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| To | Sue Hugo | From | Barry Cromark | | |
| Co./Dept. | | Co. | | | |
| Phone # | | Phone # | 596-4303 | | |
| Fax # | 337-9335 | Fax # | | | |

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**Phase I
Environmental Site Assessment**

Oakland Diesel Distributors, Inc.
1289 65th Street
Emeryville, CA 94608

November 5, 1998

BEI Job No. 97126

*need \$ deposit \$ 300
Barry Cromark 596-4303 verbal
email to cromark@ci.Emeryville.ca.us
cromark@ci.Emeryville.ca.us*

Prepared by:

Blymyer Engineers, Inc.
1829 Clement Avenue
Alameda, CA 94501

#

Prepared for:

Bob Coussan
c/o CB Commercial
155 Grand Ave., Suite 100
Oakland, CA 94612-3757

1.1 Summary

Blymyer Engineers, Inc. was retained to conduct a Phase I environmental site assessment of the subject property, herein referred to as "the property," located at 1289 65th Street in Emeryville, California. The Phase I environmental site assessment consisted of historical background research, regulatory authority inquiry, and site and surrounding land use inspection. The assessment indicated that the property was used for steel sales from 1947 to 1993 and for service and repair of diesel turbochargers and governors at the time of inspection. Eight sites near the property have reported unauthorized releases of hazardous materials. Three of these sites have been reported to be closed by the appropriate regulatory agency.

1.2 Introduction

1.2.1 Purpose

A Phase I environmental site assessment establishes the history of occupancy and the uses of a specific parcel to determine whether hazardous materials have been used on the property. A physical inspection of the property is also conducted, which does not include a subsurface soil or groundwater investigation. Although a Phase I environmental site assessment is a thorough investigation, the investigatory tools available are not abundant. Because historical information is often not continuous, a property that is free of hazardous materials cannot be guaranteed. However, an environmental site assessment does substantially reduce the risk of unanticipated discovery.

1.2.2 Special Terms and Conditions

There were no special terms and conditions associated with this Phase I environmental site assessment.

1.2.3 Limitations and Exceptions of Assessment

Blymyer Engineers' environmental site assessment was conducted in accordance with ASTM Practice E 1527, published May 1997, and generally accepted practices of other consultants performing similar studies at the same time and in the same general vicinity.

Blymyer Engineers observed the degree of care and skill generally exercised by other consultants under similar circumstances and conditions. The findings and conclusions contained in this report are based on Blymyer Engineers' professional opinion concerning the significance of the data gathered during the course of the environmental site assessment, and must not be considered as scientific certainties.

Specifically, because of the limited data available and the absence of scientific certainty in assessing the presence of contaminants, Blymyer Engineers does not and cannot state that the property contains no hazardous material, oil, or other latent condition beyond that observed by Blymyer Engineers during its site assessment.

The following observations were made under the conditions stated in the body of this report. The findings presented in Section 1.6 of this report were based on these observations. Should additional information become available, Blymyer Engineers reserves the right to review such information and to modify the findings herein, as warranted.

The purpose of this report was to assess the environmental characteristics of a property located at 1289 65th Street in Emeryville, California. Blymyer Engineers investigated the historical uses of the property, reviewed regulatory agency files and records, and visually inspected the property for the presence of hazardous materials and oil. Blymyer Engineers did not assess the potential effects of geologic hazards, including, but not limited to, earthquakes, floods, landslides, or naturally-occurring asbestos.

Blymyer Engineers is not responsible for the accuracy of the information provided by Environmental Data Resources, Inc. (EDR).

This report has been prepared on behalf of and for the exclusive use of the client. This report and the findings contained herein shall not be used by any other party without the prior written consent of Blymyer Engineers.

This report is issued with the understanding that it is the responsibility of the client or its agent to ensure that the information contained herein are brought to the attention of regulatory agencies, if required.

The findings of this report are valid at present. However, changes in the condition of the property can occur with the passage of time, whether as the result of natural phenomena or the acts of persons on the property or adjacent sites. Additionally, changes in applicable regulations can occur. Consequently, the findings of this report may be invalidated partially or in total as the result of changes beyond Blymyer Engineers' control.

1.2.4 Limiting Conditions and Methodology Used

This section does not apply to this report.

1.3 Site Description

1.3.1 Location and Legal Description

The property was located in an urban area of Alameda County in Emeryville, California (Figure 1). The property was located approximately 2,200 feet east of Interstate 80, ½ mile east of San Francisco Bay, and 1,400 feet south of Highway 13 (Ashby Avenue).

The property was zoned for light industrial use.

The property was identified by the Alameda County Assessor as parcel number 49-1504-3-1. The legal description of the property was:

Land situated in the State of California, County of Alameda, City of Emeryville, described as follows:

Lots 116, 117 and 118 in Block 8, as said Lots and Block are shown on the "Map of the Maxwell tract, Alameda County, Calif." - filed September 19, 1872, in Book 5 of Maps Page 21 and a portion of Plot 42, as said Plot is shown on "Kellersberger's Map of the Ranchos of Vicente & Domingo Peralta" on file in the Office of the County Recorder of Alameda County, described as follows:

Beginning at a point on the southeastern line of 65th Street, formerly Dalton Avenue distant thereon northeasterly 505 feet from the northeastern line of Green Street as said Avenue and Street are shown on said map; running thence along said line of 65th Street, southwesterly 275 feet; thence at right angles southeasterly 235 feet, 6-1/2 inches to the northwestern line of said Plot 42; thence along the last named line northeasterly 0.04 feet to a point on said line of Plot 42 distant thereon northeasterly 230.91 feet from said line of Green Street; thence southeasterly parallel with said line of Green Street 22 feet, more or less, to the southeastern line of the land conveyed by James Landregan, to Porter T. Peabody, by deed dated March 17, 1866, recorded in Book 67 of Deeds, Page 204, Alameda County Records; thence along the last named line northeasterly 276.05 feet to a line drawn southeasterly from the point of beginning at right angles with said line of 65th Street; thence along the line so drawn northwesterly 235 feet 11 inches, more or less, to the point of beginning; excepting that portion of Lot 188 in Block 8 as said Lot and Block are shown on the "Map of the Maxwell Tract, Alameda County, California," filed September 19, 1872 in Book 5 of Maps, Page 21, in the Office of the County Recorder of Alameda County, described as follows:

Excepting therefrom that portion of Lot 118 as conveyed in deed from Caine Steel Co., of California to Investment Properties, Inc., a California corporation, recorded March 14, 1952 in Book 6681 of Official Records at page 506, Alameda County Records.

1.3.2 Property and Vicinity Characteristics

The property comprised approximately 1.56 acres of generally flat land. The property was located in an industrial and commercial area.

1.3.3 Descriptions of Structures, Roads, Other Improvements on the Property

The property comprised one concrete block, glass, and sheet metal warehouse and office building with a paved yard. The roof was of built-up composition with open metal trusses. The floor was a concrete slab.

1.3.4 Information Reported by Client Regarding Environmental Liens, Specialized Knowledge, or Experience

The client reported that A & L Trucking Shop was a subsidiary of Saroni Sugar.

1.3.5 Current Uses of Property

At the time of inspection, the property was used by Oakland Diesel Distributors, Inc., a diesel turbocharger and governor service and repair company.

1.3.6 Past Uses of the Property

The property was used for wholesale distribution of steel from 1946, when the existing building was constructed, until 1993. From 1987 until present, the property has been occupied by a number of

tenants, including Retrocon, Oakland Diesel/Pimentel & Son, Saroni Sugar/A & L Trucking Shop, and Scott Mechanical, all of which reportedly used the property for warehousing or distribution.

1.3.7 Current and Past Uses of Adjoining Sites

The immediate area surrounding the property was largely industrial.

A fitness facility for Sybase and Hollis Street were located west of the property.

Aboveground storage tanks containing liquid sugars, such as corn syrup, were located east of the property. A railroad right-of-way was located further to the east.

Sixty-fifth Street, Autumn Press, and Rodoni's 6500 Club were located north of the property.

An unpaved area, railroad right-of-way, medical clinic, and former Rix Industries site were located south of the property.

1.3.8 Site Rendering, Map, or Site Plan

A site plan and a surrounding land use plan are presented as Figures 2 and 3, respectively.

1.4 Records Review

1.4.1 Standard Environmental Record Sources, Federal, State, and Local

EDR provided a search of state and federal environmental record sources to determine the locations of regulated sites. The results of this search are presented in EDR's report, which is included as Appendix A.

Eight leaking underground storage tank (UST) sites were identified within 1/8 mile of the property. The full listing of leaking UST sites can be found in EDR's report in Appendix A. The following sites within 1/8 mile of the property were identified as leaking UST sites:

| Leaking UST Sites Within 1/8 Mile Source: EDR | | |
|--|--------------------|--------------------------|
| Site | Address | Distance from Property |
| Henry Horn & Sons/Former Oakland Diesel | 1301 65th Street | Adjacent to the west |
| Getz Construction Company/H.F.H. Ltd. | 1351 Ocean Avenue | 350 feet southwest |
| HFH Limited | 6400 Hollis Street | 500 feet southwest |
| Rix Ind. | 6460 Hollis Street | 250 feet southwest |
| Oliver Rubber Company | 1200 65th Street | 300 feet northeast |
| Liquid Sugars Inc. | 1275 66th Street | 300 feet north-northeast |
| Emeryville Fire Station #2 | 6303 Hollis Street | 700 feet south-southwest |
| Grove Valve and Regulator Co. | 6529 Hollis Street | 450 feet west-northwest |

According to the information provided by EDR, remedial action was completed or deemed unnecessary at the Henry Horn & Sons/Former Oakland Diesel site, Getz Construction Company/H.F.H. Ltd. site, and Oliver Rubber Company site.

Seven Resource Conservation and Recovery Act (RCRA) Small Quantity Generator facilities were identified within 660 feet of the property: Autumn Press at 1280 65th Street; Production Insulation Company at 1372 Ocean Avenue; Graphic Coatings, Inc. at 6355 Hollis Street; Knopp, Inc. at 1307

66th Street; Conversion Technologies at 1309 66th Street; Bacchus Press at 1287 66th Street; and Plant Insulation Co. at 1300 64th Street. Three Large Quantity Generator facilities were identified within 660 feet of the property: US Printing Ink Corp. at 6355 Hollis Street; Oliver Rubber Company at 1200 65th Street; and Grove Valve & Regulator Co. at 6529 Hollis Street. No RCRA Treatment, Storage, or Disposal facilities were identified within ½ mile of the property.

No active Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) sites were identified within a ½-mile radius of the property. Sites listed in CERCLIS have been classified or are being investigated for possible classification as a Superfund or National Priority List (NPL) site. No NPL sites were identified within 1 mile of the property.

Blymyer Engineers reviewed a list of non-fuel release sites maintained by the San Francisco Bay Regional Water Quality Control Board (RWQCB) for sites within ¼ mile of the property. Four sites were identified: Oliver Rubber Company at 1200 65th Street; Grove Valve and Regulator at 6529 Hollis Street; US Postal Service at 6121 Hollis Street; and Transol Lancoste Site at 1600 64th Street.

The Bay Area Air Quality Management District (BAAQMD) did not have any records regarding permits, violations, or complaints at the property.

According to the East Bay Municipal Utility District (EBMUD), Oakland Diesel was issued an auto repair permit, which was described as a pollution prevention permit, in late 1996. The permit prohibited the discharge of any process waste water. EBMUD did not have any records of spills or releases at the property.

1.4.2 Physical Setting Source(s)

An Oakland West, California, U.S. Geological Survey (USGS) Topographic Map, photorevised 1980, was the physical setting source for this Phase I environmental site assessment.

1.4.3 Historical Use Information

The investigation into historical uses of the property included interviews of personnel and reviews of records from the following sources. A resource contact list is provided in Appendix B.

- Alameda County Assessor
- Alameda County Recorder
- Emeryville Building Department
- Oakland Public Library
- University of California, Berkeley, Map Room
- Pacific Aerial Surveys

Records were reviewed at the offices of the Alameda County Assessor and Alameda County Recorder to establish a chronology of ownership of the property for the previous 52 years. The ownership history is presented in the following table:

| Ownership History | | |
|--|----------------------------|-----------------------------|
| Date | Grantor | Grantee |
| Ownership of the property prior to 1945 could not be reasonably ascertained. | | |
| 9/20/45 | Carl E. & Helen R. Miller | Pennsylvania Steel Corp. |
| 11/29/46 | Pennsylvania Steel Corp. | Caine Steel Co. |
| 6/7/79 | Caine Steel Co. | Cummings-B.W.R. Properties |
| 5/31/84 | Cummings-B.W.R. Properties | 1289 65th Street Associates |

Personnel at the Emeryville Building Department indicated that some building records were lost because the area in which they were stored was subjected to repeated flooding. Records reviewed at the Emeryville Building Department indicated that permits were issued for a cyclone fence and fire exit doors in April and December 1972. In March 1974, a permit was issued for the installation of a 500-gallon liquid oxygen tank. Permits for the installation of a propane tank and piping were issued

in January 1976. A permit was issued in February 1980 for the installation of a fuel tank. The permit did not indicate the size, contents, or whether the tank was aboveground or underground. Blymyer Engineers contacted Mr. Bob Krauss, who worked at the property while it was occupied by Gary Steel from 1973 to 1985. Mr. Krauss indicated that Gary Steel applied for a permit to install a UST, but installed an aboveground storage tank (AST) instead, because Gary Steel had outgrown the property and was going to move. Mr. Krauss stated that the AST was removed when Gary Steel vacated the property. In April 1984, a permit was issued to reroof the building. A permit to install a vertical tank was issued in July 1985.

City directories were reviewed at the Oakland Public Library to establish a history of occupancy for the property. The occupancy of the property is summarized in the following table:

| Year | Occupant | Source |
|---------------|--|--------------------------------------|
| Prior to 1948 | No listing could be found for the property address | City directories |
| 1948 to 1971 | Caine Steel Co. | City directories and telephone books |
| 1972 | Gary Steel Co. Caine Steel Co. | City directory and telephone book |
| 1973 to 1985 | Gary Steel Co. | City directories |
| 1985 to 1986 | Vacant | City directories |
| 1987 | Retrocon Inc. | City directory |
| 1988 | No directory available | City directory |
| 1989 to 1991 | Vacant | City directories |
| 1992 | A & L Trucking Shop (see Section 1.3.4) | City directory |
| 1993 | Gary Steel Co. | City directory |
| 1994 | Vacant | City directory |
| 1995 | Oakland Diesel Dist. Pimentel & Son | City directory |

A Caine Steel advertisement in the 1947 Oakland Tribune Year Book showed a picture of the building on the property and indicated that it was "newly constructed."

Sanborn Fire Insurance Maps for Emeryville were reviewed at the University of California, Berkeley, Map Room. Sanborn maps dated 1903, 1905, 1909, and 1916 did not include the area of the property. Because Sanborn maps generally included developed areas, the property was likely undeveloped or used for agriculture prior to 1916. Sanborn maps dated 1950 and 1952 showed a large square building at the property. The building was shown as a steel frame building with a concrete floor and a steel truss roof with steel columns. Caine Steel Company, a wholesale steel business, was shown as the occupant of the property. The Alloys Company, a manufacturer of zinc dust, was shown east across a railroad right-of-way from the property. A 1967 Sanborn map showed similar details of the property as previous maps. A Mohawk Petroleum distributing station was shown north across 65th Street from the property and Oliver Tire and Rubber Company was shown adjacent to and east of the Mohawk Petroleum facility.

Aerial photographs were reviewed at Pacific Aerial Surveys. An aerial photograph dated September 16, 1949, showed the existing building on the property. The area near the property appeared to be mostly industrial. Aerial photographs dated July 7, 1959, May 2, 1969, May 19, 1975, June 22, 1981, May 15, 1985, and April 8, 1992, showed the property as it appeared at the time of the inspection.

USGS topographic maps dated 1949, 1959, 1968, 1973, and 1980 reviewed at the University of California, Berkeley, Map Room, showed the property and surrounding area as part of an urban area of Emeryville, California.

1.4.4 Additional Record Sources

Blymyer Engineers reviewed a geologic map (Dibblee, Thomas Jr., *Preliminary Geologic Map of the Oakland West Quadrangle, Alameda County California*, U.S. Geological Survey, Washington, D.C.)

of the area of the property and determined that the property was not located in an area of artificial fill. The map showed soil in the area of the property as alluvium.

1.5 Information from Site Reconnaissance and Interviews

1.5.1 Hazardous Substances in Connection with Identified Uses

Two 55-gallon drums of caustic soda were observed near the southeast corner of the property. According to Oakland Diesel personnel, the caustic soda was used in a tank to clean parts. A self-contained Safety-Kleen solvent cleaning unit was also observed near the southeast corner. Two 55-gallon drums of calibrating oil on a pallet were observed near the south wall of the building. Drums and other containers of waste oil were observed on a pallet in one of the center aisles between shelves. Cylinders of oxygen, acetylene, and propane were observed along the west wall of the building near a roll-up door.

1.5.2 Hazardous Substance Containers and Unidentified Substance Containers

No other hazardous substance containers or unidentified substance containers were observed.

1.5.3 Storage Tanks

Except for an aboveground tank used to clean parts, no evidence of aboveground or underground storage tanks was observed at the property.

1.5.4 Indications of PCBs

No indications of polychlorinated biphenyls (PCBs) were observed at the property.

1.5.5 Indications of Solid Waste Disposal

No indications of solid waste disposal were observed at the property.

1.5.6 Physical Setting Analysis, if Migrating Hazardous Substances are an Issue

Based on topography and proximity to San Francisco Bay, groundwater is likely to flow generally to the west in the vicinity of the property.

1.5.7 Any Other Conditions of Concern

Blymyer Engineers could not inspect areas of the floor of the property that contained shelving, equipment, or storage.

1.5.8 Site Plan

A site plan for the property is presented as Figure 2.

1.6 Findings

Blymyer Engineers has performed a Phase I environmental site assessment of the property located at 1289 65th Street in Emeryville, California, the property, in conformance with the scope and limitations of ASTM Practice E 1527, published May 1997. Any exceptions to, or deletions from, this practice are described in Section 1.2 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the property except for the following:

Finding: Eight sites near the property have reported unauthorized releases. Three of these sites have been reported to be closed by the appropriate regulatory agency.

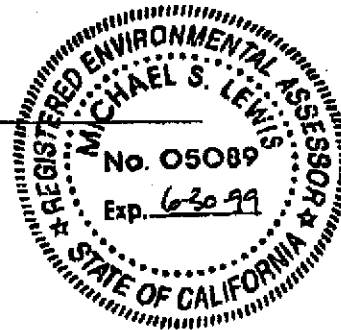
1.7 Signatures of Environmental Professionals

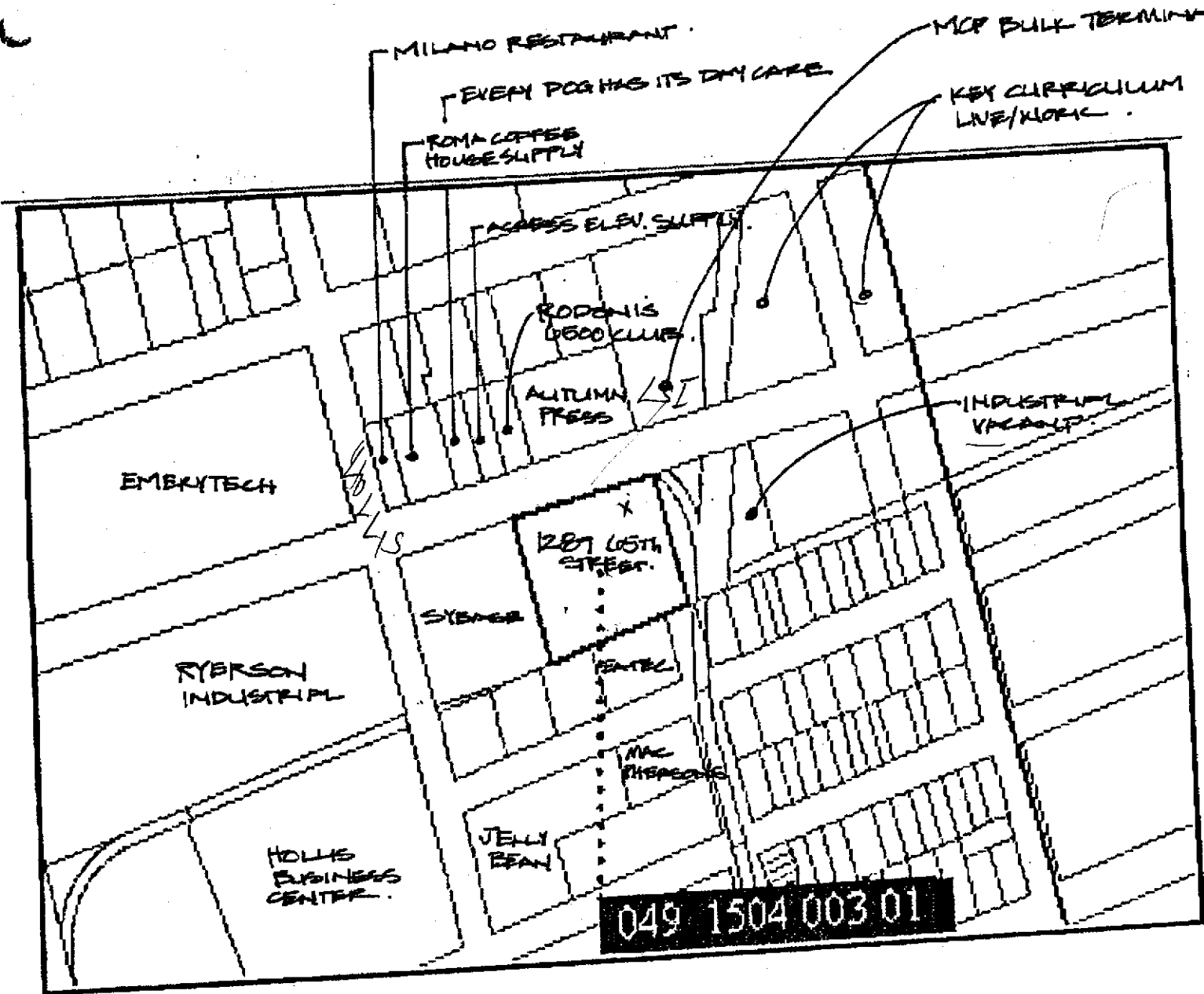
The findings, specifications, or professional opinions herein are presented, within the limits prescribed by the client, after being prepared in accordance with industry standards. No other warranty is expressed or implied. A detailed description of limitations is included in Section 1.2.3 of this report and this report shall not be considered valid without Section 1.2.3.

Blymyer Engineers, Inc.

By: *Michael Katz*
Michael Katz
Environmental Specialist

And: *Michael S. Lewis*
Michael S. Lewis, R.E.A.
V.P., Technical Services





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