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ENVIRONMENTAL ASSESSMENT

Mariner Square
2415 Mariner Square Drive
Alameda, California

PREPARED FOR:

Security Pacific National Bank
Special Assets Group
50 California Street, 11th fl.
San Francisco, California

ALLWEST PROJECT NO. 91287.21

December 3, 1991

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STATE OF CALIFORNIA

AllWest

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I. EXECUTIVE SUMMARY

AllWest's environmental site assessment of the real property known as Mariner Square and located at 2415 Mariner Square Drive in the City of Alameda, Alameda County, California, an investigation and inquiry consistent with good commercial real estate practice, indicated that the subject site is not utilized to generate, store, or dispose of significant quantities of hazardous materials.

A site visit was conducted by a representative of AllWest on November 25, 1991. The subject site is located along the Oakland Estuary, between the United States Naval Supply Center and Weapons Station which is adjacent to the western boundary of the subject site, and the southern terminus of the Webster Tube, which runs under the Oakland Estuary. The subject site is approximately square in shape with a lot size of approximately 5.8 acres. Approximately 1.9 acres of the site is submerged and used for the marina boat docks, the piling supports for the Rusty Pelican Restaurant, and as a navigational waterway. In addition to the Rusty Pelican Restaurant there are approximately seven buildings which are rented to tenants who use them for office space, storage and shop space, light manufacturing, and boat repair. There are also eleven railroad boxcars that have been clustered into two groups of office suites and a thirty foot tall, former oil storage tank that has been converted to warehouse and shop space. The remaining portions of the subject site are used for boat storage, repair, and maintenance, and parking, pedestrian walkways, and landscaping.

During boat sanding and painting, rinse water and excess paint and related chemicals are discharged to the ground in boat yards. It is possible that over time these regular discharges have negatively impacted the underlying soils and even the groundwater.

As part of this investigation AllWest conducted a limited inspection of the buildings for potential asbestos-containing building material (ACM). An inspection of the above site buildings was made in order to identify possible ACM, paying particular attention to ceiling, flooring, and building insulation. In all cases building insulation, where observed, was fiberglass. A sample of floor tile from the 2-story office building was found to contain 5-10% chrysotile asbestos. Significant levels of asbestos were not detected in any of the other samples obtained.

During AllWest's inspection of the subject sites hazardous chemical storage, six unlabeled 55-gallon drums of what appeared to be waste oil were observed located outside of the Norcal Buildings. Additionally one unlabeled 55-gallon drum of what appeared to be wood finish or stain was observed stored in the Converted Tank Building.

Selected aerial photographs dating, available Sanborn Insurance Maps and a Chain of Title Report were reviewed to determine the historical land use of the subject site. From these sources it was learned that during the 1940s through the 1960s, the subject site was used as an oil storage, refining, and distribution station owned by Tidewater Associated Oil Company. During that 30 year period, there were approximately fourteen large and small oil storage tanks (included the large tank currently on the subject site) located in the area currently occupied by the large boat yard, the converted tank building, and the North Sails industrial building. Additionally, the building which is currently the 2-Story Office Building was apparently used as having been used as an "oil warehouse" and pump room. It is possible that the underlying soil and groundwater could have been negatively impacted by releases from these tanks.

AllWest reviewed the U.S. Environmental Protection Agency (EPA) National Priorities List (NPL) Sites List, EPA Comprehensive Environmental Response Compensation Liability Information System (CERCLIS) Sites List, California Department of Health Services Toxic Sites List, California Regional Water Quality Control Board (RWQCB) Fuel Leak Sites List, Solid Waste Active and Inactive Landfills Site List, and the Hazardous Waste and Substance Sites List.

From the above listed sources, eight sites with subsurface soil and/or groundwater contamination were identified as being within a 2,000-foot radius of the subject site. However, due to the intervening presence of the Oakland Estuary or the direction of groundwater flow and/or distance from the subject site all eight of these sites are considered to have limited potential to impact the subject site.

The subject site was not listed on any of the regulatory lists reviewed. There are no EPA NPL sites, CERCLIS sites, or Active or Inactive landfills, or California Department of Health Services toxic sites within 2,000 feet of the subject property.

II. SPECIFIC RECOMMENDATIONS

Based on the results of this investigation AllWest makes the following recommendations:

1) Conduct a soil and groundwater investigation of that portion of the subject site that had previously contained tanks, sumps, piping, and other storage facilities related to the oil storage, refining, and distribution station. This area includes the boat repair and painting yards and the areas underneath the 2-Story Office Building and the North Sails Industrial Building. In addition to testing for petroleum hydrocarbons and related compounds,

samples of soil and groundwater should also be tested for contaminants that could have resulted from recent boat maintenance, painting, and repair.

2) Conduct a more thorough asbestos survey of the facility's structures to enable the site owner to comply with the regulation detailed below.

3) Notify building tenants, contractors, and maintenance personnel at the 2-story office building that a sample of floor tile from that building was found to contain 5-10% chrysotile asbestos. This notification is required by the California Health and Safety Code, Section 25915 et seq. (AB3713 - Connelly, Asbestos Notification Act) which requires building owners of non-residential buildings built prior to 1979 who know of the presence of asbestos containing construction materials (>0.1%) to notify co-owners, tenants, employees, etc.

4) Identify, label, and properly dispose of the 55-gallon drums of waste liquids at an off-site recycling or disposal site.

III. SCOPE OF WORK

The scope of work presented in this environmental site assessment addresses potentially hazardous or toxic materials manufactured, stored, released or disposed on the site, historical land use, natural hazards, and a review of documentation concerning air, hazardous waste, medical or infectious waste, soil, groundwater, and solid waste contamination affecting the subject site and neighboring properties.

Destructive test methods were beyond the scope of AllWest's assessment. AllWest has made a reasonable effort to identify, describe, locate, and quantify inaccessible hazardous materials. In the event of further renovation or demolition of the subject property, suspected materials should be analyzed.

Chemical or microscopic analyses of soil, groundwater, radon, formaldehyde, lead paint and other hazardous materials are not considered to be part of the scope of work unless specified as such. For materials analyzed, AllWest cannot be held accountable for analyte quantities falling below recognized standard detection limits for the laboratory method utilized.

Documentation and other information from personal interviews in this investigation has been provided by public and private agencies. Findings based on this data are limited to historical documentation, availability of records and personal recollections of persons interviewed. No warranty is implied or expressed with use of such information.

AllWest has prepared this report for the client's exclusive use for this particular project and in accordance with generally accepted practices at the time of investigation. No other warranties, either expressed or implied are made as to the professional advice offered. This report is not a specification for further work and should not be used to bid out any of the recommendations found within.

The user should be cognizant that strict interpretations of Federal and California Laws by regulatory agencies may hold a landholder of property liable for all costs of cleaning or remediating toxic contamination.

IV. ENVIRONMENTAL ISSUES MATRIX

Project Name: Mariner Square, Alameda

AllWest Job No. 91287.21

ON-SITE ISSUES	LOCATED	REGULATORY COMPLIANCE	MSDS	HAZMAT PERMITS	O & M PLAN	REMOVE	REPAIR	WITHIN 500'	WITHIN 2000'	RECOMMENDED ACTION	REFER TO Pg.
Above Ground Tanks	NO										
Underground Tanks	YES									NONE	21
Transformers (PCBs)	NO										
Hazardous Materials	YES									NONE	19
Hazardous Wastes	YES									YES	21
Asbestos Fireproofing	NO										
Asbestos Bulk Insulation	NO										
Asbestos Walls & Ceiling	NO										
Asbestos Floors	YES									YES	15
Formaldehyde	NO										
Radon	NO										
Alquist/Earthquake Zone	NO										
Flood District	NO										
Historical Contamination	NO									YES	10
OFF-SITE ISSUES											
CERCLIS/NPL Sites	NO										
State Sites	YES								YES	NONE	21
Contaminated Wells	NO										
Contaminated Groundwater	YES								YES	NONE	21
Contaminated Soils	YES								YES	NONE	21
Air Quality Issues	NO										
Military Staging Areas	NO										
Mining Activities	NO										
Sensitive Ecological Areas	YES							YES		NONE	10

NOTES:

IV. SURVEY FINDINGS

A. GENERAL INFORMATION

1. PROPERTY NAME & ADDRESS: Mariner Square, 2415 Mariner Square Drive, City of Alameda, Alameda County, California. The subject site and surrounding property are indicated in Figures 1 and 2 of Appendix A.

2. TAX PARCEL NUMBERS:

   APN 74-905-3-1 for the Rusty Pelican Restaurant and land beneath it.

   APN 74-905-3-2 for the remainder of Mariner Square.

3. ZONING: According to an appraisal report for the subject site, prepared by Burns, Dean And Associates (Burns et al., 1991), the subject site is zoned M-2, General Industrial. Permitted uses under this zoning include light industrial, research & development, storage & warehouse, office, retail, restaurant, and marina.

4. FACILITY/SITE DESCRIPTION: The subject site is located along the Oakland Estuary, between the United States Naval Supply Center and Weapons Station which adjacent to the western boundary of the subject site, and the southern terminus of the Webster Tube, which runs under the Oakland Estuary. The subject site consists of a single parcel of land used for a variety of purposes including marina, boat repair, storage and sales, restaurant, light manufacturing, and office space.

   This subject site is approximately square in shape with a lot size of approximately 5.8 acres. Approximately 1.9 acres of the site is submerged and used for the marina boat docks, the piling supports for the Rusty Pelican Restaurant, and as a navigational waterway. The Rusty Pelican Restaurant resides in a seventeen year old, 2-story, wood frame building built on a pier. The restaurant building has two floor levels which provide a total of approximately 7,340 square feet (sq.ft.).

The remaining above water portion of the subject site is graded level and contains the following improvements:

Yacht Sales Building: A twenty-five year old, 1-story, wood framed building, constructed on what appears to be a raised concrete platform. This building provides approximately 3,125 sq.ft. of floor space.

2-Story Office Building: A forty-five year old, 2-story, concrete block industrial building, constructed on concrete slab. This building was remodeled to office space approximately twenty years ago and currently provides approximately 11,000 sq.ft. of floor space.

Industrial Building: An approximately 17 year old, 1-story, reinforced concrete and sheet metal industrial building, constructed on a concrete slab. This building shares a common wall with the 2-Story Office Building and has two reinforced concrete end walls which are approximately fortyfive years old. The building was formed approximately seventeen years ago by adding a fourth wall and a sheet metal roof.

Boxcar Office Suites: Eleven railroad boxcars that have been clustered into two groups of office suites. The boxcars provide a total of approximately 6,170 sq.ft. floor space. The boxcars appear to be constructed of steel and wood. The age of the boxcars is unknown.

Converted Tank Building: A thirty foot high steel tank which was converted to warehouse and shop space approximately seventeen years ago. This tank had originally been used to store petroleum (crude oil) when the subject site was a tank farm and distributing center for an oil company.

Norcal Buildings (San Francisco Yachting Center): A forty-five year old, 2-story, steel and wood framed office building, constructed on concrete slab. This building was remodeled to office space approximately twenty years ago and currently provides approximately 3,360 sq.ft. of floor space. Attached to this office buildings is metal framed shop building that provides approximately

780 sq.ft. Also present are two small buildings constructed of wood and metal that provide a combined shop and storage space of 1600 sq.ft..

The remaining portions of the subject site are used for boat storage, repair, and maintenance, and parking, pedestrian walkways, and landscaping.

5. CURRENT USE OF PROPERTY BY TENANT(S):

Rusty Pelican Restaurant: This building has been a restaurant since it was built in 1974 (Photo 2).

Yacht Sales Building: This building (Photo 4) provides approximately 3,125 sq.ft. of floor space which is currently divided among the following tenants:

TENANT	USE	OCCUPANT SINCE
Armstrong Roofing	Office	1-01-91
Essex Credit Corp	Office	12-01-90
Farallone Yacht Sales	Office	11-15-87
Gary Helms Yachts	Office, Storage, Shop	1-15-86
Meridian Yachts	Office	5-01-85

2-Story Office Building: This building was remodeled to office space approximately twenty years and currently provides approximately 11,000 sq.ft. of floor space which is divided among the following tenants:

TENANT	USE	OCCUPANT SINCE
Military Press	Office	1-01-88
Dynamedia	Office	10-01-91
Star Marine	Retail, Shop	11-01-89
Hallenbeck Channoro	Office	4-01-80
George Horath Assoc.	Office	8-01-80
Meridian Yachts	Office	10-01-81

Remaining office space in this building is vacant.

Industrial Building: This building is occupied by North Sails

Company which uses the facility to manufacture sails (Photo 28).

Boxcar Office Suites: The boxcars (Photos 9 & 10) provide a total of approximately 6,170 sq.ft. of floor space. The boxcars are currently occupied by the following tenants:

TENANT	USE	OCCUPANT SINCE
Dawn Electric, Inc.	Office	7-15-87
The Word Process	Office	8-07-90
M&E Enterprises	Office	7-01-84
Marine Publications	Office	9-16-90
JWK International	Office	8-01-81
Henmann Assoc.	Office	11-01-88
Sysco	Office	4-22-91
E.B. Lighting	Office	5-01-91

The remaining boxcar space is vacant.

Converted Tank Building: The tank (Photo 8) has been divided into two tenant spaces. The bulk of the space is occupied by Gary Helms Yachts for warehouse and shop use. A smaller section of the tank is being subleased to Barnacle Bob's Diving Service (Photo 15) for office and storage space.

Norcal Buildings: This 2-story, steel and wood framed office building is currently occupied by Norcal Yacht Sales for use as office space. The attached metal framed building is used as a shop and storage area for boat related repairs. One of the two small buildings is used as sewing shop (Photo 19) where canvas covers are made. The second building is occupied by Mariner Boat Yard and used to store boating maintenance and repair supplies and as office space.

The outdoor area in front of the 2-Story Office Building is used for parking (Photo 1). In addition to the parking area there are four "yard" areas which are leased to tenants. One yard area of approximately 9,500 sq.ft. is located in the southwest corner of the subject site and is used for boat painting and storage (Photo 24). Approximately 80% of this yard is paved while the remainder is dirt (Photo 25). A second yard area of approximately 12,925 is located

between the Converted Tank Building and the North Sails Industrial Building (Photo 8). A third yard of approximately 1,145 sq.ft. is located to the north of the Converted Tank Building. The second and third yards are used for boat maintenance and repair. Boat hauls destined for painting are sanded and repaired in these yards. The asphalt paving in these yards is in poor to fair with numerous small areas of subsidence and cracking (Photos 21, 22, & 23).

The remaining portions of the subject site are used for pedestrian walkways and landscaping.

6. HISTORICAL USE OF PROPERTY: Selected aerial photographs dating from 1947 to 1990, and the only available Sanborn Insurance Map, dated 1948, were reviewed to determine the historical land use of the subject site.

The originals of the Sanborn Maps were produced by the Sanborn Map Company of Pelham, New York. A series of maps dating from the mid 1800s to mid 1900s were completed for the City of Alameda, showing commercial, industrial, and residential areas of the town. The subject site is shown in the 1948 Sanborn Map as being the site of an oil storage, refining, and distribution station owned by Tidewater Associated Oil Company. The large tank (Converted Tank Building) is shown and another larger tank (37,000 barrel capacity) is shown located just to the northeast of it. Both large tanks are labeled as containing crude oil. There are three other much smaller (3,000 barrel capacity each) tanks located in the immediate vicinity of the large tanks. The area where the North Sails Industrial Building now stands is shown have been the site of an oil separating sump, pump house, and seven refined oil storage tanks. The building which is currently the 2-Story Office Building is shown as having been used as an "oil warehouse" and pump room. A reinforced concrete wall is shown surrounding the tank area. Portions of this wall are still present in the boat yard area and comprise two of the walls of the North Sails Industrial Building (Photo 18).

Aerial photographs dated 1945, 1947, 1953, 1957, 1963, 1966, and 1969, show the subject site with the oil storage, refining, and

distribution station described above. The photograph dated 1973 shows that by that date all but the two large storage tanks had been removed. The marina, stored boats, 2-Story Office Building, Norcal Buildings, and Yacht Sales Building are also present. In the photograph dated 1987 the largest tank has been removed leaving only the Converted Tank building. The North Sail Industrial Building and the Boxcar Office Suites are also present. In the photographs dated 1981, 1985, and 1990 the subject site looks essentially as it does today.

7. CURRENT USE OF THE SURROUNDING PROPERTY: The current use of the surrounding properties is primarily for military, light industrial, and commercial uses. The subject site is bound to the north by the Oakland Estuary, to the west and south by the United States Naval Supply Center and Weapons Station, and to the east by two restaurants. The United States Naval Supply Center and Weapons Station property is mostly open space and appears to have limited use. The southern terminus of the Webster Tube, which runs under the Oakland Estuary is located adjacent to the eastern boundary of the subject site approximately beneath the two off-site restaurants.

8. HISTORICAL USE OF THE SURROUNDING PROPERTY: Our review of previously referenced historical documents indicates that until the 1930s the subject site and area immediately surrounding it were marshlands. The property currently known as the United States Naval Supply Center and Weapons Station has been occupied by the military since the 1920s. In addition to military uses, the historical uses of properties surrounding the subject site has been industrial. The Bethlehem Shipbuilding Company Limited occupied a 205 acre site located just east of the subject site between the 1930s and 1950s. Since that time the industrial uses of the area have been slowly converted to commercial, retail, and recreational uses. A business park known as the Marina Village is being developed on the former properties of the Bethlehem Shipbuilding Company Limited. Similar developments are also being constructed further south and southeast of the subject site.

B. PHYSICAL CHARACTERISTICS

1. TOPOGRAPHY: The subject site is located at an approximate elevation of 10 feet above median sea level (MSL) on an island located within the San Francisco Bay. The subject site is graded nearly flat with run-off draining to storm drains located within the parking area (see photos 26 & 27). These storm drains appear to discharge directly to the adjacent Oakland Estuary.

2. SOILS: Soils beneath the subject site consist of a layer of fill under which lie saturated, dark, plastic, sandy, and silty clays. These clays are rich in organic material and are commonly known as "Bay Mud" (Helley et al, 1979).

3. VEGETATION: Vegetation on the site is ornamental landscape and includes a lawn, trees, and shrubs. No stressed vegetation was noted during AllWest's inspection of the subject site.

4. HYDROLOGY: Since the subject site is built on a bank of the Oakland Estuary, groundwater elevation and flow directions are expected to reflect the tidal influences of the Oakland Estuary and San Francisco Bay. Therefore we would expect groundwater beneath the subject site to occur at depths of ten feet or less. Groundwater beneath the subject site is also expected to be briny and therefore unsuitable for drinking, irrigation or common industrial uses.

5. GEOLOGY: The subject site is located on a low-lying, relatively flat portion of the valley known as the Bay Plain in an area bordering the San Francisco Bay. During the geologic development of the San Francisco Bay, more than 300 feet of fine-grained estuarine sediments accumulated on the subsiding basin floor. These deposits, generally termed "bay muds", thin near the edge of the bay where they overlie and interfinger with alluvial deposits. Alluvial deposits are predominately composed of coarse grained materials such as gravel and sand with lesser amounts of silt and clay, while "bay muds" are predominately fine grained materials (clays and silts). The subject site is located in the region where alluvial deposits and "bay muds" coalesce.

C. NATURAL HAZARDS

1. SEISMIC: The subject site is located in an earthquake prone region of the United States. The San Andreas Fault and the Hayward Fault are active faults which could effect the subject site in the event of sudden movement or rupture. The subject site would be expected to be susceptible to violent shaking and liquefaction of underlying soil strata in the event of major earthquake along nearby sections of these faults. The subject site is located approximately four miles southwest of the Hayward Fault and fifteen miles northeast of the San Andreas Fault. The subject site does not lie within an Alquist-Priolo Special Studies zone and buildings on the subject site do not appear to have incurred any major structural damage as a result of the 1989 Loma Preita earthquake.

2. RADON: Outgassing of radon has not been identified as a problem in the Alameda area.

3. SENSITIVE ECOLOGICAL AREAS: Sensitive ecological areas in the vicinity of the subject site are limited to the Oakland Estuary. The estuary is known to have been contaminated by toxic chemicals from historical military and industrial uses. Efforts are currently underway by the US Department of the Navy and the State of California to study and remediate contamination in the estuary.

4. FLOODING: According to the Federal Emergency Management Agency (FEMA), flood control map (dated June 1990), the subject site is Zoned X and lies within a zone of a 500-year flood or a 100-year flood of less than 1-foot.

5. MASS WASTING: Small areas of subsidence were observed in the boat yard located between the Converted Tank Building and the North Sails Industrial Building (Photo 22 & 23).

D. SITE CHARACTERISTICS

1. PARKING: There are approximately 60 parking spaces located on the asphalt surface located in the eastern portion of the subject site near the entrance (Photo 1). There are approximately 15 additional

parking spaces located on an asphalt paved surface located in front of the entrance to the Rusty Pelican Restaurant.

2. ROADWAYS: The subject site is located at the end of Mariner Square Drive. The subject site is not bound by any other roadways.

3. FENCING: There is Chain-Link fencing along the southern (visible in the distance in photo 10) and western property boundary. Both these fences separate the subject site from the adjoining United States Naval Supply Center and Weapons Station.

4. STORAGE: The three boat yard areas are used for the storage boats which for sale or are undergoing repair and maintenance (Photos 5, 8, and 21). There are also five storage lockers located behind the Converted Tank Building (Photo 17). These storage lockers are currently leased to the following parties: Health Concerns; Hydro Environmental; and Star Marine. There is also a storage locker located in the boat painting yard (Photo 24). This locker is labeled as "Paint Shop" and is assumed to be used to store paints, thinners, and related chemicals. AllWest was not able to inspect the interiors of the storage lockers.

5. EASEMENTS: Easements for public utilities exist at the subject site.

6. WELLS: No wells were observed on the subject site.

7. SUMPS: No sumps were observed on the subject site.

8. DITCHES: No ditches were observed on the subject site.

9. CATCH BASINS: Storm drains or catch basins are present on the subject site in the paved parking areas and in the boat yards (Photos 26 & 28). These storm drains appear to discharge directly to the adjacent Oakland Estuary.

10. PONDS: No ponds were observed on the subject site.

11. SEWAGE SYSTEM: The subject site is served by the East Bay

Municipal Utilities District (EBMUD).

12. POTABLE WATER SYSTEM: The subject site is served by the East Bay Municipal Utilities District (EBMUD).

13. WASTE WATER SYSTEMS: The subject site does not produce waste water with the exception of sewage.

14. POWER DISTRIBUTION SYSTEMS: Power is provided by the City of Alameda Bureau of Electricity and Pacific Gas & Electric (PG&E) through overhead cables. There are two power poles located in the eastern parking area. There is one PG&E transformers mounted on one pole (Photo 9) and three PG&E transformers mounted on the second pole (Photo 38). According to PG&E, it is unlikely that these transformers contain polychlorinated biphenyls (PCBs). PG&E regularly inspects its transformers and in the event leakage occurs, PG&E will perform required cleanup and take measures to prevent exposure to public.

    No transformers other than PG&E transformers were observed at the subject site.

E. **ASBESTOS: FACILITY & OPERATIONAL SYSTEMS:**

1. BUILDING STRUCTURE:

    Rusty Pelican Restaurant: This building appears to be entirely wood framed. The roof is constructed with wooden beams overlain by wood decking (Photo 40) and sheet metal roof (Photo 8). The foundation is a wood platform constructed on wood pilings. No suspect asbestos-containing materials (ACM) were noted on structural members.

    Yacht Sales Building: This building appears to be wood framed and constructed on a raised concrete platform. The roof is wood framed with plywood decking and covered with rolled asphalt (Photo 6). No suspect asbestos-containing materials (ACM) were noted on structural members.

2-Story Office Building: This building appears to be constructed with concrete block on a concrete slab. The roof appeared to be wood framed with plywood decking and rolled asphalt (Photo 30). No suspect asbestos-containing materials (ACM) were noted on structural members.

Industrial Building: This building appears to be constructed with reinforced concrete, concrete block and steel. This building shares a common concrete block wall with the 2-Story Office Building and has two reenforced concrete end walls. One wall and the roof are steel framed and covered with sheet metal (Photos 28 & 29). No suspect asbestos-containing materials (ACM) were noted on structural members.

Boxcar Office Suites: The boxcars appear to be constructed of steel and wood. No suspect asbestos-containing materials (ACM) were noted on structural members.

Converted Tank Building: The tank is constructed with welded steel panels. The tank was converted to warehouse and shop space approximately seventeen years ago. This tank had originally been used to store petroleum (crude oil) back when the subject site was a tank farm and distributing center for an oil company. No suspect asbestos-containing materials (ACM) were noted on structural members.

Norcal Buildings: This building appears to be steel and wood framed and constructed on concrete slab. The attached shop building is metal framed with metal roof and siding. The two smaller buildings are constructed of wood and metal. The roofs on all buildings are sheet metal (Photos 19 & 20). No suspect asbestos-containing materials (ACM) were noted on structural members in any of these buildings.

2. BUILDING MATERIALS: Typical building materials noted for the buildings listed above are steel, concrete block and wood for structural members and wood and sheetrock for interior walls. Floor materials used in the shop and storage ares are primarily bare floor (concrete or wood) or in some cases tile or linoleum. The

office spaces are mostly carpeted but some have tile or linoleum. Materials for ceilings are sheetrock or acoustic ceiling tile. Nearly all shop and storage space is without ceilings.

As part of this investigation AllWest conducted a limited inspection of the buildings for potential asbestos-containing building material (ACM). An inspection of the above site building was made in order to identify possible ACM, paying particular attention to ceiling, flooring, and building insulation. In all cases building insulation, where observed, was fiberglass. Potential ACM was identified and sampled in the buildings listed below. All samples were analyzed for asbestos content by Forensic Analytical Specialties, Inc. of Hayward, California using Polarized Light Microscopy with Dispersion Staining (PLM). A copy of the laboratory report along with chain of custody documentation is presented as Appendix C.

Rusty Pelican Restaurant: Three samples of linoleum (1LIN, 2LIN, & 3LIN) were obtained from three different floors located in the storage and office areas of the restaurant. None of these samples was found to contain detectable concentrations of asbestos. No other potential ACM was observed in this building.

Yacht Sales Building: One sample of floor tile (4TIL) was obtained from the Farallone shop area. Trace concentrations of chrysotile asbestos were detected in this sample. This flooring was observed to be in generally good condition and in its current condition should not pose a health threat to building occupants. No other potential ACM was observed in this building.

2-Story Office Building: One sample of floor tile (5FLTL), one sample of linoleum (7LIN), and one sample of ceiling tile (8CLTL) were obtained from this building. These samples appear to be representative of ceiling and flooring materials found throughout the building. The sample of floor tile (5FLTL) was found to contain 5-10% chrysotile asbestos. Asbestos was not detected in the other two samples (7LIN & 8CLTL). No other potential ACM was observed in this building.

The sample of floor tile (5FLTL) was obtained from a janitorial

6. ELEVATORS: No elevators were observed at the subject site.

7. INDUSTRIAL EQUIPMENT: Industrial equipment such as large sinks, stoves, ovens, and other restaurant equipment is located in the Rusty Pelican Restaurant. A forklift was observed in the Converted Tank Building and large travel lift is used in the boat yard areas to transport boats. These equipment do not pose an environmental threat.

F. TOXIC, INFLAMMABLE MATERIALS, COMPRESSED GASES AND PETROCHEMICALS:

1. MANUFACTURE: No hazardous materials are manufactured at the subject site.

2. STORAGE: The storage and use of toxic, inflammable materials, compressed gases and petrochemicals is largely confined to the boat yards, associated shops and the converted tank warehouse. Due to the nature of boat maintenance and repair the use of hazardous chemicals is nearly ubiquitous within the boat yard areas. However, even though the use of these chemicals is widespread the actual quantities of hazardous chemicals used in repair and maintenance are relatively small. AllWest conducted an inspection of the subject site grounds and buildings for stored hazardous chemicals on November 25, 1991. Hazardous chemicals were observed in the following locations:

Converted Tank Building: At the time of inspection the tank contained one 55-gallon drum labeled as outboard oil and a 25-gallon capacity solvent bath. Additionally, several small (< 1 gallon) containers of oil and approximately 20 small containers of paint, clear finishes, thinners, and solvents were also observed. There was also one unlabeled 55-gallon drum which was full of what appeared to be wood stain or finish.

Norcal Buildings: At the time of inspection the shop building attached to the sales office contained welding equipment that included one tank each of oxygen and acetylene. Outside the entrance to the shop area were six unlabeled 55-gallon drums of

what appeared to be waste oil. The drums were stored on a paved surface which did not provide any secondary containment for accidental leakage from the drums. The ground around the drums had some minor staining.

Yacht Sales Building: A small shop area within the premises occupied by Farallone Yacht Sales contained approximately twenty small containers of paint, resin, varnish, acetone, and various cleaners.

2-Story Office Building: Though most of the space in this building is used for office space, relatively small amounts of hazardous chemicals were of observed in two rooms. The building owner maintains a storage are for building maintenance supplies in Room 103. Approximately twenty 1-gallon cans of wall paint and various small containers of cleaners, solvents, disinfectants, and polishes were observed neatly stored within the room (Photo 35). Another room which is part of Star Marine (room 105 & 106) contained approximately ten small containers of oil, lacquer paints, and thinners.

Boat Painting Area: There is a storage locker located in the boat painting area (Photo 24). This locker is labeled as "Paint Shop" and is assumed to be used to store paints, thinners, and related chemicals. AllWest was not able to inspect the interior of the storage locker.

With the exception of the unlabeled 55-gallon drums located outside of the Norcal Buildings and the one unlabeled 55-gallon drum stored in the Converted Tank Building, materials observed during AllWest's inspection of the subject site were sealed in their original containers and stored neatly. With the exception of the 55-gallon drums of oil and waste liquids, no permits are required for the use or storage of these materials. The 55-gallon drums of waste liquids should be identified, labeled, and properly disposed of at an off-site recycling or disposal site.

3. DISPOSAL: No hazardous materials are disposed of at the subject site.

4. UNDERGROUND STORAGE TANKS: At the time of investigation there were no records of any underground storage tanks existing at the subject site. However, records on file at the City of Alameda show that a permit was issued December 12, 1990 to remove an underground fuel storage tank from the subject site. During AllWest's inspection of the subject site, Mr. Rich Krinks, a representative of the owner, pointed out an area located in the Boat Yard where an underground tank had been removed (Photo 22). During removal of an underground tank it is normal for a representative of the City of Alameda Department of Public Works and/or Fire Department to perform final inspection of the tank removal. There are no records of a final inspection on file at either City of Alameda Offices or the Alameda Fire Department.

G. POLLUTION SOURCES, CONTROLS AND TREATMENT

1. AIR: The subject site is not considered a source of air pollution by Bay Area Air Quality Management District (BAAQMD).

2. SOIL & GROUNDWATER: The subject site is not currently considered a source of soil or groundwater pollution.

3. SOLID WASTE: Removal of solid waste from the subject site is performed by Alameda City Disposal Company.

4. HAZARDOUS WASTE: No hazardous waste is stored, or disposed of at the subject site. However, rinse water and excess paint and related chemicals are discharged to the ground in boat yards during sanding and painting operations (see Photos 22-25). It is possible that over time these regular discharges have negatively impacted the underlying soils and even the groundwater.

5. MEDICAL WASTE: No medical wastes are generated, stored, or disposed of at the subject sites.

H. OFF-SITE ENVIRONMENTAL ISSUES

AllWest reviewed the U.S. Environmental Protection Agency (EPA) National

Priorities List (NPL) Sites List, EPA Comprehensive Environmental Response Compensation Liability Information System (CERCLIS) Sites List, California Department of Health Services Toxic Sites List, California Regional Water Quality Control Board (RWQCB) Fuel Leak Sites List, Solid Waste Active and Inactive Landfills Site List, and the Hazardous Waste and Substance Sites List.

From the above listed sources, eight sites with subsurface soil and/or groundwater contamination were identified as being within a 2,000-foot radius of the subject site (see Figure 3, Appendix A).

1) Miller Packing
206 2nd St., Oakland

2) Union Machine Works
534 2nd St., Oakland

3) P.E. O'Hair & Co.
309 4th St., Oakland

4) Port Of Oakland
Jack London Sq., Oakland

5) City's Auto Repair
330 Webster St., Oakland

6) East Bay Packing Co.
208 Jackson St., Oakland

7) Vintage Properties
1150 Marina Village Pkwy. Alameda

8) John Berry Organization
2420 Mariner Sq. Loop, Alameda

Since the first six of these sites are located across the estuary in Oakland, it is very unlikely that contamination from this sites could impact the subject site. Due to the direction of groundwater flow and/or distance from the subject site the remaining two sites are also considered to have limited potential to impact the subject site.

VI. INFORMATION SOURCES

A. AERIAL PHOTOGRAPHS

- Pacific Aerial Surveys, Oakland, California; 6/12/90, AV-3845-07-26; 5/15/85, AV-2640-05-19; 6/22/81, AV-2040-05-17; 7/18/77, AV-1377-04-08; 4/24/73, AV-1100-05-18; 5/2/69, AV-902-05-18; 4/20/66, AV-710-08-28; 7/25/63, AV-550-0?-21; 5/3/57, AV-253-08-26; 8/14/53, AV-119-09-84; 4/14/50, AV-28-13-45; 3/24/47, AV-11-07-07.

B. REFERENCES

- National Priorities List, August 1990, United States Environmental Protection Agency (EPA)
- USA EPA SuperFund Program, CERCLIS, List-8, Site/Event Listing, December 1990
- The Hazardous Waste and Substances Site List, November 1990, California Office of Planning and Research, Sacramento, CA.
- Expenditure Plan for the Hazardous Clean-up Bond Act of 1984 and 1990, California Department of Health Services, Sacramento, CA.
- Active and Inactive/Closed Landfills List, Solid Waste Information Systems, 1991, State of California Integrated Waste Management Board, Sacramento, CA.
- Alquist-Priolo Special Studies Zones Act, Special Publication 42, 1988, California Division of Mines and Geology, Sacramento, CA.
- Fuel Leaks List, March 1991, San Francisco Bay Area Regional Control Water Quality Control Board, Oakland, CA.
- North Bay Counties Toxics List, 1990, California Department of Health Services, Sacramento, CA.
- Sanborn Fire Maps, U.C. Berkeley Bancroft Library, CA.
- San Francisco, CA., Quadrangle Topographic Map, 1954, USGS
- Helley, Lajoie, Spangle, and Blair, 1979. Flatland Deposits of the San Francisco Bay Region, California, U.S.G.S. Professional Paper 943.
- Burns, Dean And Associates, 1991. Appraisal Report Of 2415 Mariner Square Drive, Alameda, California.

C. PLANNING & ZONING

- City of Alameda Planning Department.

D. BUILDING PERMITS

- City of Alameda Building Department.

E. PUBLIC WORKS

- City of Alameda Department of Public Works.

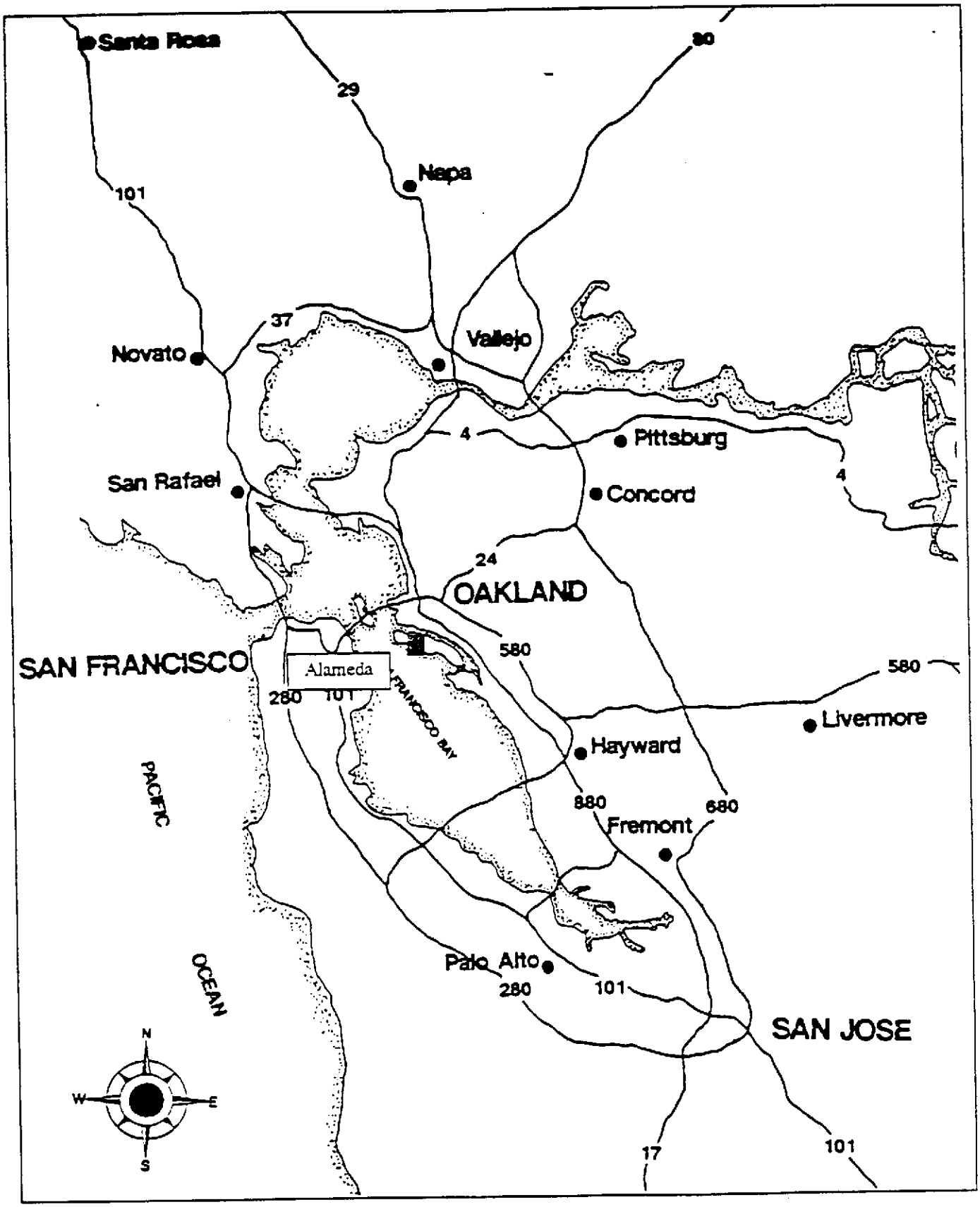
F. UTILITY COMPANY

- City of Alameda Bureau of Electricity.

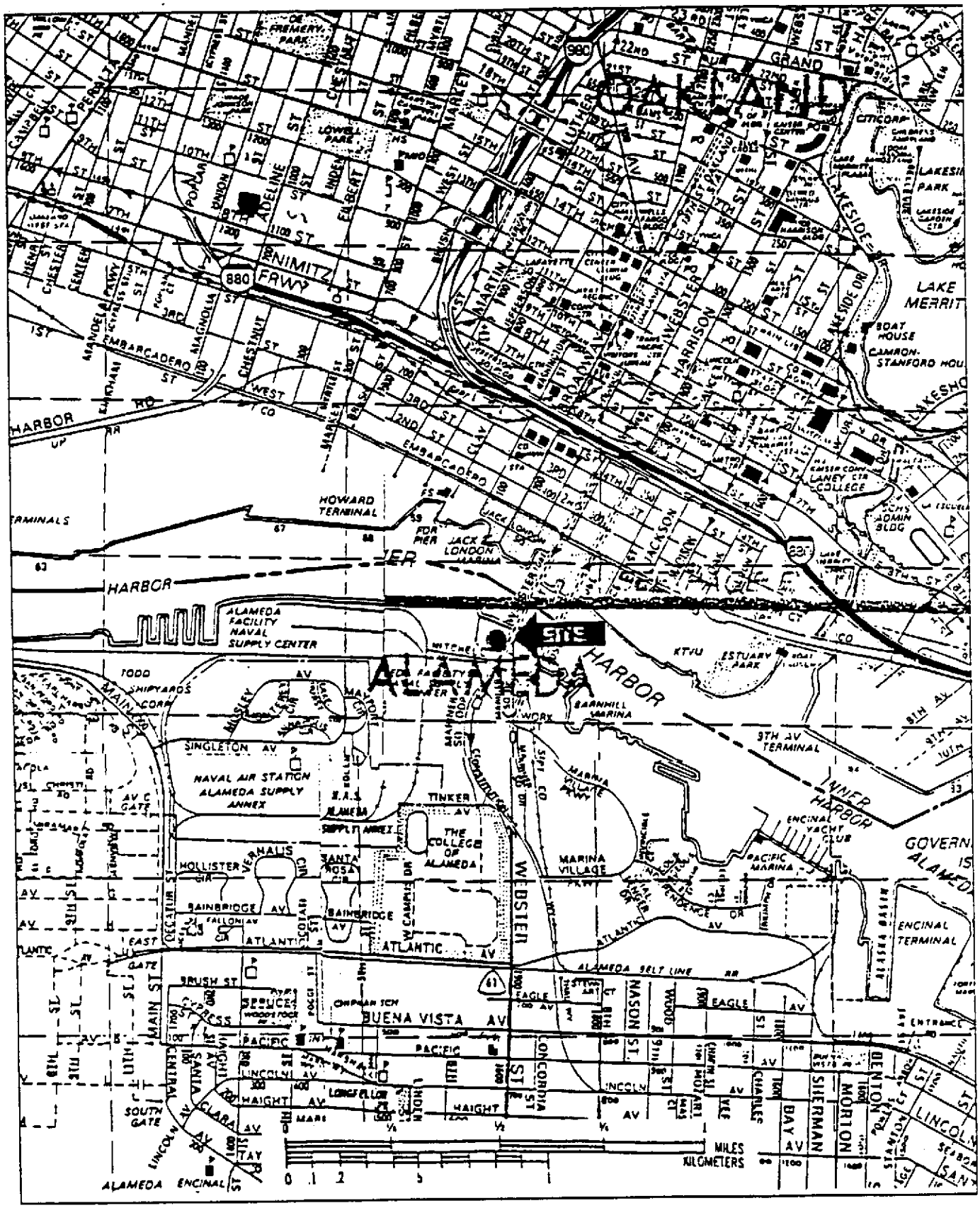
G. WATER QUALITY

- California Regional Water Quality Control Board, Oakland, CA.

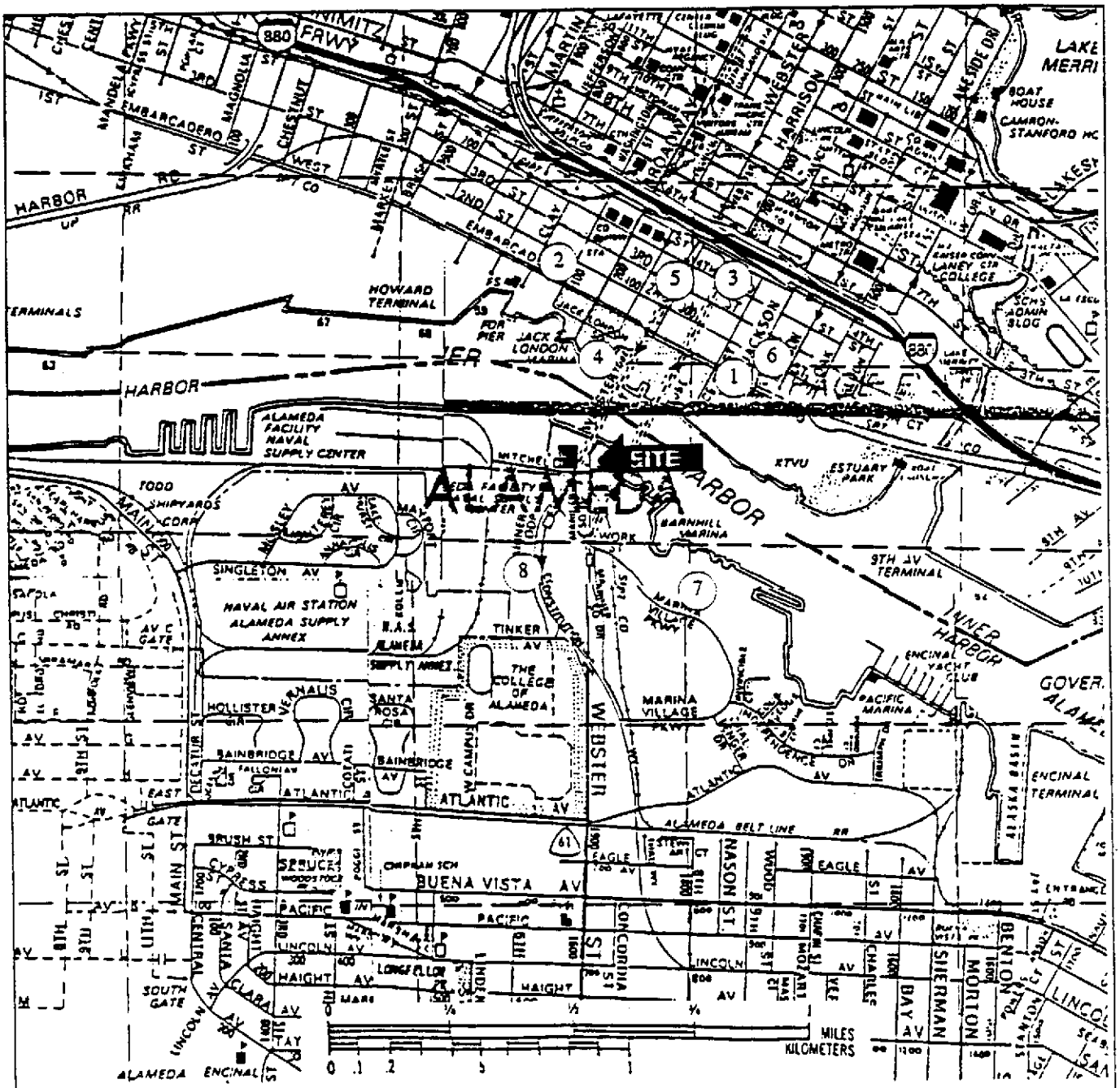
APPENDIX A



AllWest AllWest Environmental, Inc.	PROJECT LOCATION	FIGURE 1
	DATE: November 1991 PROJECT: 91287.21	Alameda, California	SOURCE AllWest



AllWest	PROJECT LOCATION	FIGURE 2
DATE: November 1991 PROJECT: 91287.21	Mariner Square Alameda , California	SOURCE Thomas. Bros



TOXIC/FUEL LEAK CASES WITHIN 2,000 FEET OF THE SUBJECT SITES

1) Miller Packing, 206 2nd St. , Oakland
2) Union Machine Works, 534 2nd St., Oakland
3) P.E. O'Hair & Co., 309 4th St., Oakland
4) Port Of Oakland, Jack London Sq., Oakland
5) City's Auto Repair, 330 Webster St., Oakland
6) East Bay Packing Co., 208 Jackson St., Oakland
7) Vintage Prop., 1150 Marina Village Pkwy, Alameda
8) John Berry Org., 2420 Mariner Sq. Loop, Alameda

AllWest Environmental, Inc.	OFF-SITE TOXIC/FUEL CASES	FIGURE 3
DATE: November 1991 PROJECT: 91287.21	Mariner Square Alameda, California	SOURCE Thomas Bros.

APPENDIX B

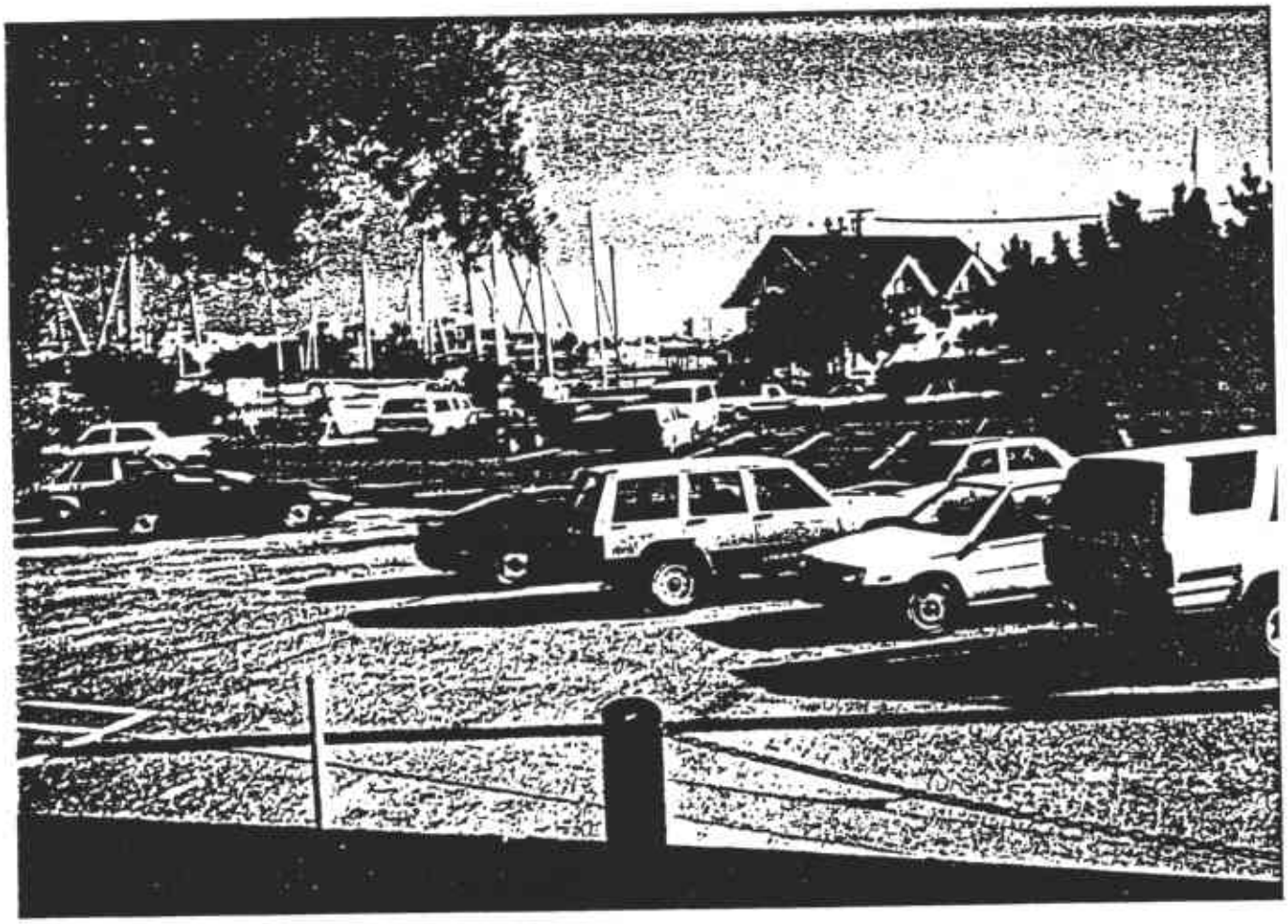


PHOTO 1: PARKING AREA AT ENTRANCE TO MARINER SQUARE.

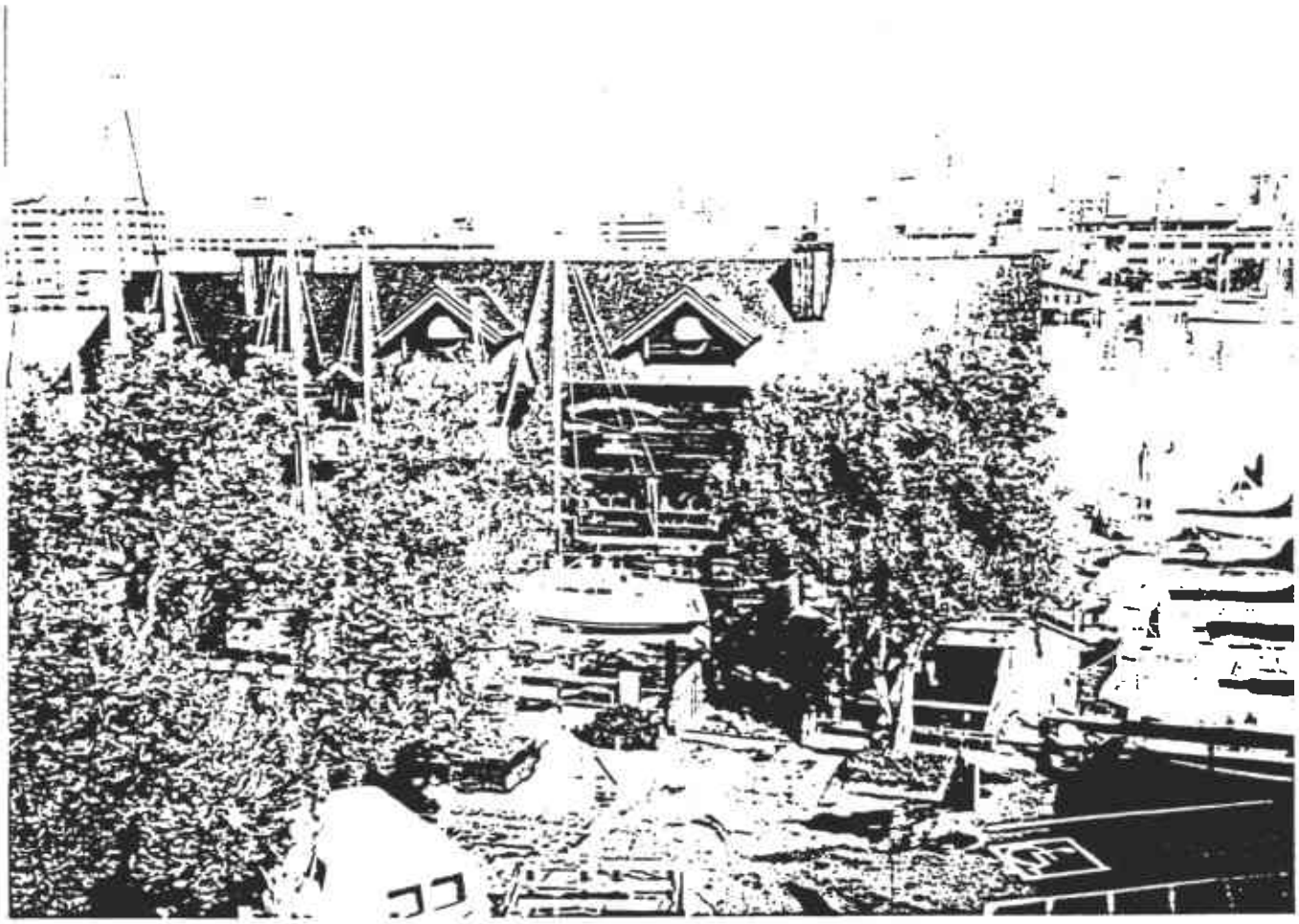


PHOTO 2: RUSTY PELICAN RESTAURANT.

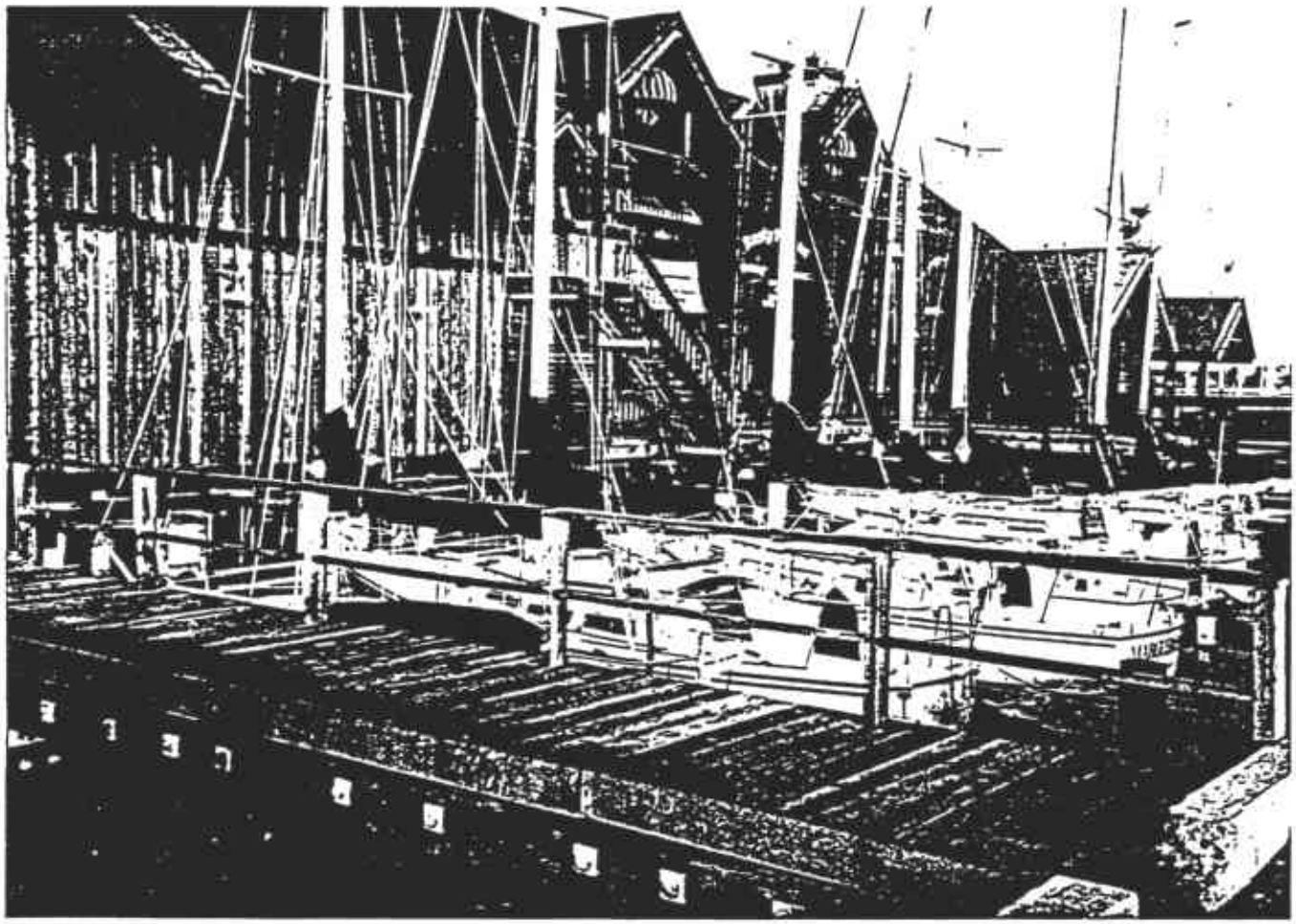


PHOTO 3: RUSTY PELICAN RESTAURANT.

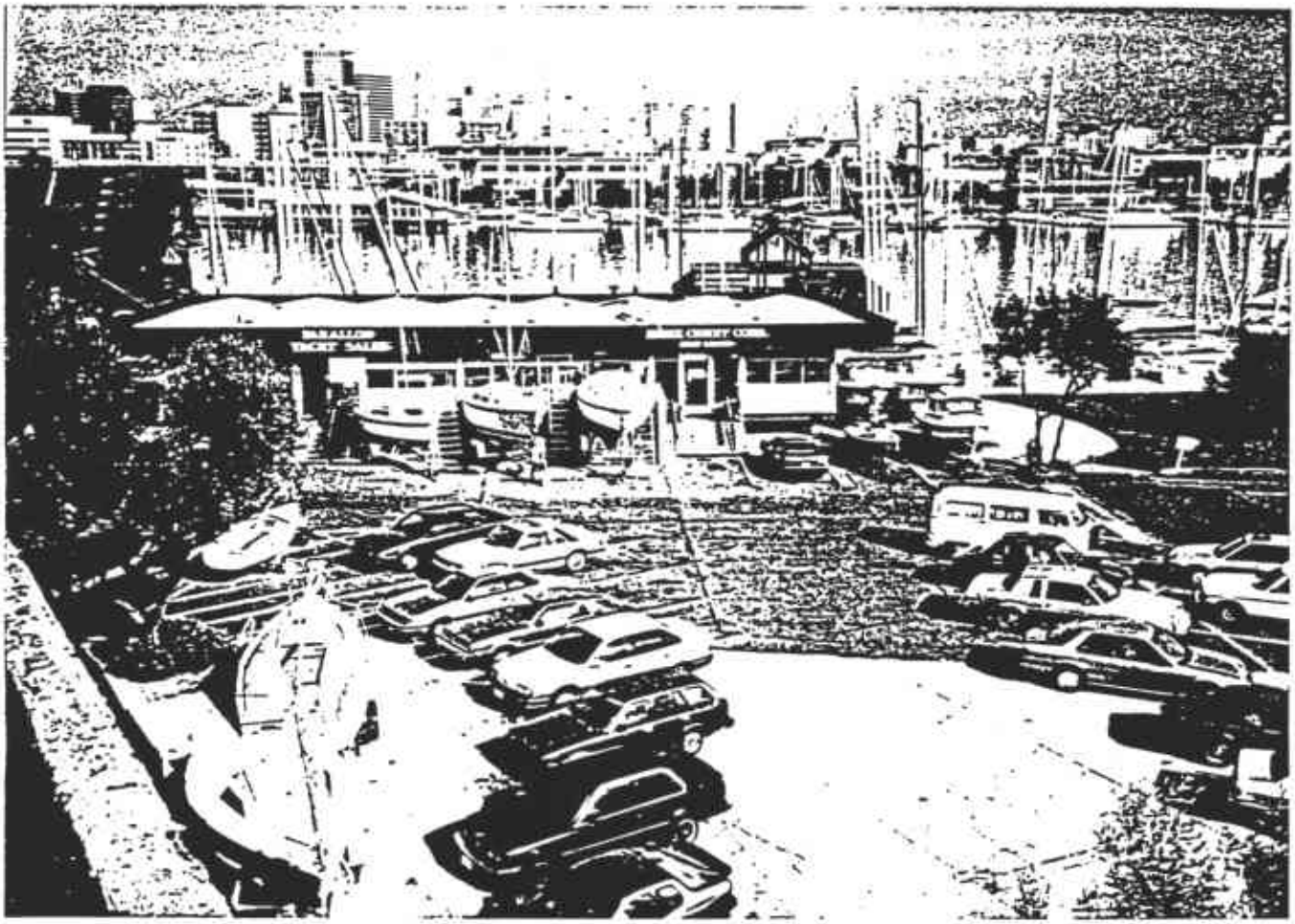


PHOTO 4: YACHT SALES BUILDING. CITY OF OAKLAND IS VISIBLE ACROSS THE OAKLAND ESTUARY.

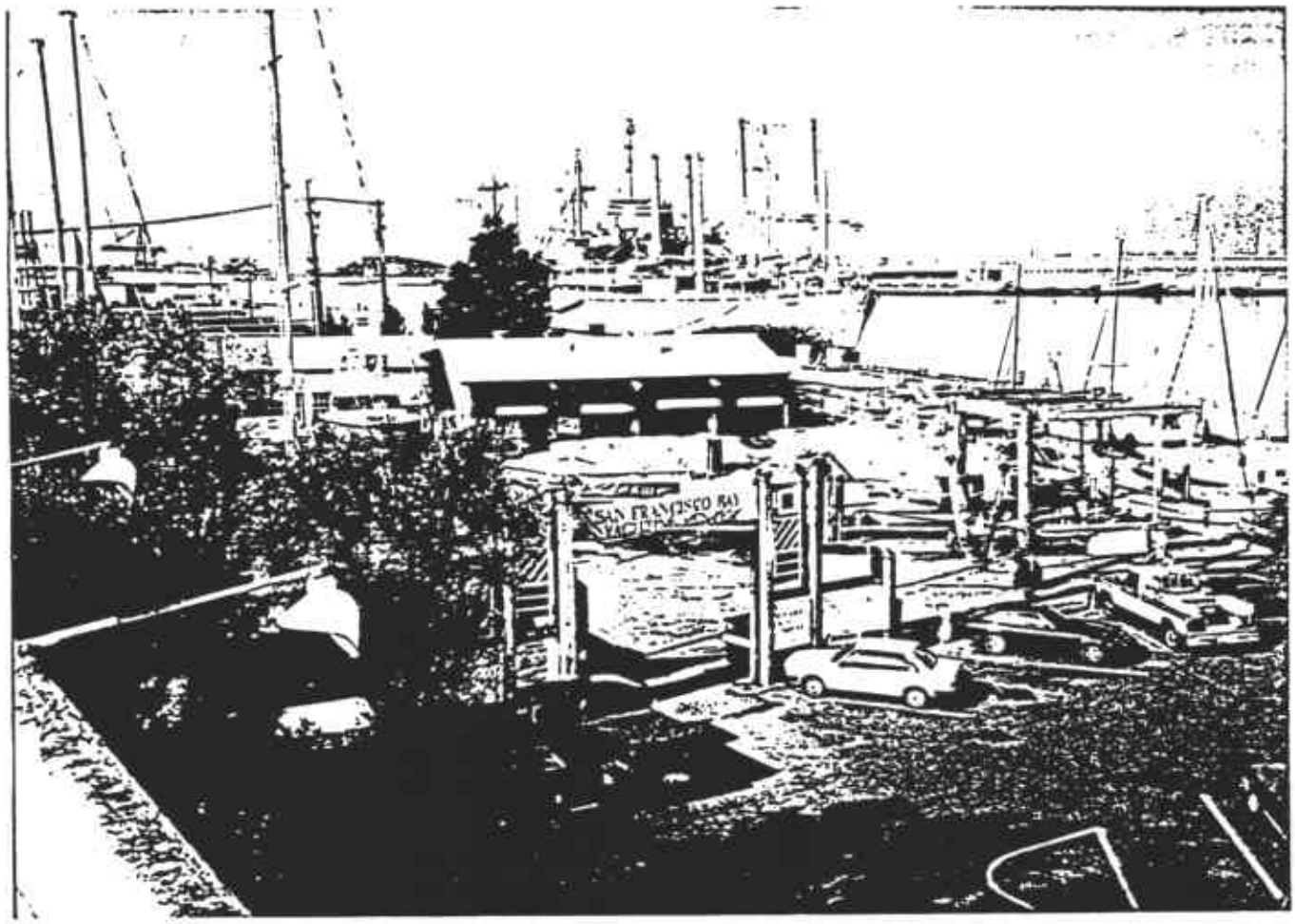


PHOTO 5: SAN FRANCISCO BAY YACHTING CENTER AND BOAT STORAGE AREA.

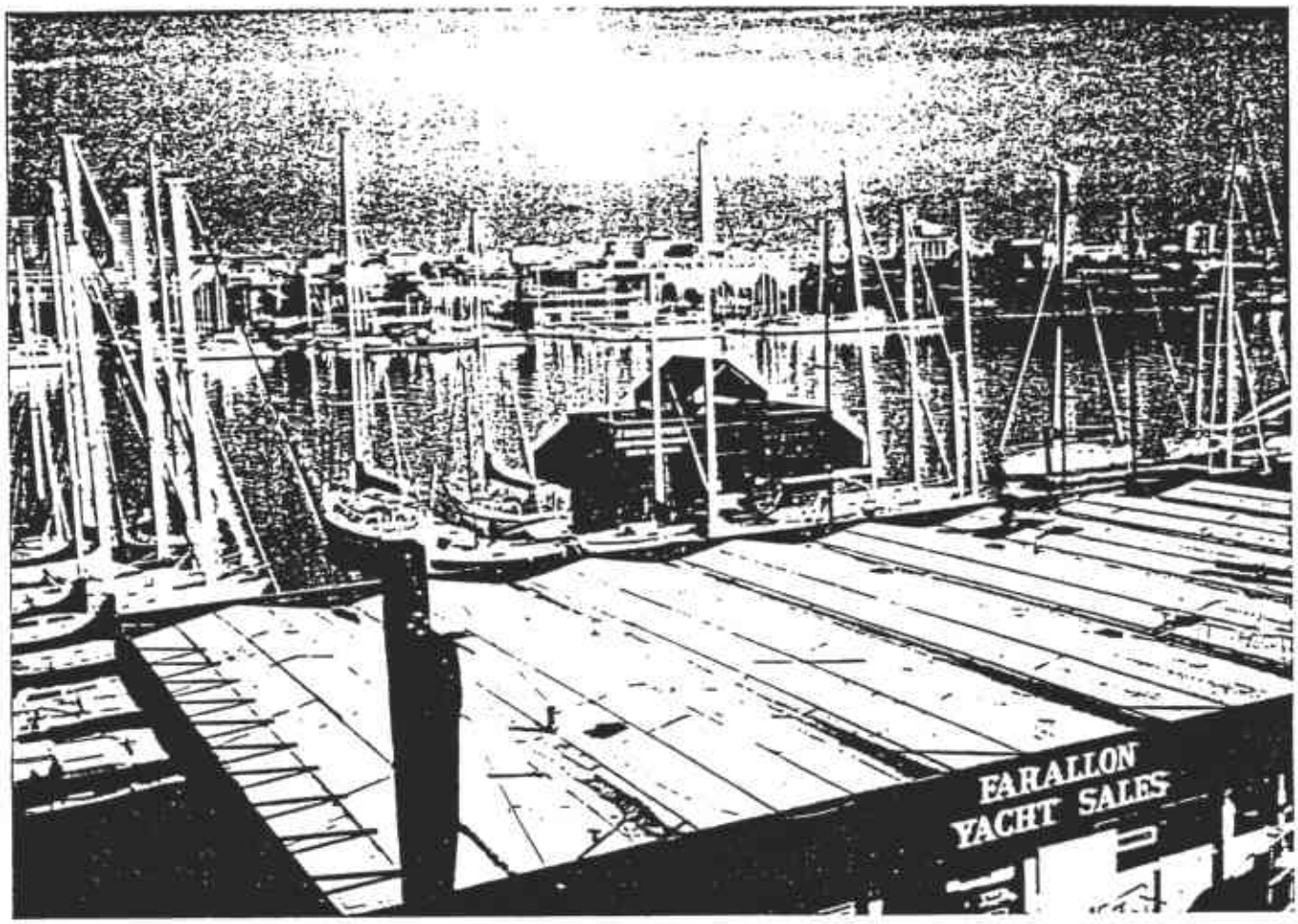


PHOTO 6: OVERLOOKING THE FARALLON YACHT SALES BUILDING. THE FLOATING OFFICE OF DON TRASK YACHTS IS VISIBLE IN THE DISTANCE.

PHOTO 7: VIEW OF MARINA AREA.

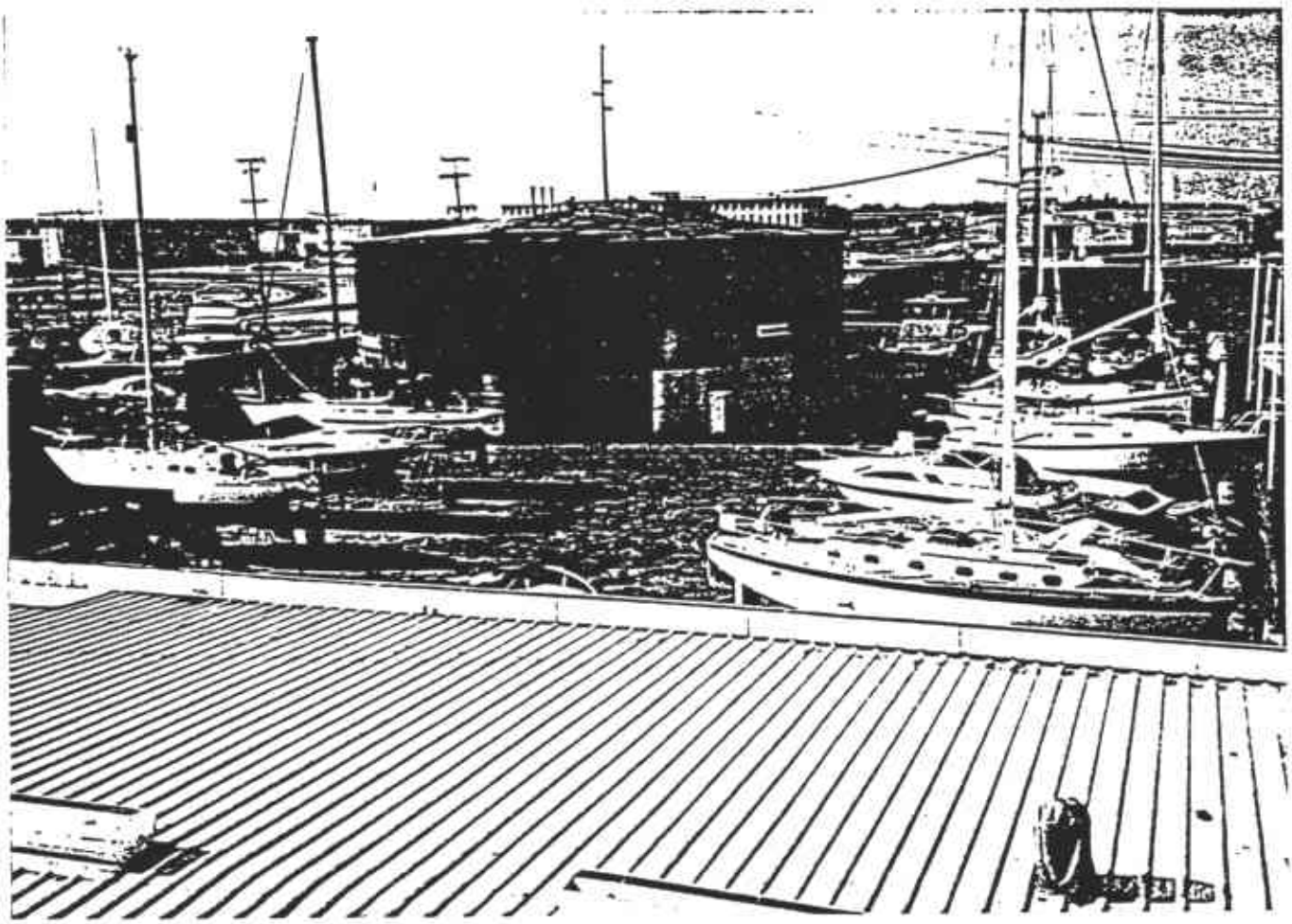


PHOTO 8: VIEW OF BOATYARD AREA AND FORMER PETROLEUM STORAGE TANK. TANK HAS BEEN CONVERTED TO A WAREHOUSE AND WORK SHOP.

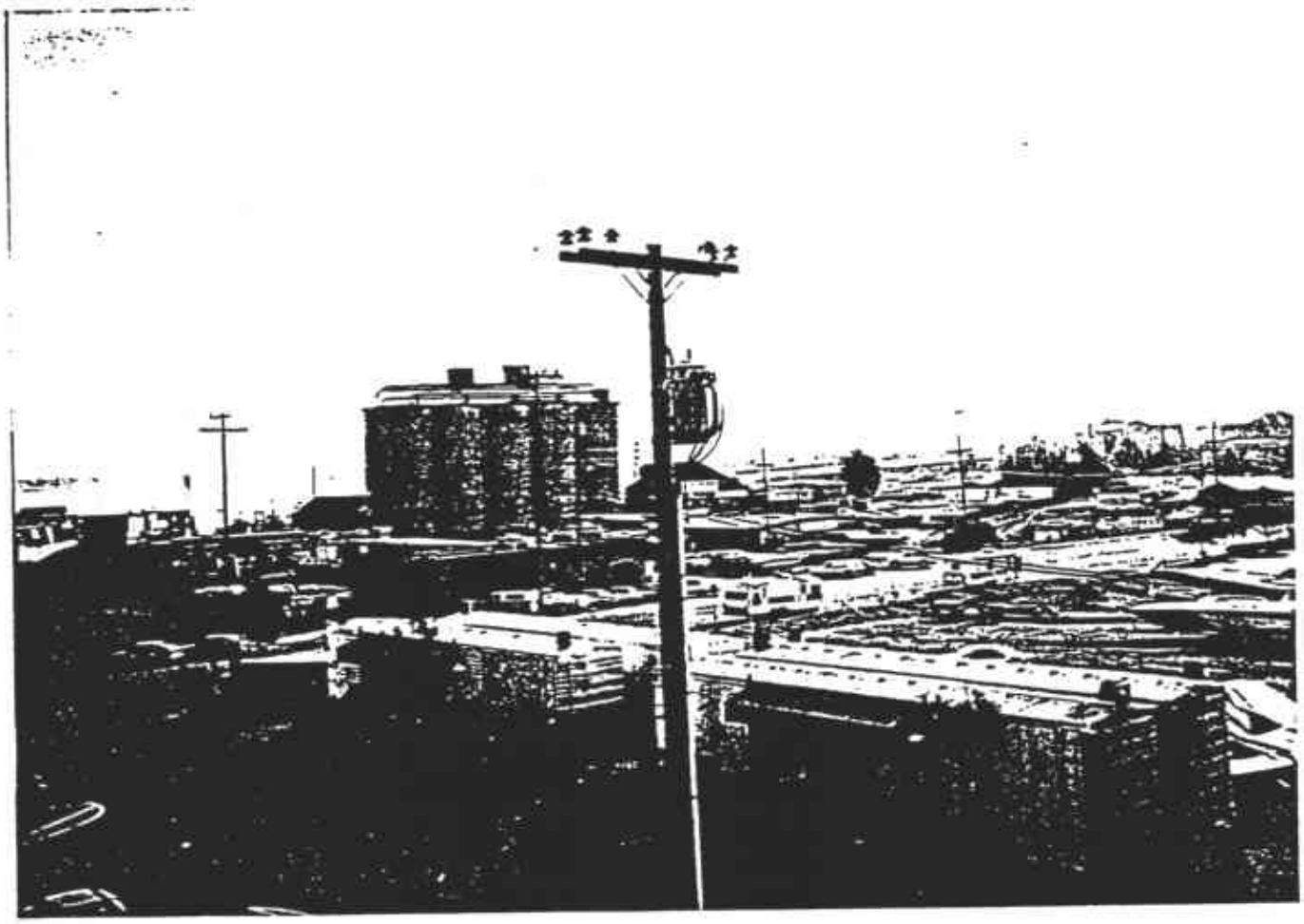


PHOTO 9: GROUP OF FOUR BOXCAR OFFICE SUITES. NOTE POLE-MOUNTED PG&E TRANSFORMER.

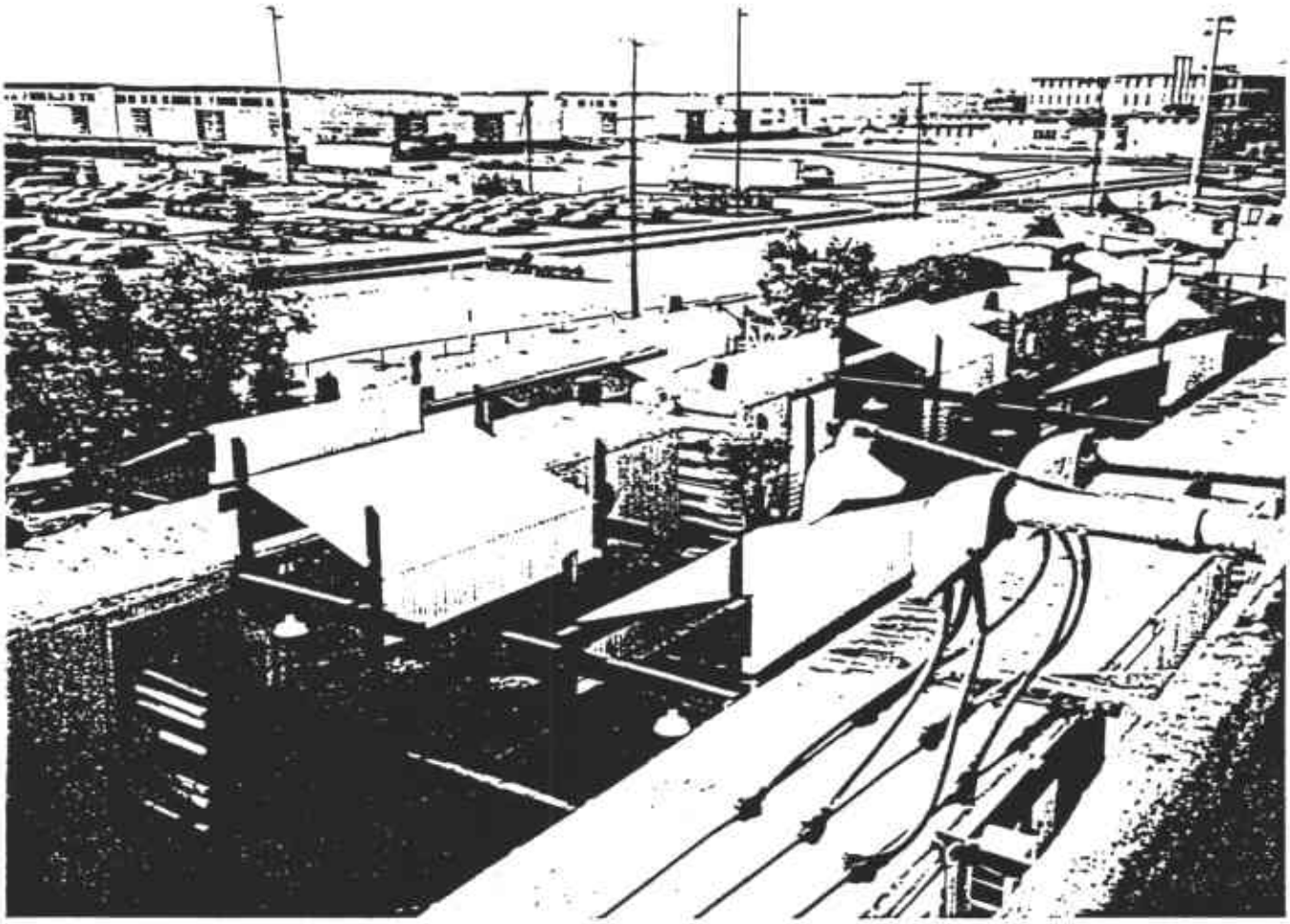


PHOTO 10: GROUP OF NINE BOXCAR OFFICE SUITES.

PHOTO 11: BOXCAR OFFICE SUITES.

PHOTO 12: VACANT BOXCAR SUITE.

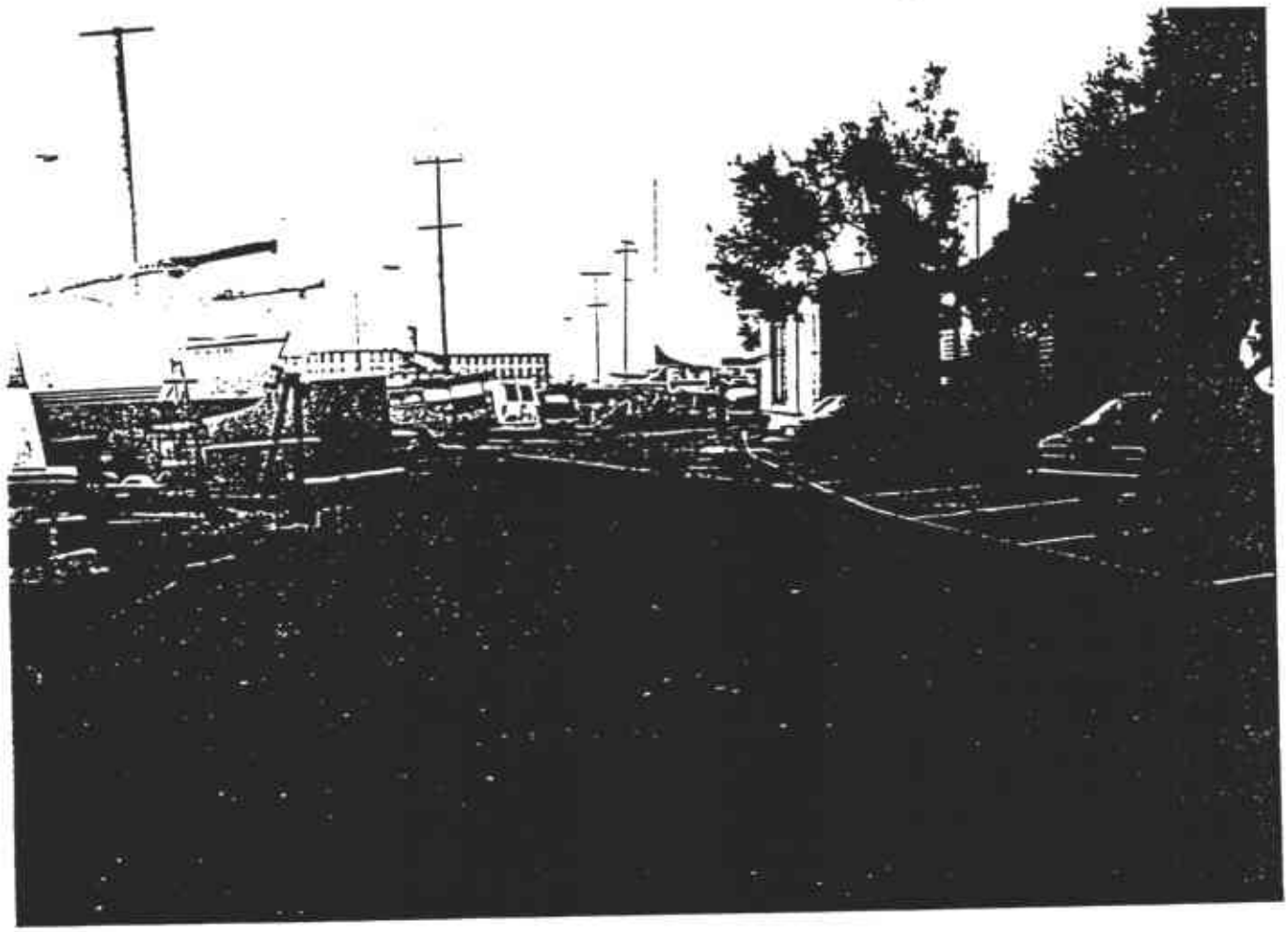


PHOTO 13: VIEW ALONG SOUTHSIDE OF MARINER SQUARE LOOKING WEST.

PHOTO 14: BOAT YARD AND CONVERTED TANK BUILDING.

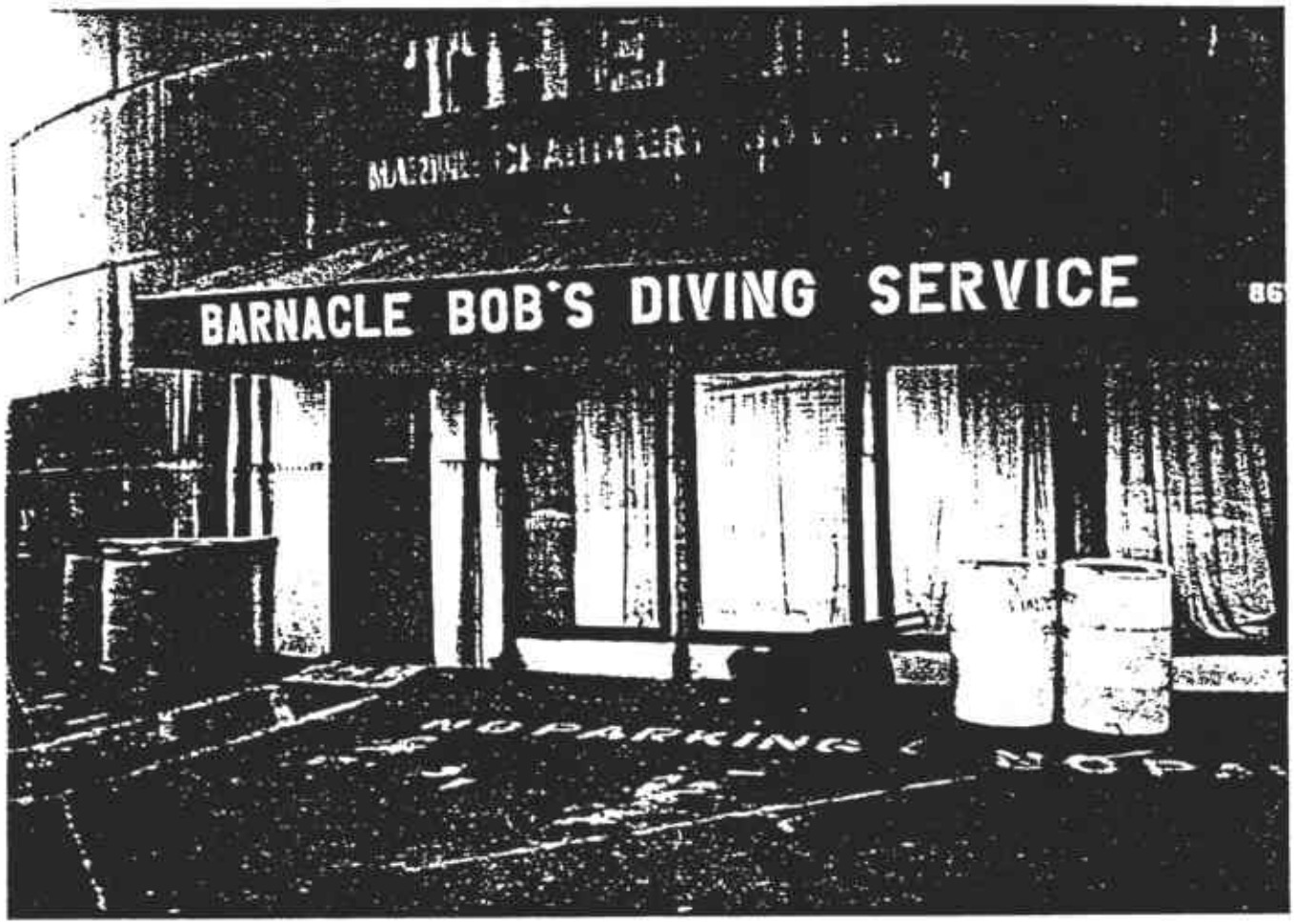


PHOTO 15: DIVING SERVICE OFFICE LOCATED IN CONVERTED TANK BUILDING. DRUMS CONTAIN WATER OR ARE EMPTY.

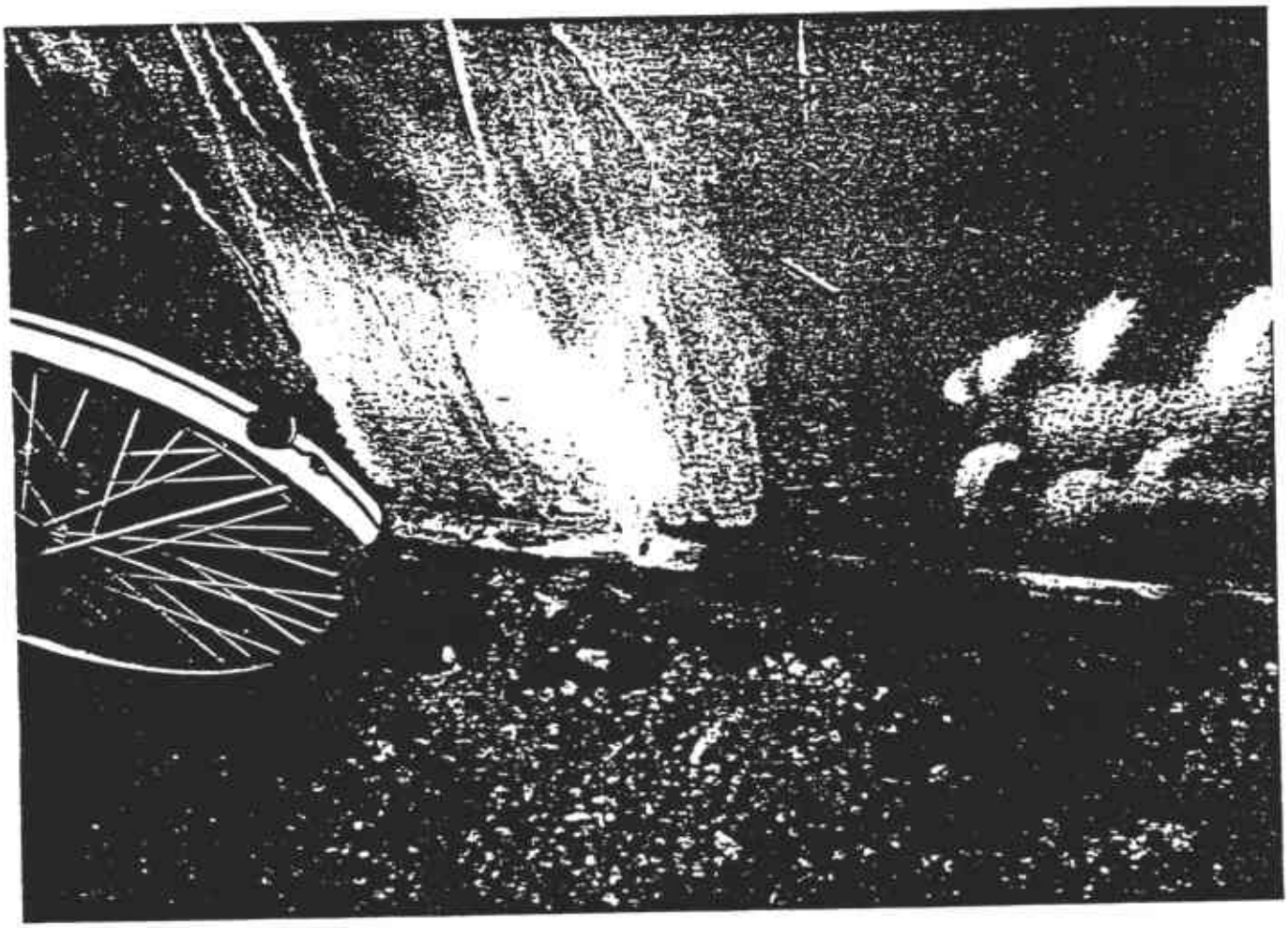


PHOTO 16: OILY LIQUID AT BASE OF CONVERTED TANK BUILDING.

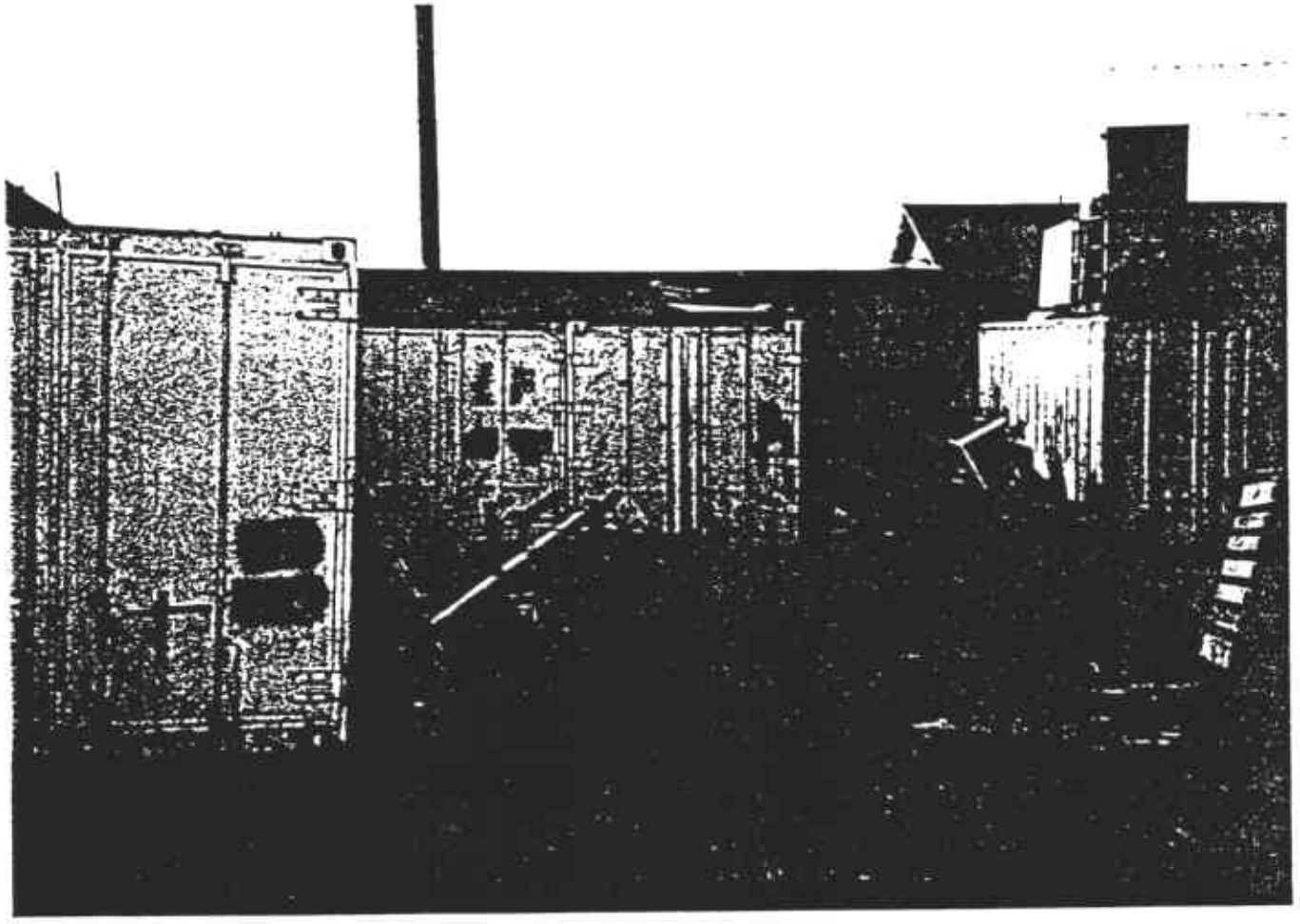


PHOTO 17: TENANT STORAGE LOCKERS LOCATED BEHIND CONVERTED TANK BUILDING.

PHOTO 18: REINFORCED CONCRETE RETAINING WALL. WALL WAS PART OF TANK FORM THAT HAD PREVIOUSLY BEEN AT SITE.

PHOTO 19: THE CANVAS SHOP.

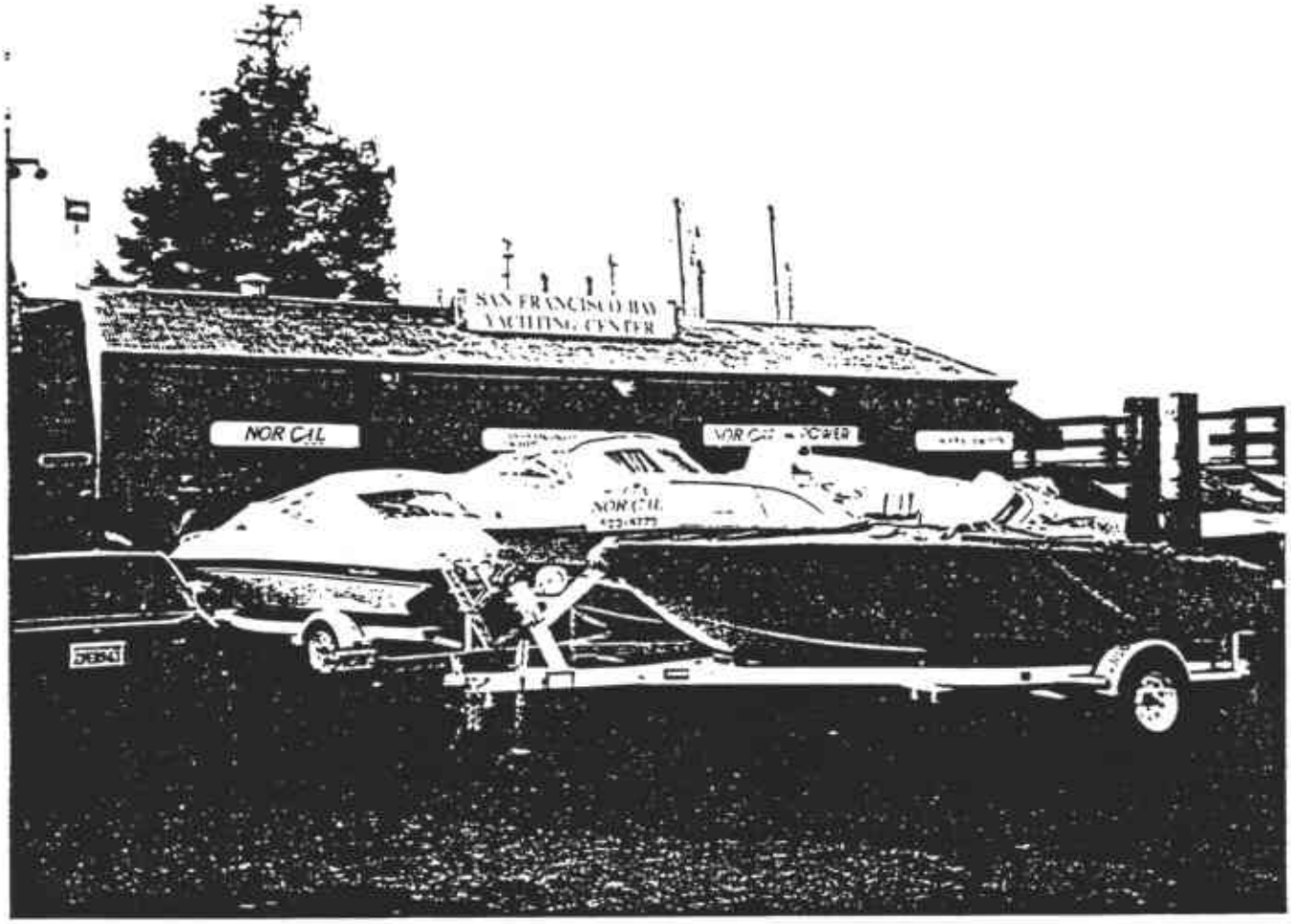


PHOTO 20: SAN FRANCISCO YACHTING CENTER.

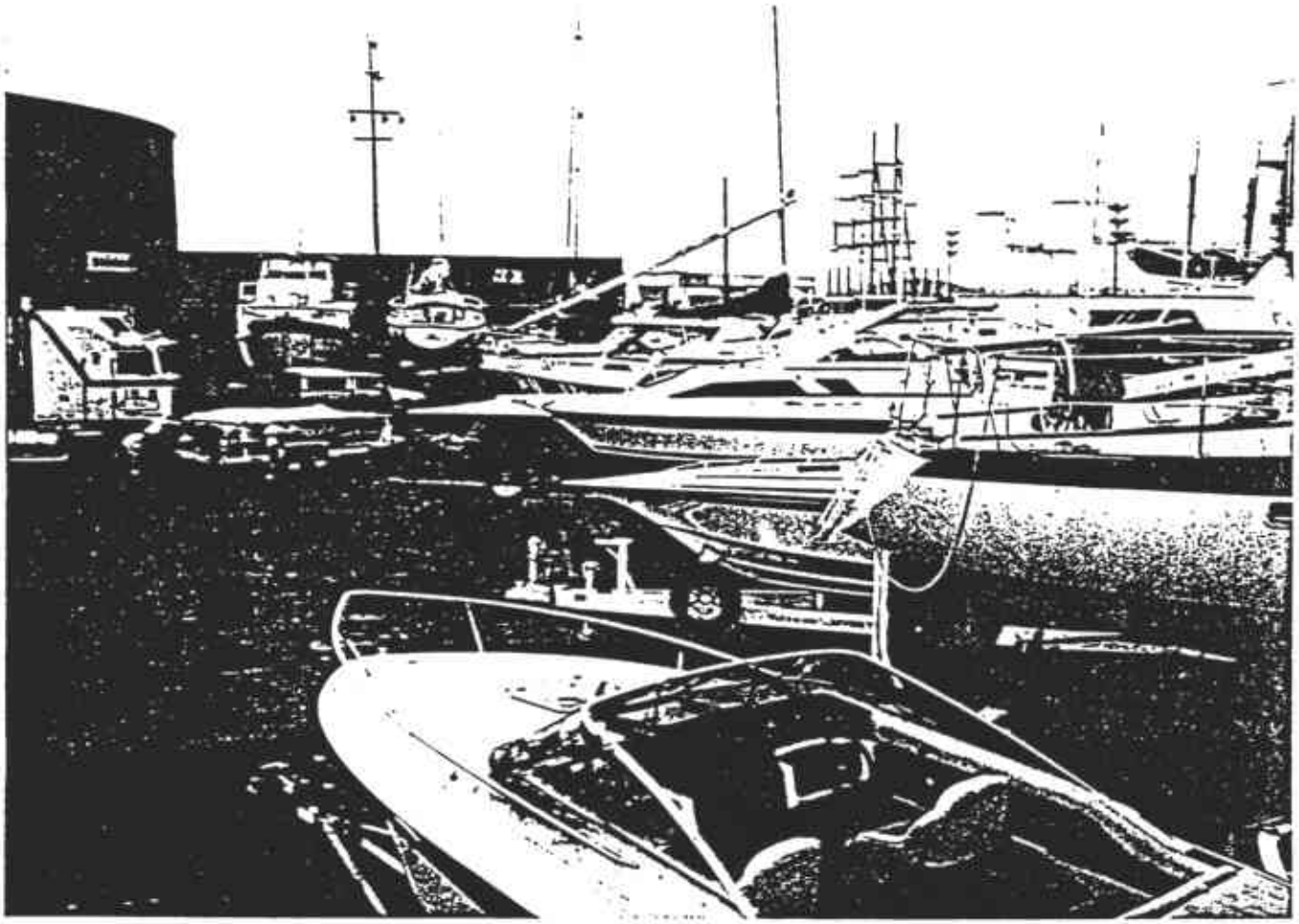


PHOTO 21: BOAT REPAIR YARD. CONVERTED TANK BUILDING IS VISIBLE TO LEFT.

PHOTO 22: FORMER LOCATION OF UNDERGROUND TANK. PONDED WATER IS FROM BOAT REFINISHING ACTIVITIES.

PHOTO 23: SUBSIDENCE OF ASPHALT SURFACE IN BOAT YARD.

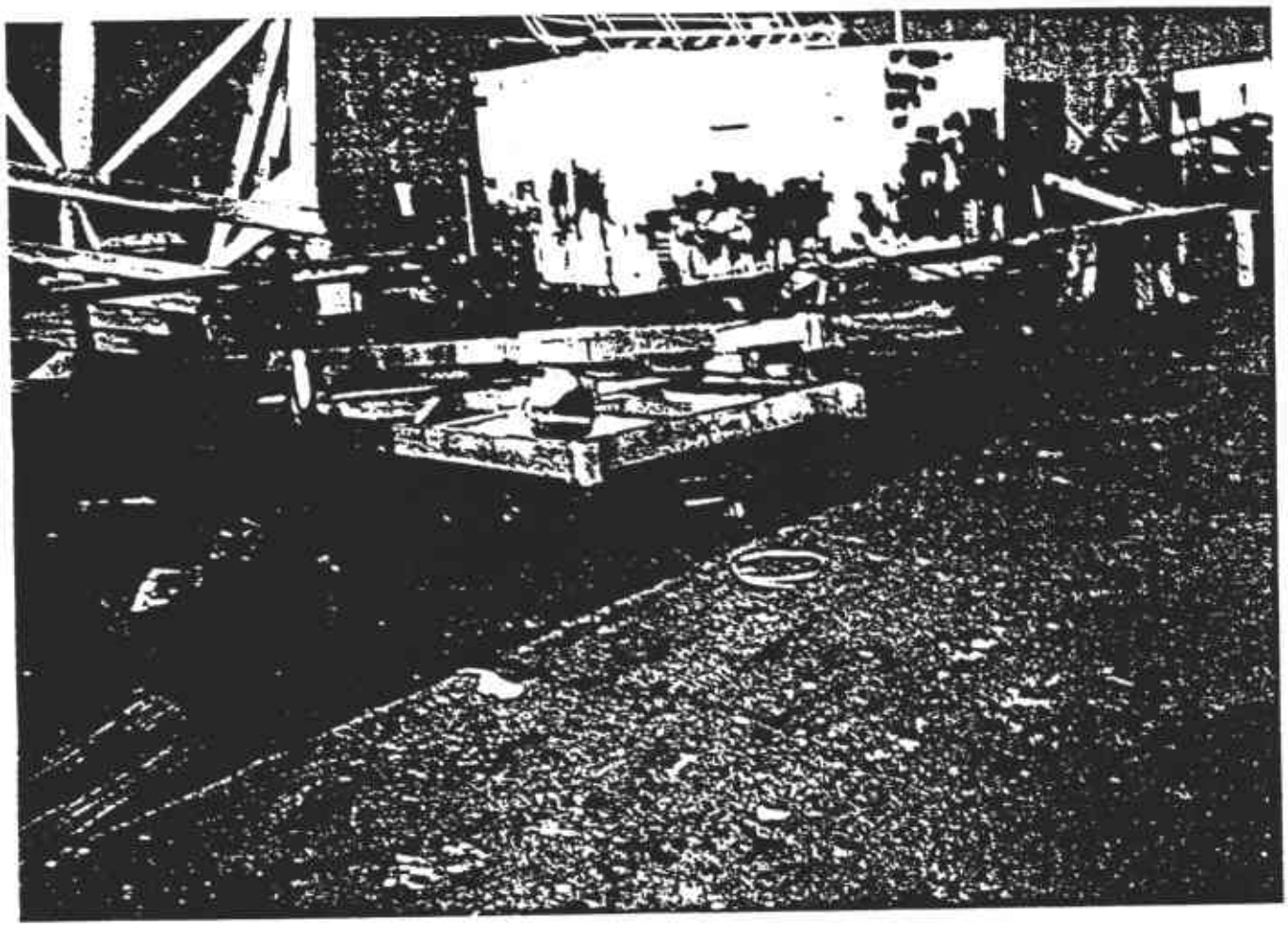


PHOTO 24: BOAT PAINTING AREA AND STORAGE LOCKER.

PHOTO 25: BOAT PAINTING AREA AND UNPAVED SURFACE.

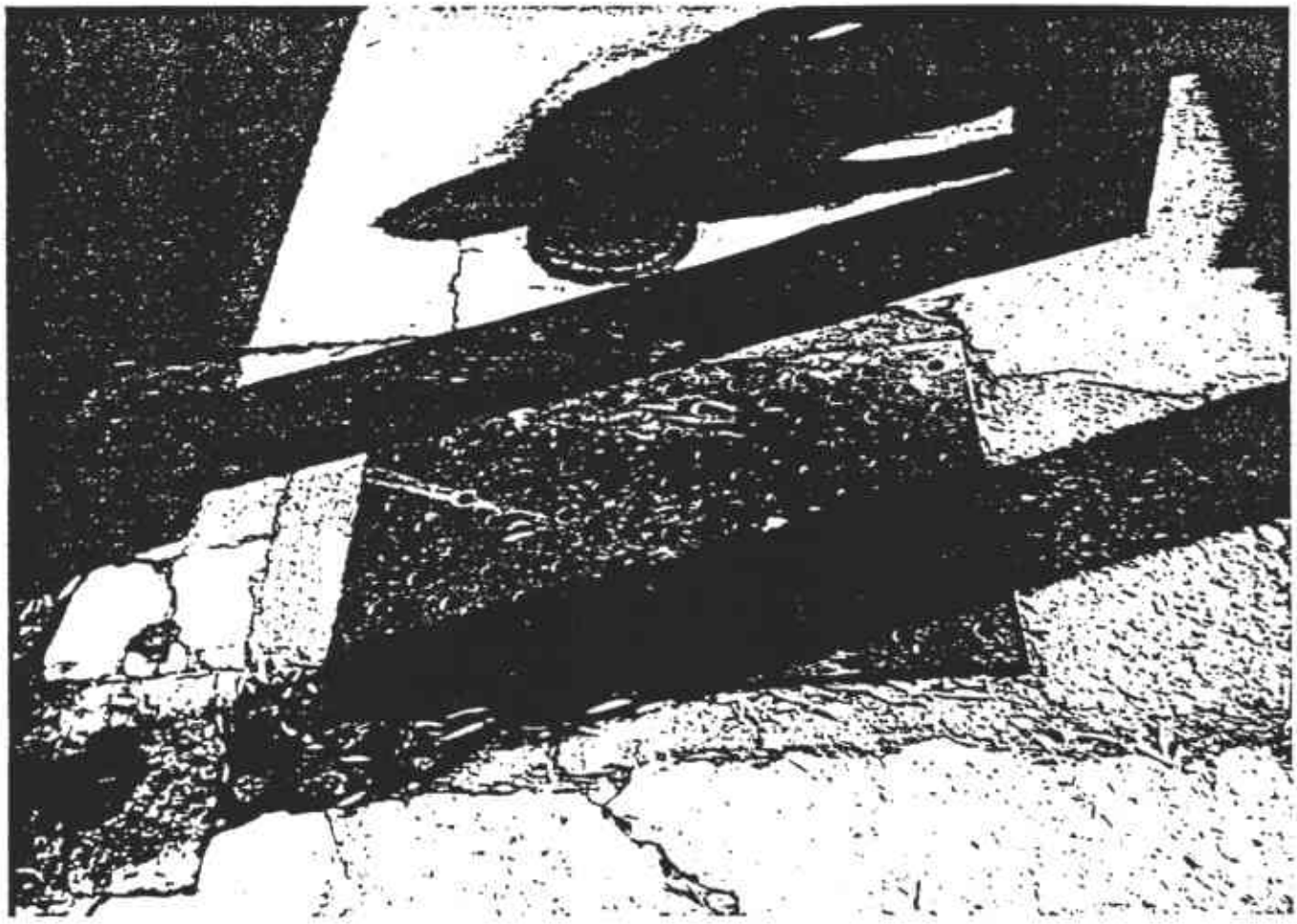


PHOTO 26: STORM DRAIN LOCATED OUTSIDE BOXCAR OFFICE SUITES.

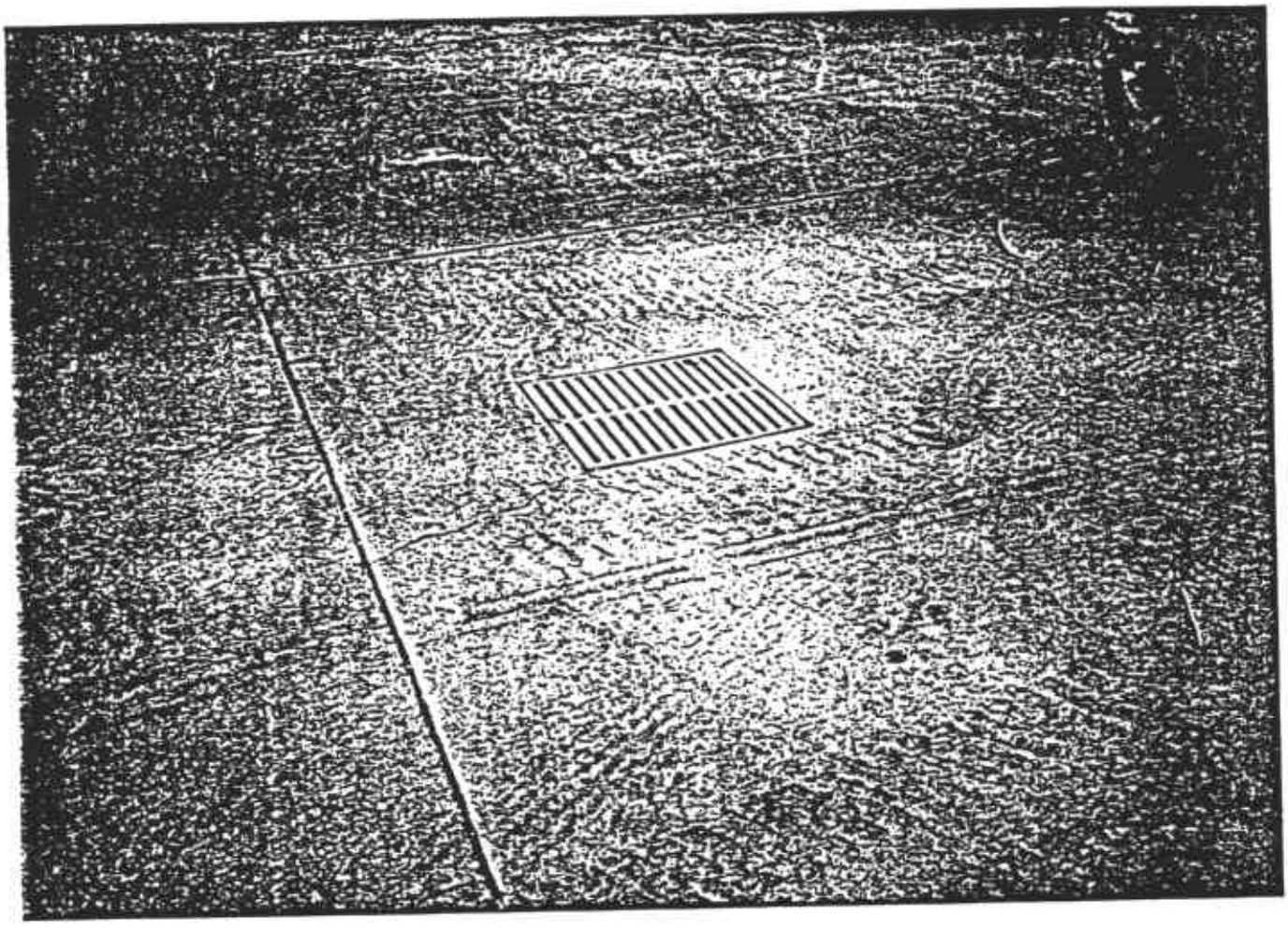


PHOTO 27: STORM DRAIN LOCATED NEAR BOAT PAINTING AREA.

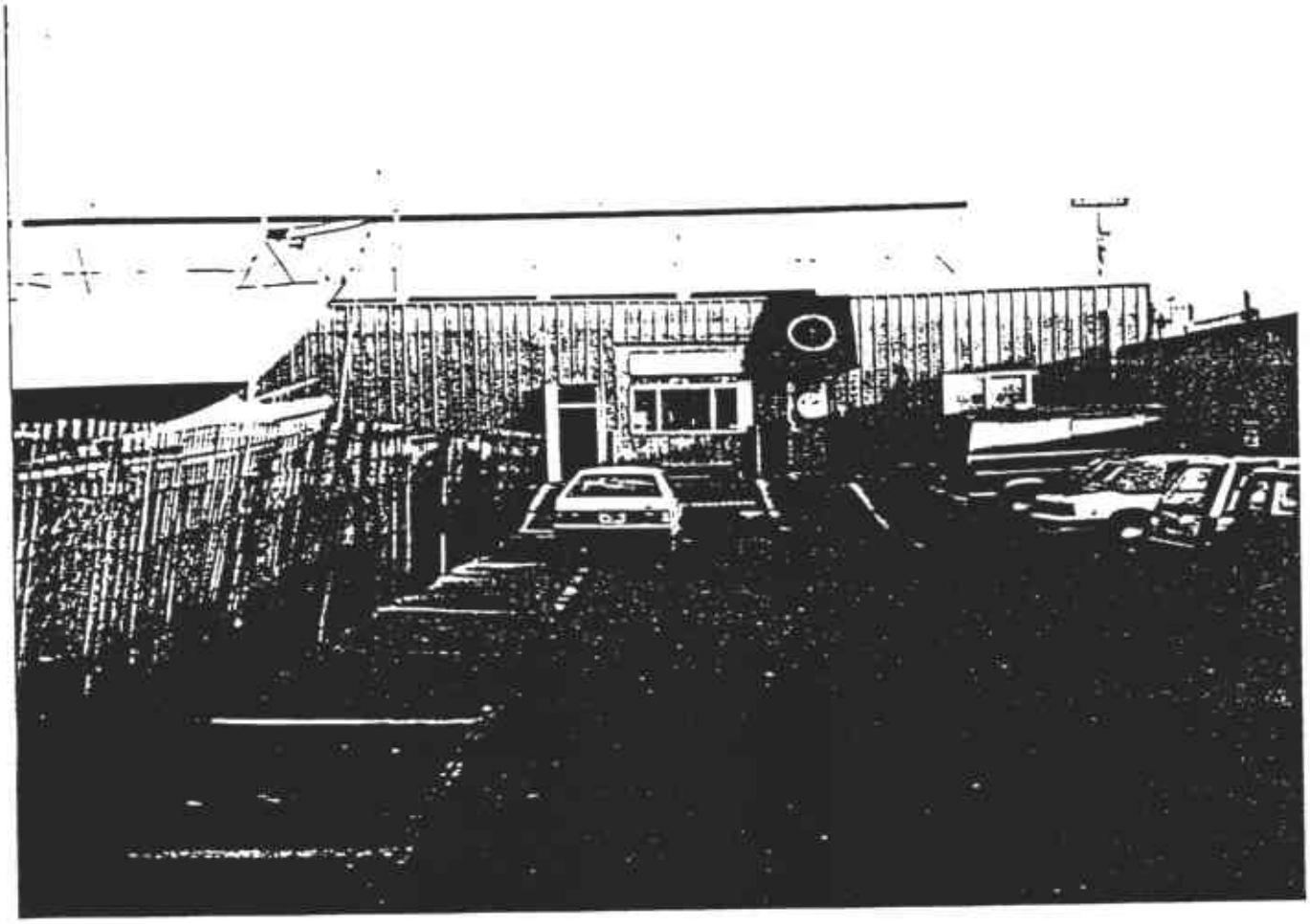


PHOTO 28: ENTRANCE TO NORTH SAILS COMPANY.

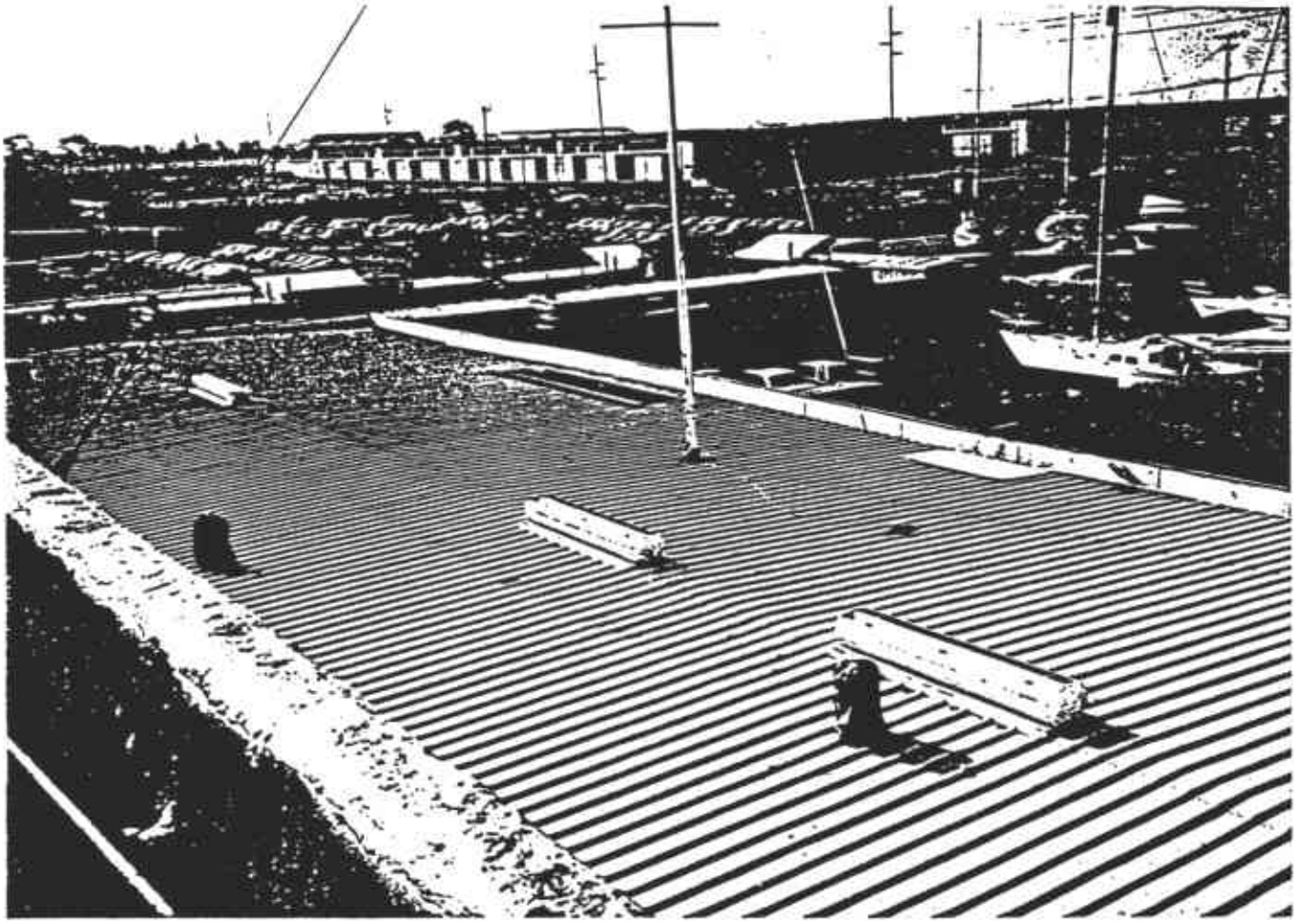


PHOTO 29: ROOF OF NORTH SAILS BUILDING.

PHOTO 30: ROOF OF 2-STORY OFFICE BUILDING.

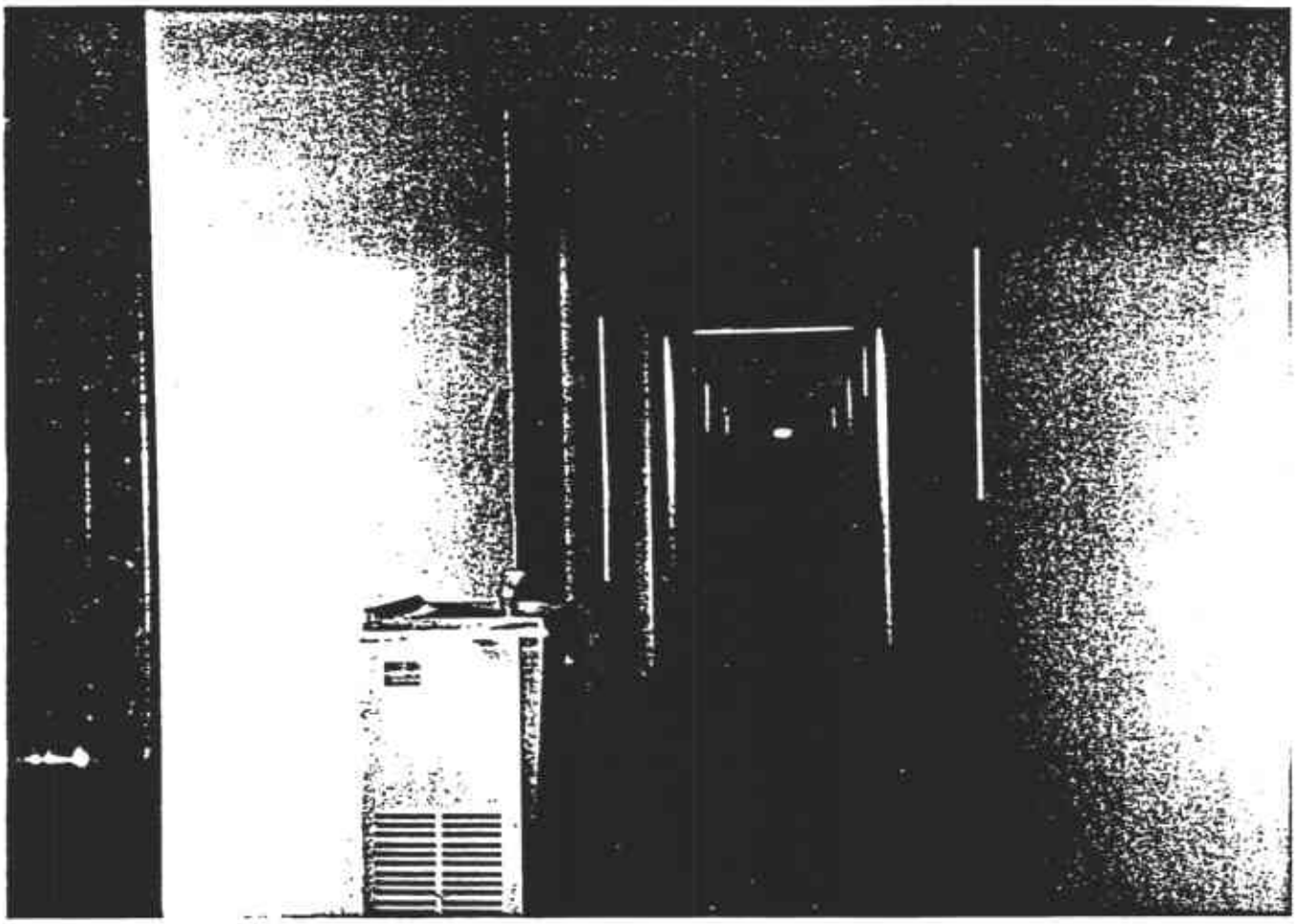


PHOTO 31: SECOND FLOOR HALLWAY OF 2-STORY OFFICE BUILDING.

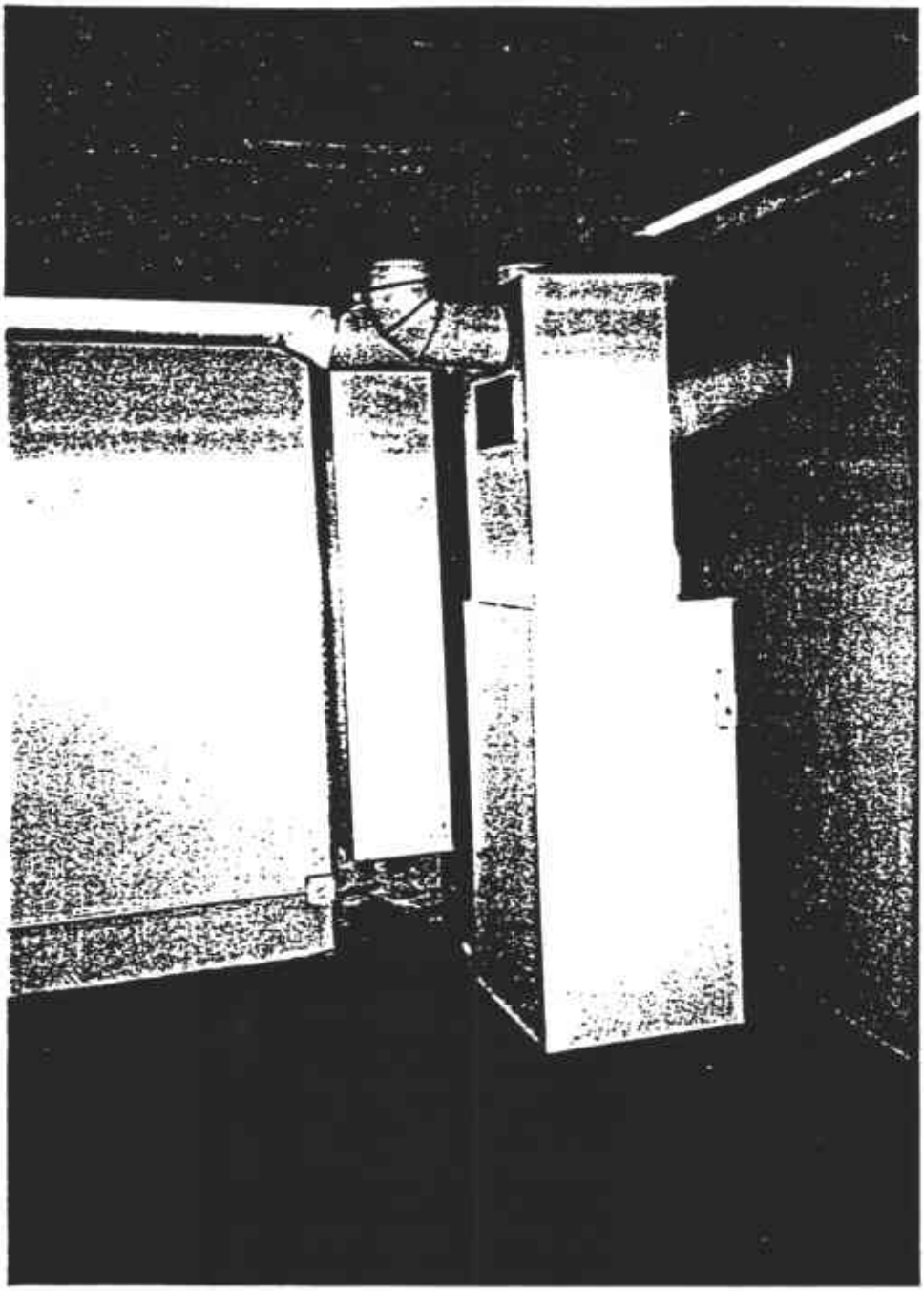


PHOTO 32: **ELECTRIC FURNACE 2-STORY OFFICE BUILDING.**

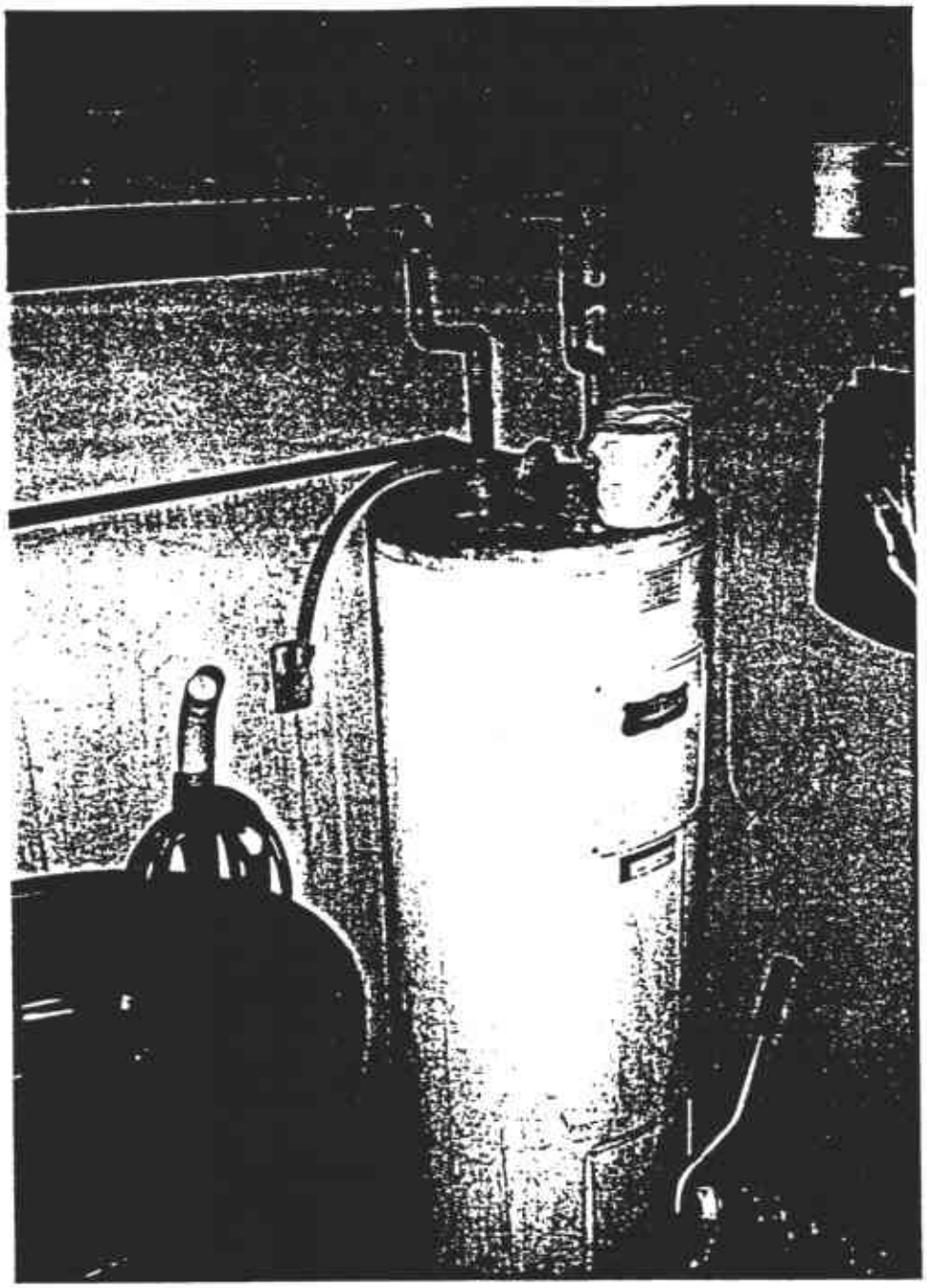


PHOTO 33: **ELECTRIC WATER HEATER IN THE FIRST FLOOR JANITORIAL ROOM OF THE 2-STORY OFFICE BUILDING.**

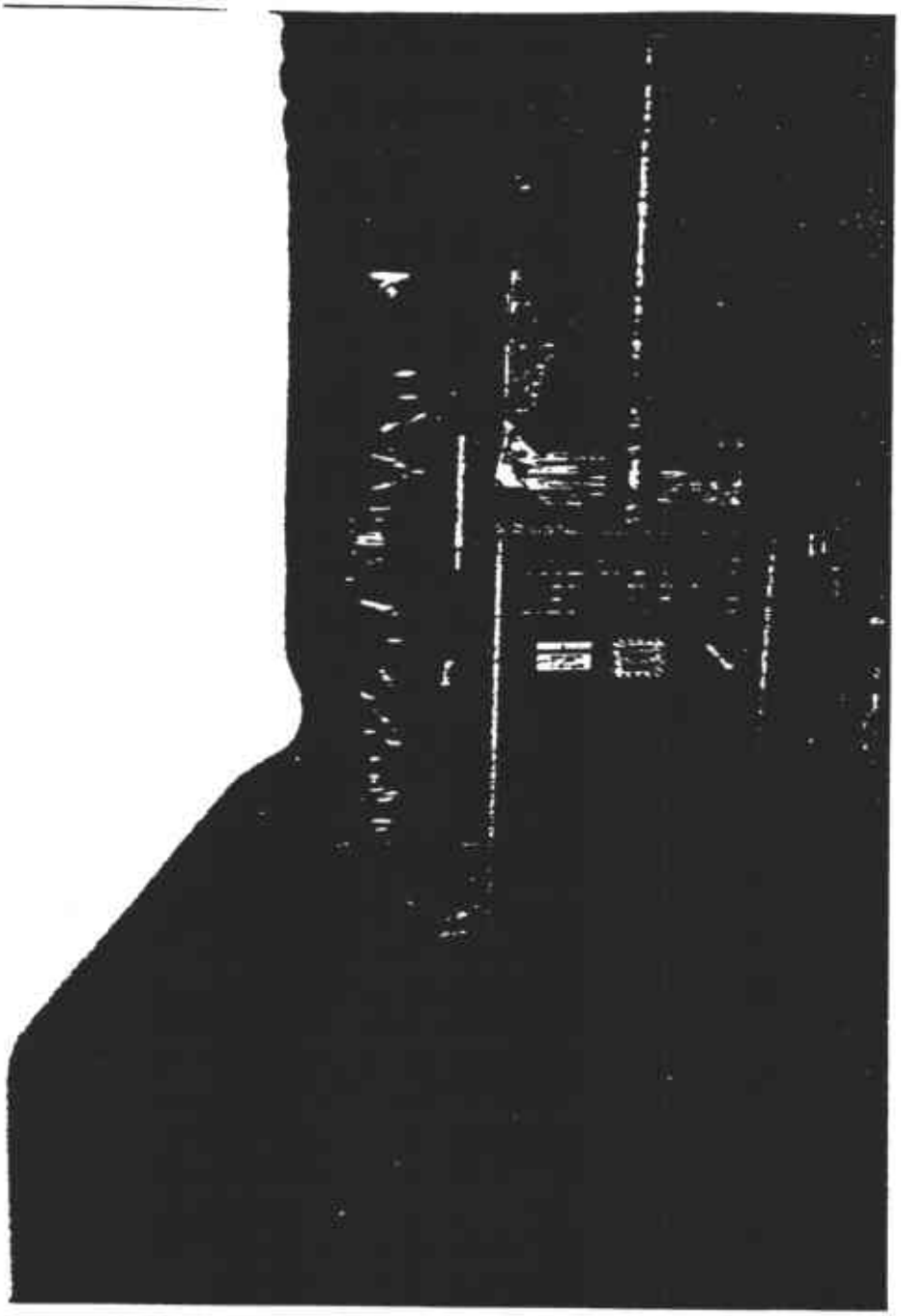


PHOTO 34: GAS-FIRED FURNACE IN THE 2-STORY OFFICE BUILDING.

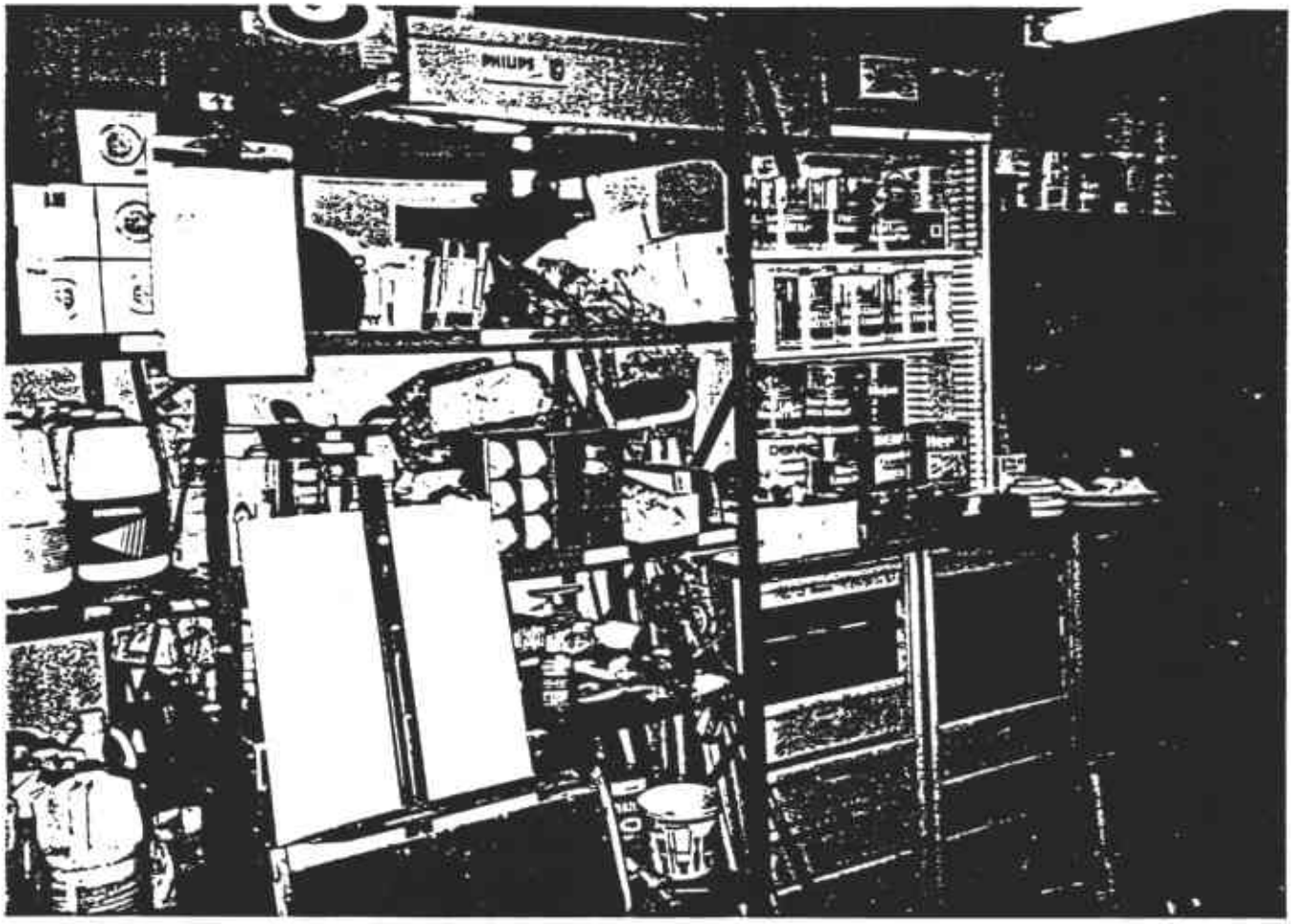


PHOTO 35: MARINER SQUARE BUILDING AND GROUNDS MAINTENANCE ROOM; 2-STORY OFFICE BUILDING.

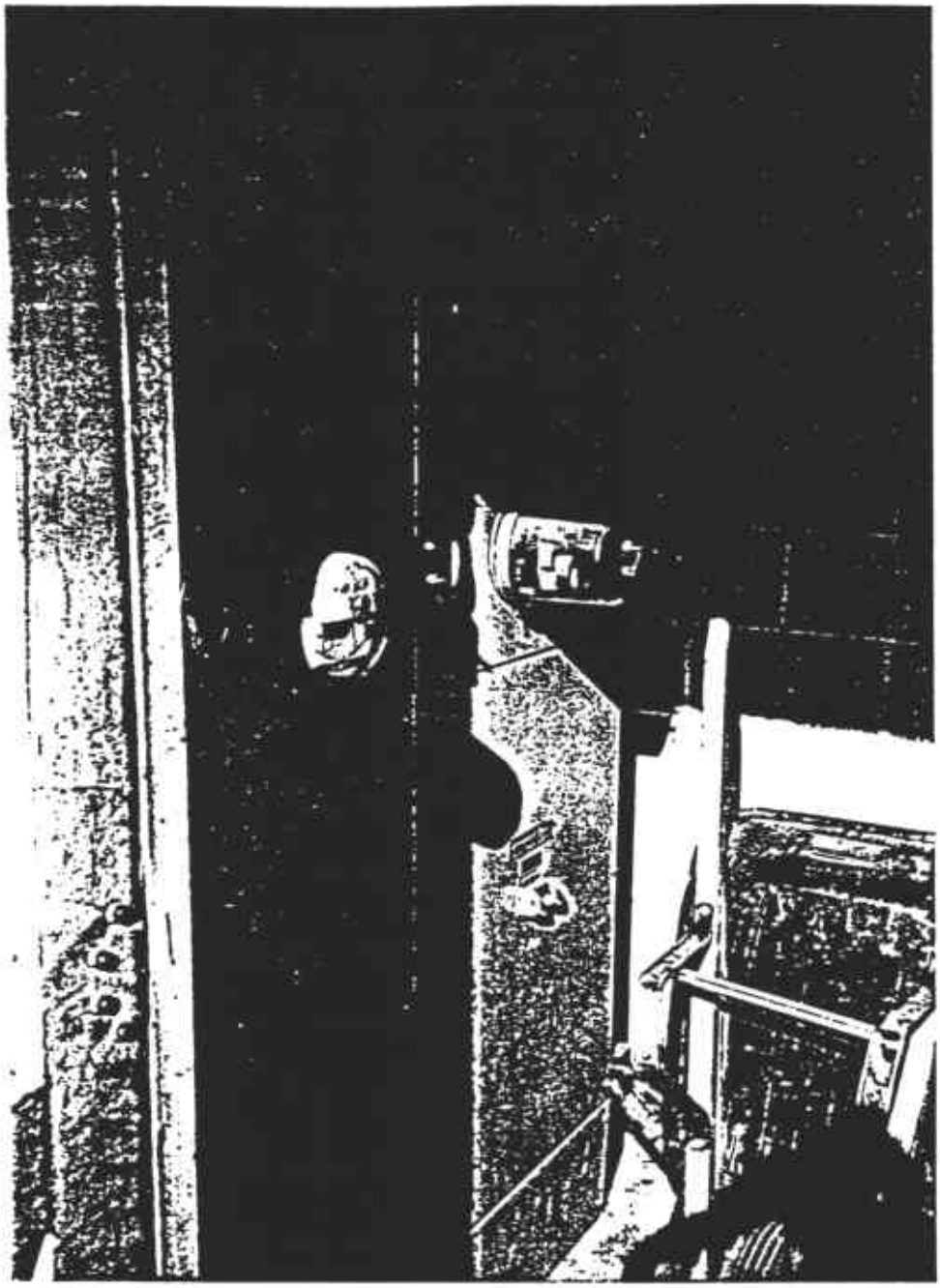


PHOTO 36: ELECTRICAL CONTROL PANEL FOR MARINER SQUARE, THE PANEL IS LOCATED IN THE 2-STORY OFFICE BUILDING.

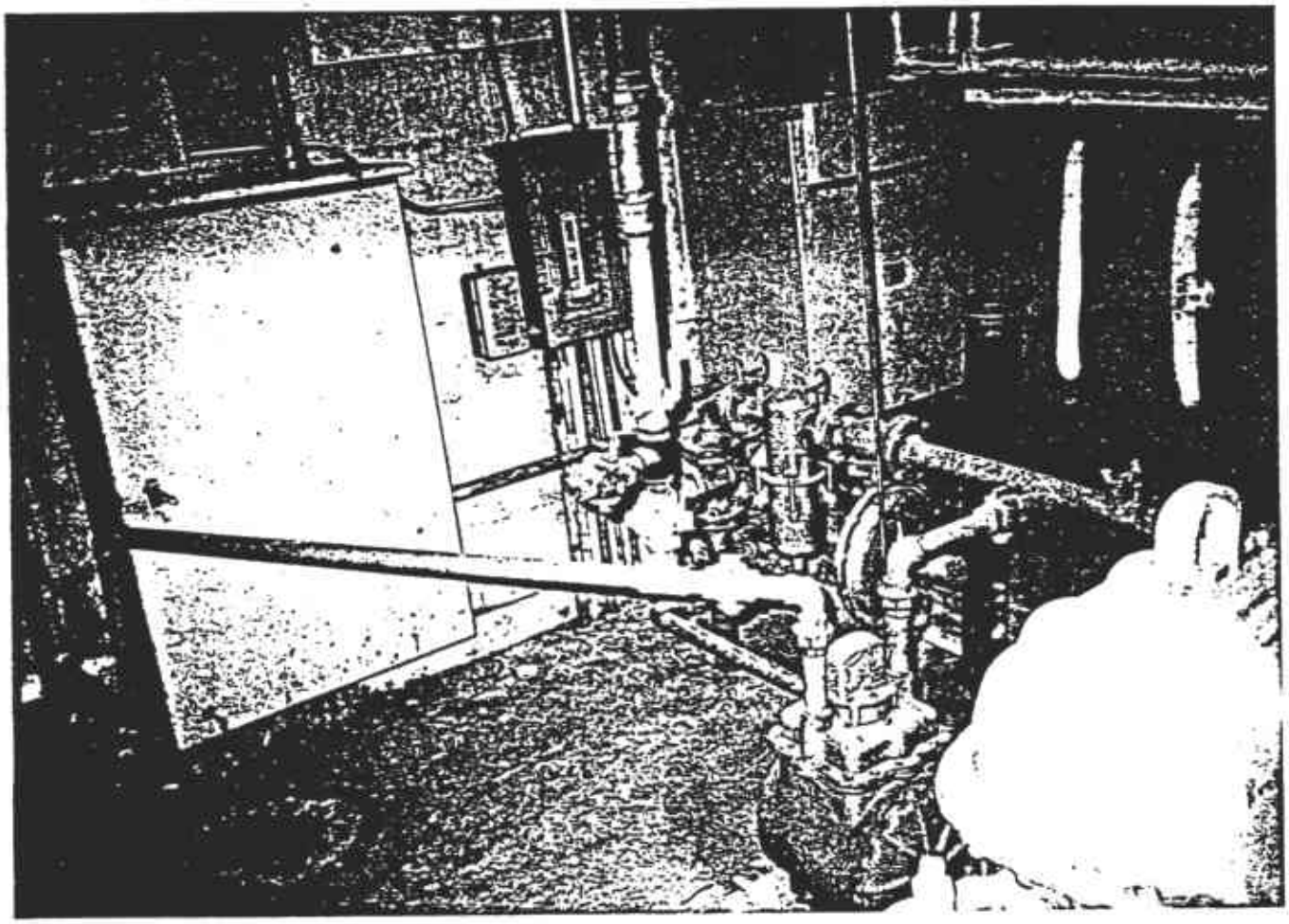


PHOTO 37: **PG&E GAS VALVES AND METERS FOR MARINER SQUARE.**

PHOTO 38: POLE-MOUNTED PG&E TRANSFORMERS.

PHOTO 39: **BAR AREA OF RUSTY PELICAN RESTAURANT.**

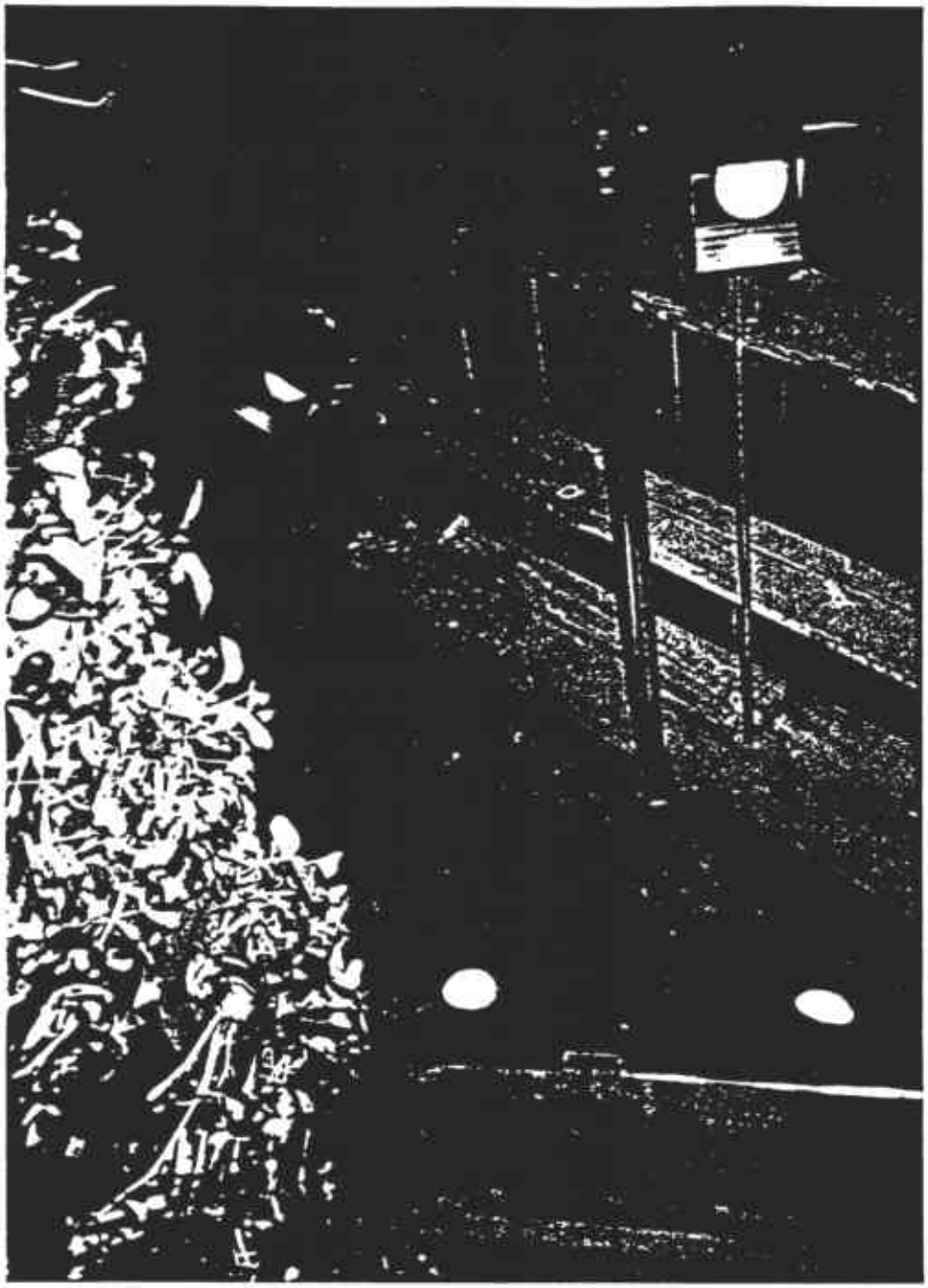


PHOTO 40: **VAULTED CEILING; RUSTY PELICAN RESTAURANT.**

APPENDIX C

Bulk Asbestos Analysis Summary

Client:
Allwest Environmental, Inc.

303 Second St., Suite 600
San Francisco, CA 94107-1317

Client ID: 1588
Report Number: 171773
Date Received: 11/27/91
Date Examined: 11/27/91

P.O./Job ID: 91187.21/Mariner Square

Site: Mariner Square

Sample Number / Location/Description	Date Col.	Lab Num.	Asbestos Present	(Breakdown by type)
1LIN Rusty Pelican, 2nd Floor - red linoleum.		19153141	Non-Det.%	
2LIN Rusty Pelican, 2nd Floor - white coquina linoleum.		19153142	Non-Det.%	
3LIN Rusty Pelican, 2nd Floor - grey coquina linoleum.		19153143	Non-Det.%	
4TIL Farrallone Yacht storeroom - flooring.		19153144	Trace%	Chrysotile (Trace%)
5FLTL 2-story building, 1st Floor storeroom - 1 x 1 floor tile.		19153145	5-10%	Chrysotile (5-10%)
6CLTL Boxcar #4 - 2 x 2 ceiling tile.		19153146	Non-Det.%	
7LIN 2-story building, 2nd Floor restroom - grey coquina linoleum.		19153147	Non-Det.%	
8CLTL 2-story building, Unit 201 - 2' x 2' ceiling tile..		19153148	Non-Det.%	

Analytical Method: 40 CFR 763, Subpart F, Appendix A (AHERA)

San Francisco Office: 3777 Depot Road, Suite 409, Hayward, California 94545 • Telephone: 415/887-8828 800/827-FASI Fax: 415/887-4218
Los Angeles Office: 19443 Laurel Park Road, Suite 101, Rancho Dominguez, California 90220 • Telephone: 213/761-2374 Fax: 213/763-8684

Forensic Analytical Specialties, Incorporated
Analytical Report

Bulk Material Analysis

Client:
Allwest Environmental, Inc.

303 Second St., Suite 600
San Francisco, CA 94107-1317

Client Number: 1588
Report Number: 171773
Date Received: 11/27/91
Date Examined: 11/27/91

Lab Number: 19153141 Date Collected: Analyst: MF/KP
Sample Number: 1LIN
P.O./Job ID: 91187.21/Mariner Square
Site: Mariner Square

Location: Rusty Pelican, 2nd Floor - red linoleum.

Gross Description: Red/brown linoleum with fibrous backing.

Comments:

Microscopic Description

TOTAL ASBESTOS PRESENT:		Non-Det.%
Chrysotile	Non-Det.%	
Amosite	Non-Det.%	
Crocidolite	Non-Det.%	
TOTAL NON-ASBESTOS FIBROUS MATERIAL PRESENT:		35-40 %
Cellulose	30-35 %	
Fibrous Glass	Non-Det.%	
Synthetic	1-5 %	
TOTAL NON-ASBESTOS NON-FIBROUS MATERIAL PRESENT:		60-65 %
Unspecified Particulates	60-65 %	

Janis Teichman

Janis Teichman, Director of Laboratory Services, Hayward Laboratory

Analytical method: 40 CFR 763, Subpart F, Appendix A (AHERA)

See Reverse for Explanation of Terms and Reporting Practices

Forensic Analytical Specialties, Incorporated
Analytical Report

Bulk Material Analysis

Client:
Allwest Environmental, Inc.

303 Second St., Suite 600
San Francisco, CA 94107-1317

Client Number: 1588
Report Number: 171773
Date Received: 11/27/91
Date Examined: 11/27/91

Lab Number: 19153142 Date Collected: Analyst: MF/KP
Sample Number: 2LIN
P.O./Job ID: 91187.21/Mariner Square
Site: Mariner Square

Location: Rusty Pelican, 2nd Floor - white coquina linoleum.

Gross Description: Off-while linoleum with fibrous backing and yellow adhesive.

Comments:

Microscopic Description

TOTAL ASBESTOS PRESENT:		Non-Det.%
Chrysotile	Non-Det.%	
Amosite	Non-Det.%	
Crocidolite	Non-Det.%	
	%	
	%	
TOTAL NON-ASBESTOS FIBROUS MATERIAL PRESENT:		35-40 %
Cellulose	30-35 %	
Fibrous Glass	Non-Det.%	
Synthetic	1-5 %	
	%	
TOTAL NON-ASBESTOS NON-FIBROUS MATERIAL PRESENT:		60-65 %
Unspecified Particulates	60-65 %	
	%	
	%	
	%	

Janis Teichman

Janis Teichman, Director of Laboratory Services, Hayward Laboratory

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Analytical method: 40 CFR 763, Subpart F, Appendix A (AHERA)

See Reverse for Explanation of Terms and Reporting Practices

Forensic Analytical Specialties, Incorporated
Analytical Report

Bulk Material Analysis

Client:
Allwest Environmental, Inc.

303 Second St., Suite 600
San Francisco, CA 94107-1317

Client Number: 1588
Report Number: 171773
Date Received: 11/27/91
Date Examined: 11/27/91

Lab Number: 19153143 Date Collected: Analyst: MF/KP
Sample Number: 3LIN
P.O./Job ID: 91187.21/Mariner Square
Site: Mariner Square

Location: Rusty Pelican, 2nd Floor - grey coquina linoleum.

Gross Description: Grey tile with fibrous backing and debris.

Comments:

Microscopic Description

TOTAL ASBESTOS PRESENT:		Non-Det.%
Chrysotile	Non-Det.%	
Amosite	Non-Det.%	
Crocidolite	Non-Det.%	
TOTAL NON-ASBESTOS FIBROUS MATERIAL PRESENT:		20-25 %
Cellulose	1-5 %	
Fibrous Glass	Non-Det.%	
Synthetic	15-20 %	
TOTAL NON-ASBESTOS NON-FIBROUS MATERIAL PRESENT:		75-80 %
Unspecified Particulates	75-80 %	

Janis Teichman

Janis Teichman, Director of Laboratory Services, Hayward Laboratory

Analytical method: 40 CFR 763, Subpart F, Appendix A (AHERA)

See Reverse for Explanation of Terms and Reporting Practices

Forensic Analytical Specialties, Incorporated
Analytical Report

Bulk Material Analysis

Client:
Allwest Environmental, Inc.

303 Second St., Suite 600
San Francisco, CA 94107-1317

Client Number: 1588
Report Number: 171773
Date Received: 11/27/91
Date Examined: 11/27/91

Lab Number: 19153144 Date Collected: Analyst: MF/KP
Sample Number: 4TIL
P.O./Job ID: 91187.21/Mariner Square
Site: Mariner Square

Location: Farrallone Yacht storeroom - flooring.

Gross Description: Brown tile.

Comments:

Microscopic Description

TOTAL ASBESTOS PRESENT:			Trace %
Chrysotile	Trace	%	
Amosite	Non-Det.	%	
Crocidolite	Non-Det.	%	
		%	
		%	
TOTAL NON-ASBESTOS FIBROUS MATERIAL PRESENT:			1-5 %
Cellulose	Trace	%	
Fibrous Glass	Non-Det.	%	
Talc	1-5	%	
		%	
TOTAL NON-ASBESTOS NON-FIBROUS MATERIAL PRESENT:			95-99 %
Unspecified Particulates	95-99	%	
		%	
		%	
		%	

Janis Teichman

Janis Teichman, Director of Laboratory Services, Hayward Laboratory

Analytical method: 40 CFR 763, Subpart F, Appendix A (AHERA)

See Reverse for Explanation of Terms and Reporting Practices

Forensic Analytical Specialties, Incorporated
Analytical Report

Bulk Material Analysis

Client:
Allwest Environmental, Inc.

303 Second St., Suite 600
San Francisco, CA 94107-1317

Client Number: 1588
Report Number: 171773
Date Received: 11/27/91
Date Examined: 11/27/91

Lab Number: 19153145 Date Collected: Analyst: MF
Sample Number: 5FLTL
P.O./Job ID: 91187.21/Mariner Square
Site: Mariner Square

Location: 2-story building, 1st Floor storeroom - 1 x 1 floor tile.

Gross Description: Grey tile with tar and tan tile with tar.

Comments: Asbestos in tan tile (1-5%), in tar (10-15%), in grey tile (trace) and in tar (1-5%). Composite reported.

Microscopic Description

TOTAL ASBESTOS PRESENT:		5-10 %
Chrysotile	5-10 %	
Amosite	Non-Det. %	
Crocidolite	Non-Det. %	
TOTAL NON-ASBESTOS FIBROUS MATERIAL PRESENT:		1-5 %
Cellulose	1-5 %	
Fibrous Glass	Non-Det. %	
TOTAL NON-ASBESTOS NON-FIBROUS MATERIAL PRESENT:		85-90 %
Unspecified Particulates	85-90 %	

Janis Teichman

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Analytical method: 40 CFR 763, Subpart F, Appendix A (AHERA)

Forensic Analytical Specialties, Incorporated
Analytical Report

Bulk Material Analysis

Client:
Allwest Environmental, Inc.

303 Second St., Suite 600
San Francisco, CA 94107-1317

Client Number: 1588
Report Number: 171773
Date Received: 11/27/91
Date Examined: 11/27/91

Lab Number: 19153146 Date Collected: Analyst: MF/KP
Sample Number: 6CLTL
P.O./Job ID: 91187.21/Mariner Square
Site: Mariner Square

Location: Boxcar #4 - 2 x 2 ceiling tile.

Gross Description: Tan fibrous tile with white paint.

Comments:

Microscopic Description

TOTAL ASBESTOS PRESENT:		Non-Det.%
Chrysotile	Non-Det.%	
Amosite	Non-Det.%	
Crocidolite	Non-Det.%	
	%	
	%	
TOTAL NON-ASBESTOS FIBROUS MATERIAL PRESENT:		45-55 %
Cellulose	30-35 %	
Fibrous Glass	15-20 %	
	%	
	%	
TOTAL NON-ASBESTOS NON-FIBROUS MATERIAL PRESENT:		45-55 %
Unspecified Particulates	35-45 %	
Perlite	5-10 %	
	%	
	%	

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Analytical method: 40 CFR 763, Subpart F, Appendix A (AHERA)

See Reverse for Explanation of Terms and Reporting Practices

Forensic Analytical Specialties, Incorporated
Analytical Report

Bulk Material Analysis

Client:
Allwest Environmental, Inc.

303 Second St., Suite 600
San Francisco, CA 94107-1317

Client Number: 1588
Report Number: 171773
Date Received: 11/27/91
Date Examined: 11/27/91

Lab Number: 19153147 Date Collected: Analyst: MF/KP
Sample Number: 7LIN
P.O./Job ID: 91187.21/Mariner Square
Site: Mariner Square

Location: 2-story building, 2nd Floor restroom - grey coquina linoleum.

Gross Description: Grey tile with tan fibrous backing.

Comments:

Microscopic Description

TOTAL ASBESTOS PRESENT:		Non-Det.%
Chrysotile	Non-Det.%	
Amosite	Non-Det.%	
Crocidolite	Non-Det.%	
	%	
	%	
TOTAL NON-ASBESTOS FIBROUS MATERIAL PRESENT:		30-35 %
Cellulose	30-35 %	
Fibrous Glass	Non-Det.%	
	%	
	%	
TOTAL NON-ASBESTOS NON-FIBROUS MATERIAL PRESENT:		65-70 %
Unspecified Particulates	65-70 %	
	%	
	%	
	%	

Janis Teichman

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Analytical method: 40 CFR 763, Subpart F, Appendix A (AHERA)

See Reverse for Explanation of Terms and Reporting Practices

Forensic Analytical Specialties, Incorporated
Analytical Report

Bulk Material Analysis

Client:
Allwest Environmental, Inc.

303 Second St., Suite 600
San Francisco, CA 94107-1317

Client Number: 1588
Report Number: 171773
Date Received: 11/27/91
Date Examined: 11/27/91

Lab Number: 19153148 Date Collected: Analyst: MF/KP
Sample Number: 8CLTL
P.O./Job ID: 91187.21/Mariner Square
Site: Mariner Square

Location: 2-story building, Unit 201 - 2' x 2' ceiling tile..

Gross Description: Tan fibrous tile with white paint.

Comments:

Microscopic Description

TOTAL ASBESTOS PRESENT:		Non-Det.%
Chrysotile	Non-Det.%	
Amosite	Non-Det.%	
Crocidolite	Non-Det.%	
TOTAL NON-ASBESTOS FIBROUS MATERIAL PRESENT:		70-80 %
Cellulose	5-10 %	
Fibrous Glass	65-70 %	
TOTAL NON-ASBESTOS NON-FIBROUS MATERIAL PRESENT:		20-30 %
Unspecified Particulates	20-30 %	

Janis Teichman

Janis Teichman, Director of Laboratory Services, Hayward Laboratory

Analytical method: 40 CFR 763, Subpart F, Appendix A (AHERA)

See Reverse for Explanation of Terms and Reporting Practices

ASBESTOS BULKS SAMPLING AND CHAIN OF CUSTODY LOG

Industrial Hygienist: Michael Olsen
Date: 11-26-91
Page 1 Of: 1
Project: Mexican Sq.
Project No: 91167.11

Lab: Forensic
Address:
Phone:

ALLWEST ENVIRONMENTAL, INC.
303 Second Street, Suite 600
San Francisco, CA. 94107-1317
Telephone (415) 882-5779
Fax (415) 495-5367

Shipper:
Address:
Phone:

Analysis PLM/DS Required By ASAP

Relinquished By: [illegible signature]
Received By: [illegible signature]
Date/Time: 11/27 1:45

Relinquished By:
Received BY:
Date/Time:

Relinquished By: [illegible signature]
Received By:
Date/Time: 11/27/91 9:40 AM

ACM Location				Physical Assessment		Quantity Survey Surface Material				Piping			
Sample Number	Photo Number	Building System Application	Location	Condition	Friability	L	W	H	Area	Pipe LF	DIA	Fitting	NO
8CLTL		2'x2' ceiling tile	2-Story Bld Unit 201	Good	H (M) L								

Notes:

ASBESTOS BULKS SAMPLING AND CHAIN OF CUSTODY LOG

Industrial Hygienist: Michael O'Leary
Date: 11-25-91
Page 1 Of: 2
Project: Mariner Sq.
Project No: 91137.21

Lab: Forensic
Address:
Phone:

ALLWEST ENVIRONMENTAL, INC.
303 Second Street, Suite 600
San Francisco, CA. 94107-1317
Telephone (415) 882-5779
Fax (415) 495-5367

Shipper:
Address:
Phone:

Analysis PLM / DS Required By ASAP

Relinquished By: [illegible]
Received By: Kelly Ellsworth
Date/Time: 11/27 1:45

Relinquished By:
Received BY:
Date/Time:

Relinquished By: [illegible]
Received By:
Date/Time: 11/27/91 7:40A

ACM Location Sample Number	Photo Number	Building System Application	Location	Physical Assessment Condition	Friability	Quantity Survey Surface Material L	W	H	Area	Piping Pipe LF	DIA	Fitting NO
1Lin		Linoleum (Red)	2nd Floor Rest, Return	Good	II (M) L							
2Lin		Linoleum (White Coquina)	2nd Floor Rest, Return	Good	II							
3Lin		Linoleum (Gray, Coquina)	2nd Floor Mostly Return	II	II							
4TiL		~~Terrazzo~~ Flooring	Entrance Vest Stair Floor	II	II							
5FLTL		Floor Tile 1 x 1	2-Story Bldg 1st floor Stair Rm	II	II							
6CLTL		12 x 12 ceiling tile	Return Air	II	II							
7Lin		Linoleum (Gray Coquina)	2-Story Bldg 2nd Fl Return	II	II							

Notes:

AWE Form 1, 3-10-90

APPENDIX D

Advance Title Research

AllWest Environmental
Attention: Mark Cunningham
303-2nd Street, Suite 600
San Francisco, California 94107-1317

REF. NO. 91-287-21

CHAIN OF TITLE REPORT

Effective Date: December 2, 1991 Fee: $450.00 Order No.: 119635

According to those Public Records which, under the recording laws, impart constructive notice of matters relating to the interest, which was acquired by:

Mariner Square & Associates, a California Limited Partnership

pursuant to a Grant Deed in and to the land described as follows:

All that real property in the City of Alameda, County of Alameda, State of California, described as follos:

For Legal Description See Exhibit A attached hereto and made a part hereof.

Tax Parcel No. : 074-0905-3-1 and
074-0905-3-2
Commonly Known As : 2415 Mariner Square Drive
Alameda, California

Only the following matters affecting the ownership appear in such records subsequent to September 24, 1941 and are attached hereto and shown on Exhibit B.

ADVANCE TITLE RESEARCH

Robert C. Burke
President

EXHIBIT A

LEGAL DESCRIPTION:

That portion of Tract 36, as said tract is described in the decree in partition rendered July 30, 1900 in the Superior Court of Alameda County in Case No. 8923, Pacific Improvement Company vs. James A. Waymire, et al, a certified copy of which decree was recorded July 30, 1900 in Book 750 of Deeds, Page 1, Alameda County Records, and as said tract is shown on the Map of Alameda Marsh Land, filed July 30, 1900 in Map Book 25, Pages 74 to 78 inclusive, Alameda County Records, described as follows:

Beginning at a point in the western line of Webster Street, as said street is shown on said Map, distant thereon north 0° 50' west 85.18 feet from the most southerly corner of said Tract 36, said point of beginning being in the north line of a road extending westerly from Webster Street; also from said point of beginning United States Engineer Department Monument No. 28 bears north 21° 38' 22" east 328.62 feet; from said point of beginning running north 0° 50' west, along said line of Webster Street, 194.35 feet to an angle therein; thence north 26° 15' east continuing along said line of Webster Street, 299.98 feet to a point in the line of that portion of the Peralta Rancho or Grant that was confirmed and patented to Antonio Maria Peralta by the Government of the United States as delineated and designated upon said Map of Alameda Marsh; thence along said Grant line, north 76° 30' west 326.73 feet to Station 168 of said Grant line; thence along said Grant line, north 59° 45' west 262.53 feet; thence leaving said Grant line, south 14°19' 30" west 580.44 feet to the northeastern line of said road extending westerly from Webster Street; thence along said northeastern line of said road as follows: South 32° 49' east 82.16 feet; thence south 82° 33' east 285.99 feet; thence south 89° 09' 30" east 230.17 feet to the point of beginning.

Excepting therefrom that portion thereof described in the Deed from Tidewater Oil Company to the State of California, dated November 17, 1958, recorded January 27, 1959 in Book 8913 of Official Records of Alameda County, Page 331 (AQ/9606).

Continued on Page 3

EXHIBIT B

1. GRANT DEED
   Dated : August 8, 1941
   Grantor : Southern Pacific Company, a corporation
   Grantee : Tide Water Associated Oil Company, a Delaware corporation
   Recorded : September 24, 1941, Instrument No. 00-52600, Book 4142, Page 18

2. GRANT DEED
   Dated : June 8, 1966
   Grantor : Tidewater Oil Company, a Delaware corporation (formerly named Tide Water Associated Oil Company)
   Grantee : Phillips Petroleum Company, a Delaware corporation
   Recorded : July 15, 1966, Instrument No.AY-85827, Reel 1806, Image 861

3. SPECIAL WARRANTY DEED
   Dated : October 4, 1971
   Grantor : Phillips Petroleum Company, a corporation
   Grantee : Mariner Square & Associates, a California Limited Partnership
   Recorded : December 30, 1971, Instrument No.71-171497, Reel 3029, Image 882

4. CORPORATION GRANT DEED
   Dated : December 30, 1971
   Grantor : Mariner Square, a California corporation
   Grantee : Mariner Square & Associates, a California Limited Partnership
   Recorded : December 30, 1971, Instrument No.71-171498, Reel 3029, Image 885

END OF REPORT