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Engineering & Environmental Services

A Report Prepared For:

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PRELIMINARY SITE ASSESSMENT
HARBOR BAY LANDING
SHOPPING CENTER
ALAMEDA, CALIFORNIA

October 18, 1993

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354.0201

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EXECUTIVE SUMMARY

This report presents the results of PES Environmental, Inc.'s (PES') Phase I preliminary site assessment (PSA) for the Harbor Bay Landing Shopping Center, located at 867-891 Island Drive and 3255 Mecartney Road in Alameda, California. The PSA was performed for RREEF America Partners, L.P. (RREEF) to evaluate the potential for onsite or off-site releases of hazardous materials or wastes affecting the subject property. We understand that RREEF, as investment manager for Bailand, Biehl & Kaiser, is considering purchasing the site and is seeking financing through Prudential Realty Group (Prudential). The scope of PES' work was designed to meet RREEF's and Prudential's requirements for a PSA. The Prudential project manager is Mr. David Guzman.

The 9.85-acre subject site consists of a retail shopping center developed in two phases between 1979 and 1988. The shopping center consists of eight one- and two-story buildings occupied by forty-three tenants. Landscaping and paved parking areas cover the remainder of the site. The onsite buildings are in good condition and the property appears well maintained. Six of the current tenants use hazardous materials and generate hazardous waste which is disposed off-site. Based on agency file reviews and observations made during the site visit, two of the six onsite businesses handling hazardous materials represent an environmental concern for the subject property, as follows:

- BP Service Station (BP) has had two documented releases of petroleum hydrocarbons from their underground storage tanks (USTs). The first release was identified in 1988 when visibly stained soils were found during replacement of the fuel dispensers. According to a July 1990 Soil Sampling Report, only a portion of the petroleum hydrocarbon contaminated soil was excavated. The second release of petroleum hydrocarbons was discovered as a result of groundwater sampling activities conducted at BP during October 1992. Analysis of samples collected from onsite monitoring wells revealed the presence of up to 2.6 parts per million (ppm) total petroleum hydrocarbons as gasoline (TPH-g), 3.9 ppm total petroleum hydrocarbons as diesel (TPH-d), up to 0.25 ppm benzene, and detectable levels of other gasoline constituents and oil and grease. Recently, BP installed and sampled an additional onsite monitoring well downgradient from their USTs and near the property boundary to define the lateral extent of the groundwater plume and determine if contamination has migrated off-site. The results of this sampling event have not yet been provided to local regulatory agencies and are currently unavailable to PES. At present, there are eight groundwater monitoring wells located on and adjacent to BP.

- Red Hanger Kleaners has operated dry cleaning equipment containing perchloroethylene (PCE) at the site since 1979. Waste cooling water is discharged to the sanitary sewer via a floor sink located adjacent to the dry cleaning equipment and the hazardous material storage area. No direct evidence of PCE releases to the floor sink were found, however a potential exists for leaks in subsurface piping to provide a conduit for PCE to be released to shallow soils and/or groundwater beneath the site.

The geologic setting consists of sandy fill material to a depth of approximately 9 to 10 feet below ground surface (bgs), underlain by organic silty clay referred to as Bay Mud.

Groundwater beneath the site flows in a westerly direction and is found at a depth of approximately seven feet bgs.

Prior to the mid-1960's, the site was within the tidal zone of San Francisco Bay. During the mid-1960's, hydraulic dredged sandy fill material from San Francisco Bay was deposited at the site and surrounding properties to the north and west. Other adjacent land to the south was used for agricultural purposes prior to construction of the existing residential developments. Currently, the surrounding properties contain single-family residences, apartment buildings, a bank, a recreational park, and a lagoon. Aside from the possible use of pesticides and herbicides associated with the former agricultural property to the south of the site, there is no documentation of hazardous materials use, storage, or disposal on adjacent land.

In addition to the onsite BP Service Station, there are two documented leaking underground storage tank sites within the 1-mile study area for the subject property. These release sites are located in a crossgradient or downgradient direction from the subject site. Information reviewed at regulatory agencies regarding these two sites indicates that the releases are of limited extent and that the potential for contaminated groundwater affecting the subject property is low. Additionally, a closed landfill located within the study area is situated approximately 3/4-mile in a crossgradient direction and therefore does not pose a significant environmental concern for the subject site.

File information reviewed at the local Fire Department revealed the presence of a former gasoline station located approximately 1/4-mile upgradient from the site. This former gasoline station operated for an undetermined period of time beginning in the 1920's. No further information is available, and it is unknown if USTs remain at the site or if any releases of petroleum hydrocarbons have occurred. In our opinion, based on the distance of the gasoline station from the site, it is not likely that releases (if they occurred in minor to moderate amounts) would pose a significant impact to the subject property. There are no other current or historical significant sources of onsite or off-site environmental concern identified by PES during the course of this PSA.

In summary, TPH-g, TPH-d, benzene, and other gasoline constituents have been documented in groundwater at the onsite BP Service Station during an October 1992 sampling event. Provisions for additional contaminant characterization and remediation, if deemed necessary, should be negotiated with and managed by BP.

Additionally, a potential exists for PCE to have been released to the sites' subsurface from a sanitary sewer drain system within Red Hanger Kleaners. In order to address the concerns regarding Red Hanger Kleaners, PES recommends a Phase II Environmental Assessment (Phase II) be performed. The proposed scope of work for the Phase II includes shallow soil borings and hydropunch groundwater sampling at three locations adjacent to the sanitary sewer line outside the dry cleaning establishment. We recommend that groundwater samples be analyzed for halogenated Volatile Organic Compounds by EPA Test Method 8010. This scope of work is adequate to evaluate whether a significant release of PCE has occurred to the shallow groundwater as a result of operations at the dry cleaners.

1.0 INTRODUCTION

This report presents the results of PES Environmental, Inc.'s (PES) preliminary site assessment (PSA) conducted on behalf of The RREEF Funds (RREEF) for the Harbor Bay Landing Shopping Center, located in Alameda, California, as shown on the enclosed Site and Vicinity Map (Plate 1). PES was retained to evaluate the potential for onsite and/or off-site releases of hazardous materials affecting the property. We understand that RREEF, as investment manager for Bailand, Biehl & Kaiser, will be obtaining portions of the financing through Prudential Realty Group (Prudential), and that Prudential will also be relying on this report as part of their consideration of providing financing for the property.

This PSA was performed pursuant to our Service Agreement (Reference No. P354.0201), dated September 1, 1993, and is based on RREEF's and Prudential's environmental site assessment guidelines. PES conducted the following tasks in preparing this PSA.

- Reviewed federal, state and local agency records and files for sites within one mile of the property which have reported the use, storage of, or problems with hazardous materials;
- Reviewed historical aerial photographs of the subject site and surrounding area to evaluate prior land uses;
- Researched the history of use and development of the site through interviews with individuals familiar with the property;
- Conducted reconnaissances of the site and surrounding properties to provide an assessment of the potential for site contamination from onsite or off-site sources;
- Reviewed the results of previous investigations and assessments performed for the subject site;
- Retained CTL Environmental Services to perform an asbestos assessment of the subject site; and
- Prepared this report presenting the results of the PSA.

A previous PSA prepared for the site by Mittelhauser Corporation (Mittelhauser) during January 1992 was reviewed to obtain additional information regarding existing conditions at the subject site and vicinity. Additionally, PES reviewed an October 1976 Soil and Foundation Instigation prepared by Hallenbeck-McKay & Associates (Foundation Investigation), and a February 1986 Geotechnical Engineering Study prepared by Hallenbeck & Associates (Geotechnical Study) for the subject property.

2.0 BACKGROUND INFORMATION

2.1 Site Description

The Harbor Bay Landing Shopping Center is located at 867-891 Island Drive and 3255 Mecartney Road on Bay Farm Island in Alameda, California. The Site and Vicinity Map is presented on Plate 1 and Site Plans are shown on Plates 2 and 3. Situated at the northwestern corner of Island Drive and Mecartney Road, the 9.85-acre site contains eight buildings covering approximately 117,000 square feet. At present, there are approximately 43 tenants at the site, including Safeway, Longs Drugs, BP Oil Company, Red Hanger Kleaners, and other commercial, retail, and food service establishments. The remainder of the site consists of paved driveways, parking areas, sidewalks and landscaped areas. Photographs of the facility are presented on Plate 4, Photos 1 and 2.

Surface water drainage is collected by storm drains located in the parking lot, landscaped areas, and along sidewalks. Electricity is provided to the site by the City of Alameda Bureau of Electricity. The site is serviced by the East Bay Municipal Utilities District (EBMUD) sanitary sewer and water supply systems. Potable water for the subject property is from surface water originating from Pardee Reservoir. According to EBMUD personnel, there are no known water supply wells in the site vicinity.

2.2 Soil and Geologic Conditions

PES reviewed the following documents prepared for the subject site to obtain information on soil and geologic conditions; (1) the 1992 Mittelhauser PSA and Monitoring Well Installation Report (Mittelhauser Report), (2) the October 1976 Foundation Investigation, and (3) the February 1986 Geotechnical Study. Based on boring logs and other information presented in these reports, the site is underlain by fill material consisting of a uniformly graded fine sand interspersed with thin lenses of fine grained clayey silt to silty clay. Hydraulic filling of the site and immediate vicinity began in late 1966 and early 1967 with material originating from San Francisco Bay. This fill material ranges in depth from 6 to 12 feet and averages approximately 9 to 10 feet. The sandy fill is underlain by a layer of organic silty clay, referred to as Bay Mud. The Bay Mud ranges in thickness across the site from 2 to 6 feet thick. Beneath the Bay Mud is a combination of medium stiff to stiff very sandy clays and clayey sands.

Groundwater is approximately 7 feet below ground surface (bgs) and has been measured as shallow as 5 feet bgs. Based on measurements taken from onsite monitoring wells, groundwater flow direction at the site is toward the west.

3.0 RESULTS OF INVESTIGATION OF SITE OWNERSHIP AND FORMER USES OF PROPERTY AND SURROUNDING AREA

PES requested Certificates of Occupancy for current tenants at the site from Mr. Jeff Van Wyngaerde of Kemper Real Estate Management Co. (Kemper). Mr. Van Wyngaerde indicated that Certificates of Occupancy were not required in Alameda County until relatively recently, and as a result, only one Certificate of Occupancy is currently available.

3.1 Ownership History

According to a 50-year title search performed for the site by First American Title Guaranty Company, site ownership history consists of the following:

- A Deed of Gift dated July 28, 1950 indicates that Joe Ratto transferred a portion of the property to Benadetto Ratto.
- On November 5, 1954, Bay Counties Land Company sold a portion of the site to Utah Construction Company.
- A Quitclaim Deed recorded on June 18, 1957 indicates that ownership of a portion of the property was transferred from Bernadetta Ratto to Benadetto Ratto. Also on June 18, 1957, members of the Ratto Family sold a portion of the site to G.F. and Daisy Burk.
- On June 5, 1963, G.F. and Daisy Burk sold the site to individuals by the names of Shaffer, Dougherty, and Grissom.
- On June 5, 1964, site ownership was transferred from Shaffer and Grissom to Pacifica Lodge Inc.
- On August 8, 1964, Utah Construction and Mining Company sold the site to Shoreline Properties, Inc.
- A Grant Deed recorded on September 26, 1966 indicates that the property was transferred from Shoreline Properties, Inc. to Hotels and Apartments, Inc.
- On October 6, 1966, the site was transferred from Hotels and Apartments, Inc. to Utah Construction and Mining Co.
- A Corporation Grant Deed recorded on May 19, 1972 shows that the property was transferred from Utah International to Bay Farm Island Inc. Also on May 19, 1972, the site was transferred from Bay Farm Island, Inc. to Harbor Bay Isle Associates.
- Two Deeds recorded on October 17, 1975 show that portions of the property were sold by members of the Falaschi Family and John Mapes to Harbor Bay Isle Associates.

- On November 9, 1977, Harbor Bay Isle Associates sold the site to Bedford/L.I.R. Number One.

- A Grant Deed recorded on November 27, 1977 indicates that Bedford/L.I.R. Number One transferred the site to Pacific Real Estate Investment Trust.

- A Grant Deed recorded on October 1, 1984 shows that the site was transferred from Pacific Real Estate Investment Trust to Bedford L.I.R. Number One. Also on October 1, 1984, a Grant Deed indicates that the site was transferred from Bedford L.I.R. Number One to Peter and Kirsten Bedford, the current owners of the property.

3.2 Review of Historic Aerial Photographs

Historic aerial photographs of the property were reviewed by PES at Pacific Aerial Surveys in Oakland, California on September 22, 1993. Twelve photographs dating from 1947 to 1992 were reviewed. Information collected from the photographic review is presented below.

1947 The subject site and surrounding properties to the north and west are located within the tidal zone of San Francisco Bay and are covered with water. The southern site border is located at the shoreline and a small shed is present on the shore on the southwestern side of the site. A perimeter dike is present to the north and west of the site. The adjacent area to the west contains residential properties and the existing Alameda Municipal Golf Course is located northeast of the site. Adjacent land south of the site is used for agricultural purposes, with row crops present. Other agricultural properties and associated structures are located further to the south. Island Drive and Mecartney Road are present as single-lane roads.

1950 The site and adjacent land to the north and west continue to be covered with water. There are no significant changes to the subject site or surrounding area.

1953 The subject property appears as described for the previous photo. Three new buildings are present along the shoreline on adjacent property to the west. The new structures appear to be associated with a boat dock. There are no other apparent changes to adjacent properties, however new residential developments are present further to the east.

1959 The site and surrounding area to the north and west are still underwater and appear to be at low tide with tidal channels present. New residential buildings are present to the east and southeast. Property to the south is still used for agricultural row crops.

1963 No significant changes to the site or adjacent properties are observed.

1968 The subject property and adjacent land to the north and west have been filled and are being prepared for development. There are no onsite structures on any of the newly filled land, however portions of the lagoon appear to be under construction. A new

residential development is present to the south on formerly agricultural property. Adjacent land to the east and northeast are still used for residences and a golf course, respectively.

1973 Progress has been made on the construction of the lagoon. Otherwise, no significant changes are apparent to the subject site or contiguous land to the north, east, and west. All adjacent property to the south of the subject site is developed for residential purposes. No agricultural land remains in the immediate vicinity.

1977 There are still no onsite structures, however the lagoon has been completed. Island Drive appears to be undergoing improvements. There are no apparent changes to adjacent properties.

1981 The first phase of construction at the subject site has been completed. All buildings are present except the structure currently containing Longs Drug Store. Onsite parking areas and landscaping is present in their existing configurations. A paved parking lot and two buildings are present on adjacent property to the north. Further to the north, a large housing development is under construction. Adjacent property to the east is still used for residential purposes. The northeastern corner of Island Drive and Mecartney Road contains a new commercial building. Adjacent property to the west contains two new buildings, a paved parking area, and a recreational park with a baseball diamond and tennis courts.

1985 There are no significant changes to the subject site or immediately adjacent properties. Further to the north, the residential development formerly under construction appears to have been completed.

1990 The building currently housing Longs Drug Store has been constructed. The subject site appears as seen today. Adjacent property to the north contains a new building used as a senior housing center; the two buildings formerly observed at this location are no longer present. There are no other apparent changes to the site or surrounding area.

1992 There are no significant changes from the previous photograph.

3.3 Historic Use of Hazardous Materials

Prior to development of the existing shopping center, there is no indication that hazardous materials were used at the site. Beginning with the tenancy of the BP Service Station, Red Hanger Kleaners, and other business in 1979, underground fuel storage tanks and a variety of hazardous materials have been used at the subject property. Although limited information is available regarding hazardous material usage by former tenants of the shopping center, there do not appear to be former occupants that used significant quantities of chemicals. Section 4.2 contains details regarding current hazardous material usage at the subject site.

Because of the relatively recent filling and development of the site, research into other sources of historic information on the property use was not deemed necessary for this PSA.

4.0 RESULTS OF SITE RECONNAISSANCE

4.1 General Discussion

The site reconnaissance was conducted by Ms. Mary Williams and Ms. Tamara Tinto of PES on September 16 and 17, 1993 to assess areas of potential environmental concern related to the use or storage of hazardous materials at the subject property. PES visited the interior of each accessible tenant facility and also observed the parking areas, driveways, lagoon, and surrounding properties. A restaurant and several office areas were not accessible during the site visit.

In general, businesses at the site consist of offices, retail shops, restaurants, and other establishments whose operations do not involve the use of hazardous materials. Onsite buildings, landscaping, and parking areas appeared to be well maintained.

A lagoon located adjacent to the site along part of the northern and western border is connected to the San Leandro Channel. During the site visit, floating organic matter was observed near the shoreline adjacent to the site. Additionally, a sheen was present over a small area along the shore of the lagoon. Harbor Bay Community maintenance personnel occasionally skim organic material from the lagoon's shoreline area. No significant deposits of skimmed organic debris were observed on the property during PES' site visit.

4.2 Areas of Potential Environmental Concern/Chemicals Used at the Site

Other than minor quantities of janitorial cleaning supplies, ink, toner, paint, and (occasionally) oil located within shops and offices at the site, chemical usage appears to be limited to six tenants as discussed below. Plate 2 shows the location of these onsite tenants.

4.2.1 BP Service Station

Mobil Service Station began operating at this site in 1982. The Mobil facility was eventually sold to BP Oil (BP) and operations were continued under the new name. The existing facility consists of a service garage with two service bays, an office area, and two fueling islands, each containing two fuel dispensers (Refer to Plate 5, Photos 3 and 4). The following USTs are currently present at this location:

- 6,000-gallon single walled UST containing plus unleaded gasoline;
- 12,000-gallon single-walled UST containing regular unleaded gasoline;
- 10,000-gallon single-walled UST containing super unleaded gasoline; and
- 1,000-gallon single-walled UST containing waste oil.

According to Mr. Simon Kim, BP franchise operator, leak detection and monitoring for these USTs reportedly consists of continuous electronic monitoring, monthly inventory reconciliation, and annual tank testing. PES reviewed tank testing records for the past five years. The most recent tank testing records available for this facility are dated September 1992. All four of the onsite USTs passed tightness testing in 1990, 1991, and 1992. A tank test conducted in 1989 indicated leakage was occurring from the 12,000-gallon UST. No other information is available regarding the failed tank test. A 1988 tank test did not reveal leakage from any of the USTs.

Other hazardous waste and hazardous materials present at the site include 5 gallons of waste coolant, a 55-gallon drum containing used oil filters, a Safety Kleen degreasing machine, approximately 20 gallons of gear lubricant, used batteries, brake fluid, and assorted oils and greases (Refer to Plate 6, Photo 5). According to Mr. Kim, waste oil is removed from the site approximately every five months by Artesian Oil Recovery, located in Oakland. A 55-gallon drum of waste oil filters is reportedly removed periodically by Big Sky Enterprises of Benecia. Used batteries are reportedly picked up and transported off-site by The Parts House, located in Oakland.

A five year UST permit issued by Alameda County Department of Environmental Health (ACDEH) is current through March 1997. BP operates under EPA ID # CAL 000035263 and also has a current Bay Area Air Quality Management District (BAAQMD) permit for vapor recovery nozzles. PES reviewed permits and environmental compliance documentation at BP and found that hazardous waste manifests are not being maintained onsite as required. According to Mr. Kim, the manifests are kept at a BP administrative office off-site. PES' attempts to obtain representative manifests and other environmental documentation from BP personnel have been unsuccessful.

According to information obtained from ACDEH files, BP is required to perform inventory reconciliation on a daily basis for fuel tanks and on a weekly basis for the waste oil tank, rather than on the reported monthly schedule. BP was cited by ACDEH during March 1992 for discharging waste antifreeze to the ground surface and failure to maintain manifests onsite.

BP Service Station (BP) has had two documented releases of petroleum hydrocarbons from their underground storage tanks (USTs). The first release was identified in 1988 when visibly stained soils were found during replacement of the fuel dispensers. According to a July 1990 Soil Sampling Report, only a portion of the petroleum hydrocarbon contaminated soil was excavated.

The second and most significant release of petroleum hydrocarbons was discovered as a result of groundwater sampling activities conducted at BP during October 1992. Analysis of samples collected from onsite monitoring wells revealed the presence of up to 2.6 parts per million (ppm) total petroleum hydrocarbons as gasoline (TPH-g), 3.9 ppm total petroleum hydrocarbons as diesel (TPH-d), up to 0.25 ppm benzene, and detectable levels of other gasoline constituents and oil and grease. Information regarding the source of this recent release is currently unavailable to PES. Recently, BP installed and sampled an additional

onsite monitoring well downgradient from their USTs and near the property boundary to further define the lateral extent of the groundwater plume and determine if contamination has migrated off-site. The results of this sampling event have not yet been provided to local regulatory agencies and are currently unavailable to PES. At present, there are eight groundwater monitoring wells located on and adjacent to BP. Five of the wells were installed by BP contractors and the three remaining wells were installed for Bedford Properties.

4.2.2 Red Hanger Kleaners

Red Hanger Kleaners has operated dry cleaning equipment containing perchloroethylene (PCE) at the site since 1979. Approximately 100 to 150 gallons of PCE is currently present within the drycleaning machine at this facility. According to Mr. Hobong Lee, operations have not changed significantly since 1979.

Fuller Supply Company (Fuller) provides raw PCE to the site and pumps the material directly into the dry cleaner. Additionally, Fuller occasionally supplies the facility with an extra 55-gallon drum of raw PCE which Red Hanger Kleaners personnel periodically use to replenish dry cleaner tanks. Approximately every two months, Technichem removes hazardous waste including used filters, wastewater, and waste sludge from this facility. According to file information at ACDEH, this facility has been cited for failure to label hazardous waste drums with the start accumulation date and for failure to submit a Hazardous Materials Management Plan-Part II.

The dry cleaning equipment is located on a concrete slab floor and adjacent to a floor sink (Refer to Plate 6, Photo 6). A 20-gallon drum used for storing waste sludge material and a 55-gallon drum containing approximately 30 gallons of raw PCE are also located adjacent to the floor sink. The 55-gallon drum is elevated on a metal support and has tubing connected to a spigot for dispensing purposes (Refer to Plate 7, Photo 7). Two filters are located adjacent to the dry cleaner (Refer to Plate 7, Photo 8). The floor surface in the vicinity of the dry cleaner and hazardous materials storage is moderately stained and has minor cracks.

Waste cooling water is discharged to the sanitary sewer via the floor sink. No direct evidence of PCE releases to the floor sink were found, however a potential exists for leaks in subsurface piping to provide a conduit for PCE to be released to shallow soils and/or groundwater beneath the site. Section 9.0 provides recommendations for a Phase II investigation to evaluate whether significant releases of PCE to the sites' subsurface have occurred from this facility.

4.2.3 Ritz Camera

In August 1992 Ritz Camera (Ritz) purchased and currently operates the former Fotomat photo developing equipment at this facility. Ritz utilizes a silver recovery system to remove silver from developer wastewater prior to discharge to the sanitary sewer. According to records maintained at Ritz, less than 50 gallons of wastewater per month is released to the EBMUD sanitary system. Based on a conversation with Mr. Hunter Anderson of Ritz, self-

monitoring of the wastewater discharge is performed regularly using silver estimating test papers. Silver captured in the silver recovery system is reportedly removed from the site approximately every six months by Silver Refining Enterprises, Inc., based in New Jersey. Ritz operates under EPA ID# CAL 922333823.

During PES' site visit, staining was observed in and around the sink area where wastewater is discharged. Moderate quantities of bottled photo developing supplies are located on shelves and on the floor within the facility. Based on the types and quantities of hazardous materials used at this facility, present operations at Ritz are not expected to represent a significant hazardous materials liability.

4.2.4 The Pedaler Bike Shop

The Pedaler Bike Shop (The Pedaler) has been present onsite for at least several years. The former occupant at The Pedaler's location was also a bicycle shop. The Pedaler operates under EPA ID # CAD 053044053. This facility utilizes a Safety Kleen degreasing sink containing approximately 5 gallons of solvent. The degreasing equipment is located within the facility on a linoleum-covered floor. A floor sink is present on the opposite side of the facility from the degreaser. The floor area surrounding the degreaser and the floor sink showed no indication of spills or releases of solvent material. Safety Kleen reportedly replaces the used solvent in the degreaser on a schedule of approximately once each month.

Based on the limited quantity and lack of evidence of releases from this facility, present operations at The Pedaler do not represent a significant hazardous materials liability.

4.2.5 Dentist Office

Paul H. Ting, D.D.S. has operated a dentist office at this location for approximately 10 years. This facility operates under EPA ID # CAL 000098628. Hazardous materials and/or waste present at this location include photo developing waste, sterilizer waste, lead foil waste from X-Ray film, and medical waste. Photo developing waste generated during X-Ray processing is collected and stored in a 55-gallon polydrum within the office. Photo Waste Recycling reportedly removes this material from the site approximately once each year. This facility does not discharge photo developing wastewater to the sanitary sewer.

The dentist office also uses a sterilizer solution containing ethanol and formaldehyde. Once used, this solution is transformed to a solid, non-hazardous waste. Medical waste including syringes and scalpels is stored in a two-gallon container. Approximately every six months, a full container is delivered off-site to BFI Medical Waste Systems. Lead foil from X-Ray covers is periodically removed from the facility by various metal recycling companies.

Present hazardous material use and storage at this facility does not appear to present a significant hazardous materials liability.

4.2.6 Chiropractic Office

Harbor Bay Chiropractic has operated X-Ray processing equipment at the site for approximately six years. This equipment is located in the bathroom on a linoleum-covered floor. Approximately 5 gallons of liquid waste generated during X-Ray processing is collected and removed from the site by Photo Waste Recycling about every two months. Photo Waste Recycling also provides fresh photo developing chemicals to the facility. Harbor Bay Chiropractic does not use a silver recovery system and does not discharge processor wastewater to the sanitary sewer. In addition to liquid waste, this facility also generates medical waste consisting of used syringes. Approximately every two months, medical waste is packaged in an appropriate container and delivered off-site to BFI Medical Waste Systems. The chiropractic office operates under EPA ID # CAL 922594270.

This facility is not expected to represent a significant environmental concern for the subject site, based on the types and quantities of hazardous materials present.

4.3 Solid Waste Management

Several dumpster enclosures are located at various areas around the subject property (Refer to Plate 2). Solid waste is routinely removed from the site by Oakland Scavenger. Observations made during PES' site visit did not reveal evidence of hazardous materials disposal, storage, or other environmental concerns in the vicinity of dumpsters or a recycling collection area at the site.

4.4 Transformers

There are five concrete pad-mounted transformers located at various locations around the site (Refer to Plate 2). These transformers are owned and maintained by the City of Alameda Bureau of Electricity (CABE). Based on information obtained from Damon Williams of CABE, the dielectric fluid in these transformers contains 1 part per million or less of PCBs. During PES' site visit, one of the transformers showed evidence of minor leakage onto the concrete pad. The amount of material released appeared to be minor and no stains on the soil surrounding the transformer were observed. It is recommended that CABE be contacted to repair transformer # L-568 to prevent further leakage of dielectric fluid.

5.0 RESULTS OF ASBESTOS SURVEY

PES retained CTL Environmental Services (CTL), a Prudential-approved contractor, to conduct a survey for the presence of asbestos-containing building materials (ACBM) at the subject property. CTL performed sampling and visual observation of building materials at the site on September 16, 17, and 20, 1993. CTL's asbestos assessment activities were conducted in accordance with Prudential's and RREEF's requirements. A copy of the Asbestos Survey report is included in Appendix A.

In summary, linoleum, mastic, and tile within several of the buildings were found to contain asbestos. Additionally, penetration tar and transite material on the roof were found to be ACBM. Analysis of samples collected from drywall, drywall joint compound, ceiling tiles, and ceiling panels did not reveal asbestos in these materials. No friable ACBM or other asbestos-related health hazards were identified during the asbestos assessment.

6.0 RESULTS OF LIMITED RECONNAISSANCE OF SURROUNDING AREA

PES conducted a reconnaissance of the surrounding area to assess whether neighboring properties pose potential environmental concerns to the subject property. In general, the site is within an area that is occupied primarily by residential properties with a few commercial developments as well. The discussion which follows presents an overview of the nearby property use and PES' observations in the area.

Property North of Site

The adjacent property to the north contains a fairly new senior housing center surrounded by a paved parking area and landscaping. A lagoon which is connected to the San Leandro Channel also occupies part of the northern property boundary.

Property West of Site

The west side of the property is bordered by Leydecker Park (a recreational public park) and a residential neighborhood. Additionally, a lagoon occupies part of the sites' western border.

Property South of Site

The south side of the property is bordered by Mecartney Road and a residential neighborhood. A bank is also present at the intersection of Island Drive and Mecartney Road.

Properties East of Site

The east side of the site is bordered Island Drive and a residential neighborhood. Alameda Municipal Golf Course and a Fire Department tower are located further to the northeast.

7.0 REVIEW OF REGULATORY AGENCY LISTS

The discussion presented in this section is based on available information provided by government agencies. PES reviewed agency lists and files that contain general information about sites in the vicinity of the property that have reported problems with hazardous materials. PES also queried agency personnel for detailed information on the subject property and for nearby sites appearing on the agency lists.

The study area for the subject property is bounded by a 1-mile radius from the perimeter of the site. Based on data collected from onsite monitoring wells, shallow groundwater beneath the site flows in a westerly direction. Table 1 contains a listing of nearby sites found on agency databases and Plate 1 shows the location of these sites in relation to the subject property.

7.1 Databases Reviewed

7.1.1 U.S. Environmental Protection Agency (EPA) Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS)

CERCLIS provides information for businesses or properties that are being considered for or are in the Federal Superfund Program. Under this program, a business or property is identified and a preliminary assessment is performed to assess whether the site shall become a Federal Superfund Site. If the site is selected for the Superfund Program, it is then added to the National Priorities List (NPL).

A review of these databases revealed no CERCLIS or NPL sites located within a 1-mile radius of the subject property.

7.1.2 CAL-SITES Database

The CAL-SITES database combines the former Abandoned Sites Program Information System (ASPIS) and the Annual Work Plan (AWP) listing. The AWP contains a listing of verified hazardous waste sites that will be targeted for abatement by the California Environmental Protection Agency under the Hazardous Substance Cleanup Bond Act of 1984. The ASPIS database contains a listing of potential AWP sites.

A review of the CAL-SITES database revealed no sites in the study area.

7.1.3 Regional Water Quality Control Board (RWQCB) Fuel Leaks List, 1993

The RWQCB Fuel Leaks List provides a list of site names, addresses and types of reported fuel leaks from underground storage tanks. A review of this database revealed three sites (including the onsite BP Service Station) located within the study area. Information pertaining to the BP Service Station is presented in Section 4.2.1. Details regarding the two remaining sites are discussed in Section 7.2.

7.1.4 Hazardous Waste and Substance Site List (CORTESE List), 1991

The Cortese List is compiled by the California State Office of Planning and Research. This database provides information concerning identified hazardous waste/substances sites within the State of California. A review of this database revealed two sites located in the study area. Details related to these sites are discussed in Section 7.2.

7.1.5 Registered Underground Storage Tanks Database

This database contains a list of registered underground storage tanks within the State of California. The only listing on this database within a 1/2-mile radius of the subject site is the onsite BP Service Station. Details regarding this facility are discussed in Section 4.2.1.

7.1.6 Resource, Conservation, and Recovery Information System (RCRIS)

The Resource, Conservation, and Recovery Information system is a compilation by the U.S.EPA of reporting facilities that generate, store, treat or dispose of hazardous waste.

A search of this database revealed two facilities (including the subject site) located within a 1/2-mile radius. These facilities are classified as hazardous waste generators and are discussed in Section 7.2, below.

7.1.7 Active and Inactive Landfills

The California Integrated Waste Management Board maintains a database of active and inactive landfills within California. A review of this database revealed one landfill located within the study area. Information regarding this facility is provided in Section 7.2.

7.1.8 Emergency Response Notification System/Hazardous Materials Incident Report System

The Emergency Response Notification System (ERNS) and the Hazardous Materials Incident Report System (HMIRS) provide information on reported releases of oil or other hazardous materials. These lists are compiled from spill reports made to the U.S. EPA, the Department of Transportation and the Coast Guard-National Response Center.

A review of these databases showed no spill or release locations within a 1-mile radius of the subject property.

7.1.9 U.S. EPA Facility Index System (FINDS)

This database contains information compiled by the U.S. EPA regarding facilities involved in their various regulatory programs. A review of this database revealed three sites (including the subject property) within 1-mile radius of the subject site. These sites are discussed in Section 7.2, below.

7.1.10 Toxic Release Inventory System (TRIS)

This database includes facilities which release toxic chemicals in reportable quantities to the air, water, or land as required under the Superfund Amendments and Reauthorization Act of 1986 (SARA).

A review of this database revealed no facilities within 1/2-mile from the subject site.

7.2 Sites Listed on Regulatory Agency Databases

The following is a summary of information obtained from regulatory agency files regarding nearby sites found on agency databases. Information related to onsite facilities found on agency databases is presented in Section 4.2, above.

- **Normandy Project**, Mecartney Road (Site 1 on Plate 1) This leaking UST site is situated approximately 1/3-mile downgradient from the subject site. Based on RWQCB file information, a leaking UST was discovered and removed from this former agricultural property (aka Ratto Farm) during grading activities in 1987. Subsequently, petroleum hydrocarbon contaminated soil in excess of 1,000 ppm was excavated and removed from the site and a groundwater monitoring well was installed. Initial sampling of the well revealed low to moderate levels of total petroleum hydrocarbons. The most recent sampling of this well during February 1991 indicated non-detectable levels of TPH-g, toluene, ethylbenzene, and xylenes; benzene was detected at 0.53 ppb. Based on the downgradient location of this site and the low to non-detectable levels of petroleum hydrocarbon constituents present in groundwater, the Normandy Project site does not present a significant environmental concern for the subject property.

- **Alameda Municipal Golf Course**, Clubhouse Memorial Drive (Site 2 on Plate 1) This site is located approximately 1/3-mile northeast and crossgradient from the subject site. According to Alameda Fire Department and RWQCB records, two gasoline USTs were removed from this site in 1991. Free floating product was found on groundwater in the excavation area. Petroleum hydrocarbon impacted soil was excavated and three groundwater monitoring wells were installed in the vicinity of the former USTs. Quarterly groundwater monitoring performed at this site since at least September 1992 revealed non-detectable levels of TPH-g and gasoline constituents in the groundwater. The most recent groundwater sampling event took place during May 1993. Based on groundwater monitoring data from this site, it is considered unlikely that this facility poses a significant environmental concern to the subject property.

- **City of Alameda Disposal Site**, North of Doolittle Drive (Site 3 on Plate 1) Also referred to as Doolittle Landfill, this site is located approximately 3/4-mile northeast and crossgradient from the subject property and is listed on the Inactive Landfills database. Since closure of this landfill, the RWQCB has been involved in investigating potentially lead-contaminated seepage from this site. This inactive landfill is not expected to represent a potential environmental concern to the subject site, based on the crossgradient location.

- **Peter Pan Academy**, 3171 Mecartney Road (Site 4 on Plate 1) This facility is listed on the FINDS database and is located within 1/4-mile downgradient from the subject site. There have been no documented releases of hazardous materials at this location and therefore, this site does not represent a significant environmental concern for the subject property.

- **Former Gas Station.** 109 Maitland Drive (Site 5 on Plate 1) This site is located approximately 1/4-mile east of the subject property. According to Alameda Fire Department records, two USTs containing gasoline were installed for a gasoline station located at this site during the 1920's. The length of operation and details related to hazardous material storage and handling at the former gas station are unknown. Furthermore, it is unknown if USTs remain at this location and if any releases of petroleum hydrocarbons occurred. In our opinion, based on the distance of this property from the subject site, it is not likely that releases (if they occurred in minor to moderate amounts) would pose a significant impact to the subject site.

7.3 Other Agency and Business Contacts

In addition to reviewing published agency list and files, PES contacted other agencies and businesses regarding their knowledge of potential and known sources of environmental concerns at the site and surrounding properties. Agencies contacted included the Alameda Fire Department, CABE, EBMUD, BP Oil, Building Analytics, and Kemper Real Estate Management Company. Information obtained from these sources has been incorporated into previous sections of this report.

8.0 CONCLUSIONS AND RECOMMENDATIONS

Based on our review of historic aerial photographs and site use history, it appears that there is no significant potential for hazardous materials liability associated with pre-development land use. Businesses currently present at the shopping center include six establishments that use and/or generate hazardous materials. Surrounding land use is primarily residential with several commercial developments.

According to regulatory agency files, three sites having documented releases from underground storage tanks (including one on the subject property) are present in the area. The off-site release sites are located in a crossgradient or downgradient direction from the subject site. Information reviewed at regulatory agencies indicates that the releases are of limited extent and that the potential for contaminated groundwater affecting the subject property is low. Additionally, a closed landfill located within the study area is situated approximately 3/4-mile in a crossgradient direction and therefore does not pose a significant environmental concern for the subject site.

File information reviewed at the local Fire Department revealed the presence of a former gasoline station located approximately 1/4-mile upgradient from the site. This former gasoline station operated for an undetermined period of time beginning in the 1920's. No further information is available, and it is unknown if USTs remain at the site or if any releases of petroleum hydrocarbons have occurred. However, in our opinion based on the distance of the gasoline station from the site, it is not likely that releases, if they occurred in minor to moderate amounts, would pose a significant impact to the subject property.

Onsite sources of environmental concern appear to be limited to two areas: (1) TPH-g, TPH-d, benzene, and other gasoline constituents have been documented in groundwater at the onsite BP Service Station during an October 1992 sampling event, and (2) a potential exists for PCE to have been released to the sites' subsurface from a sanitary sewer drain system within Red Hanger Kleaners.

In order to address the potential releases of dry cleaning chemicals from Red Hanger Kleaners, PES recommends a Phase II Environmental Assessment (Phase II) be performed. The proposed scope of work for the Phase II includes soil boring and hydropunch groundwater sampling at three locations adjacent to the sanitary sewer line outside the dry cleaning establishment. We recommend that groundwater samples be analyzed for halogenated Volatile Organic Compounds by EPA Test Method 8010. This scope of work is adequate to evaluate whether a significant release of PCE has occurred to the shallow groundwater as a result of operations at the dry cleaners. This recommendation is based on: (1) the use of PCE at the site for about 15 years; (2) the likelihood of leaks within the sanitary sewer line; and (3) the shallow groundwater at the site.

9.0 LIMITATIONS

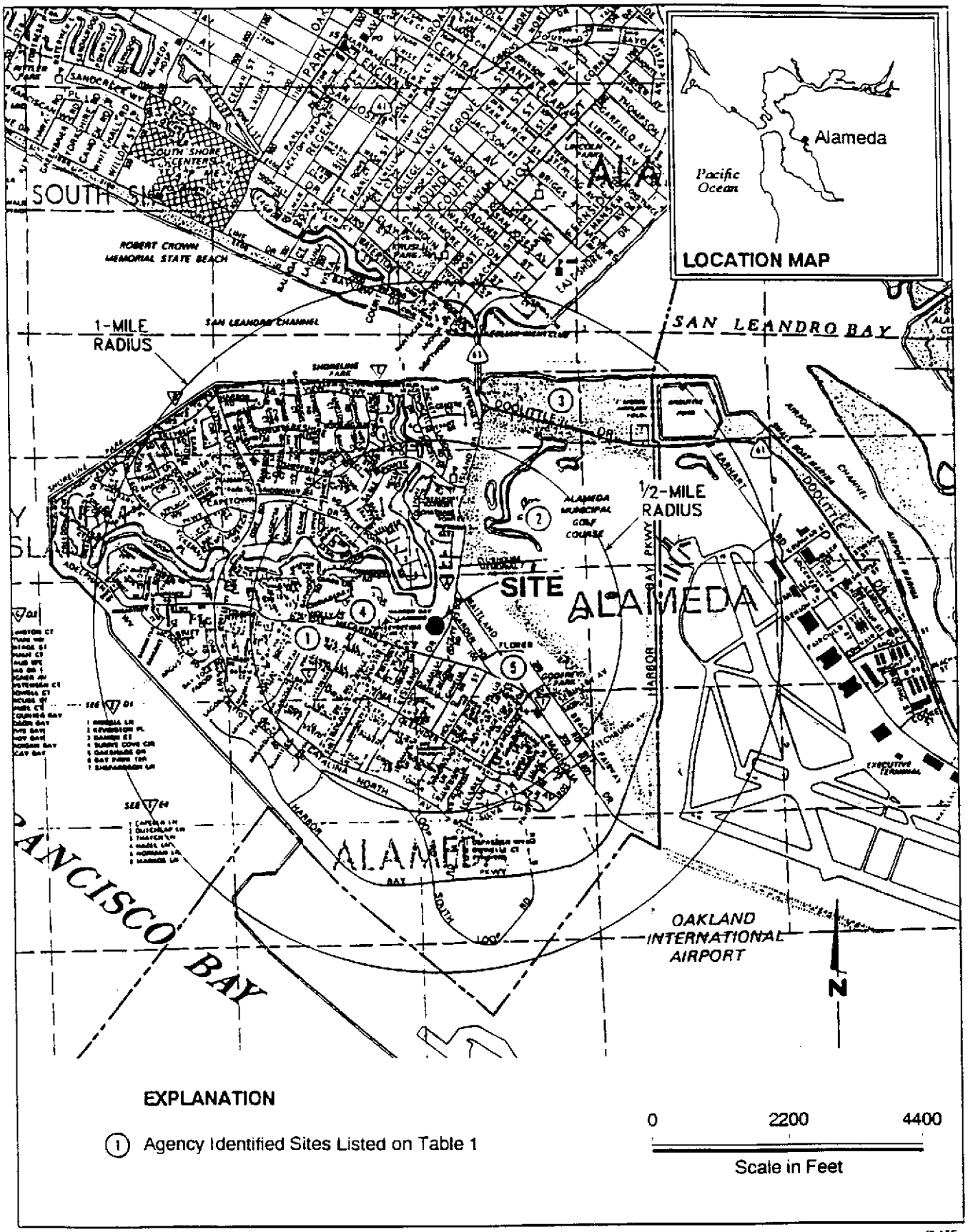
The PSA activities were conducted in accordance with practices and procedures generally accepted in the consulting engineering field. Information presented in this report does not confirm or deny the presence of subsurface contamination at the property. Our professional judgement to assess the potential for contamination was based on limited data; no warranty is given or implied by this report.

Table 1. Sites Listed on Regulatory Agency Databases
Harbor Bay Landing Shopping Center
Alameda, California

Site Code	Company	Address	Regulatory List Code										
			Federal					State					Local
			A	B	C	D	E	F	G	H	I	J	K
SS	BP Service Station	3255 Mecartney Road							X		X		X
SS	Harbor Bay Chiropractic	891 D Island Drive			X	X							
SS	Fotomat Corp (aka Ritz Camera)	833 B Island Drive			X	X							
1	Normandy Project	Mecartney Road									X	X	X
2	Alameda Municipal Golf Course	Clubhouse Memorial Drive									X	X	X
3	City of Alameda Disposal Site	North of Doolittle Drive								X			
4	Peter Pan Academy	3171 Mecartney Road			X								
5	Former Gas Station	109 Maitland Drive											X

NOTES: (See text for explanation)

Site Code = Refers to location on Plate 1. Sites may be listed under more than one name.
SS = Subject Site
A = National Priorities List
B = CERCLIS Database
C = US EPA Facility Index System
D = RCRIS Database
E = Emergency Response Notification System (ERNS)
F = CAL-SITES Database
G = California Registered Underground Tank Records
H = California Landfill and Solid Waste Facility Records
I = RWQCB Fuel Leaks List
J = CORTESE List
K = Alameda Fire Department Records



PLATE

PES Environmental, Inc.
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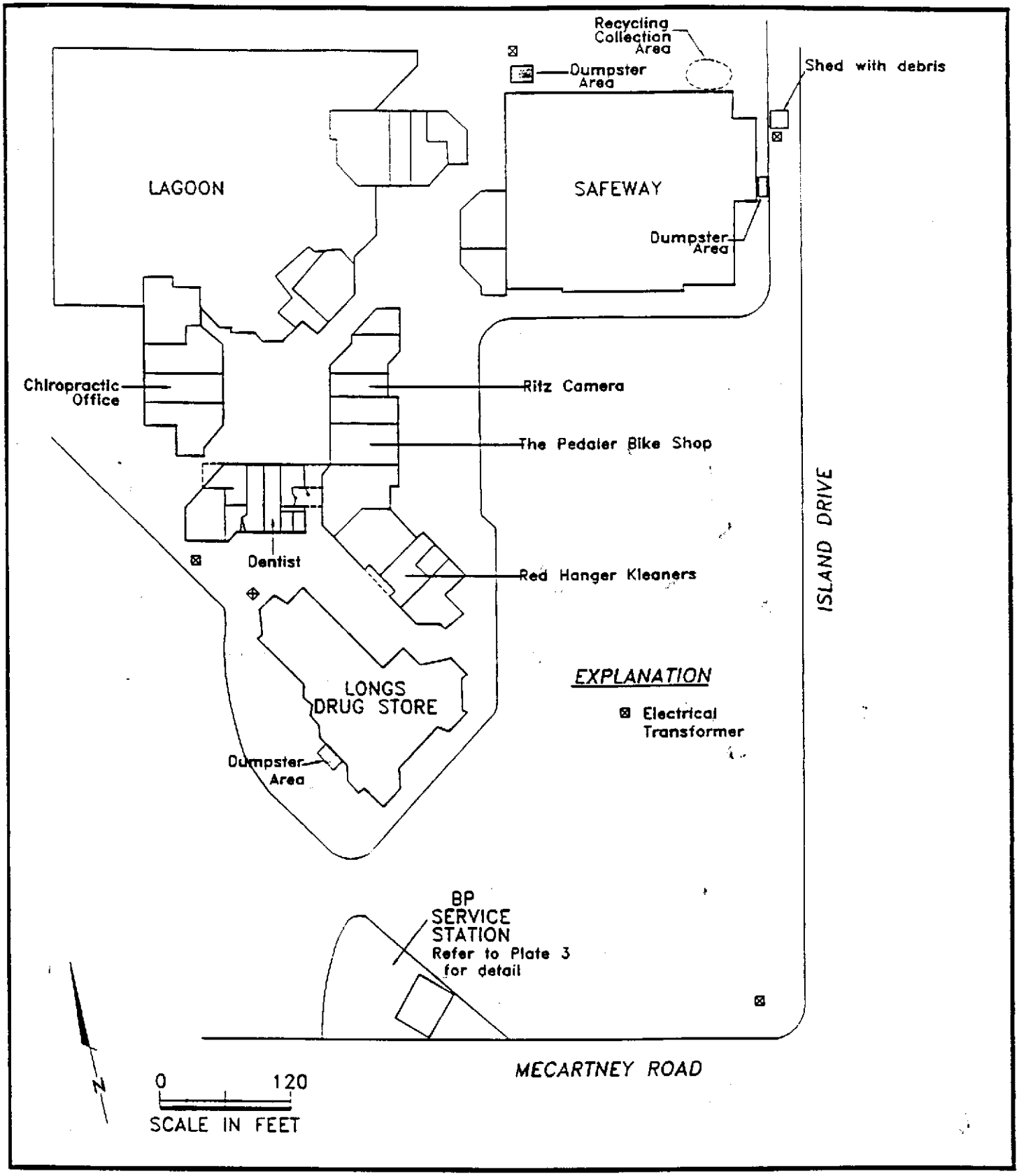
Site and Vicinity Map
Harbor Bay Landing Shopping Center
Alameda, California

1

JOB NUMBER	REVIEWED BY	DATE	REVISED DATE	REVISED DATE
354.0201	MW	10/93		



PES Environmental, Inc.
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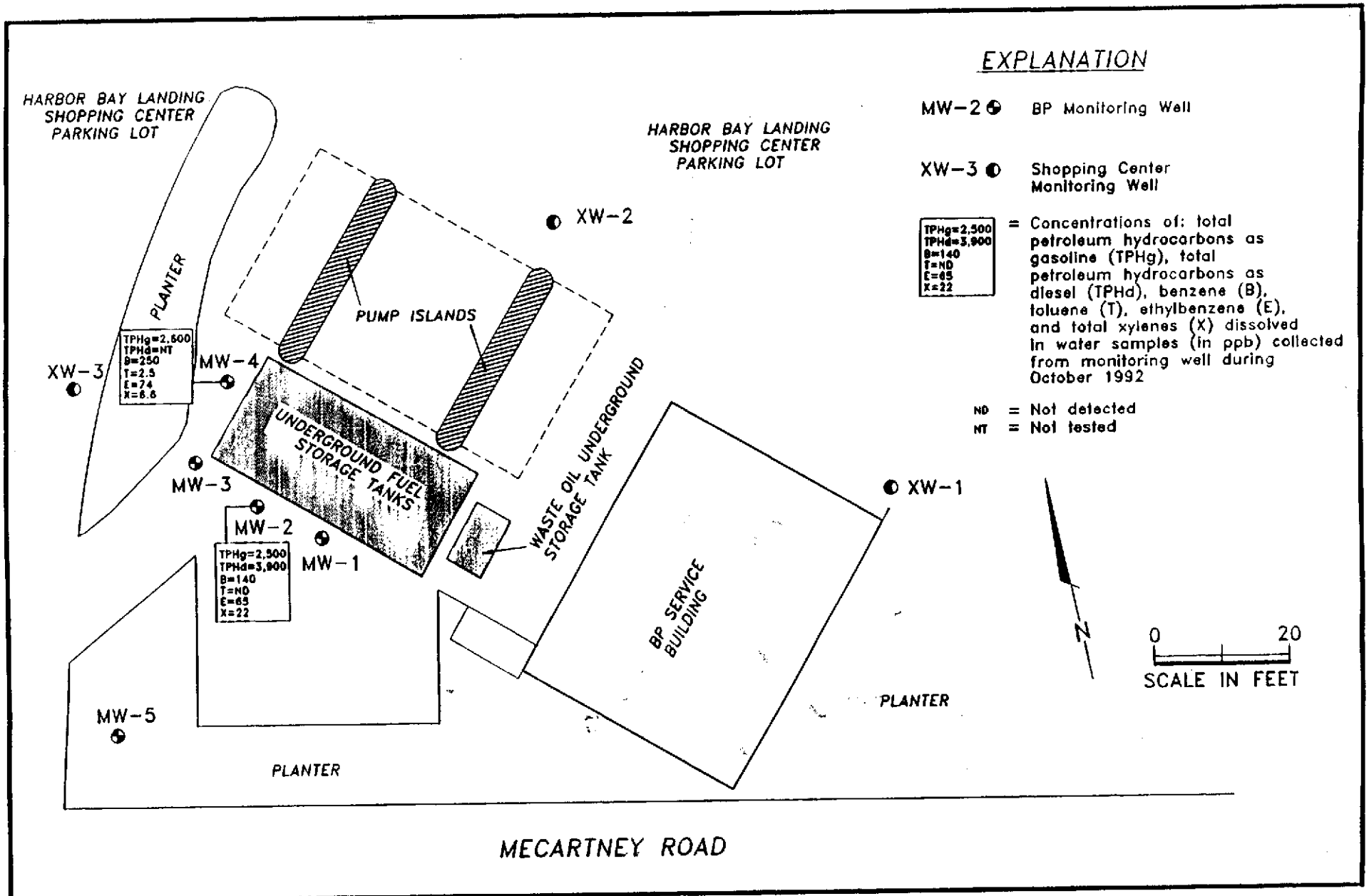
Site Layout
Harbor Bay Landing Shopping Center
Alameda, California

PLATE 2

354.0201	354-AP	10/93	
JOB NUMBER	DWG NUMBER/DRAWN BY	DATE	REVISED DATE



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Site Layout
BP Service Station
3255 Mecartney Road
Alameda, California

PLATE
3

354.0201	354-AP	10/93	
JOB NUMBER	DWG NUMBER/DRAWN BY	DATE	REVISED DATE

Photo 1. View of the site, facing northwest

Photo 2. View of site and adjacent lagoon and residential property, facing southwest

PLATE

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Site Photographs
Harbor Bay Landing Shopping Center
Alameda, California

4

JOB NUMBER	REVIEWED BY	DATE	REVISED DATE	REVISED DATE
354.0201	MW	10/93		

Photo 3. BP service bays

Photo 4. BP fueling islands

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Site Photographs
Harbor Bay Landing Shopping Center
Alameda, California

PLATE
5

JOB NUMBER	REVIEWED BY	DATE	REVISED DATE	REVISED DATE
354.0201	MW	10/93		

Photo 5. Safety Kleen degreaser located in BP service bay

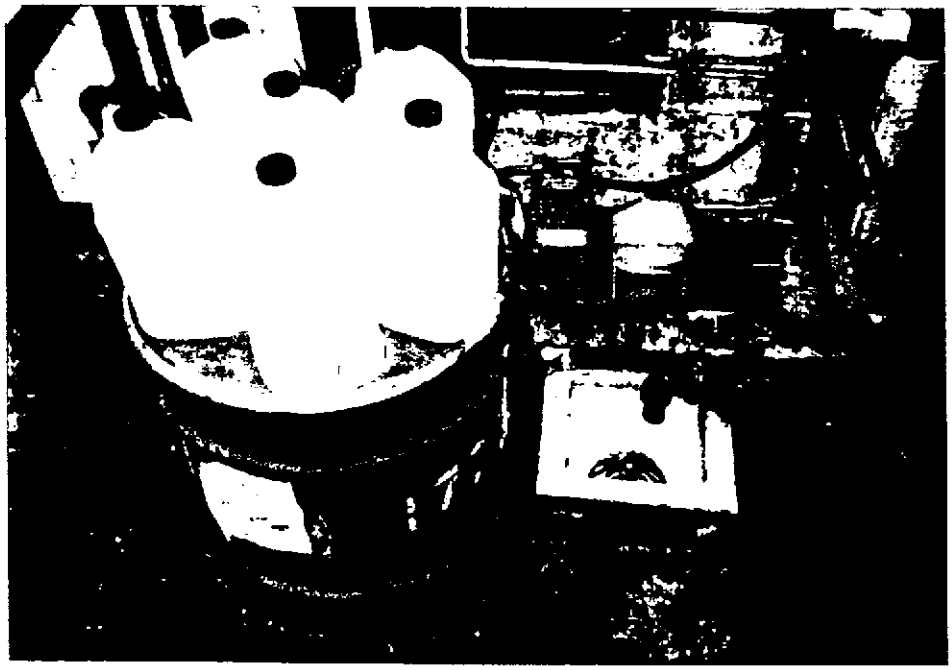

Photo 6. Floor sink and hazardous material storage located adjacent to drycleaning machine in Red Hanger Kleaners

Photo 7. 55-gallon drum containing raw PCE (in green drum) in drycleaning facility

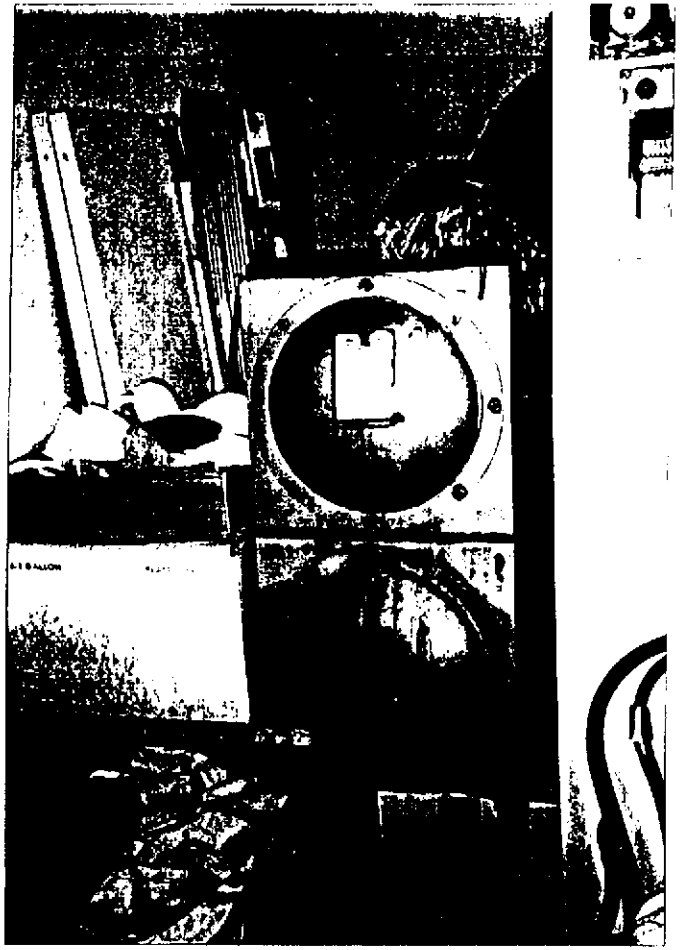

Photo 8. Filters located adjacent to drycleaning machine

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Site Photographs
Harbor Bay Landing Shopping Center
Alameda, California

PLATE
7

JOB NUMBER	REVIEWED BY	DATE	REVISED DATE	REVISED DATE
354.0201	MW	10/93		