

# Fax

**To:** Donna Drugos.  
**Of:** Alameda County Health Services - Dept. of Env. Health  
**Fax:** (510) 337-9335  
**Phone:** (510) 567-6721  
**Pages:** 15 including this cover sheet.  
**Date:** September 13, 2004

Faxed herewith is correspondence addressed to Ms. Drugos and a copy of a Soils And Groundwater Report for 1201 32<sup>nd</sup> Street, Oakland, California. Please deliver this facsimile to Ms. Drugos. Thank you. If there is a problem with this transmission please call me at (415) 362-6939.

Thomas E. Ho'okano

cc: Mr. Hernan Gomez, City of Oakland, Fire Department, 1605 Martin Luther King, Jr. Way, Oakland, California 94612, Facsimile Number: (510) 238-7761

Regional Water Quality Control Board, 1515 Clay Street, Suite 1400, Oakland, CA 94612, Facsimile Number: (510) 622-2460

Ms. Whitney Nelson, Prudential Realty, Facsimile (510) 834-3841 / (510) 645-1230

Ms. Mary Sue Little

From the desk of...

Law Offices of Thomas E. Ho'okano



Law Office of Thomas E.

Ho'okano

Thomas E. Ho'okano, Esq.  
LAW OFFICES  
44 Montgomery Street, Suite 1300  
San Francisco, CA 94104  
Telephone: (415) 362-6939  
Facsimile: (415) 362-6818

September 11, 2004

**VIA FACSIMILE (510) 337-9335 & UNITED STATES MAILS**

Ms. Donna Drugos  
Alameda County Health Services -  
Department of Environmental Health  
1131 Harbor Bay Parkway  
Alameda, CA 94502-6577

Alameda County  
SEP 22 2004  
Environmental Health

**Re: Groundwater Contamination 1201 32<sup>nd</sup> Street**

Dear Ms. Drugos:

I represent the owner of property located within the City of Oakland at 1201 32<sup>nd</sup> Street. The owner is Ms. Mary Sue Little. I am forwarding herewith a copy of a Phase I Soils and Groundwater Sampling Report for the property. The report identifies the presence of groundwater contamination. The primary contaminant identified is trichloroethene. The report reviews data obtained on or about June 12, 2000 from borings on the property. The report provides details as to the location where samples were taken and the contaminant concentrations.

Over three years ago I submitted the subject report to the City of Oakland Fire Department. Mr. Hernan Gomez was the contact person. It is my understanding that in regard to residential property which is located within the City of Oakland and which has contaminated groundwater, the Fire Department is the municipal agency to which such information is submitted. As I understand the process, if the Fire Department determines that there is a possible threat to human health and safety by an environmental condition



Ms. Donna Drugos  
September 11, 2004

on the property, it forwards the information to your office. Your office then makes a determination as to any further action. Following the submission of the report to Mr. Gomez I did not hear anything further from him..

I had attempted to provide the subject report to the County of Alameda, the Regional Water Control Board and the U. S. Environmental Protection Agency. I was told, however, by the Regional Water Board and the EPA that those those agencies had delegated the review function to local government and that the Fire Department is the responsible agency to accept reports for Oakland residential property. If in fact there is another agency to whom the subject report should be submitted, would you please notify me immediately by calling me at my office (415) 362-6939? I would appreciate it.

After I submitted the report to Mr. Gomez, I called him several times and requested that he inspect the neighboring property at 1337 Magnolia Street due to the high reading of trichloroethene near the 1337 Magnolia Street border with the 32<sup>nd</sup> Street Property, I believe that the source of contamination is off site and most likely coming from the Magnolia Property. The Magnolia Property was used for automotive repair and may still be used for that purpose. Ms. Mary Sue Little, the owner of the 32<sup>nd</sup> Street Property, has informed me that Mr. Hugh Kilroy and Mr. Larry Row, who operate the repair business, had often trespassed onto the 32<sup>nd</sup> Street Property to use it to repair vehicles. Various solvents were used by Kilroy and Row to clean the engines and automotive parts. Those solvents may have been dumped on Ms. Little's property. Ms. Little also informed me that Kilroy and Row had often steam-cleaned automobiles on her property which may have left a chemical residue. I do not have Mr. Row's address The last address I have for Mr. Kilroy is 3137 Magnolia Street, Oakland, CA 94608

Notwithstanding the above stated information, Mr. Gomez declined to inspect the Magnolia Street Property. Neither I nor my client heard anything further from Mr. Gomez following the submission of the soils and groundwater report.

The property is currently under contract to be sold. I understand that you will make a determination as to whether any further reports or remedial action is necessary. There are no structures on the property. I understand that the buyer intends to move a single



Ms. Donna Drugos  
September 11, 2004

family home to the site if he can obtain the necessary permits and approvals.

If there is any further information you require, or any other agency to coordinate with please let me know. Ms. Little would like to cooperate in any way she can. Ms. Little is represented in the sale by Ms. Whitney Nelson of Prudential Realty. She can be reached at (510) 206-6148. I look forward to hearing from you

Very truly yours,  
LAW OFFICES OF THOMAS E. HO'OKANO

By Thomas E. Ho'okano  
Thomas E. Ho'okano  
Attorney For Mary Sue Little

cc Fire Department, City of Oakland  
Regional Water Quality Control Board  
Ms. Mary Sue Little  
Ms. Whitney Nelson

# 32nd + magnolia REPORT

6/12/2000

## Summary Report

Soil and Groundwater Sampling  
Conducted as Part of a Property Transaction Screen

GIVE TO MARY  
IMPORTANT

of  
1201 32nd Street  
Oakland, California

### INTRODUCTION

The work described in this letter report was recommended by International Geologic after a Transaction Screen was conducted at 1201 32nd Street, Oakland, California (Property) dated June 12, 2000. The findings of that Transaction Screen are presented below:

### FINDINGS

- 1) The Property was a machine shop from 1926, until the mid to late 1950's. By 1959, it was occupied by a printing business until 1962 when a concrete slab was poured for "Sid's Linens" to support washing machines. By 1967, the Property was a used laundry machines warehouse, until 1971 when it was occupied by "Oakland Short Run Tool & Die". After approximately 1990, the Property was used to store used parts and machinery. The building burned in 1998, and the Property has been vacant since that time.
- 2) A records search conducted as part of a 1993 Transaction the south at 1337 Magnolia Street, identified the Pt "Oakland Short Run Tool & Die" with a status of "D". The CAL-SITES database is maintained by The State with known or potential hazardous substance targets removed from the CAL-SITES list as of 1997.
- 3) The federal, state, and local agency records search in identified, nor is any adjoining property identified as release of hazardous substances into the soil or ground.
- 4) No significant staining or visible evidence of spills walk through.



JUAN J. PEREZ  
PRESIDENT



3355 RUBIN DR  
OAKLAND, CA 94602  
510 482 5724  
FAX 510 530-5467

- 5) Three 55-gallon drums and one 20-gallon drum were stored along the south side of the Property at the time of the site visit. One 55-gallon drum was empty, one was about half full of what appeared to be roofing tar, and the third drum was full of black oil or tar. The 20-gallon drum was full of white grease.
- 6) The closest documented release relative to the Property was from a leaking or overfilled gasoline storage tank formerly located approximately 500 feet to the northwest at Romak Iron Works at 3250 Hollis Street. The tank was removed in 1992, and the site is currently undergoing post-remedial groundwater monitoring. The site does not pose a substantive threat to soil or groundwater beneath the Property.

## DISCUSSION

It could not be determined for the assessment the reasons why the Property was on the CAL SITES list during the 1990's. A file search conducted by personnel at the DTSC revealed no records for the Property. Property history does suggest the potential for an unauthorized release of petroleum hydrocarbons and/or volatile organic compounds (VOCs) into the subsurface. VOCs are in chlorinated solvents typically used by machine shops as a de-greasing agent and in the dry cleaning process. Although it could not be confirmed that dry cleaning equipment was serviced or used on the Property, the possibility exists that it was. The fact that portions of the Property are unsealed, and that there appears to have been a system of liquids transfer on the surface of the Property through means of shallow trenches, increases the possibility that a release of contaminants to the subsurface could have occurred.

## FIELD ACTIVITIES

### Sample Collection

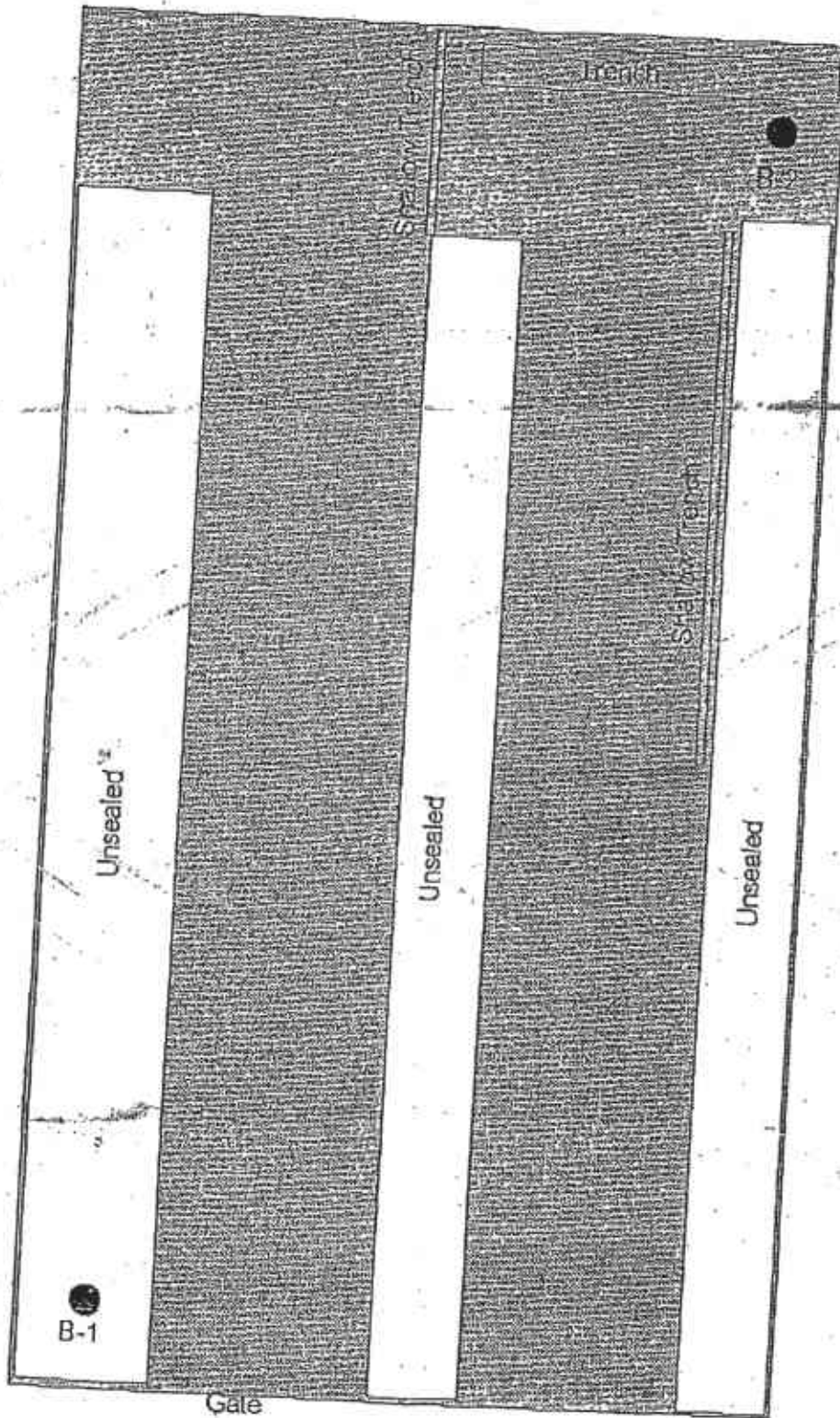
Prior to drilling, International Geologic obtained a permit from the Zone 7 Water Agency of Alameda County. A copy of the permit is included in Attachment 1. On June 12, 2000, two, 2-inch diameter borings were advanced in the southeast and northwest corners of the Property (B-1 and B-2 respectively). Boring locations are indicated on Figure 1.

Borings B-1 and B-2 were pushed to a depth of 20 feet below ground surface (bgs) using a Geoprobe® 5400 BPT rig operated by Precision Sampling of Richmond California. Soil samples were continuously collected from each borehole and contained in 2-inch diameter butyrate "Macro-Core" liners. The following soil samples were retained for laboratory analysis:

- Sample B1S1 collected from 15.5 feet bgs, boring B-1
- Sample B1S2 collected from 18 feet bgs, boring B-1
- Sample B2S1 collected from 15 feet bgs, boring B-2
- Sample B2S2 collected from 19.5 feet bgs, boring B-2

Adjoining Site at 1217 32nd Street

Adjoining Site at 1337 Magnolia Street



32nd Street

North

International Geologic  
Project Number 017-1

1201 32nd Street  
Oakland, California

Magnolia Street

 = Concrete Surface

 = Boring Location  
B-1

Figure 1  
Not to Scale

Groundwater was encountered in both boreholes at approximately 16 feet bgs. A temporary PVC well screen was placed in each borehole prior to groundwater sampling. The groundwater level in the temporary wells stabilized at approximately 11 feet bgs prior to sample collection. Groundwater samples were extracted from the temporary wells using a clean Teflon<sup>®</sup> bailer, then gently poured into laboratory-cleaned, 40-milliliter (ml) glass vials with .5 ml Hydrochloric acid added as a preservative. The sample vials were then sealed with Teflon<sup>®</sup>-lined caps, and inspected for air bubbles. Sample B1W was collected from boring B-1, and sample B2W was collected from boring B-2. After groundwater sample collection, the well screens were removed, and both borings were grouted to the surface with neat cement.

**Sample Labeling and Handling**

Sample containers were labeled in the field with the date, project number, and sample identification, then promptly placed in iced storage for transport to the laboratory. A Chain of Custody Record was initiated in the field and updated throughout handling of the samples. The samples were delivered to McCampbell Analytical of Pacheco, California (DHS Certified Number 1644) for analysis.

**LABORATORY ANALYSIS**

All samples were analyzed for volatile organic compounds by EPA Method 601.

**LABORATORY ANALYTICAL RESULTS**

Laboratory Analysis Data Sheets are included in Attachment 2 to this letter report. A summary of the analytical results are listed below. All Concentrations are expressed in parts per billion (ppb).

Boring B-1: Groundwater Sample B1W: 1,100,000 ppb trichloroethene.  
Soil Sample B1S1: 17,000 ppb trichloroethene - solvent  
Soil Sample B1S2: 12,000 ppb trichloroethene.

Boring B-2: Groundwater Sample B2W: 8.8 ppb trichloroethene.  
Groundwater Sample B2W: 4.9 ppb tetrachloroethene. *ACE - dry cleaning fluid*

The soil samples collected from Boring B-2 (B2S1 and B2S2) did not contain detectable concentrations of VOCs.

*• Much less  
• Residual  
• Soil so dense  
• Bottom of well*

*Chlorinated compounds  
which are carcinogenic.  
Clay soil which holds*



INTERNATIONAL GEOLOGIC  
JUNE 20, 2000

017-1.HPE  
SUMMARY REPORT, 1201 22<sup>ND</sup> STREET, OAKLAND, CA

**RECOMMENDATIONS**

- 1) Additional subsurface exploration should be conducted on the Property to determine the extent of the VOC contamination.
- 2) The Alameda County Health Care Services Agency should be contacted to provide oversight for future environmental work.

If you have any questions or comments, please call me at (510) 530-8751. Thank you.

Sincerely,  
International Geologic

*Steve Bitman*  
Steve Bitman  
Project Manager

*Jeff Ramsey*

*Harbor*  
 X- *1131 Parkway Alameda*  
*567 6700 Hugo?*  
 called *Susan on Vreeda Hazmat*  
 567-6863 No good for Section  
 CAU ~~567~~-567 6706 Larry Sato not there

~~112~~  
6780

*Chris - 543-2410*



# ALAMEDA COUNTY PUBLIC WORKS AGENCY

## WATER RESOURCES SECTION

339 ELMHURST ST. HAYWARD CA. 94544-1338

PHONE (510) 670-2854 MARLON MAGALLANES/FRANK COOD (510) 476-8703

FAX (510) 782-1939

### DRILLING PERMIT APPLICATION

FOR APPLICANT TO COMPLETE

FOR OFFICE USE

LOCATION OF PROJECT 1201 34th St  
Oakland, CA 94608

PERMIT NUMBER W00-356  
WELL NUMBER \_\_\_\_\_  
APN \_\_\_\_\_

#### PERMIT CONDITIONS

Cited Permit Requirements Apply

CLIENT Name Hugh Kilroy  
Address 457 Magnolia St Phone 424-0957  
City Oakland Zip 94608

- A. GENERAL**
1. A permit application should be submitted so it is on file at the office 5-6 days prior to proposed starting date.
  2. Submit to ACWA within 60 days after completion of permitted original Department of Water Resources Well Completion Report.
  3. Permit is void if project not begun within 90 days of approval date.

APPLICANT Name International Geologic  
Five Brothers Fax (510) 530-8794  
Address 1831 Sylvan Ave Phone 530-8751  
City Oakland Zip 94608

- B. WATER SUPPLY WELLS**
1. Minimum surface seal thickness is two inches of cement grout placed by tremie.
  2. Minimum seal depth is 20 feet for municipal and industrial wells or 20 feet for domestic and irrigation wells unless a lesser depth is specifically approved.

TYPE OF PROJECT		Geotechnical Investigation	
Well Construction		General	<input type="checkbox"/>
Cathodic Protection	<input type="checkbox"/>	Contamination	<input checked="" type="checkbox"/>
Water Supply	<input type="checkbox"/>	Well Destruction	<input type="checkbox"/>
Monitoring	<input type="checkbox"/>		

- C. GROUNDWATER MONITORING WELLS INCLUDING PIEZOMETERS**
1. Minimum surface seal thickness is two inches of cement grout placed by tremie.
  2. Minimum seal depth for monitoring wells is the maximum depth practical or 20 feet.

PROPOSED WATER SUPPLY WELL USE NA

New Domestic	<input type="checkbox"/>	Replacement Domestic	<input type="checkbox"/>
Municipal	<input type="checkbox"/>	Irrigation	<input type="checkbox"/>
Industrial	<input type="checkbox"/>	Other	<input type="checkbox"/>

- D. GEOTECHNICAL**
- Backfill bore hole by tremie with cement grout or cement grout/sand mixture. Upper two-three feet replaced in kind or with compacted fillings.

DRILLING METHOD:

Mud Rotary	<input type="checkbox"/>	Air Rotary	<input type="checkbox"/>	Auger	<input type="checkbox"/>
Cable	<input type="checkbox"/>	Other	<input checked="" type="checkbox"/>	Direct Push	<input type="checkbox"/>

- E. CATHODIC**
- Fill hole anode zone with concrete placed by tremie.

DRILLER'S NAME Precision Drilling & Sampling  
DRILLER'S LICENSE NO. C57 636387

- F. WELL DESTRUCTION**
- See standard requirements for destruction of shallow wells. Send a copy of work log. A different permit application is required for wells deeper than 45 feet.
- G. SPECIAL CONDITIONS**

WELL PROJECTS

Drill Hole Diameter	_____ in.	Maximum Depth	_____ ft.
Casing Diameter	_____ in.	Owner's Well Number	_____
Surface Seal Depth	_____ ft.		

NOTE: One application must be submitted for each well or well destruction. Multiple borings on one application are acceptable for geotechnical and contamination investigations.

GEOTECHNICAL PROJECTS

Number of Borings	<u>2</u>	Maximum Depth	<u>20</u> ft.
Hole Diameter	<u>2.5</u> in.		

ESTIMATED STARTING DATE 6/9/00  
ESTIMATED COMPLETION DATE 6/9/00

APPROVED Frank Cood DATE 6/8/00

I hereby agree to comply with all requirements of this permit and Alameda County Ordinance No. 73-04.

APPLICANT'S SIGNATURE Steve Britton DATE \_\_\_\_\_

PLEASE PRINT NAME Steve Britton Rev. 4-3-00

62-5853

International Geologic 2831 Sylhowe Road Oakland, CA 94602	Client Project ID: #017-1; Oakland	Date Sampled: 06/12/00
	Client Contact: Steve Bittman	Date Received: 06/12/00
	Client P.O.:	Date Extracted: 06/12/00
		Date Analyzed: 06/12-06/15/00

**Volatile Halocarbon**

EPA method 801 or 8010

Compound	40150	40131
Lab ID	40150	40131
Client ID	H2S1	B2S2
Matrix	S	S
	Concentration	
Bromodichloromethane	ND	ND
Bromoform <sup>(b)</sup>	ND	ND
Bromomethane	ND	ND
Carbon Tetrachloride <sup>(c)</sup>	ND	ND
Chlorobenzene	ND	ND
Chloroethane	ND	ND
2-Chloroethyl Vinyl Ether <sup>(d)</sup>	ND	ND
Chloroform <sup>(e)</sup>	ND	ND
Chloromethane	ND	ND
Dibromochloromethane	ND	ND
1,2-Dichlorobenzene	ND	ND
1,3-Dichlorobenzene	ND	ND
1,4-Dichlorobenzene	ND	ND
Dichlorodifluoromethane	ND	ND
1,1-Dichloroethane	ND	ND
1,2-Dichloroethane	ND	ND
1,1-Dichloroethene	ND	ND
cis 1,2-Dichloroethene	ND	ND
trans 1,2-Dichloroethene	ND	ND
1,2-Dichloropropane	ND	ND
cis 1,3-Dichloropropene	ND	ND
trans 1,3-Dichloropropene	ND	ND
Methylene Chloride <sup>(f)</sup>	ND<10	ND<10
1,1,2-Tetrachloroethane	ND	ND
Tetrachloroethene	ND<10	ND<10
1,1,1-Trichloroethane	ND	ND
1,1,2-Trichloroethane	ND	ND
Trichloroethene	ND	ND
Trichlorofluoromethane	ND	ND
Vinyl Chloride <sup>(g)</sup>	ND	ND
% Recovery Surrogate	106	95
Comments		

\* water and vapor samples and all TCLP & SPLP extracts are reported in ug/L, soil and sludge samples in ug/kg, wipe samples in ug/wipe  
 Reporting limit unless otherwise stated: water/TCLP/SPLP extracts, ND<0.5ug/L; soils and sludges, ND<5ug/kg; wipes, ND<0.2ug/wipe  
 ND means not detected above the reporting limit; N/A means analysis not applicable to this analysis  
 (b) tribromomethane; (c) tetrachloromethane; (d) (2-chloroethoxy) ethene; (e) trichloromethane; (f) dichloromethane; (g) chloroethene, the a lighter than water immiscible steam is present; (h) liquid sample that contains greater than ~5 vol. % sediment; (i) sample diluted due to high organic content

**McCAMBELL ANALYTICAL INC.**

110 2<sup>nd</sup> AVENUE SUITE 107  
PACIFIC, CA 94553

Telephone: (510) 798-1621

Fax: (510) 798-1622

Request to: Steve Beltman

Bill To: International Geologic

Company: International Geologic

2331 Sylvan Rd.  
Oakland, CA 94602

Tele: (510) 530-8751

Fax: (510) 530-8794

Project #: 017-1

Project Name:

Project Location: Oakland

Sampler Signature: Steve Beltman

**CHAIN OF CUSTODY RECORD**

TURN AROUND TIME

RUSH 24 HOUR 48 HOUR 5 DAY

Analysis Request

Other

Comments

SAMPLE ID	LOCATION	SAMPLING		# Containers	Type Containers	MATRIX					METHOD PRESERVED			
		Date	Time			Water	Soil	Air	Sludge	Other	Ice	HCl	HNO <sub>3</sub>	Other
B1W		6/16/00		6	WA	X						X	X	
B1W				1	Water	X						X	X	
B1S1				1	Sub		X					X	X	
B1S2				1	Sub		X					X	X	
B2W				3	WA	X						X	X	
B2W				1	Water	X						X	X	
B2S1				1	Sub		X					X	X	
B2S2		6/17/00		1	Sub		X					X	X	

BTX & TPH as Gas (ASTM D 3600 - 01) MTR 8

TPH as Dissol (8015)

Total Petroleum Oil & Grease (5520 & 5600)

Total Petroleum Hydrocarbons (431.1)

EPA 601 / 8010

BTEX ONLY (EPA 602 / 8020)

EPA 601 / 8030

EPA 601 / 8060 PCB'S ONLY

EPA 621 / 8240 / 8260

EPA 625 / 8270

PAH's (PNA's) by EPA 625: 8270: 8310

CAH-17 Metals

LUPT 5 Metals

LAH (7240/7212/79.2/6010)

ACT

401

HOLD

4014

HOLD

4014

401

4015

4015

ICM  
EQUIPMENT  
FIELD STORAGE

PRESERVATION  
APPROPRIATE  
CONTAINERS

MOISTURE  
NEEDS  
OTHER

Retrieved By: Steve Beltman

Date: 6/16/00 Time: 1:00

Received By: Silvia Burt

Retrieved By: Silvia Burt

Date: 6/17 Time: 14:00

Received By: Maria Veneger

Remarks:

B1W had noticeable odor

MILLER ASSOCIATES

LMW



**McCAMPBELL ANALYTICAL INC.**

110 2nd Avenue South, #107, Pacheco, CA 94553-5560  
 Telephone: 925-798-1620 Fax: 925-798-1622  
<http://www.mccampbell.com> E-mail: [main@mccampbell.com](mailto:main@mccampbell.com)

International Geologic  
 2831 Sylhowe Road  
 Oakland, CA 94602

Client Project ID: #017-1: Oakland

Date Sampled: 06/12/00

Client Contact: Steve Bittman

Date Received: 06/12/00

Date Extracted: 06/12/00

Client P.O.:

Date Analyzed: 06/12-06/15/00

EPA method 601 or 8010

**Volatile Halocarbons**

Lab ID	40146	40147	40148	40149
Client ID	B1W	B1S1	B1S2	B2W
Matrix	W	S	S	W
Compound	Concentration			
Bromodichloromethane	ND<10,000	ND<630	ND<500	ND
Bromoform <sup>(a)</sup>	ND<10,000	ND<630	ND<500	ND
Dibromomethane	ND<10,000	ND<630	ND<500	ND
Carbon Tetrachloride <sup>(a)</sup>	ND<10,000	ND<630	ND<500	ND
Chlorobenzene	ND<10,000	ND<630	ND<500	ND
Chloroethane	ND<10,000	ND<630	ND<500	ND
2-Chloroethyl Vinyl Ether <sup>(a)</sup>	ND<10,000	ND<630	ND<500	ND
Chloroform <sup>(a)</sup>	ND<10,000	ND<630	ND<500	ND
Chloromethane	ND<10,000	ND<630	ND<500	ND
Dibromochloromethane	ND<10,000	ND<630	ND<500	ND
1,3-Dichlorobenzene	ND<10,000	ND<630	ND<500	ND
1,3-Dichlorobutane	ND<10,000	ND<630	ND<500	ND
1,4-Dichlorobenzene	ND<10,000	ND<630	ND<500	ND
Dichlorodifluoromethane	ND<10,000	ND<630	ND<500	ND
1,1-Dichloroethane	ND<10,000	ND<630	ND<500	ND
1,2-Dichloroethane	ND<10,000	ND<630	ND<500	ND
1,1-Dichloroethene	ND<10,000	ND<630	ND<500	ND
cis-1,2-Dichloroethene	ND<10,000	ND<630	ND<500	ND
trans-1,2-Dichloroethene	ND<10,000	ND<630	ND<500	ND
1,2-Dichloropropane	ND<10,000	ND<630	ND<500	ND
cis-1,3-Dichloropropene	ND<10,000	ND<630	ND<500	ND
trans-1,3-Dichloropropene	ND<10,000	ND<630	ND<500	ND
Methylene Chloride <sup>(a)</sup>	ND<10,000	ND<630	ND<500	ND
1,1,2,2-Tetrachloroethane	ND<10,000	ND<1500	ND<1200	ND<2.0
Tetrachloroethane	ND<10,000	ND<630	ND<500	ND
1,1,1-Trichloroethane	ND<10,000	ND<630	ND<500	ND
1,1,2-Trichloroethane	ND<10,000	ND<630	ND<500	ND
Trichloroethene <sup>(a)</sup>	1,100,000	17,000	12,000	2.1
Trichlorofluoromethane	ND<10,000	ND<630	ND<500	ND
Vinyl Chloride <sup>(a)</sup>	ND<10,000	ND<630	ND<500	ND
% Recovery Surrogate	92	95	99	98
Comments				

\* water and vapor samples and all TCLP & SPLP extracts are reported in ug/L, soil and sludge samples in ug/kg, wipe samples in ug/wipe  
 Reporting limit unless otherwise stated: water/TCLP/SPLP extracts, ND<0.5ug/L; soils and sludges, ND<5ug/kg; wipes, ND<0.2ug/wipe  
 ND means not detected above the reporting limit; N/A means analyte not applicable to this analysis  
 (a) dibromomethane; (c) tetrachloroethane; (d) (2-chloroethoxy) ethane; (e) trichloromethane; (f) dichloromethane; (g) chloroethene (h) lighter than water immiscible when is present, (i) liquid sample that contains greater than ~5 vol. % sediment, (j) sample diluted due to high organic content.

DHS Certification No. 1644

*Edward Hamilton*  
 Edward Hamilton, Lab Director

**SUBJECT PROPERTY:**  
1201 32ND STREET  
OAKLAND, CA 94608  
ALAMEDA COUNTY

# Property I.D.

## IMPORTANT NOTICE

*For the convenience of real estate agents, escrow officers, sellers and buyers, a disclosure receipt in the Quaduplicate is provided herein as an insert preceding the mandatory reports. It is important that the beneficiary (Buyer) of the report acknowledge acceptance of these reports by signing this receipt. Therefore, each party to the transaction may retain a copy of the receipt for their files.*

**(800) 626-0106**

**SALES ASSOCIATE COPY**

REPORT #: PID 1057751  
APN#: 005-0462-003-02

ESCROW/FILE  
NUMBER: PENDING

ESCROW AGENT:  
FLO ALBONICO  
NAVIGATOR ESCROW  
1530 SOLANO AVENUE  
ALBANY-CA  
94707  
EPID 1057751

SUBJECT PROPERTY:  
1201 32ND STREET  
OAKLAND, CA 94608  
ALAMEDA

DATE: 3/29/2004

ORDERED BY:  
WHITNEY NELSON  
PRUDENTIAL CALIFORNIA REALTY  
3320 GRAND AVENUE  
OAKLAND, CA 94610  
APID 1057751

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\*Provided in buyer's copy only.

### NOTICE TO BUYER:

This report applies to the property described by the street address and/or county assessor's parcel number as shown above. Please verify this information for accuracy. If this report has been issued in connection with an identified escrow and your escrow transaction number fails to match the escrow number enumerated in this report, then this report is invalid and must be re-ordered.

This report is issued as of the date shown above and is based upon an examination of maps as published by the applicable government agencies. This report does not constitute an opinion as to the advisability of completing the transaction.

Property I.D. Corporation will issue four original copies of this report for distribution to the parties involved in the transaction.

Property I.D.

**NATURAL HAZARD DISCLOSURE STATEMENT AND DISCLOSURE REPORT RECEIPT**

This statement applies to the following property: **1201 32ND STREET OAKLAND CA 94608** Date: **3/29/2004 6:25:00 PM**

The Transferor and his or her agent(s) disclose the following information with the knowledge that even though this is not a warranty, prospective transferees may rely on this information in deciding whether and on what terms to purchase the subject property. Transferor authorizes any agent(s) representing any principal(s) in this action to provide a copy of the statement to any person or entity in connection with any actual or anticipated sale of the property. **THE FOLLOWING ARE REPRESENTATIONS MADE BY THE TRANSFEROR AND HIS OR HER AGENT(S) BASED ON THEIR KNOWLEDGE AND MAPS DRAWN BY THE STATE AND FEDERAL GOVERNMENTS. THIS INFORMATION IS A DISCLOSURE AND IS NOT INTENDED TO BE PART OF ANY CONTRACT BETWEEN THE TRANSFEREE AND TRANSFEROR. THIS REAL PROPERTY LIES WITHIN THE FOLLOWING HAZARDOUS AREA(S):**

1. A SPECIAL FLOOD HAZARD AREA (Any Type Zone "A" or "V") designated by the Federal Emergency Management Agency. Refer to Report.  
 YES\_ NO\_X PENDING\_ Do not know and information not available from local jurisdiction\_
2. AN AREA OF POTENTIAL FLOODING show on a dam failure inundation map pursuant to Section 8589.5 of the Government Code. Refer to Report.  
 YES\_ NO\_X Do not know and information not available from local jurisdiction\_
3. A VERY HIGH FIRE HAZARD SEVERITY ZONE pursuant to Section 51178 or 51179 of the Government Code. The owner of this property is subject to the maintenance requirements of Section 51182 of the Government Code. Refer to Report.  
 YES\_ NO\_X
4. WILDLAND AREA THAT MAY CONTAIN SUBSTANTIAL FOREST FIRE RISKS AND HAZARDS pursuant to Section 4125 of the Public Resources Code. The owner of this property is subject to the maintenance requirements of Section 4291 of the Public Resources Code. It is not the State's responsibility to provide fire protection services to any building or structure located within the wild lands unless the department of Forestry and Fire Protection has entered into a cooperative agreement with a local agency for those purposes pursuant to Section 4142 of the Public Resources Code. Refer to Report.  
 YES\_ NO\_X
5. AN EARTHQUAKE FAULT ZONE pursuant to Section 2622 of the Public Resources Code. Refer to Report.  
 YES\_ NO\_X
6. A SEISMIC HAZARD ZONE pursuant to Section 2026 of the Public Resources Code. Refer to Report.  
 YES\_ (Landslide Zone) YES\_X (Liquefaction Zone) NO\_ Map not yet released by State\_

THESE HAZARDS MAY LIMIT YOUR ABILITY TO DEVELOP THE REAL PROPERTY, TO OBTAIN INSURANCE, OR TO RECEIVE ASSISTANCE AFTER A DISASTER. THE MAPS ON WHICH THESE DISCLOSURES ARE BASED ESTIMATE WHERE NATURAL HAZARDS EXIST. THEY ARE NOT DEFINITIVE INDICATORS OF WHETHER OR NOT A PROPERTY WILL BE AFFECTED BY A NATURAL DISASTER. TRANSFEREES AND TRANSFEROR(S) MAY WISH TO OBTAIN PROFESSIONAL ADVICE REGARDING THOSE HAZARDS AND OTHER HAZARDS THAT MAY AFFECT THE PROPERTY.

Transferor represents that the above information is true and correct to the best of the Transferor's knowledge as of the date signed by the Transferor.

Signature of Transferor \_\_\_\_\_ Date \_\_\_\_\_

Agent represents that the above information is true and correct to the best of the Agent's knowledge as of the date signed by the Agent.

Signature of Agent \_\_\_\_\_ Date \_\_\_\_\_

Signature of Agent \_\_\_\_\_ Date \_\_\_\_\_

Items 7-16 below indicate additional statutory disclosures and legal information provided in the report.

7. ENVIRONMENTAL RISK REPORT (Enclosed if ordered and automatically enclosed for Santa Clara and San Mateo Counties.)
8. INDUSTRIAL USE ZONE DETERMINATION pursuant to Section 1102.17 of the California Civil Code. (Where available.) Refer to Report.
9. FLOOD HAZARD DETERMINATION pursuant to 42 U.S.C. Section 4001 et seq. Refer to Report.
10. LOCAL JURISDICTION HAZARDS (May include but will not be limited to one or more of the following: Fault Activity, Methane Gas, Landslide Inventory Reports, Liquefaction Susceptibility, Fire, Ultramafic Rock, Airport Noise, Williamson Act, Groundwater, Deficient, Flood and Inundation Hazards.) Refer to Report.
11. MELLO-ROOS & SPECIAL ASSESSMENTS pursuant to Section 53311-53365.7/53354 of the California Government Code. Refer to Report.
12. MILITARY ORDINANCE FACILITIES pursuant to California Civil Code Sections 1102.15 and 19403. Refer to Report.
13. ENVIRONMENTAL HAZARDS: "Guide for Homeowners and Transferees" including Chapter VI RE mold, pursuant to H&S Section 25100 et seq. & 25407, 26100, B&P Section 10084, California Civil Code Section 2079.7. Refer to Report.
14. EARTHQUAKE SAFETY: "The Homeowner's Guide to Earthquake Safety" & Residential Earthquake Hazards Report Form pursuant to California Business and Professions Section 10149, California Government Code Section 8897.1, 8897.2, 8897.5. Refer to Report.
15. RESIDENTIAL EARTHQUAKE HAZARDS REPORT FORM pursuant to California Business and Professions Section 10149, California Government Code Section 8897.1, 8897.2, 8897.5. Refer to Report.
16. LEAD-BASED PAINT: "Protect Your Family From Lead In Your Home" pursuant to HUD Mortgage Letter 92-94, Title X of Housing and Com. D.V. Act of 1992. Refer to Report.



PROPERTY I.D. CERTIFIES THAT THE ABOVE INFORMATION IS TRUE AND CORRECT.\* THE ABOVE NATURAL HAZARD DISCLOSURE STATEMENT, ZONE DISCLOSURE FORMS AND GOVERNMENT INFORMATION DO NOT SUBSTITUTE ANY INSPECTIONS OR WARRANTIES THE PRINCIPAL(S) MAY WISH TO OBTAIN. NEITHER THE SELLER NOR THE SELLER'S AGENT(S) HAS INDEPENDENTLY VERIFIED THE INFORMATION CONTAINED IN THIS FORM AND REPORT NOR (2) IS PERSONALLY AWARE OF ANY ERRORS OR INACCURACIES IN THE INFORMATION CONTAINED ON THIS FORM.

Transferor represents that he or she has read and understands this document.

Transferor \_\_\_\_\_ Date \_\_\_\_\_

Transferor \_\_\_\_\_ Date \_\_\_\_\_

\*Subject to the assumptions, conditions and limitations of liability set forth in the Report.



**EARTHQUAKE FAULT ZONE DETERMINATION  
FOR  
1201 32ND STREET, OAKLAND, CALIFORNIA 94608**

Based on PROPERTY I.D.'s research of the current official Earthquake Fault Zone Map(s) issued by the State of California, the following determination is made:

**THE SUBJECT PROPERTY IS NOT LOCATED IN AN OFFICIAL  
EARTHQUAKE FAULT ZONE\***

*\*PID has obtained the information in this report from the above-referenced governmental agency. The term "zone" or the term "area" or the term "mapped" are words strictly defined as a specific boundary within which the specific hazards are contained and is a designation identified in the legends of the maps prepared by the above-referenced agency.*

**DISCUSSION:**

If the subject property is partially or wholly within an OFFICIAL EARTHQUAKE FAULT ZONE, it may be subject to (city, county, or state) requirements necessitating geologic study prior to any new or additional construction. When a property is located in this zone, it may not mean that a fault line exists on the property. In certain areas, the zones are more than one-quarter of a mile wide.

Earthquake Fault Zones are delineated and adopted by the State of California as part of the Alquist-Priolo Special Studies Zone Act of 1972 to assure that homes, offices, hospitals, public buildings, and other structures for human occupancy are not built on active faults. Earthquake Fault Zones are areas on both sides of known or suspected active earthquake faults. The State Mining and Geology Board has adopted policies and criteria for the implementing of these zones.

*No visual examination of the subject site was performed. This report is not a substitute for a visual examination and/or inspection of the subject property. If detailed on-site information regarding geologic, environmental, engineering or other professional studies is desired, Property I.D. recommends that an appropriate professional consultant be retained.*

**NOTE:** Disclosure of the above information constitutes a material fact. In accordance with Section 2621.9 of the California Resources Code this information must be disclosed to the buyer by the agent for the seller or the seller of the subject property.

**Property I.D.**

*Disclosure Packet*

1201 32<sup>ND</sup> STREET, OAKLAND, CA 94608

1. MLS Agent Format
2. Agency Relationship Disclosure
3. Dual Agency
4. TDS
5. SSD
6. Lead-Based Paint Disclosure
7. Smoke Detector Disclosure
8. Water Heater Disclosure
9. Residential Earthquake Hazards Report
10. Residential Environmental Hazards Booklet Receipt
11. Mold Disclosure
12. Property ID Natural Hazard Zone Disclosure
13. Disclosure Regarding Insurance Crisis in California
14. Insurance Disclosure
15. Soil & Groundwater Sampling Report from Intl. Geologic (6/2000) \*
16. Preliminary Title Report from First California Title

- For general info regarding chemical compounds, [www.scottecatalog.com](http://www.scottecatalog.com).

If you have any questions, please give me a call.

Whitney Nelson  
 Prudential California Realty  
 Phone: (510) 206-6148  
 Fax: (510) 834-3841

Buyer Receipt:

Sign/Date: \_\_\_\_\_

Sign/Date: \_\_\_\_\_