

07-05-05 11:01am From:keller williams

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FAX NO. 825 648 3111

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ENVIRONMENTAL  
TRANSACTION  
SCREEN

1001 77TH AVENUE  
OAKLAND  
CALIFORNIA

FOR

DELTA ELECTRIC  
OAKLAND  
CALIFORNIA



JUNE 30, 2005  
05-ENV693A

JUL-05-05 TUE 01:58 PM CBT DANVILLE

FAX NO. 925.848.3111



June 30, 2005  
05-ENV633A

Delta Electric  
3323 Maybelle Way  
Oakland, California 94619

Attention: Mr. Chok Tang

Subject: Environmental Transaction Screen  
1001 77th Avenue  
Oakland, California 94621

Dear Mr. Tang:

Basics Environmental, Inc. (Basics) is pleased to present the results of our Environmental Transaction Screen for the subject property. This report describes an Environmental Transaction Screen of the site located at 1001 77th Avenue in Oakland, California.

Based on the information compiled from the results of the Environmental Transaction Screen Questionnaire and regulatory agency database review, our findings indicate there are apparent environmental concerns on site that warrant further investigation and/or documentation at this time.

Should you have any questions regarding this report, please contact the undersigned.

Sincerely,

Basics Environmental, Inc.

Donavan G. Tom, M.B.A., R.E.A.  
Principal Consultant

DGT:lem  
SCREEN:LTR

Enclosure: Report - Environmental Transaction Screen

07-06-05 11:02am From:keller williams

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- APPENDIX A: ASTM E 1528 Environmental Transaction Screen Questionnaire
- APPENDIX B: EDR Radius Map Report

## 1.0 INTRODUCTION

### 1.1 Purpose of Investigation

Basics Environmental, Inc. (Basics) has performed this Environmental Transaction Screen (ETS) for Delta Electric pursuant to our letter of engagement signed June 24, 2005. The "subject site" is at 1001 77th Avenue, Oakland, California. The purpose of this ETS is to:

- Observe site conditions at the property in accordance with the protocols set forth by the *American Society for Testing and Materials (ASTM) Standard E1528, Standard Practice for Environmental Site Assessments: Transaction Screen Process*;
- Complete the ASTM E1528 Transaction Screen Questionnaire to assess current land use for indications of the manufacture, generation, use, storage and/or disposal of hazardous substances on or adjacent to the site;
- Identify, to the extent feasible, recognized environmental conditions in connection with the subject site. The ETS is intended to evaluate the potential for the presence of hazardous or toxic chemicals in the soil and/or ground water resulting from past and present land use activities listed in certain government records and standard historical sources. To the extent possible, potential sources of hazardous or toxic chemicals from adjacent off-site operations will also be evaluated; and
- Render findings and professional opinion regarding the potential for adverse environmental impacts on or adjacent to the site.

### 1.2 Scope of Work

The scope of work performed for this ETS consisted of the following tasks:

- Site reconnaissance to observe the property, buildings, and any other structures on the property in regards to questions listed in the Environmental Transaction Screen Questionnaire;
- Search of government records (as required by an ASTM ETS) from local, state and federal agencies. This government information was obtained from a commercial service providing up to date and current information. The historical information was obtained from first-hand knowledge of those interviewed and/or available fire insurance/topographic maps and/or readily available historical resources;
- Preparation of this ETS report to present the findings and professional opinions regarding potential recognized environmental conditions on the site.

The work for this ETS was performed within the client approved scope of work and budget for the investigation.

1.3 Special Terms and Conditions

The goal of this ETS is to identify recognized environmental conditions indicating the presence or likely presence of any hazardous substances or petroleum hydrocarbons in structures, ground, ground water, or surface water of the property. Recognized environmental conditions are not intended to include de minimus conditions that do not present risks to public health or environment and that would not be subject to enforcement actions by government agencies.

1.4 Limitations and Exceptions

This ETS includes only a visual observation of the presence of asbestos, wetlands, mold, radon or lead paint, if applicable. In addition, this ETS does not include the results of any sampling, monitoring, or other types of field and/or laboratory testing or investigation.

## 2.0 FINDINGS

### 2.1 Site Description, Use, and History

#### 2.1.1 Site Description

The subject site is within the City of Oakland at the north east corner of 77th Avenue and Spencer Street, and approximately one quarter mile south east of Arroyo Viejo Creek. The subject site consists of a rectangular shaped parcel of land improved with a one-story garage building and associated paved and unpaved areas.

The one-story garage building is composed of concrete and wood framing on a concrete slab foundation with cinder block exterior walls. Interior building materials include sheet rock interior walls and carpet and tile covered floors with high wood beamed ceilings.

Utilities including water, electric, natural gas, and sewage service are publicly supplied. The general area surrounding the property is developed industrial and residential.

#### 2.1.2 Current Uses

The subject site is currently occupied by a local church and utilized as a storage warehouse for trucks and other vehicles.

#### 2.1.3 Past Uses

Historical information was obtained from the review of Sanborn Fire Insurance Maps (1912, 1925, 1951, 1952, 1959, 1965, 1968 and 1969), Polk/Haines City Directories (1967, 1973, 1976, 1981, 1985, 1990, 1995, 2000 and 2003), and aerial photographs (1993 and 2004):

In the City of Oakland Sanborn Map Index of 1912, the subject site and surrounding areas are shown as undeveloped proposed tracts of land. During that time, bordering the site was undeveloped tracts of land to the north and east; 77th Avenue and undeveloped land to the south; and Spencer Street to the west.

In the Sanborn Map of 1925, the subject site is shown as an undeveloped parcel of land. During that time, bordering the site were undeveloped parcels of land to the north and east; 77th Avenue and beyond the Pacific Coast Record Plant to the south; and Spencer Street to the west.

In the Sanborn Maps of 1951, 1952, 1959, 1965, 1968 and 1969, the subject site is shown as an rectangular parcel of land improved with a one-story garage building (original address of 7624 Spencer Street). The subject site building was noted to be utilized as an gas and oil station with auto repair. The north portion of the building was noted as auto painting the south portion was noted as auto repair. During that time, bordering the site was a residential dwelling (7618 Spencer Street) to the north; 77th Avenue and beyond the Union Rubber Company to the south; undeveloped parcel to the east; and Spencer Street to the west.

In the city directories of 1967, 1973, 1976, 1981 and 1985, the subject site address was listed as occupied by 77th Avenue Garage (auto repair).

In the city directory of 1990, the subject site address was listed as occupied by Collins & Collins, Inc.

In the city directory of 1995, the subject site address was listed as occupied by Doors Unlimited.

In the city directory of 2000, the subject site address was listed as occupied by Mr. Daniel Uston.

In the city directory of 2003, the subject site address was not listed.

2.2 Adjacent Properties

Following are the uses of the adjoining properties.

- North - Residential Dwelling (7618 Spencer Street).
- South - 77th Avenue and beyond Whelan Engineering Company (1002 77th Avenue).
- East - Unmarked Storage Building (no address).
- West - Spencer Street and beyond Residential Dwelling (7631 Spencer Street).

Visual observations of the immediate adjacent properties did not reveal any obvious business activities indicative to the use, storage and/or treatment of hazardous materials. In addition, no obvious evidence of ground water monitoring wells were noted on or nearby the subject site.

### 2.3 Site Inspection

Basics conducted a site reconnaissance of the property on June 24, 2005, to obtain information indicating the likelihood of identifying recognized environmental conditions in connection with the property. Mr. Donovan G. Toni, R.E.A., conducted the site reconnaissance and completed the ASTM ETS questionnaire. Appendix A contains a copy of the ASTM ETS questionnaire.

One-Story Garage Building - The one-story garage building is located at the north portion of the subject site and is segregated into an office area and two warehouse areas. The main entrance to the building is located on the south side of the building. Three roll up doors are also located along the south side of the building. The subject site is currently occupied by a local church and utilized as a storage warehouse for trucks and other vehicles. Minor vehicle maintenance may have been conducted on the vehicles, however, it did not appear the subject site facilities had been in use for a while.

Office Area - The office area is located at the center portion of the building and is segregated into individual offices and restroom facility. Located within the office area are miscellaneous general office furnishings and supplies in storage. Visual observations of office area did not reveal any obvious evidence of hazardous materials, stains or spills. Visual observations of the floors within the office area did not reveal any obvious evidence of drains, sumps, cracks or other conduits to the subsurface.

Warehouse Areas - The warehouse area is segregated into two warehouse areas (east and west). The east warehouse is located on the east portion of the building and consists of an open warehouse area. Two roll-up doors are located along the south side of the building providing access to the east warehouse area. The west warehouse is located on the west portion of the building and consists of an open warehouse area. One roll-up door is located along the south side of the building providing access to the west warehouse area.

Located within each of the warehouse areas are trucks and automobiles in storage. Work benches align each of the warehouse areas. Located on the work benches are miscellaneous small containers of spray cleaners and solvents. Visual observations of the miscellaneous small containers of spray cleaners and solvents did not reveal any obvious evidence of stains or spills.



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Located along the west wall within the west warehouse area are miscellaneous auto parts (transmissions, etc.) in storage. Visual observations of the miscellaneous auto parts (transmissions, etc.) revealed minor evidence of stains or spills.

Located at the north east corner of the west warehouse area is an air compressor. Visual observations of the air compressor revealed minor evidence of stains or spills.

Located at the south east corner of the west warehouse area is a solvent wash bin. Visual observations of the solvent wash bin did not reveal any obvious evidence of stains or spills.

Visual observations of the concrete floors within the warehouse areas did not reveal any obvious evidence of active drains, sumps, major cracks or other conduits to the subsurface. However, the concrete floor surfaces appeared to have been resurface (covering any indications of past drains, sumps, hydraulic lifts or other conduits to the subsurface).

Associated Paved and Unpaved Areas - The associated paved areas are located at the south east and west portions of the subject site and is accessible from 77th Avenue to the south of the subject site. The paved parking area is utilized as parking and storage area for the subject site and is paved with asphalt and concrete. The associated unpaved area is located along the northern perimeter. The entire subject site is enclosed by a locked chain linked fence. Currently, automobiles and trucks are stored within the associated paved areas to capacity.

Located along the east portion of the associated paved area is a cargo storage container. Due to locked doors, interior observations of the container were not conducted. Visual observation of the exterior areas of the container did not reveal any obvious evidence of hazardous materials, stains or spills.

Extending from the south west portion of the building is a concrete repaved area. Visual observations of the concrete repaved area did not reveal any obvious evidence of hazardous materials, stains or spills.

Visual observations of the rest of the associated paved area did not reveal any obvious signs of hazardous materials, stains, or spills other than minor oil stains common to all parking lots. No obvious evidence of underground storage tanks, distressed vegetation, or other surface impoundments were observed throughout the site during the inspection.

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.

## 2.4 Environmental Records Search

### 2.4.1 Standard Environmental Records

Basics contracted Environmental Data Resource, Inc. (EDR) to conduct a database search of standard environmental records sources to help identify recognized environmental conditions in connection with the property. The search was conducted in accordance with the requirements of ASTM E1528. Appendix B contains a copy of the EDR report.

The environmental data base search performed by EDR on June 24, 2004, revealed 74 mapped and 17 unmapped sites within a one-mile radius of the subject site. (See Appendix B). Of these identified sites, there was one selected site as having the highest potential of impacting the subject site. This site identified by EDR was located either at, adjacent or possibly up gradient of the subject site. No listings were reported for the subject site address by EDR.

According to the information provided by EDR, the Safeway Household Chemical Plant site (formerly located at 1100 77th Avenue, across 77th Avenue to the southeast and perceived crossdown gradient to the subject site) was listed as having a 10,000-gallon diesel underground storage tank. This tank was reported as being installed in 1974. This site was also listed as manifesting unspecified solvent waste mixtures, unspecified aqueous solutions and other laboratory waste chemicals (CAL EPA#s CAL922024414 & CAC000039164). At the time of the UST removal, initial samples taken in December 1990 indicated the presence of toluene and xylenes in the ground water (at a depth between 12 to 16 feet bgs), as well as TPFH and xylenes in the soil. Follow-up sampling events in February 1991 indicated the previously identified contaminants no longer were present in the groundwater or soil. Due to the very low concentrations originally detected, on November 21, 1991 the County concurred (in a "Site Signoff for Tank Removal" letter) that no significant release of petroleum hydrocarbons has occurred at the facility and that no further remediation will be required. No other reports of spills or unauthorized releases were reported for this site by EDR. Based on this information, the probability of off-site subsurface environmental impacts from this site to the subject site is low.

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Based on the information obtained as part of this local regulatory agency site assessment, specific information (i.e., former underground storage tank(s) size, type and location; purpose; island locations, auto maintenance areas and use of hazardous materials etc.) was available.

However, further historical research (i.e., chain of title search, inquiries with the past owner(s), etc. (not within the scope of this report) can be performed to further evaluate the former location of the underground storage tank(s) and associated piping. In addition, utility search can be performed to confirm the existence or non-existence of former underground storage tanks onsite. Possible techniques may include magnetometer, ground penetrating radar, etc.

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Donovan G. Tom, M.B.A., R.E.A.  
Principal Consultant

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07-06-05 11:02am From:keller williams

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PROFESSIONAL CERTIFICATION

REPORT  
ENVIRONMENTAL TRANSACTION SCREEN  
1001 77TH AVENUE  
OAKLAND, CALIFORNIA  
FOR  
DELTA ELECTRIC  
05-ENV633A  
JUNE 30, 2005

This report has been prepared by the staff of Basics Environmental, Inc. (Basics) under the professional supervision of the Principal Consultant whose seal and signature appear hereon. The findings, interpretations of data, recommendations, specifications or professional opinions are presented within the limits prescribed by available information at the time the report was prepared in accordance with generally accepted professional environmental practice and within the requirements by the Client. There is no other warranty, either expressed or implied.

The data and findings of this report are based on the readily available data and information obtained from numerous public and private agencies regarding the subject site and its immediate vicinity. Additional search (at greater cost) may or may not disclose information which may significantly modify the findings of this report. We accept no liability on completeness or accuracy of the information presented and or provided to us, or any conclusions and decisions which may be made by the Client or others regarding the subject site.

This report was prepared solely for the benefit of Basic's Client. Basics consents to the release of this report to third parties involved in the transaction for which the report was prepared, including without limitation, lenders, title companies, public institutions, attorneys, and other consultants. However, any use of or reliance upon this report shall be solely at the risk of such party and without legal recourse against Basics, or its subcontractors, affiliates, or their respective employees, officers, or directors, regardless of whether the action in which recovery of damage is sought is based upon contract, tort (including the sole, concurrent or other negligence and strict liability of Basics), statute or otherwise. This report shall not be used or relied upon by a party that does not agree to be bound by the above statements.

Donavan G. Tom, M.B.A., R.E.A.  
Principal Consultant

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