

**Public Storage, Inc.
Glendale, California**



**Phase I Environmental Due
Diligence Assessment of the
Property Located at 2497 and
2507 Grove Way, Castro Valley,
Alameda County, California**

**ENSR Corporation
June 1999
Document Number 5555-439-230**



Consulting • Engineering • Remediation

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June 16, 1999

Ms. Evelyn Hubel
Public Storage, Inc.
P. O. Box 25050
701 Western Avenue, Suite 200
Glendale, California 91221-5050

Re: 5555-439-230

**Subject: Phase I Environmental Due Diligence Assessment of the Property Located at 2497 and 2507 Grove Way, Castro Valley, Alameda County, California
Public Storage Property Number 99230**

Dear Ms. Hubel:

ENSR is pleased to transmit this report on the above-referenced property. This Phase I environmental due diligence examination was performed pursuant to ENSR's written proposal dated May 25, 1999, which was authorized by Carl Phelps on May 25, 1999. The agreed-upon objective of the assessment was to ascertain the potential that a significant hazardous material release may be affecting the subject site.

Documentation supporting the results of ENSR's assessment effort is found in Exhibit A. The following paragraphs describe the site, review the findings of the database search, summarize our initial findings, provide recommendations regarding the need for future investigative activities (if any), and discuss study limitations.

SITE DESCRIPTION

A summary discussion of the site location, site history, current site uses, and site observations of the subject site is provided below.

Site Location

The subject site consists of approximately 3.2 acres of land located on the northeast side of Grove Way, approximately 900 feet east of Redwood Road in Castro Valley, Alameda County, California. The subject site is bordered to the north by Grove Way, beyond which are apartment buildings; to the east by apartment buildings, beyond which are residential houses; to the south by San Lorenzo Creek, beyond which are residential houses; and to the west by a mini-warehouse storage facility, beyond which is a residential area.



Ms. Evelyn Hubel
June 16, 1999
Page 2

Description of Current Site Uses

The subject site is unoccupied. No evidence of products made; processes used; raw materials employed; chemicals and fuels used; or wastes generated was observed onsite at the time of ENSR's site visit.

Assessor's Observations

The subject site is surrounded by a locked chain link-fence. A concrete building foundation with two loading docks, and associated asphalt-paved parking lot are located on the northern and northwestern portion of the site. No drains were observed in the loading dock areas. A vacant warehouse building and associated asphalt-paved parking area are located on the southeastern portion of the site. A sign observed on the warehouse building indicated that it was previously occupied by R.D. Millwork Quality Woodworking. The warehouse building is constructed of wood on a concrete slab foundation with a metal roof. The interior of the warehouse building was vacant during ENSR's site visit. The warehouse building consists of a large concrete work floor with three small offices in the southeastern portion of the structure and a fourth office and a larger room in the southwestern portion. Materials found on the work floor consisted of a large pile of old tires, empty five-gallon buckets of paint, and various paper trash strewn across the floor. Several walls of the office areas were damaged and fiberglass insulation from the walls was noted on the floor. Based on the age of the warehouse building, the potential exists for asbestos-containing building materials to be present onsite.

Various amounts of debris, consisting of large pieces of wood and steel, old piping, three empty 55-gallon drums, one 55-gallon drum of paint, paper trash, two old truck beds, and glass, were noted outside in the vicinity of the warehouse. A large truck trailer was also observed onsite. According to Mr. Wilson Chiu, site owner, this trailer was being used by Kueger Brothers Building Inc., of San Francisco, to haul debris from the property. Paint was noted on walls within the office areas of the warehouse. No delaminating paint was observed. Based on the age of the warehouse building, lead-based paint may be present onsite.

No visual evidence of aboveground storage tanks or underground storage tanks (i.e., vent pipes or fill ports), surface or soil staining, or current industrial uses was observed in association with the subject site, nor were any reported by Mr. Chiu to have been located onsite.

Site History

Historical information for the subject site is based on a review of aerial photographs dated 1947 (the earliest year available), 1954, 1959, 1963, 1969, 1975, 1979, 1985, 1990, and 1996; fire department records; and building department records dating from 1955. According to EDR-

Sanborn, Inc., no Sanborn Fire Insurance maps are available for the subject site area. City directory coverage is not available for the subject site area.

The aerial photographs reviewed show the subject site and surrounding properties as residential in 1947. According to records reviewed at the Castro Valley Building Department, the subject site vicinity zoning was changed from residential to commercial in 1949. The 1954 aerial photograph depicts the subject site as developed with a large structure in the northeast portion in the location of the current foundation. Surrounding areas are depicted as residential and undeveloped land. The 1959 aerial photograph depicts a different structure than the previous aerial photograph, located in the vicinity of the current building foundation. Two large aboveground tanks were noted along the northwest side of the site building. No information was available regarding the contents of these former ASTs. A smaller structure was noted in the northeast portion and the current millwork building is evident in the southeast portion of the subject site. The surrounding areas are depicted as primarily residential and undeveloped land.

According to records reviewed at the building department, Cottage Bakery occupied the subject site from approximately 1955 to 1985. Additionally, building department records indicate the installation of one 10,000-gallon underground storage tank (UST) at the subject site in 1955. The UST was located along the west side of the current building foundation and belonged to the Cottage Bakery. A building permit application to remove the UST was submitted to the Alameda County Building Department in September 1986. Mr. Chiu indicated that he had no knowledge of USTs on the subject site when he purchased the property in 1989.

90

The 1963 to 1985 aerial photographs depict the former bakery building with an addition to the southwest side. The two large aboveground tanks are visible to the northwest and the millwork building is visible in the southeast. The smaller structure previously observed in the northeast portion is no longer evident. The surrounding areas show increased development, with the exception of the property to the west, which is depicted as vacant. The 1990 and 1996 aerial photographs depict the same site structures as in previous photographs. The two large aboveground tanks are no longer visible. A large building is depicted west of the subject site. Surrounding areas consist of residences.

According to records reviewed at the Castro Valley Fire Prevention Office, plans were approved for various uses and tenant improvements within the former bakery building in 1985 and 1986. According to a Transaction Screen Report prepared by East-West Federal Bank in 1996, the site building was used as a "business park". A 1998 site plan included in the fire department files indicate that the subject site was occupied by several small light industrial facilities. A fire in November 1998 destroyed these facilities, with the exception of the former RD Millwork warehouse building. According to Assistant Chief James Ferdinand, with the Castro Valley Fire Department, the cause of the fire was undetermined, however the fire was not related to chemical



Ms. Evelyn Hubel
June 16, 1999
Page 4

hazards. No records regarding USTs or hazardous materials at the subject site were on file with the fire department.

The Alameda County Tax Assessor's Office was contacted for subject site ownership information. The property was owned by one or more individuals for the period of ownership reviewed. Mr. Chiu indicated that he has owned the property since 1989.

GOVERNMENTAL RECORDS REVIEW

ENSR reviewed a variety of federal and state environmental databases concerning the subject site and surrounding properties. The specific databases searched are detailed in Part V of Exhibit A.

Site-Related Incidents and Notifications

The subject site was not identified on the databases searched as a potentially contaminated site. ENSR reviewed fire department records for the subject site, during which no records of USTs or hazardous materials were identified. ENSR submitted a request for information regarding former USTs and/or hazardous materials at the subject site to the Alameda County Department of Environmental Health, a response to which had not been received at the time of this writing.

Area radon information provided by EDR indicates Alameda County is designated by the Environmental Protection Agency (EPA) as Zone 2, where the indoor average level of radon is equal to or greater than 2 picoCuries per liter (pCi/L) but less than or equal to 4 picoCuries per liter (pCi/L) of air. Additionally, the EDR report indicates that of three sites tested in the 94546 Zip Code area, the first floor of the living area had an average radon activity of 1.667 pCi/L, which is below the EPA action level for radon. Radon sampling was not conducted at the subject site at the time of this assessment.

Offsite Incidents and Notifications

No National Priorities List (NPL) or Corrective Action Report (CORRACTS) sites were identified within 1 mile of the subject site. No Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) sites, Resource Conservation and Recovery Information System-Transport, Storage and Disposal (RCRIS-TSD) sites, or landfills were identified within ½ mile of the subject site. Three LUST sites were identified within ½ mile of the subject site, and three RCRIS sites were identified within ¼ mile of the subject site. One of the above listed was identified to have the potential to present an environmental liability at the subject site, as follows:

- Beacon Gasoline Station (22315 Redwood Road) is located approximately 800 feet southwest of the subject site. This site is listed on the LUST, Ca-FID and Cortese databases. Information provided in the EDR report indicates a release of gasoline was reported on August 28, 1987, during tank closure; interim remedial measures included excavation and treatment of soil; soil and groundwater have been impacted with benzene and methyl-tertiary-butyl-ether (MTBE); a work plan was submitted on August 24, 1990; assessment activities began in April 1991; six monitoring wells have been installed at the site, two of which were abandoned in October 1998; and that the case is active and was last reviewed on January 14, 1999. Database information also indicates that the "responsible party claim potential offsite source." The responsible party (Beacon) is also identified as being solvent and "financially capable of performing work." No other pertinent information was available in the EDR report. More information is required to determine the potential impacts to the subject site from the release at the Beacon site.

See Exhibit A, Part V, Section 3, for further discussion of the remaining listed sites.

SUMMARY OF FINDINGS

Based upon the historical research; review of facility environmental files; review of governmental databases and files; interviews conducted with selected individuals and public officials; and the onsite visual assessment of the property, evidence was found to indicate that the potential exists for an environmental liability to be affecting the subject site, due to the following:

- The former presence of a 10,000-gallon gasoline UST onsite, for which closure documentation was not available during the course of ENSR's assessment.
- The unknown extent of contamination and status of cleanup associated with a LUST site (Beacon) located approximately 800 feet southwest of the subject site.
- The former presence of two ASTs onsite, the contents of which is unknown.
- The potential for asbestos-containing building materials to be present in the onsite warehouse structure, due to its construction prior to 1959.
- The potential for lead-based paint to be present onsite, due to the age of the subject site structure. However, no delaminating paint was observed at the time of ENSR's site assessment.



Ms. Evelyn Hubel
June 16, 1999
Page 6

- The subject site is located in an area where radon levels may be above the EPA recommended action level.

RECOMMENDATIONS

Actual verification of onsite contamination would require the implementation of a soils and/or groundwater sampling program. The decision to implement such a program is dependent upon the buyer's and/or lender's respective assessment of the potential business risks involved, along with consideration of the various indemnification agreements, warranties, or representations that may exist between the parties to this transaction.

Based solely upon the results of this assessment, ENSR recommends the following:

- Further investigation regarding the former onsite UST. A request for information has been submitted to the Alameda County Environmental Health Department, which should be reviewed once it becomes available.
- Further investigation regarding the Beacon LUST site. A request for information has been submitted to the Alameda County Environmental Health Department, which should be reviewed once it becomes available.
- Further investigation regarding former onsite ASTs, the contents of which is unknown.
- Conduct an asbestos survey to determine the presence of asbestos-containing materials onsite. ENSR is in the process of preparing a proposal to conduct an asbestos survey at the subject site.
- Potential lead-based paint should be handled in accordance with applicable regulations during demolition or renovation activities.
- Conduct radon sampling to determine site-specific radon levels, if the site is used for commercial, residential, or office purposes.

STUDY LIMITATIONS

This report describes the results of ENSR's initial due diligence investigation to identify the potential presence of a significant hazardous material or petroleum hydrocarbon contamination problem involving or materially affecting the subject site. In the conduct of this due diligence investigation, ENSR has attempted to independently assess the potential presence of such a



Ms. Evelyn Hubel
June 16, 1999
Page 7

problem within the limits of the established scope of work as described in our proposal. However, verification of potentially important facts was not always possible.

The historical information gathered as part of this assessment was obtained from a review of available historical sources and other sources that were deemed pertinent. The standard historical resources detailed in ASTM Standard E 1527-97 were consulted if the assessor determined the documents to be useful and reasonably ascertainable within the scope, cost and schedule of this assessment.

As with any due diligence evaluation, there is a certain degree of dependence upon oral information provided by facility or site representatives which is not readily verifiable through visual inspection or supported by any available written documentation. ENSR shall not be held responsible for conditions or consequences arising from relevant facts that were concealed, withheld, or not fully disclosed by facility or site representatives at the time this investigation was performed. This investigation took place between May 26 and June 15, 1999, with the onsite investigation occurring on June 7, 1999.

This report and all field data and notes were gathered and/or prepared by ENSR in accordance with the agreed upon scope of work and generally accepted engineering and scientific practice in effect at the time of ENSR's investigation of the site. The statements, conclusions, and opinions contained in this report are only intended to give approximations of the environmental condition of the site. Moreover, there are several major modifications that are inherent in the conduct of this or any other environmental due diligence examination.

- First, it is difficult to predict which, if any of the potential environmental issues identified will become actual problems in the future, for federal and state environmental regulations continually change, as do the enforcement priorities of the applicable governmental agencies involved.
- Second, even for problems currently identified, it is often difficult and sometimes impossible to accurately estimate the liabilities that may be involved in remedying the problem(s), for the legal and technological standards for evaluating, remedying, and allocating liability for environmental issues are in a constant state of change. Moreover, the liability for remedying environmental problems tends to be highly dependent upon agency negotiations and the sometimes arbitrary and unpredictable nature of agency officials charged with such negotiations.
- Third, there is always the distinct possibility that major sources of future environmental liability have yet to manifest themselves to the point where they are reasonably identifiable through an external investigation such as the one conducted herein.



Ms. Evelyn Hubel
June 16, 1999
Page 8

This report, including all supporting field data, notes, and laboratory data where applicable (collectively referred to hereinafter as "information"), was prepared or collected by ENSR for the benefit of its client, Public Storage, Inc. ENSR's client may release the information to third parties, who may use and rely upon the information at their discretion. However, any use of or reliance upon the information by a party other than specifically named above shall be solely at the risk of such third party and without legal recourse against ENSR, its parent, its subsidiaries and affiliates; or their respective employees, officers, or directors; regardless of whether the action in which recovery of damages is sought is based upon contract, tort (including the sole, concurrent, or other negligence and strict liability of ENSR), statute, or otherwise. This information shall not be used or relied upon by a party that does not agree to be bound by the above statement.

If you have any questions regarding our report or findings, please feel free to call Vicki Holloway at (805) 388-3775.

Sincerely,

A handwritten signature in black ink that reads "Brenda Miller for".

Nabil Ahmed
Staff Scientist

A handwritten signature in black ink that reads "Richard A. Simon".

Richard A. Simon
Vice President

Attachment: Exhibit A

EXHIBIT A

**Supporting Documentation for
Environmental Due Diligence**

EXHIBIT A
SUPPORTING DOCUMENTATION FOR ENVIRONMENTAL DUE DILIGENCE

PART I: SITE OWNERSHIP AND LOCATION

1. Site owner:

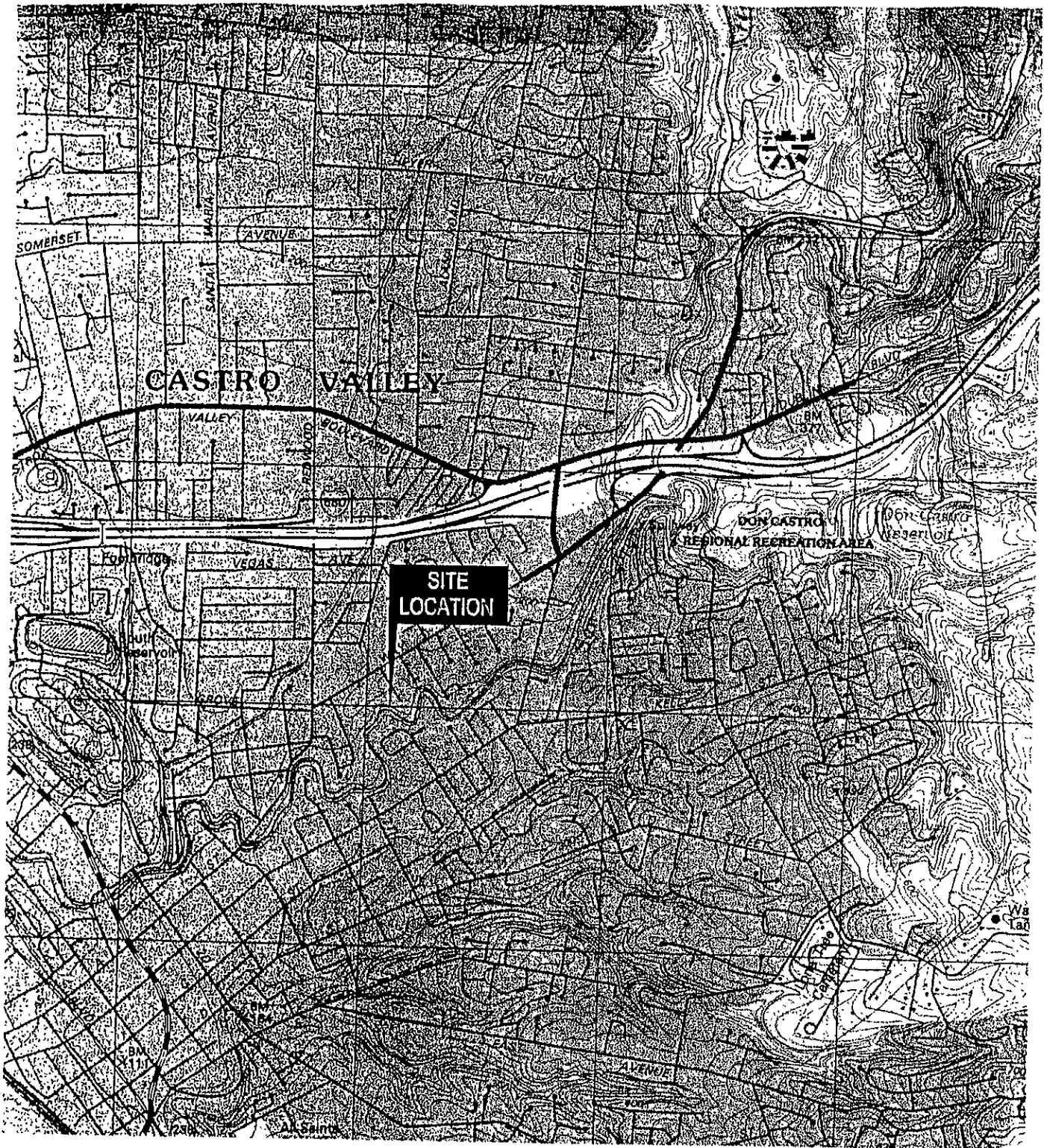
- (a) **Name:** Wilson Chiu
- (b) **Address:** 441 Ralston Street
San Francisco, California 94132

2. Site operator:

- (a) **Name:** Vacant
- (b) **Address:** 2497-2507 Grove Way
Castro Valley, California 94541

3. Site location references (Figure 1, Site Location Map)

- (a) **Address:** 2497-2507 Grove Way
Castro Valley, California 94541
- (b) **County:** Alameda
- (c) **U.S.G.S.
Quad Map:** Hayward, California, 1993



USGS 7.5 Minute Topographic Quadrangle
Hayward, CA 1993



ENSR.

FIGURE 1
SITE LOCATION MAP
Vacant Parcel
2497-2507 Grove Way
Castro Valley, CA

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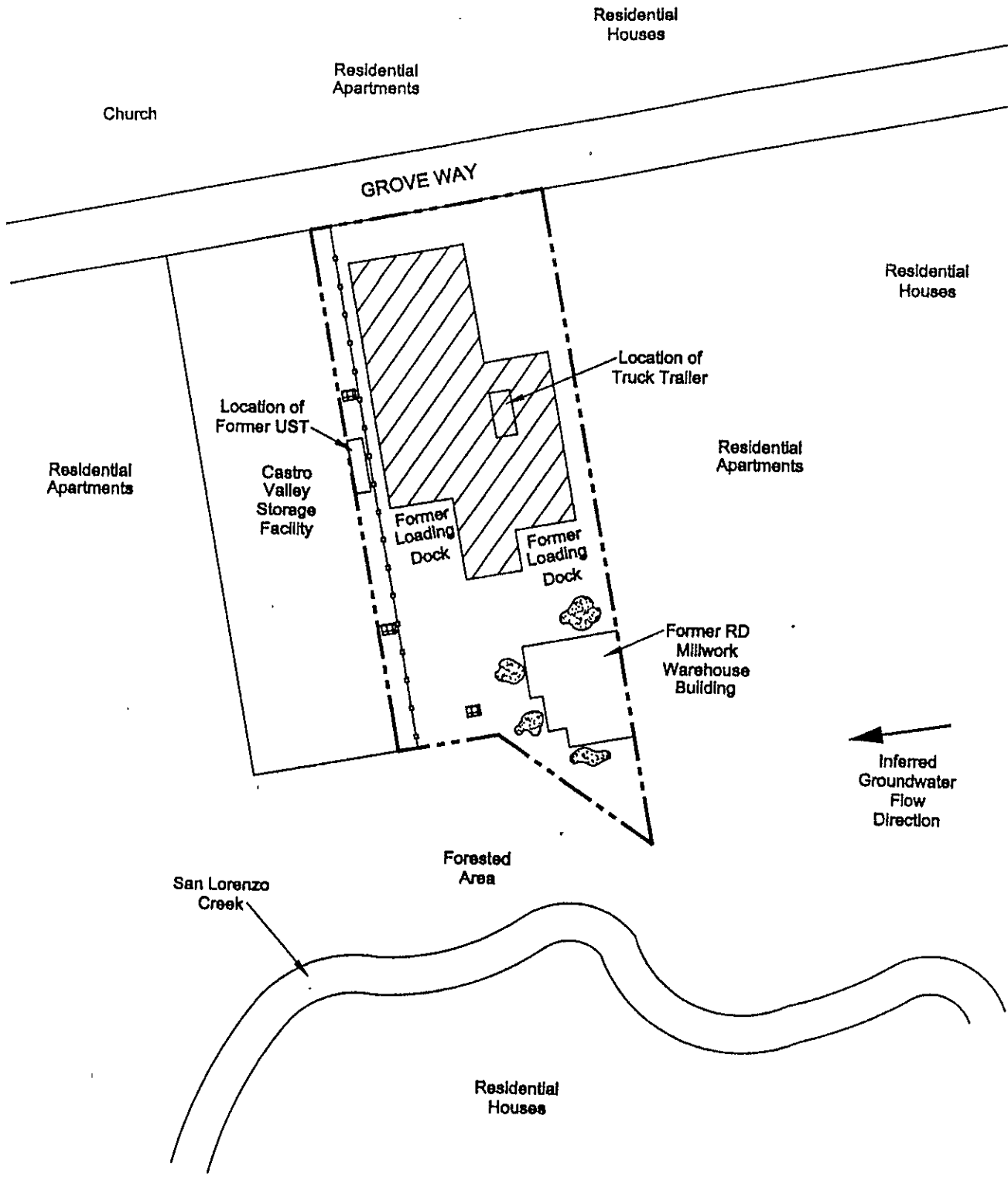
PART II: DESCRIPTION AND CHARACTERIZATION OF THE SITE

1. Physical description of site (Figure 2, Site Plan):



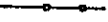


- (a) **Site acreage:** The subject site consists of approximately 3.2 acres of land.
- (b) **Estimated percent of site covered by buildings and pavement:** Approximately 95 percent of the subject site is covered with asphalt and concrete. The subject site consists of a concrete building foundation and associated pavement. Additionally, a large warehouse is located near the southeast corner of the site.
- (c) **Site and building layout:** The subject site is located on the northeast side of Grove Way, approximately 900 feet east of Redwood Road. The site consists of a concrete building foundation with two loading docks, and associated parking on the northern and northwestern portion of the site. A large vacant warehouse building and associated parking is located near the southeast corner of the site. Additionally, ENSR noted a large truck trailer on the subject site. According to Mr. Wilson Chiu, site owner, this trailer was being used to haul debris from the property by the Kueger Brothers Building Inc. of San Francisco, California.

The subject site is surrounded by a locked chain-link fence and is bordered to the north by Grove Way, beyond which are apartment buildings; to the east by apartment buildings, beyond which are residential houses; to the south by San Lorenzo Creek, beyond which are residential houses; and to the west by a mini-warehouse storage facility, beyond which is a residential area.

- (d) **Topography and slope:** Based on a review of the United States Geological Survey (USGS) topographic map (Hayward quadrangle), the subject site is located approximately 200 feet above mean sea level, with a slight slope to the west-southwest.
- (e) **Depth to groundwater/flow direction:** According to Robert Hale, Water Resources Manager with the ~~Castro Valley~~ ^{Alameda Co.} Public Works Department, the estimated depth to groundwater is 10 to 20 feet below the ground surface and the groundwater flow direction is presumed to be to the west-southwest, in the direction of San Lorenzo Creek.
- (f) **Surface water and wet areas (including streams, rivers, ponds, etc.):** No surface water was observed on the site during ENSR's site visit.



LEGEND:

-  Approximate Subject Property Boundary
-  Stormwater Drain
-  Fence
-  Former Building Foundation
-  Location of Debris



NOT TO SCALE

ENSR.

FIGURE 2
 SITE PLAN
 Vacant Parcel
 2497-2507 Grove Way
 Castro Valley, CA

DRAWN: J. Gierak	DATE: 8/14/99	PROJECT NO: 5555-439-230	REV.
FILE: Ensr\5555\439\Castro.dwg			

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- (g) **Ditches/drainage features:** Three stormwater drains were noted on the subject site. All three drains were located along the western portion of the subject site. According to Mr. Hale, the stormdrains discharge into the San Lorenzo Creek.

2. **Brief description of current use in terms of products made; processes used; raw materials employed; chemicals and fuels used; and wastes generated, including waste disposal facilities/locations used:**

The subject site is an unoccupied. No evidence of products made; processes used; raw materials employed; chemicals and fuels used; or wastes generated was observed onsite at the time of ENSR's site visit.

3. **Select facility information:**

- (a) **Septic tanks/leaching fields:** No septic tanks or leach fields are known to be present onsite.
- (b) **Sanitary sewers:** Sanitary sewer service is not currently provided at the subject site; however, municipal sewer service in the area is provided by the Castro Valley Sanitary District.
- (c) **Process wastewater sewers:** No evidence of process wastewater sewers was observed by ENSR onsite.
- (d) **Facility water supplies (potable and process):** Water service is not currently provided at the subject site; however, potable water in the area is provided by the Alameda County Water District.
- (e) **Aboveground and underground storage tanks:** No evidence of aboveground or underground storage tanks (ASTs/USTs) was observed onsite at the time of ENSR's site visit.
- (f) **Electrical transformers/capacitors:** No electrical transformers/capacitors were observed onsite at the time of ENSR's site visit.
- (g) **Wells (active or abandoned monitoring, potable or process water supply, injection, gas/oil):** No evidence of wells was observed onsite.
- (h) **Asbestos-containing materials:** Based on the age of the onsite warehouse structure, asbestos-containing building materials may be present onsite.

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- (i) **Lead-based paint:** Paint was noted on walls within the office areas of the warehouse. No delaminating paint was observed. Based on the age of the warehouse building, lead-based paint may be present onsite.
 - (j) **Radon:** Area radon information provided by EDR indicates Alameda County is designated by the Environmental Protection Agency (EPA) as Zone 2, where the indoor average level of radon is greater than 2 picoCuries per liter (pCi/L) but less than 4 picoCuries per liter (pCi/L) of air. Additionally, the EDR report indicates that of three sites tested in the 94546 Zip Code area, the first floor of the living area had an average radon activity of 1.667 pCi/L, which is below the EPA action level for radon. Radon sampling was not conducted at the subject site at the time of this assessment.
 - (k) **Wetlands:** No evidence of wetlands was observed onsite, nor were wetlands depicted on the USGS topographic map (Hayward quadrangle) or in the EDR report (which references the 1994 National Wetlands Inventory maps) as being onsite. However, it should be noted that a wetlands survey was not conducted as part of ENSR's assessment.
 - (h) **Floodplain:** According to the EDR report, the subject site is not located in a recognized flood zone.
4. **Observations concerning waste management practices at site:**
- (a) **Date of site/facility reconnaissance:** ENSR visited the subject site on Monday, June 7, 1999.
 - (b) **Weather-related limitations:** No weather-related limitations were encountered.
 - (c) **Access-related limitations:** No access-related limitations were encountered.
 - (d) **General condition of interior areas:** The interior of the warehouse building was vacant during ENSR's site visit. The warehouse building consists of a large concrete work floor with three small offices in the southeastern portion of the structure and a fourth office and a larger room in the southwestern portion. Materials found on the work floor consisted of a large pile of old tires, empty five-gallon buckets of paint, and various paper trash strewn across the floor. Several walls of the office areas were damaged and fiberglass insulation from the walls was noted on the floor.
 - (e) **General condition of exterior areas:** Various amounts of debris, consisting of large pieces of wood and steel, old piping, three empty 55-gallon drums, one 55-gallon drum of paint, paper trash, two old truck beds, and glass, were noted in the vicinity of the warehouse. No evidence of process areas or tank fill locations was observed onsite.

Two former loading docks were noted along the southern portion of the concrete foundation. Additionally, ENSR noted a concrete foundation for a building which was formerly located on the subject site. According to Mr. Chiu, a fire in November 1998 burned down the former building and the subject site has been unoccupied since.

(f) Other observations:

- (i) Discolored soils:** No discolored soils were observed onsite.
- (ii) Discolored water:** No discolored water was observed onsite.
- (iii) Unusual odors:** No unusual odors were detected onsite.
- (iv) Unusual vegetative conditions:** No unusual vegetative conditions were observed onsite.

PART III: SITE HISTORY AND DESCRIPTION OF SURROUNDING LAND USES

1. **Description of former uses of site, including dates (where known) and other relevant information concerning waste generation, disposal, and underground tanks:**

Historical information for the subject site is based on a review of aerial photographs dated 1947 (the earliest year available), 1954, 1959, 1963, 1969, 1975, 1979, 1985, 1990, and 1996; fire department records; and building department records dating from 1955. According to EDR, no Sanborn Fire Insurance maps are available for the subject site area. City Directory coverage was not available for the subject site area.

The aerial photographs reviewed show the subject site and surrounding properties as residential in 1947. According to records reviewed at the Castro Valley Building Department, the subject site vicinity zoning was changed from residential to commercial in 1949. The 1954 aerial photograph depicts the subject site as developed with a large structure in the northeast portion. Surrounding areas are depicted as residential and undeveloped land. The 1959 aerial photograph depicts a different structure than the previous aerial photograph, located in the same vicinity as the current building foundation. Two large aboveground tanks were noted along the northwest side of the site building. No information was available regarding the contents of these former ASTs. A smaller structure was noted in the northeast portion and the current millwork building is evident in the southeast portion of the subject site. The surrounding areas are depicted as primarily residential and undeveloped land.

According to records reviewed at the building department, Cottage Bakery had occupied the subject site from approximately 1955 to 1985. Additionally, building department records indicated the installation of one 10,000-gallon underground storage tank (UST) at the subject site in 1955. The former UST was located along the west side of the current building and belonged to the Cottage Bakery. A building permit application to remove the UST was submitted to the Alameda County Building Department in September 1986. Mr. Chiu indicated that he had no knowledge of any USTs on the subject site.

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The 1963 to 1985 aerial photographs depict the site building with an addition to the southwest side. The two large above ground tanks are visible to the northwest and the millwork building is visible in the southeast. The smaller structure in the northeast portion is no longer evident. The surrounding areas show increased development with the exception of the property to the west, which is depicted as vacant. The 1990 and 1996 aerial photographs depict the same site structures as in previous photographs. The two large above ground tanks are no longer visible. A large building is depicted west of the subject site. Surrounding areas consist of residences.

According to records reviewed at the Castro Valley Fire Prevention Office, in 1985 and 1986 plans were approved for various uses and tenant improvements within the former bakery building. According to a Transaction Screen Report prepared by East-West Federal Bank in 1996, the site building was used as a "business park". A 1998 site plan included in these files indicated that the subject site as occupied by several small light industrial facilities. A fire in November 1998 destroyed these facilities with the exception of the former RD Millwork warehouse building. According to Assistant Chief James Ferdinand, with the Castro Valley Fire Department, the cause of the fire was undetermined, however the fire was not related to any chemical hazards. No records regarding USTs or hazardous materials at the subject site were on file with the fire department.

The Alameda County Tax Assessor's Office was contacted for subject site ownership information. The property was owned by one or more individuals for the period of ownership reviewed. Mr. Chiu indicated that he has owned the property since 1989.

2. Description of current and former uses of properties abutting or adjacent to site, including relevant information concerning potential waste generation and underground tanks:

The subject site is surrounded by a locked chain-link fence and is bordered to the north by Grove Way, beyond which are apartment buildings; to the east by apartment buildings, beyond which are residential houses; to the south by San Lorenzo Creek, beyond which are residential houses; and to the west by the a Public Storage mini-warehouse facility, beyond which is a residential area.

Historical information for surrounding properties is based on a review of aerial photographs and USGS topographic maps. The aerial photographs and building department records reviewed show the surrounding properties as residential through 1998, with the exception of the property to the west which was developed as a mini-warehouse storage facility in 1996.

3. Description of other potentially significant land uses currently situated within a minimum of 250 feet of site:

No other potentially significant land uses were identified within 250 feet of the subject site.

PART IV: INVENTORY OF SENSITIVE RECEPTORS IN SITE VICINITY

1. Wells/potable drinking water supplies within a minimum of 1,000 feet:

No wells or potable drinking water supplies were identified within 1,000 feet of the subject site (EDR).

2. Residences within a minimum of 1,000 feet:

Residences are located on adjacent properties to the east, and south of the subject site, and within 1,000 feet to the north and west.

3. Significant wet areas/surface water bodies within a minimum of 1,000 feet:

The San Lorenzo Creek borders the subject site to the south.

4. Other sensitive, offsite receptors within a minimum of 1,000 feet:

No other sensitive, offsite receptors were identified within 1,000 feet of the subject site.

PART V: DESCRIPTION OF KNOWN OR SUSPECTED RELEASES OF HAZARDOUS MATERIALS OR PETROLEUM HYDROCARBONS

As part of ENSR's investigation of the subject property, a search of various governmental databases was conducted by EDR and reviewed by ENSR.

The following federal and state environmental databases were searched for the area surrounding the subject property; the various search distances used are noted in parentheses:

- CERCLIS: For abandoned, uncontrolled or inactive hazardous waste sites reported to the U.S. EPA (0.5 mile)
- CORRACTS: For identified hazardous waste handlers with RCRA corrective action activity (1.0 mile)
- ERNS: For sites reporting spills to the U.S. EPA and/or the U.S. Coast Guard under various federal regulations (target property)
- LUST: For leaking underground storage tanks (UST) reported to the state under various state regulations (0.5 mile)
- NPL: For existing and proposed Superfund sites on the National Priorities List (1.0 mile)
- RCRIS/LQG: For reported large-quantity generators of hazardous waste (0.25 mile)
- RCRIS/SQG: For reported small-quantity generators of hazardous waste (0.25 mile)
- RCRIS/TSD : For reported sites that treat, store and/or dispose of hazardous waste and are subject to the federal RCRA regulations (0.5 mile)
- SHWS: For identified hazardous waste sites designated under various state regulations (1.0 mile)
- SWF/LS: For identified landfill sites designated under various state regulations (0.5 mile)

- UST: For USTs registered on the property under various state regulations (0.25 mile)

The radial search distances used equal or exceed those proposed by the ASTM (formerly American Society for Testing and Materials) for assessing the environmental condition of commercial real estate. The results of the database search were used to respond to the issues discussed in this part of the questionnaire.

1. Has subject site ever been listed on any of the following:

	<u>Yes</u>	<u>No</u>
(a) National Priorities List (Superfund)	___	<u>X</u>
(b) CERCLIS Database (of Potential Problem Sites)	___	<u>X</u>
(c) State List/Inventory of Problem Sites	___	<u>X</u>

2. If the facility or site has not been listed in (1) above, has the facility ever had a release, spill, or leak of a hazardous substance or petroleum hydrocarbons or has the facility/site ever been investigated by a governmental agency for the actual or potential presence of an onsite contamination problem? If so, describe the circumstances surrounding the incident (date, source, location), including any notification submitted or received, the agency response, and current status of the matter:

The subject site was not identified on the databases searched as a potentially contaminated site. ENSR reviewed fire department records for the subject site, during which no records of USTs or hazardous materials were identified. However, a review of building department records indicates a 10,000-gallon gasoline UST was installed onsite in 1955 and removed in 1986. ENSR submitted a request for information to the Alameda County Department of Environmental Health, a response to which had not been received at the time of this writing.

3. Are any sites located within the specified ASTM search radii:

No National Priorities List (NPL) or Corrective Action Report (CORRACTS) sites were identified within 1 mile of the subject site. Eight state hazardous waste sites (SHWS) were identified within 1 mile of the subject site, six of which are located greater than ¼ mile from

the subject site and are, therefore, not expected to present a significant environmental liability at the subject site. The remaining two sites were identified on the California Hazardous Material Incident Reporting System (CHMIRS) database within ¼ mile of the subject site, as follows:

- 2445 Grove Way, located approximately 700 feet from the subject site. A release of approximately 200 gallons of "TALC" to the ground was reported in March 1990, which was cleaned up on the same day. Based on its distance from the subject site, the nature of the release, and that it was cleaned up on the same day it occurred, this release is not expected to have impacted the subject site.
- 2423 Grove Way, located approximately 900 feet from the subject site. A release of "flammable, corrosive, oxidizing liquid" to the ground was reported in November 1990. No environmental contamination was reported and the release was cleaned up on the same day. Based on its distance from the subject site, the nature of the release, and that it was cleaned up on the same day it occurred, this release is not expected to have impacted the subject site.

No Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) sites, Resource Conservation and Recovery Information System-Transport, Storage and Disposal (RCRIS-TSD) sites, or landfills were identified within ½ mile of the subject site. Three LUST sites were identified within ½ mile of the subject site, one of which is located greater than ¼ mile from the subject site and is, therefore, not expected to present a significant environmental liability at the subject site. The remaining two sites are discussed below:

- Chevron Gasoline Station (2416 Grove Way) is located approximately 700 feet west-southwest of the subject site. This site is listed on the LUST, Ca FID, and Cortese databases. According to the EDR report, a gasoline leak with groundwater impact was discovered on June 19, 1986. Maximum groundwater impact at this site consisted of free product in the well. The EDR report noted that remedial action in progress included removal and treatment of contaminated soil and removal of free floating product from the water table. No other pertinent information was available in the EDR report. Based on its distance and past cleanup action, this site is not expected to present a significant environmental liability at the subject site.
- Beacon Gasoline Station (22315 Redwood Road) is located approximately 800 feet southwest of the subject site. This site is listed on the LUST, Ca-FID and Cortese databases. Information provided in the EDR report indicates a release of gasoline was reported on August 28, 1987, during tank closure; interim remedial measures included excavation and treatment of soil; soil and groundwater have been impacted with benzene and methyl-tertiary-butyl-ether (MTBE); a work plan was submitted on August

24, 1990; assessment activities began in April 1991; six monitoring wells have been installed at the site, two of which were abandoned in October 1998; and that the case is active and was last reviewed on January 14, 1999. Database information also indicates that the "responsible party claim potential offsite source." The responsible party (Beacon) is also identified as being solvent and "financially capable of performing work." No other pertinent information was available in the EDR report. More information is required to determine the potential impacts to the subject site from the release at the Beacon site. ENSR has submitted a request for information to the Alameda County Environmental Health Department.

Three RCRIS-SQG sites are located within ¼ mile of the subject site, none of which are located adjacent to the subject site or listed as having violations, therefore, none of these sites is expected to have impacted the subject site. No UST sites (other than the LUST sites identified above) are listed within ¼ mile of the subject site.

PART VI: REFERENCES**1. Persons performing the site investigation (name, title, responsibility):**

Nabil Ahmed, Staff Scientist
Site visit, research, and report generation

2. Persons interviewed (name, title, address, phone number):

Mr. Wilson Chiu and Meranda Change
Site Owner
441 Ralston Street
San Francisco, California 94132
(415) 239-7800

Mr. Robert Hale
Water Resources Manager
~~Alameda Co.~~ Castro Valley Public Works Department
399 Elmhurst Street Room 136
Hayward, California 94544
(510) 670-5480

Assistant Chief James Ferdinand
~~Alameda Co.~~ Castro Valley Fire Prevention Office
22341 Redwood Road
Castro Valley, California 94546
(510) 670-5853

3. Reports and documents reviewed:

Aerial photographs dated 1947, 1954, 1959, 1963, 1969, 1975, 1979, 1985, 1990, and 1996. Reviewed at Pacific Aerial Survey, Oakland, California, (510) 632-2020.

Castro Valley Building Department Permits. Provided by Castro Valley Building Department, 399 Elmhurst Street Room 136, Hayward, California, 94544.

Castro Valley Fire Prevention Office records. Castro Valley Fire Prevention Office, 22341 Redwood Road, Castro Valley, California 94546, (510) 670-5853.

Environmental Database Report dated June 8, 1999 for Vacant Parcel 2497-2507 Grove Way, Castro Valley, California, 94546. Provided by Environmental Data Resources, Inc., 3530 Post Road, Southport, Connecticut 06490, (800) 352-0050.

Transaction Screen Questionnaire, East-West Federal Bank, October 22, 1996, provided by Public Storage, 701 Western Avenue, Suite 200, Glendale, California, 91201-2397.

United States Geological Survey 7½-minute topographic maps, Hayward, California, dated 1993. Provided by Maplink, Santa Barbara, California, (805) 692-6777.

QUALITY CONTROL REVIEW

BY: Nabil Ahmed

TITLE: Staff Scientist

DATE: June 16, 1999

QUALITY CONTROL REVIEW BY:

BY: Richard A. Simon

TITLE: Vice President

DATE: June 16, 1999