

December 29, 2004

**PHASE I
ENVIRONMENTAL SITE ASSESSMENT**

1815-1825 Park Boulevard
Oakland, California 94607

Project No. 10203

Prepared For

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EXECUTIVE SUMMARY

AEI Consultants (AEI) was retained by Mr. Bill Phua to conduct a Phase I Environmental Site Assessment (ESA), in conformance with the scope and limitations of ASTM Practice E1527, for the property located at 1815-1825 Park Boulevard in the City of Oakland, Alameda County, California. Any exceptions to, or deletions from, this practice are described in Section 1.2 of this report.

Property Description

The subject property is located on the south side of Park Boulevard in a mixed commercial and residential area of Oakland. The property totals approximately 9,800 and is improved with a one-story building totaling approximately 9,765 square feet. The building is occupied by several small businesses including Washtime Super Laundry (1815), Top Sports Wear (1819), Personal Touch Hair Salon (1821), Nature Aquarium (1823), and A Printing (1825). The property was developed with the current building in 1921.

Findings

Recognized environmental conditions (RECs) are defined by the ASTM Standard as the presence or likely presence of any hazardous substances or petroleum products under conditions that indicate an existing release, a past release, or a material threat of a release into structures on the property or into the ground, groundwater, or surface water of the property. AEI's investigation has revealed the following recognized environmental conditions associated with the subject property or nearby properties:

- Based on a review of historical city directories and an Oakland Building Department (OBD) permit review, a dry-cleaning facility was located on the subject property (1815 Park Boulevard) from approximately 1967 to 1992. Dry-cleaning operations typically use chlorinated solvents, particularly tetrachloroethylene (PCE) during the dry-cleaning process. These solvents, even when properly stored and disposed of, can be released from these facilities in small, frequent releases through floor drains, cracked concrete, and sewer systems. Chlorinated solvents are highly mobile chemicals that can easily accumulate in soil and migrate to groundwater beneath a facility. Based on this information, the presence of a dry-cleaning facility on the subject property represents evidence of a recognized environmental condition.

Historical recognized environmental conditions are defined by the ASTM Standard as an environmental condition which in the past would have been considered a recognized environmental condition, but which may or may not be considered a recognized environmental condition currently. AEI's investigation has revealed the following historical recognized environmental conditions associated with the subject property or nearby properties:

- No on-site historical recognized environmental conditions were identified during the course of this investigation.

Environmental issues include environmental concerns identified by AEI that warrant discussion but do not qualify as recognized environmental conditions, as defined by the ASTM Standard. AEI's investigation has revealed the following environmental issues associated with the subject property or nearby properties:

- Due to the age of the subject property building, there is a potential that asbestos-containing materials (ACMs) and/or lead-based paint are present. All suspect ACMs and painted surfaces were observed in good condition and do not pose a health and safety concern to the occupants of the subject property at this time.

Conclusions, Opinions, and Recommendations

AEI's investigation revealed recognized environmental conditions associated with the subject property that requires further investigation. AEI recommends a subsurface investigation to determine if any contamination of the soil or groundwater is present due to the previous presence of the dry-cleaner onsite.

TABLE OF CONTENTS

| | |
|---|-----------|
| 1.0 INTRODUCTION | 1 |
| 1.1 Scope of Work | 1 |
| 1.2 Limitations | 1 |
| 1.3 Limiting Conditions | 2 |
| 2.0 SITE AND VICINITY DESCRIPTION | 3 |
| 2.1 Site Location and Description | 3 |
| 2.2 Site and Vicinity Characteristics | 3 |
| 2.3 Geology and Hydrogeology | 3 |
| 3.0 HISTORICAL REVIEW OF SITE AND VICINITY | 4 |
| 3.1 Aerial Photograph Review | 4 |
| 3.2 Local Agencies..... | 4 |
| 3.2.1 Health Department | 4 |
| 3.2.2 Fire Department | 5 |
| 3.2.3 Building Department | 5 |
| 3.3 Sanborn Fire Insurance Maps | 6 |
| 3.4 City Directories | 6 |
| 3.5 Client-Provided Information and Interviews..... | 7 |
| 4.0 REVIEW OF REGULATORY AGENCY RECORDS..... | 8 |
| 4.1 Records Summary | 8 |
| 4.2 Contaminant Migration | 9 |
| 4.3 Record Details..... | 9 |
| 5.0 SITE INSPECTION AND RECONNAISSANCE | 12 |
| 5.1 On-Site Observations | 12 |
| 5.2 Non-ASTM Services..... | 12 |
| 5.3 Adjacent Property Reconnaissance Findings | 14 |
| 6.0 FINDINGS AND CONCLUSIONS..... | 15 |
| 7.0 SIGNATURE OF ENVIRONMENTAL PROFESSIONALS | 17 |

FIGURES

- 1 SITE LOCATION MAP
- 2 SITE PLAN

APPENDICES

- A PROPERTY PHOTOGRAPHS
- B REGULATORY DATABASE
- C REFERENCES
- D QUALIFICATIONS

1.0 INTRODUCTION

This report documents the methods and findings of the Phase I Environmental Site Assessment of the property located at 1815-1825 Park Boulevard in the City of Oakland, California (Figure 1: Site Location Map, Figure 2: Site Map, and Appendix A: Property Photographs).

1.1 Scope of Work

The purpose of the Phase I Environmental Site Assessment is to identify potential environmental liabilities associated with the presence of hazardous materials, its use, storage, and disposal at and in the vicinity of the subject property, as well as regulatory non-compliance that may have occurred at the subject property. Property assessment activities focused on: 1) a review of federal, state, and local lists which identify and describe underground fuel tank sites, leaking underground fuel tank sites, hazardous waste generation sites, and hazardous waste storage and disposal facility sites within the ASTM approximate minimum search distance; 2) a property and surrounding site reconnaissance with personal interviews to identify environmental contamination; and 3) a review of historical sources to help ascertain previous land use at the site and in the surrounding area.

The goal of AEI Consultants in conducting the environmental site assessment was to identify the presence or likely presence of any hazardous substances or petroleum products on the property that may indicate an existing release, a past release, or a material threat of a release of any hazardous substance or petroleum product into the soil, groundwater, or surface water of the property.

1.2 Limitations

Property conditions, as well as local, state, and federal regulations can change significantly over time. Therefore, the recommendations and conclusions presented as a result of this study apply strictly to the environmental regulations and property conditions existing at the time the study was performed. Available information has been analyzed using currently accepted assessment techniques and it is believed that the inferences made are reasonably representative of the property. AEI Consultants makes no warranty, expressed or implied, except that the services have been performed in accordance with generally accepted environmental property assessment practices applicable at the time and location of the study.

Considerations identified by ASTM as beyond the scope of a Phase I ESA that may affect business environmental risk at a given property include the following: asbestos-containing materials, radon, lead-based paint, lead in drinking water, wetlands, regulatory compliance, cultural and historic resources, industrial hygiene, health and safety, ecological resources, endangered species, indoor air quality, and high voltage lines. These environmental issues or conditions may warrant assessment based on the type of the property transaction; however, they are considered non-scope issues under ASTM Standard E 1527-00.

If requested by the client, these non-scope issues are discussed in Section 5.2. Otherwise, the purpose of this investigation is solely to satisfy one of the requirements to qualify for the innocent landowner defense under the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), that is, the practices constitute “all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice” as defined in 42 USC § 9601(35)(B), referenced in the ASTM E 1527-2000 Standard.

The Phase I Environmental Site Assessment is not, and should not be construed as, a warranty or guarantee about the presence or absence of environmental contaminants that may affect the property. Neither is the assessment intended to assure clear title to the property in question. The sole purpose of investigation into property title records is to ascertain a historical basis of prior land use. This investigation was prepared for the sole use and benefit of Mr. Bill Phua. Neither this report, nor any of the information contained herein shall be used or relied upon for any purpose by any person or entity other than Mr. Bill Phua.

1.3 Limiting Conditions

Pursuant to ASTM Standards, historical sources were obtained to document property use back to the property’s first developed use or back to 1940, whichever is earlier. Historical data source failure may occur when standard historical sources are not reasonably ascertainable. Based on the quality of historical data obtained for this assessment, AEI does not expect historical data source failure to impact the conclusions or recommendations of this report.

A search of the Sanborn Fire Insurance maps was made online through the Los Angeles Public Library Web Page for the years 1929 and 1952 on December 28, 2004. However, due to the time constraints of this investigation a search of Sanborn Fire Insurance maps was unavailable for the years 1952, 1957, 1960, 1962, 1968, and 1969.

AEI was granted full and complete access to the subject property.

2.0 SITE AND VICINITY DESCRIPTION

2.1 Site Location and Description

The subject property is located on the south side of Park Boulevard in a mixed commercial and residential area of Oakland. The property totals approximately 9,800 and is improved with a one-story building totaling approximately 9,765 square feet. The building is occupied by several small businesses including Washtime Super Laundry (1815), Top Sports Wear (1819), Personal Touch Hair Salon (1821), Nature Aquarium (1823), and A Printing (1825). The property was developed with the current building in 1921.

The Assessor's Parcel Number (APN) for the subject property is 021-022-400-400. Heating and cooling systems on the subject property are fueled by natural gas and electricity provided by Pacific Gas & Electric (PG&E). Potable water and sewage disposal are provided by municipal services.

Refer to Figure 1: Site Location Map, Figure 2: Site Map, and Appendix A: Property Photographs for site location.

2.2 Site and Vicinity Characteristics

The subject property is located in a mixed commercial and residential area of Oakland. The immediately surrounding properties consist of Lake Merritt Pizza and Check Center to the north, Communications Workers of America to the west, Kragen Auto Parts store beyond Park Boulevard to the south, and commercial buildings to the east.

2.3 Geology and Hydrogeology

According to the USGS Geologic Map of the San Francisco Bay Quadrangle, published by the U.S. Geological Survey and dated 1993, geology in the vicinity of the subject property is underlain by Quaternary era alluvial fan gravely sand which is commonly characterized by light-gray to grayish-brown or yellowish-brown gravel, sand, silt, and clay.

Based on a review of the Oakland West Quadrangle Topographic map, published by the U.S. Geological Survey (USGS), and dated 1993 (photorevised in 1997), the subject property is situated approximately 21 feet above mean sea level, and the local topography slopes to the northwest. The nearest surface water is the Lake Merritt, located approximately 500 feet to the northwest. Based on the local topography, the assumed flow direction of groundwater at the subject property is to the northwest.

3.0 HISTORICAL REVIEW OF SITE AND VICINITY

According to historical sources, the current subject property building was constructed in 1921 by T.H. Mallers for commercial use.

3.1 Aerial Photograph Review

On December 22, 2004, AEI Consultants reviewed aerial photographs of the subject property and surrounding area. Aerial photographs were reviewed for the following years:

Date: 1939
Scale: 1"= 700'

Date: 1965
Scale: 1"= 700'

Date: 1946
Scale: 1"= 700'

Date: 1982
Scale: 1"= 700'

Date: 1958
Scale: 1"= 700'

Date: 1993
Scale: 1"= 700'

In the 1939 aerial photograph, the subject property appears to be developed with a commercial building. The surrounding properties appear to be commercial to the west, a vacant lot to the north, a commercial building to the east, and commercial buildings to the south beyond Park Boulevard.

No significant changes were noted in the 1946 aerial photograph.

In the 1958, 1965, 1982, and 1993 aerial photographs, the subject property and surrounding properties are developed as they are today.

If available, high-quality copies of reviewed aerial photographs are included in Appendix C: References.

3.2 Local Agencies

Local agencies, such as environmental health departments, fire prevention bureaus, and building departments are contacted to identify any current or previous reports of hazardous materials use, storage, and/or unauthorized releases that may have impacted the subject property.

3.2.1 Health Department

On December 21, 2004, the Alameda County Environmental Health Services (ACEHS) was contacted to review files on the subject property and nearby sites of concern. Files at the ACEHS may contain information regarding hazardous materials storage, as well as information

regarding unauthorized releases of petroleum hydrocarbons or other contaminants that may affect the soil or groundwater in the area.

No information indicating current or previous hazardous materials use or storage on the subject property was on file with the ACEHS.

3.2.2 Fire Department

On December 23, 2004, the Oakland Fire Services (OFS) was contacted for information on the subject property and/or nearby sites of concern to identify any evidence of previous or current hazardous material usage.

No information indicating any underground storage tanks or any current or historical storage of hazardous materials on the subject property was on file with the OFS.

3.2.3 Building Department

On December 23, 2004, the Oakland Building Department (OBD) was visited for information on the subject property in order to identify historical tenants and property use. Please refer to the following table for a listing of permits reviewed:

Building Permits Reviewed 1815-1825 Park Boulevard

| Year(s) | Applicant | Description of Permit / Building Use |
|----------------|--------------------------|--|
| 1921 | T.H. Mallers | New brick or masonry building (1815-1825) |
| 1944 | Biggers Creamery Company | Alteration (1815) |
| 1948 | J.G. Kennedy Jr. | Alteration (1815) |
| 1952 | J.G. Kennedy Jr. | Install false ceiling (1815) |
| 1957 | Charles Whelton | Alter install rear partition (1815) |
| 1966 | Gay and Irene Hertzberg | Poolroom family billiards and pool, new business (1817) |
| 1967 | Woodrow Smith | Operate dry cleaning plant (1815) |
| 1969 | Woodrow Smith | Replace machinery (1815) |
| 1991 | C.W. Investment Group | Entire renovation of existing commercial store front (1815-1825) |
| 1992 | An Thanh Nguyen | Five circuit electrical panel |
| 1992 | An Thanh Nguyen | Built in three interior non-bearing wall |

Based on a review of historical city directories and an Oakland Building Department (OBD) permit review, a dry-cleaning facility was located on the subject property (1815 Park Boulevard) from approximately 1967 to 1992. Dry-cleaning operations typically use chlorinated solvents, particularly tetrachloroethylene (PCE) during the dry-cleaning process. These solvents, even when properly stored and disposed of, can be released from these facilities in small, frequent releases through floor drains, cracked concrete, and sewer systems. Chlorinated solvents are highly mobile chemicals that can easily accumulate in soil and migrate to groundwater beneath a

facility. Based on this information, the presence of a dry-cleaning facility on the subject property represents evidence of a recognized environmental condition.

3.3 Sanborn Fire Insurance Maps

Sanborn Fire Insurance maps were developed in the late 1800s and early 1900s for use as an assessment tool for fire insurance rates in urbanized areas. A search of the Sanborn Fire Insurance maps was made online through the Los Angeles Public Library Web Page for the years 1929 and 1952 on December 28, 2004. However, due to the time constraints of this investigation a search of Sanborn Fire Insurance maps was unavailable for the years 1952, 1957, 1960, 1962, 1968, and 1969.

In the 1929 Sanborn map the subject property building is occupied as a parking garage. The surrounding properties consist of structures to the west, vacant land to the north, structures to the east, and Park Boulevard to the south.

In the 1952 Sanborn map the subject property building has been separated into various retail spaces. The surrounding properties consist of structures to the west, vacant land to the north, structures to the east, and Park Boulevard to the south.

3.4 City Directories

A search of historic city directories was conducted for the subject property at the Oakland Public Library on December 23, 2004. Directories were available and reviewed for the years 1973, 1978, 1983, 1987, 1992, 1997, and 2002. The following table summarizes the results of the city directory search.

City Directory Search Results

| Year(s) | Occupant Listed |
|----------------|--|
| 1973 | 1815-Woody's Cleaners 1819-Parkway Quality Bakery 1821-Shermans Health Foods 1823-Parkway Market 1825-Jones and Seifert Meats |
| 1978 | 1815-Woody's Cleaners and Drapery 1819-Eileens 1821- Shermans Health Foods 1823- Parkway Market 1825- Jones and Seifert Meats |
| 1983 | 1815- Woody's Cleaners and Drapery 1819-Eureka High Quality 1821-Au Natural 1823- Parkway Market 1825- Jones and Seifert Meats |
| 1987 | 1815- Woody's Cleaners and Drapery 1819-Eureka High Quality |

| Year(s) | Occupant Listed |
|---------|--|
| | 1821-One Stop Cosmetics 1823- Parkway Market 1825- Jones and Seifert Meats |
| 1992 | 1815- Woody's Cleaners and Drapery 1819-Vacant 1821-The Hair Workout 1823- Vacant 1825- Vacant |
| 1997 | 1815- Woody's Mini Blinds 1819-KP Communication/ Standard Electric Construction/ Victory TV and VCR Repair 1821-Black House Market Place 1823-Oakland Tropical Fish 1825- A Printing |
| 2002 | 1815-Washtime Coin Laundry 1819-Top Sportswear 1821-Jill Melody/ Personal Touch Hair Salon 1823- 4 Seasons Aquarium 1825-A Printing |

The previous use of the subject property as a dry-cleaners was previously discussed in Section 3.2.3.

3.5 Client-Provided Information and Interviews

The client did not report to AEI any environmental liens encumbering the subject property or report any information to AEI regarding previous uses or ownership of the subject property that indicated recognized environmental conditions in connection with the subject property. The client did not provide any title records or previous environmental reports to AEI for review.

The property owner or key site manager was not aware of any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the subject property; any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the subject property; or any notices from a governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products.

Information obtained during interviews with local government officials is incorporated into the appropriate segments of this section.

4.0 REVIEW OF REGULATORY AGENCY RECORDS

The following information was obtained through a search of electronically compiled federal, state, county, and city databases provided by Track Info Services Environmental FirstSearch. The database search includes regulatory agency lists of known or potential hazardous waste sites, landfills, hazardous waste generators, and disposal facilities in addition to sites under investigation. The information provided in this report was obtained from publicly available sources. The locations of the sites listed in this report are plotted with a geographic information system utilizing geocoding of site addresses. The accuracy of these locations is generally +/- 300 feet. AEI's field representative has attempted to confirm the locations of listings on or adjacent to the subject property. Refer to the radius map (Appendix B: Regulatory Database Review Report) for a location of the sites in relation to the subject property.

4.1 Records Summary

| DATABASE REVIEWED | SUBJECT PROPERTY | ADJACENT PROPERTY |
|---|------------------|-------------------|
| Identification as National Priorities List (NPL) "Superfund" site | No | No |
| Identification as RCRA CORRACTS site | No | No |
| Identification as State (CalSites SPL/SCL) site | No | No |
| Identification as CERCLIS and/or CERCLIS/NFRAP site | No | No |
| Reported as leaking underground storage tanks (LUST) site | No | No |
| Identification as solid waste landfill (SWLF) | No | No |
| Registered underground/aboveground storage tanks (UST/AST) | No | No |
| Identification as an Emergency Response Notification Systems (ERNS) site | No | No |
| Identification as hazardous waste handler and/or generator (RCRA-TSD, LG-GEN and/or SM-GEN) | No | No |
| Identification as SPILLS Site | No | No |

The subject property was not identified during the regulatory database search.

4.2 Contaminant Migration

Migration of petroleum hydrocarbon or volatile organic compound (VOC) contamination is generally via groundwater. Therefore, only those contaminant release sites located hydrologically upgradient relative to the subject property are expected to represent a potential environmental concern to the subject property. Contaminated sites located hydrologically downgradient of the subject property are not expected to represent a potential threat to the groundwater quality beneath the subject property. Sites that are situated hydrologically cross-gradient relative to the subject property are not expected to represent a concern unless close proximity allows for the potential of lateral migration. As discussed in Section 2.3, groundwater in the vicinity of the subject property is assumed to flow to the northwest.

4.3 Record Details

National Priorities List (NPL) is EPA's national listing of contaminated sites targeted for cleanup because they pose a threat to human health and the environment. The Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA or Superfund) authorizes and requires the EPA to investigate, categorize, and enforce the cleanup of hazardous waste sites on the NPL. An NPL site on or near a particular property may threaten the environmental integrity of the property or affect its marketability.

No sites within a 1-mile radius of the subject property were identified during the NPL database search.

CORRACTS is an EPA-maintained database of Resource Conservation and Recovery Act (RCRA) facilities undergoing “corrective action”. A “corrective action order” is issued when there has been a release of hazardous waste or constituents into the environment from a RCRA facility. Corrective actions may be required beyond the facility’s boundary and can be required regardless of when the release occurred, even if it predates RCRA.

No sites within a 1-mile radius of the subject property were identified during the CORRACTS database search.

California Sites (CalSites) are provided by the California Environmental Protection Agency, Department of Toxic Substances Control and include state equivalent NPL (SPL) and CERCLIS (SCL) sites.

Four sites within a 1-mile radius of the subject property were identified during the CalSites database search. All four sites are located in excess of 1/4-mile from the subject property. Based on the relative distance from the subject property these sites are not expected to represent a significant environmental concern.

CERCLIS and CERCLIS/NFRAP are lists of sites that the EPA has investigated or is presently investigating for release or threatened release of hazardous substances, which may be subject to

review in accordance with the terms and conditions of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (CERCLA, also known as Superfund). Sites listed on the “No Further Remedial Action Planned” (NFRAP) database are sites where, following an initial investigation, no contamination was found, contamination was removed quickly, or the contamination was not serious enough to require federal Superfund or NPL consideration.

No sites within a ½-mile radius of the subject property were identified during the CERCLIS/NFRAP database search.

Leaking Underground Storage Tanks (LUST) List is a list produced by the Regional Water Quality Control Board (RWQCB) of known sites with current or former leaking underground storage tanks on the premises.

Ten sites within a ½-mile radius of the subject property were identified during the LUST database search. One site is located within ⅛-mile from the subject property and is discussed below.

- Exxon at 1901 Park Boulevard is located approximately 0.06 mile northeast of the subject property. According to the regulatory database, a leak of gasoline was discovered at this site in 1990. In 1997, the RWQCB granted regulatory closure for this release. Based on the regulatory status, and presumed direction of groundwater flow, this site is not expected to represent a significant environmental concern.

The remaining sites are all in excess of ⅛-mile from the subject property. Based on the relative distance, presumed direction of groundwater flow, and/or regulatory status, these remaining sites are not expected to represent a significant environmental concern.

Solid Waste Landfills (SWLF) is a database generated by the State of California Solid Waste Information System (SWIS), which includes active and inactive landfills and transfer stations within the state maintained by the California Integrated Waste Management Board.

No sites within a ½-mile radius of the subject property were identified during the SWLF database search.

Underground/Aboveground Storage Tanks (UST/AST) List is a comprehensive listing of registered underground and aboveground storage tanks located within the State of California.

Three sites within a ¼-mile radius of the subject property were identified during the UST/AST database search. Due to the lack of a documented release or factors discussed in the LUST segment of Section 4.3, the storage of hazardous materials within registered tanks is not a significant environmental concern.

Emergency Response Notification Systems (ERNS) List is EPA's database of emergency response actions.

No sites within a $\frac{1}{8}$ -mile radius of the subject property were identified during the ERNS database search.

Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. Information from the RCRA database is divided into three categories: TSD, LG GEN and SM GEN. The TSD category is searched to a 1-mile radius and tracks facilities which treat, store and/or dispose of hazardous waste. LG GEN, or large generators, are facilities that generate more than 1000 kg of hazardous waste per month. SM GEN, or small generators, are facilities that generate between 100 and 1000 kg of hazardous waste per month. The LG-GEN and SM-GEN databases are searched up to a $\frac{1}{8}$ -mile radius from the subject property.

One site within a 1-mile radius of the subject property was identified during the RCRA-TSD database search.

- The site, Midland Ross Corporation Metal Framing Division at 845 Embarcadero, is located approximately 0.76 mile southwest from the subject property. According to the regulatory database, this site is subject to corrective action. Based on the relative distance from the subject property, this site is not expected to represent a significant environmental concern.

Four sites within a $\frac{1}{8}$ -mile radius of the subject property were identified during the RCRA (LG- and SM-GEN) database search. The storage, treatment, disposal and/or generation of hazardous materials at these sites is not a significant environmental concern based on the lack of a documented release or factors discussed in prior segments of Section 4.3.

SPILLS sites are provided by the Regional Water Quality Control Board (RWQCB). This list includes sites that have recorded spills, leaks, investigations, and cleanups.

No sites within a $\frac{1}{8}$ -mile radius of the subject property were identified during the SPILLS database search.

5.0 SITE INSPECTION AND RECONNAISSANCE

On December 23, 2004, a site reconnaissance of the subject property and adjacent properties was conducted by Bert Dudley of AEI in order to obtain information indicating the likelihood of recognized environmental conditions at the subject property and adjacent properties as specified in ASTM E1527 §8.4.2, 8.4.3 and 8.4.4.

5.1 On-Site Observations

| Identified | | Observation |
|--------------------------|-------------------------------------|--|
| Yes | No | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Hazardous Substances and/or Petroleum Products in Connection with Property Use |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Aboveground & Underground Hazardous Substance or Petroleum Product Storage Tanks (ASTs / USTs) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Hazardous Substance and Petroleum Product Containers and Unidentified Containers not in Connection with Property Use |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Unidentified Substance Containers |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Electrical or Mechanical Equipment Likely to Contain PCBs |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Interior Stains or Corrosion |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Strong, Pungent or Noxious Odors |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Pool of Liquid |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Drains and Sumps |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Pits, Ponds and Lagoons |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Stained Soil or Pavement |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Stressed Vegetation |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Solid Waste Disposal or Evidence of Fill Materials |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Waste Water Discharges |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Wells |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Septic Systems |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Other |

None of the above listed items were observed during the site inspection. The subject property is currently occupied by Washtime Super Laundry (1815), Top Sportswear (1819), Personal Touch Hair Salon (1821), Nature Aquarium (1823), and A Printing (1825).

5.2 Non-ASTM Services

Asbestos-Containing Building Materials

For buildings constructed prior to 1980, the Code of Federal Regulations (29 CFR 1926.1101) states that all thermal system insulation (boiler insulation, pipe lagging, and related materials) and surface materials must be designated as “presumed asbestos-containing material” (PACM)

unless proven otherwise through sampling in accordance with the standards of the Asbestos Hazard Emergency Response Act.

Due to the age of the subject property building, there is a potential that ACMs are present. The condition and friability of the identified suspect ACMs is noted in the following table:

Suspect Asbestos Containing Materials (ACMs)

| Material | Location | Friable | Condition |
|-----------------|-------------------------------|----------------|------------------|
| Drywall Systems | Throughout Buildings Interior | No | Good |
| Roofing Systems | Roof | Not Inspected | Not Inspected |

All observed suspect ACMs were in good condition and are not expected to pose a health and safety concern to the occupants of the subject property at this time.

Regardless of building construction date, the EPA’s National Emission Standards for Hazardous Air Pollutants (NESHAP) requires that an asbestos survey adhering to AHERA sampling protocol be performed prior to demolition or renovation activities that may disturb ACMs. This requirement is typically enforced by the local air pollution control or air quality management district, and specifies that all suspect asbestos-containing materials (ACMs) be sampled to determine the presence or absence of asbestos prior to any renovation or demolition activities to prevent potential exposure to workers and/or building occupants. Similarly, OSHA regulations require that specific work practices be implemented when handling construction materials and debris that contain lead-containing materials (see below).

Lead-Based Paint

Lead-based paint is any paint, varnish, stain, or other applied coating that has 1 mg/cm² (or 5,000 ug/g by dry weight) or more of lead. In Section 1017 of the Housing and Urban Development Guidelines, Residential Lead-Based Paint Hazard Reduction Act of 1992, otherwise known as “Title X”, states that a lead-based paint hazard is “any condition that causes exposure to lead that would result in adverse human health effects” resulting from lead-contaminated dust, bare, lead-contaminated soil, and/or lead-contaminated paint that is deteriorated or present on accessible, friction, or impact surfaces. Therefore, under Title X, intact lead-based paint on most walls and ceilings would not be considered a “hazard”, although the paint should be maintained and its condition monitored to ensure that it does not deteriorate and become a hazard. In buildings constructed after 1978, it is very unlikely that lead-based paint is present.

Due to the age of the subject property building, there is a potential that lead-based paint is present. Both interior and exterior painted surfaces were observed to be in good condition and are not expected to pose a health and safety concern to the occupants of the subject property at this time. However, actual material samples would need to be collected in order to determine if lead-based paint is present.

5.3 Adjacent Property Reconnaissance Findings

| Identified | | Observation |
|-------------------------------------|-------------------------------------|--|
| Yes | No | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Hazardous Substances and Petroleum Products in Connection with Adjacent Property Use |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Aboveground & Underground Hazardous Substance or Petroleum Product Storage Tanks (ASTs / USTs) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Hazardous Substance and Petroleum Product Containers and Unidentified Containers not in Connection with Property Use |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Unidentified Substance Containers |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Electrical or Mechanical Equipment Likely to Contain PCBs |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Strong, Pungent or Noxious Odors |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Pools of Liquid |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Drains and Sumps |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Pits, Ponds and Lagoons |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Stained Soil or Pavement |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Stressed Vegetation |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Solid Waste Disposal or Evidence of Fill Materials |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Waste Water Discharges |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Wells |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Septic Systems |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Other |

Hazardous Substances and Petroleum Products in Connection with Adjacent Property Use

Due to the nature of business conducted at the adjacent site to the south, Kragan Auto Parts, hazardous materials and/or petroleum products for retail sale are located onsite. Based on the retail nature of these materials, they are not expected to represent a significant environmental concern.

6.0 FINDINGS AND CONCLUSIONS

Findings

Recognized environmental conditions (RECs) are defined by the ASTM Standard as the presence or likely presence of any hazardous substances or petroleum products under conditions that indicate an existing release, a past release, or a material threat of a release into structures on the property or into the ground, groundwater, or surface water of the property. AEI's investigation has revealed the following recognized environmental conditions associated with the subject property or nearby properties:

- Based on a review of historical city directories and an Oakland Building Department (OBD) permit review, a dry-cleaning facility was located on the subject property (1815 Park Boulevard) from approximately 1967 to 1992. Dry-cleaning operations typically use chlorinated solvents, particularly tetrachloroethylene (PCE) during the dry-cleaning process. These solvents, even when properly stored and disposed of, can be released from these facilities in small, frequent releases through floor drains, cracked concrete, and sewer systems. Chlorinated solvents are highly mobile chemicals that can easily accumulate in soil and migrate to groundwater beneath a facility. Based on this information, the presence of a dry-cleaning facility on the subject property represents evidence of a recognized environmental condition.

Historical recognized environmental conditions are defined by the ASTM Standard as an environmental condition which in the past would have been considered a recognized environmental condition, but which may or may not be considered a recognized environmental condition currently. AEI's investigation has revealed the following historical recognized environmental conditions associated with the subject property or nearby properties:

- No on-site historical recognized environmental conditions were identified during the course of this investigation.

Environmental issues include environmental concerns identified by AEI that warrant discussion but do not qualify as recognized environmental conditions, as defined by the ASTM Standard. AEI's investigation has revealed the following environmental issues associated with the subject property or nearby properties:

- Due to the age of the subject property building, there is a potential that asbestos-containing materials (ACMs) and/or lead-based paint are present. All suspect ACMs and painted surfaces were observed in good condition and do not pose a health and safety concern to the occupants of the subject property at this time.

Conclusions, Opinions, and Recommendations

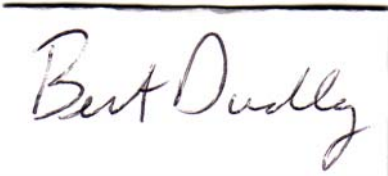
AEI's investigation revealed recognized environmental conditions associated with the subject property that requires further investigation. AEI recommends a subsurface investigation to

determine if any contamination of the soil or groundwater is present due to the previous presence of the dry-cleaner onsite.

7.0 SIGNATURE OF ENVIRONMENTAL PROFESSIONALS

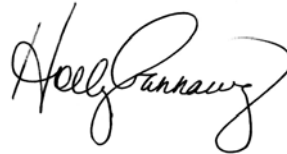
AEI Consultants has performed a Phase I Environmental Site Assessment for the property located at 1815-1825 Park Boulevard in the City of Oakland, Alameda County, California, in conformance with the scope and limitations of ASTM Standard E1527. Any exceptions to, or deletions from, this practice are described in Section 1.2 of this report.

Prepared By:



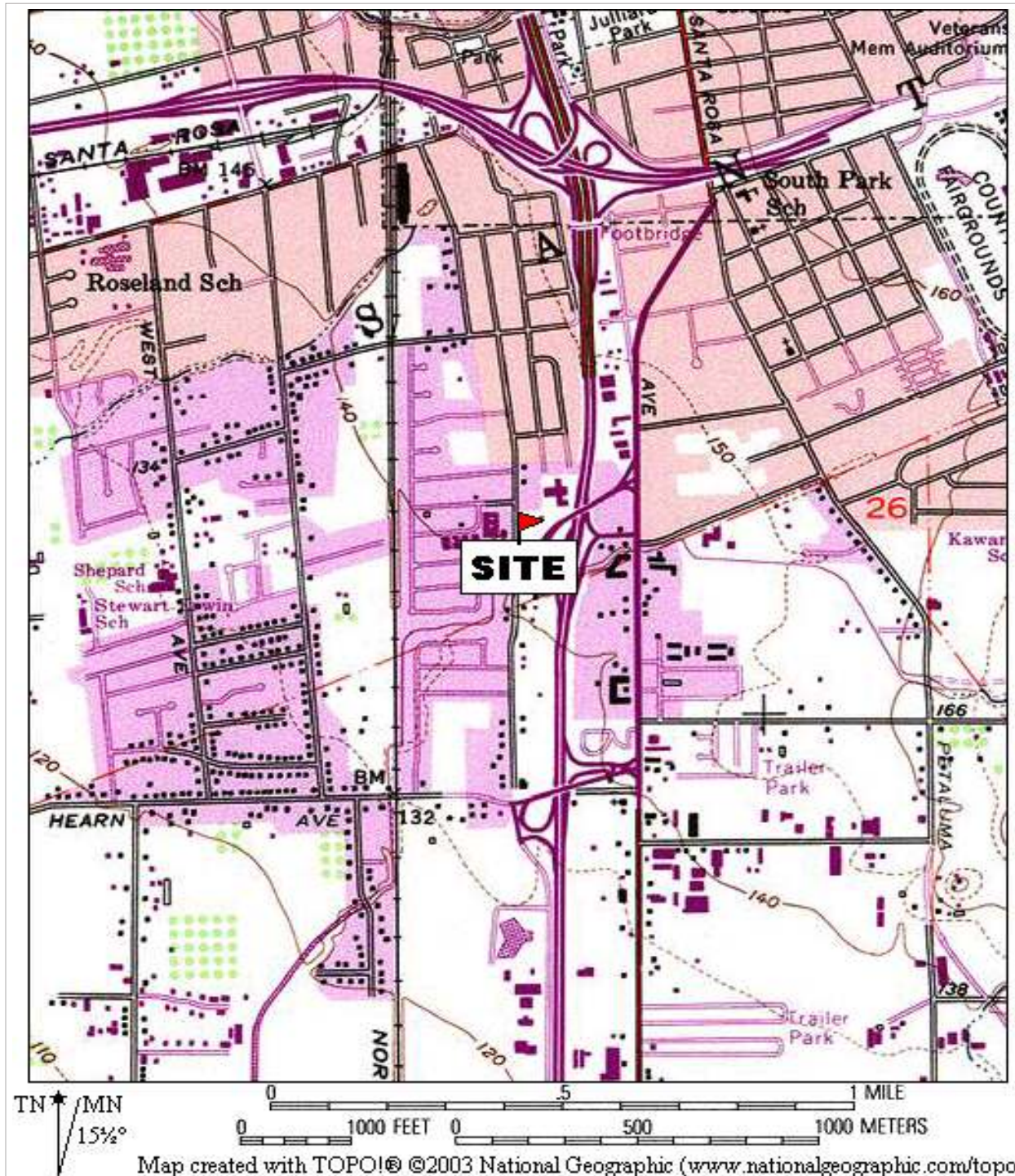
Bert Dudley
Project Manager

Reviewed By:



Holly Gannaway, REA
Senior Author







USGS TOPOGRAPHIC MAP
 OAKLAND EAST QUADRANGLE
 Created 1997 Revised 1997

| | |
|---|----------------------------------|
| AEI CONSULTANTS 2500 Camino Diablo, Suite 200, Walnut Creek, CA 94597 | |
| SITE LOCATION PLAN | |
| 1815-1825 PARK BOULEVARD OAKLAND, CA 94607 | FIGURE 1 Job No: 10203 |



| | |
|---|---|
| LEGEND | |
|  | Subject Property Line  |

| | |
|---|----------------------------------|
| AEI CONSULTANTS | |
| 2500 Camino Diablo, Suite 200, Walnut Creek, CA 94597 | |
| Drawn by: BERT DUDLEY | Scale: Not to Scale |
| SITE PLAN | |
| 1815-1825 PARK BOULEVARD OAKLAND, CA 94597 | FIGURE 2 Job No: 10203 |



1. South side and front of subject property. Photo taken from the south side of Park Boulevard facing north.

2. Interior of 1815 Park Boulevard. Washtime Super Laundry.



3. Interior of 1819 Park Boulevard. Top Sport Wear.



4. Interior of 1823 Park Boulevard. Nature Aquarium

5. Printing equipment associated with 1825 Park Boulevard. A Printing.



6. North view and rear of subject property.

AEI CONSULTANTS
PROPERTY PHOTOGRAPHS

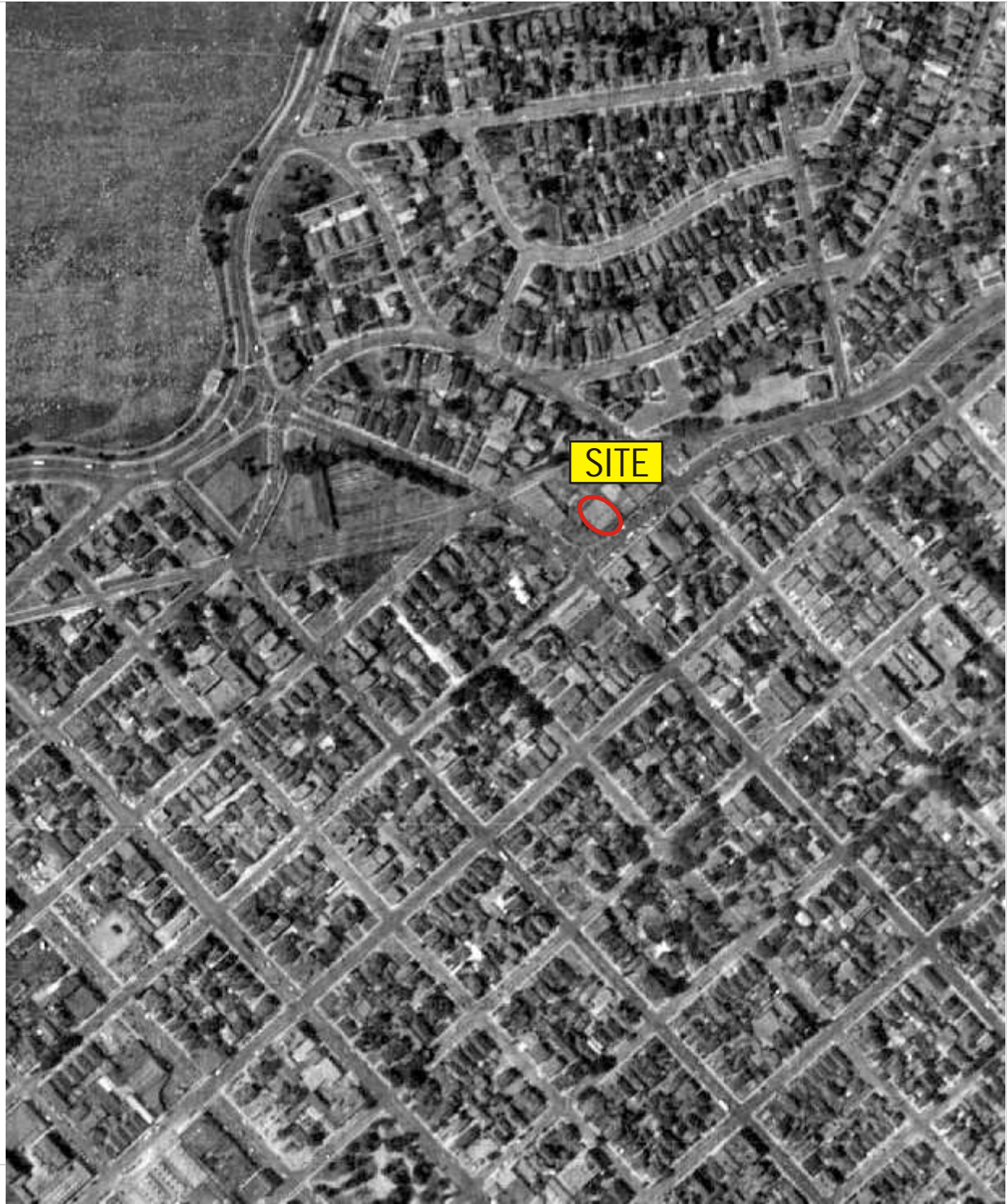
1815-1825 Park Boulevard
Oakland, CA 94607

Job No: 10203



SOURCE: GEOTRACKER USA
YEAR: 1939

| | |
|---|--|
| AEI CONSULTANTS 2500 Camino Diablo, Suite 200, Walnut Creek, CA 94597 | |
| AERIAL PHOTOGRAPH | |
| 1815-1825 PARK BOULEVARD OAKLAND, CA 94607 | |



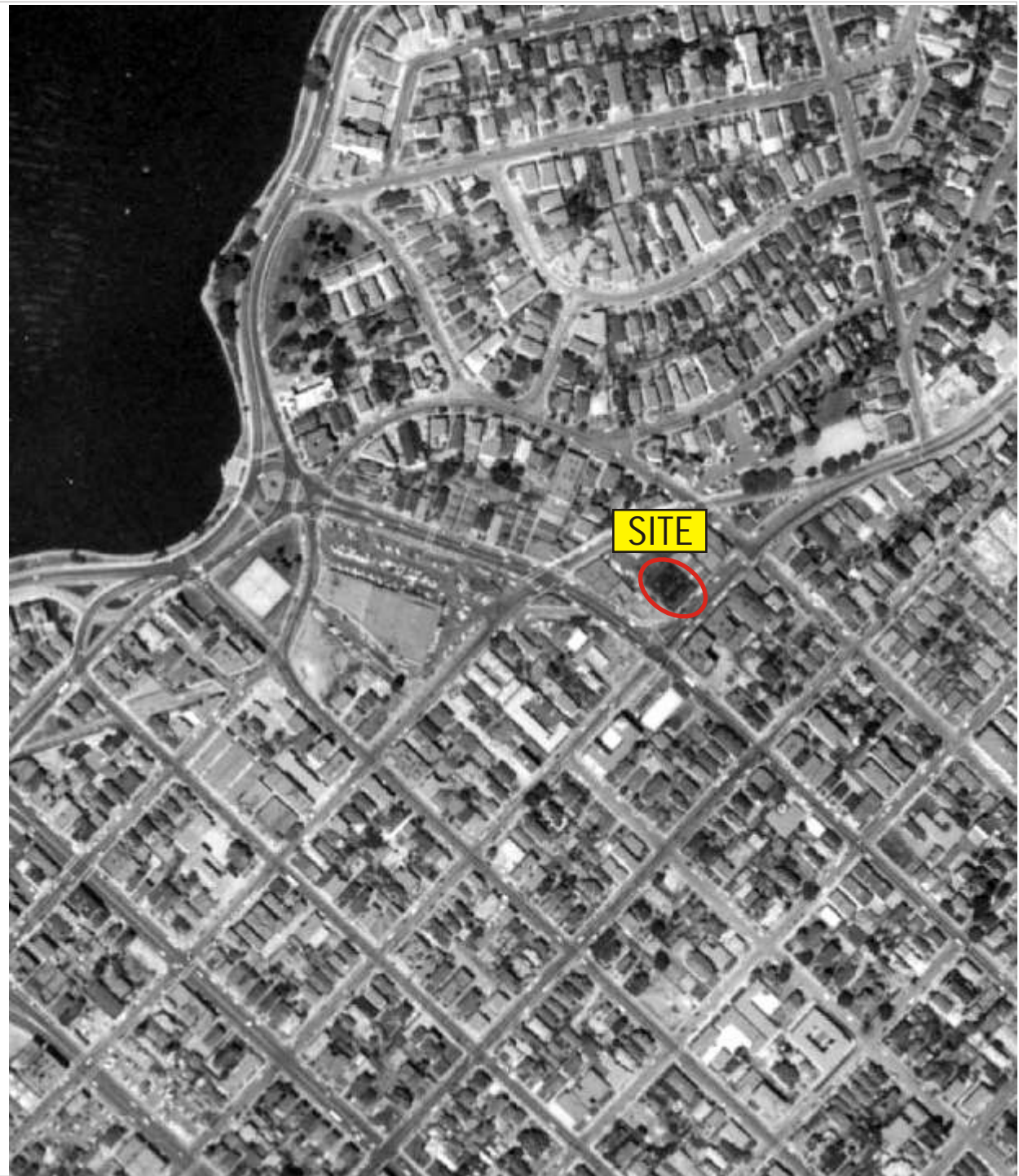
SOURCE: GEOTRACKER USA
YEAR: 1946

AEI CONSULTANTS

2500 Camino Diablo, Suite 200, Walnut Creek, CA 94597

AERIAL PHOTOGRAPH

1815-1825 PARK BOULEVARD
OAKLAND, CA 94607



SOURCE: GEOTRACKER USA
YEAR: 1958

AEI CONSULTANTS

2500 Camino Diablo, Suite 200, Walnut Creek, CA 94597

AERIAL PHOTOGRAPH

1815-1825 PARK BOULEVARD
OAKLAND, CA 94607



SOURCE: GEOTRACKER USA
YEAR: 1965

AEI CONSULTANTS

2500 Camino Diablo, Suite 200, Walnut Creek, CA 94597

AERIAL PHOTOGRAPH

1815-1825 PARK BOULEVARD
OAKLAND, CA 94607



SOURCE: GEOTRACKER USA
YEAR: 1983

AEI CONSULTANTS

2500 Camino Diablo, Suite 200, Walnut Creek, CA 94597

AERIAL PHOTOGRAPH

1815-1825 PARK BOULEVARD
OAKLAND, CA 94607



SOURCE: TERRA SERVER USA
YEAR: 1997

AEI CONSULTANTS

2500 Camino Diablo, Suite 200, Walnut Creek, CA 94597

AERIAL PHOTOGRAPH

1815-1825 PARK BOULEVARD
OAKLAND, CA 94607

TRACK ► INFO SERVICES, LLC

Environmental FirstSearch™ Report

TARGET PROPERTY:

1815 PARK BLVD

OAKLAND CA 94606

Job Number: 10203

PREPARED FOR:

AEI Consultants

2500 Camino Diablo, Suite 200

Walnut Creek, CA 94597

12-17-04



Tel: (323) 664-9981

Fax: (323) 664-9982

Environmental FirstSearch Search Summary Report

Target Site: 1815 PARK BLVD
OAKLAND CA 94606

FirstSearch Summary

| Database | Sel | Updated | Radius | Site | 1/8 | 1/4 | 1/2 | 1/2> | ZIP | TOTALS |
|---------------------|-----|----------|--------|------|-----|-----|-----|------|-----|--------|
| NPL | Y | 09-12-04 | 1.00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| CERCLIS | Y | 09-13-04 | 0.50 | 0 | 0 | 0 | 0 | - | 0 | 0 |
| NFRAP | Y | 06-23-04 | 0.12 | 0 | 0 | - | - | - | 0 | 0 |
| RCRA TSD | Y | 09-12-04 | 1.00 | 0 | 0 | 0 | 0 | 1 | 0 | 1 |
| RCRA COR | Y | 09-12-04 | 1.00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| RCRA GEN | Y | 09-12-04 | 0.25 | 0 | 4 | 1 | - | - | 1 | 6 |
| RCRA NLR | Y | 07-12-04 | 0.12 | 0 | 1 | - | - | - | 0 | 1 |
| ERNS | Y | 12-31-03 | 0.12 | 0 | 0 | - | - | - | 7 | 7 |
| NPDES | N | 10-17-04 | 0.12 | - | - | - | - | - | - | - |
| FINDS | N | 07-16-98 | 0.12 | - | - | - | - | - | - | - |
| TRIS | N | 11-08-04 | 0.12 | - | - | - | - | - | - | - |
| State Sites | Y | 11-09-04 | 1.00 | 0 | 0 | 0 | 1 | 3 | 2 | 6 |
| Spills-1990 | Y | 07-01-03 | 0.12 | 0 | 0 | - | - | - | 0 | 0 |
| Spills-1980 | N | NA | 0.12 | - | - | - | - | - | - | - |
| SWL | Y | 10-11-04 | 0.50 | 0 | 0 | 0 | 0 | - | 0 | 0 |
| Permits | Y | 02-11-04 | 0.12 | 0 | 0 | - | - | - | 0 | 0 |
| Other | Y | 03-02-04 | 0.12 | 0 | 0 | - | - | - | 0 | 0 |
| REG UST/AST | Y | 10-25-04 | 0.25 | 0 | 1 | 2 | - | - | 0 | 3 |
| Leaking UST | Y | 05-26-04 | 0.50 | 0 | 1 | 2 | 7 | - | 5 | 15 |
| State Wells | N | NA | 0.50 | - | - | - | - | - | - | - |
| Aquifers | N | NA | 0.50 | - | - | - | - | - | - | - |
| ACEC | N | NA | 0.50 | - | - | - | - | - | - | - |
| Wetlands | N | 11-20-00 | 0.50 | - | - | - | - | - | - | - |
| Floodplains | N | 09-01-98 | 0.50 | - | - | - | - | - | - | - |
| Nuclear Permits | N | 04-30-99 | 0.50 | - | - | - | - | - | - | - |
| Historic/Landmark | N | 09-01-02 | 1.00 | - | - | - | - | - | - | - |
| Federal Land Use | N | 10-07-03 | 1.00 | - | - | - | - | - | - | - |
| Federal Wells | N | 05-19-03 | 0.50 | - | - | - | - | - | - | - |
| Releases(Air/Water) | N | 12-31-03 | 0.05 | - | - | - | - | - | - | - |
| HMIRS | N | 03-31-03 | 0.05 | - | - | - | - | - | - | - |
| NCDB | N | 08-30-04 | 0.12 | - | - | - | - | - | - | - |
| PADS | N | 09-14-04 | 0.12 | - | - | - | - | - | - | - |
| Federal Other | N | 12-31-02 | 0.25 | - | - | - | - | - | - | - |
| Misc | N | NA | 0.25 | - | - | - | - | - | - | - |
| Towers | N | 08-16-01 | 0.25 | - | - | - | - | - | - | - |
| Soils | N | 03-18-97 | 0.25 | - | - | - | - | - | - | - |
| Receptors | N | 01-01-95 | 0.50 | - | - | - | - | - | - | - |
| - TOTALS - | | | | 0 | 7 | 5 | 8 | 4 | 15 | 39 |

Notice of Disclaimer

Due to the limitations, constraints, inaccuracies and incompleteness of government information and computer mapping data currently available to TRACK Info Services, certain conventions have been utilized in preparing the locations of all federal, state and local agency sites residing in TRACK Info Services's databases. All EPA NPL and state landfill sites are depicted by a rectangle approximating their location and size. The boundaries of the rectangles represent the eastern and western most longitudes; the northern and southern most latitudes. As such, the mapped areas may exceed the actual areas and do not represent the actual boundaries of these properties. All other sites are depicted by a point representing their approximate address location and make no attempt to represent the actual areas of the associated property. Actual boundaries and locations of individual properties can be found in the files residing at the agency responsible for such information.

Waiver of Liability

Although TRACK Info Services uses its best efforts to research the actual location of each site, TRACK Info Services does not and can not warrant the accuracy of these sites with regard to exact location and size. All authorized users of TRACK Info Services's services proceeding are signifying an understanding of TRACK Info Services's searching and mapping conventions, and agree to waive any and all liability claims associated with search and map results showing incomplete and or inaccurate site locations.

***Environmental FirstSearch
Site Information Report***

Request Date: 12-17-04
Requestor Name: Deborah Snell
Standard: ASTM

Search Type: COORD
Job Number: 10203
Filtered Report

TARGET ADDRESS: 1815 PARK BLVD
OAKLAND CA 94606

Demographics

| | | |
|------------------|-------------------------|-----------------------|
| Sites: 39 | Non-Geocoded: 15 | Population: NA |
| Radon: NA | | |

Site Location

| | <u>Degrees (Decimal)</u> | <u>Degrees (Min/Sec)</u> | | <u>UTMs</u> |
|-------------------|--------------------------|--------------------------|------------------|-------------|
| Longitude: | -122.25168 | -122:15:6 | Easting: | 565880.863 |
| Latitude: | 37.799744 | 37:47:59 | Northing: | 4183655.081 |
| | | | Zone: | 10 |

Comment

| |
|-----------------|
| Comment: |
|-----------------|

Additional Requests/Services

| Adjacent ZIP Codes: 1 Mile(s) | Services: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|------------------|-----------|----------|----------|-----|-------|---------|----|---------|---|-------|---------|----|---------|---|-------|---------|----|---------|---|-------|---------|----|---------|---|--|--|------------|------|----------|----|--|--------------------|----|--|--------------------|----|--|------------------|----|--|--------------|----|--|-------------------|----|--|--------------|----|--|
| <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">ZIP Code</th> <th style="text-align: center;">City Name</th> <th style="text-align: center;">ST</th> <th style="text-align: center;">Dist/Dir</th> <th style="text-align: center;">Sel</th> </tr> </thead> <tbody> <tr> <td>94602</td> <td>OAKLAND</td> <td>CA</td> <td>0.93 NE</td> <td>Y</td> </tr> <tr> <td>94607</td> <td>OAKLAND</td> <td>CA</td> <td>0.45 SW</td> <td>Y</td> </tr> <tr> <td>94610</td> <td>OAKLAND</td> <td>CA</td> <td>0.34 NW</td> <td>Y</td> </tr> <tr> <td>94612</td> <td>OAKLAND</td> <td>CA</td> <td>0.44 SW</td> <td>Y</td> </tr> </tbody> </table> | ZIP Code | City Name | ST | Dist/Dir | Sel | 94602 | OAKLAND | CA | 0.93 NE | Y | 94607 | OAKLAND | CA | 0.45 SW | Y | 94610 | OAKLAND | CA | 0.34 NW | Y | 94612 | OAKLAND | CA | 0.44 SW | Y | <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th style="text-align: center;">Requested?</th> <th style="text-align: center;">Date</th> </tr> </thead> <tbody> <tr> <td>Sanborns</td> <td style="text-align: center;">No</td> <td></td> </tr> <tr> <td>Aerial Photographs</td> <td style="text-align: center;">No</td> <td></td> </tr> <tr> <td>Topographical Maps</td> <td style="text-align: center;">No</td> <td></td> </tr> <tr> <td>City Directories</td> <td style="text-align: center;">No</td> <td></td> </tr> <tr> <td>Title Search</td> <td style="text-align: center;">No</td> <td></td> </tr> <tr> <td>Municipal Reports</td> <td style="text-align: center;">No</td> <td></td> </tr> <tr> <td>Online Topos</td> <td style="text-align: center;">No</td> <td></td> </tr> </tbody> </table> | | Requested? | Date | Sanborns | No | | Aerial Photographs | No | | Topographical Maps | No | | City Directories | No | | Title Search | No | | Municipal Reports | No | | Online Topos | No | |
| ZIP Code | City Name | ST | Dist/Dir | Sel | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 94602 | OAKLAND | CA | 0.93 NE | Y | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 94607 | OAKLAND | CA | 0.45 SW | Y | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 94610 | OAKLAND | CA | 0.34 NW | Y | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 94612 | OAKLAND | CA | 0.44 SW | Y | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Requested? | Date | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Sanborns | No | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Aerial Photographs | No | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Topographical Maps | No | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| City Directories | No | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Title Search | No | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Municipal Reports | No | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Online Topos | No | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

Environmental FirstSearch Sites Summary Report

TARGET SITE: 1815 PARK BLVD
OAKLAND CA 94606

JOB: 10203

TOTAL: 39 **GEOCODED:** 24 **NON GEOCODED:** 15 **SELECTED:** 0

| ID | DB Type | Site Name/ID/Status | Address | Dist/Dir | Map ID |
|-----------|----------------|--|---|-----------------|---------------|
| 3 | RCRAGN | GRAND AUTO, INC CAD981398456/VGN | 1800 PARK BLVD OAKLAND CA 94606 | 0.01 SE | 3 |
| 7 | RCRANLR | GRAND AUTO, INC CAD981398456/NLR | 1800 PARK BLVD OAKLAND CA 94606 | 0.01 SE | 3 |
| 16 | LUST | EXXON T0600101563/CASE CLOSED | 1901 PARK BLVD OAKLAND CA 94606 | 0.06 NE | 16 |
| 6 | RCRAGN | WALGREENS 1535 CAR000018689/SGN | 301 E 18TH ST OAKLAND CA 94606 | 0.06 NW | 6 |
| 4 | RCRAGN | MAY CLEANERS CAD982000648/SGN | 1924 PARK BLVD OAKLAND CA 94606 | 0.08 NE | 4 |
| 2 | RCRAGN | FRENCH UNIQUE CLEANERS CAD982008237/SGN | 290 E 18TH ST OAKLAND CA 94606 | 0.08 NW | 2 |
| 12 | UST | ALL-WEATHER ARCH. ALUM. INC. TISID-STATE917/INACTIVE | 1851 5TH OAKLAND CA 94606 | 0.08 SE | 11 |
| 24 | LUST | UNOCAL T0600100991/CASE CLOSED | 200 18TH ST OAKLAND CA 94606 | 0.17 NW | 21 |
| 13 | UST | GERARD TIRE TISID-STATE11640/ACTIVE | 2101 PARK OAKLAND CA 94606 | 0.20 NE | 5 |
| 21 | LUST | SHELL T0600101234/PRELIM. SITE ASSES. | 2101 PARK BLVD OAKLAND CA 94606 | 0.20 NE | 5 |
| 5 | RCRAGN | SHELL OIL CO CAD981403041/SGN | 2101 PARK BLVD/NEWTON OAKLAND CA 94606 | 0.20 NE | 5 |
| 14 | UST | SOUTHERN PACIFIC TRANSPORTATIO TISID-STATE720/INACTIVE | 1912 7TH OAKLAND CA 94607 | 0.25 SE | 14 |
| 15 | LUST | EASTLAKE ASSOCIATES T0600100492/CASE CLOSED | 1445 5TH AVE OAKLAND CA 94606 | 0.26 SW | 15 |
| 23 | LUST | TUNE UP MASTERS #325 T0600101392/CASE CLOSED | 450 14TH ST E OAKLAND CA 94606 | 0.28 SW | 20 |
| 20 | LUST | SHELL 01-1371/LEAK BEING CONFIRMED | 510 14TH ST E OAKLAND CA 94606 | 0.30 SW | 13 |
| 8 | STATE | DEWEY DOWNTOWN SCHOOL CAL01820002/NO ACTION - FOR CALM | 1102 2ND AVENUE OAKLAND CA 94606 | 0.43 SW | 7 |
| 17 | LUST | HARLEY DAVIDSON MOTORCYCLE T0600102150/LEAK BEING CONFIRMED | 744 12TH ST E OAKLAND CA 94606 | 0.43 SW | 17 |
| 19 | LUST | MERRITT ENVIRONMENTAL CORP T0600102304/PRELIM. SITE ASSES. | 1044 5TH AVE OAKLAND CA 94606 | 0.46 SW | 12 |
| 22 | LUST | STERN PROPERTY 01-1554/LEAK BEING CONFIRMED | 1033 44TH AVE OAKLAND CA 94606 | 0.46 SW | 19 |
| 18 | LUST | JR USED AUTO PARTS 01-0806/LEAK BEING CONFIRMED | 823 12TH ST E OAKLAND CA 94606 | 0.47 SW | 18 |
| 9 | STATE | EAST BAY BLUE SCHOOL CAL01270026/VOLUNTARY CLEANUP PR | 1745 14TH AVENUE OAKLAND CA 94606 | 0.73 SE | 8 |

***Environmental FirstSearch
Sites Summary Report***

TARGET SITE: 1815 PARK BLVD
OAKLAND CA 94606

JOB: 10203

TOTAL: 39 **GEOCODED:** 24 **NON GEOCODED:** 15 **SELECTED:** 0

| ID | DB Type | Site Name/ID/Status | Address | Dist/Dir | Map ID |
|-----------|----------------|--|--|-----------------|---------------|
| 11 | STATE | LIQUID CARBONIC CORPORATION CAL01280015/PROPERTY/SITE REFERR | 901 EMBARCADERO OAKLAND CA 94606 | 0.73 SW | 10 |
| 1 | RCRA | MIDLAND ROSS CORP METAL FRAMING DIV CAD000098806/TSD | 845 EMBARCADERO OAKLAND CA 94606 | 0.76 SW | 1 |
| 10 | STATE | LAKESIDE NON-FERROUS METALS CORP CAL01350115/PRELIMINARY ENDANGER | 412 MADISON STREET OAKLAND CA 94607 | 0.98 SW | 9 |

Environmental FirstSearch Sites Summary Report

TARGET SITE: 1815 PARK BLVD
OAKLAND CA 94606

JOB: 10203

TOTAL: 39 **GEOCODED:** 24 **NON GEOCODED:** 15 **SELECTED:** 0

| ID | DB Type | Site Name/ID/Status | Address | Dist/Dir | Map ID |
|-----------|----------------|--|--|-----------------|---------------|
| 26 | ERNS | BART(RICHARD PUCINI) 13190/UNKNOWN | E 8TH ST + 5TH AVE OAKLAND CA | NON GC | |
| 35 | LUST | OAKLAND ARMY BASE TANKS 4&5 T0600192093 | 14TH ST, BETWEEN BUILDINGS 832 OAKLAND CA 0 | NON GC | |
| 37 | LUST | OAKLAND OEDE CITY OF T0600191532/LEAK BEING CONFIRMED | UNKNOWN 12TH ST & MARTIN LUTH OAKLAND CA 94607 | NON GC | |
| 36 | LUST | OAKLAND REDEVELOPMENT AGENCY T0600191509/POLLUTION CHARACTERI | UNKNOWN 11TH ST & WEBSTER ST OAKLAND CA 94606 | NON GC | |
| 33 | STATE | PORT OF OAKLAND - EMBARCADERO COVE CAL01510021/CERTIFIED / OPERATIO | DENNISON AND EMBARCADERO STREE OAKLAND CA 94606 | NON GC | |
| 39 | LUST | SHELL 01-1325/LEAK BEING CONFIRMED | UNKNOWN GRAND LAKESHORE AVE OAKLAND CA 94610 | NON GC | |
| 25 | RCRAGN | SHELL STATION #204-5508-4507 CAD981403223/SGN | 2142 E. 14TH STREET/2ND AVE OAKLAND CA 94606 | NON GC | |
| 38 | LUST | SOUTHERN PACIFIC TRANSPORT COMPANY T0600101304/PRELIM. SITE ASSES. | UNKNOWN 5TH AVE & KIRKHAM OAKLAND CA 94607 | NON GC | |
| 27 | ERNS | TELFER TANK LINES 74337/UNKNOWN | SB HWY 880 S OF 23RD AVE OAKLAND CA | NON GC | |
| 28 | ERNS | UNK 118964/UNKNOWN | 5TH AVE & EMBARCADERO NR JACK OAKLAND CA | NON GC | |
| 31 | ERNS | UNKNOWN 256580/UNKNOWN (EPA REGIONS | STORM DRAIN AT PARK BLVD AND T OAKLAND CA | NON GC | |
| 30 | ERNS | UNKNOWN 261051/HIGHWAY RELATED | SB 880 SOUTH OF 23RD AVE OAKLAND CA | NON GC | |
| 29 | ERNS | UNKNOWN 261052/HIGHWAY RELATED | SB 880 SOUTH OF 23RD AVE OAKLAND CA | NON GC | |
| 32 | ERNS | UNKNOWN 215451/PIPELINE RELATED | 5TH AVE OFF EMBARCADERO DR. OAKLAND CA 94606 | NON GC | |
| 34 | STATE | URBAN PROMISE ACADEMY SITE CAL01760047/PRELIMINARY ENDANGER | 2200-2288 E. 12TH STREET/23RD OAKLAND CA 94606 | NON GC | |

*Environmental FirstSearch
Site Detail Report*

TARGET SITE: 1815 PARK BLVD
OAKLAND CA 94606

JOB: 10203

LEAKING UNDERGROUND STORAGE TANKS

SEARCH ID: 22

DIST/DIR: 0.46 SW

MAP ID: 19

NAME: STERN PROPERTY
ADDRESS: 1033 44TH AVE
OAKLAND CA 94606
ALAMEDA

REV: 07/11/02
ID1: 01-1554
ID2:
STATUS: LEAK BEING CONFIRMED
PHONE:

CONTACT:

MTBE TESTED: NOT REQUIRED TO BE TESTED
MTBE CLASS: *

***Environmental FirstSearch
Site Detail Report***

TARGET SITE: 1815 PARK BLVD
OAKLAND CA 94606

JOB: 10203

EMERGENCY RESPONSE NOTIFICATION SITE

| | | |
|----------------------|-------------------------|----------------|
| SEARCH ID: 26 | DIST/DIR: NON GC | MAP ID: |
|----------------------|-------------------------|----------------|

NAME: BART(RICHARD PUCINI)
ADDRESS: E 8TH ST + 5TH AVE
OAKLAND CA
ALAMEDA

REV:
ID1: 13190
ID2:
STATUS: UNKNOWN
PHONE:

CONTACT:

THERE ARE NO DETAILS AVAILABLE FOR THIS SITE

Environmental FirstSearch Site Detail Report

TARGET SITE: 1815 PARK BLVD
OAKLAND CA 94606

JOB: 10203

| STATE SITE | | | |
|---|---------------|--|---------|
| SEARCH ID: | DIST/DIR: | NON GC | MAP ID: |
| NAME: PORT OF OAKLAND - EMBARCADERO COVE | REV: | 11/09/04 | |
| ADDRESS: DENNISON AND EMBARCADERO STREETS OAKLAND CA 94606 ALAMEDA | ID1: | CAL01510021 | |
| CONTACT: | ID2: | STATUS: CERTIFIED / OPERATION & MAINTENANCE | |
| | PHONE: | | |
| Gallons of Liquid Treated: 0 | | | |
| Activity: <i>OPERATION & MAINTENANCE</i> | | | |
| Activity Status: <i>CERTIFIED / OPERATION & MAINTENANCE</i> | | | |
| Completion Due Date: | | | |
| Revised Completion Due Date: | | | |
| Date Activity Actually Completed: 01291997 | | | |
| Yards of Solids Removed: 0 | | | |
| Yards of Solids Treated: 0 | | | |
| Gallons of Liquid Removed: 0 | | | |
| Gallons of Liquid Treated: 0 | | | |
| Activity: <i>DEED RESTRICTIONS</i> | | | |
| Activity Status: <i>CERTIFIED / OPERATION & MAINTENANCE</i> | | | |
| Completion Due Date: | | | |
| Revised Completion Due Date: | | | |
| Date Activity Actually Completed: 02131997 | | | |
| Yards of Solids Removed: 0 | | | |
| Yards of Solids Treated: 0 | | | |
| Gallons of Liquid Removed: 0 | | | |
| Gallons of Liquid Treated: 0 | | | |
| Activity: <i>I/SE, IORSE, FFA, FFSRA, VCA, EA</i> | | | |
| Activity Status: <i>CERTIFIED / OPERATION & MAINTENANCE</i> | | | |
| Completion Due Date: | | | |
| Revised Completion Due Date: | | | |
| Date Activity Actually Completed: 03071997 | | | |
| Yards of Solids Removed: 0 | | | |
| Yards of Solids Treated: 0 | | | |
| Gallons of Liquid Removed: 0 | | | |
| Gallons of Liquid Treated: 0 | | | |
| Activity: <i>COST RECOVERY</i> | | | |
| Activity Status: <i>CERTIFIED / OPERATION & MAINTENANCE</i> | | | |
| Completion Due Date: | | | |
| Revised Completion Due Date: | | | |
| Date Activity Actually Completed: 04291997 | | | |
| Yards of Solids Removed: 0 | | | |
| Yards of Solids Treated: 0 | | | |
| Gallons of Liquid Removed: 0 | | | |
| Gallons of Liquid Treated: 0 | | | |
| Activity: <i>FIVE-YEAR REVIEW REQUIRED BY CERCLA</i> | | | |
| Activity Status: <i>CERTIFIED / OPERATION & MAINTENANCE</i> | | | |
| Completion Due Date: | | | |
| Revised Completion Due Date: | | | |
| Date Activity Actually Completed: 10192001 | | | |

- Continued on next page -

**Environmental FirstSearch
Site Detail Report**

TARGET SITE: 1815 PARK BLVD
OAKLAND CA 94606

JOB: 10203

| STATE SITE | |
|--|---|
| SEARCH ID: 33 | DIST/DIR: NON GC |
| MAP ID: | |
| NAME: PORT OF OAKLAND - EMBARCADERO COVE ADDRESS: DENNISON AND EMBARCADERO STREETS OAKLAND CA 94606 ALAMEDA CONTACT: | REV: 11/09/04 ID1: CAL01510021 ID2: STATUS: CERTIFIED / OPERATION & MAINTENANCE PHONE: |
| Yards of Solids Removed: 0 Yards of Solids Treated: 0 Gallons of Liquid Removed: 0 Gallons of Liquid Treated: 0 | |
| Activity: <i>FIVE-YEAR REVIEW REQUIRED BY CERCLA</i> Activity Status: <i>CERTIFIED / OPERATION & MAINTENANCE</i> Completion Due Date: 10312006 Revised Completion Due Date: Date Activity Actually Completed: | |
| Yards of Solids Removed: 0 Yards of Solids Treated: 0 Gallons of Liquid Removed: 0 Gallons of Liquid Treated: 0 | |
| Activity: <i>I/SE, IORSE, FFA, FFSRA, VCA, EA</i> Activity Status: <i>CERTIFIED / OPERATION & MAINTENANCE</i> Completion Due Date: Revised Completion Due Date: Date Activity Actually Completed: 07301987 | |
| Yards of Solids Removed: 0 Yards of Solids Treated: 0 Gallons of Liquid Removed: 0 Gallons of Liquid Treated: 0 | |
| Activity: <i>PUBLIC PARTICIPATION PLAN</i> Activity Status: <i>CERTIFIED / OPERATION & MAINTENANCE</i> Completion Due Date: Revised Completion Due Date: Date Activity Actually Completed: 10301988 | |
| Yards of Solids Removed: 0 Yards of Solids Treated: 0 Gallons of Liquid Removed: 0 Gallons of Liquid Treated: 0 | |
| Activity: <i>REMOVAL ACTION</i> Activity Status: <i>CERTIFIED / OPERATION & MAINTENANCE</i> Completion Due Date: Revised Completion Due Date: Date Activity Actually Completed: 04301990 | |
| Yards of Solids Removed: 0 Yards of Solids Treated: 0 Gallons of Liquid Removed: 0 Gallons of Liquid Treated: 0 | |
| Activity: <i>POTENTIAL RESPONSIBLE PARTY SEARCH</i> Activity Status: <i>CERTIFIED / OPERATION & MAINTENANCE</i> | |

- Continued on next page -

Environmental FirstSearch Site Detail Report

TARGET SITE: 1815 PARK BLVD
OAKLAND CA 94606

JOB: 10203

| STATE SITE | |
|---|---|
| SEARCH ID: 33 | DIST/DIR: NON GC |
| MAP ID: | |
| NAME: PORT OF OAKLAND - EMBARCADERO COVE ADDRESS: DENNISON AND EMBARCADERO STREETS OAKLAND CA 94606 ALAMEDA CONTACT: | REV: 11/09/04 ID1: CAL01510021 ID2: STATUS: CERTIFIED / OPERATION & MAINTENANCE PHONE: |
| Completion Due Date: Revised Completion Due Date: Date Activity Actually Completed: 12121991 Yards of Solids Removed: 0 Yards of Solids Treated: 0 Gallons of Liquid Removed: 0 Gallons of Liquid Treated: 0 | |
| Activity: REMEDIAL INVESTIGATION / FEASIBILITY STUDY Activity Status: CERTIFIED / OPERATION & MAINTENANCE Completion Due Date: Revised Completion Due Date: Date Activity Actually Completed: 02111994 Yards of Solids Removed: 0 Yards of Solids Treated: 0 Gallons of Liquid Removed: 0 Gallons of Liquid Treated: 0 | |
| Activity: CEQA INCLUDING NEGATIVE DECS Activity Status: CERTIFIED / OPERATION & MAINTENANCE Completion Due Date: Revised Completion Due Date: Date Activity Actually Completed: 06291994 Yards of Solids Removed: 0 Yards of Solids Treated: 0 Gallons of Liquid Removed: 0 Gallons of Liquid Treated: 0 | |
| <u>DTSC COMMENTS REGARDING THIS SITE (blank below = not reported by agency)</u> Comments Date: : <i>An Operations and Maintenance Plan was approved for the cap, barrier wall and groundwater monitoring system at the site. Remedial Investigation/Feasibility Study approved A Deed Restriction was placed on the property to ensure its commercial, industrial use and to protect the remedial system. Order amended to include Operations and Maintenance of the Site. DTSC certified the remedial action at the site. Operation and maintenance of the multimedia cap, barrier wall and groundwater monitoring system was required. A deed restriction was placed on the property to ensure its commercial industrial use and to protect the remedial system. Final design documents for remedial action approved. Removal Action: Surface cap. Approval of Implementation Report. The final remedial action required the installation: * a geosynthetic clay liner and high density barrier around the perimeter of the site; * a multimedia cap over 1.3 acres; and * a skimming program to remove free petroleum hydrocarbons products. Construction was initiated in July 1995 and was completed in December 1995. Negative Declaration and Remedial Action Plan approved Enforcement Agreement - I&SE Oakland Fire Marshall condemned three 40,000-gallon storage tanks due to leakage. Five-Year Review approved with continued groundwater monitoring. Public Participation Plan approved</i> | |

***Environmental FirstSearch
Site Detail Report***

TARGET SITE: 1815 PARK BLVD
OAKLAND CA 94606

JOB: 10203

LEAKING UNDERGROUND STORAGE TANKS

SEARCH ID: 39

DIST/DIR: NON GC

MAP ID:

NAME: SHELL
ADDRESS: UNKNOWN GRAND LAKESHORE AVE
OAKLAND CA 94610
ALAMEDA

REV: 07/11/02
ID1: 01-1325
ID2:
STATUS: LEAK BEING CONFIRMED
PHONE:

CONTACT:

RELEASE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE

Please note that some data previously provided by the State Water Resources Control Board in the LUSTIS database is not currently being provided by the agency in the most recent edition. Incidents that occurred dating after the year 2000 may not have much information. Field headers with blank information following after should be interpreted as unreported by the agency.

LEAD AGENCY: LOCAL AGENCY
REGIONAL BOARD: SAN FRANCISCO BAY REGION
LOCAL CASE NUMBER: 01-1325
RESPONSIBLE PARTY: BLANK RP
ADDRESS OF RESPONSIBLE PARTY:
SITE OPERATOR:
WATER SYSTEM:

CASE NUMBER: 01-1325
CASE TYPE: OTHER
SUBSTANCE LEAKED: WASTE OIL
SUBSTANCE QUANTITY:
LEAK CAUSE: STRUCTURE FAILURE
LEAK SOURCE: TANK
HOW LEAK WAS DISCOVERED: TANK CLOSURE
DATE DISCOVERED (blank if not reported): 11/3/86
HOW LEAK WAS STOPPED: CLOSE TANK
STOP DATE (blank if not reported): 11/3/86
STATUS: LEAK BEING CONFIRMED
ABATEMENT METHOD (please note that not all code translations have been provided by the reporting agency): EXCAVATE AND DISPOSE- REMOVE CONTAMINATED SOIL AND DISPOSE IN APPROVED SITE
ENFORCEMENT TYPE (please note that not all code translations have been provided by the reporting agency):
DATE OF ENFORCEMENT (blank if not reported):

ENTER DATE (blank if not reported): 11/3/85
REVIEW DATE (blank if not reported): 9/13/94
DATE OF LEAK CONFIRMATION (blank if not reported): 9/13/94
DATE PRELIMINARY SITE ASSESSMENT PLAN WAS SUBMITTED (blank if not reported):
DATE PRELIMINARY SITE ASSESSMENT PLAN BEGAN (blank if not reported):
DATE POLLUTION CHARACTERIZATION PLAN BEGAN (blank if not reported):
DATE REMEDIATION PLAN WAS SUBMITTED (blank if not reported):
DATE REMEDIAL ACTION UNDERWAY (blank if not reported):
DATE POST REMEDIAL ACTION MONITORING BEGAN (blank if not reported):
DATE CLOSURE LETTER ISSUED (SITE CLOSED) (blank if not reported):
REPORT DATE (blank if not reported): 11/3/86

MTBE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE

MTBE DATE(Date of historical maximum MTBE concentration):
MTBE GROUNDWATER CONCENTRATION:
MTBE SOIL CONCENTRATION:
MTBE CNTS: 0
MTBE FUEL: 0

- Continued on next page -

***Environmental FirstSearch
Site Detail Report***

TARGET SITE: 1815 PARK BLVD
OAKLAND CA 94606

JOB: 10203

LEAKING UNDERGROUND STORAGE TANKS

| | | |
|----------------------|-------------------------|----------------|
| SEARCH ID: 39 | DIST/DIR: NON GC | MAP ID: |
|----------------------|-------------------------|----------------|

NAME: SHELL
ADDRESS: UNKNOWN GRAND LAKESHORE AVE
OAKLAND CA 94610
ALAMEDA

REV: 07/11/02
ID1: 01-1325
ID2:
STATUS: LEAK BEING CONFIRMED
PHONE:

CONTACT:

MTBE TESTED: *NOT REQUIRED TO BE TESTED*
MTBE CLASS: *

Environmental FirstSearch Site Detail Report

TARGET SITE: 1815 PARK BLVD
OAKLAND CA 94606

JOB: 10203

RCRA GENERATOR SITE

| | | |
|----------------------|-------------------------|----------------|
| SEARCH ID: 25 | DIST/DIR: NON GC | MAP ID: |
|----------------------|-------------------------|----------------|

NAME: SHELL STATION #204-5508-4507
ADDRESS: 2142 E. 14TH STREET/2ND AVE
OAKLAND CA 94606
ALAMEDA

REV: 8/8/01
ID1: CAD981403223
ID2:
STATUS: SGN
PHONE:

CONTACT:

SITE INFORMATION

UNIVERSE NAME:

SGN: GENERATES 100 - 1000 KG/MONTH OF HAZARDOUS WASTE

SIC INFORMATION:

ENFORCEMENT INFORMATION:

VIOLATION INFORMATION:

Environmental FirstSearch Site Detail Report

TARGET SITE: 1815 PARK BLVD
OAKLAND CA 94606

JOB: 10203

LEAKING UNDERGROUND STORAGE TANKS

SEARCH ID: 38

DIST/DIR: NON GC

MAP ID:

NAME: SOUTHERN PACIFIC TRANSPORT COMPANY
ADDRESS: UNKNOWN 5TH AVE & KIRKHAM
OAKLAND CA 94607
ALAMEDA

REV: 05/26/04
ID1: T0600101304
ID2:
STATUS: PRELIM. SITE ASSES. UNDERWAY
PHONE:

CONTACT:

RELEASE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE

Please note that some data previously provided by the State Water Resources Control Board in the LUSTIS database is not currently being provided by the agency in the most recent edition. Incidents that occurred dating after the year 2000 may not have much information. Field headers with blank information following after should be interpreted as unreported by the agency.

LEAD AGENCY: LOCAL AGENCY
REGIONAL BOARD: 02
LOCAL CASE NUMBER: 3725
RESPONSIBLE PARTY: BLANK RP
ADDRESS OF RESPONSIBLE PARTY:
SITE OPERATOR:
WATER SYSTEM:

CASE NUMBER: 01-1412
CASE TYPE: OTHER
SUBSTANCE LEAKED: GASOLINE
SUBSTANCE QUANTITY:
LEAK CAUSE: STRUCTURE FAILURE
LEAK SOURCE: TANK
HOW LEAK WAS DISCOVERED: TANK CLOSURE
DATE DISCOVERED (blank if not reported): 1989-02-14 00:00:00
HOW LEAK WAS STOPPED:
STOP DATE (blank if not reported): 1989-02-16 00:00:00
STATUS: PRELIM. SITE ASSES. UNDERWAY
ABATEMENT METHOD (please note that not all code translations have been provided by the reporting agency): EXCAVATE AND DISPOSE- REMOVE CONTAMINATED SOIL AND DISPOSE IN APPROVED SITE
ENFORCEMENT TYPE (please note that not all code translations have been provided by the reporting agency): EF
DATE OF ENFORCEMENT (blank if not reported): 1992-03-09 00:00:00

ENTER DATE (blank if not reported): 1989-04-19 00:00:00
REVIEW DATE (blank if not reported): 1994-12-13 00:00:00
DATE OF LEAK CONFIRMATION (blank if not reported):
DATE PRELIMINARY SITE ASSESSMENT PLAN WAS SUBMITTED (blank if not reported):
DATE PRELIMINARY SITE ASSESSMENT PLAN BEGAN (blank if not reported): 1991-06-21 00:00:00
DATE POLLUTION CHARACTERIZATION PLAN BEGAN (blank if not reported):
DATE REMEDIATION PLAN WAS SUBMITTED (blank if not reported):
DATE REMEDIAL ACTION UNDERWAY (blank if not reported):
DATE POST REMEDIAL ACTION MONITORING BEGAN (blank if not reported):
DATE CLOSURE LETTER ISSUED (SITE CLOSED) (blank if not reported):
REPORT DATE (blank if not reported): 1990-02-14 00:00:00

MTBE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE

MTBE DATE (Date of historical maximum MTBE concentration):
MTBE GROUNDWATER CONCENTRATION:
MTBE SOIL CONCENTRATION:
MTBE CNTS: 0
MTBE FUEL: 1

- Continued on next page -

***Environmental FirstSearch
Site Detail Report***

TARGET SITE: 1815 PARK BLVD
OAKLAND CA 94606

JOB: 10203

LEAKING UNDERGROUND STORAGE TANKS

| | | |
|----------------------|-------------------------|----------------|
| SEARCH ID: 38 | DIST/DIR: NON GC | MAP ID: |
|----------------------|-------------------------|----------------|

| | |
|---|---|
| NAME: SOUTHERN PACIFIC TRANSPORT COMPANY | REV: 05/26/04 |
| ADDRESS: UNKNOWN 5TH AVE & KIRKHAM OAKLAND CA 94607 | ID1: T0600101304 |
| ALAMEDA | ID2: |
| CONTACT: | STATUS: PRELIM. SITE ASSES. UNDERWAY |
| | PHONE: |

MTBE TESTED: *SITE NOT TESTED FOR MTBE. INCLUDES UNKNOWN AND NOT ANALYZED*

MTBE CLASS: *

***Environmental FirstSearch
Site Detail Report***

TARGET SITE: 1815 PARK BLVD
OAKLAND CA 94606

JOB: 10203

| EMERGENCY RESPONSE NOTIFICATION SITE | | | |
|--|--|---------|--|
| SEARCH ID: 27 | DIST/DIR: NON GC | MAP ID: | |
| NAME: TELFER TANK LINES ADDRESS: SB HWY 880 S OF 23RD AVE OAKLAND CA Alameda CONTACT: | REV: ID1: 74337 ID2: STATUS: UNKNOWN PHONE: | | |
| CERCLIS (Y/N): | | | |
| MAT: ASPHALT EMULSION | QUANT: 150 | GALLONS | |
| LOCATION: SB HWY 880 S OF 23RD AVE | | | |
| CITY: MARTINEZ CA 94553 | REPORTED: 11/02/88 | | |
| SOURCE: UNKNOWN | MEDIUM: LAND | | |
| CAUSE: OVERTURNED TANK TRAILER | | | |
| CAUSE: UNKNOWN | | | |
| ACT: | | | |
| BY: | | | |

| EMERGENCY RESPONSE NOTIFICATION SITE | | | |
|--|---|---------|--|
| SEARCH ID: 28 | DIST/DIR: NON GC | MAP ID: | |
| NAME: UNK ADDRESS: 5TH AVE & EMBARCADERO NR JACK LONDON *87 OAKLAND CA ALAMEDA CONTACT: | REV: ID1: 118964 ID2: STATUS: UNKNOWN PHONE: | | |
| THERE ARE NO DETAILS AVAILABLE FOR THIS SITE | | | |

Environmental FirstSearch Site Detail Report

TARGET SITE: 1815 PARK BLVD
OAKLAND CA 94606

JOB: 10203

EMERGENCY RESPONSE NOTIFICATION SITE

| | | |
|----------------------|-------------------------|----------------|
| SEARCH ID: 30 | DIST/DIR: NON GC | MAP ID: |
|----------------------|-------------------------|----------------|

| | |
|--|---|
| NAME: UNKNOWN ADDRESS: SB 880 SOUTH OF 23RD AVE OAKLAND CA ALAMEDA CONTACT: | REV: 3/20/92 ID1: 261051 ID2: STATUS: HIGHWAY RELATED PHONE: |
|--|---|

SPILL INFORMATION

DATE OF SPILL: 3/20/1992 **TIME OF SPILL:** 0507

PRODUCT RELEASED (1): COOKING/TRANSMISSION OIL,DIESEL
QUANTITY (1): 75
UNITS (1): GAL

PRODUCT RELEASED (2):
QUANTITY (2):
UNITS (2):

PRODUCT RELEASED (3):
QUANTITY (3):
UNITS (3):

MEDIUM/MEDIA AFFECTED

| | |
|------------------|---------------------------|
| AIR: NO | GROUNDWATER: NO |
| LAND: NO | FIXED FACILITY: NO |
| WATER: NO | OTHER: NO |

WATERBODY AFFECTED BY RELEASE:

SPILL INFORMATION

DATE OF SPILL: 3/20/1992 **TIME OF SPILL:** 0507

PRODUCT RELEASED (1): COOKING/TRANSMISSION OIL,DIESEL
QUANTITY (1): 75
UNITS (1): GAL

PRODUCT RELEASED (2):
QUANTITY (2):
UNITS (2):

PRODUCT RELEASED (3):
QUANTITY (3):
UNITS (3):

MEDIUM/MEDIA AFFECTED

| | |
|------------------|---------------------------|
| AIR: NO | GROUNDWATER: NO |
| LAND: NO | FIXED FACILITY: NO |
| WATER: NO | OTHER: NO |

WATERBODY AFFECTED BY RELEASE:

CAUSE OF RELEASE

| | |
|-------------------------------|------------------------------|
| DUMPING: YES | EQUIPMENT FAILURE: NO |
| NATURAL PHENOMENON: NO | OPERATOR ERROR: NO |

- Continued on next page -

Environmental FirstSearch Site Detail Report

TARGET SITE: 1815 PARK BLVD
OAKLAND CA 94606

JOB: 10203

EMERGENCY RESPONSE NOTIFICATION SITE

| | | |
|----------------------|-------------------------|----------------|
| SEARCH ID: 29 | DIST/DIR: NON GC | MAP ID: |
|----------------------|-------------------------|----------------|

| | |
|---|--------------------------------|
| NAME: UNKNOWN | REV: 3/20/92 |
| ADDRESS: SB 880 SOUTH OF 23RD AVE OAKLAND CA ALAMEDA | ID1: 261052 |
| CONTACT: | ID2: |
| | STATUS: HIGHWAY RELATED |
| | PHONE: |

SPILL INFORMATION

DATE OF SPILL: 3/20/1992 **TIME OF SPILL:** 0507

PRODUCT RELEASED (1): COOKING OIL/TRANSMISSION OIL
QUANTITY (1): 60
UNITS (1): GAL

PRODUCT RELEASED (2): DIESEL FUEL
QUANTITY (2): 20
UNITS (2): GAL

PRODUCT RELEASED (3):
QUANTITY (3):
UNITS (3):

MEDIUM/MEDIA AFFECTED

| | |
|------------------|---------------------------|
| AIR: NO | GROUNDWATER: NO |
| LAND: NO | FIXED FACILITY: NO |
| WATER: NO | OTHER: NO |

WATERBODY AFFECTED BY RELEASE:

SPILL INFORMATION

DATE OF SPILL: 3/20/1992 **TIME OF SPILL:** 0507

PRODUCT RELEASED (1): COOKING OIL/TRANSMISSION OIL
QUANTITY (1): 60
UNITS (1): GAL

PRODUCT RELEASED (2): DIESEL FUEL
QUANTITY (2): 20
UNITS (2): GAL

PRODUCT RELEASED (3):
QUANTITY (3):
UNITS (3):

MEDIUM/MEDIA AFFECTED

| | |
|------------------|---------------------------|
| AIR: NO | GROUNDWATER: NO |
| LAND: NO | FIXED FACILITY: NO |
| WATER: NO | OTHER: NO |

WATERBODY AFFECTED BY RELEASE:

CAUSE OF RELEASE

| | |
|-------------------------------|------------------------------|
| DUMPING: YES | EQUIPMENT FAILURE: NO |
| NATURAL PHENOMENON: NO | OPERATOR ERROR: NO |

- Continued on next page -

Environmental FirstSearch Site Detail Report

TARGET SITE: 1815 PARK BLVD
OAKLAND CA 94606

JOB: 10203

EMERGENCY RESPONSE NOTIFICATION SITE

SEARCH ID: 32 **DIST/DIR:** NON GC **MAP ID:**

| | |
|--|---------------------------------|
| NAME: UNKNOWN | REV: 4/11/91 |
| ADDRESS: 5TH AVE OFF EMBARCADERO DR. OAKLAND CA 94606 ALAMEDA | ID1: 215451 |
| CONTACT: | ID2: |
| | STATUS: PIPELINE RELATED |
| | PHONE: |

SPILL INFORMATION

DATE OF SPILL: 4/11/1991 **TIME OF SPILL:** 1840

PRODUCT RELEASED (1): BLACK OIL
QUANTITY (1): 0
UNITS (1): UNK

PRODUCT RELEASED (2):
QUANTITY (2):
UNITS (2):

PRODUCT RELEASED (3):
QUANTITY (3):
UNITS (3):

MEDIUM/MEDIA AFFECTED

| | |
|---------------------------------------|---------------------------|
| AIR: NO | GROUNDWATER: NO |
| LAND: YES | FIXED FACILITY: NO |
| WATER: YES | OTHER: NO |
| WATERBODY AFFECTED BY RELEASE: | PACIFIC OCEAN |

SPILL INFORMATION

DATE OF SPILL: 4/11/1991 **TIME OF SPILL:** 1840

PRODUCT RELEASED (1): BLACK OIL
QUANTITY (1): 0
UNITS (1): UNK

PRODUCT RELEASED (2):
QUANTITY (2):
UNITS (2):

PRODUCT RELEASED (3):
QUANTITY (3):
UNITS (3):

MEDIUM/MEDIA AFFECTED

| | |
|---------------------------------------|---------------------------|
| AIR: NO | GROUNDWATER: NO |
| LAND: YES | FIXED FACILITY: NO |
| WATER: YES | OTHER: NO |
| WATERBODY AFFECTED BY RELEASE: | PACIFIC OCEAN |

CAUSE OF RELEASE

| | |
|-------------------------------|------------------------------|
| DUMPING: NO | EQUIPMENT FAILURE: NO |
| NATURAL PHENOMENON: NO | OPERATOR ERROR: NO |

- Continued on next page -

Environmental FirstSearch

Site Detail Report

TARGET SITE: 1815 PARK BLVD
OAKLAND CA 94606

JOB: 10203

STATE SITE

| | | |
|----------------------|-------------------------|----------------|
| SEARCH ID: 34 | DIST/DIR: NON GC | MAP ID: |
|----------------------|-------------------------|----------------|

| | |
|---|---|
| NAME: URBAN PROMISE ACADEMY SITE | REV: 11/09/04 |
| ADDRESS: 2200-2288 E. 12TH STREET/23RD AVENUE OAKLAND CA 94606 ALAMEDA | ID1: CAL01760047 |
| CONTACT: | ID2: |
| | STATUS: PRELIMINARY ENDANGERMENT ASSES |
| | PHONE: |

OTHER SITE NAMES (blank below = not reported by agency)

URBAN PROMISE ACADEMY SITE

OAKLAND UNIFIED SCHOOL DISTRICT

GENERAL SITE INFORMATION

File Name (if different than site name): *URBAN PROMISE ACADEMY SITE*

Status: *PRELIMINARY ENDANGERMENT ASSESSMENT REQUIRED*

AWP Site Type: *PROPOSED SCHOOL SITE PROPERTY*

NPL Site:

Fund:

Status Date: *02052003*

Lead: *DEPT OF TOXIC SUBSTANCES CONTROL*

Staff: *KCHIANG*

DTSC Region & RWQCB #: *BERKELEY*

Branch: *SCHOOL EVALUATION*

RWQCB:

Site Access:

Groundwater Contamination:

Number of Sources Contributing to Contamination at the Site: 0

OTHER AGENCY ID NUMBERS (blank below = not reported by agency)

ID SOURCE NAME, & VALUE: *CALSTARS CODE 204110-11*

ID SOURCE NAME, & VALUE: *CALSTARS CODE 204110-27*

BACKGROUND INFORMATION (blank below = not reported by agency)

The Site has been developed since 1903. Previous land uses include a laundry, a printing room, a lumberyard, a machine shop, a furniture shop, a used car lot, a sheet metal shop, and a car and truck rental facility. Current land uses include a gasoline service station, numerous auto repair facilities, a roofing company, a construction supply company, several retail stores, distribution companies and restaurants. A tidal canal is shown to the west and southwest of the Site.

PROJECTED ACTIVITIES (blank below = not reported by agency)

Activity: *PHASE I - CALMORTGAGE AND SCHOOL SITE PROPERTIES*

Activity Status: *PRELIMINARY ENDANGERMENT ASSESSMENT REQUIRED*

Completion Due Date:

Revised Completion Due Date:

Date Activity Actually Completed: *02052003*

Yards of Solids Removed: 0

Yards of Solids Treated: 0

Gallons of Liquid Removed: 0

Gallons of Liquid Treated: 0

- Continued on next page -

***Environmental FirstSearch
Site Detail Report***

TARGET SITE: 1815 PARK BLVD
OAKLAND CA 94606

JOB: 10203

STATE SITE

SEARCH ID: 34

DIST/DIR: NON GC

MAP ID:

NAME: URBAN PROMISE ACADEMY SITE
ADDRESS: 2200-2288 E. 12TH STREET/23RD AVENUE
OAKLAND CA 94606
ALAMEDA

REV: 11/09/04
ID1: CAL01760047
ID2:
STATUS: PRELIMINARY ENDANGERMENT ASSES
PHONE:

CONTACT:

DTSC COMMENTS REGARDING THIS SITE (blank below = not reported by agency)

Comments Date: 02052003

: Department of Toxic Substances Control (DTSC) completed review of a Phase I Environmental Assessment and has determined that a Preliminary Endangerment Assessment (PEA) is required. The Oakland Unified School District has requested assistance from DTSC in conducting the PEA. The PEA will be funded under a cooperative agreement between DTSC and the U.S. Environmental Protection Agency.

Environmental FirstSearch Federal Databases and Sources

ASTM Databases:

CERCLIS: *Comprehensive Environmental Response Compensation and Liability Information System* . The EPA's database of current and potential Superfund sites currently or previously under investigation. Source: Environmental Protection Agency.

Updated quarterly.

CERCLIS-NFRAP (Archive): *Comprehensive Environmental Response Compensation and Liability Information System Archived Sites* . The Archive designation means that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL). This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

Updated quarterly.

ERNS: *Emergency Response Notification System* . The EPA's database of emergency response actions. Source: Environmental Protection Agency. Data since January, 2001, has been received from the National Response Center as the EPA no longer maintains this data.

Updated quarterly.

FINDS: *The Facility Index System* . The EPA's Index of identification numbers associated with a property or facility which the EPA has investigated or has been made aware of in conjunction with various regulatory programs. Each record indicates the EPA office that may have files on the site or facility. Source: Environmental Protection Agency.

Updated semi-annually.

NPL: *National Priority List* . The EPA's list of confirmed or proposed Superfund sites. Source: Environmental Protection Agency.

Updated quarterly.

RCRIS: *Resource Conservation and Recovery Information System* . The EPA's database of registered hazardous waste generators and treatment, storage and disposal facilities. Included are RAATS (RCRA Administrative Action Tracking System) and CMEL (Compliance Monitoring & Enforcement List). Source: Environmental Protection Agency.

RCRA TSD: *Resource Conservation and Recovery Information System Treatment, Storage, and Disposal Facilities* . The EPA's database of RCRIS sites which treat, store, dispose, or incinerate hazardous waste. This information is also reported in the standard RCRIS detailed data.

ASTM Databases (continued):

RCRA COR: *Resource Conservation and Recovery Information System Corrective Action Sites*. The EPA's database of RCRIS sites with reported corrective action. This information is also reported in the standard RCRIS detailed data.

RCRA GEN: *Resource Conservation and Recovery Information System Large and Small Quantity Generators*. The EPA's database of RCRIS sites that create more than 100kg of hazardous waste per month or meet other RCRA requirements. Included are RAATS (RCRA Administrative Action Tracking System) and CMEL (Compliance Monitoring & Enforcement List).

RCRA NLR: *Resource Conservation and Recovery Information System sites No Longer Regulated*. The EPA's database of RCRIS sites that create less than 100kg of hazardous waste per month or do not meet other RCRA requirements.

All RCRA databases are Updated quarterly

Environmental FirstSearch Federal Databases and Sources

Non-ASTM Databases:

HMIRS: Hazardous Materials Incident Response System. This database contains information from the US Department of Transportation regarding materials, packaging, and a description of events for tracked incidents.

Updated quarterly.

NCDB: National Compliance Database. The National Compliance Data Base System (NCDB) tracks regional compliance and enforcement activity and manages the Pesticides and Toxic Substances Compliance and Enforcement program at a national level. The system tracks all compliance monitoring and enforcement activities from the time an inspector conducts and inspection until the time the inspector closes or the case settles the enforcement action. NCDB is the national repository of the 10 regional and Headquarters FIFRA/TSCA Tracking System (FTTS). Data collected in the regional FTTS is transferred to NCDB to support the need for monitoring national performance of regional programs.

Updated quarterly

NPDES: National Pollution Discharge Elimination System . The EPA's database of all permitted facilities receiving and discharging effluents. Source: Environmental Protection Agency.

Updated semi-annually.

NRDB: National Radon Database. The NRDB was created by the EPA to distribute information regarding the EPA/State Residential Radon Surveys and the National Residential Radon Survey. The data is presented by zipcode in Environmental FirstSearch Reports. Source: National Technical Information Service (NTIS)

Updated Periodically

Nuclear: The Nuclear Regulatory Commission's (NRC) list of permitted nuclear facilities.

Updated Periodically

PADS: PCB Activity Database System

The EPA's database PCB handlers (generators, transporters, storers and/or disposers) that are required to notify the EPA, the rules being similar to RCRA. This database indicates the type of handler and registration number. Also included is the PCB Transformer Registration Database.

Updated semi-annually.

Receptors: 1995 TIGER census listing of schools and hospitals that may house individuals deemed sensitive to environmental discharges due to their fragile immune systems.

Updated Periodically

Non-ASTM Databases (continued):

RELEASES: *Air and Surface Water Releases* . A subset of the EPA's ERNS database which have impacted only air or surface water.

Updated semi-annually.

Soils: This database includes the State Soil Geographic (STATSGO) data for the conterminous United States. It contains information regarding soil characteristics such as water capacity, percent clay, organic material, permeability, thickness of layers, hydrological characteristics, quality of drainage, surface, slope, liquid limit, and the annual frequency of flooding. Source: United States Geographical Survey (USGS).

Updated quarterly

TRIS: *Toxic Release Inventory System*. The EPA's database of all facilities that have had or may be prone to toxic material releases. Source: Environmental Protection Agency.

Updated semi-annually.

**ENVIRONMENTAL FIRST SEARCH
CALIFORNIA DATABASES (DB) AND SOURCES**

CAL SITES: DB TYPE = ST (STATE SITES)

Source: The CAL EPA, Depart. Of Toxic Substances Control
Phone:(916) 323-3400

The CAL EPA Department of Toxic Substances Control (DTSC) maintains a database of information on properties (or sites) in California where hazardous substances have been released, or where the potential for such release exists. The types of properties in the CALSITES database are categorized as: Annual Work Plan, Backlogged Properties, Certified / De-listed Sites, No Further Action, Preliminary Endangerment Assessment in Progress, Preliminary Endangerment Assessment Required, Removal Action Required, Expedited Remedial Action Program, Voluntary Cleanup Program, Deed Restricted Properties, and Referred Properties. For more information on individual sites call the number listed above.

CORTESE: DB TYPE = ST (STATE SITES)

Source: The CAL EPA, Department of Toxic Substances Control
Phone:(916) 445-6532

Pursuant to Government Code Section 65962.5, the Hazardous Waste and Substances Sites List has been compiled by Cal/EPA, Hazardous Materials Data Management Program. The CAL EPA Dept. of Toxic Substances Control compiles information from subsets of the following databases to make up the CORTESE list:

1. The Dept. of Toxic Substances Control; contaminated or potentially contaminated hazardous waste sites listed in the CAL Sites database. Formerly known as ASPIS are included (CALSITES formerly known as ASPIS).
2. The California State Water Resources Control Board; listing of Leaking Underground Storage Tanks are included (LTANK)
3. The California Integrated Waste Management Board; Sanitary Landfills which have evidence of groundwater contamination or known migration of hazardous materials (formerly WB-LF, now AB 3750).

Note: Track Info Services collects each of the above data sets individually and lists them separately in the following First Search categories in order to provide more current and comprehensive information: CALSITES: SPL, LTANK: LUST, WB-LF: SWL

**SWIS SOLID WASTE INFORMATION SYSTEM: DB TYPE = SW
(SOLID WASTE RELATED SITES)**

Source: The Integrated Waste Management Board
Phone:(916) 255-2331

The California Integrated Waste Management Board maintains a database on solid waste facilities, operations, and disposal sites throughout the state of California. The types of facilities found in this database include landfills, transfer stations, material recovery facilities, composting sites, transformation facilities, waste tire sites, and closed disposal sites. For more information on individual sites call the number listed above.

Note: This database contains poor site location information for many sites in the First Search reports; therefore, it may not be possible to locate or plot some sites in First Search reports.

WMUDS: DB TYPE = SW (SOLID WASTE RELATED SITES)

Source: The State Water Resources Control Board
Phone:(916) 227-4365

The State Water Resources Control Board maintained the Waste Management Unit Database System (WMUDS). It is no longer updated. It tracked management units for several regulatory programs related to waste management and its potential impact on groundwater. Two of these programs (SWAT & TPCA) are no longer on-going regulatory programs as described below. Chapter 15 (SC15) is still an on-going regulatory program and information is updated periodically but not to the WMUDS database. The WMUDS System contains information from the following agency databases: Facility, Waste Management Unit (WMU), Waste Discharger System (WDS), SWAT, Chapter 15, TPCA, RCRA, Inspections, Violations, and Enforcement's.

Note: This database contains poor site location information for many sites in the First Search reports; therefore, it may not be possible to locate or plot some sites in First Search reports.

ORANGE COUNTY LANDFILLS: DB TYPE = SW (SOLID WASTE RELATED SITES)

Source: Orange County Health Dept.
Phone:(714) 834-3536

LUSTIS: DB TYPE = LU (LEAKING UNDERGROUND STORAGE TANKS)

Source: The State Water Resources Control Board
Phone:(916) 227-4416

The State Water Resources Control Board maintains a database of sites with confirmed or unconfirmed leaking underground storage tanks. Information for this database is collected from the states regional boards quarterly and integrated with this database.

**SAN DIEGO COUNTY LEAKING TANKS: DB TYPE = LU
(LEAKING UNDERGROUND STORAGE TANKS)**

Source: San Diego County Dept. of Environmental Health
Phone:(619) 338-2242

Maintains a database of sites with confirmed or unconfirmed leaking underground storage tanks within its HE17/58 database. For more information on a specific file call the HazMat Duty Specialist at phone number listed above.

SLIC REGIONS 1 - 9: DB TYPE = SP (SPILLS-90)

Source: The CAL EPA Regional Water Quality Control Boards 1 - 9

The California Regional Water Quality Control Boards maintain report of sites that have records of spills, leaks, investigation, and cleanups. For phone number listings of departments within each region visit their web sites at: <http://www.swrcb.ca.gov/regions.html>

SAN DIEGO COUNTY HE17 PERMITS: DB TYPE = PE (PERMITS)

Source: The San Diego County Depart. Of Environmental Health
Phone:(619) 338-2211

The HE17/58 database tracks establishments issued permits and the status of their permits in relation to compliance with federal, state, and local regulations that the County oversees. It tracks if a site is a hazardous waste generator, TSD, gas station, has underground tanks, violations, or unauthorized releases. For more information on a specific file call the HazMat Duty Specialist at the phone number listed above.

**SAN BERNARDINO COUNTY HAZARDOUS MATERIALS PERMITS: DB TYPE = PE
(PERMITS)**

Source: San Bernardino County Fire Dept.
Phone:(909) 387-3080

Handlers and Generators Permit Information Maintained by the Hazardous
Materials Div.

**LA COUNTY SITE MITIGATION COMPLAINT CONTROL LOG: DB TYPE = OT
(OTHER UNIQUE DATABASES)**

Source: The Los Angeles County Hazardous Materials Division
Phone: (323) 890-7806

The County of Los Angeles Public Health Investigation Compliant Control
Log

**ORANGE COUNTY INDUSTRIAL SITE CLEANUPS: DB TYPE = OT
(OTHER UNIQUE DATABASES)**

Source: Orange County Environmental Health Agency
Phone:(714) 834-3536

AST ABOVEGROUND STORAGE TANKS: DB TYPE = US (UNDERGROUND STORAGE TANKS)

Source: The State Water Resources Control Board
Phone:(916) 227-4364

The Above Ground Petroleum Storage Act became State Law effective
January 1, 1990. In general, the law requires owners or operators of
AST's with petroleum products to file a storage statement and pay a fee
by July 1, 1990 and every two years thereafter, take specific action to
prevent spills, and in certain instances implement a groundwater
monitoring program. This law does not apply to that portion of a tank
facility associated with the production oil and regulated by the State
Division of Oil and Gas of the Dept. of Conservation.

SWEEPS / FIDS STATE REGISTERED UNDERGROUND STORAGE TANKS: DB TYPE = US

Source: CAL EPA Dept of Toxic Substances Control
Phone:(916)227-4404

Until 1994 the State Water Resources Control Board maintained a database
of registered underground storage tanks statewide referred to as the
SWEEPS System. The SWEEPS UST information was integrated with the CAL
EPA's Facility Index System database (FIDS) which is a master index of
information from numerous California agency environmental databases.
That was last updated in 1994. Track Info Services included the UST
information from the FIDS database in its First Search reports for
historical purposes to help its clients identify where tanks may
possibly have existed. For more information on specific sites from
individual paper files archived at the State Water Resources Control
Board call the number listed above.

CUPA DATABASES & SOURCES
(DB TYPE = US (UNDERGROUND STORAGE TANKS))

DEFINITION OF A CUPA: A Certified Unified Program Agency (CUPA) is a local agency that has been certified by the CAL EPA to implement six state environmental programs within the local agency's jurisdiction. These can be a county, city, or JPA (Joint Powers Authority). This program was established under the amendments to the California Health and Safety Code made by SB 1082 in 1994.

A Participating Agency (PA) is a local agency that has been designated by the local CUPA to administer one or more Unified Programs within their jurisdiction on behalf of the CUPA. A Designated Agency (DA) is an agency that has not been certified by the CUPA but is the responsible local agency that would implement the six unified programs until they are certified.

Please Note: Track Info Services, LLC collects and maintains information regarding Underground Storage Tanks from majority of the CUPAS and Participating Agencies in the State of California. These agencies typically do not maintain nor release such information on a uniform or consistent schedule; therefor, currency of the data may vary. Please look at the details on a specific site with a UST record in the First Search Report to determine the actual currency date of the record as provided by the relevant agency. Numerous efforts are made on a regular basis to obtain updated records.

ALAMEDA COUNTY CUPA'S

- * County of Alameda Department of Environmental Health
- * Cities of Berkeley, Fremont, Hayward, Livermore / Pleasanton, Newark, Oakland, San Leandro, Union

ALPINE COUNTY CUPA

- * Health Department (Only updated by agency annually)

AMADOR COUNTY CUPA

- * County of Amador Environmental Health Department

BUTTE COUNTY CUPA

- * County of Butte Environmental Health Division (Only updated by agency biannually)

CALAVERAS COUNTY CUPA

- * County of Calaveras Environmental Health Department

COLUSA COUNTY CUPA

- * Environmental Health Dept.

CONTRA COSTA COUNTY CUPA

- * Hazardous Materials Program

DEL NORTE COUNTY CUPA (US)

- * Department of Health and Social Services

EL DORADO COUNTY CUPA'S

- * County of El Dorado Environmental Health - Solid Waste Div (Only updated by agency annually)
- * County of El Dorado EMD Tahoe Division (Only updated by agency annually)

FRESNO COUNTY CUPA

- * Haz. Mat and Solid Waste Programs

GLENN COUNTY CUPA

- * Air Pollution Control District

HUMBOLDT COUNTY CUPA (US)

- * Environmental Health Division

IMPERIAL COUNTY CUPA (US)

- * Department of Planning and Building

INYO COUNTY CUPA (US)

- * Environmental Health Department

KERN COUNTY CUPA (US)

- * County of Kern Environmental Health Department
- * City of Bakersfield Fire Department

KINGS COUNTY CUPA (US)

- * Environmental Health Services

LAKE COUNTY CUPA (US)

- * Division of Environmental Health

LASSEN COUNTY CUPA (US)

- * Department of Agriculture

LOS ANGELES COUNTY CUPA'S (US)

- * County of Los Angeles Fire Department
- * County of Los Angeles Environmental Programs Division
- * Cities of Burbank, El Segundo, Glendale, Long Beach/Signal Hill, Los Angeles, Pasadena, Santa Fe Springs, Santa Monica, Torrance, Vernon

MADERA COUNTY CUPA (US)

- * Environmental Health Department

MARIN COUNTY CUPA (US)

- * County of Marin Office of Waste Management
- * City of San Rafael Fire Department

MARIPOSA COUNTY CUPA (US)

- * Health Department

MENDOCINO COUNTY CUPA (US)

- * Environmental Health Department

MERCED COUNTY CUPA (US)

- * Division of Environmental Health

MODOC COUNTY CUPA (US)

- * Department of Agriculture

MONO COUNTY CUPA (US)

- * Health Department

MONTEREY COUNTY CUPA (US)

- * Environmental Health Division

NAPA COUNTY CUPA (US)

- * Hazardous Materials Section

NEVADA COUNTY CUPA (UST)

- * Environmental Health Department

ORANGE COUNTY CUPA'S (US)

- * County of Orange Environmental Health Department
- * Cities of Anaheim, Fullerton, Orange, Santa Ana
- * County of Orange Environmental Health Department

PLACER COUNTY CUPA (US)

- * County of Placer Division of Environmental Health Field Office
- * Tahoe City
- * City of Roseville Roseville Fire Department

PLUMAS COUNTY CUPA (UST)

- * Environmental Health Department

RIVERSIDE COUNTY CUPA (US)

- * Environmental Health Department

SACRAMENTO COUNTY (US)

- * County Environmental Mgmt Dept, Haz. Mat. Div.

SAN BENITO COUNTY CUPA (US)

- * City of Hollister Environmental Service Department

SAN BERNARDINO COUNTY CUPA'S (US)

- * County of San Bernardino Fire Department, Haz. Mat. Div.
- * City of Hesperia Hesperia Fire Prevention Department
- City of Victorville Victorville Fire Department

SAN DIEGO COUNTY CUPA (US)

- * The San Diego County Dept. of Environmental Health HE 17/58

SAN FRANCISCO COUNTY CUPA (US)

- * Department of Public Health

SAN JOAQUIN COUNTY CUPA (US)

- * Environmental Health Division

SAN LUIS OBISPO COUNTY CUPA'S (US)

- * County of San Luis Obispo Environmental Health Division
- * City of San Luis Obispo City Fire Department

SAN MATEO COUNTY CUPA (US)

- * Environmental Health Department

SANTA BARBARA COUNTY CUPA (US)

- * Co Fire Dept Protective Services Div

SANTA CLARA COUNTY CUPA'S (US)

- * County of Santa Clara Hazardous Materials Compliance Division
- * Santa Clara Co Central Fire Prot. Dist. (Covers Campbell, Cupertino, Los Gatos, & Morgan Hill)
- * Cities of Gilroy, Milpitas, Mountain View, Palo Alto, San Jose Fire, Santa Clara, Sunnyvale

SANTA CRUZ COUNTY CUPA (US)

- * Environmental Health Department

SHASTA COUNTY CUPA (US)

- * Environmental Health Department

SIERRA COUNTY CUPA (US)

- * Health Department

SISKIYOU COUNTY CUPA (US)

- * Environmental Health Department

SONOMA COUNTY CUPA'S (US)

- * County of Sonoma Department Of Environmental Health
- * Cities of Healdsburg / Sebastapol, Petaluma, Santa Rosa

STANISLAUS COUNTY CUPA (US)

- * Dept. of Env. Rsrchs. Haz. Mat. Div.

SUTTER COUNTY CUPA (US)

- * Department of Agriculture

TEHAMA COUNTY CUPA (US)

- * Department of Environmental Health

TRINITY COUNTY CUPA (US)

- * Department of Health

TULARE COUNTY CUPA (US)

- * Environmental Health Department

TUOLUMNE COUNTY CUPA (US)

- * Environmental Health

VENTURA COUNTY CUPA'S (BWT UST'S & CERTIFIED UST'S)

- * County of Ventura Environmental Health Division
- * Cities of Oxnard, Ventura

YOLO COUNTY CUPA (US)

- * Environmental Health Department

YUBA COUNTY CUPA (US)

- * Yuba County of Emergency Services

Environmental FirstSearch
Street Name Report for Streets within .25 Mile(s) of Target Property

TARGET SITE: 1815 PARK BLVD
OAKLAND CA 94606

JOB: 10203

| Street Name | Dist/Dir | Street Name | Dist/Dir |
|--------------------|-----------------|--------------------|-----------------|
| 1st Ave | 0.24 NW | | |
| 2nd Ave | 0.18 NW | | |
| 3rd Ave | 0.04 NW | | |
| 4th Ave | 0.01 S- | | |
| 5th Ave | 0.08 SE | | |
| 6th Ave | 0.15 SE | | |
| 7th Ave | 0.23 SE | | |
| Acton Pl | 0.13 NW | | |
| Athol Ave | 0.08 NW | | |
| E 15th St | 0.22 SW | | |
| E 16th St | 0.21 SW | | |
| E 17th St | 0.07 SW | | |
| E 18th St | 0.01 S- | | |
| E 19th St | 0.05 NE | | |
| E 20th St | 0.14 NE | | |
| E 21st St | 0.21 NE | | |
| EAST 15th St | 0.22 SW | | |
| EAST 16th St | 0.21 SW | | |
| EAST 17th St | 0.07 SW | | |
| EAST 18th St | 0.01 S- | | |
| EAST 19th St | 0.05 NE | | |
| EAST 20th St | 0.14 NE | | |
| EAST 21st St | 0.21 NE | | |
| Foothill Blvd | 0.14 SW | | |
| Hanover Ave | 0.24 NW | | |
| Lakeshore Ave | 0.21 NW | | |
| Lester Ave | 0.17 NW | | |
| Newton Ave | 0.15 NE | | |
| Park Blvd | 0.01 SE | | |
| Wayne Ave | 0.15 NW | | |
| Wayne Pl | 0.05 NE | | |

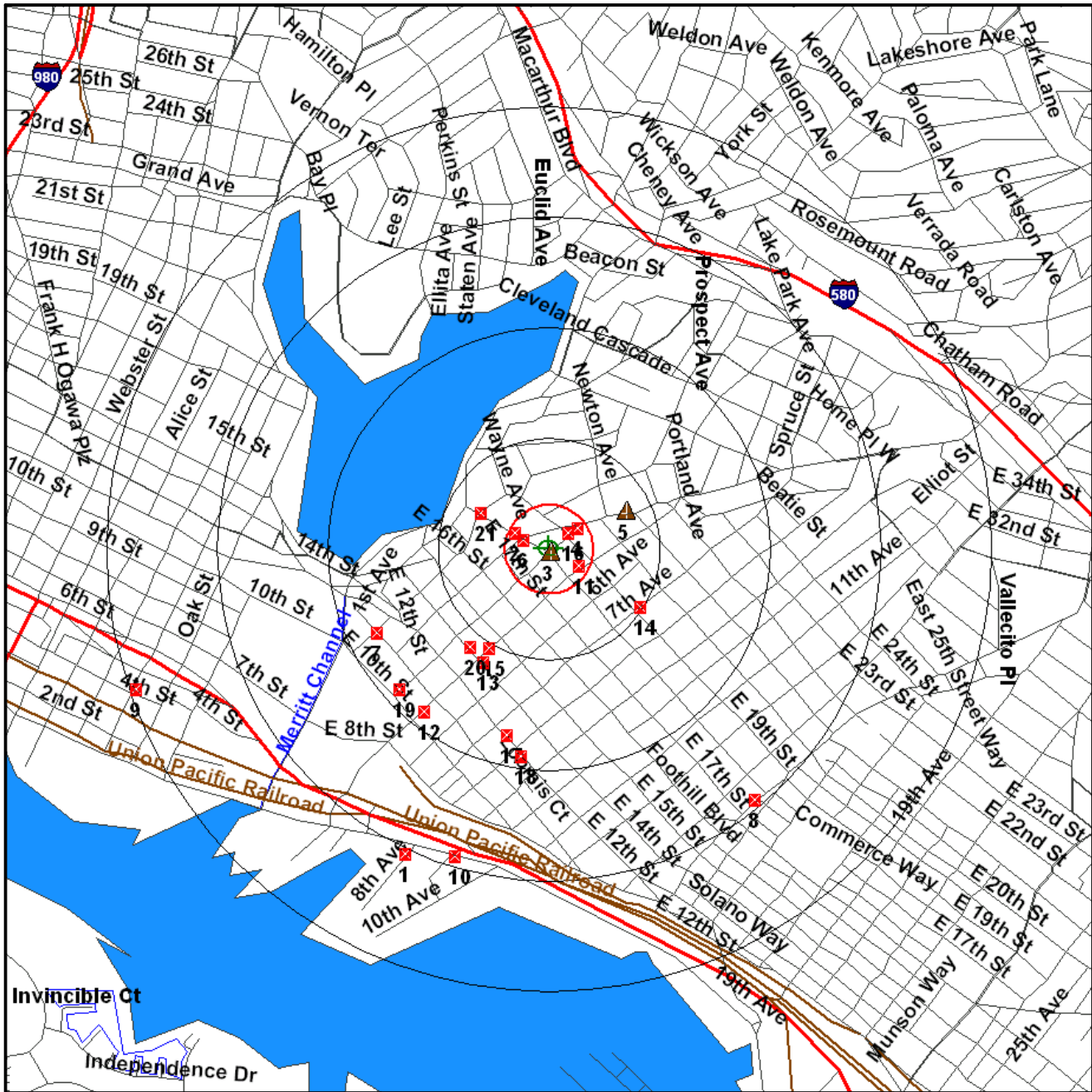


Environmental FirstSearch







1 Mile Radius
ASTM: All Databases



1815 PARK BLVD, OAKLAND CA 94606



Source: 1999 U.S. Census TIGER Files

- Target Site (Latitude: 37.799744 Longitude: -122.25168) 
- Identified Site, Multiple Sites, Receptor   
- NPL, Solid Waste Landfill (SWL) or Hazardous Waste 
- Railroads 

Black Rings Represent 1/4 Mile Radii; Red Ring Represents 500 ft. Radius

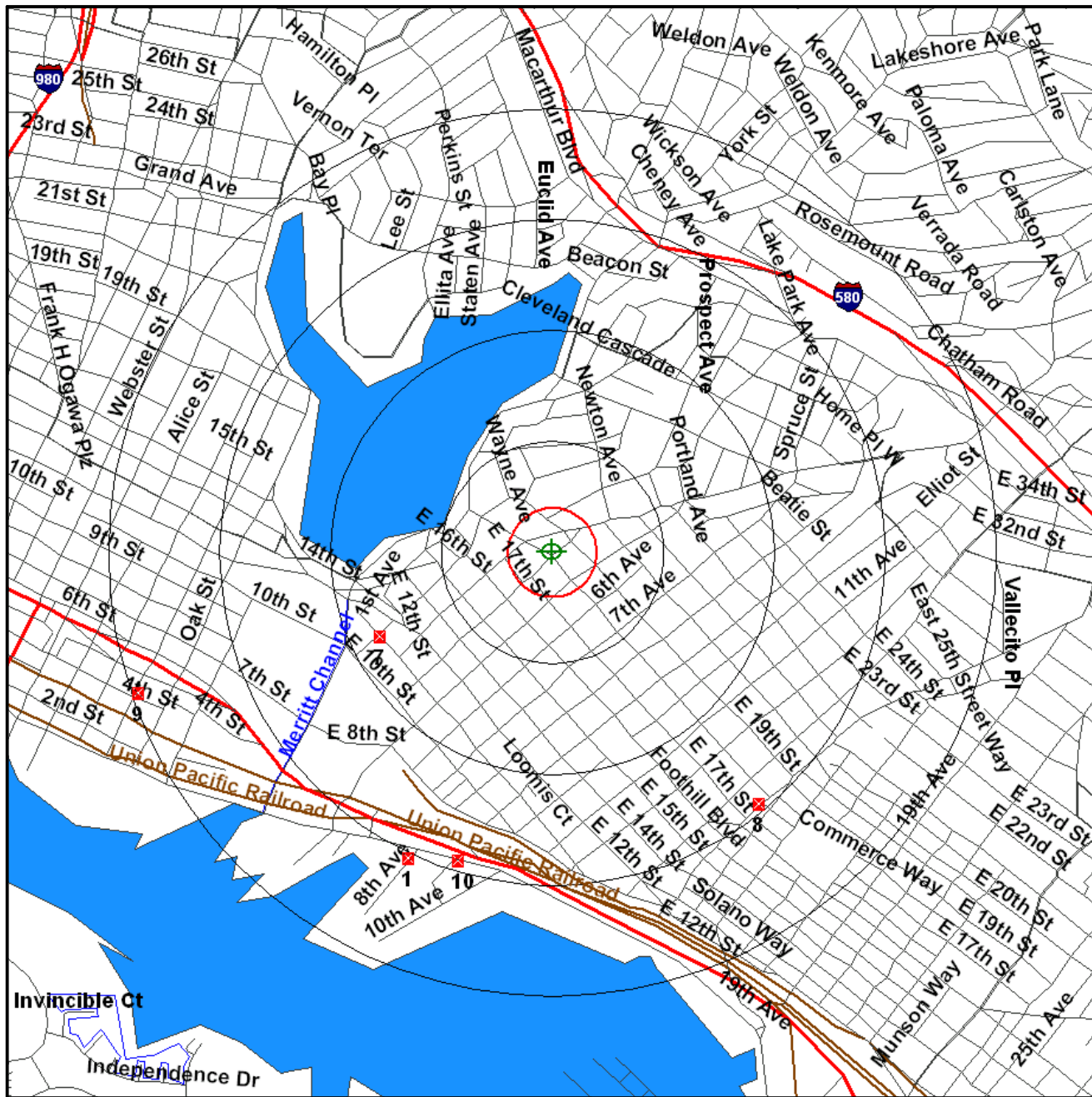


Environmental FirstSearch







1 Mile Radius
ASTM: NPL, RCRACOR, STATE, RCRATSD



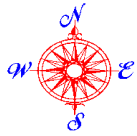
1815 PARK BLVD, OAKLAND CA 94606



Source: 1999 U.S. Census TIGER Files

- Target Site (Latitude: 37.799744 Longitude: -122.25168) 
- Identified Site, Multiple Sites, Receptor   
- NPL, Solid Waste Landfill (SWL) or Hazardous Waste 
- Railroads 

Black Rings Represent 1/4 Mile Radii; Red Ring Represents 500 ft. Radius

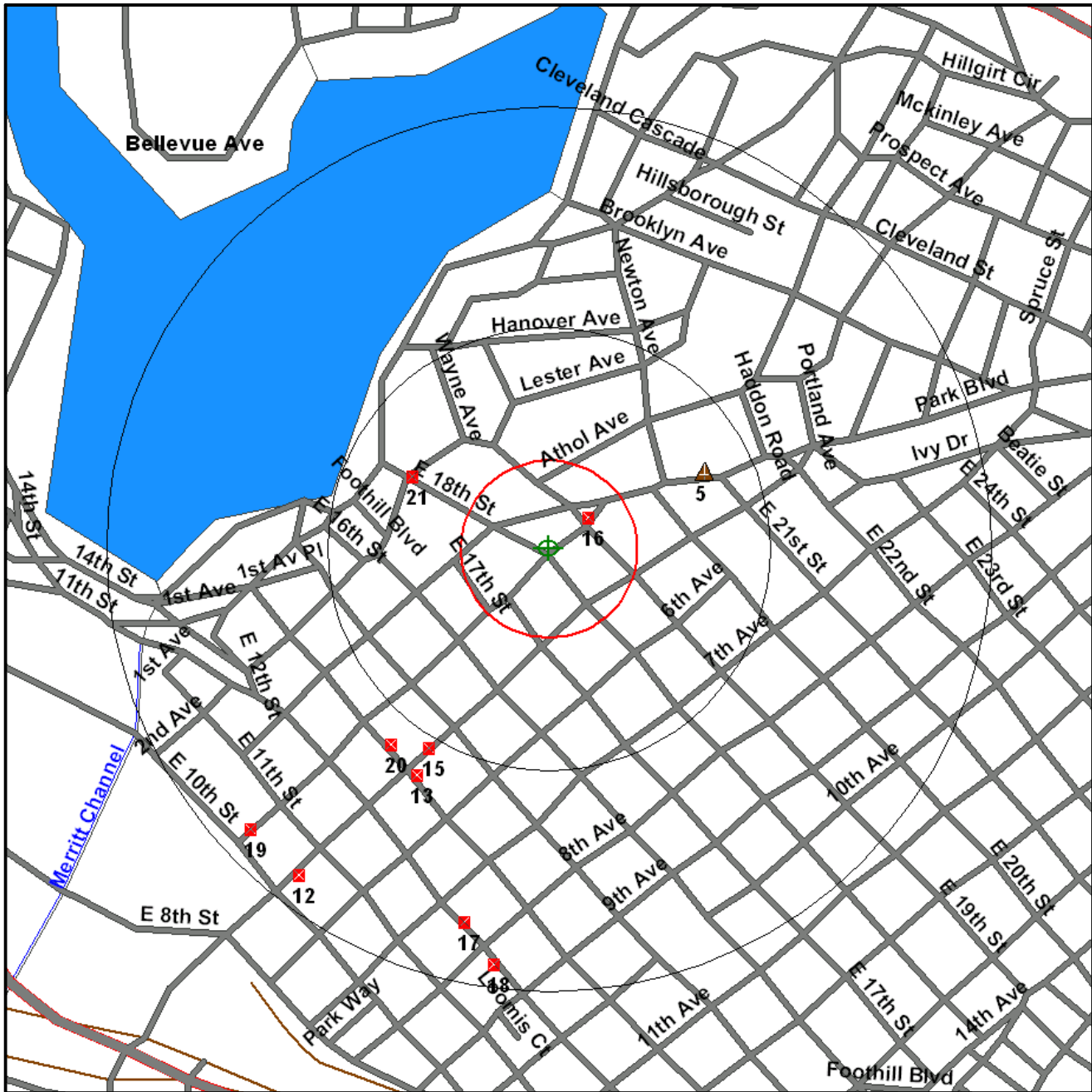


Environmental FirstSearch

.5 Mile Radius
ASTM: CERCLIS, LUST, SWL



1815 PARK BLVD, OAKLAND CA 94606



Source: 1999 U.S. Census TIGER Files

Target Site (Latitude: 37.799744 Longitude: -122.25168)

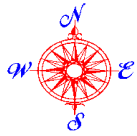
Identified Site, Multiple Sites, Receptor

NPL, Solid Waste Landfill (SWL) or Hazardous Waste

Railroads

Black Rings Represent 1/4 Mile Radii; Red Ring Represents 500 ft. Radius



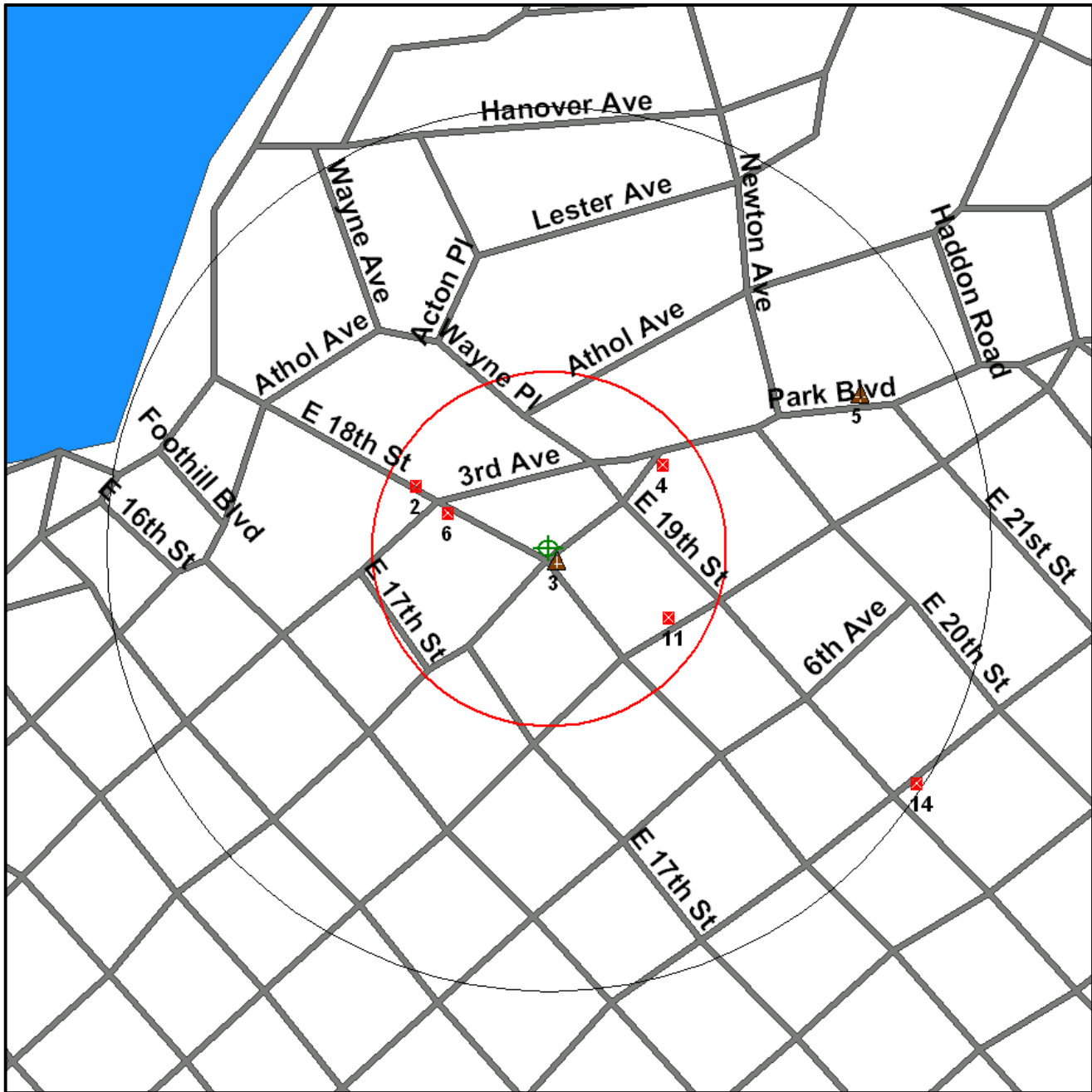


Environmental FirstSearch







.25 Mile Radius
ASTM: RC-RAGEN, UST



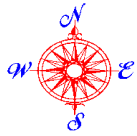
1815 PARK BLVD, OAKLAND CA 94606



Source: 1999 U.S. Census TIGER Files

- Target Site (Latitude: 37.799744 Longitude: -122.25168) 
- Identified Site, Multiple Sites, Receptor   
- NPL, Solid Waste Landfill (SWL) or Hazardous Waste 
- Railroads 

Black Rings Represent 1/4 Mile Radii; Red Ring Represents 500 ft. Radius

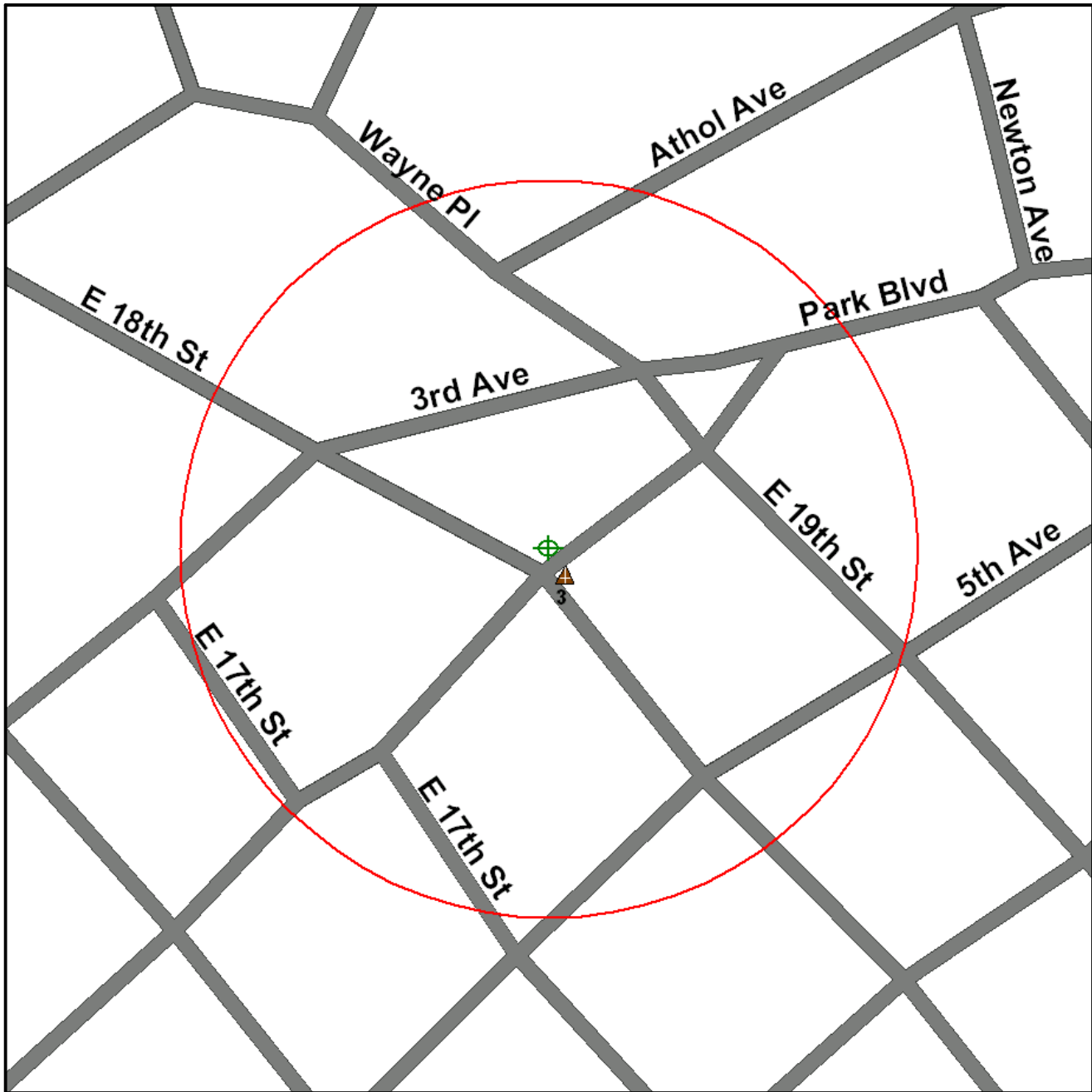


Environmental FirstSearch

.12 Mile Radius
ASTM: Multiple Databases



1815 PARK BLVD, OAKLAND CA 94606



Source: 1999 U.S. Census TIGER Files

- Target Site (Latitude: 37.799744 Longitude: -122.25168)
- Identified Site, Multiple Sites, Receptor
- NPL, Solid Waste Landfill (SWL) or Hazardous Waste
- Railroads

Black Rings Represent 1/4 Mile Radii; Red Ring Represents 500 ft. Radius

REFERENCES

Aerial photographs, Geotracker (www.geo-search.net).

Alameda County Environmental Health Department.

City Directories, Oakland Public Library.

Oakland Building Department.

Oakland Fire Department

Sanborn Fire Insurance Maps, Los Angeles' Public Library web site (webcheck.lapl.org)
collections.

Track Info Service Environmental FirstSearch.

USGS Oakland East Quadrangle Topographic Map.

Bert Dudley

Environmental Scientist

MS - Environmental Management, University of San Francisco (Graduation Spring 2006)

BA - Environmental Science, University of Colorado @ Boulder

Whittier College, Geology

National Outdoor Leadership School, Pacific Northwest Semester

Mr. Dudley has spent the past six years studying and working in a broad range of environmental disciplines, including: natural resource management, threatened species projects, wetlands research and mitigation and in environmental education.

Currently, Mr. Dudley is a project manager for AEI specializing in hazardous mold and due diligence services.

Mr. Dudley provides project management to ensure ASTM compliance and satisfaction of client requirements for Phase I Environmental Site Assessments (ESA) and Transaction Screens.

Holly B. Gannaway, REA

Director, Due Diligence Services

BA – Environmental Studies, University of Kansas
REA Registered Environmental Assessor REA 1 - 07393
EPA Accredited Asbestos Inspector
DHS Certified Lead-Based Paint Inspector
EPA Certified Radon Measurement Operator
OSHA 40-Hour Hazardous Waste Worker Training

Ms. Gannaway has eight years experience in the environmental service industry. Her project experience has included: Phase I Environmental Site Assessments, Real Estate Transaction Screens, radon screening projects, asbestos inspections, lead-based paint inspections, and reviewing/evaluating Phase II and Phase III reports. Her experience includes management of portfolio projects involving numerous properties throughout Northern California, Nevada, and Arizona. In addition, Ms. Gannaway participated in conducting comprehensive radon, asbestos, and lead-based paint surveys of numerous housing facilities in California for the United States Coast Guard.

Ms. Gannaway has technical experience working for the following financial institutions:

- Bank of America
- Wells Fargo Bank
- California Bank & Trust
- Comerica Bank
- Washington Mutual Bank
- Bank of the Orient
- First Republic Bank

As a senior member of the ESA staff, Ms. Gannaway provides senior review expertise on a company-wide basis to ensure ASTM compliance and satisfaction of client requirements for Phase I Environmental Site Assessments and Transaction Screens. As the Director of Due Diligence Services, Ms. Gannaway is responsible for ensuring the consistency and quality of due diligence services throughout AEI. AEI's review process provides for customization of reports to client needs, as well as strict conformance to ASTM standards.