
4/23/2002	Not indicated on source document.	Big O Tires	Auto Service Garage/Gas Station	Complaint: remove waste oil in drums and barrels near trash bin.	Alameda Fire Dept
8/31/2005	Not indicated on source document.	Big O Tires (Generator)	Auto Service Garage/Gas Station	Safety-Kleen manifest for nonwasted waters that contained: tetrachloroethylene, trichlorethylene, barium, cadmium, chromium (total), lead, mercury, and silver.	Alameda County Dept of Environmental Health
5/22/2006	Not indicated on source document.	Big O Tires #20	Auto Service Garage/Gas Station	Inspection report: waste oil, oil filters, waste liquid mixture of gasoline and solvent in drum not covered; waste liquid in secondary containment system; waste drums overfilled.	Alameda County Dept of Environmental Health
5/28/2008	Not indicated on source document.	Big O Tires #20	Auto Service Garage/Gas Station	Inspection report: waste solvent disposed on 5/28/08; waste oil disposed on 5/9/08.	Alameda County Dept of Environmental Health
2/12/2009	Garfinkle Family Trust	Big O Tires	Auto Service Garage/Gas Station	Fire Permit Application for Big O Tires; repair garage;	City of Alameda Fire Dept

Table 2
 Summary of Occupancy and Building Use History
 1200/1210 Park Street Building, Alameda, California

Date	Owner	Occupant	Site Use	1200/1210 Park Street - Notes	Source
2010		None provided	Auto Service Garage/Gas Station	Hist-Auto Repair Database	ERS RecCheck Report
9/21/2010	Not indicated on source document.	Big O Tires	Auto Service Garage/Gas Station	Inspection report: used oil in 110-gal container, 55-gal drums of waste coolant not closed.	Alameda County Dept of Environmental Health
9/13/2013	Not indicated on source document.	Big O Tires #20	Auto Service Garage/Gas Station	Inspection report: waste drums of used oil, used antifreeze. Improper storage of lead batteries.	Alameda County Dept of Environmental Health
2014	Not indicated by source.	Big O Tires	Auto Service Garage/Gas Station	Alameda County District Attorney sues the Big-O franchisee for multiple and continuous violations of the Alameda County Environmental Health inspections.	Ben Garfinkle

Table 2
 Summary of Occupancy and Building Use History
 1200/1210 Park Street Building, Alameda, California

Date	Owner	Occupant	Site Use	1200/1210 Park Street - Notes	Source
10/10/2014	Not indicated on source document.	Big O Tires #20	Auto Service Garage/Gas Station	Violations for hazardous materials and waste storage were not in closed containers and need for inspection of aboveground used oil tanks.	Alameda County Dept of Environmental Health
1995-2015	Not indicated on source document.	Big O Tires	Auto Service Garage/Gas Station	Storage and bulking of organic solids, organic liquid mixture, Liquids with halogenated organic compounds >= 1,000 Mg./L, Aqueous solution with total organic residues less than 10 percent, Waste oil and mixed oil, Unspecified solvent mixture	ERS RecCheck Report/HWIS-CA Database

Table 2
 Summary of Occupancy and Building Use History
 1200/1210 Park Street Building, Alameda, California

Date	Owner	Occupant	Site Use	1200/1210 Park Street - Notes	Source
1/13/2016	M.J.Garfinkle, J.H.Garfinkle, R.Garfinkle 43/200; M.J.Garfinkle, R.Garfinkle,A.G.Mil ler 8/60th; R.Garfinkle 16/100; S.Garfinkle 1/60; J.H.Garfinkle 51/600; A.Miller 51/600; T.S.Garfinkle 51/600; J.Zaviv 51/600; G.S.Garfinkle 51/600; B.L.Garfinkle 1/60 interest.	Lessee: Henry and Frances Cohen, recorded 1982. Amendment of lease 1997.			Chicago Title Company - Preliminary Report (PR) - 1200 Park Street, APN 070- 0184-015-00

Notes:
 Interviews: Laurie Israel (Terraphase) with Ben and Jay Garfinkle, November 2016

Table 3
 Summary of Occupancy and Building Use History
 1222 Park Street, Alameda, California

Date	Owner	Occupant	Site Use	1222 Park Street - Notes	Source
1897	Not indicated on source document.	Not indicated on source document.	Vacant	No use identified on the map.	ERS Fire Insurance Maps
1945	Not indicated on source document.			City directory indicates presence of "Bernardi Valet Service cng & dyng" (cleaning and dying) at 1221 Park Street	ERS City Directory
3/15/1946	Not indicated on source document.	Bernard Bernardi	Cleaning Plant	Cleaning Plant; 1-S-5-R-Brick; Bldr. - A. Russello	City of Alameda Building Dept
7/18/1946	Not indicated on source document.	Bernard Bernardi	Cleaning Plant	Permit for a sign	City of Alameda Building Dept
1948	Not indicated on source document.	Not indicated on source document.	Store	Insurance map indicates a store	ERS Fire Insurance Maps
9/13/1950	Not indicated on source document.	Bernard Bernardi	Cleaning Plant	Permit for billboards	City of Alameda Building Dept
1950	Not indicated on source document.	Bernardi Valet Service	Cleaners and Dyers	City directory indicates presence of "Bernardi Valet Service cng & dyng" (cleaning and dying)	ERS City Directory
1950	Not indicated on source document.	Not indicated on source document.	Store	Insurance map indicates a store	ERS Fire Insurance Maps
1955	Not indicated on source document.	Bernardi Valet Service	Cleaners and Dyers	City directory indicates presence of "Bernardi Valet Service cng & dyng" (cleaning and dying)	ERS City Directory
8/31/1959	Not indicated on source document.	Bernardi Cleaners	Cleaners and Dyers	Permit to repair roof & rear firewall	City of Alameda Building Dept
9/23/1959	Not indicated on source document.	Bernard Bernardi	Cleaners and Dyers	Permit for a pest control	City of Alameda Building Dept
9/23/1959	Not indicated on source document.	Bernard Bernardi	Cleaners and Dyers	Permit for a pest repairs	City of Alameda Building Dept
1960	Not indicated on source document.	Bernardi Valet Service	Valet Service	City directory indicates presence of "Bernardi Valet Svc"	ERS City Directory
3/15/1961	Not indicated on source document.	Bernard Bernardi	Valet Service	Permit for a sign	City of Alameda Building Dept

Table 3
 Summary of Occupancy and Building Use History
 1222 Park Street, Alameda, California

Date	Owner	Occupant	Site Use	1222 Park Street - Notes	Source
1965	Not indicated on source document.	Bernardi Valet Service, M G Grace	Valet Service	City directory indicates presence of "Bernardi Valet Svc" and " Grace M G"	ERS City Directory
8/8/1967	Not indicated on source document.	Bernard Bernardi	Valet Service	Permit for a Snif-O-Miser	City of Alameda Building Dept
1/31/1968	Not indicated on source document.	Bernard Bernardi	Valet Service	Permit for roof	City of Alameda Building Dept
1970	Not indicated on source document.	Bernardi Cleaners	Cleaners	City directory indicates presence of "Bernardi Cleaners"	ERS City Directory
9/28/1970	Not indicated on source document.	Bernard Bernardi	Cleaners	Permit to enclose boiler	City of Alameda Building Dept
6/14/1973	Not indicated on source document.	Bernard Bernardi	Cleaners	Permit for a metal awning	City of Alameda Building Dept
1974	Not indicated on source document.	Bernardi Cleaners	Cleaners	City directory indicates presence of "Bernardi Cleaners"	ERS City Directory
1981	Not indicated on source document.	Bernardi Cleaners	Cleaners	City directory indicates presence of "Bernardi Cleaners"	ERS City Directory
1987	Not indicated on source document.	Bernardi Cleaners	Cleaners	City directory indicates presence of "Bernardi Cleaners"	ERS City Directory
1987	Not indicated on source document.	Not indicated on source document.	Store	Insurance map indicates a store with an automobile garage	ERS Fire Insurance Maps
1991	Not indicated on source document.	Bernardi Cleaners	Cleaners	City directory indicates presence of "Bernardi Cleaners"	ERS City Directory
1991	Joseph Hom	Bernardi Cleaner	Cleaners	RCRA-SQG-US database: small quantity generator	ERS RecCheck Report
1994	Not indicated on source document.	Alameda Monogram, Bernardi Cleaners	Monogramming and cleaners	City directory indicates presence of "Alameda Monogram" and "Bernardi Cleaners"	ERS City Directory
1994	Not indicated on source document.	Bernardi Cleaner	Cleaners	HWIS-CA database: generator of 0.87 tons of liquids with halogenated organic compounds, to transfer station; 0.1575 tons of liquids with halogenated organic compounds, disposal method not reported.	ERS RecCheck Report

Table 3
 Summary of Occupancy and Building Use History
 1222 Park Street, Alameda, California

Date	Owner	Occupant	Site Use	1222 Park Street - Notes	Source
1995	Not indicated on source document.	Bernardi Cleaner	Cleaners	HWIS-CA database: generator of 0.1875 tons of liquids with halogenated organic compounds, to transfer station.	ERS RecCheck Report
1998	Not indicated on source document.	Bernardi Cleaners	Cleaners	Hist-FINDS-US database: no details provided with listing.	ERS RecCheck Report
2000	Not indicated on source document.	Bernardi Cleaners	Cleaners	FRS-US database: Hazardous air pollutant major, SQG. Created Date: 03-01-2000. Update Date: 04-14-2015.	ERS RecCheck Report
2001	Not indicated on source document.	Alameda Monogram Embroidery	Monogramming and embroidery	City directory indicates presence of "Alameda Monogram Embroidery"	ERS City Directory
2004	Not indicated on source document.	Amazon Aquariums	Aquariums	City directory indicates presence of "Amazon Aquariums"	ERS City Directory
2007	Not indicated on source document.	Amazon Aquariums	Aquariums	City directory indicates presence of "Amazon Aquariums"	ERS City Directory
2015	Not indicated on source document.	Bernardi Cleaners	Cleaners	FRS-US database: Hazardous air pollutant major, SQG. Created Date: 03-01-2000. Update Date: 04-14-2015.	ERS RecCheck Report

Notes:

Interviews: Laurie Israel (Terraphase) with Ben and Jay Garfinkle, November 2016