CLEARWATER
GROUP
Environmental Services

PHASE I ENVIRONMENTAL ASSESSMENT
Markus Supply Ace Hardware
Assessor's Parcel Number 001-0125-001
Oakland, California

Prepared for:

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1 INTRODUCTION

Mr. Malcolm Leader-Picone of Bartlett, Leader-Picone & Young, LLP retained Clearwater Group (Clearwater) to perform a Phase I Environmental Assessment for Assessor's Parcel Number (APN) 001-0125-001, Oakland, California on behalf of his client, Cardanal Partners, LLC, of which Mr. Daniel Altwarg is managing member (**Figures 1 and 2**). The property is owned by Cardanal Partners, LLC and is primarily occupied by "Markus Supply Ace Hardware", a dba of Darbri Corporation.

The presence or use of hazardous materials or the generation of hazardous waste on or near a property has the potential to diminish the value of a property due to the relatively high cost of cleanup and disposal of hazardous wastes (i.e. abandoned underground fuel storage tanks, contaminated soil and/or groundwater). The purpose of this environmental assessment is to collect information regarding the property and the surrounding area relative to the potential presence of hazardous materials stored on or collected in the subsurface of the property. This assessment was performed per ASTM E-1527 standards.

1.1 Scope of Work

To evaluate the potential impact of environmental contamination on the site, the following activities were performed:

Site History: A review related to the historical development of the Subject Property and the adjacent properties was conducted. Data sources included historic maps, historic aerial photographs, previous environmental investigation reports, and interviews with the business representatives who have been familiar with the property for many years. The interview documentation is attached as **Appendix A**.

Primary sources of information:

Contact	Title/Office	Document	Phone
Mr. Dan Altwarg	Property Owner	Interview 02-09-06	415-454-4200
Mr. Murray Gordon	Previous Property Owner	Interview 03-01-06	510-919-9005

Document Sources:

Title	Author	Date
Environmental Data Resources	EDR	February 2006

Agency	Document	Phone
City of Oakland Building & Planning Dept.	Data Collection 02/02/06	510-238-3911
Library – City of Oakland	Sanborn Maps	NA
Library – U.C Berkeley	Sanborn Maps	NA

Environmental Inspection: James A. Jacobs inspected the property and all improvements on February 9, 2006. Mr. Jacobs is a California Registered Environmental Assessor (REA II #1511), AHERA Accredited Asbestos Inspector, Professional Geologist (P.G. #4815) and Certified Hydrogeologist (CHG #88). As part of the ASTM Phase I Environmental Assessment standard, the resume of the licensed professional is provided in Section 8 of this report. Photographs of the site were taken on February 9, 2006 and are included in **Appendix B**.

A reconnaissance of properties within a one-quarter mile property radius was conducted to visually identify nearby sites (not listed in the Environmental Data Resources (EDR) report, **Appendix C**), which may environmentally impact the Subject Property. The area surrounding the Subject Property contains industrial and commercial businesses.

Records Search: Clearwater environmental specialists used regulatory agency published lists from Environmental Data Resources (EDR; **Appendix C**) of sites within a 1.0 mile-radius around the Subject Property in which use of hazardous materials or soil or groundwater contamination is suspected or reported to exist.

2 PROPERTY DESCRIPTION

2.1 Property Setting and Surrounding Uses

The Subject Property occupies a large portion of a city block. It is bound by Martin Luther King Jr. Way to the west-north-west, 2nd Street to the west-south-west, 3rd Street to the east-north-east and a parking area to the east-south-east. The Assessor's Parcel Number (APN) for the Subject Property is Alameda County APN 001-0125-001. The parcel is comprised of an approximately 42,000 square foot lot improved with an approximately 42,000 square foot, 1-story and 2-story (seven) buildings on the property. See **Figures 1 and 2** for maps of the site vicinity parcel map and site plan. The buildings were built between approximately 1902 and 1923. The property is zoned M-30 and is covered under the Estuary Policy Plan. The M-30 zone is general industrial and is intended to create, preserve, and enhance areas containing a wide range of manufacturing and related establishments and is typically appropriate to areas providing a wide variety of sites with good rail or highway access. The Estuary Policy Plan also referred to as the Estuary Plan includes objectives and policies to enhance the future of the area of Oakland between Adeline Street, the Nimitz Freeway, 66th Avenue, and the estuary shoreline.

2.2 Topography, Geology and Hydrology

2.2.1 Regional Geologic Setting

San Francisco Bay rests in the core of a broad Franciscan (basement rock) synform. Depth to bedrock ranges from 0 to 1,000 feet below sea level (S. Figuers, 1998). The

Hayward Fault and the San Andreas Fault form the current eastern and western boundaries of the synform. Two distinct depositional basins are located within this synform, the San Pablo and San Francisco Basins. The San Francisco Basin extends north from the Dumbarton Bridge to the shoreline south of Richmond and the San Pablo Basin extends north of the San Francisco Basin (S. Figuers, 1998). Both basins are tectonic depressions that filled primarily with a sequence of coalescing alluvial fans. These units consist of irregular lenses of sands, silts, and gravels eroded from the surrounding hills. During interglacial periods, the sea entered the central part of the basin and deposited widespread estuarine muds. These muds are the primary aquitards that bound the major aquifers and control the vertical flow of groundwater. The eastern margin of the San Francisco Basin is divided into the Berkeley, Oakland, San Leandro, and San Lorenzo sub-areas.

2.2.2 Regional Hydrogeologic Setting

Hydrogeologically, the sub-areas referred to above are distinct. The Oakland sub-area is also filled with alluvial fan material. It contains two main aquifers, the Merritt Sand and the deeper gravels. Both were primary sources of groundwater for over 60 years. A series of historical municipal well fields extended from the eastern end of Alameda, through the Oakland Coliseum, to 98th Street, and these mark a major hydrogeologic trend.

The site subsurface is located in a transitional margin characterized by unconsolidated fine-grained Quaternary marine sediments of the San Francisco Bay margin and Quaternary alluvial fan and fluvial deposits derived from the uplifted highlands of the Hayward Fault zone to the east. The youngest fine-grained marine sediment unit is the Young Bay Mud (Newark Aquitard). This unit is an estuarine mud being deposited today in San Francisco Bay. It is a black, unconsolidated, saturated, and organic rich clay, containing occasional gravel and sand layers, shell fragments/layers, peat, and organic debris. It ranges in thickness between 50 to 75 feet, but can be up to 150 feet thick in channels (S. Figuers, 1998). A unit of the Alameda Formation, the San Antonio (Newark Aquifer), is a sequence of alluvial fans (0 to 120 feet thick) deposited between the overlying Young Bay Mud and the underlying Yerba Buena Mud (Irvington Aquitard). The Merritt Sand and Posey are considered members of the San Antonio Unit of the Alameda Formation (Figuers, 1998).

The Merritt Sand, extending from Alameda Island to 1-1/2 miles east of the estuary in West Oakland, was the primary source of groundwater for west Oakland for over 60 years. A series of historical municipal well fields extended from the south end of Alameda Island, through the Oakland Coliseum, to 98th Street (the Fruitvale area). This high producing water zone marks a major hydrogeologic trend. All of the municipal well fields were shut down in 1930, when water derived from the Sierra Nevada was imported into the area. Since then, groundwater levels have recovered, and it is likely that they are now at 1880 levels or higher (Figuers, 1998).

3 SITE HISTORY

3.1 Ownership and Tenant History

For the past 70 years, the ownership of the Subject Property, as per the Chain of Title (**Appendix G**) and Sanborn Maps is as follows:

- Cardanal Partners, L.L.C. bought the Subject Property from Gamma Investments, a general partnership, on October 13, 1997 and is the current owner.

- Alameda County Official Record # 2001217790, dated 6/21/01, documents an easement granted by Oakland Iron Works Associates to Cardanal Partners L.L.C. in regards to the encroachment of buildings, structures and improvements and access for the maintenance thereof relative to the subject property

- Gamma Investments, a general partnership, bought the Subject Property from Reba Ginsburg (also known as Reba Altwarg, also known as Reba Markus); Richard Arnold and Lois Arnold (also known as Lois Markus); Murray Gordon and Janet Gordon (also known as Janet Markus); and Leonard Markus and Marcia Markus on June 18, 1987.

- United California Bank, successor by merger to First Western Bank and Trust Company, successor to Central Bank sold the subject property to Richard Arnold and Lois Arnold, his wife as community property, Murray Gordon and Janet Gordon, his wife, as community property, and Reba Altwarg and Helen Markus on January 28, 1964.

- The chain is then broken, the next ownership evidence is from a 1961 Sanborn Map that lists Muller Brothers as the owners and PG&E as the Lessee. The Sanborn Maps note that the Muller Brothers owned the subject property back to 1935. There is record of the Muller Brothers occupying the property back to 1902 but it is not clear if they were the property owners.

The Historical City Directories were reviewed for the Subject Property and properties within 1/8th of a mile of the Subject Property at approximately five-year intervals for the years spanning 1920 to 2002 (EDR Report; **Appendix C**). The Historical City Directories for the Subject Property include the following data by address.

Listed as 626 2nd Street

- 1926 Mrs. M.A. Waltus
- 1932 W.A. Seymour
- 1955 Vacant
- 2002 not listed

Listed as 624 2nd Street

- 1932 Bolton Margot Mrs, Costa JV
- 1946 Green C A Jr
- 1951 Moura BP
- 1955 Deveny NS Emily

Listed as 202 Grove Street

- 1920 Muller Bros Pickles & Vinegar
- 1925 Muller Bros Pickles & Vinegar
- 1943 Muller Carl G Hilda G Condiment Mfr
- 1945 Muller Bros Tomato Products
- 1967 Vacant

Listed as 202 Martin Luther King Jr. Way

- 1986 FCF Investments, Inc.
- 2002 not listed

Listed as 204 Martin Luther King Jr. Way

- 1992 Griffco / Innovisions
- 1996 Griffco Handbag Factory Outlet

Listed as 618 2nd Street

- 1920 Lester S Carpet House Steam Cleaning

Listed as 634 2nd Street

- 1926 Reed CW
- 1932 Vacant
- 1946 Churchill DD
- 1951 Joseph Rosie Mrs
- 1955 Gowell Joseph F
- 2000 Steel Jade

Listed as 636 2nd Street

- 2000 Coosemans Oakland Inc.

Listed as 625 3rd Street

- 1933 Springer Morris H, Springer Leopold R

Based on eleven years of Sanborn Insurance Maps and a 1922 Thomas Brothers Map, the owner and tenant history for the property located at the corner of Grove and 2nd Street is as follows:

1889 Dwellings
1902 Muller Brothers Pickle Factory
1910 Muller Brothers Pickle Factory
1922 Muller Brothers Pickle Factory
1935 Owner is Muller Brothers; Use: Pickle Factory
1937 Howard Terminal Warehouse No. 10 leases. The owner is Muller Brothers.
1952 Howard Terminal Warehouse No. 10 leases. The owner is Muller Brothers.
1957 Pacific Gas & Electric (lessee). The owner is Muller Brothers (noted as Miller Brothers (sic) on Sanborn Map)
1958 Pacific Gas & Electric (lessee). The owner is Muller Brothers. (noted as Miller Brothers (sic) on Sanborn Map)
1961 Pacific Gas & Electric (lessee). The owner is Muller Brothers. (noted as Miller Brothers (sic) on Sanborn Map)
1967 Wood Door Assembling
1971 Wood Door Assembling

According to an interview with Daniel Altwarg on February 9, 2006, Mr. Altwarg's family bought the property in the 1960s. The family was in the door manufacturing business and used the warehouse to build wooden doors. All seven warehouses were used for the door manufacturing activities. Prior to that, it was known that PG&E and others had leased the property previously. According to Mr. Altwarg, there was no information or disclosure regarding hazardous materials storage, underground tanks or other environmental issues when he bought the property. The door manufacturing business closed in the late 1970s. The warehouse was rented out to a variety of tenants. By about 1983 to about 1993, the Markus family used a portion of the warehouse for hardware storage for Markus Hardware, which was located across the street on 3rd Street. The Loma Prieta Earthquake occurred in 1989 and in about 1991 to 1992, a seismic upgrade was done on the warehouse.

By 1993, Markus Hardware was using most of the warehouse, with the exception of two small tenants: a hot dog stand cart storage (about 500 square feet) and a leather goods shop (about 2,300 square feet). In about 1993, Markus Supply was established, and Mr. Altwarg and partners took over the current lease about that time. The current owner, Cardanal Partners, LLC, bought the property in 1997. According to Mr. Altwarg, the building has about 42,000 square feet, with the Markus Supply using about 22,000 square feet, Black Sea Gallery using about 15,000 square feet, and the remaining small businesses using about 5,000 square feet. (see **Figure 3** for a site map showing current tenants). **Table 1** summarizes the Property Use History and provides a list of the historic addresses for the various lots on the subject property (also shown in **Figure 4**).

3.2 City of Oakland File Reviews

Clearwater staff researched the Oakland Fire Department and Oakland Building Department Files for information on permits, building improvements and other activities associated with the Subject Property. The documents are attached (**Appendix H**).

3.2.1 City Building Department File Review

Below is a summary of the documents obtained and reviewed by Clearwater.

DATE	DESCRIPTION
05/16/1917	Application for Building Permit – Packing House 25' x 100' x 18' high. (636 2nd Street)
05/08/1919	Application for Building Permit – Class G Building (Storage) (636 2nd Street) (72' x 100')
06/06/1923	Application for Building Permit – Warehouse and Factory 50' x 100' x 24' and 75' x 200' x 24'. (636 2nd Street)
01/01/1944	Application to Alter Building – Storage Building (202 Grove Street)
08/29/1949	Application for Permit to Alter Building – Repair roof damage and replace on wood column. (624 2nd Street)
12/19/1957	Application for Permit to Alter Building – PG&E - Remodeling of 202 Grove St from vehicular storage to offices.
08/04/1958	Letter from A.J Meyer, Deputy Building Inspector to PG&E – Letter states that four signs on 222 Grove Street have been installed without permits. The letter then requests that the permits be filed with the city.
08/02/1968	Letter from R Arnold and D Dumas (Owners) to City of Oakland – Letter informs the city that due to unforeseen delays in obtaining a repair permit for work conducted at the site, a concrete foundation was poured without a verifying signature by a city building inspector. (222 Grove Street)
08/05/1968	Application for Permit to Alter Building – Replace masonry wall (222 Grove Street)
10/02/1968	Letter from City of Oakland Building Department to a roofing company – Letter states that during an inspection it was revealed that the site building is being re-roofed without a permit. The Letter requests that the permit documents be filed with the building department.
08/23/1976	Application for Permit to Alter Building – Install partition walls for classroom. (640 2nd Street)
03/21/1977	Letter from Jim Carver Contracting to Building and Housing Department – Letter states that Jim Carver is no longer working on 640 2nd Street.
03/30/1977	Building Inspection Form -

3.2.2 City of Oakland Fire Department File Review

DATE	DESCRIPTION
08/22/1991	Alameda County Environmental Health Hazardous Waste Generator Inspection Report – Reports that the facility has 2 presses and produces hazardous waste materials – ink sludges, spent etching solution (containing cyanide) and cleaning papers (towels, pads). Directs business to collect waste materials in separate drums that are sealed and labeled, obtain and EPA ID #, keep records of all hazardous waste disposal for 3 years onsite, obtain MSDS sheets for all chemicals used and do not store hazardous waste onsite for more than one year.
10/27/1994	Alameda County Environmental Health Hazardous Waste Generator Inspection Report – Inspection of Innovisions at 204 Martin Luther King Jr. Way reports that the business is no longer generating waste and is now a printing broker.
01/31/1994	Letter from Innovisions to Alameda County Environmental Health Dept. – Letter states that Innovisions was inspected by an inspector and it is no longer a print shop and should not be classified as a toxic waste generator. (204 MLK Jr. Way)
08/14/1996	Permit Information Form – Test Bores conducted by Clearwater Group at 626 2nd Street.
10/25/2004	Permit Information Form – Install 3 backflow devices inside city r.o.w for tree wells.

3.3 Subsurface Investigations

Clearwater contracted by Mr. Murray Gordon and Ms. Maria Baker of the Museum of Children's Art (MOCA) conducted a preliminary drilling and soil sampling event at the Subject Property on September 13, 1996. The purpose of the investigation was to determine if any subsurface soils on the block had been impacted by possible past releases from any UST's. Three soil borings were conducted on the Subject Property. Drilling was performed by Soil Exploration Services using a CME 55 drill rig equipped with four-inch diameter augers.

During the drilling of SB-1, soils encountered to a depth of 4.5 ft below ground surface (bgs) were stained dark gray and had a strong petroleum odor. At 5 ft bgs, the sampler pierced an unknown object after two blows with a 40 lb hammer at which point it dropped under its own weight. When the sampler was retrieved it was coated in an unknown liquid and exhibited a petroleum hydrocarbon odor. The boring was then backfilled with bentonite. The unknown object was thought to be one of the two UST's. SB-2 was advanced to a total depth of 20 ft bgs and a soil sample was collected at 6 ft bgs. No groundwater sample was able to be collected due to lack of free standing water in the boring. SB-3 was drilled several feet from SB-1 to a total depth of 2 ft bgs. The same dark gray staining and the hydrocarbon odor were noted in SB-3 as in SB-1. One

soil sample was collected at 1.5-2 ft bgs.

The soil sample collected at SB-3 was submitted to American Environmental Network, and analyzed for a "fuel fingerprint" (identifies specific petroleum hydrocarbon present), total petroleum hydrocarbons as gasoline (TPH-g) and BTEX. SB-2 sample was analyzed for TPH-g and BTEX only.

The results of the fuel fingerprint conducted on sample SB3-1.5' indicate the presence of two distinct types of petroleum hydrocarbons, weathered gasoline or possibly mineral spirits and asphalt. The asphalt is thought to be from surface and not related to the UST contamination. The fuel fingerprint reported TPH-g levels at 90 mg/kg, whereas the standard TPH-g analysis conducted on the same sample reported only 2.9 mg/kg. The discrepancy in these two results is thought to be due to sample heterogeneity. The sample SB-2-6' was free of detectable concentrations of TPH-g and BTEX.

An offsite investigation was also conducted by Clearwater at 625 Third Street in Oakland on September 13, 1996. This property is located on the same block as the Subject Property. This parcel does not belong to the group of parcels being evaluated in this Phase I. The address, while the same number as Markus Supply, in fact references the adjacent parcel. The site is paved and at the time of the investigation it was used for vehicle parking.

The purpose of this investigation was to determine if the subsurface had been impacted by fuel hydrocarbons.

There were two borings conducted on the site; B-1 was located on the southern portion of the site and B-2 was located on the northern portion. The borings were drilled to a depth of 20 ft bgs. Drilling was performed by Soil Exploration Services using a CME 55 drill rig equipped with four-inch diameter augers. Both soil and groundwater samples were taken at each of the boring locations. The samples were analyzed for total petroleum hydrocarbons as diesel (TPH-d), TPH-g and BTEX. American Environmental Network performed the sample analyses.

The results of the chemical analyses indicate the soil samples were not contaminated with TPH-d, TPH-g or BTEX. The groundwater samples reported non-detect concentrations for TPH-g and BTEX but TPH-d was detected at concentrations of 210 and 170 ug/L in the water samples taken at the B-1 and B-2 soil borings, respectively. Copies of both Phase II reports are included in (**Appendix I**).

3.4 Underground Storage Tank (UST) Investigation

On January 5, 2006 Clearwater conducted a site inspection at the subject property to line locate for a second (previously documented) UST fillport (fillport 2) that had been covered during a recent sidewalk re-surfacing job. Once identified the objective was to

measure its exact location, referenced on vent pipes and other property improvements and use spray paint to mark the fillport 2 location in order to concrete core and expose it at a later time. During the inspection, four additional concrete "sewer" covers were identified further northwest in the sidewalk along Second Street towards Martin Luther King Way. After closer inspection it was determined that two of them were six-inch sewer cleanouts. Of the remaining two covers, one was sealed shut (and so tight) as to render it unable to be opened. The other cover was opened and determined to be a four-inch fillport. A steel tape was placed down the fillport and when it was removed it was coated with a black oily substance with a distinct "shoe polish" odor. This fillport was named fillport 3. A sample of the substance was obtained with a clean glass jar and sent to Kiff Analytical LLC for chemical analysis (EPA 8260 Volatile Organic Compounds; EPA 8270 Semi-Volatile Compounds). Based on the chemical data, the physical properties of the substance and research conducted, it was determined that the sample is a type of coal tar creosote. **Figure 5** shows the locations of the fillports in the Second Street sidewalk.

On February 21, 2006, Clearwater remobilized to the subject property to attempt to open the possible fillport that was sealed shut. The cap was opened and it was confirmed to be a fillport for a UST. A bailer was sent down the fillport and when retrieved it was covered in a black oily substance similar (in odor, color and viscosity) to the coal tar creosote sampled from fillport 3. A sample of the oily substance from this UST was taken and submitted to Kiff Analytical LLC for chemical analysis (EPA 8260 Volatile Organic Compounds; EPA 8270 Semi-Volatile Compounds). Sample results are still pending. This fillport was designated as fillport 4. A copy of the Site Inspection Report is included in (**Appendix I**).

3.5 Aerial Photograph Review

An historical site usage review of the Subject Property was accomplished using aerial photographs in order to evaluate whether prior land uses present potential environmental concerns, i.e. sources of soil or groundwater contamination. Clearwater staff interpreted seven photographs from various years: 1939, 1946, 1958, 1965, 1982, 1993, and 1998 (EDR Report, **Appendix C**).

EDR; Flyer: Fairchild; 1939; Black & White, 1" = 555' Photograph
The Subject Property is located in a developed light industrial area and is three blocks north of the Alameda Inlet waterway. The surrounding area is a mix of industrial and residential.

EDR; Flyer: Jack Ammann; 1946; Black & White, 1" = 655' Photograph
The Subject Property is located in a developed light industrial are and is three blocks north of the Alameda Inlet waterway. The surrounding area is a mix of industrial and residential.

EDR; Flyer: Cartwright; 1958; Black & White, 1" = 555' Photograph
The Subject Property is located in a developed light industrial are and is three blocks north of the Alameda Inlet waterway. The surrounding area is a mix of industrial and residential. The 880 freeway has been constructed three blocks to the NE of the Subject Property.

EDR; Flyer: Cartwright; 1965; Black & White, 1" = 333' Photograph
The Subject Property is located in a developed light industrial area and is three blocks north of the Alameda Inlet waterway and two blocks south of the 880 Freeway. The surrounding area is a mix of industrial and residential.

EDR; Flyer: WSA; 1982; Black & White, 1" = 690' Photograph
The Subject Property is located in a developed light industrial area and is three blocks north of the Alameda Inlet waterway and two blocks south of the 880 Freeway. The surrounding area is a mix of industrial and residential. A feeder road has been constructed on the southern side of the 880 Freeway.

EDR; Flyer: USGS; 1993; Black & White, 1" = 666' Photograph
The Subject Property is located in a developed light industrial are and is three blocks north of the Alameda Inlet waterway and two blocks south of the 880 Freeway. The surrounding area is a mix of industrial and residential. The 980 freeway has been constructed to the north of the Subject Property and is connected to the 880 Freeway. Three large tanks have been removed from the property three blocks to the south-west of the Subject Property.

EDR; Flyer: USGS; 1998; Black & White, 1" = 666' Photograph
The Subject Property is located in a developed light industrial are and is three blocks north of the Alameda Inlet waterway and two blocks south of the 880 Freeway. The surrounding area is a mix of industrial and residential. The 980 freeway has been constructed to the north of the Subject Property and is connected to the 880 Freeway. A new building has been constructed on the block to the east of the Subject Property.

3.6 Historic Maps

3.6.1 USGS Maps
Clearwater Group reviewed historic United States Geological Survey (USGS) topographic maps covering the Subject Property and surrounding areas from the Environmental Risk Information and Imagery Service (ERIIS) collection (EDR Report; **Appendix C**).

USGS San Francisco Target Quad; 15 Minute Series, 1915; 1:62,500
The Subject Property is located on developed land and is to the north of San Antonio Creek. The Subject Property is also located between the Southern Pacific and the Western Pacific Railway lines. The surrounding area appears to be developed with light

industry.

USGS San Francisco Target Quad; 15 Minute Series, 1948; 1:50,000
The Subject Property is located on developed land and is to the north of the Oakland Inner Harbor (formerly San Antonio Creek). The Subject Property is also located between the Southern Pacific and the Western Pacific Railway lines. The surrounding area appears to be developed with light industry. Highway 17 runs in an east-west direction two blocks to the north of the property.

USGS Oakland West Target Quad; 15 Minute Series, 1949; 1:24,000
The Subject Property is located on developed land and is to the north of the Oakland Inner Harbor (formerly San Antonio Creek) and the Western Pacific Railway. The surrounding area appears to be developed with light industry. Highway 17 runs in an east-west direction two blocks to the north of the property.

USGS Oakland West Target Quad; 15 Minute Series, 1959; 1:24,000
The Subject Property is located on developed land and is to the north of the Oakland Inner Harbor (formerly San Antonio Creek). The Subject Property is also located between the Southern Pacific and the Western Pacific Railway lines. The surrounding area appears to be developed with light industry. The harbor area to the south of the Subject Property has been improved with a pier, now called Grove Street Pier. The Pacific Overseas Depot is now called the Alameda Administration Center. Highway 17 runs in an east-west direction two blocks to the north of the property and has been upgraded to a six-lane freeway and is now called the "Nimitz Freeway". Jack London Square has been developed to the south-east of the Subject Property.

USGS Oakland West Target Quad; 15 Minute Series, 1968; 1:24,000
The Subject Property is located on developed land and is to the north of the Oakland Inner Harbor (formerly San Antonio Creek). The Subject Property is also located between the Southern Pacific and the Western Pacific Railway lines. The surrounding area appears to be developed with light industry. The harbor area to the south of the Subject Property has been improved with a pier, now called Grove Street Pier. The "Nimitz Freeway" runs in an east-west direction two blocks to the north of the property. Jack London Square has been developed to the south-east of the Subject Property. There are no other major changes to note since the 1959 map.

USGS Oakland West Target Quad; 15 Minute Series, 1973; 1:24,000
The Subject Property is located on developed land and is to the north of the Oakland Inner Harbor (formerly San Antonio Creek). The Subject Property is also located between the Southern Pacific and the Western Pacific Railway lines. The surrounding area appears to be developed with light industry. Grove Street Pier is located to the south of the Subject Property. The "Nimitz Freeway" runs in an east-west direction two blocks to the north of the property. Jack London Square has been developed to the

south-east of the Subject Property. There are no other major changes to note since the 1959 map.

USGS Oakland West Target Quad; 15 Minute Series, 1980; 1:24,000

The Subject Property is located on developed land and is to the north of the Oakland Inner Harbor (formerly San Antonio Creek). The Subject Property is also located between the Southern Pacific and the Western Pacific Railway lines. The surrounding area appears to be developed with light industry. Grove Street Pier is located to the south of the Subject Property. The "Nimitz Freeway" runs in an east-west direction two blocks to the north of the property. Jack London Square has been developed to the south-east of the Subject Property. There are no other major changes other than some more development along the Inner Harbor.

3.6.2 Sanborn Maps

Sanborn maps were researched from three collections: the Environmental Data Resources Sanborn Collection, the City of Oakland main, Library, Historic Map Collection, and the University of California Earth Science Library Historic Map Collection: digital and microfiche records. Copies of the Sanborn Maps are included in **Appendix C** and **Appendix F**.

1889 Sanborn Map 13, Book D (Oakland Library)

Subject Property: The entire block between Grove (currently called MLK), Jefferson, 2nd and 3rd contains about 18 small dwellings. Bottles and junk are noted at 611 and 619 3rd Street, respectively. A hot water furnace or chimney exists at the backyard for 611 3rd Street.

Adjacent Properties: A saloon is located on the corner at 601 3rd Street. A shed exists at 663 (217?) Jefferson and the Contra Costa Pickle Factory is listed at 661 (213?) Jefferson Street. Several (horse) stables exist in this block.

April 1902 Sanborn Map

Subject Property: The Muller Brothers Pickle Factory is housed at 624 2nd Street. The building may be the part of the 2-story building, which now is integrated into the current warehouse building. Other parcels within this block still contain dwellings and at least 5 contain "junk."

Adjacent Properties: Bottles are noted in one building and a saloon is located at the corner of Jefferson and 3rd Street at 603 3rd Street. The United Iron Works is located at the corner of Jefferson Street and 2nd Street.

April 1910 Sanborn

This Sanborn map is virtually identical to the 1902 Sanborn Map.

1912 Sanborn Map
The Pickle Factory is still located on the corner of Grove and 2nd Streets. To the south is a Junk yard with racks, bottle washing, carpet cleaning and wood turning with Piano repairing and varnishing uses. Railroad line located in Third Street but there is no spur to Subject Property.

April 1935 Sanborn Map
Subject Property: The current warehouse building was constructed prior to this map. Construction notes state; cement floor with wood posts and skylights in ceiling. The large skylights are noted on the Sanborn map. The building use shows a pickle factory. Three large boilers were located at 634-638 2nd Street. The boilers appear to be quite large, if the Sanborn map is to scale. This is the first Sanborn Map that lists "2000 [gal] oil tank in ground." The tank probably contained fuel oil and was probably associated with the canning operations of the Muller Pickle Factory. We see this tank on maps up through 1957.

1937 Sanborn Map
Subject Property: This Sanborn map notes "Howard Terminal Warehouse No. 10 leases". This map is similar to the April 1935 map. The owner is shown as Muller Brothers. The Railroad spur ends at the corner of the subject property, which is defined by Grove and Third Streets (i.e. goods are being delivered directly to the subject property by rail).

Adjacent Properties: The forge shop is noted at 604 2nd Street and a welding and grinding shop is located at 219 Jefferson. At 231 Jefferson, a storage yard with office is noted.

1951 Sanborn Map
Subject Property: The property contains the current warehouse. The Muller Brothers are noted as owners. The map notes "Howard Terminal Warehouse Number 10 Lessees." The tank is noted outside on the sidewalk to 634 to 636 2nd Street. No other tanks are listed on the map.

Adjacent Properties: The Forge shop is noted at 217 Jefferson.

1957 Sanborn Map
Subject Property: The property contains the current warehouse. The Muller Brothers are noted as owners, and Pacific Gas and Electric Co. is noted as "Lessees" on the Sanborn map, in the place where previous maps had listed "Howard Terminal Warehouse Number 10 Lessees". The tank is noted outside on the sidewalk of 634 to 636 2nd Street. No other tanks are listed on the map.

Adjacent Properties: The Forge shop is noted at 217 Jefferson.

1958 Sanborn Map

Subject Property: The property contains the current warehouse. The Miller Brothers (not Muller Brothers as in the previous maps) are noted as owners, and Pacific Gas and Electric are noted as "Lessees" on the Sanborn map. The tank is noted outside on the sidewalk of 634 to 636 2nd Street. No other tanks are listed on the map. This map states "Private Garage" for 618 and 632 2nd Street. The 618 2nd Street garage extends from 2nd Street to 3rd Street. The use for the tenant, PG&E is shown on the 1958 map, where the parts warehouse was stored in 625 to 629 3rd Street and office and drafting were located at 634 and 636 2nd Street. The office and meeting room was noted in the corner between Grove (MLK) and 2nd Street, upstairs in the second floor office area, which contains several finished offices.

Adjacent Properties: The Forge shop is noted at 217 Jefferson.

1961 Sanborn Map

This Sanborn map is virtually identical to the 1958 Sanborn Map.

1967 Sanborn Map

Subject Property: The property contains the current warehouse. The new owners are performing wood door assembling at the warehouse. PG&E are not noted as tenants on the 1967 map, and the Miller Brothers are no longer the owners. The office at 202 Grove Street in the corner between Grove (MLK) and 2nd Street, upstairs in the second floor office area, contains several finished offices. The office at 602 Grove Street is used in 1967 for bank record storage. The space at 634 and 636 2nd Street is used as an appliance warehouse. The main wood door manufacturing occurred at 618 2nd Street, which extends to 3rd Street. The wood door warehouse was noted in the corner of Grove Street and 3rd Street.

Adjacent Properties: The forge shop is located at 217 to 231 Jefferson and a machine shop has replaced the forge shop at 201 to 211 Jefferson.

1970 Sanborn Map

This Sanborn map is virtually identical to the 1967 Sanborn Map.

3.6.3 Other Historical Maps

Copies of these maps are included in **Appendices E** and **F**.

1859 US Coast Survey Map of Alameda

The Subject Property is located at the eastern edge of the city development. Broadway Street is clearly visible and the Northern Pacific Railway has been constructed to the north if the Subject Property. The land to the east of the Subject Property is tidal marshland.

1880 Sewer Map of the City of Oakland
This map shows the Subject Property one block north of the San Antonio Estuary. The land to the east of the Subject Property appears to have been reclaimed. The southern railway has now been constructed.

1922 Thomas Brothers, Kellersbergers Map of Oakland, Page 9, from Volume 2.
This 1922 Thomas Brothers map does not show a copyright or date on it, but another page in the book referenced 1922. EF and CG Muller appear to be running a business (presumably a pickle factory) from 610 to 624 2nd Street. The United Iron Works is located at the corner of Jefferson Street and 2nd Street. E.F. Muller also owns what appears to be two lots at 632 and 625 3rd Street. Three other lots on 3rd Street are owned by others, as shown on this map. Except for the ownership of the corner of Grove Street and 3rd Street by Emma K. Appledon, the remaining ownership by E.F. Muller and E.F. and C.G. Muller resembles the current building footprint. (This map was reviewed by Jim Jacobs in the Oakland Library Historical Room but was not available to be copied and so is hand drawn).

4 ENVIRONMENTAL INSPECTION

A Subject Property visit and a reconnaissance of adjacent properties were performed during the February 9, 2006 environmental inspection.

4.1 Property Visit

James A. Jacobs, California Registered Environmental Assessor (REA II #1511) AHERA Asbestos Inspector, Professional Geologist (P.G. #4815) and Certified Hydrogeologist (CHG #88) conducted an inspection of the Subject Property on February 9, 2006. As required by the ASTM for Phase I Environmental Assessment, Mr. Jacobs' resume is included in Section 8. The purpose of the Subject Property visit was to review areas of potential environmental concern related to the current or past use of hazardous materials on the property or from surrounding areas. Mr. Daniel Altwarg, owner of the Markus Supply, accompanied the Clearwater representative on the site visit. All descriptions and observations reflect conditions on the property and surrounding properties on that day. A Phase I Environmental Assessment checklist is included in **Appendix D**.

Current Tenants:

632 2nd Street:	Black Sea Gallery (Furniture Sales) (Continues to 3rd Street)
634 2nd Street	Shark Bite Recording Studio (Recording Studio)
638 2nd Street	Serendipity Chocolates, Inc. (Candy Store and Factory)
202 MLK	(Upstairs Offices: Corner of MLK and 2nd St.) Black Sea Gallery Offices
625 3rd Street	Markus Supply Ace Hardware

There are seven buildings on this parcel. The buildings are constructed of a red brick wall structure, with a concrete slab on grade. The roof has wooden rafters and is supported by wooden posts. Much of the interior has been remodeled and original walls are not visible throughout. Horizontal wall bolts placed at about 12 to 15 feet above grade were installed throughout the perimeter as part of a seismic upgrade to this historic warehouse building. Most of the building is a one-story structure. The two-story area of the building is located in the northwest corner of the property at the corner of MLK and 2nd Street. **Figure 3** lists the current tenant names and the building materials for each of the buildings inspected on the subject property. The buildings are in good condition.

UTILITIES

Underground services for natural gas, water, and sanitary sewer are located in the sidewalks surrounding the property. Two sewer line cleanouts were noted within 5-feet of the building in the 2nd Street sidewalk and one on MLK sidewalk. Storm drains are located along 2nd Street and MLK (but not on the subject block). East Bay Municipal Utility District (EBMUD) provides potable water (plate in MLK sidewalk) and sewer service. Pacific Gas and Electric provides natural gas and electricity to the property (in MLK Way sidewalk/ 115 volts). See **Figure 5** for sewer cleanout locations on the 2nd Street sidewalk.

HAZARDOUS MATERIALS

No above-ground hazardous wastes were observed on the Subject Property. The hardware store, Markus Supply Ace Hardware, does sell household quantities of new products containing hazardous materials. There was no evidence of spillage or leakage of these products. A propane cage is located in the "625 3rd Street" property, which doesn't belong to the subject property.

SUMPS AND PITS

No sumps were observed on the Subject Property. No dead vegetation, discolored soil or other indicators of hazardous waste leakage or spillage was noted on the Subject Property.

EXTERIOR SURFACING

The exterior surface consists of a painted and natural brick with minor areas of stucco coating the bricks in selected areas.

UNDERGROUND STORAGE TANKS

There are up to four UST's located in the sidewalk on 2nd Street. Four fill ports have been identified in the sidewalk and three 1" vent pipes have been located on the building wall behind the UST locations. See **Figure 5** for the approximate locations of fillports and known USTs.

ASBESTOS
A Clearwater AHERA-accredited asbestos inspector visually examined suspected asbestos containing construction materials (SACM). The SACM flooring appeared to be damaged and in poor shape in the storage area at the rear of Markus Supply Ace Hardware and the entryway of the offices for Black Sea Gallery, at the corner of MLK and 2nd Street. Based on the age of the building, it is possible that the older floor tiles and underlying black and mastic or felts may contain asbestos. Other building products that might contain asbestos would include older wallboard, wall mud or tape. The roof was not accessible or inspected for potential asbestos containing materials but by its age is most likely SACM. No samples of suspected asbestos containing materials were collected.

LEAD BASED PAINT
Based on the age of the building, lead based paint surfaces are likely to exist on the Subject Property. No samples of suspected lead based paint were collected.

RADON
The Subject Property does not include occupied basements or other below grade structures where radon gas is known to accumulate. The Subject Property is not in a geological area known or likely to contain radon-producing formations. Therefore, radon gas testing does not appear to be needed at this time.

WATER WELLS
No water supply or monitoring wells are known or observed to exist on the Subject Property.

ROADS
The property is ringed by public sidewalks and streets and has been since the late 1800's.

SIDEWALKS
There is a brand new sidewalk on Second Street; there is a sidewalk on MLK Way; There is mixed asphalt and sidewalk on Third Street.

4.2 Property Photographs

As part of the Property Visit, photographs were taken of the property and surrounding areas. Twenty-seven photographs are included in **Appendix B**. Descriptions of the photos are attached in that appendix.

4.3 Study Area Reconnaissance

Adjacent properties were observed during the study area reconnaissance. Observations of nearby properties were made by walking and driving on public streets. No attempt was made to enter any property or question the owners of nearby businesses. The use

of the adjacent parcels in the vicinity of the Subject Property are light industrial and commercial, consisting of generally one and two story structures. The exception to this is the parcel southwest on 2nd Street where Pacific Gas & Electric (PG&E) operates an electric sub-station.

Additionally, the parcel addressed 625 Third Street (vacant) is surfaced with asphalt but is not improved with a building. It has historically been used for parking vehicles.

5 REGULATORY RECORDS REVIEW

Please refer to the EDR-Radius Map with GeoCheck® for details on adjacent properties (**Appendix C**). There are numerous agency databases to review. The following selected regulatory agency lists are described below for sites around the Subject Property.

5.1 Federal Records

U.S. EPA National Priorities List (NPL) for Uncontrolled Hazardous Waste Sites

The NPL is a listing for hazardous waste generators that are, or are proposed to be, EPA-enforced CERCLA sites (Comprehensive Environmental Response, Conservation & Liability Act, popularly known as Superfund). There is *one* NPL site listed within 0.5 to1.0 mile of the Subject Property. This property is WNW of the subject property and most likely down gradient.

CERCLIS

The Comprehensive Environmental Response, Compensation and Liability Information System contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA). CERCLIS contains sites, which are either proposed to or on the National Priorities List (NPL) and sites, which are in the screening and assessment phase for possible inclusion on the NPL. There are *two* sites located within a 0.25 to 0.5-mile radius of the Subject Property. Based on distance and lower elevation, one of the listed properties is unlikely to impact the Subject Property. The other property might impact the Subject Property.

CERCLIS-NFRAP

Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) and CERLIS sites designated as "No Further Remedial Action Planned" (NFRAP) list was examined. There is *one* site located within a 0.25 to 0.5-

mile radius of the Subject Property. Based on distance and elevation, the listed property is unlikely to impact the Subject Property.

CORRACTS

CORRACTS is a list of hazardous waste handlers with Resource Conservation and Recovery Act (RCRA) Corrective Action Activity and showing which nationally defined corrective action core events have occurred for every handler having had corrective action activity. There are *three* sites within a 1-mile radius of the Subject Property. Based on distance and elevation, two of the listed properties are unlikely to impact the Subject Property. The third property may impact the Subject Property.

Resource Conservation Recovery Information System Database

The Resource Conservation and Recovery Information System Database identify sites that generate, store, transport, treat, and/or dispose of hazardous waste defined by RCRA. Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste a month. Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month. TSDF's treat, store or dispose of the waste.
There are *five* RCRA-SQG sites located within a 0.25-mile radius of the Subject Property. Based on distance and elevation, *one* of the listed properties has the potential to impact the Subject Property.
There are *three* RCRA-LQG sites located within a 0.25-mile radius of the Subject Property. Based on distance and elevation, *none* of the listed properties have the potential to impact the Subject Property.
There are *two* RCRA-TSDF sites located within a 0.5-mile radius of the Subject Property. Based on distance and elevation, only *one* of the listed properties has the potential to impact the Subject Property.

Federal Lands

Consists of federally owned or administrated lands, administered by the Department of Defense, that have any area equal to or greater that 64- acres of the United States, Puerto Rico, and the U.S. Virgin Islands. There is *one* DOD site listed within a 1.0-mile radius of the Subject Property and it is unlikely to impact the Subject Property.

Formerly Used Defense Sites (FUDS)

This listing includes locations of Formerly Used Defense Sites Properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions. There is *one* site located within a 1.0-mile radius of the Subject Property and it may impact the Subject Property.

5.2 California State Records

AWP

California DTSC's Annual Workplan, formerly known as BEP, identifies known hazardous substance sites targeted for cleanup. There are *two* sites located within a 1.0-mile radius of the Subject Property. They probably do not impact the Subject Property.

CAL-SITES

Formerly known as ASPIS, this database contains both known and potential hazardous substance sites. There are *three* sites located within a 1.0-mile radius of the Subject Property. They are unlikely to impact the Subject Property.

CORTESE

The CORTESE is a database identifying public drinking water wells with detectable levels of contamination, hazardous substance sites selected for remedial action, sites with known toxic material identified through the abandoned site assessment program, sites with USTs having a reportable release and all solid waste disposal facilities from which there is known migration. The source is the California EPA/Office of Emergency Information. The CORTESE List contains *twenty-five* sites within a 0.5-mile from the Subject Property. Based on distance and elevation, six of the listed properties are located ENE and therefore have the potential to impact the Subject Property.

Leaking Underground Storage Tank Incident Reports (LUST)

The NCRWQCB LUST List identified *twenty-five* sites that have had releases from underground storage tanks within 0.50-miles of the Subject Property. Based on distance and elevation, ten sites are located north and/or east and may have the potential to impact the Subject Property.

CA FID

The Facility Inventory Database contains active and inactive underground storage tank locations. The source is the SWRCB. There are *four* sites within 0.25-miles of the Subject Property. Based on distance and elevation, two have the potential to impact the Subject Property.

CA Spills, Leaks, Investigations, and Cleanups (SLIC)

SLIC Region comes from the SRWQCB and there are *four* sits within 0.5-miles of the Subject Property. Based on distance and elevation, none of these sites has the potential

to impact the Subject Property.

Alameda CS

Alameda CS is a listing of contaminated sites overseen by the Toxic Release Program (oil and groundwater contamination from chemical releases and spills) and the Leaking Underground Storage Tank Program (soil and groundwater contamination from leaking petroleum USTs). There are *twenty-three* sites within 0.5-miles of the Subject Property. Based on distance and elevation, ten have the potential to impact the Subject Property.

Underground Storage Tank Database (UST)

The UST database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). A review of the UST list has revealed *two* UST sites within approximately 0.25 miles of the Subject Property but both are probably down gradient.

Historical Underground Storage Tank Registered Database (HIST UST)

There are *five* HIST UST site within 0.25-miles of the Subject Property. Based on distance and elevation, none of these sites are likely to have the potential to impact the Subject Property.

AST

The Aboveground Storage Tank database contains registered AST's. A review of the AST list has revealed *two* AST sites within approximately 0.25 miles of the Subject Property and neither appear to be up gradient of the Subject Property.

Statewide Environmental Evaluation and Planning System (SWEEPS)

SWEEPS is an UST listing updated and maintained in the early 1980's by a company the SWRCB contracted. This listing is no longer updated or maintained. There are *four* sites within 0.25-miles of the Subject Property. Based on distance and elevation, none of these sites have the potential to impact the Subject Property.

Notify 65

Notify 65 is a listing where facility notifications regarding releases that could impact drinking water and thereby expose the public to a potential health risk. The data comes from the State Water Resources Control Board's Proposition 65 database. There are *six* Notify 65 sites listed within 1.0 mile of the Subject Property. Based on distance and elevation, two of the sites have the potential to impact the Subject Property.

DEED

The use of recorded land use restrictions is one of the methods the DTSC uses to protect the public from unsafe exposures to hazardous substances and wastes. There is *one* site within 0.5-miles of the Subject Property but it is down gradient.

VCP

In a list of low threat level properties with either confirmed or unconfirmed releases and the project proponents have requested that DTSC oversee the investigation and/or cleanup activities and have agreed to provide coverage for DTCS's costs. There are *five* sites within a 0.5-miles of the Subject Property. Based on distance and elevation, none of the sites have the potential to impact the Subject Property.

5.3 Local Records

Unconfirmed Properties Referred to Another Agency (REF)

This category contains properties where contamination has not been confirmed and which were determined as not requiring direct DTSC Site Mitigation Program action or oversight. Accordingly, these sites have been referred to another state or local regulatory agency. There are *no* sites listed for the Subject Property.

TANK RECORDS AND BUILDING PERMITS

Clearwater inspected the Oakland Fire Department and Oakland Building Department for tank installation or tank repair permits. No such permits were discovered for the Subject Property during the Clearwater research on January 12, 2006.

GEOTRACKER REVIEW

A review of the Geotracker website identified one LUFT site within 0.25-mile radius of the subject property. The site is the PG&E Oakland Power Plant located at 50 MLK Way. This site is down gradient from the Subject Property and does not have the potential to impact the subject property.

6 CONCLUSIONS AND RECOMMENDATIONS

6.1 Conclusions

The Subject Property is located at the corner of MLK Way and 2nd Street in Oakland, Alameda County, California. The Subject Property is approximately one acre in size (not including the parking lot to the east. According to the owner, the building is estimated to be about 42,000 square feet. The improvements include seven buildings,

six of which are one-story warehouses. In the southwest corner, there is a two-story building. The property was used for dwellings and then small businesses in the late 1800's and early 1900's. As of 1912, the area was converted to a commercial and light industrial use, when the dwellings were razed and the current warehouse was constructed. A pickle factory was established in the warehouse. Later in the 1950's, Pacific Gas & Electric (PG&E) leased the property. As early as 1935, it appears that one underground storage tank (UST) for oil storage was installed (2000 gallon) for use by the Muller Brothers. Of the currently known (four) underground storage tanks located in the sidewalk of 2nd Street, at least two currently contain a creosote-like liquid (determined from a recent site inspection in January 2006), the type of liquid used as an outdoor wood preservative on electric utility poles. After PG&E vacated the subject property, it appears to have been used in the 1960s by a door manufacturer. When the door manufacturer left the facility, the building was used as a hardware storage warehouse. As of 1993, the current owner started Markus Supply Ace Hardware at 625 3rd Street. The other tenants have moved in since then.

Clearwater conducted a preliminary drilling and soil-sampling event at the Subject Property on September 13, 1996. The purpose of the investigation was to determine if any subsurface soils on the block had been impacted by possible past releases from any UST's. Three soil borings were conducted on the Subject Property (SB-1 through SB-3) in the sidewalk at 626 2nd Street. Two UST fillports were identified during the investigation and one of the soil borings (SB-1) pierced a subsurface structure. SB-1 was abandoned and another soil sample (SB-3) was taken several feet from SB-1. A third boring was conducted 20 feet to the west of SB-2 and drilled to a depth of 20 ft bgs. One soil sample was taken at 6 ft bgs. This sample was free of detectable concentrations of TPH-g and BTEX. The soil sample taken at SB-3 reported elevated concentrations of TPH-g (90 mg/kg).

An offsite investigation was also conducted by Clearwater at 625 Third Street in Oakland on September 13, 1996. This property is located on the same block as the Subject Property. The purpose of this investigation was to determine if the subsurface had been impacted by fuel hydrocarbons.

There were two borings conducted on the site; B-1 was located on the southern portion of the site and B-2 was located on the northern portion. The borings were drilled to a depth of 20 ft bgs. Both soil and groundwater samples were taken at each of the boring locations. The samples were analyzed for total petroleum hydrocarbons as diesel (TPH-d), TPH-g and BTEX. The results of the chemical analyses indicate the soil samples were not contaminated with TPH-d, TPH-g or BTEX. The groundwater samples reported non-detect concentrations for TPH-g and BTEX but TPH-d was detected at concentrations of 210 ug/L and 170 ug/L in the water samples taken at the B-1 and B-2 soil borings, respectively.

Based on the review of data supplied by others and observations made during the site

inspection and area reconnaissance, the Subject Property is currently not being impacted by on-site activities. Clearwater staff performed a detailed site inspection on February 9, 2006. Given the age of the current structure and based on the visual inspection, suspected asbestos containing building materials (ACBM) and possible lead based paint (LBP) may exist on the property. No samples of either ACBM or LBP were collected.

A review of the numerous Federal, state, and local regulatory data base lists indicated that the Subject Property is not currently on any lists indicating environmental impairment associated with current or historic on-site activities. The current primary undefined environmental concern is the presence of underground liquid storage tanks. Based on well-documented records, including files from the City of Oakland and the Sanborn Insurance Maps, the responsible party for the environmental costs of tank removal and remediation, will belong to the operator and/or owner of the underground storage tanks. One 2,000 gallon tank may have originally been installed prior to 1935 for the three boilers for the Muller Brothers Pickle Factory. The pickle factory would have used a fuel oil to fire their boilers. Therefore, Muller Brothers or the successor company if it exists could be a potentially responsible party for the removal and remediation for at least one 2,000 gallon tank.

Pacific Gas & Electric, whose former facility, now owned by Duke Energy, is still located next door on 2nd Street, used the property as a vehicle maintenance facility from approximately in the late 1950s. The contents of their tanks should have included fuel for vehicles and possibly waste oil. Two tanks contained a creosote-like liquid, which was probably used by PG&E for wood treatment of electric utility poles. It is quite likely that at least one tank, if not more of the tanks are related to the vehicle storage and maintenance activities of PG&E during the late 1950s.

6.2 Funding Options

Based on the identification of responsible parties, all environmental costs should be ultimately paid for by the former tenant and operator of the tanks. Three potentially responsible parties have been identified, Muller Brothers, Pacific Gas & Electric, and Duke Energy. The current owner was not an operator of the tanks, nor were the tanks properly disclosed at the time of purchase. Even if other responsible parties are not located, the current owner would likely be eligible as the current owner of the underground storage tanks, to be eligible for the California Underground Storage Tank Cleanup Fund (USTCF). The USTCF provides up to $1,500,000 in remediation and assessment costs, providing the applicant is accepted into the USTCF. After the tanks are properly abandoned, the current owner is likely to be accepted into the USTCF with a letter of commitment in a favorable category. Tank abandonment costs are not reimbursable from the USTCF and there is a deductible of $5,000 to $10,000. Decisions on funding are referred to the USTCF, and not Clearwater staff.

6.3 Recommendations

The main environmental issue on the Subject Property is the existence of the underground storage tanks in the 2nd Street sidewalk. Clearwater recommends performing the environmental work associated with the proper abandonment of the tanks as soon as possible, focusing on alerting the responsible parties of the pending environmental costs, which will require repayment. Specific activities include:

1) Perform geophysical survey to verify that all the tanks have been located;
2) Prepare a workplan for abandonment of the tanks in place;
3) Remove all free product from the tanks and analyze the contents;
4) Collect soil and groundwater compliance samples near the tanks and piping;
5) Obtain site closure when the work has been completed to the satisfaction of the regulatory agencies; and
6) Obtain reimbursement from the responsible parties for costs incurred on the site.

7 LIMITATIONS FOR A PHASE I ENVIRONMENTAL ASSESSMENT

The author and firm offer no assurance and assume no responsibility for site conditions or activities, which were beyond the scope of work referenced in the introduction of this report. The compensation agreed to by the client and the firm corresponds to the scope of work defined, with the associated limitations being an important and integral part of this report. This environmental assessment is based primarily on information gathered from other sources and reflects conditions at the Subject Property at the time this Phase I Environmental Assessment was performed. It is understood by the client that in developing this report, the authors and firm relied on the accuracy of documents, oral information and other information provided by the owners, regulatory personnel, and examination of regulatory lists and documents, and a site visit. The client understands that the authors and firm are not responsible for the accuracy of material obtained or reviewed at regulatory agencies, that agency files, and lists may be incorrect, incomplete, missing or misfiled. There are no guarantees or warranties, express or implied, that non-permitted, illegally or improperly abandoned subsurface containers (such as underground storage tanks or drums) or covered, encapsulated, inaccessible or non-observable hazardous materials (such as inaccessible asbestos) either do or do not exist on the property.

This report was prepared with reasonable care in accordance with generally accepted standards of environmental assessment and geological practice in California at the time this investigation was performed. This Phase I Environmental Assessment was conducted solely as a survey in evaluating environmental conditions at the property. No sampling, surface or subsurface was performed during this study. No soil engineering or geotechnical recommendations are implied or should be inferred. No evaluation of the subsurface conditions at the property for the purpose of this investigation including site-specific geology and hydrogeology was made. No other interpretations, representations, warranties, guarantees, express or implied, are included or intended by this report. Further work, including sampling and analysis can reduce the inherent uncertainties associated with this type of investigation.

This report and all matters contained herein were prepared for the sole and exclusive benefit of the client as specified herein, and are intended only for the use of those specified above. Neither all, nor any part of the contents of this report, or copy thereof, shall be used for any purpose by anyone but those specified above nor shall it be conveyed or disseminated by anyone without the express written consent of the authors and the firm. No one, except for those specified above, may rely on this report for any purpose. Any person or entity who obtains or reads this report, or a copy thereof, other than those specified above, expressly assumes all risk of damages to himself or third persons arising out of reliance thereon or use thereof and waives the right to bring any action based on this report, directly or indirectly, and the authors shall have no liability to any such person or entity.

CLEARWATER
GROUP, INC.
Environmental Services

8 CERTIFICATE OF CREDENTIAL

JAMES A. JACOBS, P.G., R.E.A.II , C.H.G., C.P.G.
Chief Hydrogeologist

Mr. Jacobs has over 25 years of experience and specializes in environmental due diligence and in-situ soil and groundwater treatment of chromium (VI), petroleum hydrocarbons, solvents, and metals. In 2003, Mr. Jacobs was awarded a Fulbright Senior Specialist grant to teach workshops on water resources management and environmental science at the University of the West Indies (UWI). He was awarded a second Fulbright grant for 2004 to teach Environmental Engineering (EM643), a graduate class at UWI. He has co-authored/edited two CRC Press books: *MTBE: Effects on Soil and Groundwater Resources* and the *Chromium (VI) Handbook.* He has written over 100 articles. He has served the environmental community as an officer or board member in a variety of professional societies, including the Groundwater Resources Association, the California Council of Geoscience Organizations and the California Section of the American Institute of Professional Geologists.

EDUCATION
M.A. Geology, University of Texas, Austin, TX, 1981
B.A. Geology, English, Franklin and Marshall College, Lancaster, PA, 1978

AWARDS
1981: R.K. DeFord Field Scholarship Award
2003: Fulbright Senior Specialists Award, University of the West Indies, Kingston
2004: Fulbright Senior Specialists Award, University of the West Indies, Kingston

REGISTRATIONS / LICENSES / CERTIFICATIONS
Professional Geologist: California #4815; other states
Certified Hydrogeologist: California #0088
Registered Environmental Assessor I: California # 1511; REA II: #20171
Certified Professional Geologist, American Institute of Professional Geologists, # 7760
Registered Asbestos Inspector and Management Planner: AHERA Accredited; OLA Registration # 0000450
Responsible Managing Officer: License #624461: General Engineering Contractor, Certified for Asbestos Abatement, Hazardous Materials Removal, C-57 Well Drilling.
California Commercial Driver License: C with Hazmat Endorsement

PROFESSIONAL HISTORY
1990- 2005, Chief Hydrogeologist; The Auger Group, Inc., (dba Clearwater Group)
1989-1990 Project Geologist, Harding & Lawson Associates, Novato, California
1986-1989 Senior Geologist, Petrofina Delaware, Houston, Texas
1981-1985 Geologist, Sohio, San Francisco, California and Anchorage, Alaska

PROFESSIONAL AFFILIATIONS
Groundwater Resources Association of California
American Institute of Professional Geologists
California Council of Geoscience Organizations
AEHS Advisory Board

SAFETY TRAINING
40 Hour OSHA (29 CFR 1910.120), 1989
8 Hour OSHA Confined Space Training, 1995.
8 Hour OSHA Competent Person Training, 1994.
8 Hour OSHA Supervisors Management Training, 1993
Transportation Training: DOT 49 CFR Parts 171-177, 1994
Corporate Health and Safety Officer: 1990 to 2000
Current 8-hr. refresher classes for OSHA and Asbestos Inspector/Management Planner

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Guertin, J., Jacobs, J., and Avakian, C., eds., 2005, *Chromium (VI) Handbook*, CRC Press, Boca Raton, Florida; 784 p. Jacobs co-authored 19 of the articles within this volume.

Co-authored nine articles in the *Standard Encyclopedia of Environmental Science and Technology*, (2000) Dr. Jay Lehr, ed., McGraw Hill, New York, NY

Co-authored forty-one articles in the five-volume *Encyclopedia of Water*, (2005) Dr. Jay Lehr, ed., John Wiley & Sons, New York, NY

Testa, S., and Jacobs, J., 2001, Oil Spills and Leaks, *Handbook of Hazardous Waste Remediation*, Dr. Jay Lehr, ed., John Wiley & Sons, New York, NY; Chpt. 9, p. 9.1-9.85.

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Numerous articles in other journals, including *The Professional Geologist*, and *Hydrovisions*.

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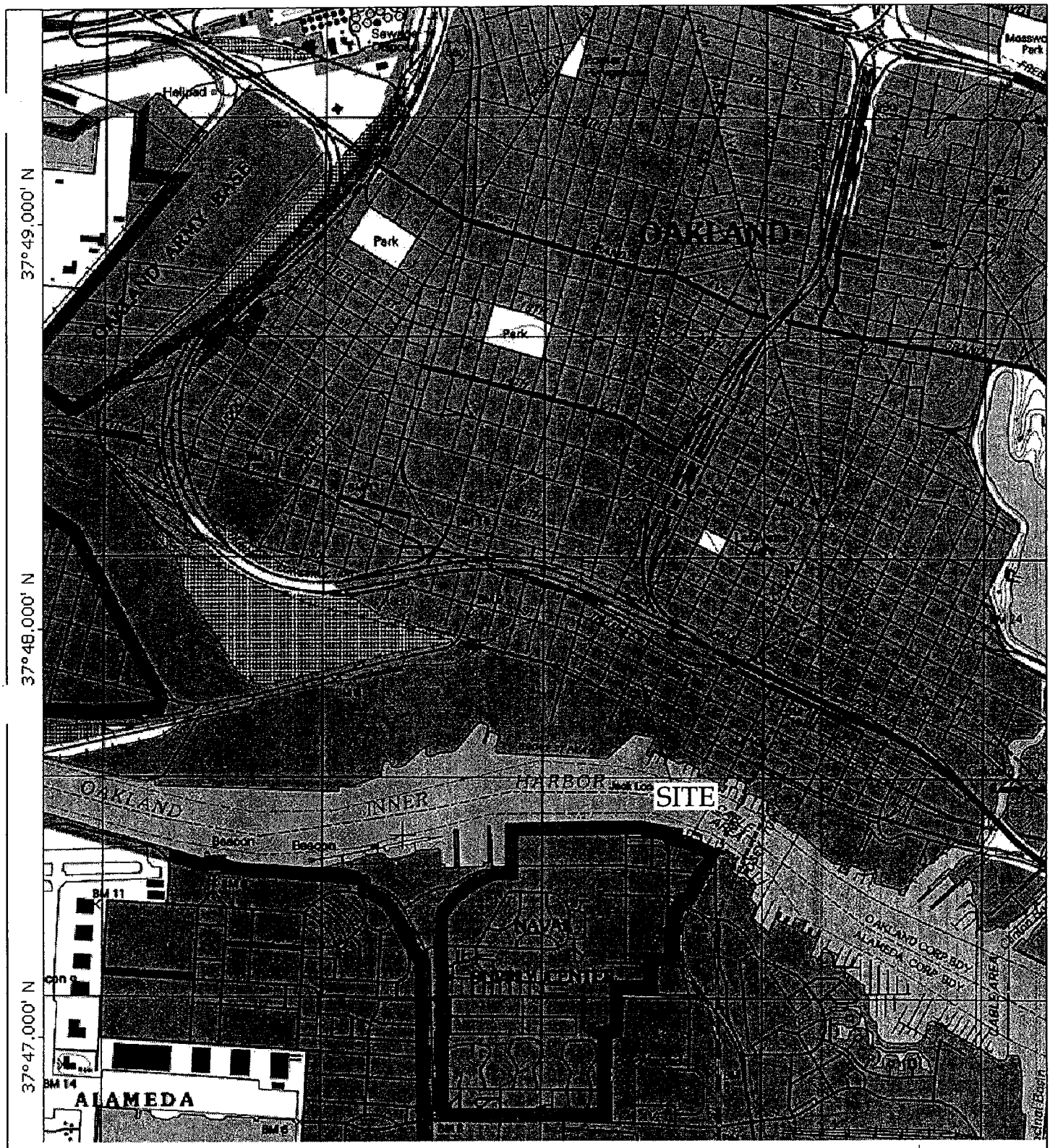
Environmental Data Resources Inc. Report # 1600777.2s - January 26, 2006.

FIGURES

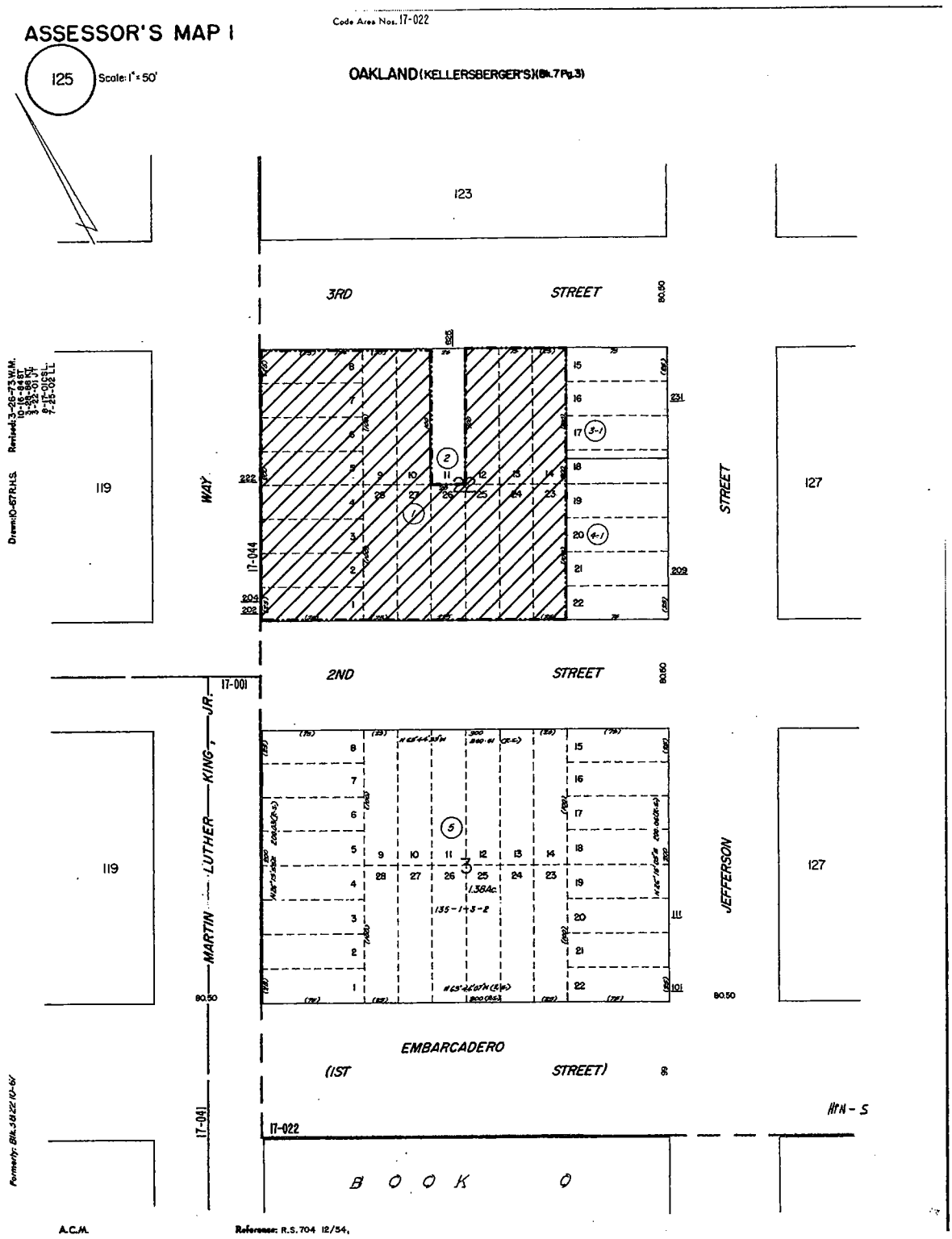


SITE VICINITY MAP

Markus Supply
626 2nd Street, Oakland, CA

CLEARWATER GROUP

Project No.	Figure Date	Figure
GB001B	**02/05**	**1**



Parcel Area

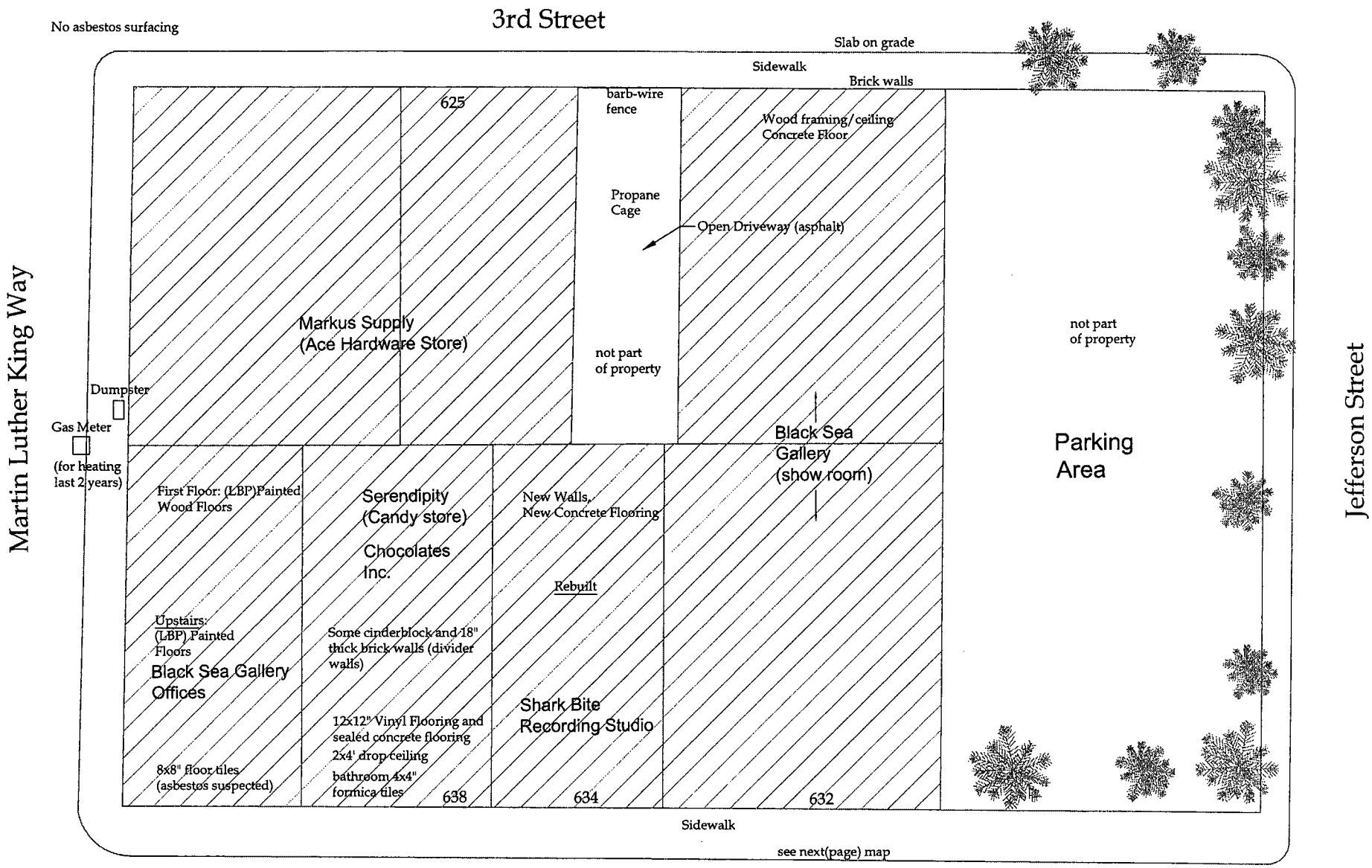
*NOTE: Not to Scale

PARCEL MAP

APN 001-0125-001-00
Oakland, CA

CLEARWATER GROUP

Project No.	Figure Date	Figure
GB001B	**02/05**	**2**



Scale 1" = 40'

N

0 40 80

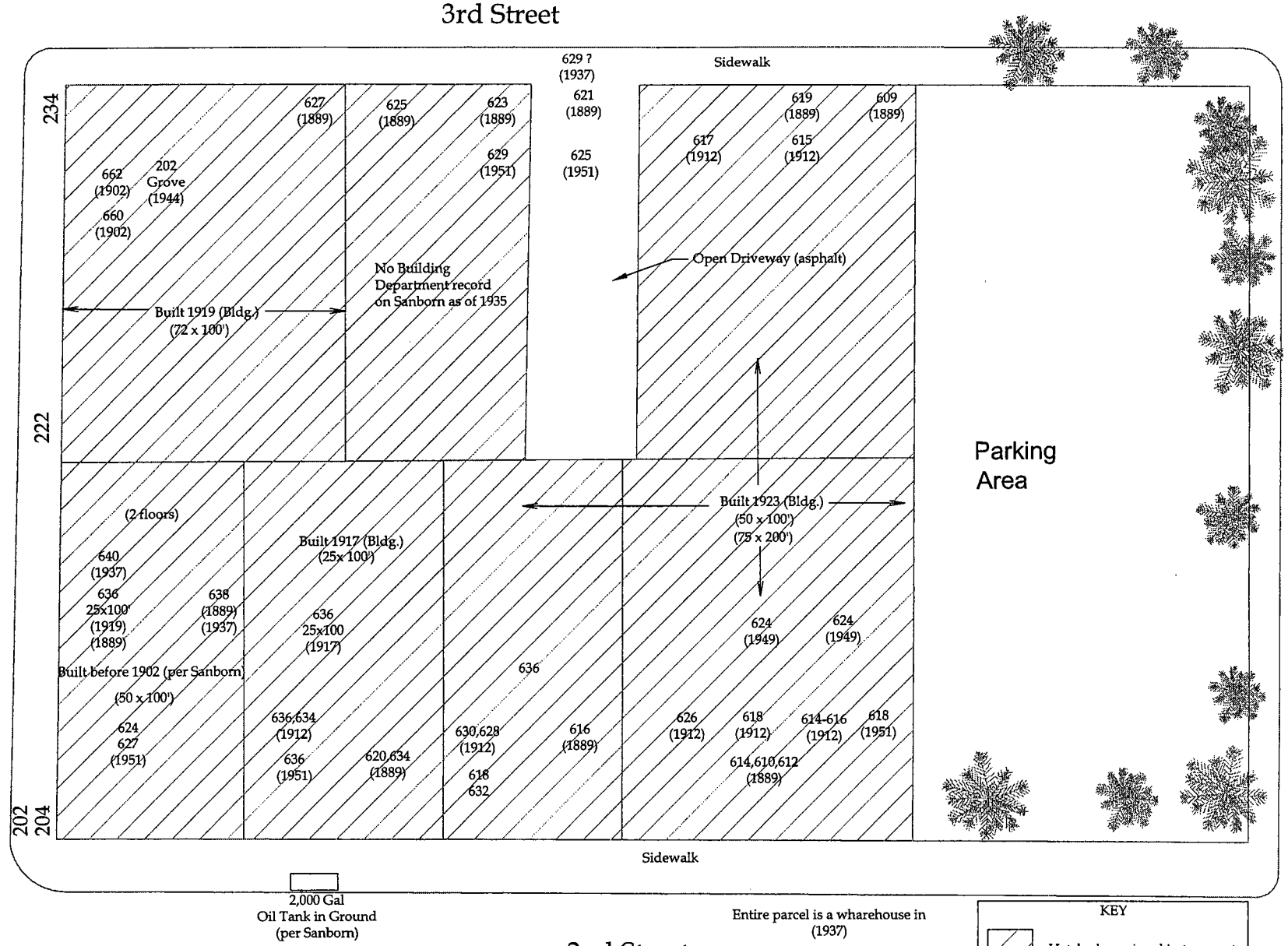
APPROXIMATE SCALE IN FEET

Site Map with Current Tenants and Building Materials

APN: 001-0125-001-00
Oakland, California

CLEARWATER GROUP

Project No.	Figure Date	Figure
GB001C	**3/1/06**	3



Approximate Scale 1" = 40'

0 40 80

APPROXIMATE SCALE IN FEET

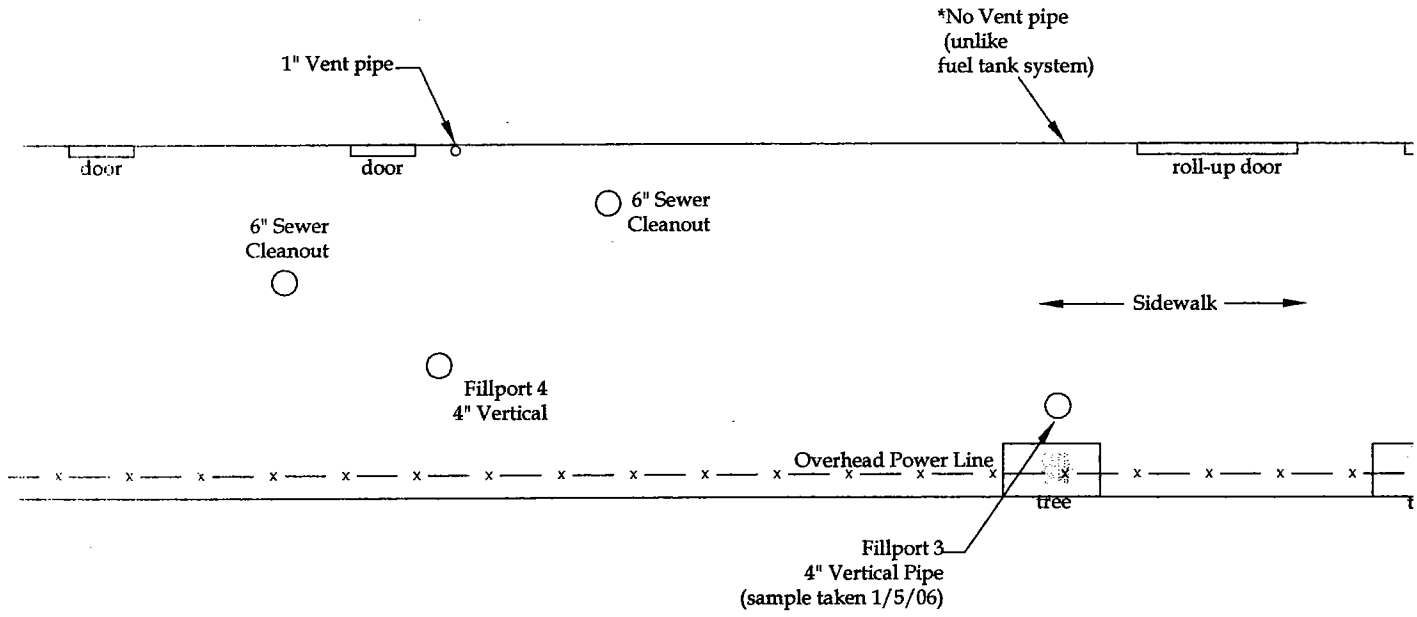
Site Map with Historical Addresses

APN: 001-0125-001-00
Oakland, California

CLEARWATER GROUP

Project No.	Figure Date	Figure
GB001C	3/1/06	4

Markus Su
Building



2nd Street

KEY:
⊕ Boring (locations approximate) for samples taken in 1996

*Notes: 1. UST locations approximated by known locations of fillports and ventpipes
2. Orientation of tanks is not known.
3. Features plotted approximately and not to scale.

N

0

APPROXIMAT

Scal

TABLES

Table 1 Property Use History from Sanborn Map

Phase I Environmental Assessment
Markus Hardware
APN 001-0125-001

Year	Street Address	Use	Exact Language on Map	Possible Chemical Use
1889	624, 620, 616, 614, 612, 610 Second Street	Dwelling (Frame Building)	D	
1889	627 Second St	Dwelling (Frame Building) + Abandoned Soup Kitchen	D + Abandoned Soup Kitchen	
1889	609, 619, 623, 625 Third Street	Dwelling (Frame Building)	D	
1889	658 Grove Street	Dwelling (Frame Building)	D	
1902	624, 620, 616, 614, 612, 610 Second Street	Dwelling (Frame Building)	D	
1902	609 Third Street		Bottles / Junk	yes
1902	615 Third Street		Kettles / Junk	yes
1902	617 / 619 Third Street			
1902	623 Third Street	Dwelling (Frame Building)	D	
1902	658, 660, 662 Grove Street	Dwelling (Frame Building)	D	
1912	624 Second Street	Pickle Factory	Pickle Factory / 2 Rows Wood Posts	yes
1912	636 Second Street			
1912	620 / 634 Second Street	Racks	Racks	
1912	618 / 637, 616 / 630 Second Street	Bottle Washing	Off. / Bottle Washing / Kettles / Junk / Racks	yes
1912	628 Second Street	Racks	Racks	
1912	614 / 626 Second Street	Dwelling (Frame Building)	D	
1912	612 / 618 Second Street	Dwelling (Frame Building) + Carpet Cleaning	D / Carpet Cleaning / Elec. Power	yes
1912	610 / 614-616 Second Street	Dwelling (Frame Building) + Wood Turning + Piano Repairing and Varnishing	D / Piano Repairing & Varnishing / Electric Power	yes
1912	609 Third Street	Storage	Storage ?	
1912	615 Third Street	Junk	Junk	yes
1912	617, 619 Third Street	Junk	Junk	yes
1912	623 Third Street	Yard	Yard + Rag Ho.	yes
1912	234 Grove Street			
1937	624 Second Street	Office	Off	
1937	634, 636 Second Street	Howard Terminal Warehouse	Cement Fl. / Wood Posts /	
1937	618, 632 Second Street	Howard Terminal Warehouse	Ware Ho / Sidelights / Wood Posts / Concr Floor	
1937	629 Third Street	Howard Terminal Warehouse	Sidelt Raised	
1937	204 Grove Street	Howard Terminal Warehouse	2-Rows Wood Posts / STGE	
1937	222 Grove Street	Howard Terminal Warehouse		
1937	234 Grove Street	Howard Terminal Warehouse	W.Ho / Sidelt 5 / Cement Fl / Wood Posts	

Table 1 Property Use History from Sanborn Map

Year	Street Address	Use	Exact Language on Map	Possible Chemical Use
1961	624 Second Street / 202 Grove Street	Pacific Gas and Electric - Office and Meeting Room	Off& Meetg Rm / 2 Rows Wood Posts	
1961	634, 636 Second Street	Pacific Gas and Electric - Office and Drafting Department	Off & Drafting Dept / Cement Fl. Wood Posts / 2,000 Gal Oil Tk. In Ground	yes
1961	632 Second Street	Pacific Gas and Electric - Private garage and Material Storage	Priv Garage & Matl Stge	?
1961	618 Second Street	Pacific Gas and Electric - Private garage	Priv Garage / Wood Posts Concr Floor	?
1961	627 Third Street			
1961	629 Third Street	Pacific Gas and Electric - Parts Warehouse	Parts W ho	
1961	222 Grove Street	Pacific Gas and Electric - Office	Off	
1961	234 Grove Street	Pacific Gas and Electric - Parts Warehouse	Parts W ho / Conc Floor Wood Posts	
1967	624 Second Street / 202 Grove Street	Office, Bank Record Storage	Off & Bank Record Stge	
1967	634, 636 Second Street	Appliance Warehouse	Appliance W. Ho	
1967	632 Second Street	Wood Door Assembling		?
1967	618 Second Street	Wood Door Assembling	Lbr W Ho	?
1967	627 Third Street			
1967	629 Third Street	Wood Door Assembling		?
1967	222 Grove Street	Office	Off	
1967	234 Grove Street	Wood Door Assembling	Wood Door W ho	?
1970	624 Second Street / 202 Grove Street	Office, Bank Record Storage	Off & Bank Record Stge	
1970	634, 636 Second Street	Appliance Warehouse	Appliance W. Ho	
1970	632 Second Street	Wood Door Assembling		?
1970	618 Second Street	Wood Door Assembling	Lbr W Ho	?
1970	627 Third Street			
1970	629 Third Street	Wood Door Assembling		?
1970	222 Grove Street	Office	Off	
1970	234 Grove Street	Wood Door Assembling	Wood Door W ho	?

APPENDICES

APPENDIX A

CLEARWATER
GROUP
Environmental Services

TELEPHONE CONVERSATION RECORD

DATE: 02/16/06 PROJECT NO. GB001B

FROM: Murray Gordon 510-547-4336

626 2ND STREET Site Assessment

Called 02/16/06 - no answer.
02/18/06 - no answer
02/22/06 - no answer
02/24/06 - no answer
02/28/06 - no answer

Called Dan Altwarg to obtain better phone # 760-777-8074
510-919-9005

Mr. Gordon reported property purchase @ 1962 and "take over" in 1963. The former (to 1962) use was a PG+E repair (station) depot. The property was not in use when taken over. "They" (the purchasers) found out later that the property had two gas tanks which had been filled with sand. In the late 1980's a seismic upgrade of the property was performed. At that time the ? engineers said the tanks were ok. The dispenser must have been exterior to the building as no plumbing was in the floor. The property was used as a door fabrication factory and warehouse. The parts were cut and glued together. The doors were not painted on site. When the property was bought the concrete floor pad was not visibly stained. There was no sidewalk on the 2nd St. side of the building. Trucks parked perpendicular to the building wall. There was a showroom in addition to the door assembly use on the property. The doors were used for the supplies to be delivered; they were large wooden doors on hinges. The doorways accommodated large trucks. In 1959 the property was empty. Dan Altwarg began working @ 1963 at the property. The lot 11 (shown on the parcel map as excluded from the property) is owned by Terranomics (as well as the rest of the block to the east.) Lot 11 was used for parking trucks and pallets. In @ 1990 a conveyor belt, possibly associated with an air conditioner, was removed (not a dispenser). The bldg. was heated by ceiling space heaters, not gas.

APPENDIX B

MARKUS SUPPLY ACE HARDWARE
Assessor's Parcel Number 001-0125-001
Oakland, California

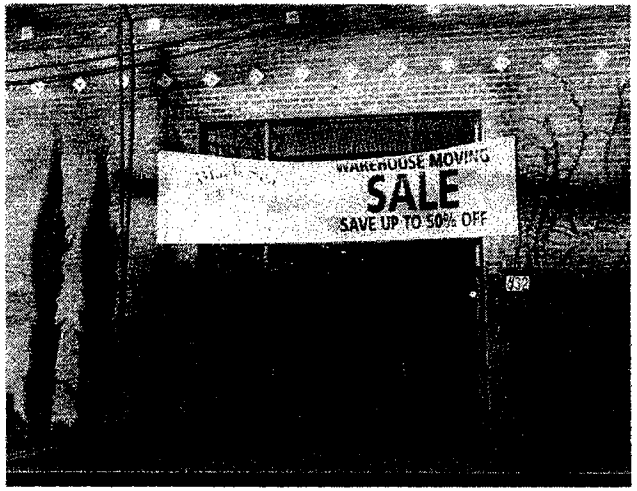
Photos by Jim Jacobs, P.G., C.H.G.
Date of photos: February 9, 2006; 4:30 pm to 6 pm

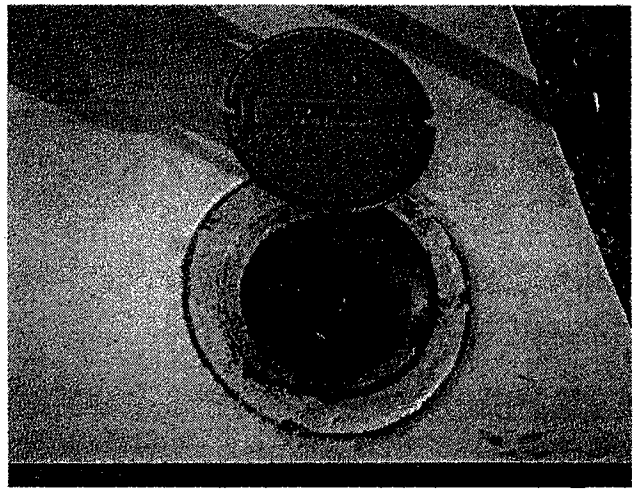
Photo Order:

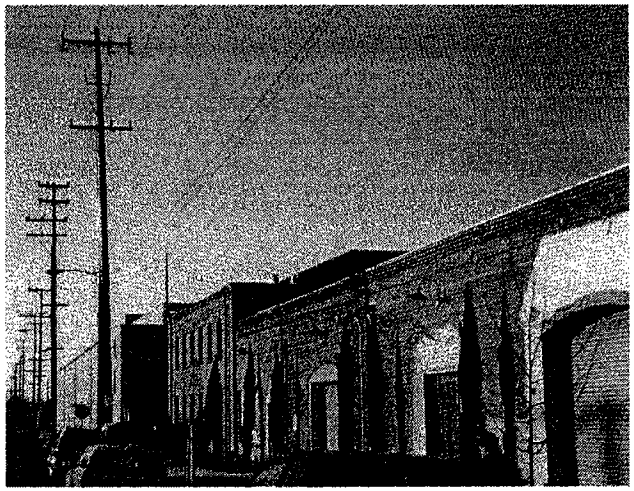
3	6	9
2	5	8
1	4	7

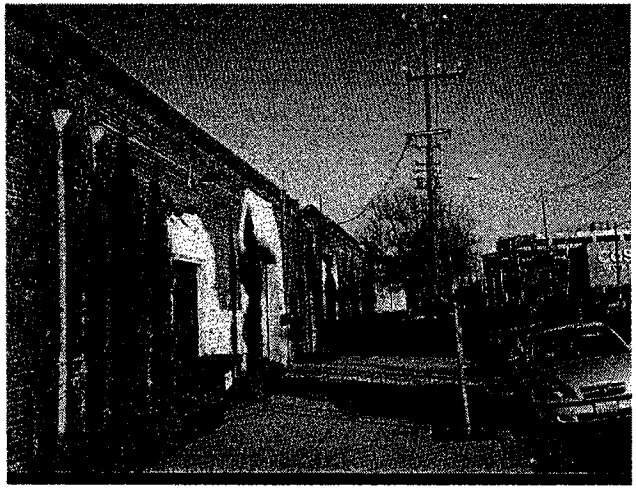
PAGE 1 of 3

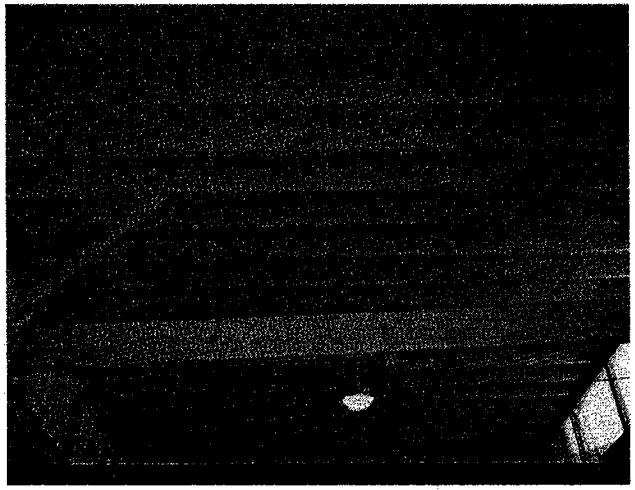
3 – Black Sea Gallery furniture store, 632 2nd Street	6 – Sewer plate (Tank #3) in new sidewalk with underground storage tank fill port. Sampling of tank liquids identified a creosote-like chemical as tank contents.	9 – View northwest of the building on 2nd Street. The historic brick façade has had some structural upgrades.
2 – View southeast of brick building along 2nd Street. USTs are in this sidewalk. Note power lines above sidewalk.	5 – Interior of 632 2nd street: Interior of Black Sea Gallery: close-up of wood-framed ceiling in sky-light area.	8 – Fill port for the first (known) tank in foreground and a white circle in paint in location where a second UST and associated buried fill port was detected.
1 – Front of Markus Supply at 625 3rd Street. View looking northwest along 3rd Street.	4 – Inside Black Sea Gallery showroom. Concrete floor with wood-framed ceiling. Large sky-light structure in roof of the center of the gallery.	7 – Sewer plate cover in sidewalk covering a fourth fill port for an underground storage tank.

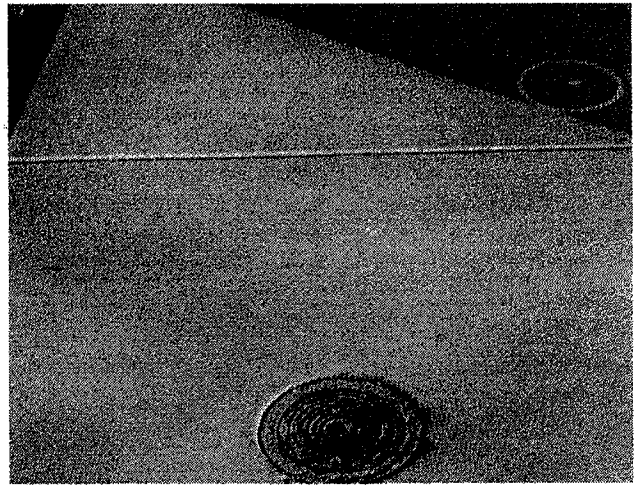

WAREHOUSE MOVING
SALE
SAVE UP TO 50% OFF



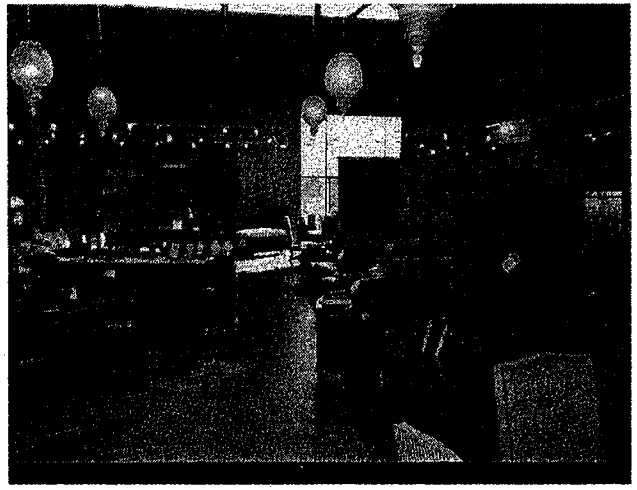


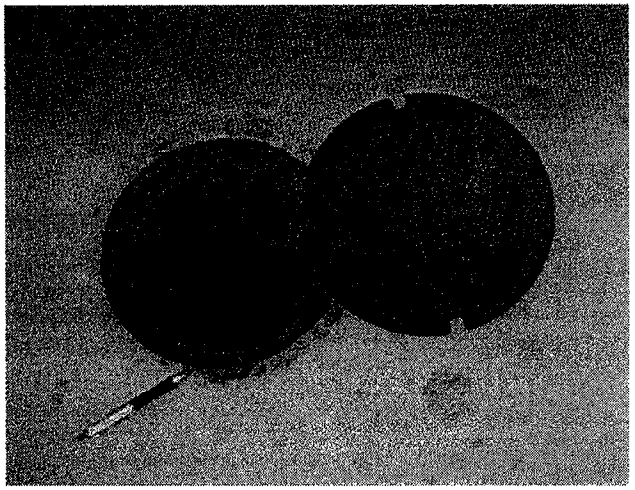


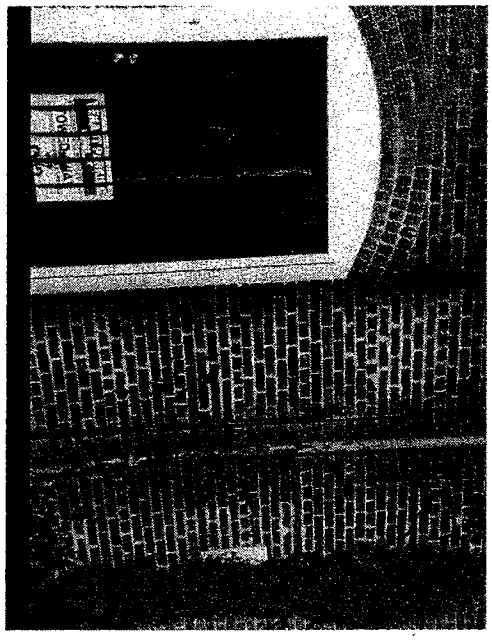
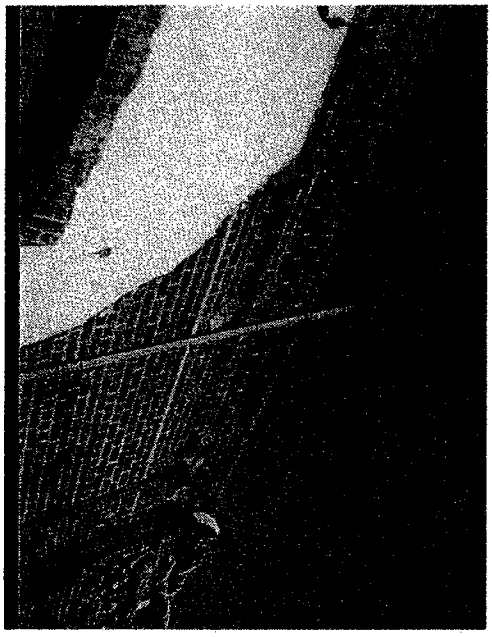
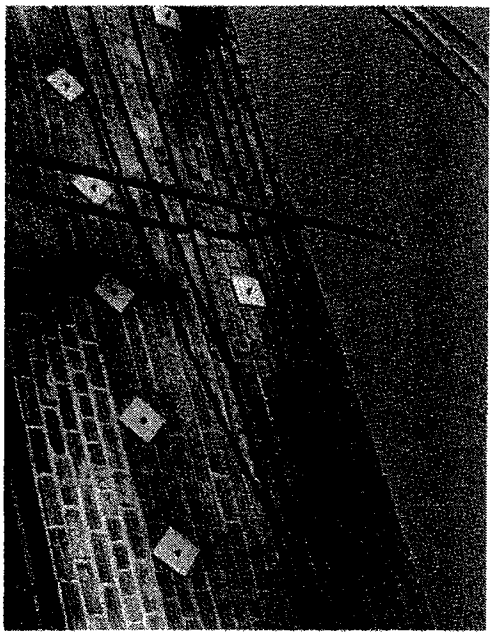
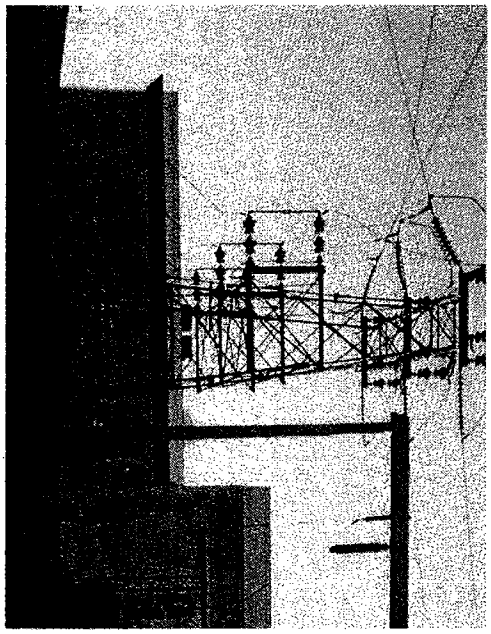
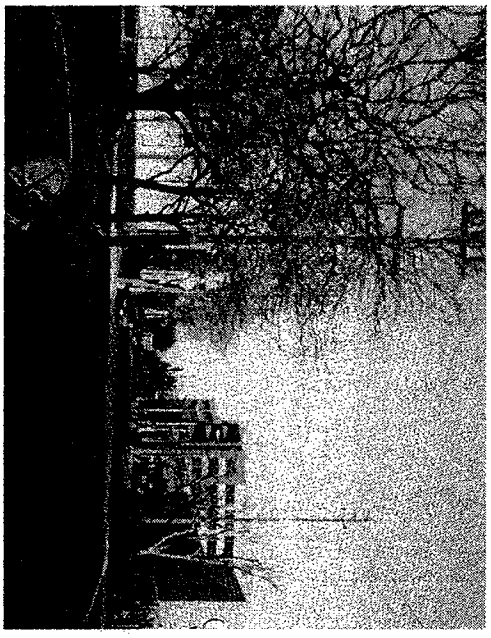
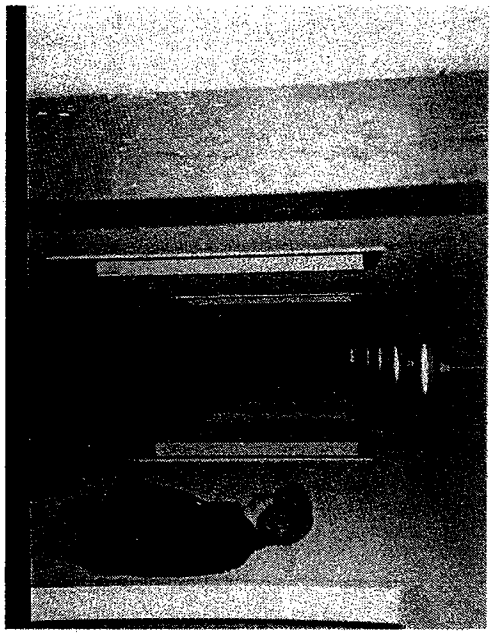
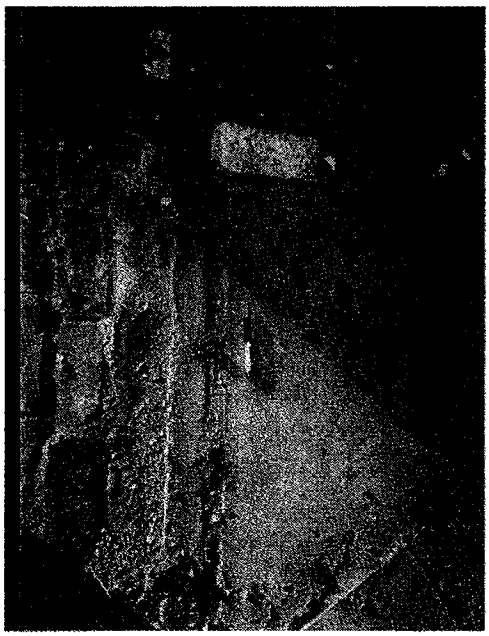
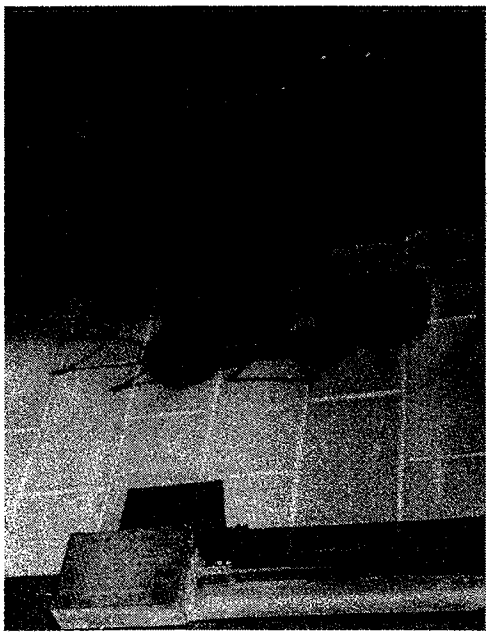
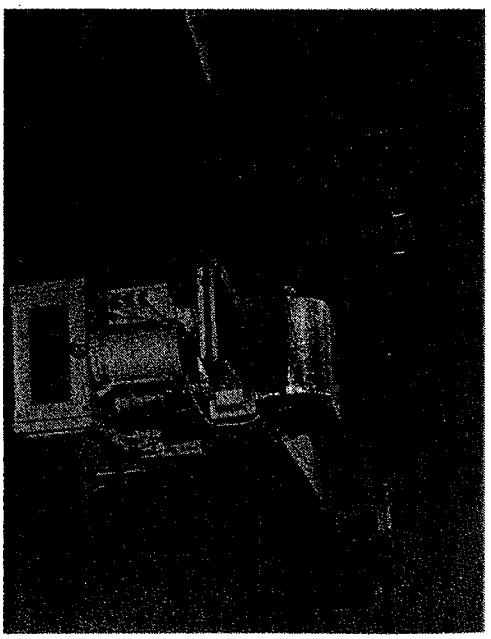





WHOLESALE
Markus Supply
RESIDENTIAL





MARKUS SUPPLY ACE HARDWARE
Assessor's Parcel Number 001-0125-001
Oakland, California

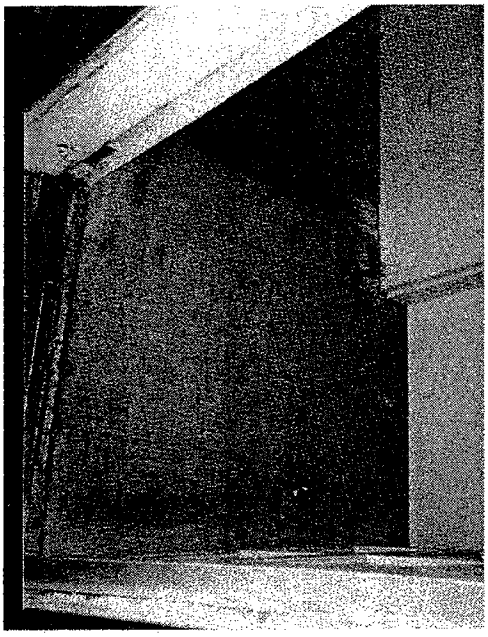
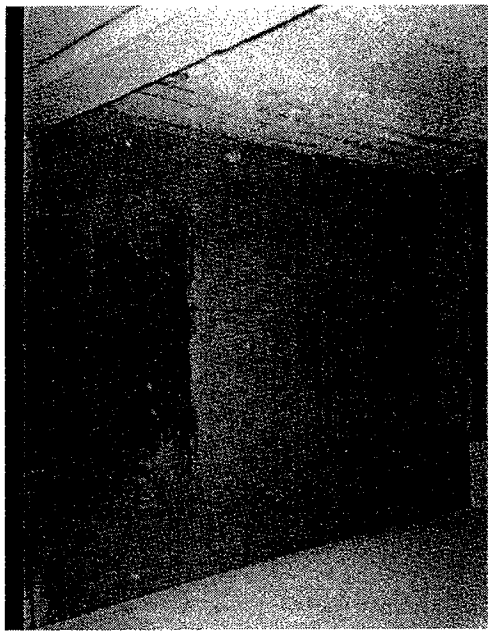
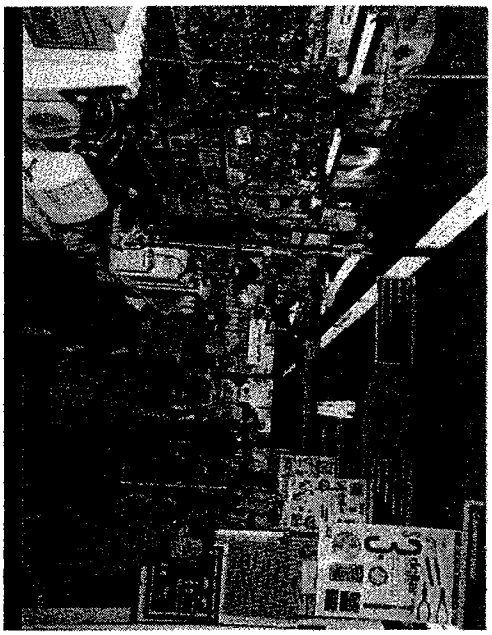
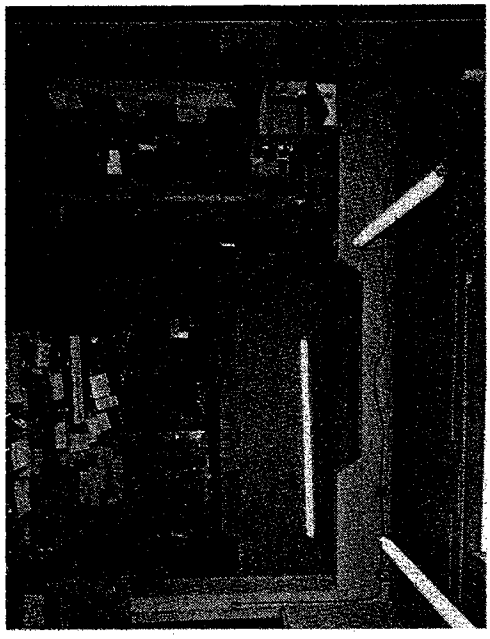
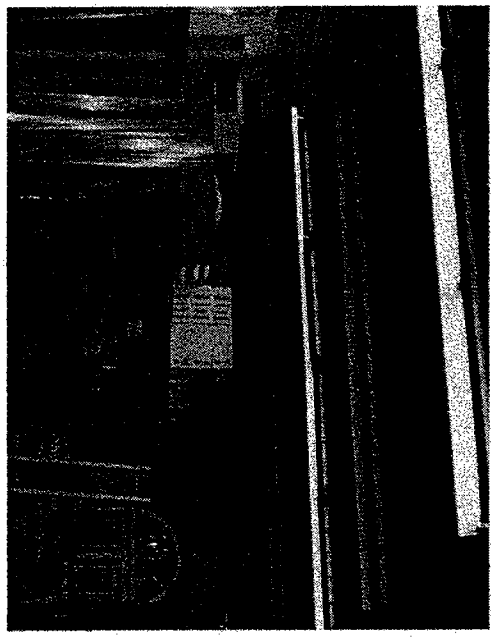
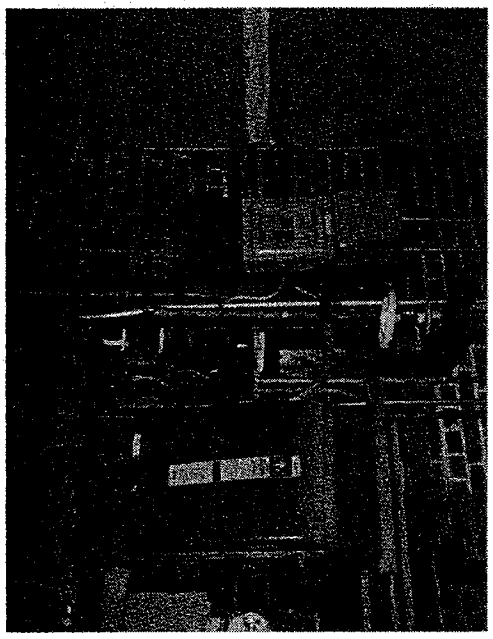
Photos by Jim Jacobs, P.G., C.H.G.
Date of photos: February 9, 2006; 4:30 pm to 6 pm

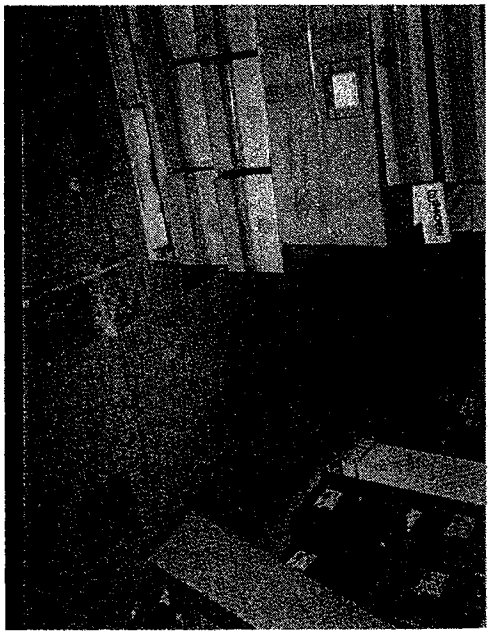
Photo Order:

3	6	9
2	5	8
1	4	7

3 –Brick building exterior on 2nd Street. Note red colored UST vent pipe (Tank #1) in center of photo, extending the top of the building. Also the seismic upgrades are visible in the photo.	6 – Shark Bite Recording Studio at 634 2nd Street completely renovated all surfaces, including re-poured cement floor.	9 – Serendipity Candy Store and chocolate factory at 638 2nd Street has a sealed concrete floor with newly painted walls and 2' X 4' drop ceiling. Bathrooms were new.
2 – View of brick building exterior on 2nd Street. Note silver colored UST vent (Tank #2) pipe in center of photo, extending above the top of the building.	5 – View nearby Subject Property, toward Cost Plus building (right side of photo), looking east-southeast from southwest corner of the property.	8 – Utility closet with cinderblock interior wall.
1 – View of 2nd Street brick building exterior. Note black-gray colored UST vent pipe (Tank #3) to the right of the door and left of the rain gutter.	4 – View of the adjacent property, PG&E yard (south-southwest)	7 –Currently a utility closet along 2nd Street. Photo shows three cut pipes (one near pen). The pipes are approximately 1-inch in diameter and may be pipes from the former fuel pump island. The pump island and above grade piping may have been removed by a former tenant or owner.

Note: All three underground storage tank vent pipes are different, suggesting separate and distinct installation dates and vendors. Only three vent pipes were noted. Fuel tanks have vent pipes. Waste oil tanks typically do not have vent pipes.

APPENDIX D

CLEARWATER GROUP
www.clearwatergroup.com Since 1990; Lic. 799370
707 View Point Road, Mill Valley, CA 94941 USA
Tel: 415-381-5195; Fax: 415-381-5816; email: augerpro@sbcglobal.net

Phase I Environmental Site Assessment
Guidelines and Quality Assurance Review Checklist

PROJECT NAME Markus ~~Warehouse~~ Markus Supply

REPORT PREPARED BY Jim Jacobs Jim Jacobs

ADDRESS 626 2nd Street, Oakland, CA 94607

PHONE NUMBER 510-590-1098 **FAX NUMBER** 510-232-2823

DATE OF REPORT **DATE OF REVIEW** 2-9-06

RECORDS REVIEW	YES	NO	N/D
Does the report reference ASTM E-1527? (Intro.)	(X)	( )	( )
Was the Phase I conducted by an environmental professional? J Jacobs, PG (Certificate, 8)	(X)	( )	( )
Is a resume or statement of qualification attached? (Certificate, Section 8)	(X)	( )	( )
Were proper Minimum Search Distances used in the record search?			
Federal NPL Site List (1 mile) 1 mile ✓	(X)	( )	( )
Federal CERCLIS list (.5 mile) .5 mile ✓	(X)	( )	( )
Federal RCRA TSD list (1 mile) .5 mile ✓	(X)	( )	( )
Federal RCRA generators list (property and adjoiners) .25 m. ✓	(X)	( )	( )
Federal ERNS list (property only) SLIC 0.5 mi ✓	(X)	( )	( )
Equivalent state lists CA SLIC 0.5 mi ✓	(X)	( )	( )
State landfill lists (0.5 mile) Calsites 1 mile ✓	(X)	( )	( )
State Leaking Underground Storage Tank (LUST) list (0.5 mile) CORTESE, LUST .5 ✓	(X)	( )	( )
State registered underground storage tank (UST) list (property and adjoiners) CA FID	(X)	( )	( )
If proper minimum search distances were not used was justification for each reduction and the new minimum distance provided?	( )	( )	(X)
Did the environmental professional provide an opinion as to the significance of any listing as a *recognized environmental condition* within the minimum search distances?	(X)	( )	( )

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	Y	N	N/D
Was a current USGS 7.5 Minute Topographic map used as the source of the physical setting data?	(X)	( )	( )
Identify the sources used to determine the history of the site and surrounding areas:			
Aerial photographs	(X)	( )	( )
Local historic maps Oakland Public Library 2-9-06	(X)	( )	( )
Historic USGS topographic maps U.C. Berkeley Maps	(X)	( )	( )
Fire Insurance Maps	(X)	( )	( )
Tax Files	( )	(X)	( )
Local records	(X)	( )	( )
Interviews	(X)	( )	( )
50 year chain of title Chain to 1964 - 42 year chain	( )	(X)	( )
SITE RECONNAISANCE	**YES**	**NO**	**N/D**
Did the environmental professional report any obstructions, or obstacles that would prevent a thorough site reconnaissance?	( )	(X)	( )
Was the exterior of the property visually and physically observed and the description included in the report?	(X)	( )	( )
Was an inspection of the interior of the buildings conducted including accessible common areas and a representative sample of occupant areas?	(X)	( )	( )
Was information from a prior Phase I used in the report? Phase II from 1996.	( )	(X)	( )
Were changes between the earlier Phase I and current observations noted? No earlier phase I,	( )	( )	(X)
Were the uses and conditions of the site reported?	(X)	( )	( )
Was the owners representative present during the site visit?	(X)	( )	( )
Were interviews conducted?	(X)	( )	( )
Did the owner provide any additional documentation regarding the site?	( )	(X)	( )
Does the report include references to site conditions not visually and physically observed by the environmental professional?	(X)	( )	( )
Does the report include:			
A description of the current site use and conditions?	(X)	( )	( )
A description of the adjoining property uses and conditions?	(X)	( )	( )
A description of the topographic and hydrologic conditions?	(X)	( )	( )
A general description of the structures?	(X)	( )	( )
Is the source of potable water identified?	(X)	( )	( )
The locations of roads and parking areas described?	(X)	( )	( )

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	Y	N	N/D
Past uses of the property discernable?	(X)	(X)	( )
Based on this review, does the Phase I meet the standard guidelines?	(X)	( )	( )
Are there pits, ponds, sumps on the Subject Property?	( )	(X)	( )
Are there any USTs, ASTs or compressed gas tanks on the Subject Property? at least 4 USTs exist in sidewalk of 2nd St.	(X)	( )	( )
Were the operator, owner or employees interviewed? owner- Dan Attwang	(X)	( )	( )

Notes:

TOPOGRAPHY	**YES**	**NO**	**N/D**
Are there steep slopes on the Subject Property?	( )	(X)	( )
Is there a grade differential on the Subject Property that will require significant earth work?	( )	(X)	( )
Are there grade or visibility limitations to access and egress from the Subject Property?	( )	(X)	( )
Has the Subject Property been filled in the past? Oldest map shows property near edge of dry land (1859)	( )	( )	(X)
Is the fill material adequate for the construction of the proposed use?	( )	( )	(X)
Is there any knowledge that the fill could contain hazardous materials or petroleum waste products?	( )	( )	(X)
Notes: Likely marsh edge prior to development in 1800's.	( )	( )	(X)

ADJACENT PROPERTIES	**YES**	**NO**	**N/D**
Is the Subject Property in an area currently or historically used for industrial or commercial activities?	(X)	( )	( )
Is the Subject Property zoned for industrial or commercial uses? M-30 designation - general industrial zone	(X)	( )	( )
Are adjacent properties used for industrial or commercial activities?	(X)	( )	( )
If there are existing or previous commercial or industrial uses, was there any indication hazardous materials may have been used, generated, stored or disposed of?	(X)	( )	( )

DRAINAGE	**YES**	**NO**	**N/D**
Are there wetlands on the property?	( )	(X)	( )
Are there streams, ponds, or other surface water on the Subject Property?	( )	(X)	( )
Where are the flood plain limits? See FEMA portion of EDR report Site in flood plain	(X)	( )	( )
Where is the nearest stream?	(X)	( )	( )

Was San Antonio Creek - now Oakland Alameda Inlet Water Way / Inner Harbor

CLEARWATER GROUP
www.clearwatergroup.com Since 1990; Lic. 799370
707 View Point Road, Mill Valley, CA 94941 USA
Tel: 415-381-5195; Fax: 415-381-5816; email: augerpro@sbcglobal.net

	YES	NO	N/D
Is there capacity in the downstream system for the increase in runoff? San Francisco Bay / Estuary	( )	(X)	( )
Will storm water detention/retention be required on the Subject Property?	( )	(X)	( )
Is there adequate space?	( )	(X)	( )
Do adjacent properties drain on to the site?	( )	(X)	( )
Are there reasons to suspect the quality of run-off from adjacent parcels?	( )	(X)	( )
Are there drainage easements or permanent water courses on the Subject Property?	( )	(X)	( )
UTILITIES	**YES**	**NO**	**N/D**
Are there utility easements on the Subject Property? sidewalk	(X)	( )	( )
Are there transformers on the Subject Property?	(X)	( )	( )
Are there restrictions associated with the utilities?	( )	(X)	( )
Will the sewage be pumped to the POTW?	(X)	( )	( )
Will the sewage be treated by an on-site leach/septic system?	( )	(X)	( )
Are the soils of a type and character conducive to on-site sewage disposal?	( )	(X)	( )
Have percolation tests been implemented?	( )	(X)	( )
Has there been a recent water quality analysis sampling and report?	( )	(X)	( )
Are there on-site wells?	( )	(X)	( )
Are on-site wells required for the water supply?	( )	(X)	( )

Description of the current site use and conditions: Hardware store (ACE hardware), Furniture Store (Blacksea), Chocolate maker, sound studio, misc. storage

Description of the adjoining property uses and conditions: Commercial and industrial

Description of the topographic and hydrologic conditions: flat, gentle sloping to Bay

General description of the structures on the Subject Property: Seismically reinforced brick structure, slab on grade, with wooden roof system

The source of potable water: EBMUD

Locations of roads and parking areas: 2nd, 3rd Streets, Grove (MLK) and Jefferson Street Parking

Locations of waste collection areas (dumpsters): (1) Dumpster on MLK

Past use of property, as seen from field evidence: Warehouse use for industrial applications

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Tel: 415-381-5195; Fax: 415-381-5816; email: augerpro@sbcglobal.net

BACKGROUND ON QUALITY ASSURANCE REVIEW CHECKLIST

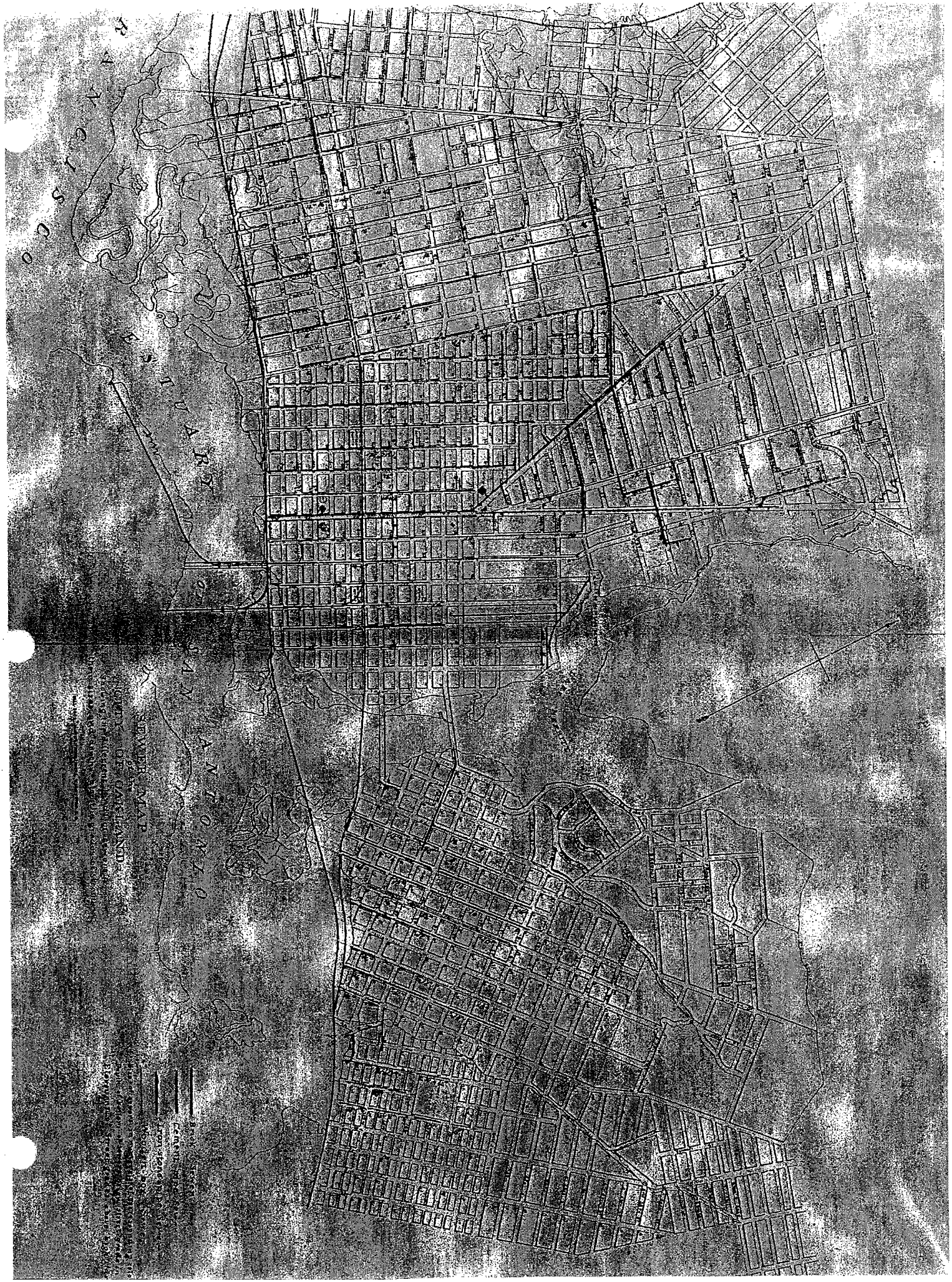
Purpose: Purchasing or leasing property includes the risk of acquiring the liability for environmental conditions on the property. Although it is limited in scope and contains information generally supplied by others, a properly conducted Phase I Environmental Site Assessment (Phase I) can provide a good general indication of the past and existing conditions on a site that could indicate a recognized environment condition. The Phase I is intended to provide a review of known and observable conditions that would allow the those involved with real estate transactions to evaluate the environmental condition of a site or property at a relatively low cost.

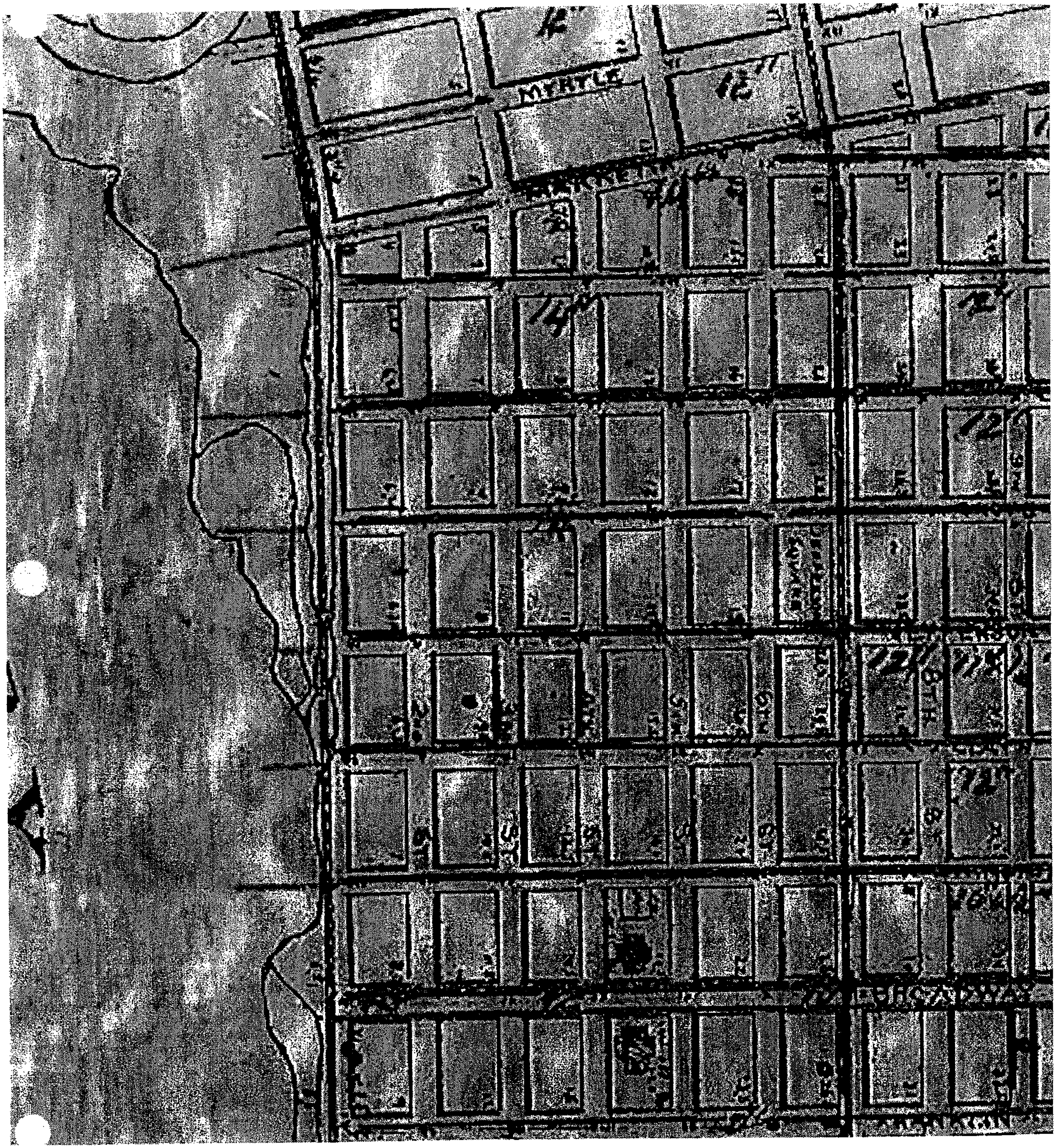
The Phase I Environmental Assessment Process

A qualified environmental professional, a professional geologist or professional engineer, performs the site inspection and oversees the Phase I Environmental Site Assessment process. While there are a variety of different protocols offered by various technical and professional groups, in general, the method most commonly used in the *American Society for Testing and Materials (ASTM)* Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment, E-1527, revised in 1997 and 2000. This guideline provides clear guidance with which to undertake a Phase I but also allows for the exercise of the judgment and discretion of the environmental professional. The purpose of the ASTM Standard Practice is to establish a standard, which would allow property buyers and developers to meet the requirements established by the laws and courts to minimize the risks of environmental liability associated with buying property. Some lenders have their own Phase I protocols which must be used instead of the ASTM Standard. To update Phase I standards, the U.S. Environmental Protection Agency (US EPA) developed "all appropriate inquiry" which will be finalized in November 2005.

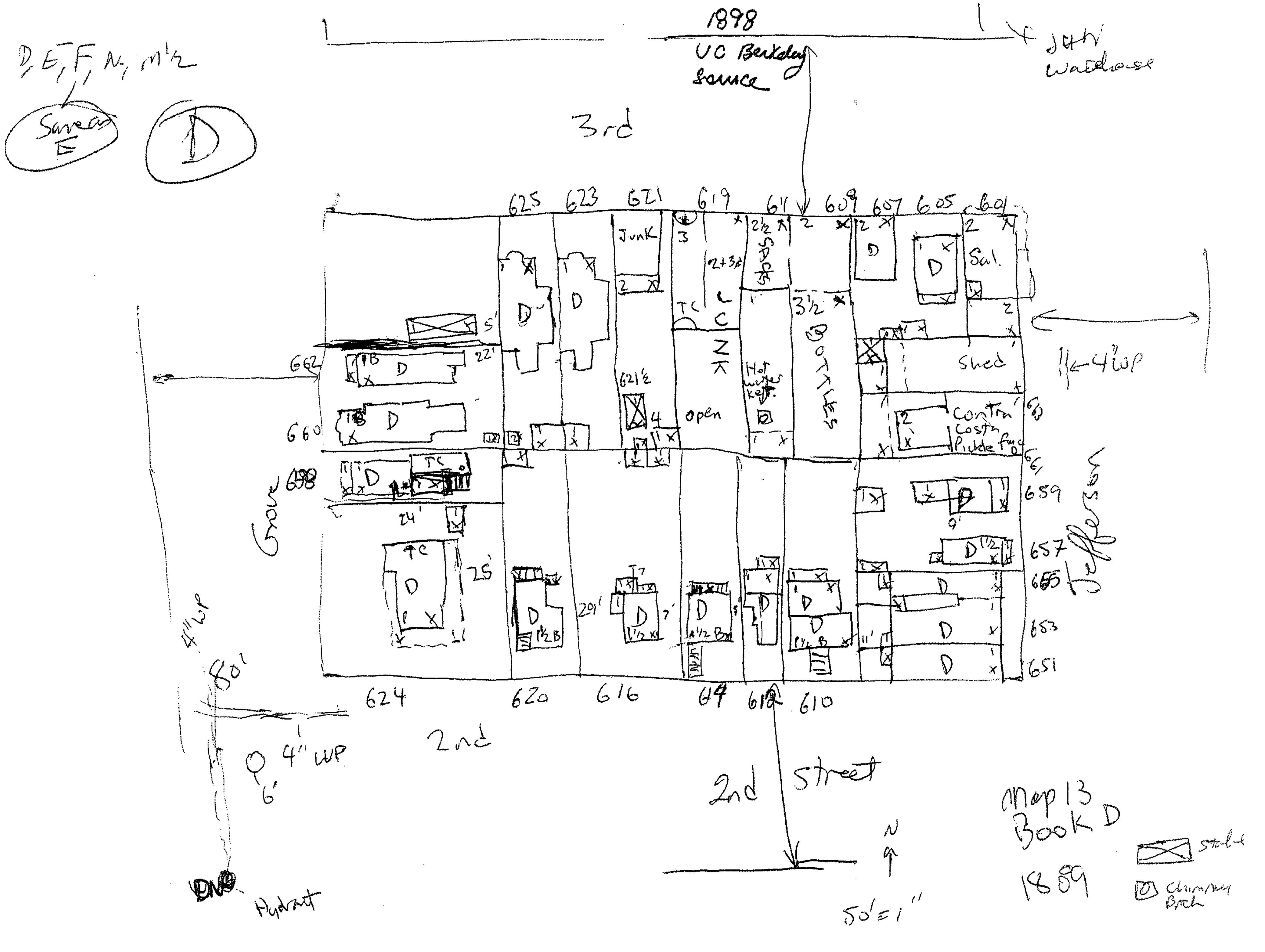
APPENDIX E


Oakland
Brooklyn
Alameda U.S. Wharf


SEWER MAP
SAN ANTONIO
RIVER
SAN ANTONIO

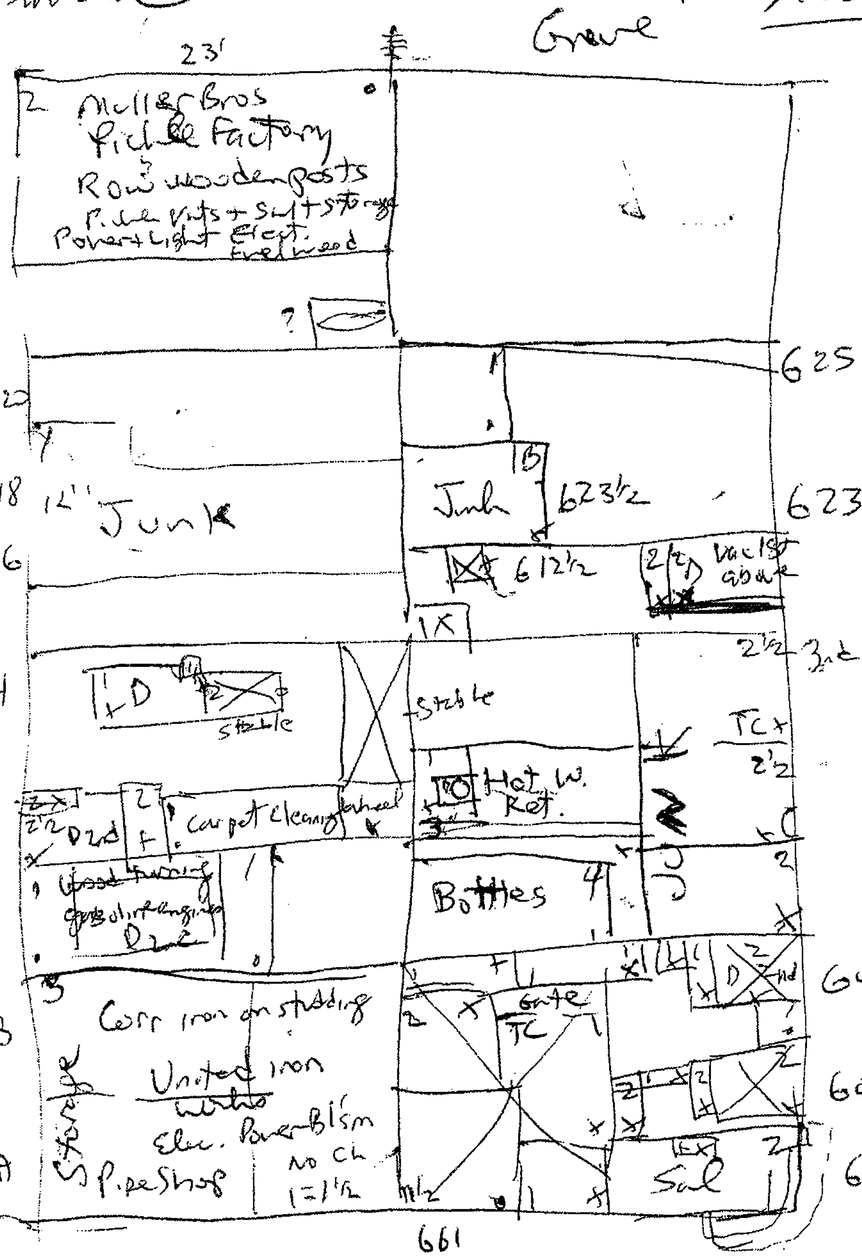

MYRTLE

APPENDIX F


1898
UC Berkeley Source
D, E, F, N, m½
Save as E
D
3rd
625
623
621
619
609
607
605
601
Junk
Sal.
D
TC
C
Z
K
Shed
4"WP
662
660
658
621½
open
Hot water kept.
BOTTLES
Contra Costa Pickle Fac.
659
657
655
653
651
Grove
Jefferson
24'
25'
29'
11'
9'
80'
624
620
616
614
612
610
2nd
4" WP
6'
Hydrant
2nd Street
N
50' = 1"
Map 13 Book D
1889
Stable
Chimney Brick

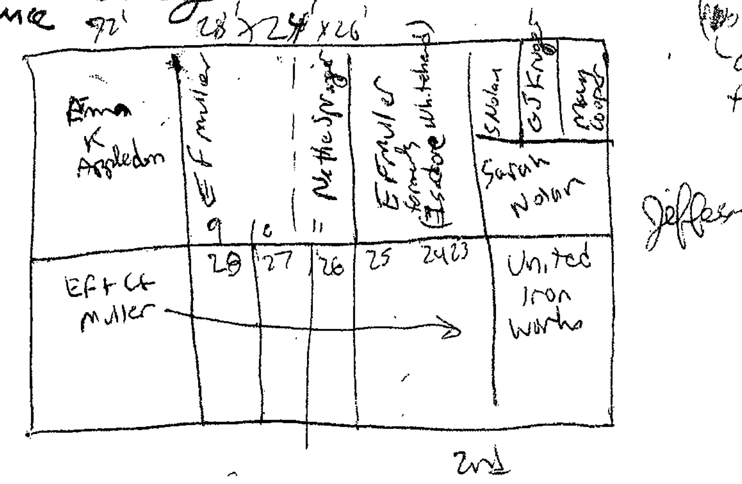
(E) At 1902; (?)c + E site "Gasometers" 2 = large c. in tanks, 100' dia
(F) save as (E)

1902 Thomas Bros Kellersberger m. n. of Oakland
UC Berkeley source



Jefferson

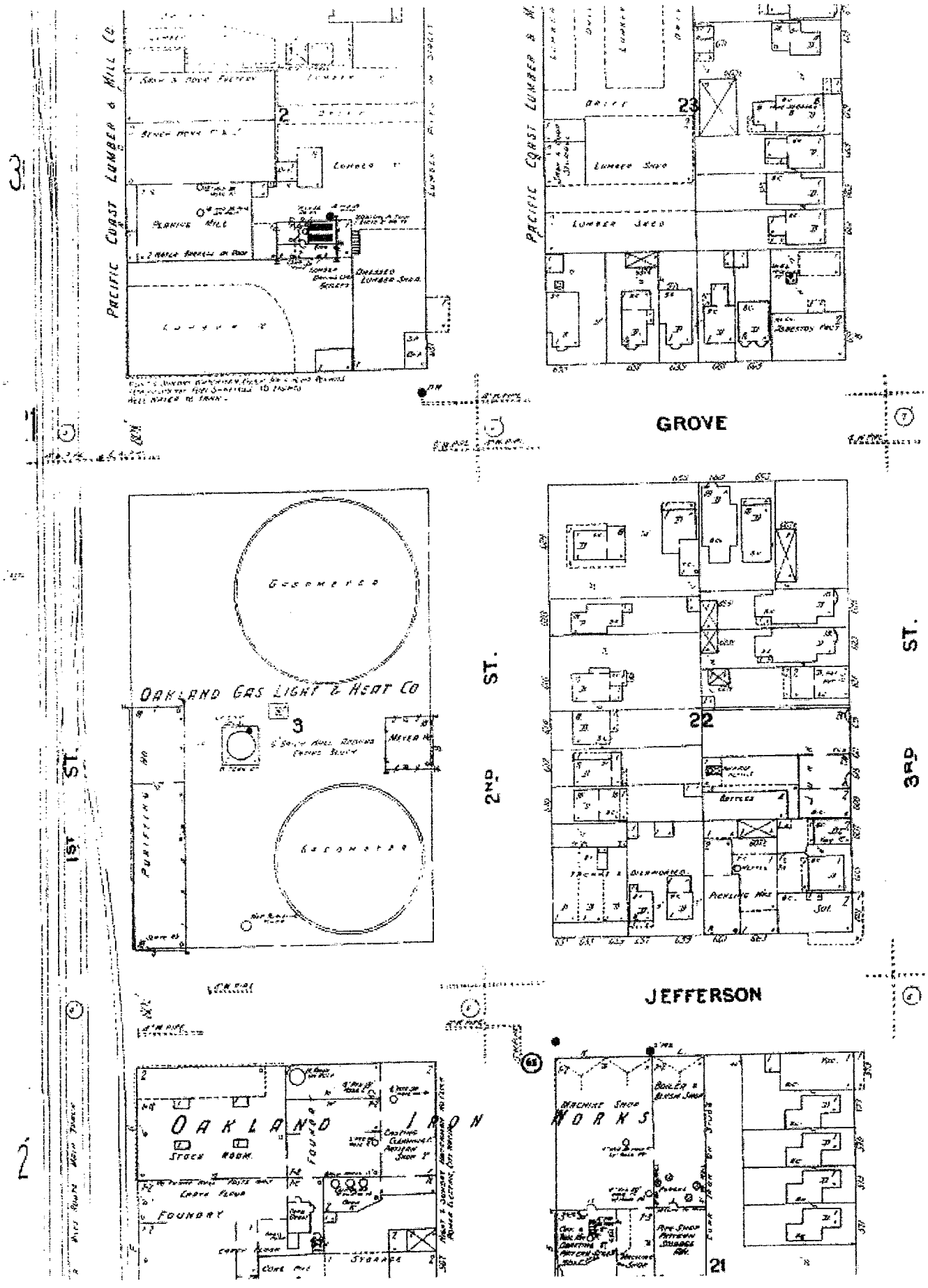
April 1910



V1 (no date) approx 1922 from Vol 2

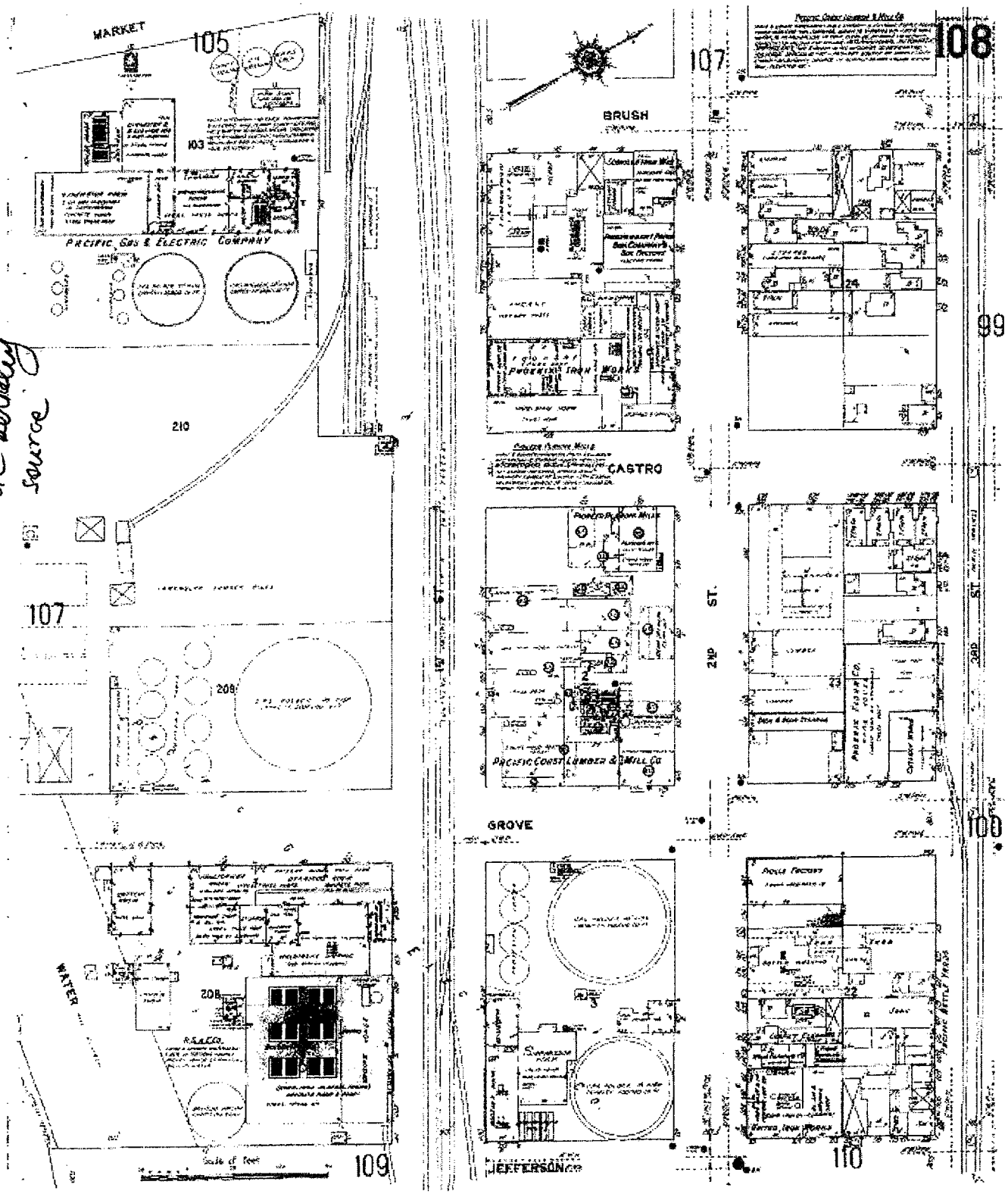
(22)

UC Berkeley 'scanned
Earth Sciences Lib
on computer
digitized



1903
UC Berkeley -
Source

1903 #22



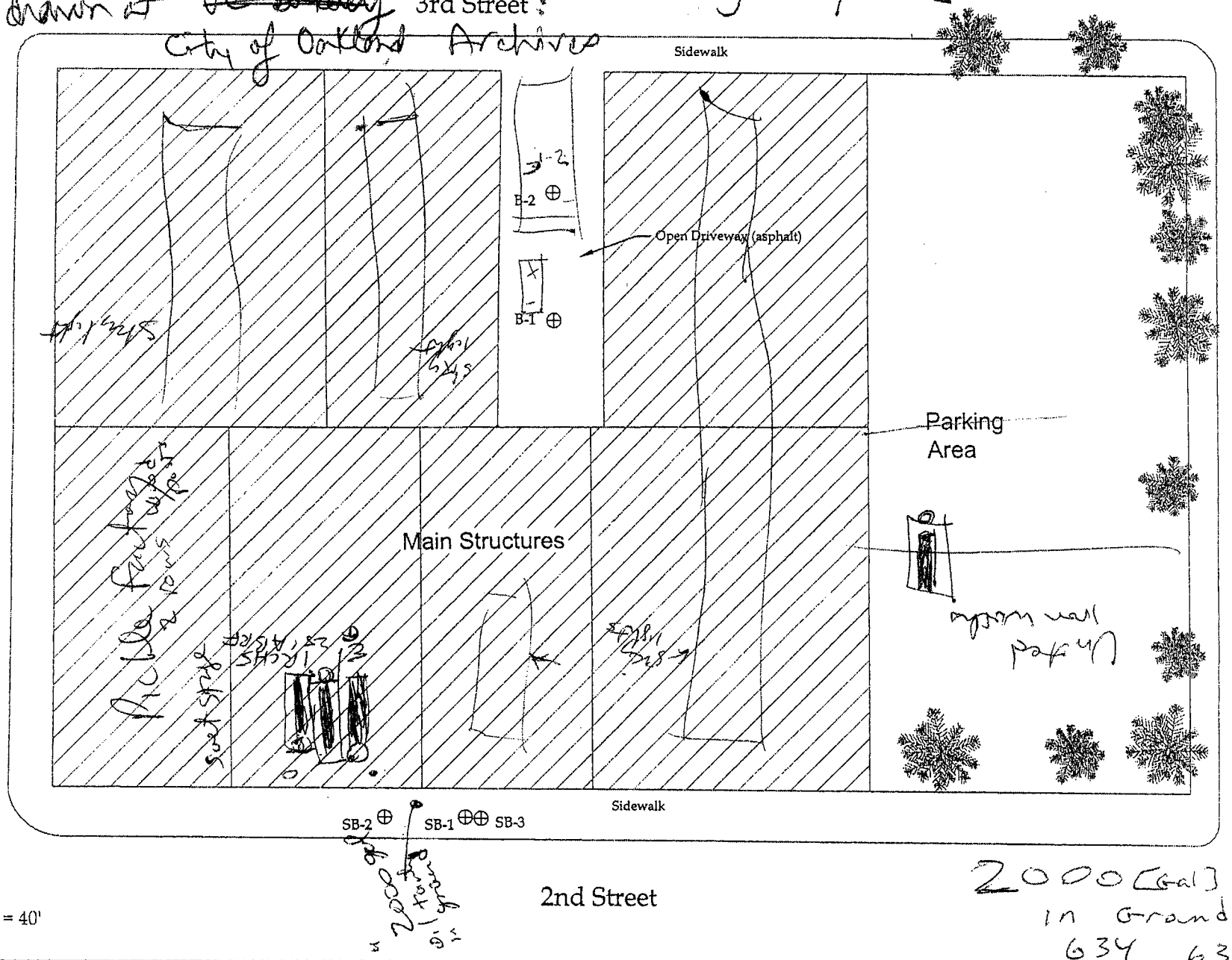
1911-12
UC Berkeley
Source

1911-1912 #158

Sanborn map — April 1935 — Plate

drawn at ~~the Bentley~~ 3rd Street : City Library source

City of Oakland Archives



2000 [Gal] oil tk. in Ground 634 636

Scale 1" = 40'

N

0 40 80

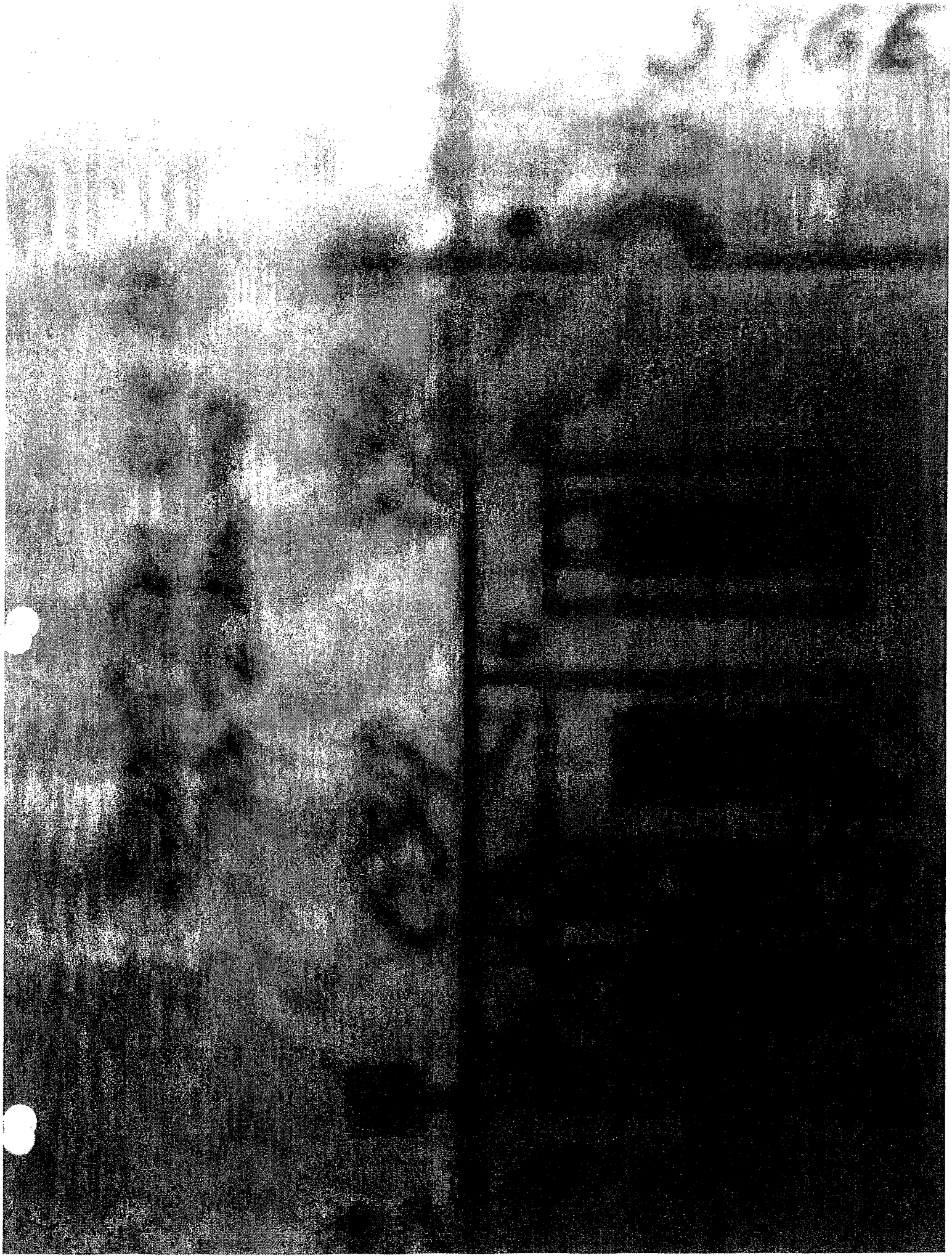
APPROXIMATE SCALE IN FEET

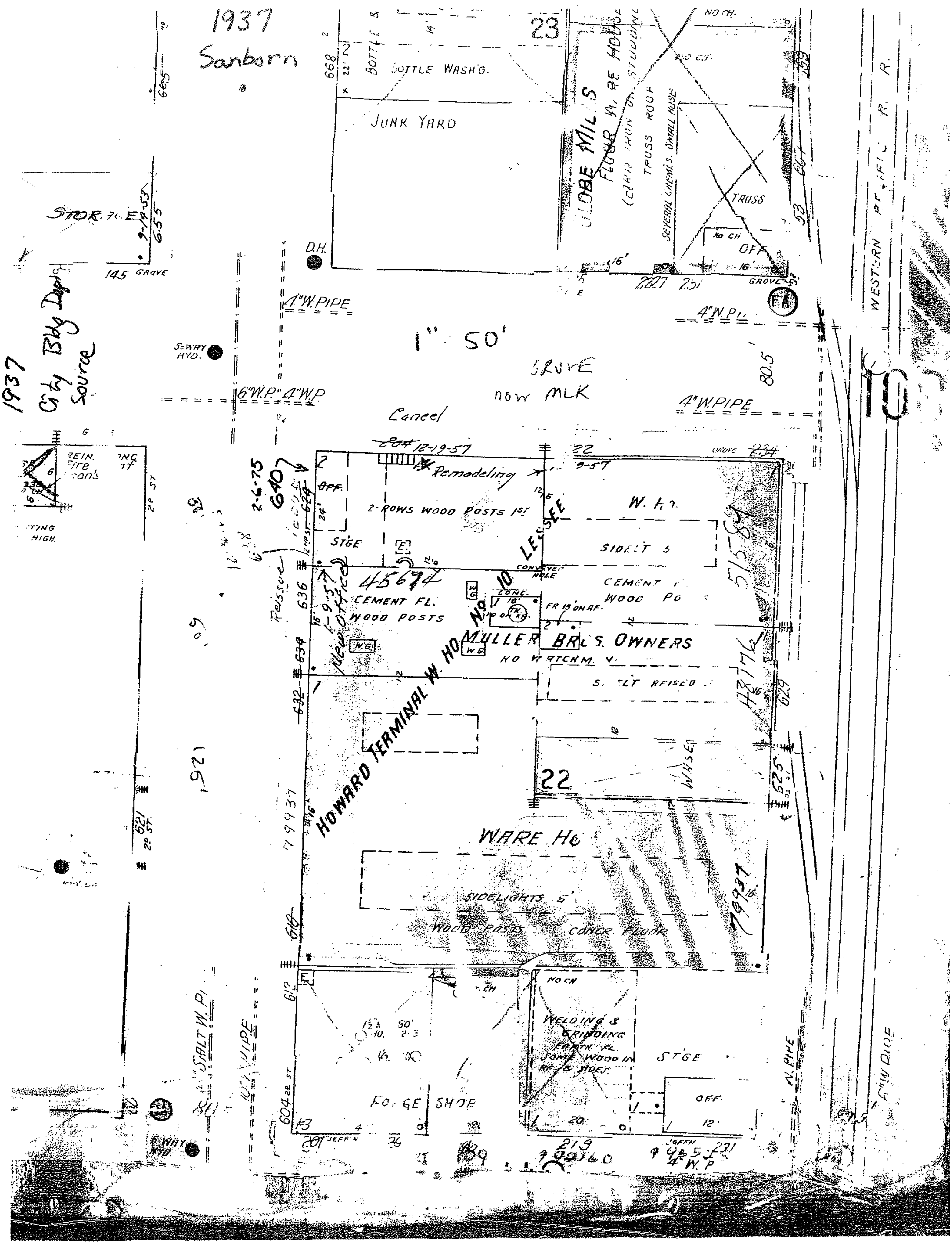
Site Map with Soil Boring Locations

626 Second Street
Oakland, California

CLEARWATER GROUP

Project No.	Figure Date	Figure
GB001C	1/5/06	1





1937
Sanborn
1937
City Bldg Dept
Source
JUNK YARD
BOTTLE WASH'G.
GLOBE MILLS
TRUSS
GROVE
4" W.PIPE
1" 50'
GROVE
now MLK
4" W.PIPE
6" W.P. 4" W.P.
Cancel
12-19-57
Remodeling
2-6-75
640
2-ROWS WOOD POSTS 1ST
STGE
45674
CEMENT FL.
WOOD POSTS
New Office
HOWARD TERMINAL W. HO. No. 10 LESSEE
MULLER BROS. OWNERS
NO WATCHM'N
W. HO.
CEMENT FL.
WOOD POSTS
WHSE
22
WARE HO
SIDELIGHTS 5'
WOOD POSTS CONCR. FLOOR
79937
79937
WELDING & GRINDING
EARTH FL.
STGE
OFF.
FORGE SHOP
JEFF'N
WESTERN PACIFIC R.R.
10
Reissue
1921

1951
detail
EDR - source

1561

2000 GAL. OIL TK.
IN GROUND

APPENDIX G

=ChicagoTitleProperty Detail Sheet=

Alameda (CA)

OWNERSHIP INFORMATION

Parcel Number	: 001 0125 001 00
Owner	: Cardanal Partners Llc
CoOwner	:
Site Address	: 202 Martin Luther King Jr Way Oakland 94607
Mail Address	: 4517 Walnut Blvd Walnut Creek Ca 94596
Owner Phone	:
Tenant Phone	:

SALES AND LOAN INFORMATION

Transferred	: 10/28/1997	*Loan Amount*	: $1,588,500
Document #	: 284346	*Lender*	: Seller
Sale Price	: $1,737,000 Full	*Loan Type*	: Seller
Deed Type	: Grant Deed	*Interest Rate*	: Fixed
% Owned	: 100	*Vesting Type*	:

ASSESSMENT AND TAX INFORMATION

Land	: $728,557	*Exempt Type*	:
Structure	: $989,737	*Exempt Amount*	:
Other	:	*Tax Rate Area*	: 17022
Total	: $1,718,294	*05-06 Taxes*	: $25,486.86
% Improved	: 58		

PROPERTY DESCRIPTION

Map Grid	: 649 F4		
Census	: *Tract* : 4032.00	*Block*	: 1
Land Use	: 410 Ind,Warehouse		

PROPERTY CHARACTERISTICS

TotalRms	:	*Pool*	:	*Lot Acres*	: .97	*Bldg Matl*	: Masonry
Bedrooms	:	*Units*	:	*Lot SqFt*	: 42,400	*Bldg Shape*	: Rectangle
Bathrms	:	*Bldg Num*	: 1	*Bldg SqFt*	: 47,400	*Quality*	: 5.5
Stories	: 2	*Elevator*	: No	*Year Blt*	: 1910	*View Qual*	:
Unit Flr	:	*Garage*	:	*Eff YrBlt*	: 1910	*Topography*	: Level

Printed: 3/1/2006 3:07:02 PM
Searched: 3/1/2006 6:04 PM
Current as of: 2/28/2006

Printed By: howard

TITLEPOINT
Partnership Search - Detail
California
Searched: "CARDANAL PARTNERS L.L.C."

Order: Non-Order Search
Co: Chicago Title
Dept: Concord CRN: 21055
TO: 01
Created By: Theresa Howard

Limited Partnership Name:	**CARDANAL PARTNERS L.L.C.**
Executive Address:	**625 THIRD ST**
	OAKLAND CA 94607
California Address:	**625 THIRD ST**
	OAKLAND CA 94607

State of California Limited Partnership Information

Limited Partnership Status:	**ACTIVE**
File Number:	**9723910019**
File Date:	**8/27/1997**
Additonal General Partners:	**0**
General Partners Signatures Req. to Amend:	**0**
No. of Amendments Filed:	**5**

Limited Partnership Origination Information

State/County/Country of Origination:	**UNKNOWN**
Original File Number:	
Original File Date:	**1/1/0001**

Cause of Termination:

Names and Addresses

Agent's Name:	**DANIEL W ALTWARG**
Agent's Address:	**625 THIRD ST**
	OAKLAND, CA 94607
General Partner 1:	**DANIEL ALTWARG MANAGER**
Address:	**4517 WALNUT BLVD.**
	WALNUT CREEK, CA 94596-6146
General Partner 2:	**CAROL A. ALTWARG MEMBER**
Address:	**4517 WALNUT BLVD.**
	WALNUT CREEK, CA 94596-6146

RECORDING REQUESTED BY
First American Title Guaranty Company
Order No 852249
Escrow No 775426
Loan No

WHEN RECORDED MAIL TO
Samuel E Goldstein, Esq.
1220 Oakland Blvd , Ste. 200
Walnut Creek, CA 94596

2001217790 06/21/2001 08.30 AM
OFFICIAL RECORDS OF ALAMEDA COUNTY
PATRICK O'CONNELL
RECORDING FEE 13 00
4 PGS

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO

SAME AS ABOVE

The undersigned grantor(s) declare(s)
CITY TRANSFER TAX $ n/a
DOCUMENTARY TRANSFER TAX $ n/a -
Consideration less than $100 00
SURVEY MONUMENT FEE $ n/a
Computed on the consideration or value of property conveyed. OR
Computed on the consideration or value less liens or encumbrances remaining at time of sale

APN 1-125-3 and 1-125-4

EASEMENT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Oakland Iron Works Associates, a California limited partnership, also known as Oakland Ironworks Associates, a California limited partnership, grantor, the owner of land located in the County of Alameda, State of California, and more particularly described in Exhibit "A" attached hereto,

hereby grants, bargains, sells, and conveys to

Cardanal Partners, L.L.C., a California limited liability company, grantee, the following easement:

A non-exclusive perpetual easement for the benefit of, appurtenant to, and running with that real property, or any portion of such real property, in the County of Alameda, State of California, described in Exhibit "B" attached hereto, owned by grantee, for the encroachment of the buildings, structures and improvements, and access for the maintenance thereof, which encroach upon that portion of the land described in Exhibit "A" upon which grantee's encroachments presently lie as shown on that certain Parcel Map Waiver Map of a Portion of Block 22 of Kellersberger's Map of Oakland recorded concurrently herewith.

Dated June 4, 2001

FOR SIGNATURE BLOCK SEE PAGE TWO ATTACHED HERETO

SIGNATURE BLOCK:

OAKLAND IRON WORKS ASSOCIATES, a California limited partnership
By: Terranomics, a California corporation, general partner

By: _____
Merritt Sher, CEO

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA }ss
COUNTY OF }

On JUNE 12, 2001, before me, the undersigned, a Notary Public in and for said State, personally appeared MERRITT SHER, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authonzed capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature _____

KEVIN WILLIAMS
Comm. # 1185838
NOTARY PUBLIC CALIFORNIA
Alameda County
My Comm Expires June 4 2002

EXHIBIT "A"

New Large Parcel (South Parcel)

REAL PROPERTY in the City of Oakland, County of Alameda, State of California, described as follows:

A PORTION of Lot 18 and ALL OF Lots 19, 20, 21, and 22, Block 22, Kellersberger's Map of Oakland, filed September 2, 1853, Map Book 1, Page 21, Alameda County Records, described as follows:

BEGINNING at the intersection of the western line of Jefferson Street, 80.5 feet in width, said line being also the eastern line of said Lots 18, 19, 20, 21, and 22 (Block 22, 1 M 21), with the northern line of Second Street, 80 5 feet in width, last said line being also the southern line of said Lot 22, running thence along last said line, westerly, 75 feet to an intersection with the western line of last said lot, thence along last said line, and continuing along the western line of said Lots 21, 20, 19, and 18, northerly, 120 feet to an intersection with a line drawn parallel with and distant 80 00 feet, measured at right angles southerly from the southern line of Third Street, 80 5 feet in width, last said line being also the northern line of Lot 15 in said Block 22, thence along said parallel line, easterly, 75 feet to an intersection with said western line of Jefferson Street, thence along last said line, southerly, 120 feet to the point of beginning.

Containing 9,000 square feet, more or less

New Small Parcel (North Parcel)

REAL PROPERTY in the City of Oakland, County of Alameda, State of California, described as follows:

ALL OF Lots 15, 16, and 17, and a PORTION of Lot 18, Block 22, Kellersberger's Map of Oakland, filed September 2, 1853, Map Book 1, Page 21, Alameda County Records, described as follows.

BEGINNING at the intersection of the southern line of Third Street, 80.5 feet in width, said line being also the northern line of said Lot 15 (Block 22, 1 M 21), with the western line of Jefferson Street, 80 5 feet in width, said line being also the eastern line of said Lots 15, 16, 17, and 18, running thence along last said line, southerly, 80 feet to an intersection with a line drawn parallel with and distant 80.00 feet, measured at right angles southerly from said southern line of Third Street, thence along said parallel line, westerly, 75 feet to an intersection with the western line of said Lot 18, thence along last said line, and continuing along the western line of said Lots 17, 16, and 15, northerly, 80 feet to an intersection with said southern line of Third Street; thence along last said line, easterly, 75 feet to the point of beginning

Containing 6,000 square feet, more or less

EXHIBIT "B"

PARCEL ONE:

Beginning at the point of intersection of the Northern line of Second Street with the Eastern line of Grove Street, as said streets are shown on the map hereinafter referred to; running thence Northerly along said line of Grove Street, 200 feet to the point of intersection of the Southern line of Third Street with the said Eastern line of Grove Street; thence at right angles Easterly along said Southern line of Third Street, 124 feet; thence at right angles Southerly 100 feet; thence at right angles Westerly 24 feet; thence at right angles Southerly 100 feet to the said Northern line of Second Street; and thence Westerly along said line of Second Street 100 feet to the point of beginning.

Being all of lots numbered 1, 2, 3, 4, 5, 6, 7, 8, 9 and 28 and a portion of Lot No. 10 in Block No. 22, as said lots and block are delineated and so designated upon Kellersbergers' Map of Oakland, on file in the office of the County Recorder of Alameda County.

PARCEL TWO:

Beginning at a point on the Northern line of Second Street, distant thereon 100 feet Easterly from the point of intersection thereof with the Eastern line of Grove Street; running thence Easterly along said line of Second Street, 125 feet; thence at right angles Northerly 200 feet to the southern line of Third Street; thence at right angles Westerly along said line of Third Street 75 feet; thence at right angles Southerly 100 feet; thence at right angles Westerly 50 feet; and thence at right angles Southerly 100 feet to the point of beginning.

Being all of Lots 12. 13, 14, 23, 24, 25, 26 and 27 in Block No. 22, as said lots and block are delineated and so designated upon Kellersbergers' Map of Oakland on file in the office of the County Recorder of the County of Alameda.

Assessor's Parcel No.: 001-0125-001

RECORDING REQUESTED BY
Old Republic Title Company
235438-WCC
APN 001-0125-001
WHEN RECORDED MAIL TO

CARDANAL PARTNERS,L.L.C.
DANIEL ALTWARG
4517 Walnut Blvd.
Walnut Creek, CA 94596

Recorded in Official Records, Alameda County
Patrick O'Connell, Clerk-Recorder
25.00
97284346 08:30am 10/28/97
884 132493 21 17 000000
A03 7 7.00 10.00 0.00 0.00 1010.70 26055.00
20.00 0.00 0.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Grant Deed

The undersigned grantor(s) declare(s):
Documentary transfer tax is $ 1,910.70
(X) computed on full value of property conveyed, or
( ) computed on full value less value of liens and encumbrances remaining at time of sale.
( ) Unincorporated area: (X) City of OAKLAND $26,055.00
( ) Realty not sold.
FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
GAMMA INVESTMENTS, a general partnership

hereby GRANT(S) to CARDANAL PARTNERS,L.L.C.

that property in the City of OAKLAND, ALAMEDA County, State of California, described as:

* * * See "Exhibit A" attached hereto and made a part hereof. * * *

Mail Tax Statements to Grantee at address above

Date October 13, 1997

GAMMA INVESTMENTS, a general partnership
SEE ATTACHED EXHIBIT "C"
for signature

STATE OF CALIFORNIA
COUNTY OF Alameda

On October 13, 1997 before me, the undersigned, a Notary Public in and for said State, personally appeared Murray Gordon & JANET GORDON

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature
Name ALAN J. SILVER
(typed or printed)

ALAN J. SILVER
Comm. # 1031377
NOTARY PUBLIC CALIFORNIA
City and County of San Francisco
My Comm. Expires Aug 30, 1998

(This area for official notarial seal)

FTOS-1 (6/94)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

235438-WCC

97284346

Order No. : 235438-WC

EXHIBIT "A"

The land referred to is situated in the State of California, County of Alameda, City of Oakland, and is described as follows:

PARCEL ONE:

Beginning at the point of intersection of the Northern line of Second Street with the Eastern line of Grove Street, as said streets are shown on the map hereinafter referred to; running thence Northerly along said line of Grove Street, 200 feet to the point of intersection of the Southern line of Third Street with the said Eastern line of Grove Street; thence at right angles Easterly along said Southern line of Third Street, 124 feet; thence at right angles Southerly 100 feet; thence at right angles Westerly 24 feet; thence at right angles Southerly 100 feet to the said Northern line of Second Street; and thence Westerly along said line of Second Street 100 feet to the point of beginning.

Being all of lots numbered 1, 2, 3, 4, 5, 6, 7, 8, 9 and 26 and a portion of Lot No. 10 in Block No. 22, as said lots and block are delineated and so designated upon Kellersbergers' Map of Oakland, on file in the office of the County Recorder of Alameda County.

PARCEL TWO:

Beginning at a point on the Northern line of Second Street, distant thereon 100 feet Easterly from the point of intersection thereof with the Eastern line of Grove Street; running thence Easterly along said line of Second Street, 125 feet; thence at right angles Northerly 200 feet to the Southern line of Third Street; thence at right angles Westerly along said line of Third Street 75 feet; thence at right angles Southerly 100 feet; thence at right angles Westerly 50 feet; and thence at right angles Southerly 100 feet to the point of beginning.

Being all of Lots 12, 13, 14, 23, 24, 25, 26 and 27 in Block No. 22, as said lots and block are delineated and so designated upon Kellersbergers' Map of Oakland on file in the office of the County Recorder of the County of Alameda.

Assessor's Parcel No. 001-0125-001

OLD REPUBLIC TITLE COMPANY 97284346

700 Ygnacio Valley Road • Walnut Creek, CA • 94596 • (510) 933-1031 • FAX (510) 934-8436

Grant Deed

EXHIBIT "C"

attachment for Signature pages

GAGA INVESTMENTS, a general partnership

By: Reba Ginsburg 1988 Trust,
its General Partner

By: Reba Ginsburg trustee
Reba Ginsburg, Trustee

By: Leonard and Marcia Markus Revocable 1989 Trust,
its General Partner

By: _____
Leonard Markus, Trustee

By: _____
Marcia Markus, Trustee

By: Arnold Revocable Trust dated UTD 2/17/89
its General Partner

By: Richard G. Arnold
Richard G. Arnold, TTE

By: Lois Markus Arnold
Lois Markus Arnold, TTE

By: Murray Gordon Family Trust,
its General Partner

By: Murray Gordon
Murray Gordon, Trustee

By: Janet Gordon
Janet Gordon, Trustee

signed in counterpart

Grant Deed

EXHIBIT "C"

attachment for Signature pages

GUSA INVESTMENTS, a general partnership

By: Reba Ginsburg 1988 Trust,
its General Partner

By: _____
Reba Ginsburg, Trustee

By: Leonard and Marcia Markus Revocable 1989 Trust,
its General Partner

By: _____
Leonard Markus, Trustee

By: _____
Marcia Markus, Trustee

By: Arnold Revocable Trust dated UTD 2/17/89
its General Partner

By: _____
Richard G. Arnold, TTE

By: _____
Lois Markus Arnold, TTE

By: Murray Gordon Family Trust,
its General Partner

By: _____
Murray Gordon, Trustee

By: _____
Janet Gordon, Trustee

Signed in counterpart

97284346
Grant Deed

State of California
County of Alameda

On October 22, 1997 before me, the undersigned, a Notary Public in and for said State, personally appeared

Beka Ginsberg

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

M. KINSMAN
Commission # 1104811
Notary Public — California
Alameda County
My Comm. Expires Sep 29, 2000

Signature M. Kinsman

Name M. Kinsman
(typed or printed)

(Seal)

Grant Deed

State of California
County of Alameda

On October 21 1997 before me, the undersigned, a Notary Public in and for said State, personally appeared
Richard G. Arnold and Lorsmarie Arnold

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature M. Kinsman

Name M. Kinsman
(typed or printed)

M. KINSMAN
Commission # 1108444
Notary Public — California
Alameda County
My Comm. Expires Sep 29, 2000

(Seal)

97284346

97284346

ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of Las Angeles. } ss.

On October 17, 1997 (DATE) before me, S Gordon. (NOTARY),
personally appeared Leonard Markus and Maggie Markus. (SIGNER(S))

☐ personally known to me - OR- ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

S. GORDON
Comm. # 1133415
NOTARY PUBLIC - CALIFORNIA
Los Angeles County
My Comm. Expires Mar. 23, 2001

NOTARY'S SIGNATURE

OPTIONAL INFORMATION

The information below is not required by law. However, it could prevent fraudulent attachment of this acknowledgment to an unauthorized document.

CAPACITY CLAIMED BY SIGNER (PRINCIPAL)

☒ INDIVIDUAL
☐ CORPORATE OFFICER
TITLE(S)
☐ PARTNER(S)
☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER:

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

DESCRIPTION OF ATTACHED DOCUMENT

Grant Deed.
TITLE OR TYPE OF DOCUMENT

Two (2)
NUMBER OF PAGES

August 29, 1997
DATE OF DOCUMENT

OTHER

A/A 1/94 VALLEY-SIERRA, 800-362-3369

RECORDING REQUESTED BY

87-212143

RECORDED IN OFFICIAL RECORDS
OF ALAMEDA COUNTY, CALIF.
RENE C. DAVIDSON, CO. RECORDER

'87 JUL 29 AM 10 39

AND WHEN RECORDED MAIL TO

Name: Gamma Investments
a General Partnership
Street Address: 301 Jefferson St.,
City & State: Oakland, Calif. 94607

MAIL TAX STATEMENTS TO

Name: Same as above
Street Address:
City & State:

6/3

SPACE ABOVE THIS LINE FOR RECORDER'S USE

PT-30 (10-86)

Individual Grant Deed

ALL | PTN

The undersigned grantor(s) declare(s):
Documentary transfer tax is $ NONE DUE CONVEYANCE FROM PARTNER TO WHOLLY OWNED
( ) computed on full value of property conveyed, or PARTNERSHIP
( ) computed on full value less value of liens and encumbrances remaining at time of sale.
( ) Unincorporated area: (x) City of Oakland , and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Reba Ginsburg, who is also known as Reba Altwarg, who is also known as Reba Markus; Richard Arnold and Lois Arnold, who is also known as Lois Markus; Murray Gordon and Janet Gordon, who is also known as Janet Markus; Leonard Markus and Marcia Markus
hereby GRANT(S) to
Gamma Investments, a general partnership

the following described real property in the City of Oakland
County of Alameda , State of California:

As per legal description attached hereto and made a part hereof.
See Exibit "A"
Property More Commonly known as 202 Grove St., Oakland, Calif.

APN: 1-125-1

Dated: June 18, 1987

STATE OF CALIFORNIA
COUNTY OF Alameda } ss.

On July 26, 1987 before me, the undersigned, a Notary Public in and for said State, personally appeared Richard Arnold - Lois Arnold personally known to me or proved to me on the basis of satisfactory evidence to be the person s whose name s are subscribed to the within instrument and acknowledged that they executed the same.
WITNESS my hand and official seal.

Signature Angela Wei Grubb

OFFICIAL SEAL
ANGELA WEI GRUBB
NOTARY PUBLIC - CALIFORNIA
ALAMEDA COUNTY
My Comm. Expires Oct 3, 1990

Reba Ginsburg
Reba Ginsburg

Richard Arnold
Richard Arnold

Lois Arnold
Lois Arnold

Murray Gordon
Murray Gordon

Janet Gordon
Janet Gordon

Leonard Markus
Leonard Markus

Marcia Markus
Marcia Markus

(This area for official notarial seal)

Title Order No. _____ Escrow or Loan No. _____

MAIL TAX STATEMENTS AS DIRECTED ABOVE

CAT. NO. NN00627
TO 1944 CA (9-84)

TICOR TITLE INSURANCE

87-212143

(Individual)

STATE OF CALIFORNIA
COUNTY OF Los Angeles } ss.

On July 10, 1987 before me, the undersigned, a Notary Public in and for said State, personally appeared Leonard Markus and Marcia Marcus

, personally known to me or proved to me on the basis of satisfactory evidence to be the person S whose name S are subscribed to the within instrument and acknowledged that they executed the same.

WITNESS my hand and official seal.

Signature J. Y. Okamura

STAPLE HERE

OFFICIAL SEAL
J. Y. OKAMURA
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My Comm. Expires Jan. 26, 1990

(This area for official notarial seal)

STATE OF CALIFORNIA
County of Alameda } ss.

On July 26, 1987 before me, the undersigned, a Notary Public in and for said State, personally appeared Reba Steinberg

, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name subscribed to the within instrument and acknowledged to me that She executed it.

Angela Wei Grubb
NOTARY PUBLIC

OFFICIAL SEAL
ANGELA WEI GRUBB
NOTARY PUBLIC - CALIFORNIA
ALAMEDA COUNTY
My Comm. Expires Oct 5, 1990

ACKNOWLEDGMENT - INDIVIDUAL
WTI FORM NO. 60 — 1/83

STATE OF CALIFORNIA
County of Alameda } ss.

On July 26, 1987 before me, the undersigned, a Notary Public in and for said State, personally appeared Murray Gordon
Janet Gordon

, personally known to me or proved to me on the basis of satisfactory evidence to be the person S whose name S are subscribed to the within instrument, and acknowledged to me that they executed it.

Angela Wei Grubb
NOTARY PUBLIC

OFFICIAL SEAL
ANGELA WEI GRUBB
NOTARY PUBLIC - CALIFORNIA
ALAMEDA COUNTY
My Comm. Expires Oct 5, 1990

ACKNOWLEDGMENT - INDIVIDUAL
WTI FORM NO. 60 — 1/83

EXHIBIT "A" AF-212143

PARCEL A: BEGINNING at the point of intersection of the northern line of Second Street with the eastern line of Grove Street, as said streets are shown on the map hereinafter referred to; running thence northerly along said line of Grove Street, 200 feet to the point of intersection of the southern line of Third Street with the said eastern line of Grove Street; thence at right angles easterly along said southern line of Third Street, 124 feet; thence at right angles southerly 100 feet; thence at right angles westerly 24 feet; thence at right angles southerly 100 feet to the said northern line of Second Street; and thence westerly along said line of Second Street 100 feet to the point of beginning.

BEING all of Lots numbered 1, 2, 3, 4, 5, 6, 7, 8, 9 and 28 and a portion of Lot No. 10 in Block No. 22, as said lots and block are delineated and so designated upon Kellersbergers' Map of Oakland, on file in the office of the County Recorder of Alameda County.

PARCEL B: BEGINNING at a point on the northern line of Second Street, distant thereon 100 feet easterly from the point of intersection thereof with the eastern line of Grove Street; running thence easterly along said line of Second Street, 125 feet; thence at right angles northerly 200 feet to the southern line of Third Street; thence at right angles westerly along said line of Third Street 75 feet; thence at right angles southerly 100 feet; thence at right angles westerly 50 feet; and thence at right angles southerly 100 feet to the point of beginning.

BEING all of Lots 12, 13, 14, 23, 24, 25, 26 and 27 in Block No. 22, as said lots and block are delineated and so designated upon Kellersbergers' Map of Oakland on file in the office of the County Recorder of the County of Alameda.

1964 OR

1123 646

AW24853

RE:1123 IM:646 2
RECORDED at REQUEST OF
North American Title Guar. Corp.
At 9:30 A.M.

FEB 14 1964

OFFICIAL RECORDS OF
ALAMEDA COUNTY, CALIFORNIA
JACK G. BLUE
COUNTY RECORDER

DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, United California Bank, successor by merger to First Western Bank and Trust Company, a California corporation, successor to Central Bank, hereby grants to RICHARD ARNOLD and LOIS ARNOLD, his wife, as community property, MURRAY GORDON and JANET GORDON, his wife, as community property, LEONARD MARKUS and MARCIA MARKUS, his wife, as community property, and REBA ALTWARG and HELEN MARKUS all that real property situated in the City of Oakland, County of Alameda, State of California described as follows:

PARCEL A: Beginning at the point of intersection of the northern line of Second Street, with the eastern line of Grove Street, as said streets are shown on the map hereinafter referred to; running thence northerly along said line of Grove Street, 200 feet to the point of intersection of the southern line of Third Street with the said eastern line of Grove Street; thence at right angles easterly along said southern line of Third Street, 124 feet; thence at right angles southerly 100 feet thence at right angles westerly 24 feet; thence at right angles southerly 100 feet to the said northern line of Second Street; and thence westerly along said line of Second Street, 100 feet to the point of beginning.

Being all of Lots Numbered 1, 2, 3, 4, 5, 6, 7, 8, 9 and 28 and a portion of Lot No. 10 in Block No. 22, as said lots and block are delineated and so designated upon Kellersbergers' Map of Oakland, on file in the office of the County Recorder of Alameda County.

PARCEL B: Beginning at a point on the northern line of Second Street, distant thereon 100 feet easterly from the point of intersection thereof with the eastern line of Grove Street; running thence easterly along said line of Second Street, 125 feet; thence at right angles northerly 200 feet to the southern line of Third Street; thence at right angles westerly along said line of Third Street, 75 feet; thence at right angles southerly 100 feet; thence at right angles westerly 50 feet; and thence at right angles southerly 100 feet to the point of beginning.

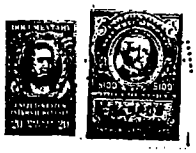
Being all of Lots 12, 13, 14, 23, 24, 25, 26 and 27 in Block No. 22, as said lots and block are delineated and so designated upon Kellersbergers' Map of Oakland on file in the office of the County Recorder of the County of Alameda.

Dated January 28, 1964

UNITED CALIFORNIA BANK

Trust Officer

Assistant Trust Officer



1964 OR

1123 647

State of California
County of ALAMEDA } SS

On this 20th day of January in the year One Thousand Nine Hundred and Sixty-Four before me Eleanor L. Prichard a Notary Public in and for the County of Alameda State of California, residing therein, duly commissioned and sworn, personally appeared W. T. BROCKMEHL, Trust Officer, and G. L. OIKE, Assistant Trust Officer, AW24853

known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the same.

In Witness Whereof, I have hereunto set my hand and affixed my Official Seal, the day and year in this certificate first above written.

ELEANOR L. PRICHARD
Notary Public
Alameda County
State of California

Eleanor L. Prichard, Notary Public
Eleanor L. Prichard
In and for said County of Alameda, State of California
My Commission Expires August 31, 1967

CORPORATION ACKNOWLEDGMENT
Manager or Officers
Form 1413 Bay Cities Printing Corp., Oakland

RE:1123 IM:647

AW24853

Description: Alameda,CA Document-Reel.Image [Pre-1979] 1123.646 Page: 2 of 2
Order: arnold Comment:

APPENDIX H

Case No. _____ (Plan. Com.)

City Manager's Permit _____

WRITE IN INK — FILE TWO COPIES

Application to Alter, Repair, Add to Or Wreck a Building

CITY OF OAKLAND, BUILDING DEPARTMENT

Number 624 Second St. (Avenue / Street)

1. Type of Building I, II, (III), IV, V
2. Type of Occupancy A, B, C, D, E, (F), G, H, I, J
3. City Zone A, B, C, D, E, F, G, (H), I
4. Fire Zone 1, (2), 3, 4

For Office Use Only

5. If in Port Area, file three applications.
6. Present use of building Warehouse (Store, Dwelling, Apartment House, Hotel or other purposes) Families ____ Rooms ____
7. State how many buildings now on lot and give use of each ____ (Store, Dwelling, Apartment House, Hotel or other purpose)
8. Size of existing Building ____ x ____ Number of stories high ____
9. Describe briefly all proposed construction work: Repair roof damage & replace 1 wood column removed by whse. equipment. (Repairs only)

10.
- Footing: Width ____ Depth in Ground ____ Width of Wall ____ Mudsill ____
- Size of Studs ____ @ ____ Size of Floor Joists ____ @ ____
- Size of Rafters ____ @ ____ Roof Covering ____

11. VALUATION OF PROPOSED WORK:

Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electric wiring and elevator equipment therein or thereon, $ 500.00

I hereby agree to save, indemnify and keep harmless the City of Oakland and its officers, employees and agents against all liabilities, judgments, costs and expenses which may in any wise accrue against the City in consequence of the granting of this permit or from the use or occupancy of any sidewalk, street or sub-sidewalk, or otherwise by virtue thereof, and will in all things strictly comply with the conditions under which this permit is granted.

Contractor (if any) Willis F. Lynn

Address 1070 Folger Ave., Berk 2

Certified Architect — State License No. —

Licensed Engineer — State License No. —

I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all City ordinances and State laws regulating building construction.

Signature of Owner Howard Terminals

Address Foot of Market St.

Authorized Agent Ridgely K. Wadge

Do not lath, sheath, or otherwise conceal any portion of walls or ceiling until the inspection card has been signed by the ELECTRICAL and PLUMBING INSPECTORS. Following the approval of the ELECTRICAL and PLUMBING INSPECTORS, call the BUILDING INSPECTOR before proceeding further with the work.

The Department will call up Telephone No. Re 7-6044 if any alterations or changes are necessary on the plans submitted.

CONTRACTOR'S STATE LICENSE No. 5996 AND CITY LICENSE No. 12518

If the work herein described is not commenced within sixty (60) days after the issuing of this permit, this permit becomes null and void as provided in Section 16 of Part 1 of Ordinance 2743 C.M.S.

PLOT PLAN

REPORT OF INVESTIGATOR

No. B 1282 108

APPLICATION

Permit for Alteration To Existing One Story Class C Bldg

At 207 Grove St
(House Number)

Muller Bros Owner

F. H. White Contractor

Cost $ 2500.00 Fee $ 10.00

Issued JAN 1 1944

FEE PAID OAKLAND BUILDING DEPT.

Permission is hereby granted to erect, alter or repair the building described in this application in accordance with the Building Ordinances of the City of Oakland, and to the satisfaction of the Building Inspector.

Approved E. U. ROUSSELL
Chief Building Inspector

By WOR.

THIS PERMIT DOES NOT COVER ANY ELECTRICAL OR PLUMBING WORK.

108

F. O. K. Partial P & OK 2-16-44 [illegible]

R. O. K. 3/13/44 [illegible]

W. O. K.

L. O. K.

PLASTER O. K.

FINAL O. K. 3/20/44 [illegible]

PLANS CHECKED

Zoning
Setback Line
Fire Limits
Area Limit
Court Areas
Height Limit
Garage Area
Ventilation
Chimneys and Flues
Type of Frame
Exterior Walls
Floor Construction
Soil
Foundation
Retaining Walls
Engineering

APPROVED: _____
Plan Checker

AFFIDAVIT

I hereby make affidavit that the information contained in this application and on the plans and specifications is true and contains a correct description of the proposed work. All said work is to be done in accordance with the State Housing Act. I am authorized to act as agent for the owner.

Subscribed and sworn to before me this

_____ day of _____ 194__

_____
Deputy City Clerk

19444

APPLICATION

[illegible] Owner

[illegible] Builder

For permit to erect a building located at #618-32

1st Side of 2nd St. Ave.

Between June St. and Jefferson St. St.

feet of Ave.

Cost $ 14000 Fee $ 28.00

Filed JUN-6 1923

ENTERED
JUN 7 - 1923
BUREAU OF PERMITS AND LICENSES

Permission is hereby granted to erect the building described in the application in accordance with the Building Ordinances of the City of Portland, and to the conditions of the Building Inspector.

Approved [signature] Building Inspector.

By [illegible]

Issued July 7 1923

636-2nd St.
or
625-3rd St

1923

1919

CITY OF OAKLAND

Department of Public Health and Safety
DR. F. F. JACKSON, Commissioner

Building Department
JOS. A. LLOYD, Building Inspector

WRITE IN INK—FILE TWO COPIES—FILL OUT BOTH SIDES

APPLICATION FOR BUILDING PERMIT

BRICK OR MASONRY BUILDING

Application is hereby made to the Building Department of the City of Oakland for permission to build a 1 story 1 room, brick, concrete, tile Class C Bla[illegible] on the S.E. corner of Third & Grace St street avenue feet of street avenue in accordance with the plans and specifications filed herewith, **and which plans and specifications are to be considered a part of this application.** Entire cost of building (**this must include everything necessary for the complete construction of the building**), $ 5300.

Building to be occupied as Storage by (No.) families. Size of lot 22 by 100 feet.

Size of proposed building 22 ft. by 100 Extreme height of building 20 ft.

What class of building is proposed? Class A, Class B, Flat Slab, Class C1, Class C2, Mill Construction.

Are piles or other special form of foundation to be used? No

Concrete will be made of cement 1 parts. Sand 2 parts. Broken stone 5 parts.

WALLS	HEIGHT	MATERIAL	THICKNESS
Footings			
Foundations			
Basement			
1st story			
2nd story			
3rd story			
4th story			
5th story			
6th story			
7th story			
8th story			
9th story			
10th story			

Terra cotta laid in mortar

Stone work laid in mortar

Brick work laid in Cement mortar

Face brick work laid in Cement mortar

Floor Construction Cement

Flat roof, construction of Wood

Steep roof, construction of

Roof covered with Pitch & Tar & Gravel

Walls coped with

Cornices, of

Light-court walls, of

Partition, of

Exterior columns, of

Interior columns, of Wood 12 x 12

Trusses supporting roofs, Material Wood Length

Distance on centers 20 ft.

Sky-lights, Material Galv. Iron Glazed with Wired Gl.

Flues to be patent chimney or brick?

Any openings to basement in sidewalks?

Is the building to be heated, and how?

Any elevator (freight or passenger)?

Is building to be plastered?

I hereby agree to save, indemnify and keep harmless the City of Oakland, and its officers, employees and agents, against all liabilities, judgments, costs and expenses which may in any wise accrue against the City in consequence of the granting of this permit, or from the use or occupancy of any sidewalk, street or sub-sidewalk place or otherwise by virtue thereof, and will in all things strictly comply with the conditions of this permit, and provisions of **the Ordinances of the City of Oakland.**

Name of Builder Otto Muller (NOTE—The owner's name must be signed by himself, or by his Architect or Authorized Agent.)

Address 2425 [illegible] Ave [illegible] Owner

Name of Architect C. W. Dickey Address 2425 Bdy.

[illegible] Muller

MAY 28 1917
Progress

JUN -1 1917
Progress

JUN -9 1917
INSPECTED

No. [illegible]

APPLICATION

Owner
Builder

For permit to erect a 1 story 1 Room Packing House

N. ~~Corner~~ Side of 2nd St.

50 ft E. of Grove St.

Between #636 St. and ..... St.

..... feet ..... of ..... Ave.

Cost $ 2500. Fee $ 5.00

Filed MAY 16 1917

ENTERED
MAY 18 1917
BUREAU OF PERMITS
and
LICENSES

Permission is hereby granted to erect the building described in this application in accordance with Ordinance No. [illegible] N. S. and all ordinances [illegible] to the satisfaction of the [illegible]

Approved [illegible]

Plan destroyed

Packing House

636-2nd

Plan Destroyed

PLOT PLAN

108

Inspected No. B72146

APPLICATION FOR A PERMIT TO ALTER, REPAIR, ADD TO OR WRECK A BUILDING

Case No.
Plan. Com

P.G.&E. Co. Owner
222 Grove St.
S. F. Contractor
Job Location 636
No. 2nd St.
Grove St.

Cost $ 124,300 Fee $ 191.-
Cost of work to be checked before final inspection

Date DEC 19 1957 TREASURER

PAID
DEC 19 1957
CITY OF OAKLAND

Permission is hereby granted to alter, repair, add to or wreck the building or structure described in this application in accordance with Ordinance No. 2745 C.M.S., and all other Ordinances related thereto in the City of Oakland, and to the satisfaction of the Building Inspector.

Approved LAWRENCE A. LANE,
Building Inspector.

By

F. O. K. BLK WALL TOILET'S CLOSET 4-4-58-
JOB STARTED - INFO. GIVEN 3-14-58
BLK WALL VESTIBULE - OK - 4-10-58-
CEILINGS STEEL OK - 4-16-58-
GARAGE AREA FRAMING - 6-4-58-
" - BLK WALL WORK LT 6-10-58
" " " " " RCV 6-18-58

R. O. K. ROOF & FIRE OFFICE 4-28-58-
BAL OF FEE PAID - 5-16-58-

R & CL NOT SIGNED FOR BALANCE OF JOB
2,770 - 5-15-58- 5-14-58-

W. O. K.

L. O. K.

PLASTER O. K.

NEED COPY OF REVISED PLANS -
7-31-58-

FINAL ~~O.K.~~ 4-20-59-
TEMP. GAS OK - 6-20-58-

1957

CROSS REFERENCE SHEET

Name or Subject P. G. & E.
636 2nd St

File No.

Regarding Permit #B72146

Date Dec. 19, 1957

SEE

Name or Subject 222 Grove St

File No.

File cross reference form under name or subject at top of the sheet and by the latest date of papers. Describe matter for identification purposes. The papers themselves, should be filed under name or subject after "SEE."

1968

C43974

Aug. 2, 1968

To: City of Oakland

222 GROVE ST

Building Inspection Dept.

Dear sirs,

Due to unforeseen delays in obtaining a repair permit for work on C. Markus Hardware Inc. warehouse on the north west corner of 3rd. and Jefferson Streets, Oakland, Calif. a concrete foundation was poured without a verifying signature by a city building inspector.

This is to provide verification of the extent and placement of the steel in said foundation. The steel reinforcing coincides exactely with the engineered design prepared for Mr. Don Dumas by S. L. Schaldach for L. A. Hausser, consulting civil engineer.

Richard Arnold

Don Dumas

} OWNERS

8-5-68 OK W/PM

C43974

AUG -5 1968

1968

CITY OF OAKLAND
BUILDING AND HOUSING DEPARTMENT
JACK E. TAYLOR, ADMINISTRATOR
CITY HALL
OAKLAND, CALIFORNIA 94612
273-[illegible]

HOUSING DIVISION
ENRICO LA BARBERA
URBAN RENEWAL

[illegible] 2, 1968

[illegible]

Re: [illegible] Grove Street

[illegible]ction at the above address revealed that the
[illegible]g re-roofed without a permit from this office.

[illegible] permit from this department as required by
[illegible] of the Oakland Building Code.

[illegible]essary that a double fee totaling $12.00 be submitted
[illegible]ation as required by Section 303(b) of the Code.

[illegible] a permit from the Roofing Permit Book. If you
[illegible] information on the bottom of this letter,
[illegible] in the above amount, we will mail the permit

[illegible] questions, feel free to call Deputy Building
[illegible] 273-[illegible] during the hour of 8:00 and
[illegible]..., day through Friday.

Very truly yours,

PETER A. ORTOLJO
Supervising Building Inspector

By [illegible]
Deputy Building Inspector

[illegible]
Name of owner_____

Type of roof covering_____

Cost_____Phone Number_____

License numbers (City)_____(State)_____

APPROVAL REQUIRED BY STREET AND ENGINEERING DEPARTMENT:

There are no PROPOSED STREET OPENINGS, PUBLIC EASEMENTS OR RECORD

or_____

in this Department which are in conflict with this application.

REMARKS:_____

STREET AND ENGINEERING DEPARTMENT

By_____ Date_____

FORMS OK

FIREPLACE OK

WIRE (EXT.) OK

LATH (INT.) OK

ROUGH OK 8-9-65 MC

GYPSUM OK
PLASTER

FINAL OK 9-10-65 MC

PLOT PLAN

SOUTH ELEVATION

EXISTING MASONRY STRUCTURE

NEW MASONRY CONST.

13'

4'

200'

EAST ELEVATION

13'

NEW MASONRY CONST.

EXISTING MASONRY STRUCTURE

DOORWAY

10'

12'

16'

EAST

CMARKUS HARDWARE INC. WAREHOUSE

N.C.W. CONSTRUCTION

NORTH

1968

FOR OFFICE USE ONLY

HOUSING DIVISION
FIRE MARSHAL APPROVAL
CITY MANAGER PERMIT NO.
MOVING PERMIT NO.
PORT OF OAKLAND APPROVAL
PLUMBING PERMIT NO.
HEALTH DEPT. APPROVAL
B OF E & A ITEM NO.
H A & A B RES. NO.
ZONING OR PLANNING NO. No action
reqd. 8-2-68 gw

BUILDING & HOUSING DEPARTMENT — CITY OF OAKLAND
WRITE IN INK - FILE ALL COPIES

Inspected

DATE FILED
DATE ISSUED AUG 5 1968 PERMIT NO. 143974

APPLICATION FOR PERMIT TO:

ALTER ___ ADD TO ___ NEW CONSTR. ___
REPAIR X WRECK ___ OTHER ___

JOB LOCATION 3rd Street
OWNER'S NAME C. Burkey Ledman Inc.
OWNER'S ADDRESS 301 Jefferson - Oakland
OWNER'S PHONE NO. 832-6522

FIELD CHECK BY ___ DATE ___
Approved YES ___ NO. ___
REMARKS (conditions noted)

FOR OFFICE USE ONLY

222 Grove St.

VALUE:
$ 4865.00 Address Fee $ ___
General Fee $ 26.00 Receipt No.
Checking Fee $ 10.00
36.00
TOTAL FEES $

ADDITIONAL COST:
$ ___ Add'l Fee $
Add'l
Date ___ Checking Fee $

TOTAL VALUE:
$ ___ TOTAL FEES $

PLAN FILED Yes attached No ___ SURVEYS FILED Yes ___ No ✓
MAP NO. 108 TRACT NAME/NO.
TYPE OF BUILDING I II (III) IV V H.T. 1 hr. N
OCCUPANCY GROUP A B ___ C D ___ E ___ (F2) G H I J
ZONING DISTRICT R ___ C ___ M-2 S ___
FIRE ZONE 1 (2) 3

NEW CONSTRUCTION

Size of new building ___ x ___ Number of Families ___
Height to highest point ___ Size of lot ___ x ___
No. of Stories ___ Material of Exterior Walls ___
Specific Use of Occupancy
State how many buildings now on lot
and give use of each
Footing Width ___ Depth in Ground ___ Width of Wall ___ Mudsill ___
Studs ___ x ___ @ ___ ctrs. Floor Joists ___ x ___ @ ___ ctrs. Ceiling Joists ___ x ___ @ ___ ctrs.
Rafters ___ x ___ @ ___ ctrs. Roof Covering ___

VALUATION OF PROPOSED WORK: $ 4865.00

Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electric wiring and elevator equipment therein or thereon.

COST OF WORK TO BE CHECKED BEFORE FINAL INSPECTION.

GENERAL INSTRUCTIONS: If the work herein described is not commenced within one hundred twenty (120) days after the issuing of this permit, or if the work is suspended or abandoned at any time after the work is commenced for a period of one hundred twenty (120) days, this permit shall expire by limitation and become null and void as provided in the Oakland Building Code.

Permission is hereby granted to do the work described in this application in accordance with the provisions of the Oakland Building Code and related ordinances.

Approved: LAWRENCE M. LANE
Building Inspector
By [signature]

TO BE SIGNED ONLY WHEN ISSUED TO OWNER.

I hereby certify that I am the applicant for a Building Permit, and that in the performance of the work for which such permit is issued, I shall not employ any person or persons in any manner so as to become subject to the provisions of the Labor Code of the State of California relating to workmens compensation insurance.

Signature of Owner [signature]

ADDITION ALTERATION REPAIR

Present use of building warehouse Families ___ Rms. ___
Proposed use of building same Families ___ Rms. ___
Size of existing building ___ x ___ Number of stories high ___
Describe briefly all proposed construction work: & replace masonry wall and cement slab floor on 3rd St. side of building

Contractor: (if any) ___ Certified Architect
Address
Phone No. ___ Licensed Civil Engineer
State License No. ___ City License No. ___

I hereby agree to save, indemnify and keep harmless the City of Oakland and its officers, employees and agents against all liabilities, judgments, costs and expenses which may in any wise accrue against the City in consequence of the granting of this permit or from the use or occupancy of any sidewalk, street or sub-sidewalk, or otherwise by virtue thereof, and will in all things strictly comply with the conditions under which this permit is granted.

x [signature]
Signature of Applicant

FORM 300-8 (4-66) **DEPARTMENT COPY**

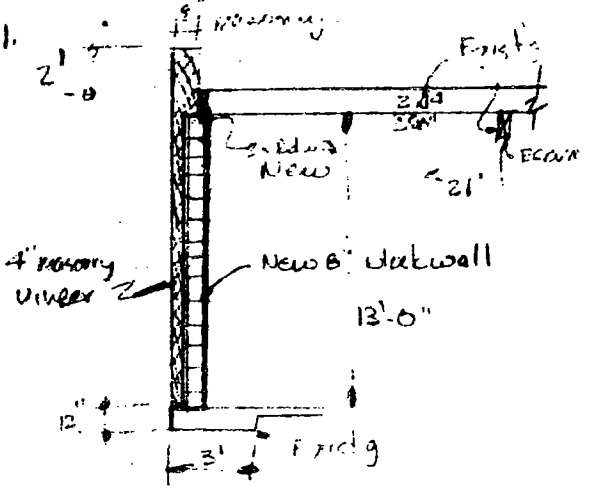
FOR INSPECTIONS TELEPHONE 273-3441

1968

LAWRENCE A. SULSER CONSULTING CIVIL ENGINEER — **CALCULATION SHEET**

Wall Calculation

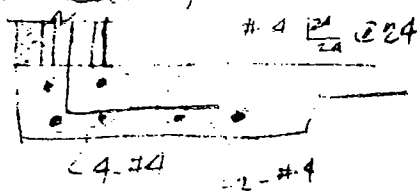
1.



Specs.
1. 8" concrete block
2. 4" brick veneer
3. W_c = 15 psf
4. Soil press: Assume 2500 psf

2. Weights: Wall 75#/sf × 13 = .975 K/'
Roof 33#/sf × 11.5 = .380 K/'
Veneer 46.5#/sf × .7 = .185 K/'
Σ = 1.540 K/' Total

3. Footing 12' wide ftg for bearing



Existing Cond. ok

PREPARED BY SLS	TITLE DESCRIPTION	DATE Aug. 68
CHECKED BY		ORDER NO. 68-159
APPROVED BY	REFERENCE	SHT. NO. 1 OF

Cancelled

640 - 2ND ST.

FOR OFFICE USE ONLY

BUILDING INSPECTION, CITY OF OAKLAND
WRITE IN INK — PRESS HARD

HOUSING DIVISION
FIRE MARSHAL APPROVAL
SPECIAL ACTIVITY PERMIT NO.
MOVING PERMIT NO.
PORT OF OAKLAND APPROVAL
PLUMBING PERMIT NO.
HEALTH DEPT. APPROVAL
B OF E & A ITEM NO.
H & A & B RES. NO.
ZONING OR PLANNING NO. A30 - AP
(Bus. Indust. Central. Service w/classroom (illustrative) per plan 8/12/76

DATE FILED
DATE ISSUED
PERMIT NO. C91298

APPLICATION FOR PERMIT TO:
ALTER ___ ADD TO ___ NEW CONSTR. ___
REPAIR ___ WRECK ___ OTHER ___

JOB LOCATION 640 - 2nd Street Oakland Ca
OWNER'S NAME Mr. Richard Arnold
OWNER'S ADDRESS 301 Jefferson St. Oakland
OWNER'S PHONE NO.
FIELD CHECK BY ___ DATE ___
Approved YES ___
REMARKS (conditions noted) ___

$ 4000	S. S. Tax $
	SMIP $ .90
	Address Fee $
	General Fee $ 42.–
	Checking Fee $ 25.20
ADDITIONAL COST:	TOTAL FEES $ 67.70
$	Add'l Fee $
	Add'l
Date	Checking Fee $
	Add'l SMIP $
TOTAL VALUE:	
$	TOTAL FEES $

PLAN FILED Yes ✓ No ___ SURVEYS FILED Yes ___ No ✓
MAP NO. 108 TRACT NAME/NO. ___
TYPE OF BUILDING I II (III) IV V H.T. 1 hr. (N)
OCCUPANCY GROUP A B C D E F2 G H I J
ZONING DISTRICT R ___ C ___ M-30 S ___
FIRE ZONE 1 (2) 3

NEW CONSTRUCTION

Size of new building ___ x ___
Height to highest point ___
No. of Stories ___
Specific type of Occupancy ___
State how many buildings now on lot and give use of each ___
Number of Families ___
Size of Lot ___ x ___
Material of Exterior Walls ___
Footing Width ___ Depth in Ground ___ Width of Wall ___ Mudsill ___
Studs ___ x ___ @ ___ ctrs. Floor Joists ___ x ___ @ ___ ctrs. Ceiling Joists ___ x ___ @ ___ ctrs.
Rafters ___ x ___ @ ___ ctrs. Roof Covering ___

VALUATION OF PROPOSED WORK: $ ___
Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electric wiring and elevator equipment therein or thereon.

COST OF WORK TO BE CHECKED BEFORE FINAL INSPECTION.

Permission is hereby granted to do the work described in this application in accordance with the provisions of the Oakland Building Code and related ordinances.

Approved: JAMES W. BARTHMAN
Chief Building Inspector
By ___

ADDITION (ALTERATION) REPAIR

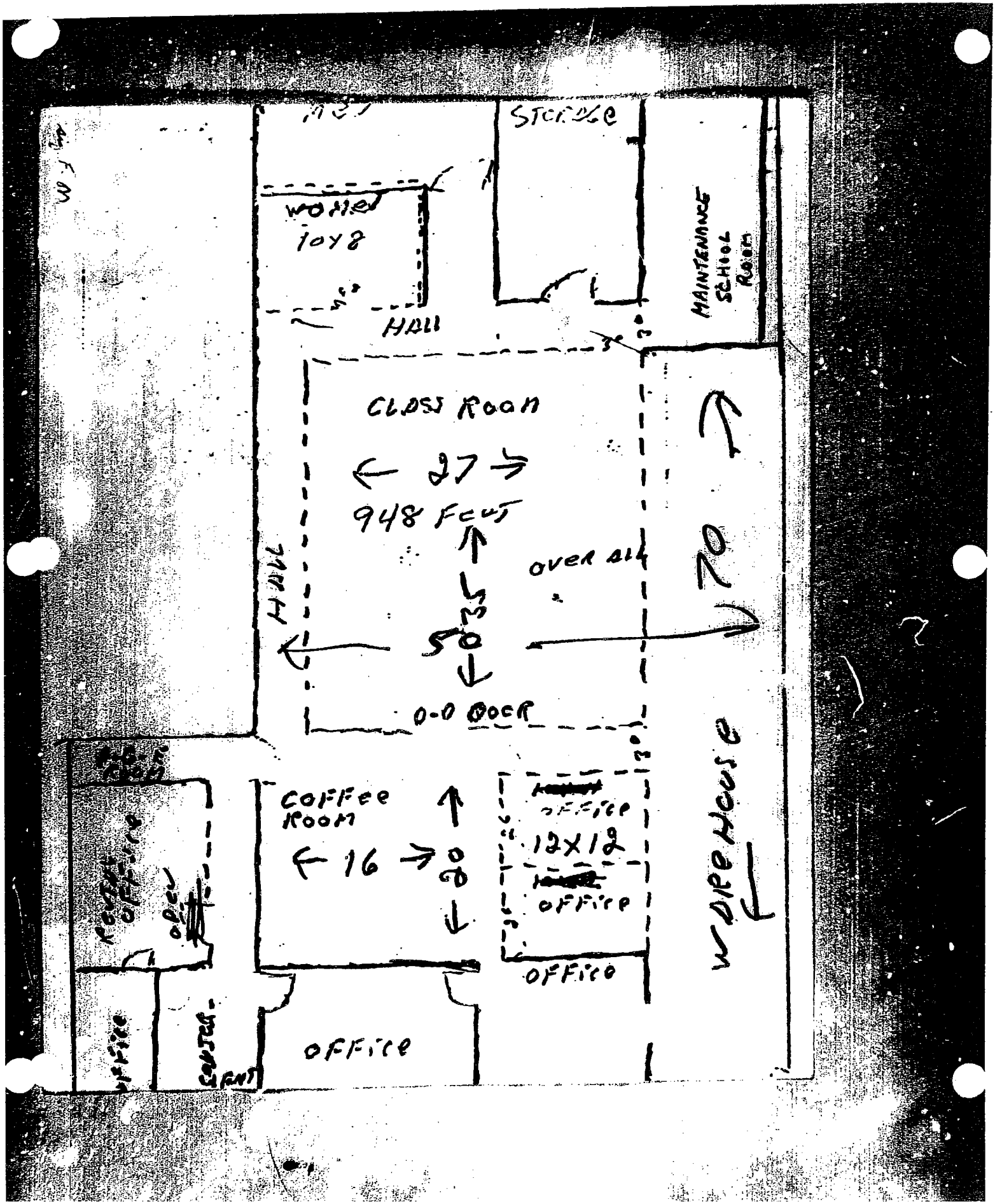
Present use of building OFFICE WAREHOUSE Families ___ Rms. ___
Proposed use of building OFFICE WAREHOUSE Families ___ Rms. ___
Size of existing building ___ x ___ Number of stories high 1
Describe briefly all proposed construction work:
Install partition walls for classroom
[illegible]
[illegible]

TO BE SIGNED ONLY WHEN ISSUED TO OWNER.
I hereby certify that I am the applicant for a Building Permit and that in the performance of the work for which such permit is issued I will not employ any person or persons in any manner so as to become subject to the provisions of the Labor Code of the State of California relating to workmens compensation insurance.
Signature of Owner

CONSTRUCTION LENDER
(If none, write none)
Name
Branch
Street Address
City

Contractor JIM CARTER CONTRACTING — Certified Architect
832-8727
Licensed Civil Engineer
[illegible]

FORM 330-8 (REV. 8-73) DUPLICATE COPY


STORAGE
WORKED
10x8
HALL
MAINTENANCE
SCHOOL
ROOM
CLOSS ROOM
27
948 FEET
HALL
OVER ALL
70
50
O-O DOOR
COFFEE
ROOM
16
OFFICE
12X12
OFFICE
OFFICE
OFFICE
OFFICE

FORMS OK

3-30-77
Partial Gypboard [illegible]

FIREPLACE OK

WIRE (EXT.) OK

LATH (INT.) OK

ROUGH OK 4-1-77 [illegible]

GYPSUM BD. OK 4-4-77 [illegible]

FINAL OK 8-17-77 [illegible]

640 2nd St

FOR OFFICE USE ONLY

HOUSING DIVISION
FIRE MARSHAL APPROVAL
SPECIAL ACTIVITY PERMIT NO.
MOVING PERMIT NO.
PORT OF OAKLAND APPROVAL
PLUMBING PERMIT NO.
HEALTH DEPT. APPROVAL
B OF E & A ITEM NO.
H A & A S.RES. NO.
ZONING OR PLANNING NO. M-30
approved per AP - Motraelle 3/30/77

BUILDING INSPECTION — CITY OF OAKLAND
WRITE IN INK - FILL ALL COPIES

DATE FILED
DATE ISSUED
Inspected
PERMIT NO. C95112

APPLICATION FOR PERMIT TO:
ALTER X ADD TO NEW CONST.
REPAIR WRECK OTHER
JOB LOCATION
OWNER'S NAME
OWNER'S ADDRESS
OWNER'S PHONE NO.
FIELD CHECK BY DATE
Approved YES
REMARKS (conditions noted)

VALUE:
S. S. Tax $
SMIP $ .50
$ 1600.—
Address Fee $
General Fee $ 15.—
Checking Fee $

ADDITIONAL COST:
$
TOTAL FEES $ 15.50
Add'l Fee $
Add'l
Date
Checking Fee $
Add'l SMIP $

TOTAL VALUE:
$
TOTAL FEES $

Attached
PLAN FILED Yes ✓ No
SURVEYS FILED Yes No ✓
MAP NO. 108
TRACT NAME/NO.
TYPE OF BUILDING I II (III) IV V H.T. I hr. N
OCCUPANCY GROUP A B C D E (F) G H I J
ZONING DISTRICT R C M30 S
FIRE ZONE 1 (2) 3

ADDITION (ALTERATION) REPAIR

NEW CONSTRUCTION

Size of new building x
Height to highest point
No. of Stories
Specific type of Occupancy
State how many buildings now on lot and give use of each
Number of Families
Size of Lot x
Material of Exterior Walls
Footing Width Depth in Ground Width of Wall Mudsill
Studs x @ ctrs. Floor Joists x @ ctrs. Ceiling Joists x @ ctrs.
Rafters x @ ctrs. Roof Covering

VALUATION OF PROPOSED WORK: $

Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electric wiring and elevator equipment therein or thereon.

COST OF WORK TO BE CHECKED BEFORE FINAL INSPECTION.

Permission is hereby granted to do the work described in this application in accordance with the provisions of the Oakland Building Code and related ordinances.

Approved: JAMES W. EARTHMAN
Chief Building Inspector
By

Present use of building Office Warehouse Families 0 Rms.
Proposed use of building 4 Families 0 Rms.
Size of existing building x Number of stories high 1
Describe briefly all proposed construction work: TO COMPLETE WORK STARTED UNDER PERMIT C91298 UNDER PREVIOUS CONTRACTOR

TO BE SIGNED ONLY WHEN ISSUED TO OWNER

I hereby certify that I am the applicant for a Building Permit and that in the performance of the work for which said permit is issued, I will ...

Contractor's License

Name
Street Address

Contractor (if any) Certified Architect
Address
Phone No. Licensed Civil Engineer
State License No. City License No.

... the City of Oakland and its officers, employees ... and will in all things strictly comply with the ...

Signature of Applicant

PTS100-02E UPDATE/QUERY PROJECT INFORMATION 1/05/06 14:41:09

Applic#* X9600652
Type: 1 Filed: 08/14/96 Disp: I ISSUED 08/14/96

Util Co. Job #:
Accounting #:

USA #: 217724
Utility Fund #:

F3=Ext F12=Page 1 F24=Com ENTER=Next Selection

PTS100-01 UPDATE/QUERY PROJECT INFORMATION 1/05/06 14:40:28

Applic#* ENMI04540 Type: 2
Date Filed: 10/25/04 Disposition:

		NUMBER	STREET NAME	SUFFIX*	SUITE	ASSESSOR PARCEL#
Site addr:	1)	638	2ND	ST		001 -0125-001-00
	2)					
	3)					

Prcl Cond: X Cond Aprvl: Viol:
Proj Descr: Install 3 backflow devices inside city r.o.w. for tree wells

Insp Div: ENG-SVCS Dist:

	Lic#	Phone#	Applicant
Track:			
Owner:	CARDANAL PARTNERS LLC		
Contractor:			
Arch/Engr:			
Agent:	FORTUNO, CESAR	(510)238-6347	X

No Fee:
Applicant Addr:
City/State: Zip: Wrkrs Comp* NA
Other Related Applic#s: P0403166

F3=Ext F23=Dsc F24=Com

PTS106-01 APPLICATION LOCATION CROSS REFERENCE 1/05/06 14:40:39
Next Option: 113

Nbr: 600 Street: 2ND Sfx* ST
or Parcel#: Active Only? Y/N N Appl Type* ____

	----------ADDRESS----------				T		
or	Street Name	Sfx	Parcel Nbr	Applic#	P	Disposition	Pln
638	2ND	ST	001 -0125-001-00	X0500685	2		0
Desc: place joint pole blanket/bulk request							
_ 638	2ND	ST	001 -0125-001-00	ZC053251		G 11/16/05	0
Desc: Light manufacturing of chocolate products							
_ 679	2ND	ST	001 -0119-003-00	X0400770	1	A 03/26/04	0
Desc: SOIL BORING FOR GEOTECHNICAL INVESTIGATION IN THE PARKING LA							
_ 679	2ND	ST	001 -0119-003-00	X0400775	2		0
Desc: relocate/adjust water meter for trail proj G134010							
_ 689	2ND	ST		P8803697	2	F 10/28/88	0
Desc: GAS TEST							
_ 689	2ND	ST		X9700027	2	A 01/13/97	0
Desc: place telephone handhole and connect to existing duct system							
_ 700	2ND	ST		X0101383	2	A 09/06/01	0
Desc: place conduit, cable & sidewalk boxes							
_ 700	2ND	ST		X9900601	2	A 08/25/99	0
Desc: install remote monitor unit. off 2nd street.							+

F1=Hlp F3=Ext F4=More/Less F5=Chg F12=Prv Page: 1

PTS106-01 APPLICATION LOCATION CROSS REFERENCE 1/05/06 14:40:39
Next Option: 113

Nbr: 600 Street: 2ND Sfx* ST
or Parcel#: _____ Active Only? Y/N N Appl Type* ____

	ADDRESS Nbr	Street Name	Sfx	Parcel Nbr	Applic#	T	P	Disposition	Pln
	626	2ND	ST		X9600652	1	I	08/14/96	0
	Desc: test bores								
_	634	2ND	ST		B9802070	5	F	10/05/98	9
	Desc: create music studio in existing comm. space.								
_	634	2ND	ST		E9801795	5	F	10/01/98	0
	Desc: electrical upgrade for a retail store.##### add 400 amp serv								
_	634	2ND	ST		E9802703	5	AX	04/29/99	0
	Desc: electrical upgrade for a retail store.								
_	634	2ND	ST		M9800958	5	F	09/29/98	2
	Desc: AC unit on roof, ventalation unit, two duct syastems.								
_	636	2ND	ST		X0300734	2	A	08/21/03	0
	Desc: repl pole								
_	638	2ND	ST	001 -0125-001-00	ENMI04540	2			0
	Desc: Install 3 backflow devices inside city r.o.w. for tree wells								
_	638	2ND	ST	001 -0125-001-00	P0403166	5	I	10/29/04	0
	Desc: Install 3 backflow devices for tree wells								+

F1=Hlp F3=Ext F4=More/Less F5=Chg F12=Prv Page: 1

Plumbing Permit

PTS100-02D UPDATE/QUERY PROJECT INFORMATION 1/05/06 14:43:25

Applic#* P0403166
Type: 5 Filed: 10/25/04 Disposition: I ISSUED 10/29/04 No Exp:
Plans: 0 Survey: Soil Rpt: Calcs E: S: Priority:
Est Cost: 0 Rev Cost: 0 New Cost: 0

	-------EXISTING--------	--------PROPOSED--------
Nbr of Bldgs on Lot:	00	00
Nbr of Dwelling Units:	0000	0000
Nbr of Stories:	000	000
Construction Type*		3N
Occupancy Codes*		M
Building Use*		46 RETAIL SALES
Zoning*		

Perm Plan: Sign Type: Bldg Sq Ft: Posting Date:
EQ Repair: Bdrm Count: Address Fee: URM: Sprnk*
Outsd-PC: Tenant Impr: Pest Control: Fire Damg: Invstg: No Fee:
OTC: X Outsd-EC: No Fld-Chk: Cnt-Revw: MFG: Parallel:

F3=Ext F12=Page 1 F24=Com ENTER=Next Selection

PTS100-02E UPDATE/QUERY PROJECT INFORMATION 1/05/06 14:43:43

Applic#* X0500685
Type: 2 Filed: 07/11/05 Disp:

Util Co. Job #:
Accounting #:

USA #:
Utility Fund #:

F3=Ext F12=Page 1 F24=Com ENTER=Next Selection

City of Oakland
Oakland Fire Department
Fire Prevention Bureau

250 Frank Ogawa Plaza, Suite 3341
Oakland, CA 94612-2032
(510) 238-3851 - VOICE
(510) 238-6739 – FAX
(510) 238-6384 – TTY/TDD

FACSIMILE

To: Olivia P. Jacobs — **From:** Vikkar Jain (510-238-7491)

Fax: Clean water Group 282-2823 — **Phone:**

Date: 1/10/06 — **Pages:** 7 (including cover)

Re: 604 – 640 2nd St. 202 – 234 Grove St./MLK Jr. Way — **CC:**

☐ Urgent ☐ For Review ☐ Please Comment ☐ Please Reply

Comments:

We have only one file in the above address ranges.

This file has only 6 pages so I am faxing all of them to you.

BILLING ADJUSTMENT FORM

Billing Acct.#
- [X] Generator . . . H A7143
- [ ] HMMP L
- [ ] UST . . . . . T

Date: 11/1/94
HazMat StID#: 3520
Caller: _____ Phone: 465-8700
Company Name: Innovisions
Site Address: 204 M.L.K. Way Oak City 94607 Zip
Requested Changes: Inactivate / File.
See Inspection Report 10/27/94
Initials: KA

[X] Rescind Bill with explanation and date (if available):
- [X] Generator Not Hazwaste Generator
- [ ] HMMP (AB2185) _____
- [ ] UST _____

[ ] Continue Billing With Following Changes:

	From:	To:
[ ] Change number of EMPLOYEES		
[ ] Change number of TANKS		

- [ ] HMMP (AB2185)
- [ ] Updated information

Business Name _____ Phone: _____

SITE Address _____ City _____ Zip _____

BILLING Address _____ City _____ Zip _____

Inspector: Paul Mueggler Date: 11/1/94

[ ] Sent to Billing on __/__/__

Rev 4/91 Mac-BillAdj-2

94 OCT 31 PM

Oct. 31, 1994

To: Alameda County Environmental Health
Hazardous Materials Division
1131 Harbor Bay Pkwy. Rm. 250
Alameda CA 94502-6577
Attn: Accounts Payable

From: Innovissions Acct. 3520

Our place of business was visited October 31st by Inspector Mengillon who confirmed that we are no longer a print shop. With this confirmation we stopped payment on Check No. 2121 for $191.00

We are no longer on your file as a generator of toxic waste business.

Please don't attempt to deposit check # 2121.

Thank you

Joan Warnock

INNOVISIONS 204 M.L. King Jr. Way Oakland, CA 94607-3516 (510) 465-8700 FAX (510) 465-1328

ALAMEDA COUNTY ENVIRONMENTAL HEALTH / HAZARDOUS MATERIALS DIVISION
1131 HARBOR BAY PKWY., RM. 250, ALAMEDA, CA 94502-6577 (510)567-6700 FAX (510) 337-9355

HAZARDOUS WASTE GENERATOR INSPECTION REPORT

STID #: 3520 FACILITY NAME: Innovisions PG. 1 OF 1

SUPPLEMENTAL FORM 2011 Martin L. King Way, Oak 94607

Facility has not generated waste. Printing has stop about 1 1/2 ago. Main business/operation is a printing broker, where other printing business are used. Printing equipment to be sold as well as business in the near future.

Facility to be deleted/inactivated from generator inventory.

PRINT NAME:

INSPECTED BY: [signature]

SIGNATURE: [signature]

DATE: 10/27/94

CIIN/SUPP RPT(REV /94) JNS/BCO

ALAMEDA COUNTY, DEPARTMENT OF ENVIRONMENTAL HEALTH

Hazardous Materials Division Inspection Form

80 Swan Way, #200
Oakland, CA 94621
(415) 271-4320

Site ID# 3520 Site Name Innovisions Today's Date 8/22/91

Site Address 204 M.L.King Jr. Way. EPA ID# _____

City Oakland Zip 94607 Phone 465-8700

MAX Amt. Stored > 500lbs/55g/200cf? Y N
Hazardous Waste generated per month? _____

Inspection Categories:
- X I. Haz. Mat/Waste GENERATOR/TRANSPORTER
- ___ II. Business Plans, Acute Hazardous Materials
- ___ III. Underground Tanks

The marked items represent violations of the Calif. Administration Code (CAC) or the Health & Safety Code (HS&C)

I.A GENERATOR (Title 22)

Manifest	___ 1. Waste ID	▾ 66471
	___ 2. EPA ID	66472
	___ 3. > 90 days	66508
	___ 4. Label dates	66508
	___ 5. Biennial	66493
	___ 6. Records	66492
	___ 7. Correct	66484
	___ 8. Copy sent	66492
	___ 9. Exception	66484
	___ 10. Copies Rec'd	66492
Misc.	___ 11. Treatment	66371
	___ 12. On-site Disp. (H.S.&C.)	26189.5
	___ 13. Ex Haz. Waste	66570
Prevention	___ 14. Communications	67121
	___ 15. Aisle Space	67124
	___ 16. Local Authority	67126
	___ 17. Maintenance	67120
	___ 18. Training	67105
Contin. gency	___ 19. Prepared	67140
	___ 20. Name List	67141
	___ 21. Copies	67141
	___ 22. Emg. Coord. Trng.	67144
Containers, Tanks	___ 23. Condition	67241
	___ 24. Compatibility	67242
	___ 25. Maintenance	67243
	___ 26. Inspection	67244
	___ 27. Buffer Zone	67246
	___ 28. Tank Inspection	67259
	___ 29. Containment	67245
	___ 30. Safe Storage	67261
	___ 31. Freeboard	67257

I.B TRANSPORTER (Title 22)

	___ 32. Applic./Insurance	66428
	___ 33. Comp. Cert./CHP Insp.	66448
	___ 34. Containers	66465
Manifest	___ 35. Vehicles	66465
	___ 36. EPA ID #s	66531
	___ 37. Correct	66541
	___ 38. HW Delivery	66543
	___ 39. Records	66544
Cont'rs	___ 40. Name/ Covers	66545
	___ 41. Recyclables	66800

Comments:

This a 1-person printing shop with 2 presses. Hazardous Waste produced are:
1) Ink sludges (5 lb/year) - Thr
2) spent etching solutions (containing cyanide.)
3) Cleaning paper, towels & rags from presses
All materials are currently thrown in dumpster.
Please do the following:
1) Begin collecting all hazardous waste in separate drums that are sealed. Put labels on each container showing date of initial accumulation, "hazardous waste", and contents.
2) Obtain an EPA ID#
3) Keep records of all haz. waste disposal for at least 3 years on-site.
4) Obtain MSDS sheets for all chemicals used (Recomended.)
5) Do not store hazardous ~~material~~ waste for more than 1 year
Consider using a rag-service for cleaning instead of paper to reduce waste stream

Rev 6/88

Contact: _____

Title: Partner Inspector: Cathy Gates

Signature: James F. Haycock Signature: Cathy Gates

ALAMEDA COUNTY HEALTH CARE SERVICES AGENCY
DEPARTMENT OF ENVIRONMENTAL HEALTH
HAZARDOUS MATERIALS DIVISION

80 SWAN WAY, ROOM 200
OAKLAND, CA 94621
#415/271-4320

FACILITY QUESTIONNAIRE

GENERAL INFORMATION

1. Establishment Name: INNOVISIONS
2. Site Address: 204 Martin Luther King Jr Way
   City Oakland Zip 94607
3. Mailing Address (if different): _____
   City _____ Zip _____
4. Contact Person: JOAN WARNOCK Phone: 465-8700
5. Owner Name: Hanne Selbach / Joan Warnock Owner Phone: 465-8771
6. Name of Previous Owner: Copier Equipment bought from Chuck Corall PIP Printing, Hayward
7. Date you assumed business: Feb. 1991
8. Std. Industrial Classification (SIC) _____
9. Type of Business: Quick Printing
10. Number of Employees: Ø
11. EPA ID #: _____

PERMITS

Check if you have permits from any of the following:

Local Agencies

12. [ ] Local Sewer District (industrial waste discharges)
    Name of District _____
13. [ ] City or Local Fire Dept. (Underground tanks, storage)
    Name of City or Dept. _____
    Type of Permit _____
14. [ ] Alameda County Dept. of Health (Underground tanks)
15. [ ] S.F. Regional Water Quality Management District
16. [ ] Bay Area Air Quality Management District

CALIFORNIA Department of Health Services:

17. [ ] Treatment, Storage, Disposal Facility
18. [ ] Hazardous Waste Hauler

County Use Only

#3520 Site ID
[ ]1 Entry [ ]2

OTHER

Please check if the following applies at your facility:

19. [ ] Acutely hazardous materials are handled (Attachment 1)
20. [ ] More than 500 lbs, 55 gal. or 200 cu. ft. of hazardous materials are handled (per year?) (See attachment 2)
21. [ ] Hazardous materials are contained in underground tanks or sumps.
22. [ ] You have submitted a business plan to the Alameda County Division of Hazardous Materials under California Health & Safety Code, Chapter 6.95.

23. Which of the following categories of hazardous materials are handled at your facility:
[X] Toxic [ ] Corrosive [ ] Flammable [ ] Reactive

24. LIST OF CHEMICALS HANDLED

Please list the County Inventory Numbers (CIN) or Chemical Abstract Service (CAS) numbers of any of the hazardous chemicals that you handle. CIN numbers have been assigned to the more commonly used hazardous chemicals. If CAS numbers are used, please precede each number with an asterisk (*).

Ink Sludge						
Spent Etching Solution						
Cleaning towels, papers.						

CERTIFICATION

I hereby certify that the information on this form is, to the best of my knowledge, true and complete.

25. Joan E Warnock
Signature

JOAN E. WARNOCK
Typed or Printed Name

26. Partner
Title

August 22 1991
Date

Please return completed form to: Department of Environmental Health
Hazardous Materials Division

3/88
mam

APPENDIX I

CLEARWATER
GROUP
Environmental Services

February 22, 2006

Mr. Malcolm Leader-Picone
Bartlett Leader-Picone & Young LLP
2201 Broadway, Suite 803
Oakland, CA 94612

RE: Results of Site Walk (Includes Line Location, Pipe Location Measurements and Underground Storage Tank (UST) Sampling Event – January 5, 2006 and Follow-up UST sampling Event on February 21, 2006.

Client: Daniel Altwarg c/o Markus Supply
Assessor's Parcel # 001-0125-001 Oakland, CA 94607

Dear Sir,

On January 5, 2006 Clearwater Group (Clearwater) conducted a site inspection at the property of Mr. Daniel Altwarg, Assessor's Parcel # 001-0125-001, Oakland CA.

Purpose
The main purpose for this inspection was to line locate for a second (previously documented) UST fillport that had been covered during a recent sidewalk re-surfacing job. Once identified the objective was to measure its exact location, referenced on vent pipes and other property improvements and use spray paint to mark the fillport location in order to concrete core and expose it at a later time.

Inspection Results
The covered fillport (shown on Figure 1 as fillport 2) was located using a magnetic line locating wand and marked on the sidewalk with white paint. During the inspection, four additional concrete "sewer" covers were identified further northwest in the sidewalk along Second Street towards Martin Luther King Way. After closer inspection it was determined that two of them were six-inch sewer cleanouts. Of the remaining two covers, one was sealed shut (and so tight) as to render it unable to be opened. The other cover was opened and determined to be a four-inch fillport. A steel tape was placed down the fillport and when it was removed it was coated with a black oily substance with a distinct "shoe polish" odor. A sample of the substance was obtained with a clean glass jar and sent to Kiff Analytical LLC for chemical analysis (EPA 8260 Volatile Organic Compounds; EPA 8270 Semi-Volatile Compounds). Please find Kiff Report #47803 attached.

Results of Chemical Analysis
The main compounds identified in the product sample are summarized in the table below.

Analyte	Concentration (ug/L)	Analyte	Concentration (mg/kg)
EPA 8260		*EPA 8270*	
P,M-Xylene	26,000	Naphthalene	1,200
O-Xylene	15,000	2-Methylnaphthalene	2,500
Isopropyl benzene	8,600	1-Methylnaphthalene	1,800
n-Propylbenzene	12,000	Fluorene	280
1,3,5-Trimethylbenzene	150,000	Phenanthrene	170
1,2,4-Trimethylbenzene	560,000		
Sec-Butylbenzene	31,000		
p-Isopropyltoluene	130,000		
n-Butylbenzene	100,000		
Naphthalene	770,000		

As indicated in the table above, naphthalene, phenanthrene and fluorine were all detected in the product sample. Based on this chemical data, the physical properties of the substance and research conducted, we believe that the sample is a type of *coal tar creosote.* The analytical laboratory reports are attached.

Follow up UST Sampling Event - February 21, 2006

On February 21, 2006, Clearwater remobilized to the subject property to attempt to open the possible fillport that was sealed shut. The cap was opened and it was confirmed to be a fillport for a UST. A bailer was sent down the fillport and when retrieved it was covered in a black oily substance similar (in odor, color and viscosity) to the coal tar creosote sampled from fillport 3. A sample of the oily substance from this UST was taken and submitted to Kiff Analytical LLC for chemical analysis (EPA 8260 Volatile Organic Compounds; EPA 8270 Semi-Volatile Compounds). Sample results are still pending. This fillport has been designated fillport 4.

Recommendations

Clearwater would recommend the following tasks be conducted:

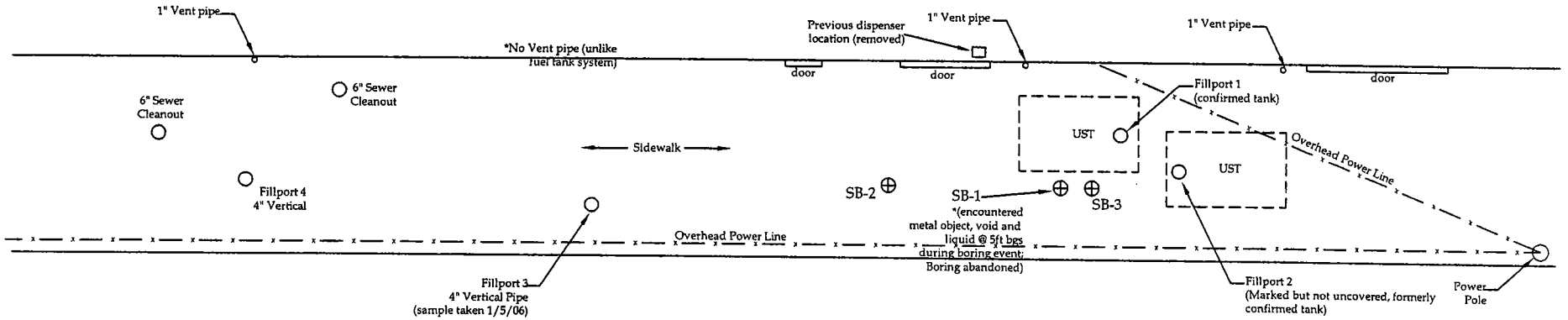
- A ground penetrating radar (GPR) scan be conducted at the property on the sidewalk of Second Street from Grove Street /MLK Way to Jefferson Street in order to provide further information on the dimensions of the known USTs and the possible presence of additional unknown USTs.

Regards,
Clearwater Group

Matthew Ryder-Smith
Project Manager

Attachments:
Figure 1 – Sidewalk Detail Map – Portion of 600-650 Block on 2nd Street, Oakland CA;
Kiff Analytical Laboratory Report #47803

Markus Supply
Building



2nd Street

KEY:
⊕ Boring (locations approximate) for samples taken in 1996

*Notes: 1. UST locations approximated by known locations of fillports and ventpipes
2. Orientation of tanks is not known.
3. Features plotted approximately and not to scale.

Scale 1" = 15'

N

0 15 30
APPROXIMATE SCALE IN FEET

SIDEWALK DETAIL MAP PORTION OF 600-650 BLOCK ON 2nd STREET
APN 001-125-001, Oakland, California

CLEARWATER GROUP

Project No.	Figure Date	Figure
GB001B	2/28/06	1

KIFF Analytical LLC

Report Number : 47803
Date : 01/17/2006

Matthew Ryder-Smith
Clearwater Group, Inc.
229 Tewksbury Avenue
Point Richmond, CA 94801

Subject : 1 Liquid Sample
Project Name : Altwarg - Cardanal Partners LLC
Project Number : GB001A

Dear Mr. Ryder-Smith,

Chemical analysis of the samples referenced above has been completed. Summaries of the data are contained on the following pages. Sample(s) were received under documented chain-of-custody. US EPA protocols for sample storage and preservation were followed.

Kiff Analytical is certified by the State of California (# 2236). If you have any questions regarding procedures or results, please call me at 530-297-4800.

Sincerely,

Joel Kiff

KIFF Analytical LLC

Report Number : 47803
Date : 01/17/2006

Subject : 1 Liquid Sample
Project Name : Altwarg - Cardanal Partners LLC
Project Number : GB001A

Case Narrative

EPA 8260B results may be biased low for this sample. The sample did not dissolve significantly in the extraction solvent.

Approved By: Joel Kiff

2795 2nd St, Suite 300 Davis, CA 95616 530-297-4800

KIFF Analytical LLC

Report Number : 47803
Date : 01/17/2006

Sample : **GB001A - Product Sample**
Project Name : **Altwarg - Cardanal Partners**
Project Number : **GB001A** Lab Number : 47803-01 Date Analyzed : 01/11/06
Matrix : Liquid Sample Date : 01/05/2006 Analysis Method: EPA 8260B

Parameter	Measured Value	MRL [1]	Units
Dichlorodifluoromethane	< 4000	4000	ug/L
Chloromethane	< 4000	4000	ug/L
Vinyl Chloride	< 4000	4000	ug/L
Bromomethane	< 4000	4000	ug/L
Chloroethane	< 4000	4000	ug/L
Trichlorofluoromethane	< 4000	4000	ug/L
1,1-Dichloroethene	< 4000	4000	ug/L
Methylene Chloride	< 4000	4000	ug/L
trans-1,2-Dichloroethene	< 4000	4000	ug/L
1,1-Dichloroethane	< 4000	4000	ug/L
2,2-Dichloropropane	< 4000	4000	ug/L
cis-1,2-Dichloroethene	< 4000	4000	ug/L
Chloroform	< 4000	4000	ug/L
omochloromethane	< 4000	4000	ug/L
1,1,1-Trichloroethane	< 4000	4000	ug/L
1,1-Dichloropropene	< 4000	4000	ug/L
1,2-Dichloroethane	< 4000	4000	ug/L
Carbon Tetrachloride	< 4000	4000	ug/L
Benzene	< 4000	4000	ug/L
Trichloroethene	< 4000	4000	ug/L
1,2-Dichloropropane	< 4000	4000	ug/L
Bromodichloromethane	< 4000	4000	ug/L
Dibromomethane	< 4000	4000	ug/L
cis-1,3-Dichloropropene	< 4000	4000	ug/L
Toluene	< 4000	4000	ug/L
trans-1,3-Dichloropropene	< 4000	4000	ug/L
1,1,2-Trichloroethane	< 4000	4000	ug/L
1,3-Dichloropropane	< 4000	4000	ug/L
Tetrachloroethene	< 4000	4000	ug/L
Dibromochloromethane	< 4000	4000	ug/L
1,2-Dibromoethane	< 4000	4000	ug/L
Chlorobenzene	< 4000	4000	ug/L
1,1,1,2-Tetrachloroethane	< 4000	4000	ug/L
Ethylbenzene	< 4000	4000	ug/L
P,M-Xylene	**26000**	8000	ug/L
O-Xylene	**15000**	4000	ug/L
Styrene	< 4000	4000	ug/L
Isopropyl benzene	**8600**	4000	ug/L

Parameter	Measured Value	MRL [1]	Units
Bromoform	< 4000	4000	ug/L
1,1,2,2-Tetrachloroethane	< 8000	8000 (2)	ug/L
1,2,3-Trichloropropane	< 25000	25000 (2)	ug/L
n-Propylbenzene	**12000**	4000	ug/L
Bromobenzene	< 4000	4000	ug/L
1,3,5-Trimethylbenzene	**150000**	4000	ug/L
2+4-Chlorotoluene	< 10000	10000 (2)	ug/L
tert-Butylbenzene	< 4000	4000	ug/L
1,2,4-Trimethylbenzene	**560000**	4000	ug/L
sec-Butylbenzene	**31000**	4000	ug/L
p-Isopropyltoluene	**130000**	4000	ug/L
1,3-Dichlorobenzene	< 4000	4000	ug/L
1,4-Dichlorobenzene	< 4000	4000	ug/L
n-Butylbenzene	**100000**	4000	ug/L
1,2-Dichlorobenzene	< 4000	4000	ug/L
1,2-Dibromo-3-chloropropane	< 4000	4000	ug/L
1,2,4-Trichlorobenzene	< 4000	4000	ug/L
Hexachlorobutadiene	< 4000	4000	ug/L
Naphthalene	**770000**	4000	ug/L
1,2,3-Trichlorobenzene	< 4000	4000	ug/L

Dibromofluoromethane (Surr)	109	% Recovery
1,2-Dichloroethane-d4 (Surr)	98.7	% Recovery
Toluene-d8 (Surr)	96.7	% Recovery
4-Bromofluorobenzene (Surr)	104	% Recovery

MRL = Method reporting limit
2) MRL raised due to interference

Approved By: Joel Kiff

2795 2nd St., Suite 300 Davis, CA 95616 530-297-4800

Report Number : 47803

Date : 01/17/2006

QC Report : Method Blank Data

Project Name : **Altwarg - Cardanal Partners LLC**

Project Number : **GB001A**

Parameter	Measured Value	Method Reporting Limit	Units	Analysis Method	Date Analyzed
Dichlorodifluoromethane	< 0.50	0.50	ug/L	EPA 8260B	01/10/2006
Chloromethane	< 0.50	0.50	ug/L	EPA 8260B	01/10/2006
Vinyl Chloride	< 0.50	0.50	ug/L	EPA 8260B	01/10/2006
Bromomethane	< 20	20	ug/L	EPA 8260B	01/10/2006
Chloroethane	< 0.50	0.50	ug/L	EPA 8260B	01/10/2006
Trichlorofluoromethane	< 0.50	0.50	ug/L	EPA 8260B	01/10/2006
1,1-Dichloroethene	< 0.50	0.50	ug/L	EPA 8260B	01/10/2006
Methylene Chloride	< 5.0	5.0	ug/L	EPA 8260B	01/10/2006
trans-1,2-Dichloroethene	< 0.50	0.50	ug/L	EPA 8260B	01/10/2006
1,1-Dichloroethane	< 0.50	0.50	ug/L	EPA 8260B	01/10/2006
2,2-Dichloropropane	< 0.50	0.50	ug/L	EPA 8260B	01/10/2006
cis-1,2-Dichloroethene	< 0.50	0.50	ug/L	EPA 8260B	01/10/2006
Chloroform	< 0.50	0.50	ug/L	EPA 8260B	01/10/2006
Bromochloromethane	< 0.50	0.50	ug/L	EPA 8260B	01/10/2006
1,1,1-Trichloroethane	< 0.50	0.50	ug/L	EPA 8260B	01/10/2006
1,1-Dichloropropene	< 0.50	0.50	ug/L	EPA 8260B	01/10/2006
1,2-Dichloroethane	< 0.50	0.50	ug/L	EPA 8260B	01/10/2006
Carbon Tetrachloride	< 0.50	0.50	ug/L	EPA 8260B	01/10/2006
Benzene	< 0.50	0.50	ug/L	EPA 8260B	01/10/2006
Trichloroethene	< 0.50	0.50	ug/L	EPA 8260B	01/10/2006
1,2-Dichloropropane	< 0.50	0.50	ug/L	EPA 8260B	01/10/2006
Bromodichloromethane	< 0.50	0.50	ug/L	EPA 8260B	01/10/2006
Dibromomethane	< 0.50	0.50	ug/L	EPA 8260B	01/10/2006
cis-1,3-Dichloropropene	< 0.50	0.50	ug/L	EPA 8260B	01/10/2006
Toluene	< 0.50	0.50	ug/L	EPA 8260B	01/10/2006
trans-1,3-Dichloropropene	< 0.50	0.50	ug/L	EPA 8260B	01/10/2006
1,1,2-Trichloroethane	< 0.50	0.50	ug/L	EPA 8260B	01/10/2006
1,3-Dichloropropane	< 0.50	0.50	ug/L	EPA 8260B	01/10/2006
Tetrachloroethene	< 0.50	0.50	ug/L	EPA 8260B	01/10/2006
Dibromochloromethane	< 0.50	0.50	ug/L	EPA 8260B	01/10/2006
1,2-Dibromoethane	< 0.50	0.50	ug/L	EPA 8260B	01/10/2006
Chlorobenzene	< 0.50	0.50	ug/L	EPA 8260B	01/10/2006
1,1,1,2-Tetrachloroethane	< 0.50	0.50	ug/L	EPA 8260B	01/10/2006
Ethylbenzene	< 0.50	0.50	ug/L	EPA 8260B	01/10/2006
P,M-Xylene	< 1.0	1.0	ug/L	EPA 8260B	01/10/2006

Parameter	Measured Value	Method Reporting Limit	Units	Analysis Method	Date Analyzed
O-Xylene	< 0.50	0.50	ug/L	EPA 8260B	01/10/2006
Styrene	< 0.50	0.50	ug/L	EPA 8260B	01/10/2006
Isopropyl benzene	< 0.50	0.50	ug/L	EPA 8260B	01/10/2006
Bromoform	< 0.50	0.50	ug/L	EPA 8260B	01/10/2006
1,1,2,2-Tetrachloroethane	< 0.50	0.50	ug/L	EPA 8260B	01/10/2006
1,2,3-Trichloropropane	< 0.50	0.50	ug/L	EPA 8260B	01/10/2006
n-Propylbenzene	< 0.50	0.50	ug/L	EPA 8260B	01/10/2006
Bromobenzene	< 0.50	0.50	ug/L	EPA 8260B	01/10/2006
1,3,5-Trimethylbenzene	< 0.50	0.50	ug/L	EPA 8260B	01/10/2006
2+4-Chlorotoluene	< 1.0	1.0	ug/L	EPA 8260B	01/10/2006
tert-Butylbenzene	< 0.50	0.50	ug/L	EPA 8260B	01/10/2006
1,2,4-Trimethylbenzene	< 0.50	0.50	ug/L	EPA 8260B	01/10/2006
sec-Butylbenzene	< 0.50	0.50	ug/L	EPA 8260B	01/10/2006
p-Isopropyltoluene	< 0.50	0.50	ug/L	EPA 8260B	01/10/2006
1,3-Dichlorobenzene	< 0.50	0.50	ug/L	EPA 8260B	01/10/2006
1,4-Dichlorobenzene	< 0.50	0.50	ug/L	EPA 8260B	01/10/2006
n-Butylbenzene	< 0.50	0.50	ug/L	EPA 8260B	01/10/2006
1,2-Dichlorobenzene	< 0.50	0.50	ug/L	EPA 8260B	01/10/2006
1,2-Dibromo-3-chloropropane	< 0.50	0.50	ug/L	EPA 8260B	01/10/2006
1,2,4-Trichlorobenzene	< 0.50	0.50	ug/L	EPA 8260B	01/10/2006
Hexachlorobutadiene	< 0.50	0.50	ug/L	EPA 8260B	01/10/2006
Naphthalene	< 0.50	0.50	ug/L	EPA 8260B	01/10/2006
1,2,3-Trichlorobenzene	< 0.50	0.50	ug/L	EPA 8260B	01/10/2006
Dibromofluoromethane (Surr)	109		%	EPA 8260B	01/10/2006
1,2-Dichloroethane-d4 (Surr)	101		%	EPA 8260B	01/10/2006
Toluene - d8 (Surr)	98.1		%	EPA 8260B	01/10/2006
4-Bromofluorobenzene (Surr)	100		%	EPA 8260B	01/10/2006

Approved By: Joel Kiff

KIFF ANALYTICAL, LLC

2795 2nd St, Suite 300 Davis, CA 95616 530-297-4800

QC Report : Matrix Spike/ Matrix Spike Duplicate

Report Number : 47803

Date : 01/17/2006

Project Name : **Altwarg - Cardanal**

Project Number : **GB001A**

Parameter	Spiked Sample	Sample Value	Spike Level	Spike Dup. Level	Spiked Sample Value	Duplicate Spiked Sample Value	Units	Analysis Method	Date Analyzed	Spiked Sample Percent Recov.	Duplicate Spiked Sample Percent Recov.	Relative Percent Diff.	Spiked Sample Percent Recov. Limit	Relative Percent Diff. Limit
1,1-Dichloroethane	47619-04	<0.50	37.7	40.0	38.4	40.6	ug/L	EPA 8260B	1/11/06	102	101	0.516	70-130	25
Benzene	47619-04	<0.50	37.7	40.0	36.6	39.1	ug/L	EPA 8260B	1/11/06	97.1	97.8	0.716	70-130	25
1,2-Dichloroethane	47619-04	<0.50	37.7	40.0	38.1	39.9	ug/L	EPA 8260B	1/11/06	101	99.7	1.56	70-130	25
Toluene	47619-04	<0.50	37.7	40.0	34.4	36.3	ug/L	EPA 8260B	1/11/06	91.3	90.8	0.546	70-130	25
Chlorobenzene	47619-04	<0.50	37.7	40.0	35.3	37.1	ug/L	EPA 8260B	1/11/06	93.6	92.8	0.926	70-130	25

Approved By: Joel Kiff

KIFF ANALYTICAL, LLC

2795 2nd St, Suite 300 Davis, CA 95616 530-297-4800

Report Number : 47803

Date : 01/17/2006

QC Report : Laboratory Control Sample (LCS)

Project Name : **Altwarg - Cardanal**

Project Number : **GB001A**

Parameter	Spike Level	Units	Analysis Method	Date Analyzed	LCS Percent Recov.	LCS Percent Recov. Limit
1,1-Dichloroethane	36.7	ug/L	EPA 8260B	1/10/06	98.1	70-130
Benzene	36.7	ug/L	EPA 8260B	1/10/06	94.3	70-130
1,2-Dichloroethane	36.7	ug/L	EPA 8260B	1/10/06	94.4	70-130
Toluene	36.7	ug/L	EPA 8260B	1/10/06	87.6	70-130
Chlorobenzene	36.7	ug/L	EPA 8260B	1/10/06	98.2	70-130

KIFF ANALYTICAL, LLC

2795 2nd St, Suite 300 Davis, CA 95616 530-297-4800

Approved By: Joel Kiff

Calscience
Environmental
Laboratories, Inc.

January 18, 2006

Joel Kiff
Kiff Analytical
2795 2nd Street, Suite 300
Davis, CA 95616-6593

Subject: **Calscience Work Order No.: 06-01-0416**
Client Reference: Altwarg-Cardanal Partners LLC

Dear Client:

Enclosed is an analytical report for the above-referenced project. The samples included in this report were received 1/11/2006 and analyzed in accordance with the attached chain-of-custody.

Unless otherwise noted, all analytical testing was accomplished in accordance with the guidelines established in our Quality Systems Manual, applicable standard operating procedures, and other related documentation. The original report of any subcontracted analysis is provided herein, and follows the standard Calscience data package. The results in this analytical report are limited to the samples tested and any reproduction thereof must be made in its entirety.

If you have any questions regarding this report, please do not hesitate to contact the undersigned.

Sincerely,

Amanda Porter for

Calscience Environmental
Laboratories, Inc.
Stephen Nowak
Project Manager

Calscience Environmental Laboratories, Inc.

Analytical Report

Kiff Analytical
2795 2nd Street, Suite 300
Davis, CA 95616-6593

Date Received: 01/11/06
Work Order No: 06-01-0416
Preparation: EPA 3580A
Method: EPA 8270C
Units: mg/kg

Project: Altwarg-Cardanal Partners LLC

Client Sample Number	Lab Sample Number	Date Collected	Matrix	Date Prepared	Date Analyzed	QC Batch ID
GB001A-Product Sample	**06-01-0416-1**	**01/05/06**	**Oil**	**01/12/06**	**01/13/06**	**060112L10**

Parameter	Result	RL	DF	Qual	Parameter	Result	RL	DF	Qual
N-Nitrosodimethylamine	ND	100	10		Acenaphthene	ND	100	10	
Aniline	ND	100	10		2,4-Dinitrophenol	ND	1000	10	
Phenol	ND	100	10		4-Nitrophenol	ND	1000	10	
Bis(2-Chloroethyl) Ether	ND	100	10		Dibenzofuran	ND	100	10	
2-Chlorophenol	ND	100	10		2,4-Dinitrotoluene	ND	100	10	
1,3-Dichlorobenzene	ND	100	10		2,6-Dinitrotoluene	ND	100	10	
1,4-Dichlorobenzene	ND	100	10		Diethyl Phthalate	ND	100	10	
Benzyl Alcohol	ND	1000	10		4-Chlorophenyl-Phenyl Ether	ND	100	10	
1,2-Dichlorobenzene	ND	100	10		Fluorene	280	100	10	
2-Methylphenol	ND	100	10		4-Nitroaniline	ND	1000	10	
Bis(2-Chloroisopropyl) Ether	ND	100	10		Azobenzene	ND	100	10	
3/4-Methylphenol	ND	100	10		4,6-Dinitro-2-Methylphenol	ND	1000	10	
N-Nitroso-di-n-propylamine	ND	1000	10		N-Nitrosodiphenylamine	ND	1000	10	
Hexachloroethane	ND	100	10		2,4,6-Trichlorophenol	ND	100	10	
Nitrobenzene	ND	100	10		4-Bromophenyl-Phenyl Ether	ND	100	10	
Isophorone	ND	100	10		Hexachlorobenzene	ND	100	10	
2-Nitrophenol	ND	100	10		Pentachlorophenol	ND	1000	10	
2,4-Dimethylphenol	ND	100	10		Phenanthrene	170	100	10	
Benzoic Acid	ND	1000	10		Anthracene	ND	100	10	
Bis(2-Chloroethoxy) Methane	ND	100	10		Di-n-Butyl Phthalate	ND	100	10	
2,4-Dichlorophenol	ND	100	10		Fluoranthene	ND	100	10	
1,2,4-Trichlorobenzene	ND	100	10		Benzidine	ND	100	10	
Pyridine	ND	100	10		Pyrene	ND	100	10	
Naphthalene	1200	100	10		Butyl Benzyl Phthalate	ND	100	10	
4-Chloroaniline	ND	100	10		3,3'-Dichlorobenzidine	ND	100	10	
Hexachloro-1,3-Butadiene	ND	100	10		Benzo (a) Anthracene	ND	100	10	
4-Chloro-3-Methylphenol	ND	100	10		Bis(2-Ethylhexyl) Phthalate	ND	100	10	
2-Methylnaphthalene	2500	100	10		Chrysene	ND	100	10	
1-Methylnaphthalene	1800	400	10		Di-n-Octyl Phthalate	ND	500	10	
Hexachlorocyclopentadiene	ND	100	10		Benzo (k) Fluoranthene	ND	400	10	
2,4,5-Trichlorophenol	ND	100	10		Benzo (b) Fluoranthene	ND	400	10	
2-Chloronaphthalene	ND	100	10		Benzo (a) Pyrene	ND	500	10	
2-Nitroaniline	ND	1000	10		Indeno (1,2,3-c,d) Pyrene	ND	500	10	
Dimethyl Phthalate	ND	100	10		Dibenz (a,h) Anthracene	ND	500	10	
Acenaphthylene	ND	100	10		Benzo (g,h,i) Perylene	ND	500	10	
3-Nitroaniline	ND	1000	10						

Surrogates:	REC (%)	Control Limits	Qual	Surrogates:	REC (%)	Control Limits	Qual
2-Fluorophenol	0	25-121	2,1	Phenol-d6	68	24-113	
Nitrobenzene-d5	81	23-120		2-Fluorobiphenyl	120	30-115	2,1
2,4,6-Tribromophenol	75	19-122		p-Terphenyl-d14	125	18-137	

RL - Reporting Limit , DF - Dilution Factor , Qual - Qualifiers

Calscience Environmental Laboratories, Inc.

Analytical Report

Kiff Analytical		Date Received:	01/11/06
2795 2nd Street, Suite 300		Work Order No:	06-01-0416
Davis, CA 95616-6593		Preparation:	EPA 3580A
		Method:	EPA 8270C
		Units:	mg/kg

Project: Altwarg-Cardanal Partners LLC

Client Sample Number	Lab Sample Number	Date Collected	Matrix	Date Prepared	Date Analyzed	QC Batch ID
Method Blank	**096-01-011-194**	**N/A**	**Oil**	**01/12/06**	**01/13/06**	**060112L10**

Parameter	Result	RL	DF	Qual	Parameter	Result	RL	DF	Qual
N-Nitrosodimethylamine	ND	10	1		Acenaphthene	ND	10	1	
Aniline	ND	10	1		2,4-Dinitrophenol	ND	100	1	
Phenol	ND	10	1		4-Nitrophenol	ND	100	1	
Bis(2-Chloroethyl) Ether	ND	10	1		Dibenzofuran	ND	10	1	
2-Chlorophenol	ND	10	1		2,4-Dinitrotoluene	ND	10	1	
1,3-Dichlorobenzene	ND	10	1		2,6-Dinitrotoluene	ND	10	1	
1,4-Dichlorobenzene	ND	10	1		Diethyl Phthalate	ND	10	1	
Benzyl Alcohol	ND	100	1		4-Chlorophenyl-Phenyl Ether	ND	10	1	
1,2-Dichlorobenzene	ND	10	1		Fluorene	ND	10	1	
2-Methylphenol	ND	10	1		4-Nitroaniline	ND	100	1	
Bis(2-Chloroisopropyl) Ether	ND	10	1		Azobenzene	ND	10	1	
3/4-Methylphenol	ND	10	1		4,6-Dinitro-2-Methylphenol	ND	100	1	
N-Nitroso-di-n-propylamine	ND	100	1		N-Nitrosodiphenylamine	ND	100	1	
Hexachloroethane	ND	10	1		2,4,6-Trichlorophenol	ND	10	1	
Nitrobenzene	ND	10	1		4-Bromophenyl-Phenyl Ether	ND	10	1	
Isophorone	ND	10	1		Hexachlorobenzene	ND	10	1	
2-Nitrophenol	ND	10	1		Pentachlorophenol	ND	100	1	
2,4-Dimethylphenol	ND	10	1		Phenanthrene	ND	10	1	
Benzoic Acid	ND	100	1		Anthracene	ND	10	1	
Bis(2-Chloroethoxy) Methane	ND	10	1		Di-n-Butyl Phthalate	ND	10	1	
2,4-Dichlorophenol	ND	10	1		Fluoranthene	ND	10	1	
Pyridine	ND	10	1		Benzidine	ND	10	1	
1,2,4-Trichlorobenzene	ND	10	1		Pyrene	ND	10	1	
Naphthalene	ND	10	1		Butyl Benzyl Phthalate	ND	10	1	
4-Chloroaniline	ND	10	1		3,3'-Dichlorobenzidine	ND	10	1	
Hexachloro-1,3-Butadiene	ND	10	1		Benzo (a) Anthracene	ND	10	1	
4-Chloro-3-Methylphenol	ND	10	1		Bis(2-Ethylhexyl) Phthalate	ND	10	1	
2-Methylnaphthalene	ND	10	1		Chrysene	ND	10	1	
1-Methylnaphthalene	ND	40	1		Di-n-Octyl Phthalate	ND	50	1	
Hexachlorocyclopentadiene	ND	10	1		Benzo (k) Fluoranthene	ND	40	1	
2,4,5-Trichlorophenol	ND	10	1		Benzo (b) Fluoranthene	ND	40	1	
2-Chloronaphthalene	ND	10	1		Benzo (a) Pyrene	ND	50	1	
2-Nitroaniline	ND	100	1		Indeno (1,2,3-c,d) Pyrene	ND	50	1	
Dimethyl Phthalate	ND	10	1		Dibenz (a,h) Anthracene	ND	50	1	
Acenaphthylene	ND	10	1		Benzo (g,h,i) Perylene	ND	50	1	
3-Nitroaniline	ND	100	1						

Surrogates:	REC (%)	Control Limits	Qual	Surrogates:	REC (%)	Control Limits	Qual
2-Fluorophenol	58	25-121		Phenol-d6	67	24-113	
Nitrobenzene-d5	85	23-120		2-Fluorobiphenyl	94	30-115	
2,4,6-Tribromophenol	85	19-122		p-Terphenyl-d14	95	18-137	

RL - Reporting Limit , DF - Dilution Factor , Qual - Qualifiers

Calscience Environmental Laboratories, Inc.

Quality Control - Spike/Spike Duplicate

Kiff Analytical
2795 2nd Street, Suite 300
Davis, CA 95616-6593

Date Received: 01/11/06
Work Order No: 06-01-0416
Preparation: EPA 3580A
Method: EPA 8270C

Project Altwarg-Cardanal Partners LLC

Quality Control Sample ID	Matrix	Instrument	Date Prepared	Date Analyzed	MS/MSD Batch Number
GB001A-Product Sample	**Oil**	**GC/MS N**	**01/01/95**	**01/13/06**	**060112S10**

Parameter	MS %REC	MSD %REC	%REC CL	RPD	RPD CL	Qualifiers
Phenol	68	74	20-120	9	0-42	
2-Chlorophenol	70	78	23-134	10	0-40	
1,4-Dichlorobenzene	97	105	20-124	8	0-28	
N-Nitroso-di-n-propylamine	128	130	0-230	1	0-38	
1,2,4-Trichlorobenzene	110	117	44-142	6	0-28	
Acenaphthene	158	149	47-145	5	0-31	3
2,4-Dinitrotoluene	113	111	39-139	1	0-38	

RPD - Relative Percent Difference , CL - Control Limit

Calscience Environmental Laboratories, Inc.

Quality Control - LCS/LCS Duplicate

Kiff Analytical		Date Received:	N/A
2795 2nd Street, Suite 300		Work Order No:	06-01-0416
Davis, CA 95616-6593		Preparation:	EPA 3580A
		Method:	EPA 8270C

Project: Altwarg-Cardanal Partners LLC

Quality Control Sample ID	Matrix	Instrument	Date Prepared	Date Analyzed	LCS/LCSD Batch Number
096-01-011-194	**Oil**	**GC/MS N**	**01/12/06**	**01/13/06**	**060112L10**

Parameter	LCS %REC	LCSD %REC	%REC CL	RPD	RPD CL	Qualifiers
Phenol	80	83	20-120	4	0-42	
2-Chlorophenol	88	92	23-134	4	0-40	
1,4-Dichlorobenzene	104	109	20-124	5	0-28	
N-Nitroso-di-n-propylamine	98	101	0-230	3	0-38	
1,2,4-Trichlorobenzene	102	109	44-142	7	0-28	
Acenaphthene	113	116	47-145	3	0-31	
2,4-Dinitrotoluene	122	127	39-139	4	0-38	

RPD - Relative Percent Difference , CL - Control Limit

Calscience Environmental Laboratories, Inc.

Glossary of Terms and Qualifiers

Work Order Number: 06-01-0416

Qualifier	Definition
*	See applicable analysis comment.
1	Surrogate compound recovery was out of control due to a required sample dilution, therefore, the sample data was reported without further clarification.
2	Surrogate compound recovery was out of control due to matrix interference. The associated method blank surrogate spike compound was in control and, therefore, the sample data was reported without further clarification.
3	Recovery of the Matrix Spike or Matrix Spike Duplicate compound was out of control due to matrix interference. The associated LCS and/or LCSD was in control and, therefore, the sample data was reported without further clarification.
4	The MS/MSD RPD was out of control due to matrix interference. The LCS/LCSD RPD was in control and, therefore, the sample data was reported without further clarification.
5	The PDS/PDSD associated with this batch of samples was out of control due to a matrix interference effect. The associated batch LCS/LCSD was in control and, hence, the associated sample data was reported with no further corrective action required.
A	Result is the average of all dilutions, as defined by the method.
B	Analyte was present in the associated method blank.
C	Analyte presence was not confirmed on primary column.
E	Concentration exceeds the calibration range.
H	Sample received and/or analyzed past the recommended holding time.
J	Analyte was detected at a concentration below the reporting limit and above the laboratory method detection limit. Reported value is estimated.
N	Nontarget Analyte.
ND	Parameter not detected at the indicated reporting limit.
Q	Spike recovery and RPD control limits do not apply resulting from the parameter concentration in the sample exceeding the spike concentration by a factor of four or greater.
U	Undetected at the laboratory method detection limit.
X	% Recovery and/or RPD out-of-range.
Z	Analyte presence was not confirmed by second column or GC/MS analysis.

KIFF Analytical LLC

2795 Second Street, Suite 300
Davis, CA 95616
Lab: 530.297.4800
Fax: 530.297.4808

Cal Science Environmental
7440 Lincoln Way
Garden Grove, CA 92841
714-895-5494

Lab No. 0416

Page 1 of 1

Chain-of-Custody Record and Analysis Request

Project Contact (Hardcopy or PDF to): Troy Turpen

EDF Report? ___ Yes ___No

Company/Address: Kiff Analytical, LLC

Recommended but not mandatory to complete this section:

Sampling Company Log Code:

Global ID:

Phone No.: FAX No.:

Project Number: GB001A

P.O. No.: 47803

EDF Deliverable to (Email Address):

Project Name: Altwarg-Cardinal Partners LLC

E-mail address: inbox@kiffanalytical.com

Project Address:

Sample Designation	Sampling Date	Sampling Time	Container: Glass Jar	Container: Poly	Container: Amber	Container:	Container:	Preservative: HCl	Preservative: HNO3	Preservative: ICE	Preservative: NONE	Preservative: Na2S2O3	Matrix: PRODUCT	Matrix: SOIL	Matrix:	Analysis Request: SVOCs* (EPA 8270)	Analysis Request:	Analysis Request:	Analysis Request:	Analysis Request:	Analysis Request:	Analysis Request:	Analysis Request:	Date due: January 18, 2006	For Lab Use Only
GB001A-Product Sample	1/5/06		1								X		X			X								X	

Relinquished by:	Date	Time	Received by:
Dwight Hull, Kiff Analytical	1/06	1900	
Relinquished by:	Date	Time	Received by:
Relinquished by: CO	Date 1-1-06	Time 8:30	Received by Laboratory: WChatin CE

Remarks: *PLEASE ANALYZE PRODUCT FRACTION ONLY.

Bill to: Accounts Payable

Calscience Environmental Laboratories, Inc.

WORK ORDER #: 06 - 01 - 0416

Cooler 1 **of** 1

SAMPLE RECEIPT FORM

CLIENT: KIFF ANALYTICAL **DATE:** 1-11-06

TEMPERATURE – SAMPLES RECEIVED BY:

CALSCIENCE COURIER:

_____ Chilled, cooler with temperature blank provided.
_____ Chilled, cooler without temperature blank.
_____ Chilled and placed in cooler with wet ice.
_____ Ambient and placed in cooler with wet ice.
_____ Ambient temperature.
_____ °C Temperature blank.

LABORATORY (Other than Calscience Courier):

3.2 °C Temperature blank.
_____ °C IR thermometer.
_____ Ambient temperature.

Initial: WB

CUSTODY SEAL INTACT:

Sample(s): _____ Cooler: ✓ No (Not Intact) : _____ Not Applicable (N/A): _____

Initial: WB

SAMPLE CONDITION:

	Yes	No	N/A
Chain-Of-Custody document(s) received with samples	✓		
Sample container label(s) consistent with custody papers	✓		
Sample container(s) intact and good condition	✓		
Correct containers for analyses requested	✓		
Proper preservation noted on sample label(s)			✓
VOA vial(s) free of headspace.			✓
Tedlar bag(s) free of condensation			✓

Initial: WB

COMMENTS:

KIFF ANALYTICAL LLC

2795 2nd Street Suite 300
Davis, CA 95616
Lab: 530.297.4800
Fax: 530.297.4808

Lab No. 47803

Page 1 of 1

Chain-of-Custody Record and Analysis Request

Project Contact (Hardcopy or PDF To): Matthew Ryder-Smith

Company / Address: 229 Tewksbury Ave, Point Richmond, CA

Phone No.: 510-307-9943 **Fax No.:** 510-232-2823

Project Number: GB001A **P.O. No.:**

Project Name: Altwarg - Cardaral Partners LLC

Project Address: 626 2nd Street Oakland, CA 94607

California EDF Report? ☐ Yes ☑ No

Recommended but not mandatory to complete this section:

Sampling Company Log Code: CWGO

Global ID:

EDF Deliverable To (Email Address):

Sampler Signature: M. Ryder

Sample Designation	Sampling		Container					Preservative					Matrix			Analysis Request																	TAT	For Lab Use Only
	Date	Time	40 ml VOA	SLEEVE	POLY	AMBER	Glass	HCl	HNO_3	ICE	NONE		WATER	SOIL	PRODUCT	BTEX (8021B)	BTEX/TPH Gas/MTBE (8021B/M8015)	TPH as Diesel (M8015)	TPH as Motor Oil (M8015)	TPH Gas/BTEX/MTBE (8260B)	5 Oxygenates/TPH Gas (8260B)	7 Oxygenates/TPH Gas (8260B)	5 Oxygenates (8260B)	7 Oxygenates (8260B)	Lead Scav. (1,2 DCA & 1,2 EDB - 8260B)	EPA 8260B (Full List)	Volatile Halocarbons (EPA 8260B)	Lead (7421/239.2) TOTAL ☐ W.E.T. ☐	8260 / 8270			12hr ○ 24hr ○ 48hr ○ 72hr ○ 1wk ◉ 2wk ○	
GB001A - Product Sample	1/5/2006						X								X														X			1 wk	01

Relinquished by: M. Ryder — **Date** 01/06/06 **Time** — **Received by:**

Relinquished by: — **Date** — **Time** — **Received by:**

Relinquished by: — **Date** 01/06/06 **Time** 1310 — **Received by Laboratory:** Thom Rhew Kiff Analytical LLC

Remarks:

Sample Receipt
Temp °C 3.2 Therm. ID# IR-1
Initial TJA
Date 01/06/06 Time 1865
Please keep sample cool until pickup. Yes / No

Bill to:

CLEARWATER
GROUP INC
Environmental Services

FILE

PRELIMINARY SOIL ASSESSMENT REPORT

626 Second Street
Oakland, California

Prepared for:

Museum of Children's Art
560 Second Street
Oakland, California 94607

Prepared by:

Clearwater Group, Inc.
520 Third Street, Suite 104
Oakland, California 94607
Clearwater Job No. C-154

October 18, 1996

CLEARWATER
GROUP INC.
Environmental Services

TABLE OF CONTENTS

CLEARWATER
GROUP INC.
Environmental Services

1.0 INTRODUCTION

This report prepared by Clearwater Group, Inc. (Clearwater) presents the results of preliminary drilling and soil sampling activities conducted at 626 Second Street, Oakland, California (Figure 1).

1.1 Site Description

The site is located on the north side of Second Street, between Martin Luther King Jr. Boulevard and Jefferson Street (Figure 1). A vacant building currently occupies the site. Two underground storage tanks (USTs) are located beneath the sidewalk approximately five feet from the building, and are currently inactive. Clearwater understands the USTs have been inactive for over 60 years, but their exact age and past contents are unknown. However, based on approximate UST size and dispensing lines, Clearwater surmises the past contents were some type of petroleum fuel. During site reconnaissance prior to drilling, the western UST was inspected by removing the cap and extending a measuring tape into fill pipe. The depth to the bottom of the UST was approximately 9.5 feet below grade, and there appeared to be approximately 0.5 feet of liquid at the bottom.

Adjacent property use ranges from light industrial and commercial to a power station. Pacific Gas and Electric operates an electric sub-station on the south side of Second Street. The nearest body of surface water, the Oakland Inner Harbor, is located approximately 700 feet south of the site.

1.2 Purpose of Investigation

The purpose of this investigation was to determine if the subsurface proximal to the USTs had been impacted by possible past releases from the USTs. This work was performed in accordance with Clearwater's proposal to the Museum of Children's Art dated August 6, 1996.

2.0 METHODS

2.1 Soil Borehole Drilling and Soil Sampling

Soil boring locations were selected based on the reported size and orientation of the USTs and locations of overhead and subsurface utilities. Locations of the three soil borings (SB-1, SB-2, and SB-3) are shown on Figure 2.

Drilling was performed by Soil Exploration Services, Inc. using a CME 55 drill rig equipped with four-inch diameter cutting-less hollow-stem augers. Each soil boring was hand excavated to a depth of 4.5 feet below grade to ensure the drilling location was free of underground structures. During drilling, soil samples were collected using a 1.5-inch diameter split-spoon sampler lined with brass tubes. Soil samples identified for laboratory analysis were covered with teflon lined plastic end caps,

labeled, documented on a chain-of-custody form, and placed on ice in a cooler for transport to the project laboratory.

During drilling of SB-1, soils encountered to a depth of 4.5-feet below grade were observed to be stained dark gray and exhibited a petroleum hydrocarbon odor. Upon driving the first sampler starting at a depth of 4.5 feet below grade, an unidentified subsurface structure was pierced at a depth of 5 feet below grade after approximately two blows with the 40 pound automatic hammer. The sampler then fell under its own weight and was withdrawn immediately. Upon retrieval, the entire sampler (two feet in length) was saturated with an unknown liquid, but exhibited the same petroleum hydrocarbon odor as noted in the soil above. The liquid appeared to consist primarily of water and no sheen was noted. Boring SB-1 was backfilled immediately with hydrated bentonite. It remains unclear if this subsurface structure was the actual UST because of differences between the depths at which liquids were present and thicknesses measured (e.g. approximately 2 feet of liquid encountered at 5 feet below grade in SB-1 compared to approximately 0.5 feet of liquid present at 9 feet in UST).

In an effort to further characterize the observed soil discoloration, boring SB-3 was located several feet from SB-1 (Figure 2). The same soil discoloration and petroleum hydrocarbon odor were observed in this boring as in SB-1. A soil sample was collected from this boring at a depth interval of 1.5 to 2 feet below grade. SB-3 was also backfilled with hydrated bentonite.

Boring SB-2 was advanced to a total depth of 20 feet below grade, and the soil sample collected at a depth of 6 feet below grade was submitted for laboratory analysis. Clearwater attempted to collect a grab groundwater sample from SB-2; however, no free standing water entered the borehole due to heaving saturated sands. Thus, collection of a water sample was impossible without the use of a hydropunch tool or actual installation of a well.

Portions of soil samples were retained for visual inspection and classification according to the Unified Soil Classification System by a Clearwater geologist (Borings logs are included in Appendix A).

2.1 Soil Sample Analysis

The soil sample collected from SB-3 was analyzed a for a "fuel fingerprint" and for total petroleum hydrocarbons as gasoline (TPHg), benzene, toluene, ethylbenzene, xylene isomers (BTEX), and methyl tertiary-butyl ether (MTBE) according to EPA methods 8015/8020 (modified). The fuel fingerprint analysis was performed on this sample to identify the specific contaminant type present (i.e. weathered gasoline, mineral spirits, diesel, kerosene, etc.). The soil sample from SB-3 was chosen for this analysis because it appeared to the most contaminated sample collected during

the investigation, based on observed dark gray discoloration and petroleum hydrocarbon odor. The laboratory was instructed to analyze the sample from SB-2 for any fuel types identified by the fuel fingerprint analysis on SB-3. Sample analysis was performed by American Environmental Network, a state DHS-certified laboratory located in Pleasant Hill, California.

3.0 RESULTS

3.1 Site Stratigraphy

The site is underlain by relatively coarse-grained deposits, ranging mostly from silty sands to sands to a depth of 20 feet below grade (the maximum depth explored).

During drilling, first encountered groundwater was observed at a depth of approximately 8.5 feet below grade in SB-2. A stabilized depth to groundwater could not be obtained due to heaving saturated sands. However, based on site stratigraphy, it is assumed groundwater occurs in unconfined conditions, and that phreatic groundwater surface is present at a depth of approximately 8.5 feet below grade. Soil borings logs are included in Appendix A.

3.2 Soil Sample Analytical Results

Results of the fuel fingerprint analysis on soil sample SB-3-1.5' indicate the presence of two distinct types of petroleum hydrocarbons in the sample. The chromatogram pattern for the first type (hydrocarbon range from <C4 to C12) was identified as extremely weathered gasoline or possibly mineral spirits. The chromatogram pattern for the second type (hydrocarbon range from C16 to C44+) was identified as asphalt. The presence of asphalt in the sample is not surprising considering the shallow depth of soil sample collection (i.e. asphalt chips probably fell into the borehole from the sidewalk surface), and it is not regarded as subsurface contamination resulting from the USTs. However, the presence of extremely weathered gasoline or possibly mineral spirits likely resulted from the use of the UST system.

The concentration for gasoline, as analyzed by the fuel fingerprint analysis, was quantified at 90 milligrams per kilogram (mg/kg). However, the results for the routine TPHg and BTEX analysis indicated the presence of gasoline in lower concentrations in the same sample. TPHg by EPA Method 8015 was reported at a concentration of 2.9 mg/kg. Ethylbenzene and xylene isomers were the only aromatic hydrocarbons detected in this sample, at concentrations of 0.45 and 0.065 mg/kg, respectively. The discrepancy between TPHg concentrations of 90 and 2.9 mg/kg in the same sample probably resulted from sample heterogeneity, as the laboratory must use different portions of soil sample for individual analyses.

Soil sample SB-2-6' was free of detectable concentrations of TPHg and BTEX, save xylene isomers at a concentration of 0.005 mg/kg. Although xylenes were the only gasoline hydrocarbons detected in concentrations exceeding the reporting limit, the laboratory noted the presence of extremely weathered gasoline or possibly mineral spirits in this sample also. The results of soil sample analyses are summarized on Table 1. Copies of the laboratory report and chain-of-custody form are included in Appendix B.

4.0 CONCLUSIONS AND RECOMMENDATIONS

The site is underlain by silty sands to sands and groundwater is present in unconfined conditions at an approximate depth of 8.5 feet below grade.

Results of initial soil sampling and analyses indicate the presence of gasoline in subsurface soils proximal to the western UST. The most contaminated sample, SB-3-1.5', was collected from a depth presumably above the UST. This suggests that a release from the UST may have occurred from either overfilling and/or failure of the UST wall integrity or piping. Considering the relatively permeable soil type, it is possible more significant contaminant concentrations are present in soil and groundwater below the UST. However, the lateral limit of vadose contamination to the west of the UST does not appear to extend significantly beyond the location of SB-2.

Clearwater recommends closure of the USTs and associated piping since they have been out of service for many years and no future use is planned. Considering the fact that gasoline hydrocarbons have been detected in soil proximal to the USTs, it is likely closure by removal (in lieu of closure in-situ) will be required by the local regulatory agency.

CLEARWATER
GROUP, INC.
Environmental Services

5.0 CERTIFICATION

This report was prepared under the supervision of a professional registered geologist at Clearwater Group, Inc. All statements, conclusions and recommendations are based solely upon field observations by Clearwater Group, Inc. and analyses performed by a state-certified laboratory related to the work performed by Clearwater Group, Inc. Clearwater Group, Inc. is not responsible for laboratory errors.

The service performed by Clearwater Group, Inc. has been conducted in a manner consistent with the level of care and skill ordinarily exercised by members of our profession currently practicing under similar conditions in the area of the site. No other warranty, expressed or implied, is made.

CLEARWATER GROUP, INC.

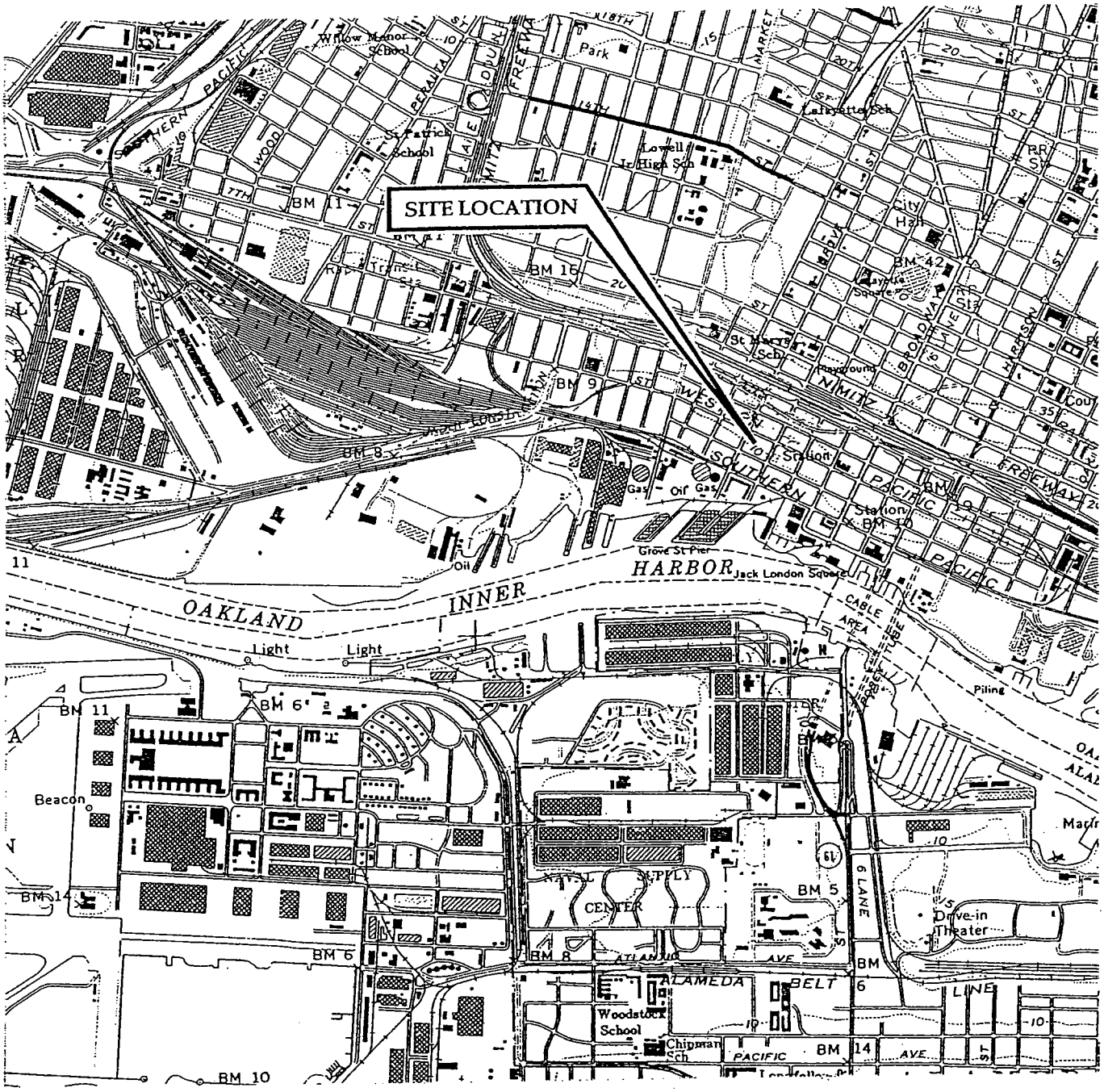
Prepared by:

Brian Gwinn, R.G.
Project Geologist

Reviewed by:

Markus Niebanck, R.G.
Senior Geologist

FIGURES



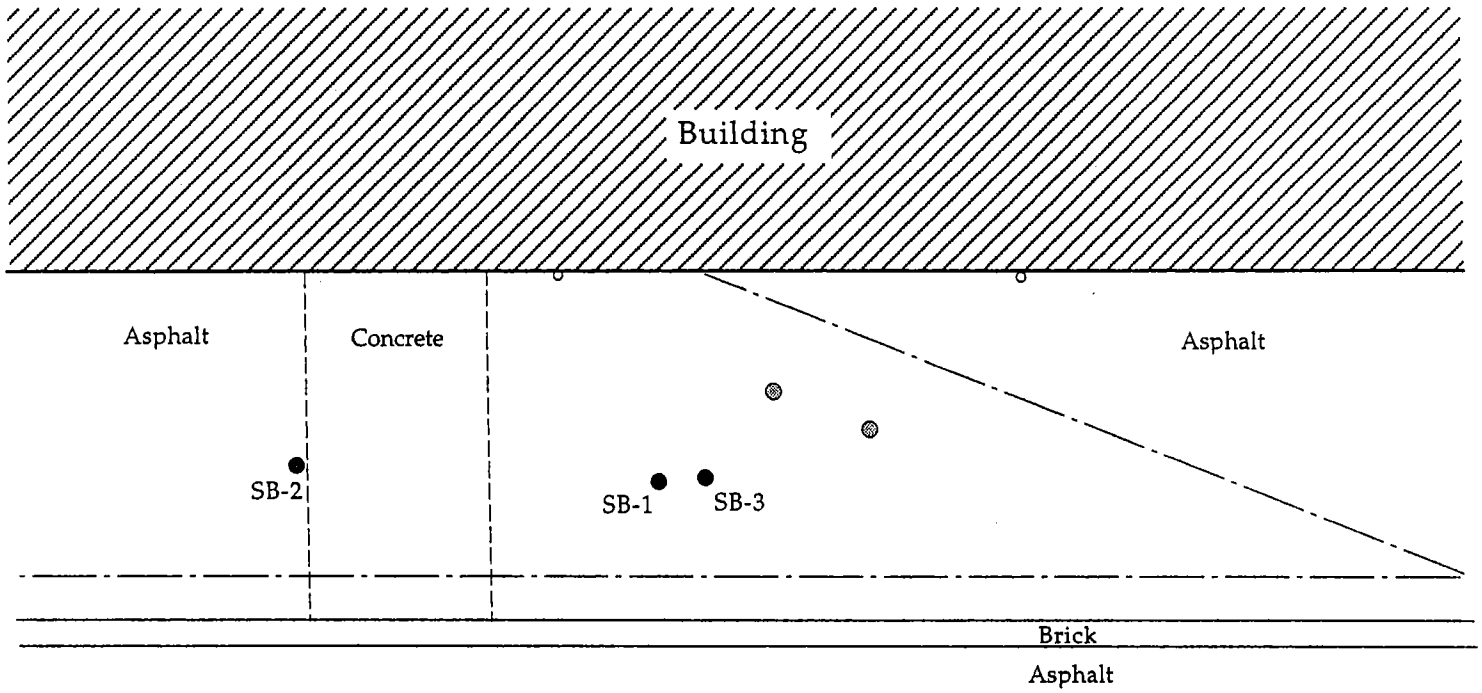
Source:
USGS 7.5' topographic series
entitled "Oakland West, CA"

SITE LOCATION MAP

625 Third Street
Oakland, California

CLEARWATER GROUP, INC.

Project No.	Date	Figure
C-154	9/96	1



EXPLANATION

SB-2 ● = Soil Boring

◎ = Underground Storage Tank Fill Cap

○ = Underground Storage Tank Vent Stub

= Overhead Utility Line

0 10 20

APPROXIMATE SCALE IN FEET

N

SITE PLAN

626 Second Street
Oakland, California

CLEARWATER GROUP, INC.

Project No.	Report Date	Figure
C-154	9/96	2

TABLES

Table 1
SUMMARY OF ANALYTICAL RESULTS

626 Second Street
Oakland, California

Sample No.	Date	TPHg (1) (mg/kg)	TPHg (2) (mg/kg)	B (mg/kg)	T (mg/kg)	E (mg/kg)	X (mg/kg)
SB-3-1.5'	9/13/96	90*	2.9	<0.005	<0.005	0.045	0.065
S-2-6'	9/13/96	---	<2	<0.005	<0.005	<0.005	0.005

Notes:

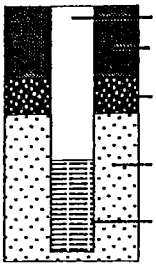
Sample No.:	Sample designation and collection depth in feet
Date:	Sample collection date
TPHg (1):	Total petroleum hydrocarbons as gasoline quantified from fuel fingerprint (<C7 to C12)
TPHg (2):	Total petroleum hydrocarbons as gasoline using EPA Method 8015 (modified)
BTEX, MTBE:	Benzene, Toluene, Ethylbenzene, total Xylenes, and Methyl Tert-Butyl Ether using EPA Method 8020 (modified)
mg/kg:	milligrams per kilogram (often referred to as "parts per million")
*:	Chromatogram pattern interpreted as extremely weathered gasoline or possibly mineral spirits
<### :	Not detected in exceeding indicated concentrations
---:	Not analyzed

APPENDIX A

UNIFIED SOIL CLASSIFICATION SYSTEM - VISUAL CLASSIFICATION OF SOILS
(ASTM D-2488)

MAJOR DIVISIONS		GROUP SYMBOL	GROUP NAME	DESCRIPTION
COARSE GRAINED SOILS	GRAVEL AND GRAVELLY SOILS	GW	Well-graded gravel Well-graded gravel with sand	Well-graded gravels or gravel-sand mixtures, little or no fines.
		GP	Poorly-graded gravel Poorly-graded gravel with sand	Poorly-graded gravels or gravel sand mixture, little or no fines.
		GM	Silty gravel Silty gravel with sand	Silty gravels, gravel-sand-silt mixtures.
		GC	Clayey gravel Clayey gravel with sand	Clayey gravels, gravel-sand-clay mixtures.
	SAND AND SANDY SOILS	SW	Well-graded sand Well-graded sand with gravel	Well-graded sands or gravelly sands, little or no fines.
		SP	Poorly-graded sand Poorly-graded sand with gravel	Poorly-graded sands or gravelly sands, little or no fines.
		SM	Silty sand Silty sand with gravel	Silty sands, sand-silt mixtures.
		SC	Clayey sand Clayey sand with gravel	Clayey sands, sand-clay mixtures.
FINE GRAINED SOILS	SILTS AND CLAYS	ML	Silt; Silt with sand; Silt with gravel Sandy silt; Sandy silt with gravel Gravelly silt; Gravelly silt with sand	Inorganic silts and very fine sands, rock flour, silty or clayey fine sands or clayey silts with slight plasticity.
		CL	Lean clay; Lean clay with sand; Lean clay with gravel Sandy lean clay; Sandy lean clay with gravel Gravelly lean clay; Gravelly lean clay with sand	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays.
	ELASTIC SILTS AND CLAYS	MH	Elastic silt; Elastic silt with sand; Elastic silt with grave Sandy elastic silt; Sandy elastic silt with gravel Gravelly elastic silt; Gravelly elastic silt with sand	Inorganic silts, micaceous or diatamaceous fine sandy or silty soils, elastic silts.
		CH	Fat clay; Fat clay with sand; Fat clay with gravel Sandy fat clay; Sandy fat clay with gravel Gravelly fat clay; Gravelly fat clay with sand	Inorganic clays of high plasticity, fat clays.
HIGHLY ORGANIC SOILS		OL/OH	Organic soil; Organic soil with sand; Organic soil with gravel Sandy organic soil; Sandy organic soil with gravel Gravelly organic soil; Gravelly organic soil with sand	Organic silts and organic silt-clays of low plasticity. Organic clays of medium to high plasticity.
		Pt	Peat	Peat and other highly organic soils.

WELL CONSTRUCTION EXPLANTION



SOIL BORING NOTES:

Blow count represents the number of blows of a 140-lb hammer falling 30 inches per blow required to drive a sampler through the last 12 inches of an 18-inch penetration.

No warranty is provided as to the continuity of soil strata between borings. Logs represent the soil section observed at the boring location on the date of drilling only.

S = Sampler sank into medium under the weight of the hammer (no blow count)
P = Sampler was pushed into medium by drilling rig (no blow count)
NR = No Recovery

SANDS & GRAVELS	BLOWS/FT
VERY LOOSE	0 - 5
LOOSE	5 - 12
MED. DENSE	12 - 37
DENSE	37 - 62
VERY DENSE	OVER 62

SILTS & CLAYS	BLOWS/FT
SOFT	0 - 5
FIRM	5 - 10
STIFF	10 - 20
VERY STIFF	20 - 40
HARD	OVER 40

▼ Approximate stabilized water level

▽ Approximate first encountered water level

NOTE: all percentages of lithological composition presented on the soil boring logs are approximate. They represent the best estimates of a CGI geologist based on visual inspection in the field.

CLEARWATER Group, Inc.

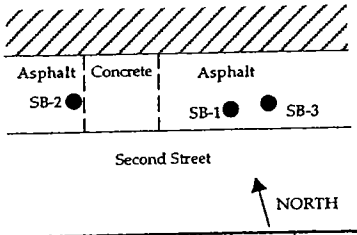
SOIL BORING LOG AND WELL CONSTRUCTION DIAGRAM LEGEND

CLEARWATER GROUP, INC.

FIELD EXPLORATORY SOIL BORING LOG: SB-1

Sheet 1 of 1

FIELD LOCATION OF BORING:



CLIENT/LOCATION:	BORING NO.:	BORING DEPTH:	BORING DIAMETER:
MOCHA/626 2nd,Oakland	SB-2	5 feet	4 Inches
DRILLING CONTRACTOR:	**WELL NO.:**	**WELL DEPTH:**	**PLANNED USE:**
SES, Inc.	NA	NA	NA
DRILL RIG TYPE:	**WELL MATERIAL:**	**SCREEN SLOT SIZE:**	**FILTER PACK:**
CME 55	NA	NA	NA
DRILL RIG OPERATOR:	**WELL SEAL:**		
Kevin Cross	Hydrated bentonite		

SAMPLING METHOD: 1.5" O.D. split-spoon sampler

MONITORING INSTRUMENT: Sensidyne FID (malfunctioned)

FIRST ENCOUNTERED WATER DEPTH: NA

STATIC WATER DEPTH - DATE: NA

WELL CONSTRUCTION DETAIL	SAMPLING: BLOWS/6" INTERVAL	SAMPLING: INTERVAL	SAMPLING: RECOVERY	SAMPLING: ANALYTICAL	WATER LEVEL	DEPTH (FEET)	OVM READING (PPM)	ESTIMATED PERCENT: GRAVEL	ESTIMATED PERCENT: SAND	ESTIMATED PERCENT: FINES	GRAPHIC LOG
NO WELL INSTALLED (SEALED WITH BENTONITE)						1	No OVM readings - FID malfunctioning in field	0	85	15	??Underground structure??
						2					
						3					
						4					
						5					
						6					
						7					
						8					
						9					
						10					
						11					
						12					
						13					
						14					
						15					
						16					
						17					
						18					
						19					
						20					

Asphalt and baserock

Silty SAND (SM); stained dark gray; poorly graded; sub-angular to sub-rounded, very fine to medium sand; trace cobbles; loose; dry; petroleum hydrocarbon odor (turpentine-like).

After approximately two blows with 40 lbs. hammer, sampler sank into void under its own weight. Upon retrieval, sampler soaked in liquid which appeared to be mostly water; however, similar petroleum hydrocarbon odor as in soil noted in liquid. No sheen present.

Borehole filled with hydrated bentonite.

9/13/96 FINISH

9/13/96 ING/WELL CONSTRUCTION: START

LOGGED BY: Brian Gwinn, R.G.

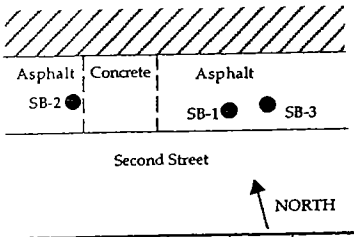
APPROVED L

CLEARWATER GROUP, INC.

FIELD EXPLORATORY SOIL BORING LOG: SB-2

Sheet 1 of 1

FIELD LOCATION OF BORING:



CLIENT/LOCATION:	BORING NO.:	BORING DEPTH:	BORING DIAMETER:
MOCHA/626 2nd,Oakland	SB-2	20 feet	4 Inches
DRILLING CONTRACTOR:	**WELL NO.:**	**WELL DEPTH:**	**PLANNED USE:**
SES, Inc.	NA	NA	NA
DRILL RIG TYPE:	**WELL MATERIAL:**	**SCREEN SLOT SIZE:**	**FILTER PACK:**
CME 55	NA	NA	NA
DRILL RIG OPERATOR:	**WELL SEAL:**		
Kevin Cross	Cement		

SAMPLING METHOD: 1.5" O.D. split-spoon sampler

MONITORING INSTRUMENT: Sensidyne FID (malfunctioned)

FIRST ENCOUNTERED WATER DEPTH: Wet sample at ~8.5 feet

STATIC WATER DEPTH - DATE: Heaving sands, no free water

LOGGED BY: Brian Gwinn, R.G. — DRILLING/WELL CONSTRUCTION: START 9/13/96 FINISH 9/13/96 — APPROVED L

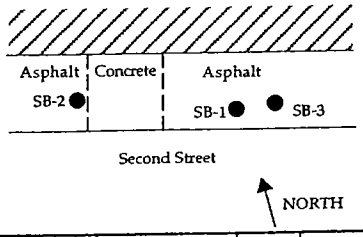
WELL CONSTRUCTION DETAIL	SAMPLING: BLOWS/6" INTERVAL	SAMPLING: INTERVAL	SAMPLING: RECOVERY	SAMPLING: ANALYTICAL	WATER LEVEL	DEPTH (FEET)	OVM READING (TPM)	ESTIMATED PERCENT: GRAVEL	ESTIMATED PERCENT: SAND	ESTIMATED PERCENT: FINES	GRAPHIC LOG	
NO WELL INSTALLED					▽	1	No OVM readings - FID malfunctioning in field					Asphalt and baserock
						2		0	80	20		Silty SAND (SM); yellow-brown; poorly graded; sub-angular to sub-rounded, very fine to medium sand; trace cobbles; loose; dry.
						3						
	P					4						
	P											
	P					5		0	85	15		Silty SAND (SM); dark brown; poorly graded; sub-angular to sub-rounded, very fine to medium sand; trace cobbles; loose; damp.
	P					6						
	P											
	P					7						
	P											
	P					8		0	90	10		SAND (SP); blue-gray; poorly graded; sub-rounded, fine to medium sand; loose; wet.
						9						
						10						
						11						
						12						
	P					13						
	P											
	P					14		0	75	25		Silty SAND (SM); blue-gray with orange mottles; poorly graded; sub-rounded, fine to medium sand; loose; saturated.
	P					15						
						16						
						17						Note: No water entered borehole due to heaving sands
						18						
						19						
						20						

CLEARWATER GROUP, INC.

FIELD EXPLORATORY SOIL BORING LOG: SB-3

Sheet 1 of 1

FIELD LOCATION OF BORING:



CLIENT/LOCATION: MOCHA/626 2nd,Oakland	BORING NO.: SB-3	BORING DEPTH: 2 feet	BORING DIAMETER: 4 Inches
DRILLING CONTRACTOR: SES, Inc.	WELL NO.: NA	WELL DEPTH: NA	PLANNED USE: NA
DRILL RIG TYPE: CME 55	WELL MATERIAL: NA	SCREEN SLOT SIZE: NA	FILTER PACK: NA
DRILL RIG OPERATOR: Kevin Cross	WELL SEAL: Hydrated bentonite		

SAMPLING METHOD: 1.5" O.D. split-spoon sampler

MONITORING INSTRUMENT: Sensidyne FID (malfunctioned)

FIRST ENCOUNTERED WATER DEPTH: NA

STATIC WATER DEPTH - DATE: NA

WELL CONSTRUCTION DETAIL	SAMPLING: BLOWS/6" INTERVAL	SAMPLING: INTERVAL	SAMPLING: RECOVERY	SAMPLING: ANALYTICAL	WATER LEVEL	DEPTH (FEET)	OVM READING (PPM)	ESTIMATED PERCENT: GRAVEL	ESTIMATED PERCENT: SAND	ESTIMATED PERCENT: FINES	GRAPHIC LOG
NO WELL INSTALLED (SEALED WITH BENTONITE)						1	No OVM readings - FID malfunctioning in field	0	85	15	
						2					
						3					
						4					
						5					
						6					
						7					
						8					
						9					
						10					
						11					
						12					
						13					
						14					
						15					
						16					
						17					
						18					
						19					
						20					

Asphalt and baserock

Silty SAND (SM); stained dark gray; poorly graded; sub-angular to sub-rounded, very fine to medium sand; trace cobbles; loose; dry; petroleum hydrocarbon odor (turpentine-like).

LOGGED BY: Brian Gwinn, R.G.

LING/WELL CONSTRUCTION: START 9/13/96 FINISH 9/13/96

APPROVED

APPENDIX B

American Environmental Network

Certificate of Analysis

DOHS Certification: 1172

AIHA Accreditation: 11134

RECEIVED OCT 0 3 1996

CLEARWATER GROUP, INC.
520 THIRD ST., STE. 104
OAKLAND, CA 94607

REPORT DATE: 10/02/96

DATE(S) SAMPLED: 09/13/96

DATE RECEIVED: 09/13/96

AEN WORK ORDER: 9609165

ATTN: BRIAN GWINN
CLIENT PROJ. ID: C-154

P.O. NUMBER: MOCHA

PROJECT SUMMARY:

On September 13, 1996, this laboratory received 3 soil sample(s).

Client requested 2 sample(s) be analyzed for chemical parameters; one sample was placed on hold. Results of analysis are summarized on the following page(s). Petroleum product screen results are included as an attachment. Please see quality control report for a summary of QC data pertaining to this project.

Samples will be stored for 30 days after completion of analysis, then disposed of in accordance with State and Federal regulations. Samples may be archived by prior arrangement.

If you have any questions, please contact Client Services at (510) 930-9090.

Larry Klein
Laboratory Director

CLEARWATER GROUP, INC.

SAMPLE ID: SB-3-1.5'
AEN LAB NO: 9609165-02
AEN WORK ORDER: 9609165
CLIENT PROJ. ID: C-154

DATE SAMPLED: 09/13/96
DATE RECEIVED: 09/13/96
REPORT DATE: 10/02/96

ANALYTE	METHOD/ CAS#	RESULT	REPORTING LIMIT	UNITS	DATE ANALYZED
BTEX & Gasoline HCs	EPA 8020				
Benzene	71-43-2	ND	5	ug/kg	09/19/96
Toluene	108-88-3	ND	5	ug/kg	09/19/96
Ethylbenzene	100-41-4	45 *	5	ug/kg	09/19/96
Xylenes, Total	1330-20-7	65 *	5	ug/kg	09/19/96
Purgeable HCs as Gasoline	5030/GCFID	2.9 *	0.2	mg/kg	09/19/96
#Extraction for TPH	EPA 3550	-		Extrn Date	09/17/96

Non-typical gasoline pattern observed.

ND = Not detected at or above the reporting limit
* = Value at or above reporting limit

CLEARWATER GROUP, INC.

SAMPLE ID: SB-2-6'
AEN LAB NO: 9609165-03
AEN WORK ORDER: 9609165
CLIENT PROJ. ID: C-154

DATE SAMPLED: 09/13/96
DATE RECEIVED: 09/13/96
REPORT DATE: 10/02/96

ANALYTE	METHOD/ CAS#	RESULT	REPORTING LIMIT	UNITS	DATE ANALYZED
BTEX & Gasoline HCs	EPA 8020				
Benzene	71-43-2	ND	5	ug/kg	09/19/96
Toluene	108-88-3	ND	5	ug/kg	09/19/96
Ethylbenzene	100-41-4	ND	5	ug/kg	09/19/96
Xylenes, Total	1330-20-7	5 *	5	ug/kg	09/19/96
Purgeable HCs as Gasoline	5030/GCFID	ND	0.2	mg/kg	09/19/96

ND = Not detected at or above the reporting limit
* = Value at or above reporting limit

AEN (CALIFORNIA)
QUALITY CONTROL REPORT

AEN JOB NUMBER: 9609165
CLIENT PROJECT ID: C-154

Quality Control and Project Summary

All laboratory quality control parameters were found to be within established limits.

Definitions

Laboratory Control Sample (LCS)/Method Spikes(s): Control samples of known composition. LCS and Method Spike data are used to validate batch analytical results.

Matrix Spike(s): Aliquot of a sample (aqueous or solid) with added quantities of specific compounds and subjected to the entire analytical procedure. Matrix spike and matrix spike duplicate QC data are advisory.

Method Blank: An analytical control consisting of all reagents, internal standards, and surrogate standards carried through the entire analytical process. Used to monitor laboratory background and reagent contamination.

Not Detected (ND): Not detected at or above the reporting limit.

Relative Percent Difference (RPD): An indication of method precision based on duplicate analyses.

Reporting Limit (RL): The lowest concentration routinely determined during laboratory operations. The RL is generally 1 to 10 times the Method Detection Limit (MDL). Reporting limits are matrix, method, and analyte dependent and take into account any dilutions performed as part of the analysis.

Surrogates: Organic compounds which are similar to analytes of interest in chemical behaviour, but are not found in environmental samples. Surrogates are added to all blanks, calibration and check standards, samples, and spiked samples. Surrogate recovery is monitored as an indication of acceptable sample preparation and instrument performance.

D: Surrogates diluted out.

!: Indicates result outside of established laboratory QC limits.

QUALITY CONTROL DATA

METHOD: EPA 8020, 5030 GCFID

AEN JOB NO: 9609165
INSTRUMENT: E
MATRIX: SOIL

Surrogate Standard Recovery Summary

Date Analyzed	Client Id.	Lab Id.	Percent Recovery Fluorobenzene
09/19/96	SB-3-1.5'	02	94
09/19/96	SB-2-6'	03	106
QC Limits:			70-130

DATE ANALYZED: 09/19/96
SAMPLE SPIKED: 9609137-02
INSTRUMENT: E

Matrix Spike Recovery Summary

Analyte	Spike Added (ug/kg)	Average Percent Recovery	RPD	QC Limits Percent Recovery	QC Limits RPD
Benzene	34.0	110	7	79-113	26
Toluene	108	103	4	84-110	20
Hydrocarbons as Gasoline	1000	110	2	60-126	20

Daily method blanks for all associated analytical runs showed no contamination at or above the reporting limit.

*** END OF REPORT ***

AEN WORK ORDER: 9609165
CLIENT: CLEARWATER GROUP, INC.
CLIENT PROJ. ID: C-154

PETROLEUM HYDROCARBON ID SUMMARY

AEN ID	CLIENT ID	MATRIX	CARBON RANGE	SUMMARY OF RESULTS
9609165-02	SB-3-1.5'	SOIL	$<C_7$ - C_{12}	Appears to be very weathered gasoline or possibly a type of mineral spirits.
			C_{16} - C_{44+}	Characteristic pattern when asphalt is present in a sample.

This summary report is part of a package that includes sample chromatograms and a quantitation report.

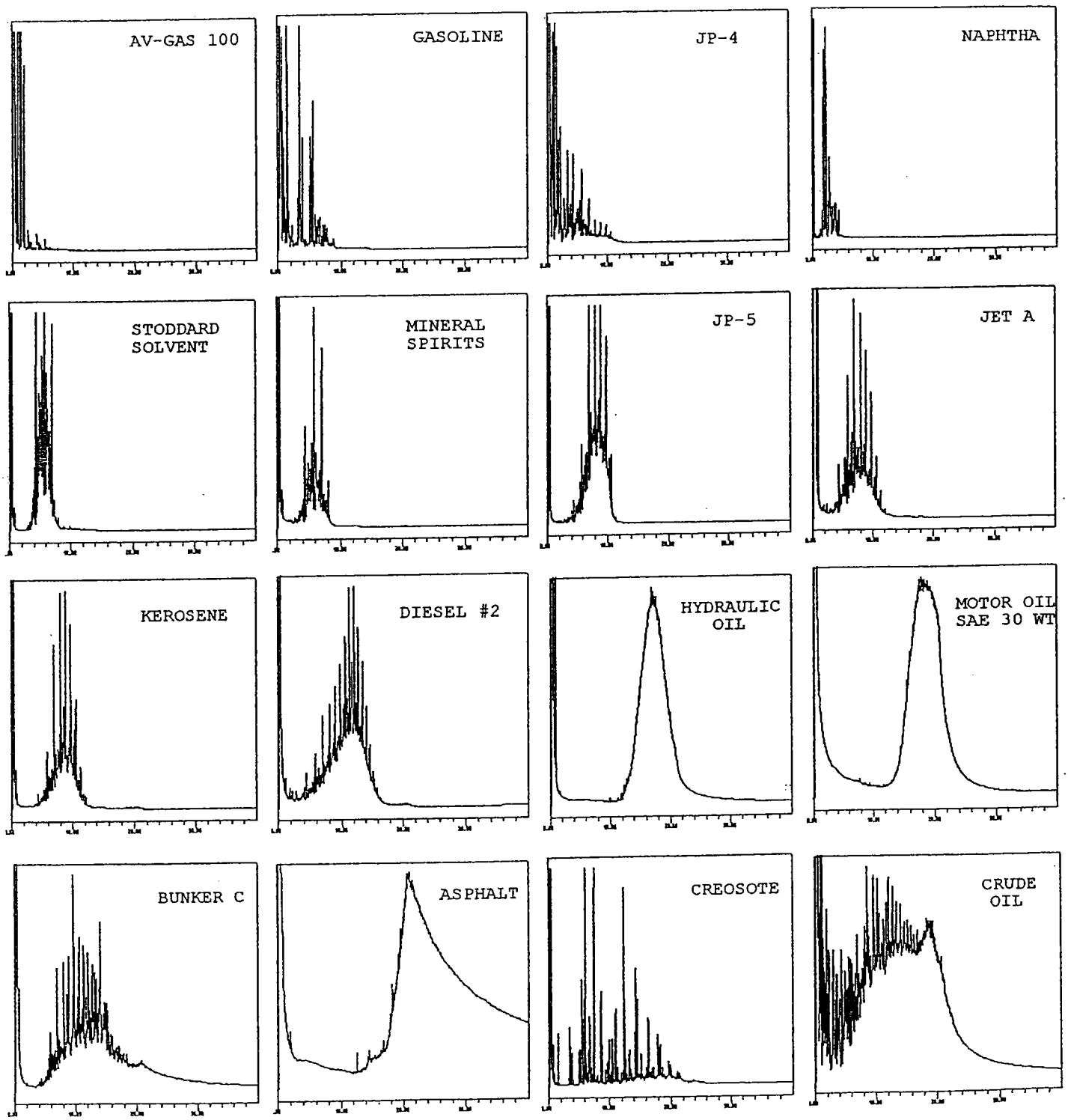
American Environmental Network

HYDROCARBON PATTERNS

System: GC_A
Column: RTX-2887,10m,0.53mm ID,2.65um FT
Temp Program: 45 deg C, 3min, 15 deg C/min, 310 deg C, 25min
Inj Temp: 290 deg C, Det Temp: 310 deg C

Flow Rate: Helium 12mls/min
Detector: FID

HP 5890 Gas Chromatograph

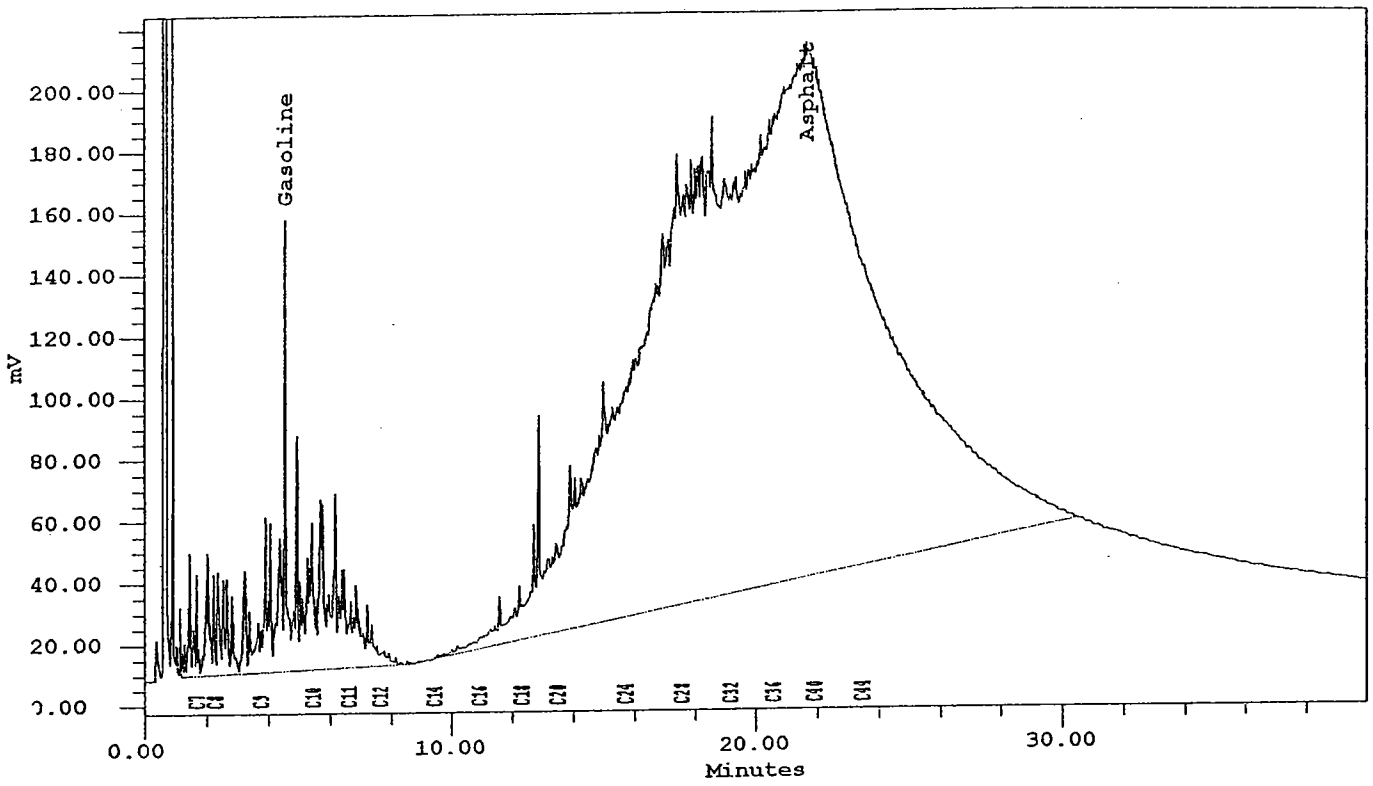


American Environmental Network

HYDROCARBON REPORT

mpleName: 09165-2A CS2 EXT
Date Acquired: 09/20/96 10:34:26 AM
Dilution: 10 SampleWeight: 20.0

System: GC_A
Processing Method: PRODSUM
Set Name: A0920 Vial: 2



Hydrocarbon Results

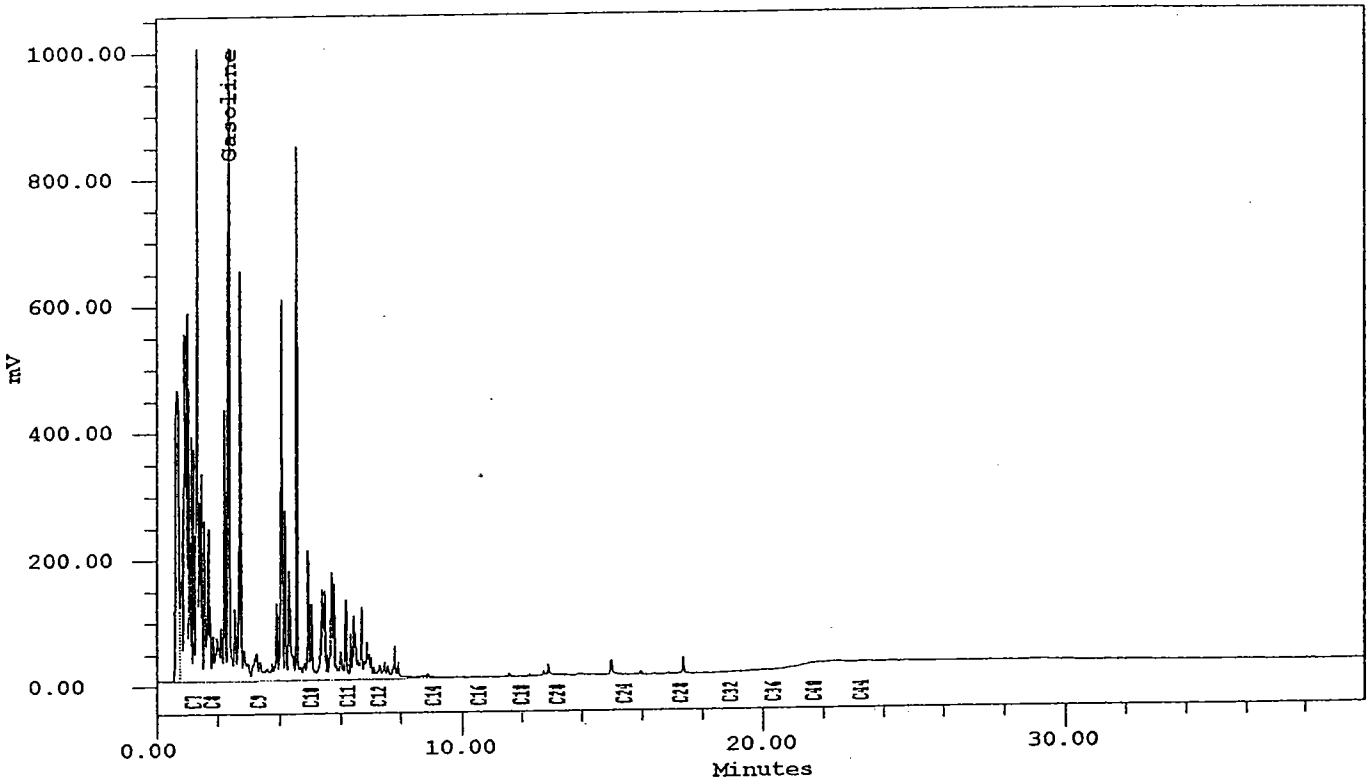
#	Name	RT(min) (min)	Area (uV*sec)	Ins Con(ppm)	Spl Con(ppm)
1	SURROGATE				
2	JP-4	3.00			
3	Naphtha	3.50			
4	Gasoline	4.55	6928741	180.5	90.261
5	Stoddard Solvent	5.00			
6	Mineral Spirits	6.00			
7	Chloro-octane(Surr)	6.25			
8	Jet A	8.00			
9	Kerosene	9.00			
10	Diesel #2	12.00			
11	Pentacosane(Surr)	16.90			
12	Hydraulic Oil	17.00			
13	Motor Oil	19.00			
14	Bunker C	20.00			
15	Asphalt	21.65	84524916	2652.1	1326.027
16	Creosote	22.00			
17	Crude Oil	23.00			

American Environmental Network

HYDROCARBON REPORT

ampleName: GASOLINE
Date Acquired: 09/20/96 11:31:51 AM
Dilution: 1 SampleWeight: 1.0

System: GC_A
Processing Method: PRODSUM
Set Name: A0920 Vial: 3



Hydrocarbon Results

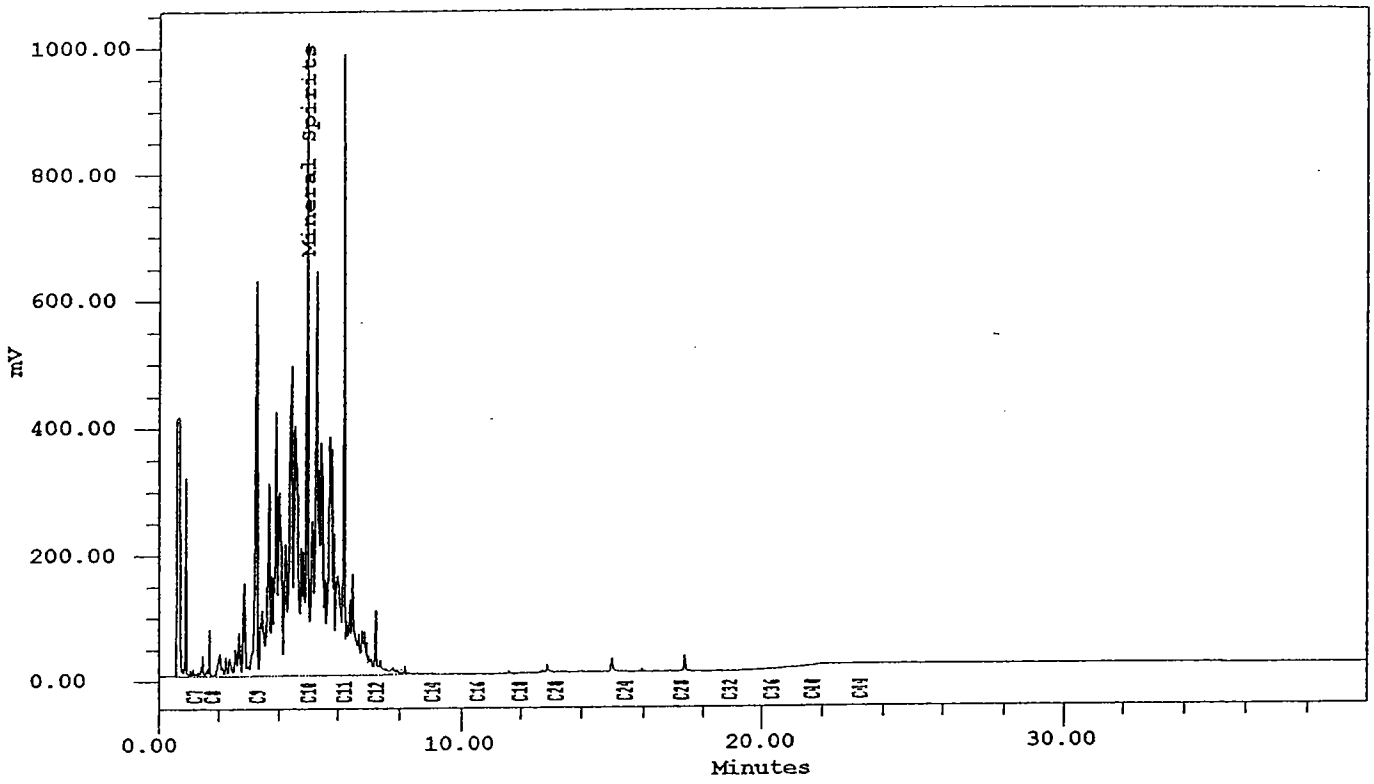
#	Name	RT(min) (min)	Area (uV*sec)	Ins Con(ppm)	Spl Con(ppm)
1	SURROGATE				
2	Gasoline	2.37	36950739	962.7	962.715
3	JP-4	3.00			
4	Naphtha	3.50			
5	Stoddard Solvent	5.00			
6	Mineral Spirits	6.00			
7	Chloro-octane(Surr)	6.25			
8	Jet A	8.00			
9	Kerosene	9.00			
10	Diesel #2	12.00			
11	Pentacosane(Surr)	16.90			
12	Hydraulic Oil	17.00			
13	Motor Oil	19.00			
14	Bunker C	20.00			
15	Asphalt	21.00			
16	Creosote	22.00			
17	Crude Oil	23.00			

American Environmental Network

HYDROCARBON REPORT

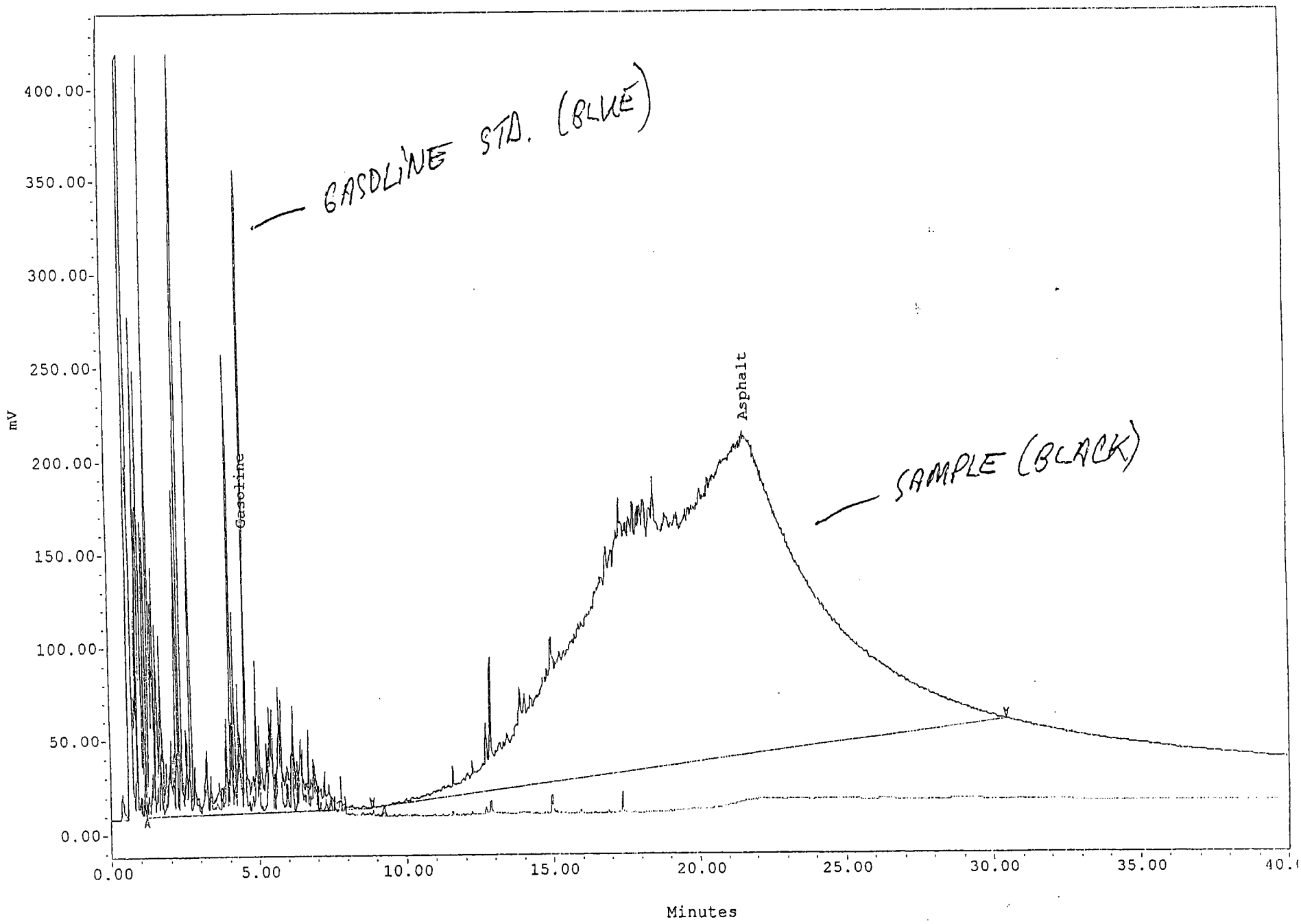
SampleName: MINERAL SPIRITS
Date Acquired: 09/20/96 12:29:24 PM
Dilution: 1 SampleWeight: 1.0

System: GC_A
Processing Method: PRODSUM
Set Name: A0920 Vial: 4

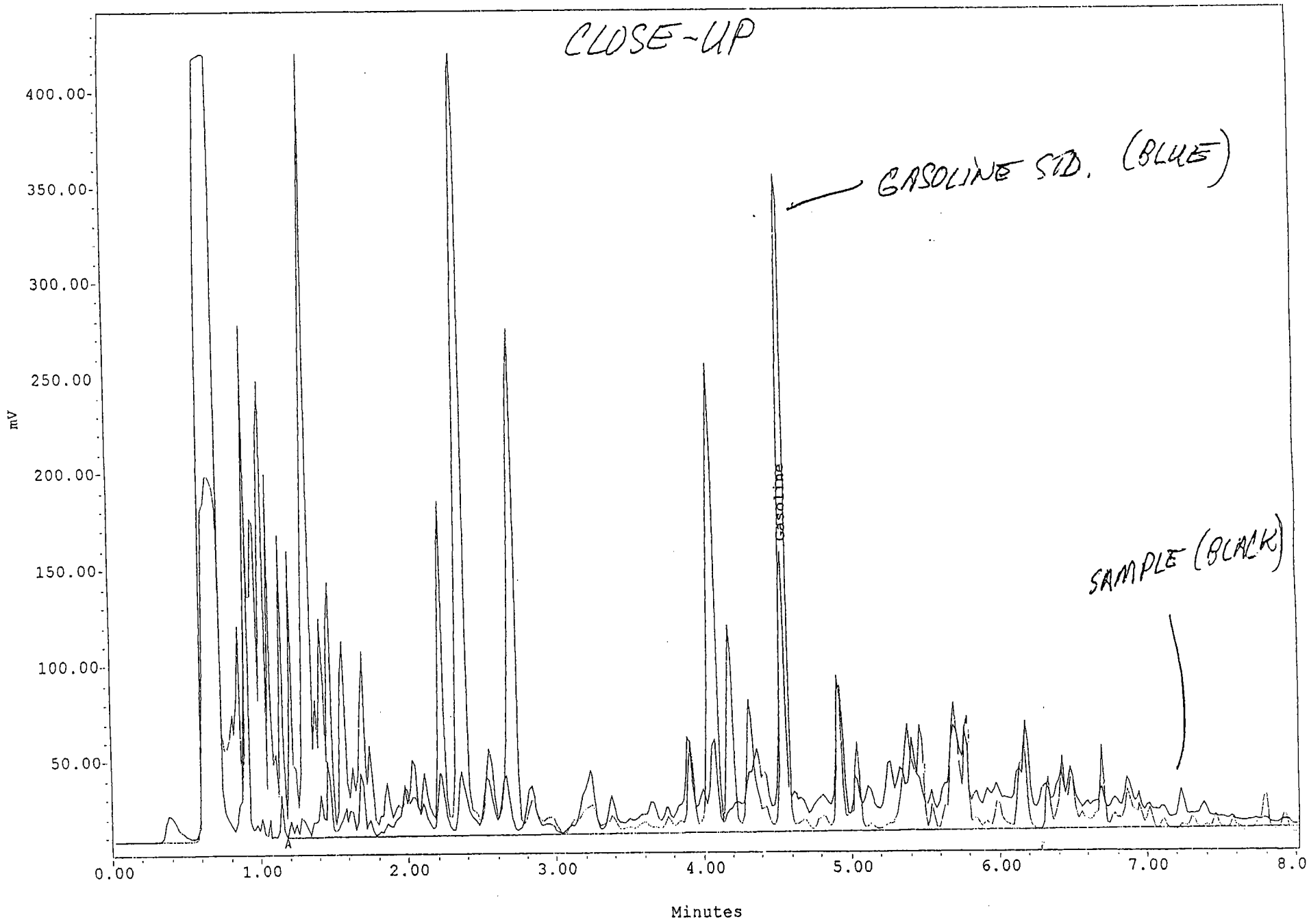


Hydrocarbon Results

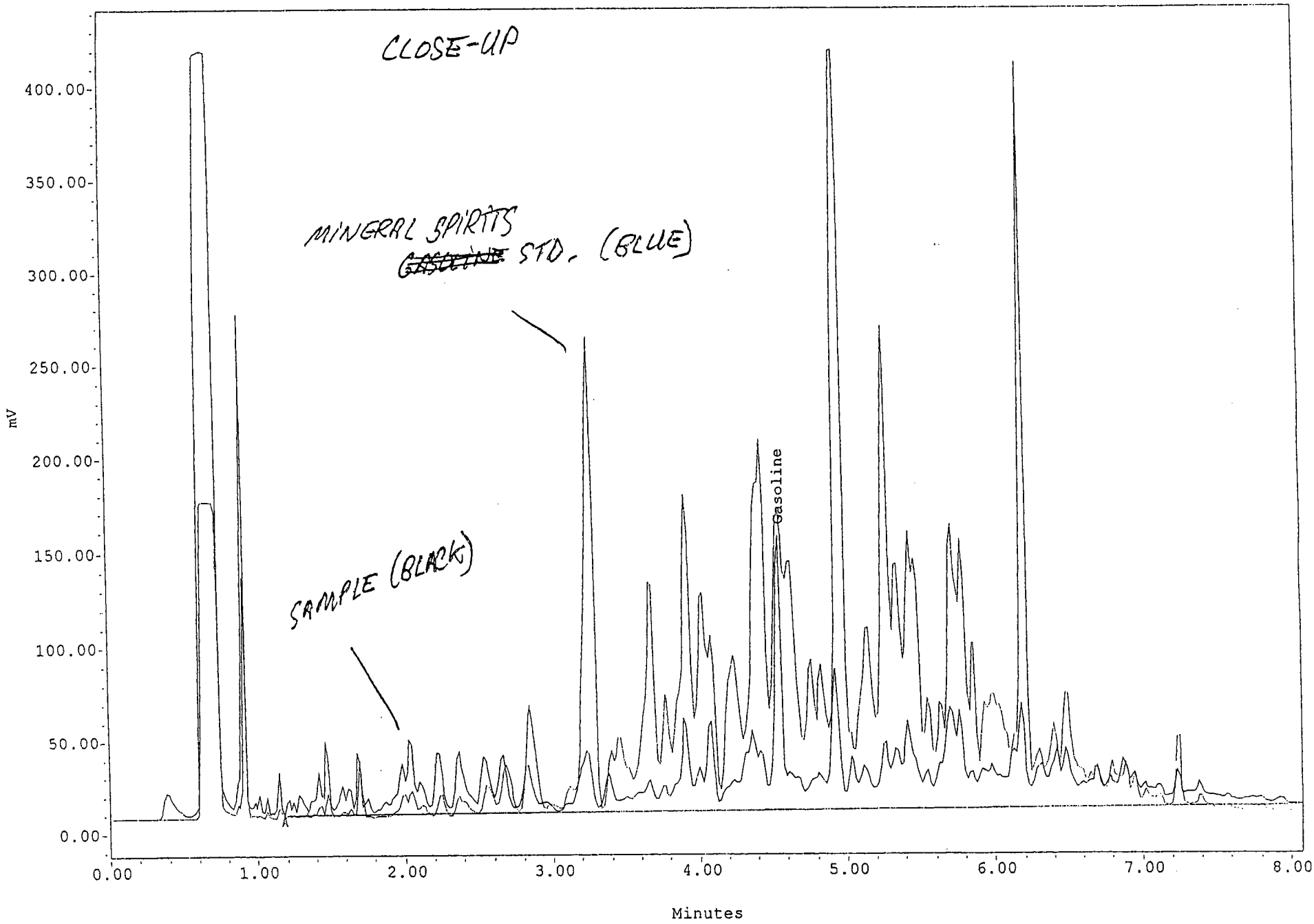
#	Name	RT(min) (min)	Area (uV*sec)	Ins Con(ppm)	Spl Con(ppm)
1	SURROGATE				
2	Gasoline	2.00			
3	JP-4	3.00			
4	Naphtha	3.50			
5	Mineral Spirits	4.97	46637529	1215.1	1215.094
6	Stoddard Solvent	5.00			
7	Chloro-octane(Surr)	6.25			
8	Jet A	8.00			
9	Kerosene	9.00			
10	Diesel #2	12.00			
11	Pentacosane(Surr)	16.90			
12	Hydraulic Oil	17.00			
13	Motor Oil	19.00			
14	Bunker C	20.00			
15	Asphalt	21.00			
16	Creosote	22.00			
17	Crude Oil	23.00			



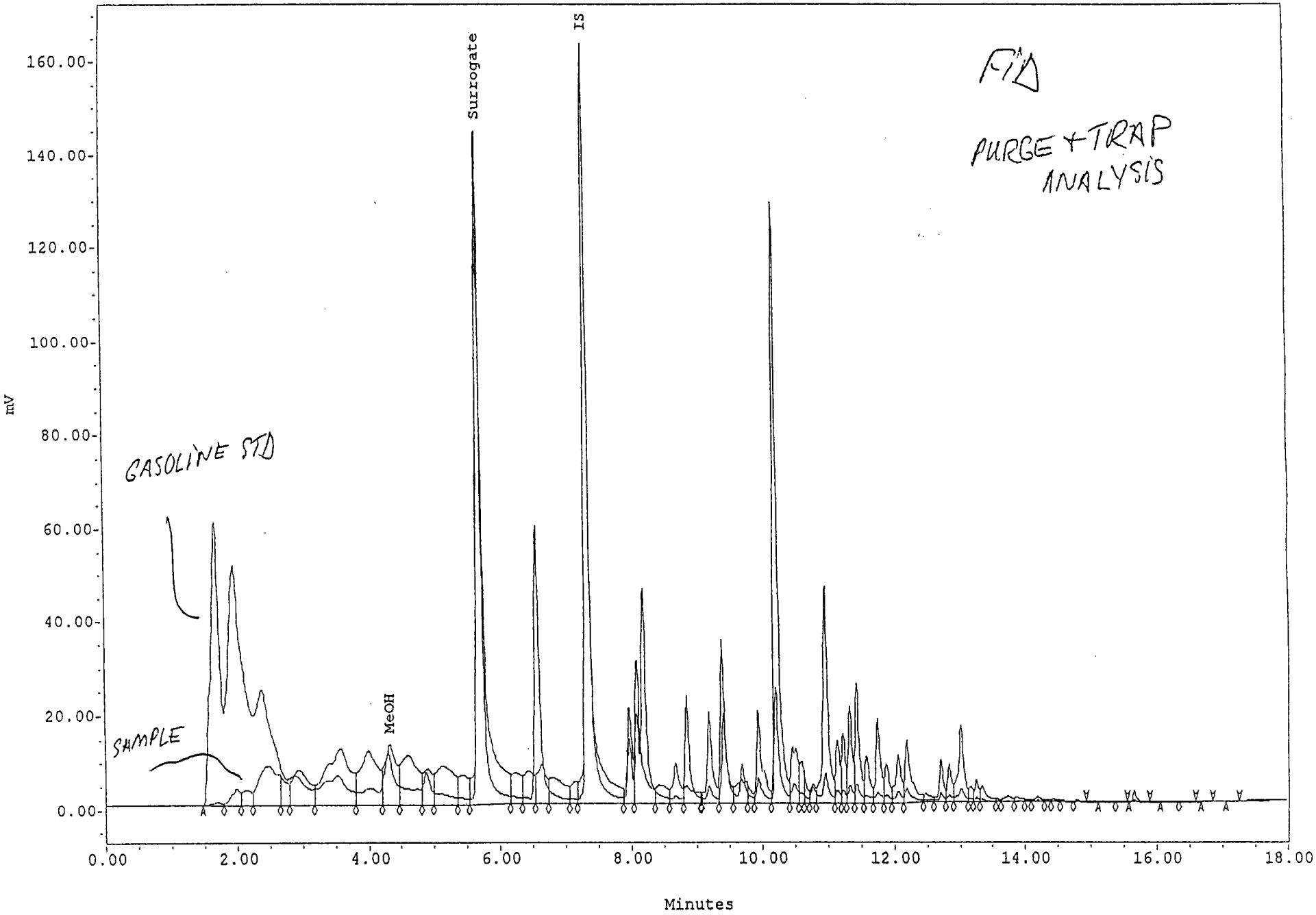
SampleNa . 09165-2A CS2 EXT Vial: 2 Inj: 1 Ch: SATIN Type: nown



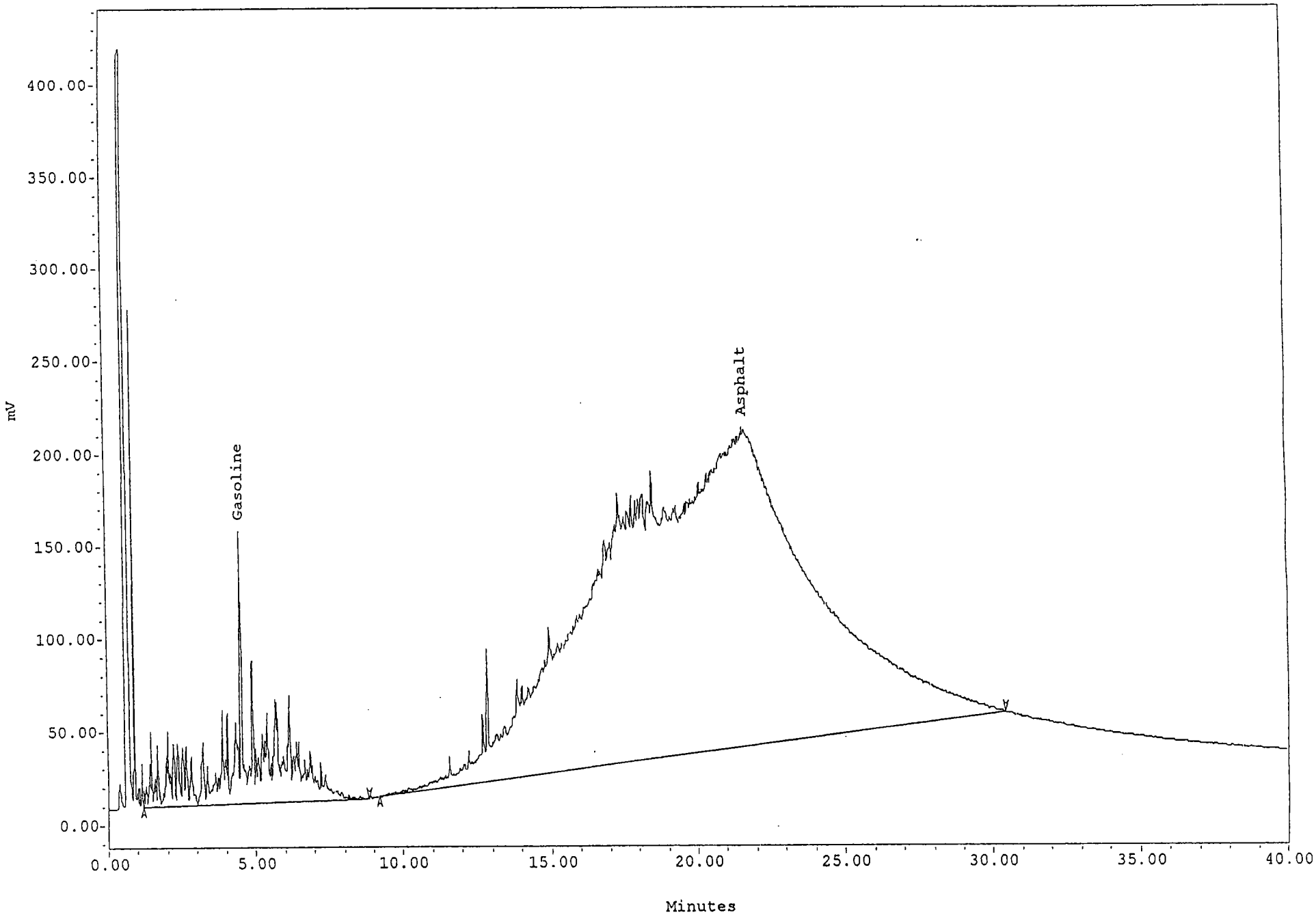
SampleN. 09165-2A CS2 EXT Vial: 2 Inj: 1 Ch: SATIN Type. known



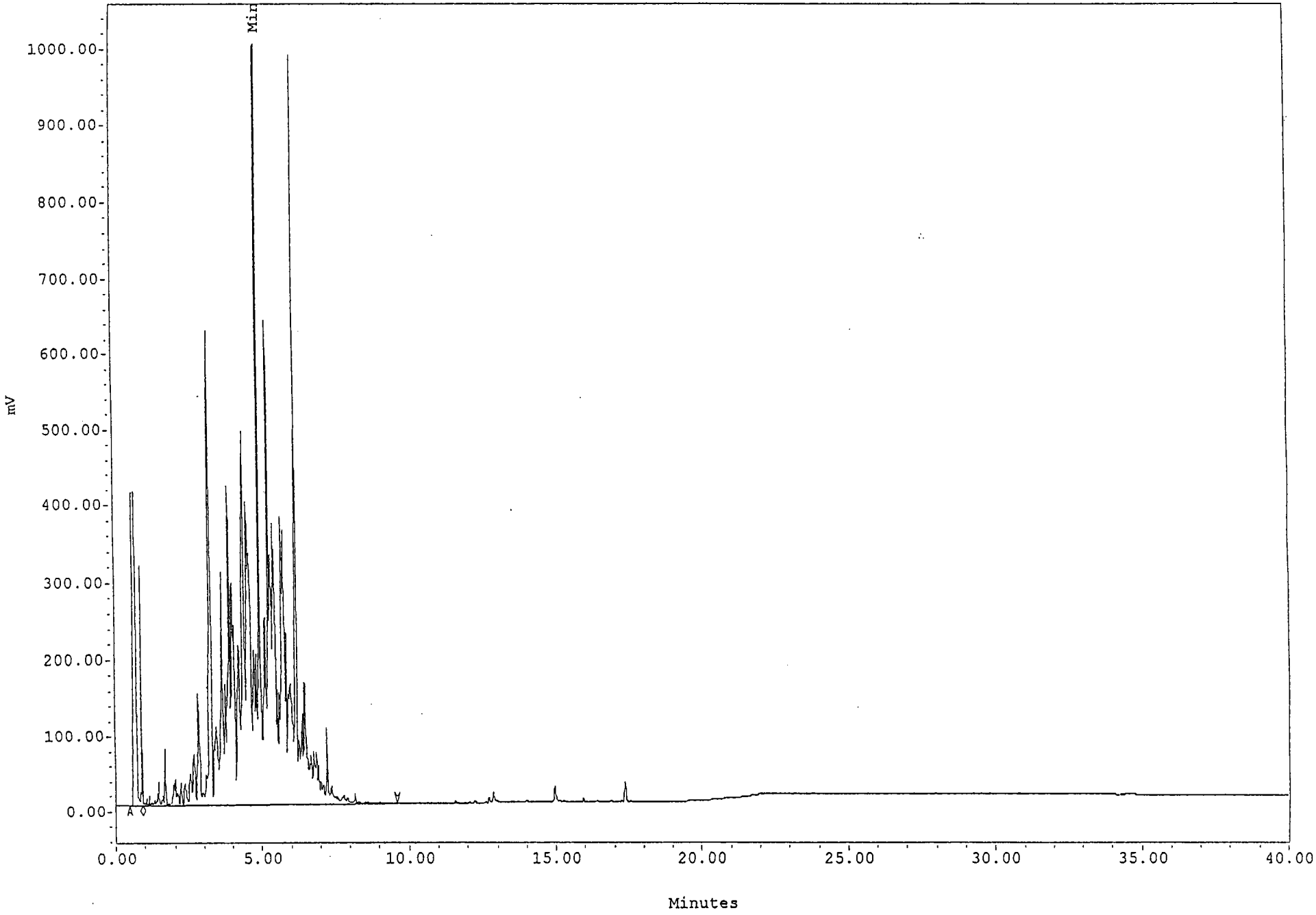
Sample: 09165-2A CS2 EXT Vial: 2 Inj: 1 Ch: SATIN Type Known



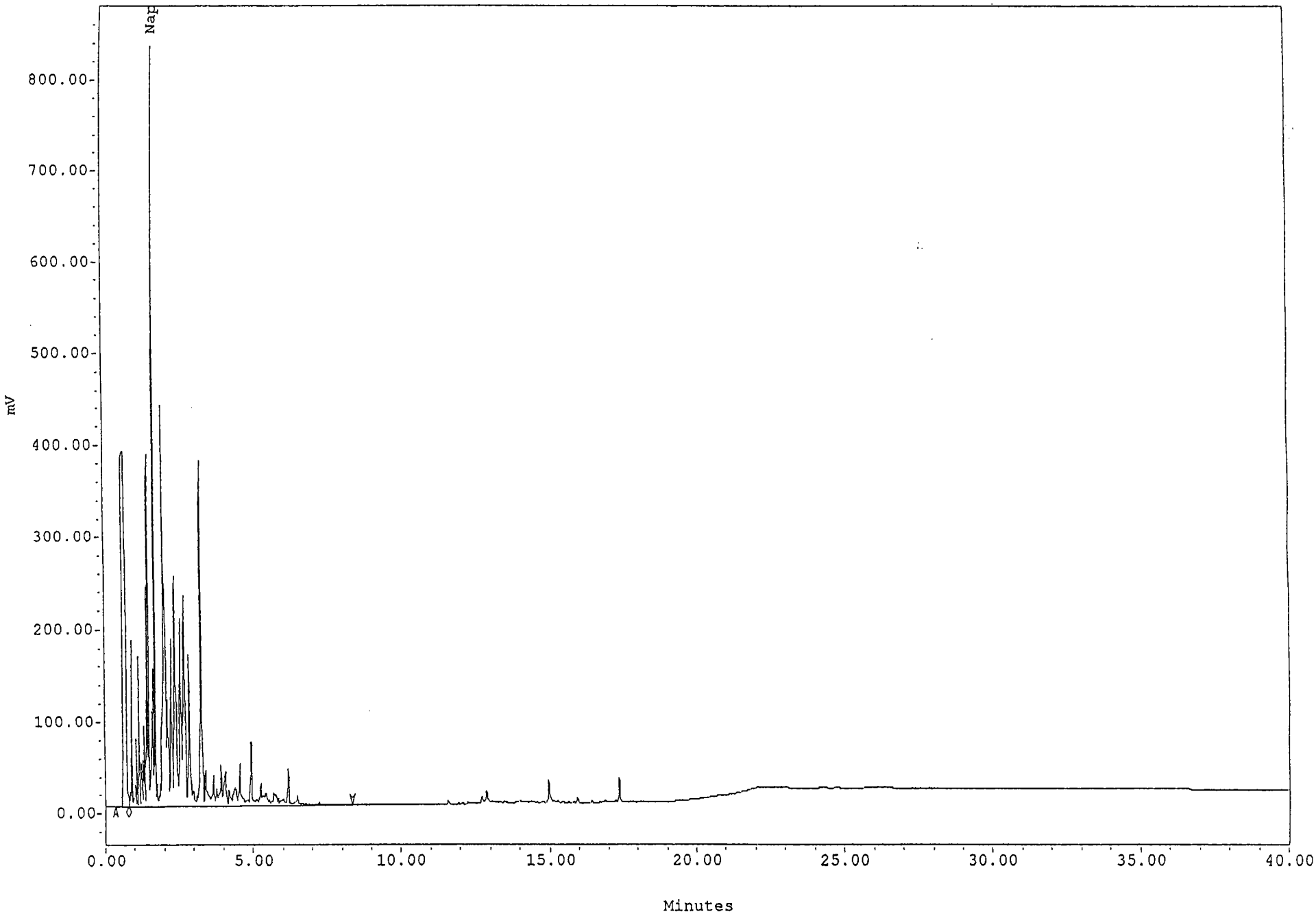
Sample: 09165-02A Vial: 12 Inj: 1 Ch: SATIN Type: Unknow.



Sample. : 09165-2A CS2 EXT Vial: 2 Inj: 1 Ch: SATIN Type: nown



Samplel · MINERAL SPIRITS Vial: 4 Inj: 1 Ch: SATIN Type: own



Sample : NAPHTHA Vial: 7 Inj: 1 Ch: SATIN Type: Unknown

Reporting Information:

1. Client: [illegible]rwater Group, Inc.
Address: 5 Third St, #1024
Oakland, CA 94607
Contact: Brian Gwinn
Alt. Contact: Juniper Nell

American Environmental Network
3440 Vincent Road, Pleasant Hill, C[illegible] 23
Phone (510) 930-9090
FAX (510) 930-0256

RECEIVED OCT 0 3 1996

AEN 12-151 Page 1 of 1

REQUEST FOR ANALYSIS / CHAIN CUSTODY

Lab Job Number: 9609165
Lab Destination:
Date Samples Shipped:
Lab Contact:
Date Results Required:
Date Report Required:
Client Phone No.:
Client FAX No.:

Address Report To:
2. As Above

Send Invoice To:
3. As Above

Send Report To: (1) or 2 (Circle one)
Client P.O. No.: MOCHA 6286 34 Client Project I.D. No.: C-154
Sample Team Member (s) Brian Gwinn

Lab Number	Client Sample Identification	Air Volume	Date/ Time Collected	Sample Type*	Pres.	No. of Cont.	Type of Cont.	ANALYSIS: TPH/BTEX	ANALYSIS: Fuel Fingerprint	Comments / Hazards
01A	SB-3-1'	—	9/12/96 1130	8	ø	1	tube	X	—	Hold - use if you run out of SB-3-1.5' mo[illegible]
02A	SB-3-1.5'	—	1145					X	X	
03A	SB-2-6'	—	1200					X		NOTE: Run Fuel Fingerprint on SB-3-1.5', then analyze SB-2-6' for any compounds identified by fingerprint.

Relinquished by: (Signature)		9/13/96	1515	Received by: (Signature)
Relinquished by: (Signature)		9-13-96	16:30	Received by: (Signature)
Relinquished by: (Signature)				Received by: (Signature)
Method of Shipment				Lab Comments

*Sample type (Specify): 1) 37mm 0.8 µm MCEF 2) 25mm 0.8 µm MCEF 3) 25mm 0.4 µm polycarb. filter
4) PVC filter, diam. ____ pore size ____ 5) Charcoal tube 6) Silica gel tube 7) Water 8) Soil 9) Bulk Sample
10) Other ____ 11) Other ____

COPIES: WHITE - JOB FILE YELLOW - PROJECT FILE PINK - CLIENT

C-154

FILE

CLEARWATER
GROUP, INC.
Environmental Services

Ms. Maia Baker
Museum of Children's Art
560 Second Street
Oakland, CA 94607

October 18, 1996

Re: 625 Third Street, Oakland, CA

Dear Maia,

This letter presents the results of Clearwater Group, Inc.'s (Clearwater's) preliminary soil and groundwater sampling at the referenced site. The scope of work performed was previously agreed upon verbally by the Museum of Children's Art (MOCHA) and Clearwater, and consisted of drilling of two soil borings and chemical analysis of one soil and water sample from each borehole.

Background
The site is located on the south side of Third Street, between Martin Luther King Jr. Boulevard and Jefferson Street (Figure 1), and is owned by Terranomics. The site is paved and is currently used for vehicle parking. A hardware store and furniture store border the site on each side (Figure 2). Clearwater understands there are no underground storage tanks (USTs) immediately below the paved portion of the site. However, two USTs currently exist approximately 200 feet south of the site, beneath the sidewalk area in front of 626 Second Street. Clearwater understands these USTs have been out of service for approximately 60 years.

The use of area adjacent to the site ranges from light industrial and commercial to a utility station. Pacific Gas and Electric operates an electric sub-station on the south side of Second Street. The nearest body of water, the Oakland Inner Harbor, is located approximately 900 feet south of the site.

Purpose of Investigation
The purpose of this investigation was to determine if the site subsurface has been impacted by fuel hydrocarbons. This work was performed to document subsurface conditions prior to a possible property transaction.

Soil Borehole Drilling, and Soil and Water Sampling
Soil boring locations were selected to assess general conditions beneath the site. The first boring, B-1, was located on the southern portion of the site and the second boring, B-2, was located on the northern portion of the site (Figure 2).

Drilling was performed by Soils Exploration Services, Inc. using a CME 55 drill rig, equipped with four-inch diameter cutting-less hollow-stem augers. Each soil boring was hand excavated to 4.5 feet to ensure the drilling location was free of underground structures. During drilling, soil samples were collected using a 1.5-inch diameter split-spoon sampler lined with brass tubes. Soil samples identified for laboratory analysis were covered with teflon lined plastic end caps, labeled, documented on a chain-of-custody form, and placed on ice in a cooler for transport to the project laboratory.

Portions of soil samples were retained for classification according to the Unified Soil Classification System by a Clearwater geologist and screening of with an organic vapor meter (OVM) (Borings logs with OVM readings attached).

Grab groundwater samples were also collected from each boring. This was accomplished by advancing the augers approximately 10 feet into the water table, and then pulling the augers back several feet to allow groundwater to more freely enter the borehole. A clean disposable polyethylene bailer was then lowered though the augers to collect the water sample. Each sample was transferred to laboratory supplied containers, labeled, documented on a chain-of-custody form, and placed on ice in a cooler for transport to the project laboratory.

Soil and Water Sample Analysis

Soil and water samples were analyzed for total petroleum hydrocarbons as diesel (TPHd) and gasoline (TPHg) by EPA method 8015 (modified), and for benzene, toluene, ethylbenzene, and xylene isomers (BTEX) by EPA method 8020 (modified). Sample analyses were performed by American Environmental Network, a state DHS-certified laboratory located in Pleasant Hill, California.

Results

The site is underlain by relatively coarse-grained deposits, ranging mostly from silty sands to sands to a depth of 20 feet below grade (the maximum depth explored). During drilling, first encountered groundwater was observed at a depth of approximately 15 feet below grade, and stabilized at a depth of approximately 10 feet below grade. Soil borings logs are attached.

Results of chemical analyses indicate the subsurface is relatively free of petroleum fuel constituents; however, some groundwater contamination was detected (Table 1). Vadose zone (i.e. shallower than 10 feet below grade) soil samples from both borings did not contain TPHd, TPHg, or BTEX constituents. Grab groundwater samples from both borings did not contain TPHg or BTEX constituents exceeding the method detection limit. However, TPHd was detected at concentrations of 210 and 170 micrograms per liter (µg/L) in the water samples collected from B-1 and B-2, respectively.

These concentrations of TPHd are relatively low and their source appears to have originated off-site, as the vadose zone soil is free of petroleum fuel hydrocarbons. The hydrocarbons quantified as TPHd could have resulted from the presence of diesel or weathered gasoline. This type of analytical result is possible due to the fact that fresh gasoline and diesel fuels have overlapping carbon chain ranges from approximately C10 to C12 and that as gasoline ages, it loses shorter chain hydrocarbons and the remaining gasoline compounds are closer to the aforementioned overlapping range of TPHg and TPHd.

It should be noted that contamination detected proximal to the USTs at 626 Second Street (200 feet south of the site) was characterized as extremely weathered gasoline.

Conclusions
Results of initial soil and water sampling indicate that the subsurface is free of fuel hydrocarbon contamination, save low levels of dissolved hydrocarbons quantified as TPHd. Although the source of this contamination remains unclear, it may be associated with past gasoline release from the USTs located approximately 200 feet south of the site.

If you have any questions regarding this project, please feel free to contact the undersigned.

Sincerely,
CLEARWATER GROUP, INC.

Brian Gwinn, R.G.
Project Geologist

Juniper Neill, R.E.A.
Project Manager

Attachments

Table 1: Summary of Analytical Results
Figure 1: Site Location Map
Figure 2: Site Plan
Boring Logs and Boring Log Legend
Laboratory Analytical Reports and Chain-of-Custody Form

Table 1
SUMMARY OF ANALYTICAL RESULTS

625 Third Street
Oakland, California

Soil Sample Analytical Results

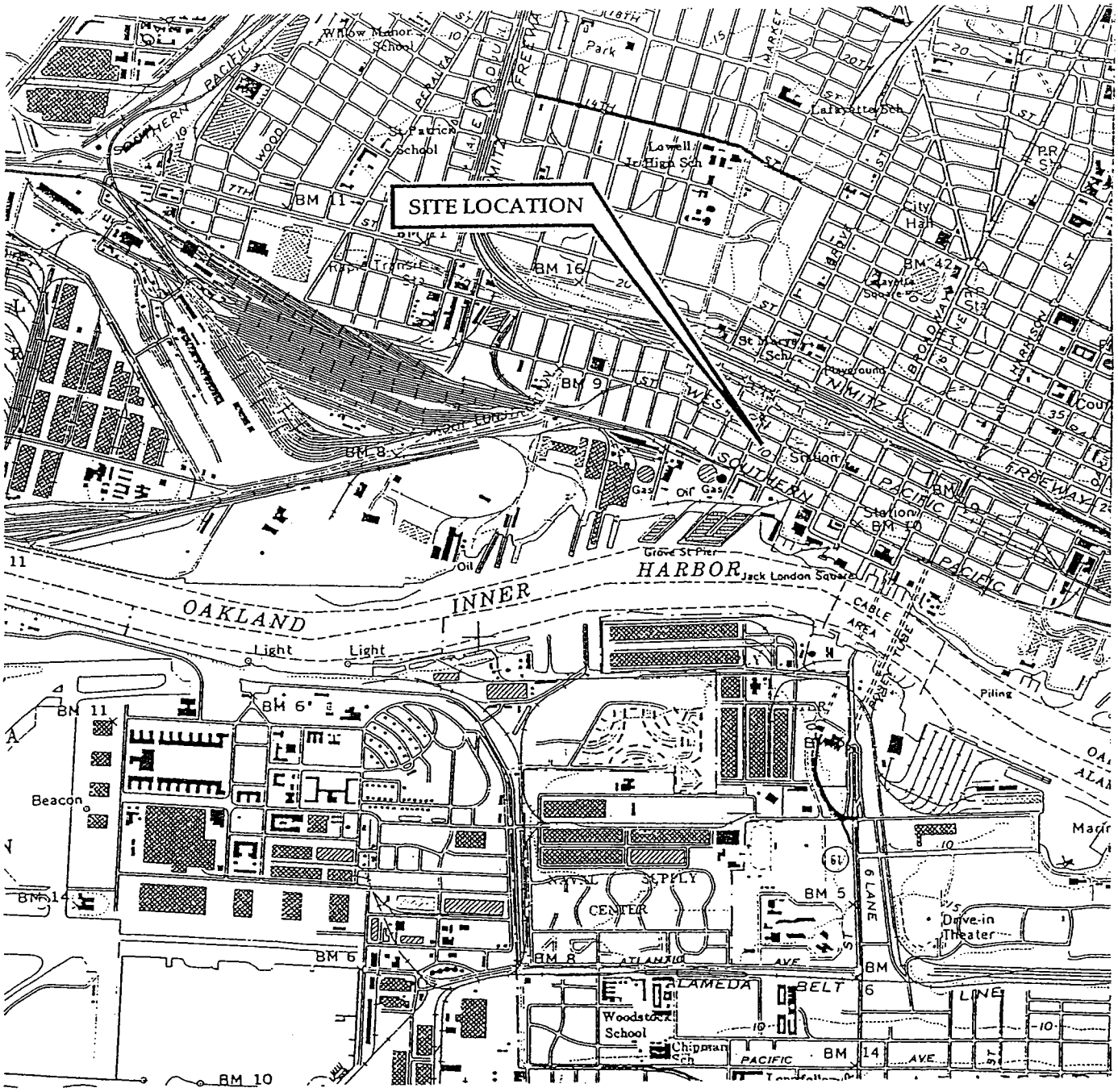
Sample No.	Date	TPHd (mg/kg)	TPHg (mg/kg)	B (mg/kg)	T (mg/kg)	E (mg/kg)	X (mg/kg)
B-1-7'	9/13/96	<1	<0.2	<0.005	<0.005	<0.005	<0.005
B-2-5'	9/13/96	<1	<0.2	<0.005	<0.005	<0.005	<0.005

Water Sample Analytical Results

Sample No.	Date	TPHd (µg/L)	TPHg (µg/L)	B (µg/L)	T (µg/L)	E (µg/L)	X (µg/L)
B-1-H2O	9/13/96	210	<50	<0.5	<0.5	<0.5	<2
B-2-H2O	9/13/96	17	<50	<0.5	<0.5	<0.5	<2

Notes:

Sample No.:	Sample designation and collection depth in feet
Date:	Sample collection date
TPHd:	Total petroleum hydrocarbons as diesel using EPA extraction 3550 and GC-FID analysis
TPHg:	Total petroleum hydrocarbons as gasoline using EPA extraction 5330 and GC-FID analysis
BTEX:	Benzene, Toluene, Ethylbenzene, total Xylenes using EPA Method 8020 (modified)
mg/kg:	milligrams per kilogram (often referred to as "parts per million")
µg/L	mircograms per liter (often referred to as "parts per billion")
<### :	Not detected in exceeding indicated concentrations



SCALE 1:24000

1 0 1 MILE

1000 0 1000 2000 3000 4000 5000 6000 7000 FEET

1 .5 0 1 KILOMETER

CONTOUR INTERVAL 20 FEET

QUADRANGLE LOCATION

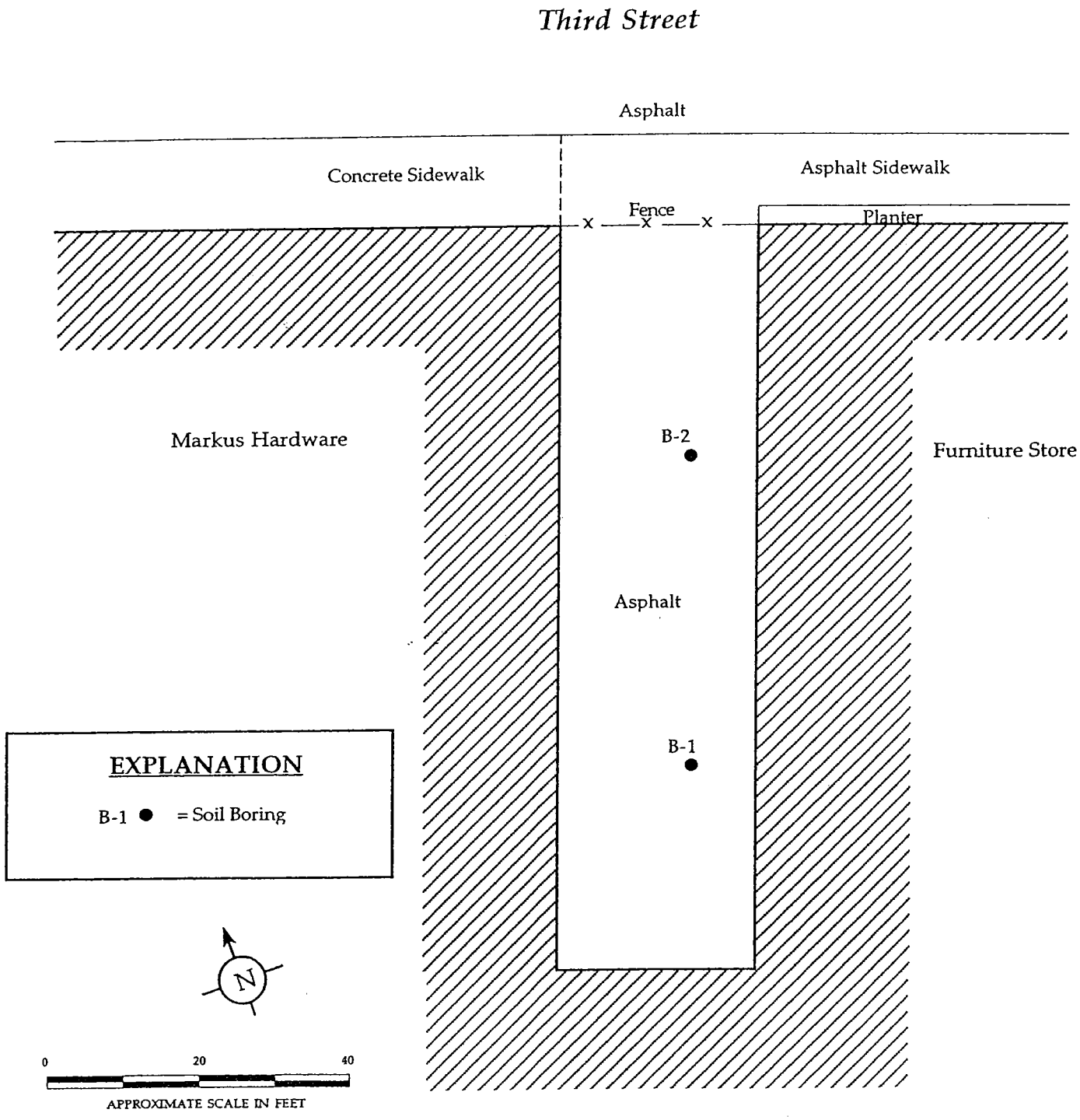
Source:
USGS 7.5' topographic series
entitled "Oakland West, CA"

SITE LOCATION MAP

625 Third Street
Oakland, California

CLEARWATER GROUP, INC.

Project No.	Date	Figure
C-154	9/96	1



SITE PLAN

625 Third Street
Oakland, California

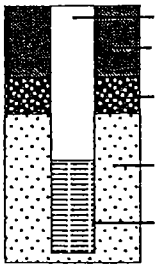
CLEARWATER GROUP, INC.

Project No.	Report Date	Figure
C-154	9/96	2

UNIFIED SOIL CLASSIFICATION SYSTEM - VISUAL CLASSIFICATION OF SOILS
(ASTM D-2488)

MAJOR DIVISIONS		GROUP SYMBOL	GROUP NAME	DESCRIPTION
COARSE GRAINED SOILS	GRAVEL AND GRAVELLY SOILS	GW	Well-graded gravel Well-graded gravel with sand	Well-graded gravels or gravel-sand mixtures, little or no fines.
		GP	Poorly-graded gravel Poorly-graded gravel with sand	Poorly-graded gravels or gravel sand mixture, little or no fines.
		GM	Silty gravel Silty gravel with sand	Silty gravels, gravel-sand-silt mixtures.
		GC	Clayey gravel Clayey gravel with sand	Clayey gravels, gravel-sand-clay mixtures.
	SAND AND SANDY SOILS	SW	Well-graded sand Well-graded sand with gravel	Well-graded sands or gravelly sands, little or no fines.
		SP	Poorly-graded sand Poorly-graded sand with gravel	Poorly-graded sands or gravelly sands, little or no fines.
		SM	Silty sand Silty sand with gravel	Silty sands, sand-silt mixtures.
		SC	Clayey sand Clayey sand with gravel	Clayey sands, sand-clay mixtures.
FINE GRAINED SOILS	SILTS AND CLAYS	ML	Silt; Silt with sand; Silt with gravel Sandy silt; Sandy silt with gravel Gravelly silt; Gravelly silt with sand	Inorganic silts and very fine sands, rock flour, silty or clayey fine sands or clayey silts with slight plasticity.
		CL	Lean clay; Lean clay with sand; Lean clay with gravel Sandy lean clay; Sandy lean clay with gravel Gravelly lean clay; Gravelly lean clay with sand	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays.
	ELASTIC SILTS AND CLAYS	MH	Elastic silt; Elastic silt with sand; Elastic silt with grave Sandy elastic silt; Sandy elastic silt with gravel Gravelly elastic silt; Gravelly elastic silt with sand	Inorganic silts, micaceous or diatamaceous fine sandy or silty soils, elastic silts.
		CH	Fat clay; Fat clay with sand; Fat clay with gravel Sandy fat clay; Sandy fat clay with gravel Gravelly fat clay; Gravelly fat clay with sand	Inorganic clays of high plasticity, fat clays.
HIGHLY ORGANIC SOILS		OL/OH	Organic soil; Organic soil with sand; Organic soil with gravel Sandy organic soil; Sandy organic soil with gravel Gravelly organic soil; Gravelly organic soil with sand	Organic silts and organic silt-clays of low plasticity. Organic clays of medium to high plasticity.
		Pt	Peat	Peat and other highly organic soils.

WELL CONSTRUCTION EXPLANTION



SOIL BORING NOTES:

Blow count represents the number of blows of a 140-lb hammer falling 30 inches per blow required to drive a sampler through the last 12 inches of an 18-inch penetration.

No warranty is provided as to the continuity of soil strata between borings. Logs represent the soil section observed at the boring location on the date of drilling only.

S = Sampler sank into medium under the weight of the hammer (no blow count)
P = Sampler was pushed into medium by drilling rig (no blow count)
NR = No Recovery

SANDS & GRAVELS	BLOWS/FT
VERY LOOSE	0 - 5
LOOSE	5 - 12
MED. DENSE	12 - 37
DENSE	37 - 62
VERY DENSE	OVER 62

SILTS & CLAYS	BLOWS/FT
SOFT	0 - 5
FIRM	5 - 10
STIFF	10 - 20
VERY STIFF	20 - 40
HARD	OVER 40

▼ Approximate stabilized water level

▽ Approximate first encountered water level

NOTE: all percentages of lithological composition presented on the soil boring logs are approximate. They represent the best estimates of a CGI geologist based on visual inspection in the field.

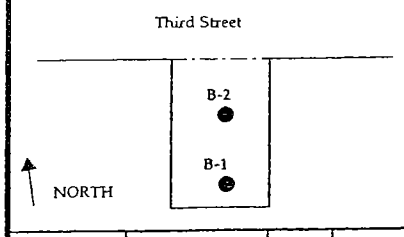
CLEARWATER Group, Inc.

SOIL BORING LOG AND WELL CONSTRUCTION DIAGRAM LEGEND

CLEARWATER GROUP, INC.

FIELD EXPLORATORY SOIL BORING LOG: B-1

Sheet 1 of 1

FIELD LOCATION OF BORING: 	CLIENT/LOCATION: MOCHA/625 3rd,Oakland	BORING NO.: B-1	BORING DEPTH: 20 feet	BORING DIAMETER: 4 Inches
	DRILLING CONTRACTOR: SES, Inc.	WELL NO.: NA	WELL DEPTH: NA	PLANNED USE: NA
	DRILL RIG TYPE: CME 55	WELL MATERIAL: NA	SCREEN SLOT SIZE: NA	FILTER PACK: NA
	DRILL RIG OPERATOR: Kevin Cross	WELL SEAL: Cement		
		SAMPLING METHOD: 1.5" O.D. split-spoon sampler		
		MONITORING INSTRUMENT: Sensidyne FID		
		FIRST ENCOUNTERED WATER DEPTH: ~15 feet		
		STATIC WATER DEPTH - DATE: ~10.5 feet - 9/13/96		

LOGGING/WELL CONSTRUCTION: START 9/13/96 FINISH 9/13/96

LOGGED BY: Brian Gwinn, R.G.

APPROVE

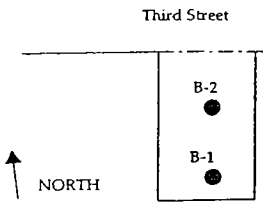
WELL CONSTRUCTION DETAIL	SAMPLING: BLOWS/6" INTERVAL	SAMPLING: INTERVAL	SAMPLING: RECOVERY	SAMPLING: ANALYTICAL	WATER LEVEL	DEPTH (FEET)	OVM READING (PPM)	ESTIMATED PERCENT: GRAVEL	ESTIMATED PERCENT: SAND	ESTIMATED PERCENT: FINES	GRAPHIC LOG	
NO WELL INSTALLED						0						Asphalt and baserock
	3					1						
	3					2						
	4					3						
	5					4						
	3					5						
	4					6						
	7					7	1	0	85	15		Silty SAND to SAND (SM to SP); yellow-brown; poorly graded; sub-rounded, very fine to fine sand; loose; damp.
	10					8						
	4					9	2	0	80	20		Silty SAND (SM); as above, with orange and brown mottles ~0.25" in diameter; moist.
	8					10						
	9				▼	11	1	0	80	20		
	9					12						
						13						
						14						
	3					15	1	0	85	15		Silty SAND (SM); as above,no brown mottles, orange mottles vertically oriented with sharp color boundary; medium dense; moist-wet.
	6					16						
	10					17						
	10				▽	18						
						19						
						20	0					

CLEARWATER GROUP, INC.

FIELD EXPLORATORY SOIL BORING LOG: B-2

Sheet 1 of 1

FIELD LOCATION OF BORING:



CLIENT/LOCATION:	BORING NO.:	BORING DEPTH:	BORING DIAMETER:
MOCHA/625 3rd,Oakland	B-2	20 feet	4 Inches
DRILLING CONTRACTOR:	WELL NO.:	WELL DEPTH:	PLANNED USE:
SES, Inc.	NA	NA	NA
DRILL RIG TYPE:	WELL MATERIAL:	SCREEN SLOT SIZE:	FILTER PACK:
CME 55	NA	NA	NA
DRILL RIG OPERATOR:	WELL SEAL:		
Kevin Cross	Cement		

SAMPLING METHOD: 1.5" O.D. split-spoon sampler

MONITORING INSTRUMENT: Sensidyne FID

FIRST ENCOUNTERED WATER DEPTH: ~15-16 feet

STATIC WATER DEPTH - DATE: ~9.5 feet - 9/13/96

LOGGED BY: Brian Gwinn, R.G. LING/WELL CONSTRUCTION: START 9/13/96 FINISH 9/13/

APPROVI

WELL CONSTRUCTION DETAIL	SAMPLING: BLOWS/6" INTERVAL	SAMPLING: INTERVAL	SAMPLING: RECOVERY	SAMPLING: ANALYTICAL	WATER LEVEL	DEPTH (FEET)	OVM READING (PPM)	ESTIMATED PERCENT: GRAVEL	ESTIMATED PERCENT: SAND	ESTIMATED PERCENT: FINES	GRAPHIC LOG	
NO WELL INSTALLED						0						Asphalt and baserock
	2					1						
	3					2						
	3					3						
	4					4						
						5						
						6						
						7	0	0	90	10		SAND (SP); yellow-brown; poorly graded; sub-rounded, very fine to fine sand; loose; damp.
						8						
						9						
	5				▼	10						
	5					11	1	0	75	25		Silty SAND (SM); yellow-brown with orange and gray mottling; poorly graded; sub-rounded, very fine to fine sand; loose; damp.
	7					12						
	10					13						
						14						
						15						
						16						
						17						
						18						
						19						
	6					20						
	7											
	11				▽		0	0	90	10		Silty SAND to SAND (SM to SP); yellow-brown; poorly graded; sub-sounded, very fine to fine sand; medium dense; saturated.
	11											

American Environmental Network

Certificate of Analysis

DHS Certification: 1172 AIHA Accreditation: 11134

RECEIVED SEP 27 1996

CLEARWATER GROUP, INC.
520 THIRD ST., STE. 104
OAKLAND, CA 94607

REPORT DATE: 09/25/96

DATE(S) SAMPLED: 09/13/96

DATE RECEIVED: 09/13/96

AEN WORK ORDER: 9609163

ATTN: BRIAN GWINN
CLIENT PROJ. ID: 625 3RD ST.

P.O. NUMBER: MOCHA

PROJECT SUMMARY:

On September 13, 1996, this laboratory received 4 (2 soil & 2 water) sample(s).

Client requested sample(s) be analyzed for chemical parameters. Results of analysis are summarized on the following page(s). Please see quality control report for a summary of QC data pertaining to this project.

Samples will be stored for 30 days after completion of analysis, then disposed of in accordance with State and Federal regulations. Samples may be archived by prior arrangement.

If you have any questions, please contact Client Services at (510) 930-9090.

Larry Klein
Laboratory Director

CLEARWATER GROUP, INC.

SAMPLE ID: B-1-7'
AEN LAB NO: 9609163-01
AEN WORK ORDER: 9609163
CLIENT PROJ. ID: 625 3RD ST.

DATE SAMPLED: 09/13/96
DATE RECEIVED: 09/13/96
REPORT DATE: 09/25/96

ANALYTE	METHOD/ CAS#	RESULT	REPORTING LIMIT	UNITS	DATE ANALYZED
BTEX & Gasoline HCs	EPA 8020				
Benzene	71-43-2	ND	5	ug/kg	09/23/96
Toluene	108-88-3	ND	5	ug/kg	09/23/96
Ethylbenzene	100-41-4	ND	5	ug/kg	09/23/96
Xylenes, Total	1330-20-7	ND	5	ug/kg	09/23/96
Purgeable HCs as Gasoline	5030/GCFID	ND	0.2	mg/kg	09/23/96
#Extraction for TPH	EPA 3550	-		Extrn Date	09/22/96
TPH as Diesel	GC-FID	ND	1	mg/kg	09/23/96

D = Not detected at or above the reporting limit
* = Value at or above reporting limit

CLEARWATER GROUP, INC.

SAMPLE ID: B-2-5'
AEN LAB NO: 9609163-02
AEN WORK ORDER: 9609163
CLIENT PROJ. ID: 625 3RD ST.

DATE SAMPLED: 09/13/96
DATE RECEIVED: 09/13/96
REPORT DATE: 09/25/96

ANALYTE	METHOD/ CAS#	RESULT	REPORTING LIMIT	UNITS	DATE ANALYZED
BTEX & Gasoline HCs	EPA 8020				
Benzene	71-43-2	ND	5	ug/kg	09/23/96
Toluene	108-88-3	ND	5	ug/kg	09/23/96
Ethylbenzene	100-41-4	ND	5	ug/kg	09/23/96
Xylenes, Total	1330-20-7	ND	5	ug/kg	09/23/96
Purgeable HCs as Gasoline	5030/GCFID	ND	0.2	mg/kg	09/23/96
#Extraction for TPH	EPA 3550	-		Extrn Date	09/22/96
TPH as Diesel	GC-FID	ND	1	mg/kg	09/23/96

ND = Not detected at or above the reporting limit
* = Value at or above reporting limit

CLEARWATER GROUP, INC.

SAMPLE ID: B-1-H2O
AEN LAB NO: 9609163-03
AEN WORK ORDER: 9609163
CLIENT PROJ. ID: 625 3RD ST.

DATE SAMPLED: 09/13/96
DATE RECEIVED: 09/13/96
REPORT DATE: 09/25/96

ANALYTE	METHOD/ CAS#	RESULT	REPORTING LIMIT	UNITS	DATE ANALYZED
BTEX & Gasoline HCs	EPA 8020				
Benzene	71-43-2	ND	0.5	ug/L	09/23/96
Toluene	108-88-3	ND	0.5	ug/L	09/23/96
Ethylbenzene	100-41-4	ND	0.5	ug/L	09/23/96
Xylenes, Total	1330-20-7	ND	2	ug/L	09/23/96
Purgeable HCs as Gasoline	5030/GCFID	ND	0.05	mg/L	09/23/96
#Extraction for TPH	EPA 3510	-		Extrn Date	09/23/96
TPH as Diesel	GC-FID	0.21 *	0.05	mg/L	09/24/96

) = Not detected at or above the reporting limit
* = Value at or above reporting limit

CLEARWATER GROUP, INC.

SAMPLE ID: B-2-H2O
AEN LAB NO: 9609163-04
AEN WORK ORDER: 9609163
CLIENT PROJ. ID: 625 3RD ST.

DATE SAMPLED: 09/13/96
DATE RECEIVED: 09/13/96
REPORT DATE: 09/25/96

ANALYTE	METHOD/ CAS#	RESULT	REPORTING LIMIT	UNITS	DATE ANALYZED
BTEX & Gasoline HCs	EPA 8020				
Benzene	71-43-2	ND	0.5	ug/L	09/23/96
Toluene	108-88-3	ND	0.5	ug/L	09/23/96
Ethylbenzene	100-41-4	ND	0.5	ug/L	09/23/96
Xylenes, Total	1330-20-7	ND	2	ug/L	09/23/96
Purgeable HCs as Gasoline	5030/GCFID	ND	0.05	mg/L	09/23/96
#Extraction for TPH	EPA 3510	-		Extrn Date	09/23/96
TPH as Diesel	GC-FID	0.17 *	0.05	mg/L	09/24/96

D = Not detected at or above the reporting limit
* = Value at or above reporting limit

AEN (CALIFORNIA)
QUALITY CONTROL REPORT

AEN JOB NUMBER: 9609163

CLIENT PROJECT ID: 625 3RD ST.

Quality Control and Project Summary

All laboratory quality control parameters were found to be within established limits.

Definitions

Laboratory Control Sample (LCS)/Method Spike(s): Control samples of known composition. LCS and Method Spike data are used to validate batch analytical results.

Matrix Spike(s): Aliquot of a sample (aqueous or solid) with added quantities of specific compounds and subjected to the entire analytical procedure. Matrix spike and matrix spike duplicate QC data are advisory.

Method Blank: An analytical control consisting of all reagents, internal standards, and surrogate standards carried through the entire analytical process. Used to monitor laboratory background and reagent contamination.

Not Detected (ND): Not detected at or above the reporting limit.

Relative Percent Difference (RPD): An indication of method precision based on duplicate analysis.

Reporting Limit (RL): The lowest concentration routinely determined during laboratory operations. The RL is generally 1 to 10 times the Method Detection Limit (MDL). Reporting limits are matrix, method, and analyte dependent and take into account any dilutions performed as part of the analysis.

Surrogates: Organic compounds which are similar to analytes of interest in chemical behavior, but are not found in environmental samples. Surrogates are added to all blanks, calibration and check standards, samples, and spiked samples. Surrogate recovery is monitored as an indication of acceptable sample preparation and instrumental performance.

D: Surrogates diluted out.

#: Indicates result outside of established laboratory QC limits.

QUALITY CONTROL DATA

METHOD: EPA 3510 GCFID

AEN JOB NO: 9609163
DATE EXTRACTED: 09/23/96
INSTRUMENT: C
MATRIX: WATER

Surrogate Standard Recovery Summary

Date Analyzed	Client Id.	Lab Id.	Percent Recovery n-Pentacosane
09/24/96	B-1-H2O	03	94
09/24/96	B-2-H2O	04	91
QC Limits:			65-125

DATE EXTRACTED: 09/18/96
DATE ANALYZED: 09/18/96
SAMPLE SPIKED: 9608341-15
INSTRUMENT: C

Matrix Spike Recovery Summary

Analyte	Spike Added (mg/L)	Percent Recovery	RPD	QC Limits Percent Recovery	QC Limits RPD
Diesel	4.00	81	3	60-110	15

Daily method blanks for all associated analytical runs showed no contamination at or above the reporting limit.

QUALITY CONTROL DATA

METHOD: EPA 3550 GCFID

AEN JOB NO: 9609163
DATE EXTRACTED: 09/22/96
INSTRUMENT: C
MATRIX: SOIL

Surrogate Standard Recovery Summary

Date Analyzed	Client Id.	Lab Id.	Percent Recovery n-Pentacosane
09/23/96	B-1-7'	01	99
09/23/96	B-2-5'	02	90
QC Limits:			55-115

DATE EXTRACTED: 09/22/96
DATE ANALYZED: 09/23/96
SAMPLE SPIKED: 9609158-01
INSTRUMENT: C

Matrix Spike Recovery Summary

Analyte	Spike Added (mg/kg)	Percent Recovery	RPD	QC Limits Percent Recovery	QC Limits RPD
Diesel	40.0	82	2	50-115	20

Daily method blanks for all associated analytical runs showed no contamination at or above the reporting limit.

QUALITY CONTROL DATA

METHOD: EPA 8020, 5030 GCFID

AEN JOB NO: 9609163
INSTRUMENT: F
MATRIX: WATER

Surrogate Standard Recovery Summary

Date Analyzed	Client Id.	Lab Id.	Percent Recovery Fluorobenzene
09/23/96	B-1-H2O	03	82
09/23/96	B-2-H2O	04	80
QC Limits:			70-130

DATE ANALYZED: 09/23/96
SAMPLE SPIKED: 9609287-02
INSTRUMENT: F

Matrix Spike Recovery Summary

Analyte	Spike Added (ug/L)	Average Percent Recovery	RPD	QC Limits Percent Recovery	QC Limits RPD
Benzene	18.6	94	10	85-109	17
Toluene	61.4	105	1	87-111	16
Hydrocarbons as Gasoline	500	99	15	66-117	19

Daily method blanks for all associated analytical runs showed no contamination at or above the reporting limit.

QUALITY CONTROL DATA

METHOD: EPA 8020, 5030 GCFID

AEN JOB NO: 9609163
INSTRUMENT: E
MATRIX: SOIL

Surrogate Standard Recovery Summary

Date Analyzed	Client Id.	Lab Id.	Percent Recovery Fluorobenzene
09/23/96	B-1-7'	01	104
09/23/96	B-2-5'	02	102
QC Limits:			70-130

DATE ANALYZED: 09/23/96
SAMPLE SPIKED: LCS
INSTRUMENT: E

Laboratory Control Sample Recovery

Analyte	Spike Added (ug/kg)	Average Percent Recovery	RPD	QC Limits Percent Recovery	QC Limits RPD
Benzene	34.0	106	2	60-120	20
Toluene	108	101	1	60-120	20
Hydrocarbons as Gasoline	1000	113	4	60-120	20

Daily method blanks for all associated analytical runs showed no contamination at or above the reporting limit.

*** END OF REPORT ***

American Environmental Network

AEN

3440 Vincent Road, Pleasant Hill, CA 94523
Phone (510) 930-9090
FAX (510) 930-0256

REQUEST FOR ANALYSIS / CHAIN OF CUSTODY

Reporting Information:

1. Client: [illegible]
   Address: [illegible] Third St. #104
   Oakland CA 94607
   Contact: Brian Gwinn
   Alt. Contact: [illegible]

Address Report To:

2. Above

Send Invoice To:

3. Above

Lab Job Number: [illegible]
Lab Destination:
Date Samples Shipped:
Lab Contact:
Date Results Required:
Date Report Required:
Client Phone No.:
Client FAX No.:

Send Report To: 1 or 2 (Circle one)

Client P.O. No.: MOCHM Client Project I.D. No.: 825 3rd St, Oakland, CA

Sample Team Member (s) Brian Gwinn

Lab Number	Client Sample Identification	Air Volume	Date/ Time Collected	Sample Type*	Pres.	No. of Cont.	Type of Cont.	TPH/BTEX	TPH-d								Comments / Hazards
[illegible]	B-1-4'	—	9/13/96 0930	8	—0—	1	Steel tube	X	X								
[illegible]	B-2-5'	—	↓ 1000	↓	—0—	1	↓	↓	↓								STANDARD
																	TURN AROUND
[illegible]	B-1-H_2O	—	9/13/96 0930	7	HCl	5	VOA/Amber	X	X								
[illegible]	B-2-H_2O	—	↓ 1015	↓	↓	5	↓	↓	↓								

Relinquished by: (Signature) [signature]	DATE 9/13/96	TIME 1510	Received by: (Signature) [signature]	DATE 9/13/96	TIME 15:10
Relinquished by: (Signature) [signature]	DATE 9/13/96	TIME 16:30	Received by: (Signature) [signature]	DATE 9-13-96	TIME 16:30
Relinquished by: (Signature)	DATE	TIME	Received by: (Signature)	DATE	TIME
Method of Shipment			Lab Comments		

*Sample type (Specify): 1) 37mm 0.8 µm MCEF 2) 2[illegible]m 0.8 µm MCEF 3) 25mm 0.4 µm polycarb. filter
4) PVC filter, diam. _____ pore size _____ 5) Charc[illegible]be 6) Silica gel tube 7) Water 8) Soil 9) Bulk Sample
10) Other 11) Other