

December 18, 2000

Wipe Sample Survey

910 81st Avenue, Unit #18
Oakland, California

Project No. 4007

Prepared For

Mr. Richard Weinstein/Weinstein Commercial Investments
360 17th Street, Suite 218
Oakland, CA 94612-3340

Prepared By

AEI Consultants
3210 Old Tunnel Road, Suite B
Lafayette, CA 94549
(800) 801-3224

AEI

December 18, 2000

Richard Weinstein
Weinstein Commercial Investments
360 17th Street, Suite 218
Oakland, CA 94612-3340

Subject: Wipe Sample Survey
910 81st Avenue, Unit #18
Oakland, CA 94621
AEI Project No. 4007

Dear Mr. Weinstein:

On October 6 and 10 and November 29, 2000, AEI Consultants (AEI) was contracted by Mr. Richard Weinstein and United Commercial Bank to perform wipe sample surveys at the property referenced above. The survey was performed in order to determine if remnant concentrations of arsenic, cadmium, chromium, lead, zinc (LUFT 5 Metals) and mercury were present in Unit 18, which was formerly occupied by a metal plating facility.

1.0 SITE DESCRIPTION AND BACKGROUND

The subject property is located on the south side of 81st Avenue, east of San Leandro Street. The subject property building consists of a multi-tenant commercial building that is utilized for light industrial and storage purposes. Unit 18 is currently utilized for storage purposes.

During a September 2000 Phase I Environmental Site Assessment performed by AEI, records were found indicating Elmhurst Anodizing, a former tenant of the subject property, operated a metal plating shop from approximately 1990 to early 1996. Upon vacating the property, Elmhurst left an extensive amount of equipment and hazardous chemicals used for metal plating. Following a routine inspection by the Alameda County Health Care Services Agency (ACHCSA), it was determined that the chemicals remaining at the site posed a significant threat to human health and safety. A site assessment was subsequently conducted by Ecology and Environment, Inc., an EPA contractor, to inventory the chemicals and various equipment remaining at the property. In March 1996, a three-phase response action approach for the removal and disposal of hazardous materials and building decontamination was conducted by certified contractors. Following the removal and decontamination activities, Subsurface Consultants, Inc. (SCI), obtained a soil sample from outside the rear door of the facility. The metal concentrations in the sample were below reportable limits. In addition, six wipe samples were collected at floor and wall locations near the former above ground storage tanks inside the unit. Analytical results indicated remnant concentrations of mercury, lead, zinc, chromium cadmium, and arsenic up to 1.3 ug/cm², 88 ug/cm², 130 ug/cm², 2.6 ug/cm², 1.9 ug/cm², respectively. Hairline cracks and pitting were also noted in the concrete slab following the decontamination process.

Corporate Headquarters

Los Angeles
(310) 798-4255

Phoenix
(602) 240-5990

San Francisco
(800) 801-3224

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(425) 401-8500

New York
(212) 279-7770

Based on the remediation activities performed and the analytical results from the soil and wipe samples collected, SCI concluded that the releases to the ground surface via slab drainage to the rear yard did not significantly impact surface soils. The soil analyses indicated a neutral pH and typical background levels of heavy metals. However, SCI did conclude that the walls and floor of the building space were exposed to chemicals and would most likely contain surface residues. Based on the information presented in the Phase I report, AEI recommended the collection of wipe samples in order to determine if remnant concentrations of metals still remained within the unit.

2.0 SAMPLING ACTIVITIES AND RESULTS

On October 6 and 10, 2000, AEI collected six wipe samples from the concrete floor and the floor and wall interface within Unit 18. Two wipes were collected per designated area. Each wipe sample represented an area of one square foot. The wipe samples were labeled and sealed in plastic collection tubes and transported under chain of custody protocol to Forensic Analytical Laboratories for analysis. The samples were analyzed for arsenic, cadmium, chromium, lead, zinc (LUFT 5 Metals) and mercury. Refer to Figure 1 for wipe sample locations.

Elevated concentrations of metals were detected in the samples collected during these sampling periods. In particular, levels of lead, zinc and mercury were detected up to 3,500 ug/sf², 1,200 ug/sf², and 0.48 ug/sf², respectively. Refer to Appendix A for the analytical results and reporting limits. Upon verification of the results, AEI recommended pressure washing the concrete slab and walls and encapsulating both surfaces in order to reduce the potential of exposure to future occupants of the unit. In addition, AEI recommended an additional sampling episode following the encapsulation process.

On November 29, 2000, AEI collected four wipe samples in the approximate areas of the previous sampling episodes. Concentrations of lead, zinc and mercury were detected up to 27 ug/sf², 69 ug/sf², and 0.52 ug/sf², respectively. Refer to Appendix A for the analytical results and reporting limits.

Based on the results of the final sampling episode, it is apparent that the levels of metals detected within the unit have been significantly reduced compared to the initial levels detected during the 1996 sampling episode. Low-level remnant concentrations of lead, zinc and mercury remain within the unit. According to the EPA, no clearance levels for mercury, zinc, chromium, cadmium, and arsenic in dust have been established. However, the clearance level for lead in dust has been set at 100 ug/ft². The current level of lead detected in the unit is approximately 3.7 times lower than this level. Based on the significant decrease in the concentrations of the metals from the 1996 sampling episode and the continued commercial use of the unit, no further remediation is recommended at this time. However, AEI recommends periodic inspection to ensure the integrity of the encapsulation.

3.0 LIMITATIONS

This report presents a summary of work completed by AEI Consultants. The completed work includes observations and descriptions of site conditions encountered. Where appropriate, it includes analytical results for samples taken during the course of the work. The number and location of samples are chosen to provide the required information, but it cannot be assumed that they are representative of areas not sampled. All conclusions and/or recommendations are based on these analyses and observations, and the governing regulations. Conclusions beyond those stated and reported herein should not be inferred from this document.

These services were performed in accordance with generally accepted practices, in the environmental engineering and construction field, which existed at the time and location of the work.

If you have any questions regarding our investigation, please do not hesitate to contact me at (925) 283-6000.

Sincerely,



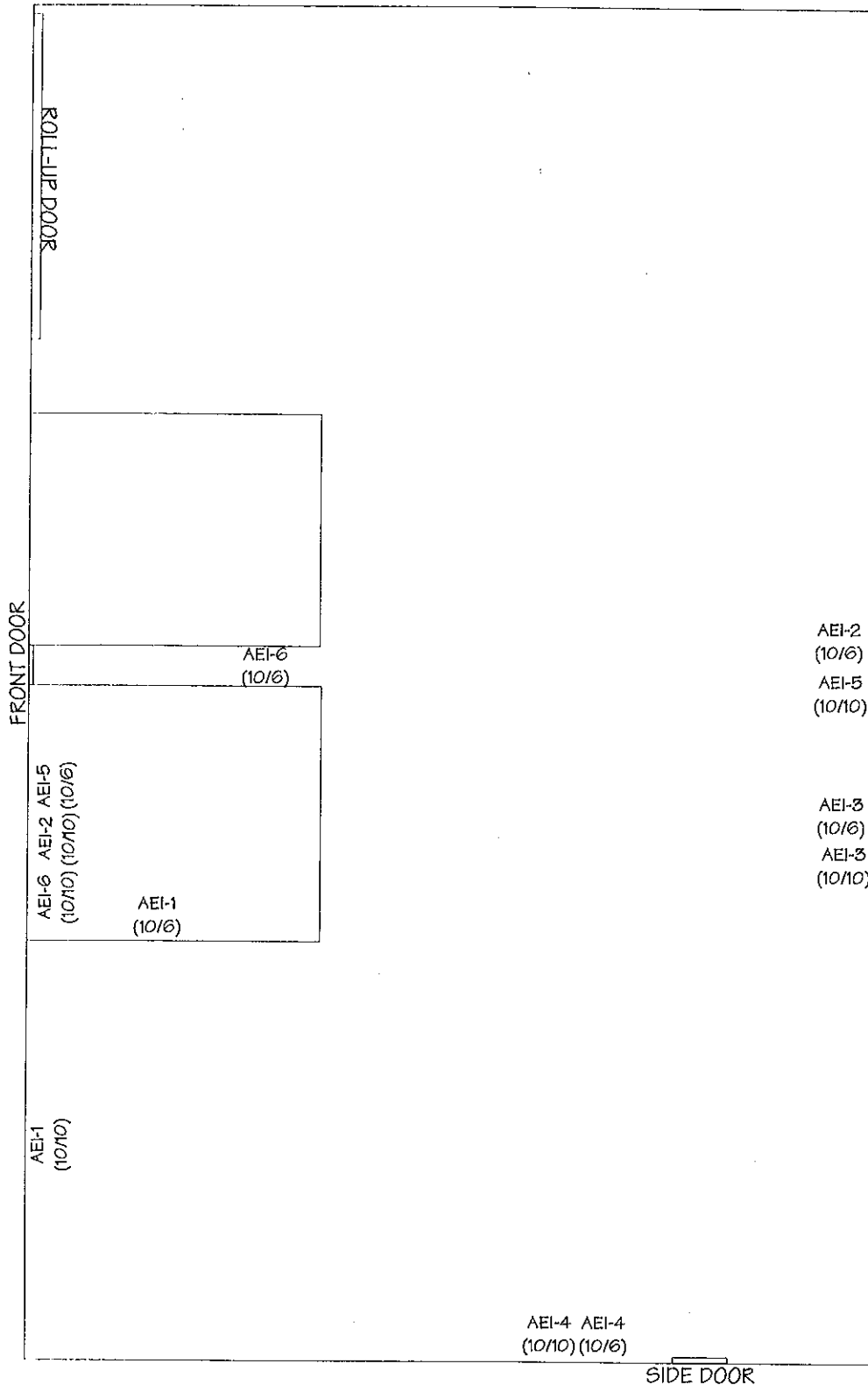
Orion Alcalay
Environmental Scientist



Joseph P. Derhake, PE, CAC
Senior Author

cc: Mr. Nick Ames, United Commercial Bank
711 Van Ness Avenue, San Francisco, CA 94102

FIGURES



AEI-1 (10/6) -WIPE SAMPLE COLLECTED 10/6/00

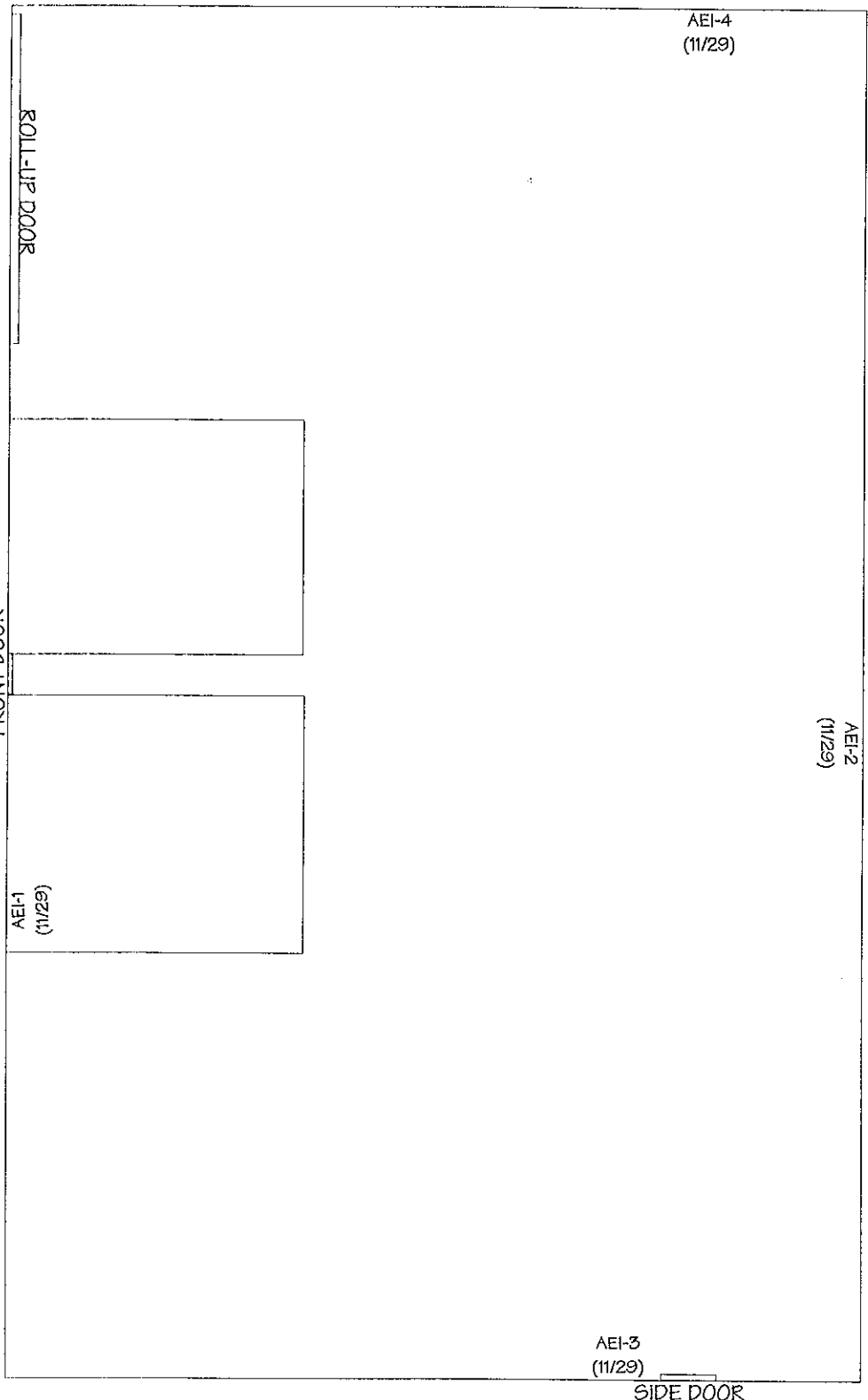
AEI-1 (10/10) -WIPE SAMPLE COLLECTED 10/10/00

AEI CONSULTANTS.
3210 OLD TUNNEL ROAD, SUITE B, LAFAYETTE, CA

WIPE SAMPLE LOCATIONS

910 81ST AVE. SUITE 18
OAKLAND, CALIFORNIA

FIGURE 1



AEI-1 (11/29) -WIPE SAMPLE COLLECTED 11/29/00

AEI CONSULTANTS.
3210 OLD TUNNEL ROAD, SUITE B, LAFAYETTE, CA

WIPE SAMPLE LOCATIONS

910 81ST AVE. SUITE 18
OAKLAND, CALIFORNIA

FIGURE 2

APPENDIX A

**LABORATORY ANALYTICAL AND
CHAIN OF CUSTODY DOCUMENTATION**



Metals Analysis of IH Wipes

AEI Consultants
John Ormerod
3210 Old Tunnel Road #B
Lafayette, CA 94549-4457

Client ID: 3122
Report Number: M037478
Date Received: 10/06/00
Date Analyzed: 10/09/00
Date Printed: 10/09/00

Job ID / Site: Weinstein, 910 81st Ave., Oakland

FASI Job ID: 3122-84

Sample Number	Lab Number	Analyte	Area ft ²	Result	Result Units	Reporting Limit	Method Reference
AEI-1	30023511	As	1.0	7	ug/ft ²	2	HUD Apd. 14.2
		Cd	1.0	14	ug/ft ²	1	HUD Apd. 14.2
		Cr	1.0	120	ug/ft ²	1	HUD Apd. 14.2
		Pb	1.0	790	ug/ft ²	2	HUD Apd. 14.2
		Zn	1.0	830	ug/ft ²	3	OSHA ID-121
AEI-2	30023512	As	1.0	2	ug/ft ²	2	HUD Apd. 14.2
		Cd	1.0	4	ug/ft ²	1	HUD Apd. 14.2
		Cr	1.0	19	ug/ft ²	1	HUD Apd. 14.2
		Pb	1.0	46	ug/ft ²	2	HUD Apd. 14.2
		Zn	1.0	210	ug/ft ²	3	OSHA ID-121
AEI-3	30023513	As	1.0	<2	ug/ft ²	2	HUD Apd. 14.2
		Cd	1.0	<1	ug/ft ²	1	HUD Apd. 14.2
		Cr	1.0	7	ug/ft ²	1	HUD Apd. 14.2
		Pb	1.0	22	ug/ft ²	2	HUD Apd. 14.2
		Zn	1.0	97	ug/ft ²	3	OSHA ID-121
AEI-4	30023514	As	1.0	<2	ug/ft ²	2	HUD Apd. 14.2
		Cd	1.0	3	ug/ft ²	1	HUD Apd. 14.2
		Cr	1.0	11	ug/ft ²	1	HUD Apd. 14.2
		Pb	1.0	28	ug/ft ²	2	HUD Apd. 14.2
		Zn	1.0	97	ug/ft ²	3	OSHA ID-121
AEI-5	30023515	As	1.0	6	ug/ft ²	2	HUD Apd. 14.2
		Cd	1.0	18	ug/ft ²	1	HUD Apd. 14.2
		Cr	1.0	160	ug/ft ²	1	HUD Apd. 14.2
		Pb	1.0	3500	ug/ft ²	2	HUD Apd. 14.2
		Zn	1.0	1200	ug/ft ²	3	OSHA ID-121
AEI-6	30023516	As	1.0	3	ug/ft ²	2	HUD Apd. 14.2
		Cd	1.0	3	ug/ft ²	1	HUD Apd. 14.2
		Cr	1.0	25	ug/ft ²	1	HUD Apd. 14.2
		Pb	1.0	150	ug/ft ²	2	HUD Apd. 14.2
		Zn	1.0	240	ug/ft ²	3	OSHA ID-121

Client Name & Address: #3122 AEI Consultants 3210 Old Tunnel Rd., Ste. B, Lafayette, CA 94549-4457	P.O. #: 4007 Date: 10/6/00 Turn Around Time: _____ hr/ 12hr / 24hr / 48 hr / ext: (5 day) Due Date: 10/13/00 Due Time: _____ am/pm <input type="checkbox"/> PLM: <input type="checkbox"/> Standard / <input type="checkbox"/> Point Count <input type="checkbox"/> PCM: NIOSH 7400 <input type="checkbox"/> TEM Air: <input type="checkbox"/> AHERA / <input type="checkbox"/> Yamate2 / <input type="checkbox"/> NIOSH 7402 <input type="checkbox"/> TEM Bulk: <input type="checkbox"/> Quantitative / <input type="checkbox"/> Qualitative / <input type="checkbox"/> Chatfield <input type="checkbox"/> TEM Water: <input type="checkbox"/> Potable / <input type="checkbox"/> Non-Potable / <input type="checkbox"/> Wt % <input type="checkbox"/> TEM Microvac <input type="checkbox"/> Special Project:
Contact: John Ormerod	<input type="checkbox"/> Metals Analysis: Method <u>AA Flame ICP</u> Matrix: <u>wipe</u> Analytes: <u>arsenic, cadmium, chromium, lead, mercury, and zinc.</u>
Phone #: 925-944-2899	
Fax #: 925-944-2895	
Site: 910 81st Ave, Oakland Job: Westminster	
Comments: one wipe per square foot	

Sample ID	Date/Time	Sample Location/Description	FOR AIR SAMPLES ONLY				Sample Area or Air Volume
			Type	Time On/Off	Avg. LPM	Total Time	
ABL-1	10/6 3:15	north wall /	A P C				
ABL-2	10/6 3:20	S. wall	A P C				
ABL-3	10/6 3:25	S. wall	A P C				
ABL-4	10/6 3:30	S. wall	A P C				
ABL-5	10/6 3:40	stbernson	A P C				
ABL-6	10/6 3:50	entrance to doorway	A P C				
			A P C				
			A P C				
			A P C				

Sampled by: ORSON ACCURATE Date: 10/06/00 Time: 3:15

Shipped via: Fed Ex Airborne UPS US Mail Courier Drop Off Other:

Relinquished by: <u>[Signature]</u> Date / Time: <u>10/6/00 4:25</u>	Relinquished by: Date / Time:	Relinquished by: Date / Time:
Received by: <u>[Signature]</u> Date / Time: <u>10/6/00 4:06</u>	Received by: Date / Time:	Received by: Date / Time:
Condition Acceptable? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Condition Acceptable? <input type="checkbox"/> Yes <input type="checkbox"/> No	Condition Acceptable? <input type="checkbox"/> Yes <input type="checkbox"/> No



Metals Analysis of HUD Wipes

AEI Consultants
John Omerod
3210 Old Tunnel Road #B

Lafayette, CA 94549-4457

Client ID: 3122
Report Number: M037525
Date Received: 10/10/00
Date Analyzed: 10/13/00
Date Printed: 10/13/00

Job ID / Site: Weinstein, 910 81st Ave., Oakland

FA SI Job ID: 3122-84

Sample Number	Lab Number	Analyte	Area ft2	Result	Result Units	Reporting Limit	Method Reference
AEI-6	30023855	Hg	1.0	1.7	ug/ft2	0.3	OSHA ID 145
AEI-5	30023856	Hg	1.0	2	ug/ft2	2	OSHA ID 145
AEI-4	30023857	Hg	1.0	0.8	ug/ft2	0.2	OSHA ID 145
AEI-3	30023858	Hg	1.0	1.8	ug/ft2	0.3	OSHA ID 145
AEI-2	30023859	Hg	1.0	0.48	ug/ft2	0.03	OSHA ID 145
AEI-1	30023860	Hg	1.0	1.3	ug/ft2	0.2	OSHA ID 145

David Erdman, Laboratory Supervisor, Hayward Laboratory

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Client Name & Address:
 #3122 ⁸⁴ AEL consultants
 3210 Old Tunnel Rd, Ste B
 Lafayette, CA 94549-4457

Contact: John Omerod
Phone #: 925-283-6000
Fax #: 925-283-6121

Site: 910 8th Ave, Oakland
Job: Westminster

Comments: one wipe per sq. ft.

P.O. #: 4007 **Date:** 10/10/00
Turn Around Time: hr/ 12hr / 24hr / 48 hr / ext: 5 day
Due Date: 10/13/00 **Due Time:** : am/pm
 PLM: Standard / Point Count PCM: NIOSH 7400
 TEM Air: AHERA / Yamate2 / NIOSH 7402
 TEM Bulk: Quantitative / Qualitative / Chatfield
 TEM Water: Potable / Non-Potable / Wt %
 TEM Microvac
 Special Project:
 Metals Analysis: Method ZCP / cold vapor
Matrix: wipe
Analytes: mercury

Sample ID	Date/Time	Sample Location/Description	FOR AIR SAMPLES ONLY				Sample Area or Air Volume
			Type	Time On/Off	Avg. LPM	Total Time	
AEL-6	10/10 1:15	N. wall	A P C				
AEL-5	10/10 1:20	side wall	A P C				
AEL-4	10/10 1:25	side wall	A P C				
AEL-3	10/10 1:30	side wall	A P C				
AEL-2	10/10 1:30	side room	A P C				
AEL-1	10/10 1:35	N. wall	A P C				
			A P C				
			A P C				
			A P C				

Sampled by: O. Alvarado **Date:** 10/10/00 **Time:** 1:50

Shipped via: Fed Ex Airborne UPS US Mail Courier Drop Off Other:

Relinquished by: [Signature]	Relinquished by:	Relinquished by:
Date / Time: 10/10/00 12:50	Date / Time:	Date / Time:
Received by: [Signature]	Received by:	Received by:
Date / Time: 10/10 @ 1:50	Date / Time:	Date / Time:
Condition Acceptable? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Condition Acceptable? <input type="checkbox"/> Yes <input type="checkbox"/> No	Condition Acceptable? <input type="checkbox"/> Yes <input type="checkbox"/> No



Metals Analysis of IH Wipes

AEI Consultants
Orion Alachalay
3210 Old Tunnel Road #B
Lafayette, CA 94549-4457

Client ID: 3122
Report Number: M038526
Date Received: 11/29/00
Date Analyzed: 11/30/00
Date Printed: 12/01/00
First Reported: 11/30/00

Job ID / Site: 4007, 910 81st Ave. Oakland

FASI Job ID: 3122-84

Sample Number	Lab Number	Analyte	Area ft2	Result	Result Units	Reporting Limit	Method Reference
AEI-1-N. FLOOR	30029140	As	1.0	<2	ug/ft2	2	OSHA ID-121
		Cd	1.0	<1	ug/ft2	1	OSHA ID-121
		Cr	1.0	<1	ug/ft2	1	OSHA ID-121
		Pb	1.0	<2	ug/ft2	2	OSHA ID-121
		Zn	1.0	35	ug/ft2	3	OSHA ID-121
AEI-1-N. WALL FLOOR	30029141	As	1.0	<2	ug/ft2	2	OSHA ID-121
		Cd	1.0	<1	ug/ft2	1	OSHA ID-121
		Cr	1.0	<1	ug/ft2	1	OSHA ID-121
		Pb	1.0	<2	ug/ft2	2	OSHA ID-121
		Zn	1.0	5	ug/ft2	3	OSHA ID-121
AEI-2	30029142	As	1.0	<2	ug/ft2	2	OSHA ID-121
		Cd	1.0	<1	ug/ft2	1	OSHA ID-121
		Cr	1.0	<1	ug/ft2	1	OSHA ID-121
		Pb	1.0	27	ug/ft2	2	OSHA ID-121
		Zn	1.0	50	ug/ft2	3	OSHA ID-121
AEI-3	30029143	As	1.0	<2	ug/ft2	2	OSHA ID-121
		Cd	1.0	<1	ug/ft2	1	OSHA ID-121
		Cr	1.0	3	ug/ft2	1	OSHA ID-121
		Pb	1.0	<2	ug/ft2	2	OSHA ID-121
		Zn	1.0	69	ug/ft2	3	OSHA ID-121
AEI-4	30029144	As	1.0	<2	ug/ft2	2	OSHA ID-121
		Cd	1.0	<1	ug/ft2	1	OSHA ID-121
		Cr	1.0	<1	ug/ft2	1	OSHA ID-121
		Pb	1.0	<2	ug/ft2	2	OSHA ID-121
		Zn	1.0	13	ug/ft2	3	OSHA ID-121

Client Name & Address:
AEI CONSULTANTS

P.O. #: _____ **Date:** 11/29/00

Turn Around Time: _____ hr / 12hr / 24hr / 48 hr / ext: _____

Due Date: / / **Due Time:** : : am/pm

PLM: Standard / Point Count PCM: NIOSH 7400

TEM Air: AHERA / Yamate2 / NIOSH 7402

TEM Bulk: Quantitative / Qualitative / Chatfield

TEM Water: Potable / Non-Potable / Wt %

TEM Microvac

Special Project:

Contact: ORION ALCALAY

Phone #: 925-283-6000

Fax #: 925-283-6121

Site: 910 81st Ave Del Mar, CA

Job: 4007

Metals Analysis: Method ZCP/cold vapor

Matrix: wipe

Analytes: arsenic, cadmium, chromium

Comments: one wipe per sq. ft. lead, zinc, mercury

Sample ID	Date/Time	Sample Location/Description	FOR AIR SAMPLES ONLY				Sample Area or Air Volume
			Type	Time On/Off	Avg. LPM	Total Time	
AEI-1 N. Floor	11/29 11:05	N. Floor side room	A P C				
AEI-1 N. Floor	11/29 11:05	" "	A P C				
AEI-1 Hg	11/29 11:05	N. Floor side room	A P C				
AEI-2	11/29 11:10	S. Floor (wall)	A P C				
AEI-2 Hg	11/29 11:10	" " / Hg	A P C				
AEI-3	11/29 11:15	W. Floor	A P C				
AEI-3 Hg	11/29 11:15	W. Floor / Hg	A P C				
AEI-4	11/29 11:20	E. Floor	A P C				
AEI-4 Hg	11/29 11:20	E. Floor / Hg	A P C				
			A P C				

Sampled by: ORION ALCALAY **Date:** 11/29/00 **Time:** 11:20

Shipped via: Fed Ex Airborne UPS US Mail Courier Drop Off Other:

Relinquished by: <u>[Signature]</u>	Relinquished by:	Relinquished by:
Date / Time: <u>11/29/00 12:07</u>	Date / Time:	Date / Time:
Received by: <u>[Signature]</u>	Received by:	Received by:
Date / Time: <u>11/29/00</u>	Date / Time:	Date / Time:
Condition Acceptable? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Condition Acceptable? <input type="checkbox"/> Yes <input type="checkbox"/> No	Condition Acceptable? <input type="checkbox"/> Yes <input type="checkbox"/> No



Metals Analysis of IH Wipes

AEI Consultants
Orion Alchalay
3210 Old Tunnel Road #B

Lafayette, CA 94549-4457

Client ID: 3122
Report Number: M038527
Date Received: 11/29/00
Date Analyzed: 11/30/00
Date Printed: 12/01/00
First Reported: 11/30/00

Job ID / Site: 4007, 910 81st Ave. Oakland

FASI Job ID: 3122-84

Sample Number	Lab Number	Analyte	Area ft2	Result	Result Units	Reporting Limit	Method Reference
AEI-1	30029145	Hg	1.0	0.33	ug/ft2	0.03	OSHA ID 145
AEI-2	30029146	Hg	1.0	0.16	ug/ft2	0.03	OSHA ID 145
AEI-3	30029147	Hg	1.0	0.52	ug/ft2	0.03	OSHA ID 145
AEI-4	30029148	Hg	1.0	0.05	ug/ft2	0.03	OSHA ID 145

Dave Sandusky, Laboratory Supervisor, Hayward Laboratory

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Client Name & Address: # AEI CONSULTANTS

P.O. #: _____ Date: 11/29/00

Turn Around Time: _____ hr/ 12hr / 24hr / 48 hr / ext: _____

Due Date: / / Due Time: : am/pm

PLM: Standard / Point Count PCM: NIOSH 7400

Contact: ORION ALCALAY

Phone #: 775-283-6000

Fax #: 775-283-6121

Site: 710 81st Ave Oakland.

Job: 4002

Matrix: wipe

Analyses: arsenic, cadmium, chromium

Comments: one wipe per sq. ft. lead, zinc

Sample ID	Date/Time	Sample Location/Description	FOR AIR SAMPLES ONLY				Sample Area or Air Volume
			Type	Time On/Off	Avg. LPM	Total Time	
AEI-1 N. Floor	11/29 11:05	N. Floor side room	A P C				
AEI-1 N. Floor	11/29 11:05	" "	A P C				
AEI-1 Hg	11/29 11:05	N. Floor side room	A P C				
AEI-2	11/29 11:10	S. Floor (wall)	A P C				
AEI-2 Hg	11/29 11:10	" " / Hg	A P C				
AEI-3	11/29 11:15	W. Floor	A P C				
AEI-3 Hg	11/29 11:15	W. Floor / Hg	A P C				
AEI-4	11/29 11:20	E. Floor	A P C				
AEI-4 Hg	11/29 11:20	E. Floor / Hg	A P C				
			A P C				

Sampled by: ORION ALCALAY Date: 11 / 29 / 00 Time: 11 : 20

Shipped via: Fed Ex Airborne UPS US Mail Courier Drop Off Other:

Relinquished by: <u>[Signature]</u>	Relinquished by: _____	Relinquished by: _____
Date / Time: <u>11/29/00 12:07</u>	Date / Time: _____	Date / Time: _____
Received by: <u>[Signature]</u>	Received by: _____	Received by: _____
Date / Time: <u>11/29/00</u>	Date / Time: _____	Date / Time: _____
Condition Acceptable? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Condition Acceptable? <input type="checkbox"/> Yes <input type="checkbox"/> No	Condition Acceptable? <input type="checkbox"/> Yes <input type="checkbox"/> No