

March 18, 2005

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Alameda County  
Environmental Health

AEI Project No. 10693

**PHASE I  
ENVIRONMENTAL SITE ASSESSMENT**

6235 College Avenue  
Oakland, California 94618

Prepared For

**Ellwood Commercial Real Estate**  
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Prepared By

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**AEI**

## EXECUTIVE SUMMARY

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AEI Consultants (AEI) was retained by Ellwood Commercial Real Estate to conduct a Phase I Environmental Site Assessment (ESA), in conformance with the scope and limitations of ASTM Standard Practice E1527-00, for the property located at 6235 College Avenue in the City of Oakland, Alameda County, California. Any exceptions to, or deletions from, this practice are described in Section 1.2 of this report.

### *Property Description*

The subject property is located on the west side of College Avenue in a mixed commercial and residential area of Oakland. The property totals approximately 0.17 acre and is improved with a three-story building totaling approximately 11,353 square feet. The building is occupied by commercial and office tenants including a dry cleaning operation located on the first floor. In addition to the subject property building, the property is improved with a concrete surfaced parking area and associated landscaping. The property was developed with the current improvements in 1986. The immediately surrounding properties consist of a restaurant to the north, a parking lot and bank to the south, College Avenue and a gas station to the east, and private residences to the west.

Based on a review of historical sources, the subject property was formerly developed with a commercial building.

Based upon groundwater monitoring data for a nearby site, the direction of groundwater flow beneath the subject property is inferred to be to the southwest.

### *Findings*

Recognized environmental conditions (RECs) are defined by the ASTM Standard Practice E1527-00 as the presence or likely presence of any hazardous substances or petroleum products under conditions that indicate an existing release, a past release, or a material threat of a release into structures on the property or into the ground, groundwater, or surface water of the property. AEI's investigation has revealed the following recognized environmental conditions associated with the subject property or nearby properties:

- AEI reviewed a building plan which indicated that that an underground storage tank (UST) used for storing gasoline may have been located on the northwest portion of the subject property as late as 1986. The location of the UST was noted as "undetermined", however, a fill pipe was noted on the plans in this location. Building permits dated 1941 listed the occupant of the property as Berkeley Fuel and Supply; however, it is unknown whether the former UST was associated with this business. The subject property was not listed on the regulatory database as a current or former UST site; however, based on the building plan, it is apparent that a UST was formerly located onsite. The location of the former UST is unknown. Based on the unknown management and/or removal practices utilized in

connection with the UST, the potential exists that a release of petroleum hydrocarbons from the UST has impacted the subsurface of the subject property via groundwater.

- AEI's assessment revealed that dry cleaning activities have been conducted on the subject property since at least 1987. Dry cleaning operations typically use chlorinated solvents, particularly tetrachloroethylene (PCE) during the dry cleaning process. These solvents, even when properly stored and disposed of, can be released from these facilities in small, frequent releases through floor drains, cracked concrete, and sewer systems. Chlorinated solvents are highly mobile chemicals that can easily accumulate in soil and migrate to groundwater beneath a facility. Based on this information, the presence of a dry cleaning facility on the subject property represents evidence of a recognized environmental condition.

Historical recognized environmental conditions (HRECs) are defined by the ASTM Standard Practice E1527-00 as an environmental condition which in the past would have been considered a recognized environmental condition, but which may or may not be considered a recognized environmental condition currently. AEI's investigation has revealed the following historical recognized environmental conditions associated with the subject property or nearby properties:

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

Environmental issues include environmental concerns identified by AEI that warrant discussion but do not qualify as recognized environmental conditions, as defined by the ASTM Standard Practice E1527-00. AEI's investigation has revealed the following environmental issues associated with the subject property or nearby properties:

- No on-site environmental issues were identified during the course of this investigation.

### ***Conclusions, Opinions, and Recommendations***

AEI's investigation revealed recognized environmental conditions associated with the subject property/nearby properties that require further investigation. AEI recommends that a subsurface investigation and a geophysical survey be conducted at the subject property in connection with the former on-site UST and the long-term dry cleaning operations.

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## **1.0 INTRODUCTION**

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This report documents the methods and findings of the Phase I Environmental Site Assessment (ESA) of the property located at 6235 College Avenue in the City of Oakland, Alameda County, California (Figure 1: Site Location Map, Figure 2: Site Map, and Appendix A: Property Photographs).

### **1.1 Scope of Work**

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

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

### **1.2 Limitations**

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

Considerations identified by ASTM as beyond the scope of a Phase I ESA that may affect business environmental risk at a given property include the following: asbestos-containing materials, radon, lead-based paint, lead in drinking water, wetlands, regulatory compliance, cultural and historic resources, industrial hygiene, health and safety, ecological resources, endangered species, indoor air quality, and high voltage lines. These environmental issues or conditions may warrant assessment based on the type of the property transaction; however, they are considered non-scope issues under ASTM Standard Practice E1527-00.

If requested by the client, these non-scope issues are discussed in Section 5.2. Otherwise, the purpose of this investigation is solely to satisfy one of the requirements to qualify for the innocent landowner defense under the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), that is, ASTM Standard Practice E1527-00 constitutes "all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice" as defined in 42 USC § 9601(35)(B), referenced in the ASTM Standard Practice E1527-00.

The Phase I Environmental Site Assessment is not, and should not be construed as, a warranty or guarantee about the presence or absence of environmental contaminants that may affect the property. Neither is the assessment intended to assure clear title to the property in question. The sole purpose of investigation into property title records is to ascertain a historical basis of prior land use.

### **1.3 Reliance**

This investigation was prepared for the sole use and benefit of Ellwood Commercial Real Estate. Neither this report, nor any of the information contained herein shall be used or relied upon for any purpose by any person or entity other than Ellwood Commercial Real Estate.

### **1.4 Limiting Conditions**

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

The performance of this Phase I Environmental Site Assessment was not limited in any way. AEI was granted full and complete access to the subject property.

## **2.0 SITE AND VICINITY DESCRIPTION**

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### **2.1 Site Location and Description**

The subject property is located on the west side of College Avenue in a mixed commercial and residential area of Oakland. The subject property is identified with the Assessor's Parcel Number (APN) 0481-7069-009-01. The subject property totals approximately 0.17 acre and is improved with a three-story building totaling approximately 11,353 square feet. The building is currently occupied by commercial and office tenants including a dry cleaning operation (discussed in detail in Section 5.0) located on the first floor. In addition to the subject property building, the property is improved with a concrete surfaced parking area and associated landscaping. The property was developed with the current improvements in 1986.

Heating and cooling systems on the subject property are fueled by natural gas and electricity provided by Pacific Gas & Electric (PG&E). Potable water and sewage disposal are provided by municipal services.

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

### **2.2 Site and Vicinity Characteristics**

The subject property is located in a mixed commercial/residential area of Oakland. The immediately surrounding properties consist of a restaurant to the north, a parking lot and bank to the south, College Avenue and a gas station to the east, and private residences to the west. The gas station adjacent to the east of the subject property was identified on the regulatory database as a leaking underground storage tank (LUST) and Emergency Response Notification System (ERNS) site. This site is further discussed in Section 4.3.

### **2.3 Geology and Hydrogeology**

Based on a review of the United States Geological Survey (USGS) Quaternary Geologic Map of the San Francisco Bay Quadrangle, the area surrounding the subject property is underlain by alluvial fan gravelly sand. This material consists of gray or pale-yellow to yellowish- or reddish-brown to red, weakly to moderately consolidated, slightly to deeply weathered, gravelly sand with interbedded silt and clay. Color and clast lithology are variable, depending on local bedrock. This material was deposited as alluvial fans in the San Francisco Bay region, Salinas Valley, in other small Coast Range valleys, and north of the Lake Tahoe area.

Based on a review of the USGS Oakland West, California Quadrangle topographic map, the subject property is situated approximately 200 feet above mean sea level, and the local topography slopes southwest. The nearest surface water is Lake Temescal, located approximately 1.1-mile east. Based on local topography and groundwater monitoring data associated with nearby sites, the assumed flow direction of groundwater at the subject property is

to the southwest. Groundwater is known to be between 15 and 20 feet below ground surface (bgs) in the area of the subject property.



### **3.0 HISTORICAL REVIEW OF SITE AND VICINITY**

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According to historical sources, the current subject property building was constructed in 1986 for commercial use. Prior to the construction of the building, the property was developed with a commercial building. A dry cleaning operation has been present on the subject property since 1986. The dry cleaning operation is discussed in detail in Section 5.0. In addition, AEI found evidence that an underground storage tank (UST) may have been present on the northwestern portion of the subject property. The presence of this UST is discussed in Section 3.2.3.

#### **3.1 Aerial Photograph Review**

On March 11, 2005, AEI Consultants reviewed aerial photographs of the subject property and surrounding area. Aerial photographs were reviewed for the following years:

Date: 1930  
Scale: 1:9,500

Date: 1975  
Scale: 1:12,000

Date: 1950  
Scale: 1:7,200

Date: 1985  
Scale: 1:36,000

Date: 1959  
Scale: 1:9,600

Date: 1994  
Scale: 1:12,000

Date: 1969  
Scale: 1:12,000

Date: 2004  
Scale: Unknown

In the 1930 aerial photograph, the subject property is partially developed with a commercial structure that mainly occupies the adjacent property to the north. A dwelling and commercial buildings are located to the south. Private residences are located to the west. College Avenue is located to the east, beyond which appears to be a gas station.

The 1950 aerial photograph differs from the previous aerial in that the subject property is developed a commercial building and portions of several other buildings (including commercial and residential).

The 1959 aerial photograph differs from the previous aerial in that the southeastern portion of the subject property is undeveloped and appears to be utilized as a parking lot.

The 1969 aerial photograph differs from the previous aerial in that the adjacent property to the south is a parking lot associated with a bank building located further south.

No significant differences were noted in the 1975 or 1985 aerial photographs

The 1994 and 2004 aerial photographs differ from the previous aerials in that the subject property is developed with the current building, and the surrounding properties are developed as they are today.

If available, high-quality copies of reviewed aerial photographs are included as Figure 3.

### 3.2 Local Agencies

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

#### 3.2.1 Health Department

On March 10, 2005, the Alameda County Environmental Health Department (ACEHD) was visited to review files on the subject property and nearby sites of concern. Files at the ACEHD may contain information regarding hazardous materials storage, as well as information regarding unauthorized releases of petroleum hydrocarbons or other contaminants that may affect the soil or groundwater in the area.

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

#### 3.2.2 Fire Department

On March 7, 2005, the Oakland Fire Department, Office of Emergency Services (OFD/OES) and the Oakland Fire Department/Fire Prevention Office (OFD/FPO) was visited for information on the subject property and/or nearby sites of concern to identify any evidence of previous or current hazardous material usage.

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

#### 3.2.3 Building Department

On March 3, 2005, the Oakland Building Department (OBD) was visited for information on the subject property in order to identify historical tenants and property use. Please refer to the following table for a listing of permits reviewed:

*Building Permits Reviewed*

Year(s)	Applicant	Description of Permit / Building Use
1929	Unknown	Sign permit, dwelling
1941	Berkeley Fuel and Supply	N/A
1948	Unknown	Repair
1955	Unknown	Addresses included in file 6235, 6237, 6239, 6251

Subject site is  
6255 College Ave

Based on aerial photo, ~~there was~~  
was one southern portion of property.  
Why would builder remove UST if it  
was in northern part of property?

Year(s)	Applicant	Description of Permit / Building Use
1964	Kay's Cleaner	Listed at 6251 College Ave. (not part of subject property)
1971	Restaurant	Listed at 6237 College Ave. (not part of subject property)
1985	Siebert Gordon	Plans - Site Improvement/Grading/Drainage/Utilities Notation on plans to remove a 1,000-gallon UST per City guidelines. Notation on plans 1,000-gallon gas- tank location undetermined - fill pipe on plans NW portion of property
1986-1987	Siebert Gordon	Three story commercial building
1987	Unknown	Temporary Certificate of Occupancy
1987	Red Hangar Cleaners	Certificate of Occupancy

→  
- concrete  
fill and  
UST was  
in southern  
portion of  
property.

AEI reviewed a building plan which indicated that that an underground storage tank (UST) used for storing gasoline may have been located on the northwest portion of the subject property as late as 1986. The location of the UST was noted as "undetermined", however, a fill pipe was noted on the plans in this location. Building permits dated 1941 listed the occupant of the property as Berkeley Fuel and Supply; however, it is unknown whether the former UST was associated with this business. The subject property was not listed on the regulatory database as a current or former UST site; however, based on the building plan, it is apparent that a UST was formerly located onsite. The location of the former UST is unknown. Based on the unknown management and/or removal practices utilized in connection with the UST, the potential exists that a release of petroleum hydrocarbons from the UST has impacted the subsurface of the subject property via groundwater.

← maybe  
mislabel  
a concrete  
fill pipe  
as a  
fill pipe.

Additionally, the OBD file included information indicating that dry cleaning activities have been conducted on the subject property since at least 1987. Dry cleaning operations typically use chlorinated solvents, particularly tetrachloroethylene (PCE) during the dry cleaning process. These solvents, even when properly stored and disposed of, can be released from these facilities in small, frequent releases through floor drains, cracked concrete, and sewer systems. Chlorinated solvents are highly mobile chemicals that can easily accumulate in soil and migrate to groundwater beneath a facility. Based on this information, the presence of a dry cleaning facility on the subject property represents evidence of a recognized environmental condition.

### 3.3 Sanborn Fire Insurance Maps

Sanborn Fire Insurance maps were developed in the late 1800s and early 1900s for use as an assessment tool for fire insurance rates in urbanized areas. A search was made of the Seattle Public Library's On-line collection of Sanborn Fire Insurance maps on March 3, 2005. Sanborn maps were available and reviewed for the years 1929 and 1951.

In the 1929 map the subject property is developed with a building that is labeled as "store". There is also a building on the central portion of the subject property that is labeled as "automobile" (car garage). The adjacent property to the north is labeled as "store". The property

to the south is undeveloped. A private dwelling is located a ways off to the west. College Avenue is located to the east. The area beyond College Avenue is not indicated.

In the 1951 map the subject property is developed with a building that is labeled as “restaurant”, a building labeled as “dwelling” in the central portion, and a building labeled as a “plumbing, storage, and pipe threading operation”. There is also a building on the central portion of the subject property that is labeled as “automobile” (car garage). The adjacent property to the north is labeled as “store”. The property to the south is labeled as “store”. An apartment building is located to the west. College Avenue is located to the east. The area beyond College Avenue is not indicated.

### 3.4 City Directories

A search of historic city directories was conducted for the subject property at Oakland Public Library on March 3, 2005. Directories were available and reviewed for the years 1969, 1975, 1981, 1989, 1995, and 2002. The following table summarizes the results of the city directory search.

*City Directory Search Results*

<b>Year(s)</b>	<b>Occupant Listed</b>
1969	6235 not listed, 6239 not listed
1975	6235 not listed, 6239 not listed
1981	6235 not listed, 6239 not listed
1989	6235 not listed, 6239 listed with multiple office tenants and Red Hanger Cleaners
1995	6235 not listed, 6239 listed with multiple office tenants and Red Hanger Cleaners
2002	6235 not listed, 6239 listed with multiple office tenants and Red Hanger Cleaners

As indicated in Section 3.2.3, the presence of a dry cleaning facility on the subject property represents evidence of a recognized environmental condition.

### 3.5 Client-Provided Information and Interviews

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

Mr. Brian Gordon (key site manager) was interviewed for this investigation. Mr. Gordon was not aware of any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the subject property; any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the subject property; or any notices from a governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products.

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

### **3.6 Previous Reports Reviewed**

No prior environmental reports in association with the subject property were made available to AEI during the course of this investigation.

## 4.0 REVIEW OF REGULATORY AGENCY RECORDS

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

### 4.1 Records Summary

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

The subject property was not identified during the regulatory database search. The adjacent site to the east was identified as a LUST and ERNS site and is discussed in Section 4.3.

## 4.2 Contaminant Migration

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

## 4.3 Record Details

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

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

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

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

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

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

CERCLIS and CERCLIS/NFRAP are lists of sites that the EPA has investigated or is presently investigating for release or threatened release of hazardous substances, which may be subject to review in accordance with the terms and conditions of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (CERCLA, also known as Superfund). Sites

listed on the "No Further Remedial Action Planned" (NFRAP) database are sites where, following an initial investigation, no contamination was found, contamination was removed quickly, or the contamination was not serious enough to require federal Superfund or NPL consideration.

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

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

Fourteen sites within a ½-mile radius of the subject property were identified during the LUST database search. Of the fourteen sites, seven have a status of "case closed". Of the seven active LUST sites, six are located at a distance and/or in a topographic position that would preclude them from potentially impacting the subject property. The remaining active LUST site is located adjacent and east of the subject property. Details concerning this site are included in the following discussion:

- Unocal, located at 6201 Claremont Avenue, is listed with the status of "leak being confirmed". The discovery date of the leak is reported as being September 1998. The site is listed as being a "soil only" case. However, AEI observed monitoring wells located at this site, indicating an active groundwater monitoring program. AEI reviewed file information concerning this LUST site at the Alameda County Environmental Health Department. The file for the site included the most recent *Quarterly Status Report*, prepared by TRC. Groundwater at this site is reported to flow consistently toward the southwest (in a cross-gradient direction relative to the subject property). Concentrations detected in the groundwater monitoring well closest to the subject property (MW-1), include 410 part per billion (ppb) total purgeable petroleum hydrocarbons (TPPH), and 45 ppb methyl-tert butyl ether (MTBE). These hydrocarbon constituents have been determined not to have migrated more than a few feet from the location of MW-1. Based on the cross-gradient position, the relatively low hydrocarbon constituent concentrations, and the evidence of limited off-site migration, this LUST site is not considered to be an environmental concern.

Based on regulatory status, distance, direction, and/or other physical conditions these LUST sites are not considered to be an environmental concern.

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

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



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

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

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

One site within a ¼-mile radius of the subject property was identified during the ERNS database search. This site, 6201 Claremont Avenue, was also identified as a LUST site and was discussed in detail above.

**Resource Conservation and Recovery Act (RCRA) Program** identifies and tracks hazardous waste from the point of generation to the point of disposal. Information from the RCRA database is divided into three categories: TSD, LG GEN and SM GEN. The TSD category is searched to a 1-mile radius and tracks facilities which treat, store and/or dispose of hazardous waste. LG GEN, or large generators, are facilities that generate more than 1000 kg of hazardous waste per month. SM GEN, or small generators, are facilities that generate between 100 and 1000 kg of hazardous waste per month. The LG-GEN and SM-GEN databases are searched up to a ¼-mile radius from the subject property.

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

One site within a ¼-mile radius of the subject property was identified during the RCRA (LG-and SM-GEN) database search.

The storage, treatment, disposal and/or generation of hazardous materials at this site is not a significant environmental concern based on the lack of a documented release or factors discussed in prior segments of Section 4.3.

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

No sites within a ¼-mile radius of the subject property were identified during the SPILLS database search.



## 5.0 SITE INSPECTION AND RECONNAISSANCE

On March 3, 2005, a site reconnaissance of the subject property and adjacent properties was conducted by Thomas Petersen of AEI in order to obtain information indicating the likelihood of recognized environmental conditions at the subject property and adjacent properties as specified in ASTM Standard Practice E1527-00 §8.4.2, 8.4.3 and 8.4.4.

### 5.1 On-Site Observations

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

#### *Hazardous Substances and/or Petroleum Products in Connection with Property Use*

AEI observed hazardous materials and wastes on the subject property associated with on-site dry cleaning activities. Hazardous waste was observed to be stored in two 55-gallon drums located behind and outside the subject property building. Although the drums were located outside, they were situated beneath the second story overhang of the building allowing for a moderate level of protection from the elements. The drums were stored directly on concrete. No secondary containment was present. No floor or storm drains were observed near the drums, and no obvious evidence of leakage from the drums was observed during the site reconnaissance. Waste is removed on a periodic basis by a licensed hazardous waste collection service.

Two closed-loop dry cleaning machines are located within the dry cleaning facility. The facility manager informed AEI that PCE (a chlorinated solvent) is utilized during the dry cleaning process. The machines reportedly contain 20 gallons of PCE a piece. The machines did not appear to be situated within or adjacent to any secondary containment basins. No floor drains were observed near the machines, although the floor area in front of the machines was covered by carpet and could not be readily observed during the site reconnaissance. No obvious evidence of leakage from the machines was observed during the site reconnaissance.

As indicated previously in this report, chlorinated solvents are highly mobile chemicals that can easily accumulate in soil and migrate to groundwater beneath a facility. These solvents, even when properly stored and disposed of, can be released from facilities in small, frequent releases through floor drains, cracked concrete, and sewer systems. Based on this information, the presence of a dry cleaning facility on the subject property represents evidence of a recognized environmental condition.

#### *Other*

The subject property building is equipped with one hydraulically operated passenger elevator. The equipment for the elevator is located on the ground floor of the building. No evidence of stains or leaks was observed at the base of the equipment during the site inspection. Based on the good condition of the elevator equipment, the elevator is not expected to represent a significant environmental concern.

## 5.2 Non-ASTM Services

### *Asbestos-Containing Building Materials*

For buildings constructed prior to 1980, the Code of Federal Regulations (29 CFR 1926.1101) states that all thermal system insulation (boiler insulation, pipe lagging, and related materials) and surface materials must be designated as "presumed asbestos-containing material" (PACM) unless proven otherwise through sampling in accordance with the standards of the Asbestos Hazard Emergency Response Act.

Although the cutoff date of 1980 is generally accepted for estimating the likelihood that a building contains ACMs, AEI presents the following observed materials that would be considered suspect ACMS in the event of a thorough survey.

#### *Suspect Asbestos Containing Materials (ACMs)*

<b>Material</b>	<b>Location</b>	<b>Friable</b>	<b>Condition</b>
Drywall Systems	Throughout Building Interior	Yes	Good
Roofing Systems	Roof	Not Inspected	Not Inspected

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

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

### *Lead-Based Paint*

Lead-based paint is defined as any paint, varnish, stain, or other applied coating that has 1 mg/cm<sup>2</sup> (or 5,000 ug/g by dry weight) or more of lead. Section 1017 of the Housing and Urban Development Guidelines, Residential Lead-Based Paint Hazard Reduction Act of 1992, otherwise known as "Title X", defines a lead-based paint hazard as "any condition that causes exposure to lead that would result in adverse human health effects" resulting from lead-contaminated dust, bare, lead-contaminated soil, and/or lead-contaminated paint that is deteriorated or present on accessible, friction, or impact surfaces. Therefore, under Title X, intact lead-based paint on most walls and ceilings would not be considered a "hazard", although the paint should be maintained and its condition monitored to ensure that it does not deteriorate and become a hazard. Additionally, Section 1018 of this law directed HUD and EPA to require the disclosure of known information on lead-based paint and lead-based paint hazards before the

sale or lease of most housing built before 1978. Most private housing, public housing, Federally owned housing, and housing receiving Federal assistance are affected by this rule.

Due to the age of the subject property building, it is unlikely that lead-based paint is present.

### ***Radon***

Radon is a naturally-occurring, odorless, invisible gas. Natural radon levels vary and are closely related to geologic formations. Radon may enter buildings through basement sumps or other openings.

The US EPA has prepared a map to assist National, State, and local organizations to target their resources and to implement radon-resistant building codes. The map divides the country into three Radon Zones, Zone 1 being those areas with the average predicted indoor radon concentration in residential dwellings exceeding the EPA Action limit of 4.0 picoCuries per Liter (pCi/L). It is important to note that the EPA has found homes with elevated levels of radon in all three zones, and the EPA recommends site specific testing in order to determine radon levels at a specific location. However, the map does give a valuable indication of the propensity of radon gas accumulation in structures.

Radon sampling was not requested as part of this investigation. According to the USEPA, the radon zone level for the area is Zone 2, which has a predicted average indoor screening level between 2 pCi/L and 4 pCi/L, below the action level of 4.0 pCi/L set forth by the EPA.

### ***Drinking Water Sources and Lead in Drinking Water***

EBMUD supplies potable water to the subject property. The most recent water quality report states that lead levels in the areas water supply were well within standards established by the USEPA.

### 5.3 Adjacent Property Reconnaissance Findings

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

#### ***Hazardous Substances and/or Petroleum Products in Connection with Property Use/Aboveground & Underground Hazardous Substance or Petroleum Product Storage Tanks (ASTs / USTs)***

The adjacent property to the east, across College Avenue, is a Unocal gas station. This facility was discussed in detail in Section 4.3.

#### ***Electrical or Mechanical Equipment with the Potential to Contain PCBs***

Several pole-mounted transformers were observed on the adjacent sites during the site inspection. No spills, staining or leaks were observed on or around the transformers. Based on the good condition of the equipment, the transformers are not expected to represent a significant environmental concern.

#### ***Wells***

Several groundwater monitoring wells were located on the adjacent Unocal gas station site. This facility was discussed in detail in Section 4.3.

## 6.0 FINDINGS AND CONCLUSIONS

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### *Findings*

Recognized environmental conditions (RECs) are defined by the ASTM Standard Practice E1527-00 as the presence or likely presence of any hazardous substances or petroleum products under conditions that indicate an existing release, a past release, or a material threat of a release into structures on the property or into the ground, groundwater, or surface water of the property. AEI's investigation has revealed the following recognized environmental conditions associated with the subject property or nearby properties:

- AEI reviewed a building plan which indicated that that an underground storage tank (UST) used for storing gasoline may have been located on the northwest portion of the subject property as late as 1986. The location of the UST was noted as "undetermined", however, a fill pipe was noted on the plans in this location. Building permits dated 1941 listed the occupant of the property as Berkeley Fuel and Supply; however, it is unknown whether the former UST was associated with this business. The subject property was not listed on the regulatory database as a current or former UST site; however, based on the building plan, it is apparent that a UST was formerly located onsite. The location of the former UST is unknown. Based on the unknown management and/or removal practices utilized in connection with the UST, the potential exists that a release of petroleum hydrocarbons from the UST has impacted the subsurface of the subject property via groundwater.
- AEI's assessment revealed that dry cleaning activities have been conducted on the subject property since at least 1987. Dry cleaning operations typically use chlorinated solvents, particularly tetrachloroethylene (PCE) during the dry cleaning process. These solvents, even when properly stored and disposed of, can be released from these facilities in small, frequent releases through floor drains, cracked concrete, and sewer systems. Chlorinated solvents are highly mobile chemicals that can easily accumulate in soil and migrate to groundwater beneath a facility. Based on this information, the presence of a dry cleaning facility on the subject property represents evidence of a recognized environmental condition.

Historical recognized environmental conditions (HRECs) are defined by the ASTM Standard Practice E1527-00 as an environmental condition which in the past would have been considered a recognized environmental condition, but which may or may not be considered a recognized environmental condition currently. AEI's investigation has revealed the following historical recognized environmental conditions associated with the subject property or nearby properties:

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

Environmental issues include environmental concerns identified by AEI that warrant discussion but do not qualify as recognized environmental conditions, as defined by the ASTM Standard Practice E1527-00. AEI's investigation has revealed the following environmental issues associated with the subject property or nearby properties:



- No on-site environmental issues were identified during the course of this investigation.

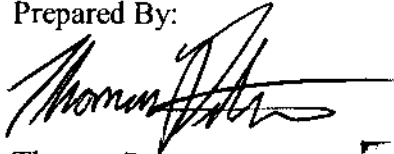
***Conclusions, Opinions, and Recommendations***

AEI's investigation revealed recognized environmental conditions associated with the subject property/nearby properties that require further investigation. AEI recommends that a subsurface investigation and a geophysical survey be conducted at the subject property in connection with the former on-site UST and the long-term dry cleaning operations.

## 7.0 SIGNATURE OF ENVIRONMENTAL PROFESSIONALS

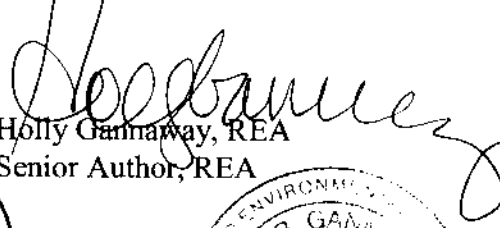
AEI Consultants has performed a Phase I Environmental Site Assessment for the property located at 6235 College Avenue in the City of Oakland, Alameda County, California, in conformance with the scope and limitations of ASTM Standard Practice E1527-00. Any exceptions to, or deletions from, this practice are described in Section 1.2 of this report.

Prepared By:

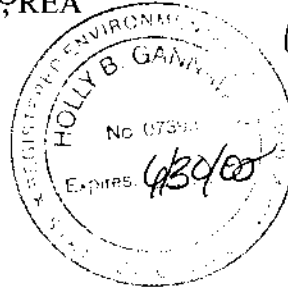
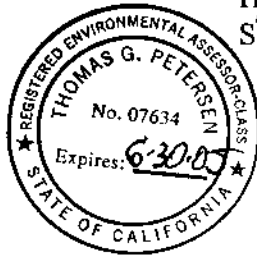


Thomas Petersen  
Project Manager, REA

Reviewed By:



Holly Gannaway, REA  
Senior Author, REA



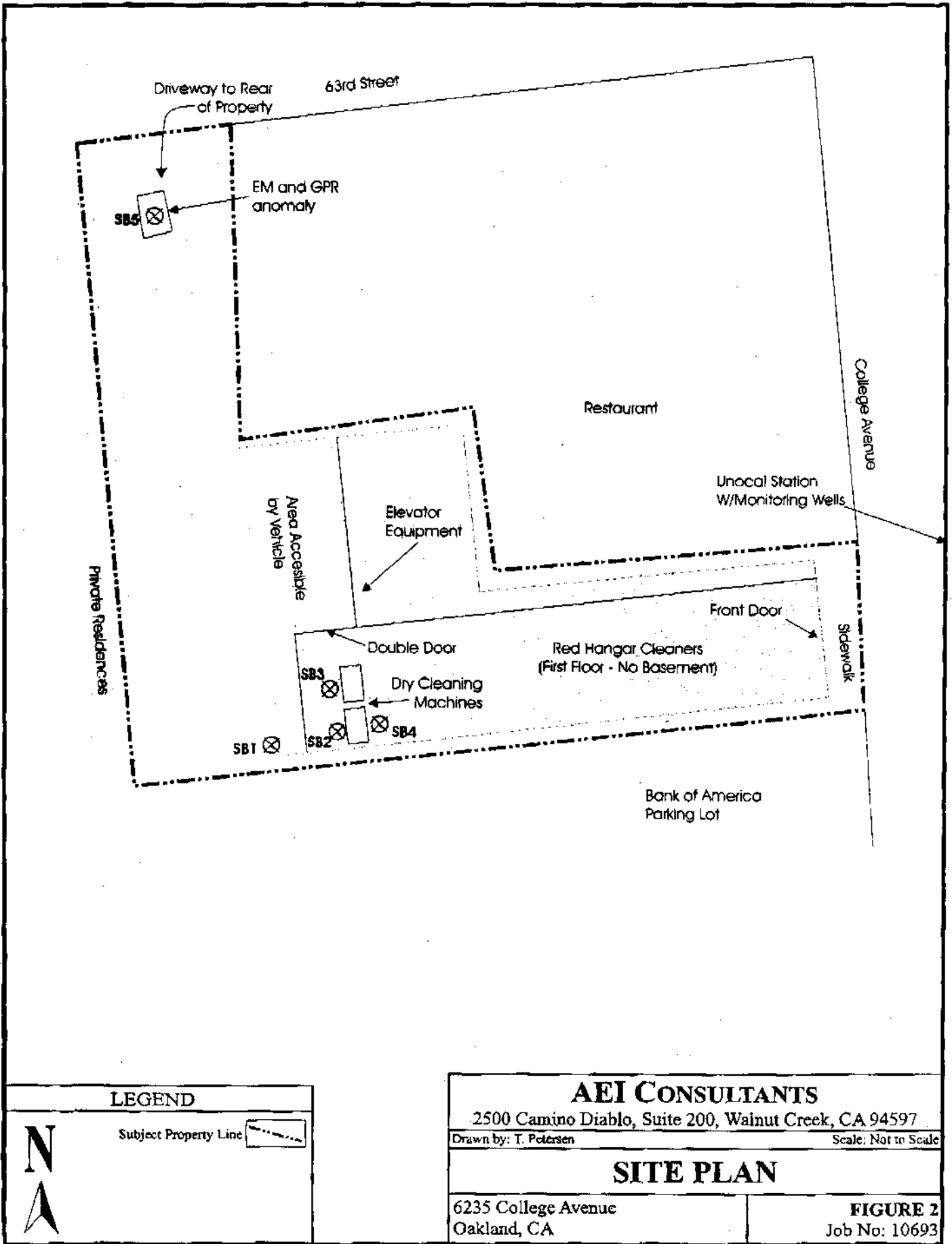
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
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Map created with TOPO! © 2002 National Geographic (www.nationalgeographic.com/topo)

<b>AEI CONSULTANTS</b> 2500 Camino Diablo, Suite 200, Walnut Creek, CA 94597	
<b>SITE LOCATION PLAN</b>	
6235 College Avenue Oakland, CA	<b>FIGURE 1</b> Job No: 10693



**LEGEND**



Subject Property Line 

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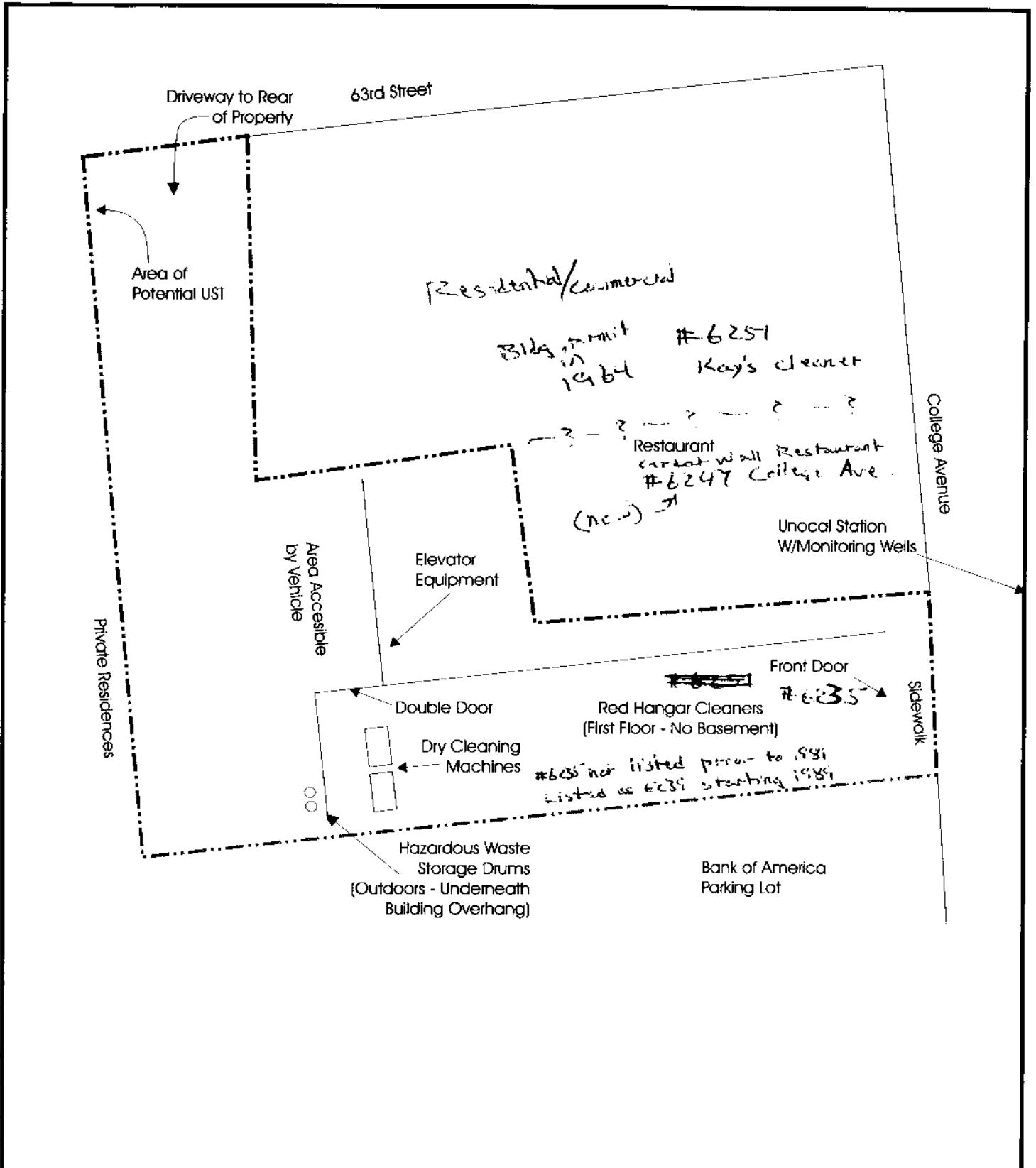
Drawn by: T. Petersen

Scale: Not to Scale


**SITE PLAN**

6235 College Avenue  
Oakland, CA


**FIGURE 2**  
Job No: 10693



**LEGEND**

Subject Property Line 

**N**



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**SITE PLAN**

6235 College Avenue  
Oakland, CA

**FIGURE 2**  
Job No: 10693



1930

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**AERIAL PHOTOGRAPH**

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1950

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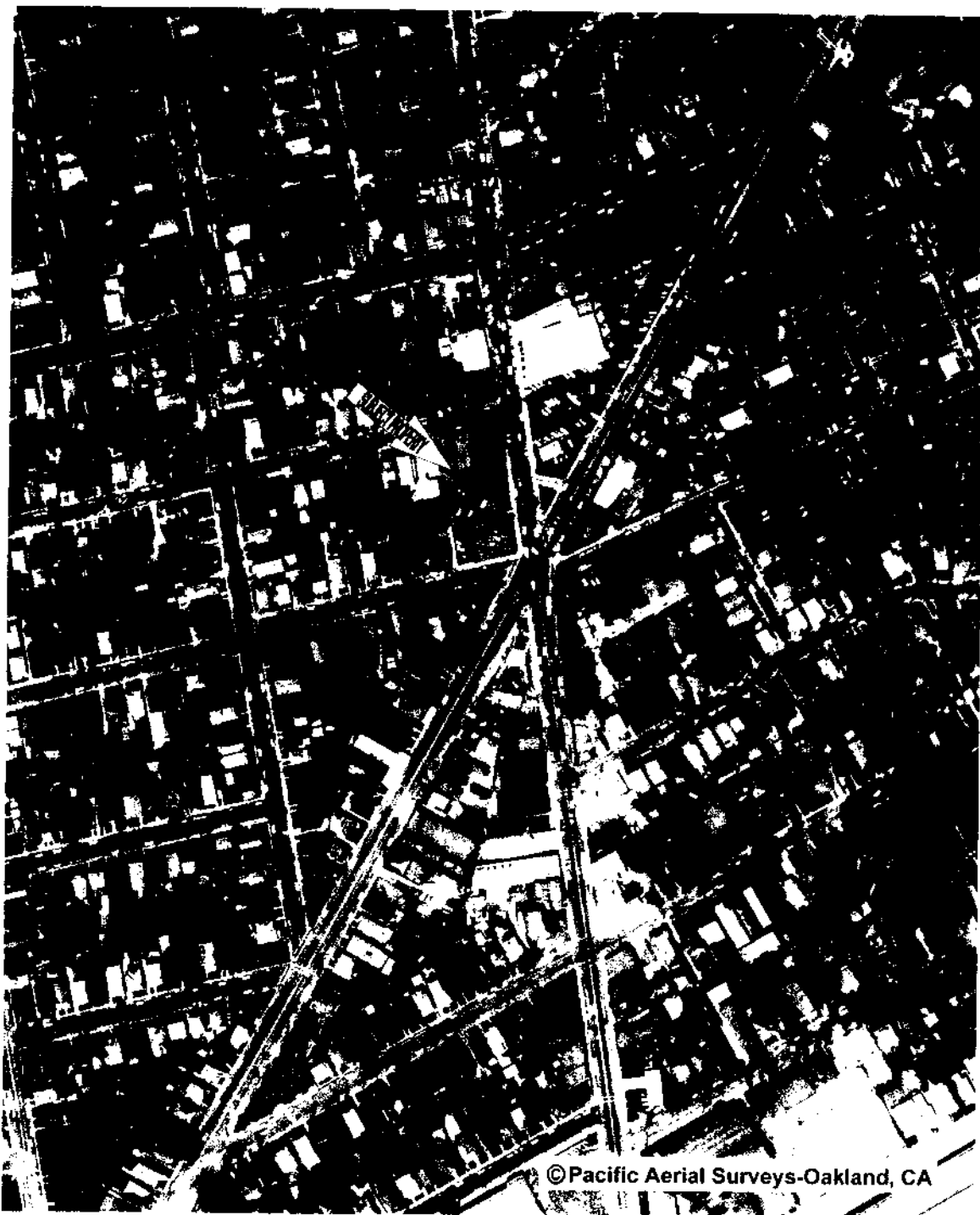


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1959

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1969

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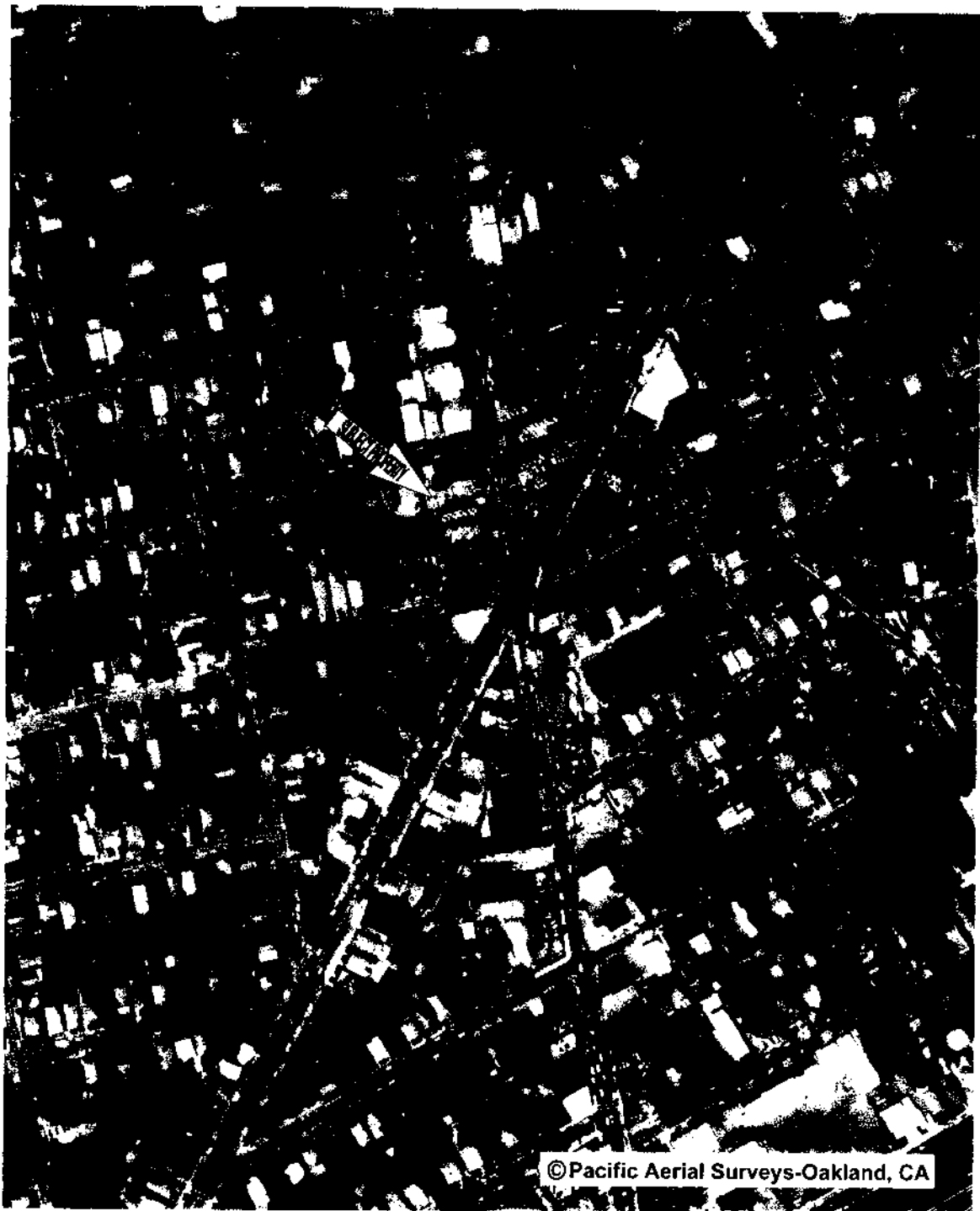
1975

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1985

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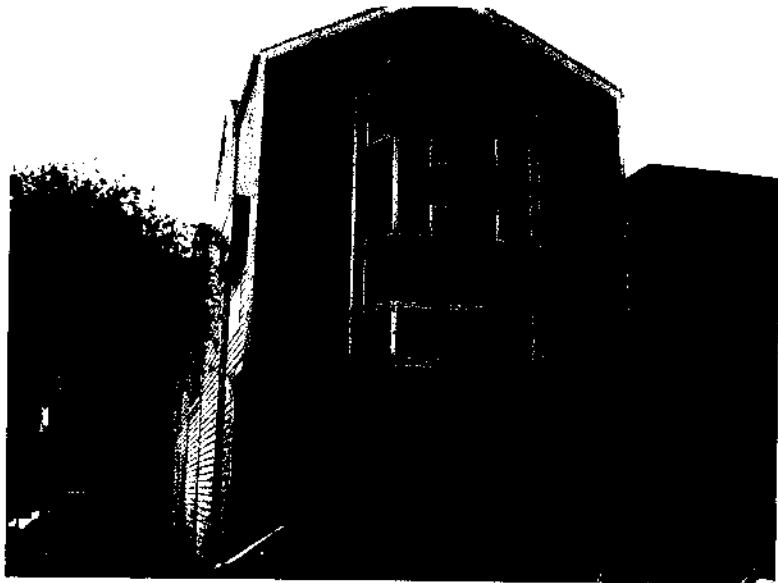
1994

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**AERIAL PHOTOGRAPH**

6235 College Avenue  
Oakland, CA



1. Front of subject property.

2. South side of subject property.

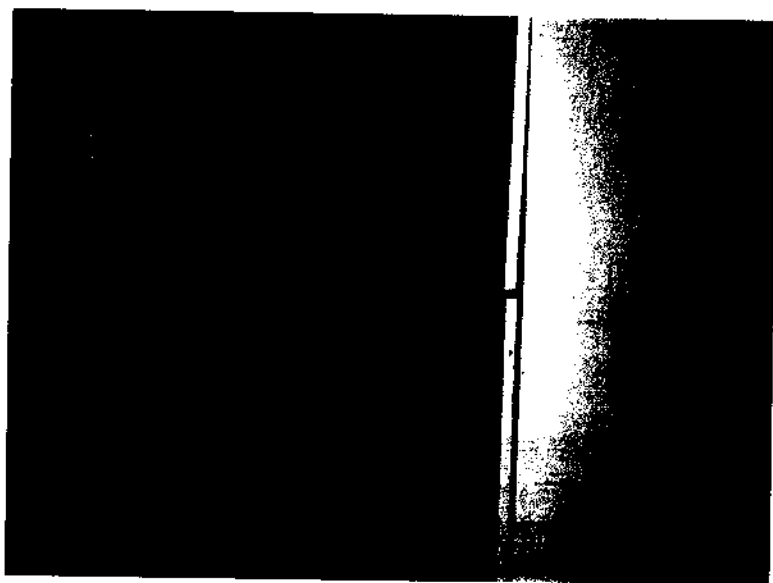


3. Northwestern portion of subject property.

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<b>PROPERTY PHOTOGRAPHS</b>	
6235 College Avenue Oakland, CA	Job No: 10693



4. Hazardous waste drum storage area.



5. Two dry cleaning machines.

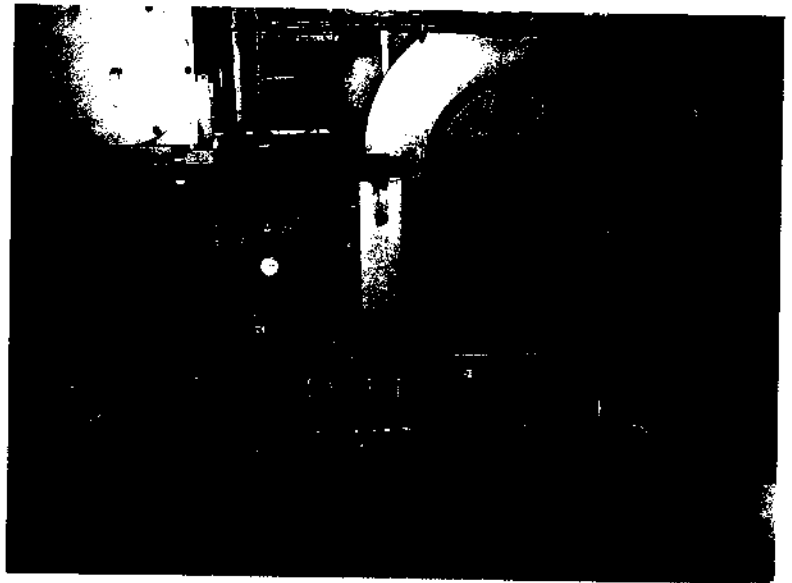


6. Rear access to dry-cleaning facility.

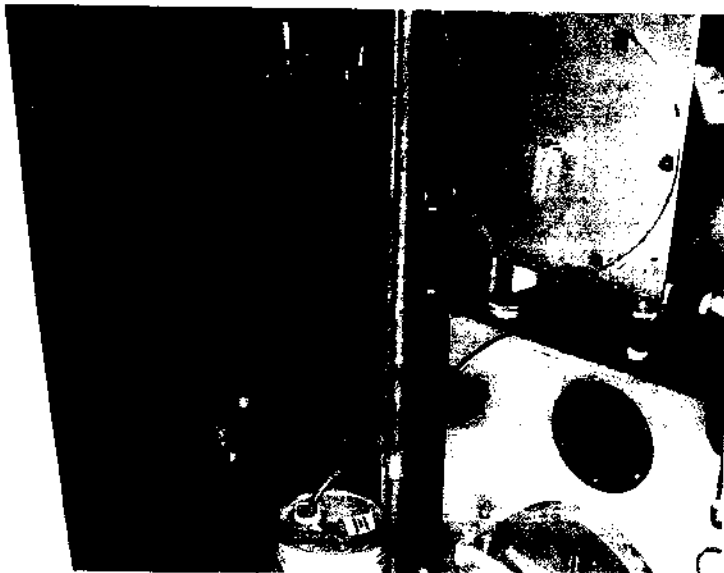
<b>AEI CONSULTANTS</b>	
<b>PROPERTY PHOTOGRAPHS</b>	
6235 College Avenue Oakland, CA	Job No: 10693



7. Driveway access behind subject property building.



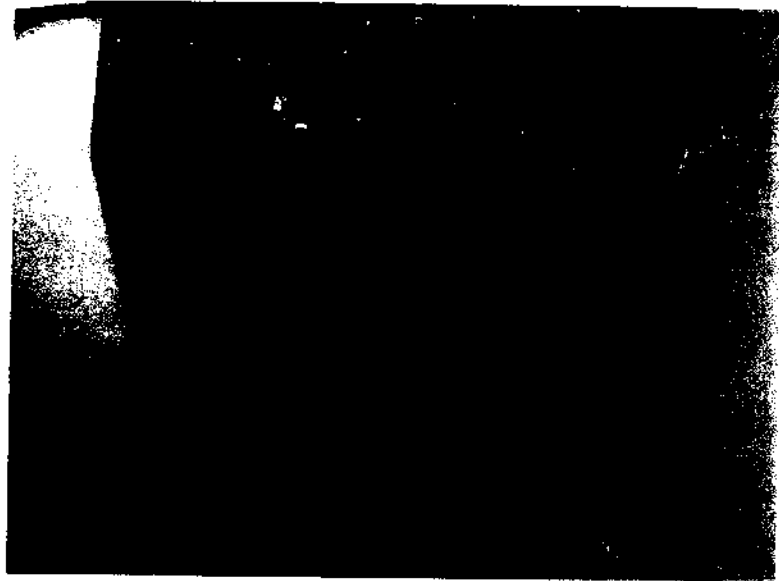
8. Rear of one dry cleaning machine.



9. Rear of second machine. No sewer lines observed in area.

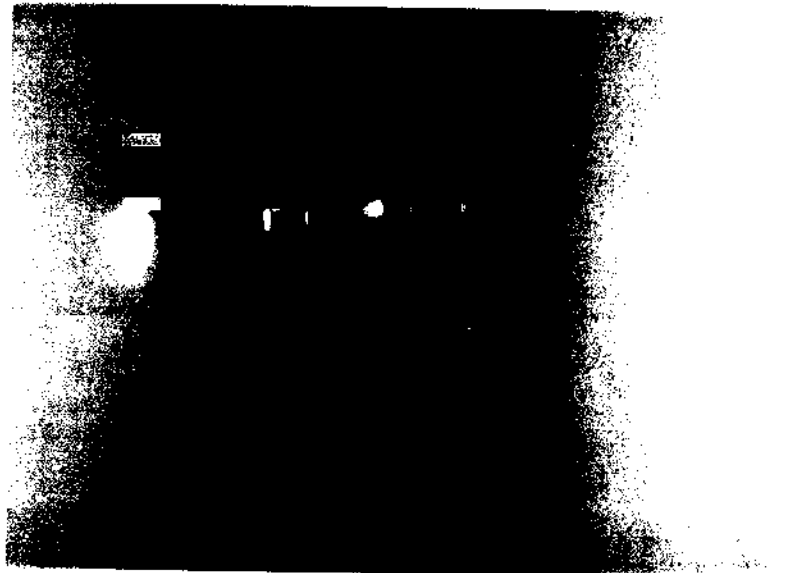
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<b>PROPERTY PHOTOGRAPHS</b>	
6235 College Avenue Oakland, CA	Job No: 10693





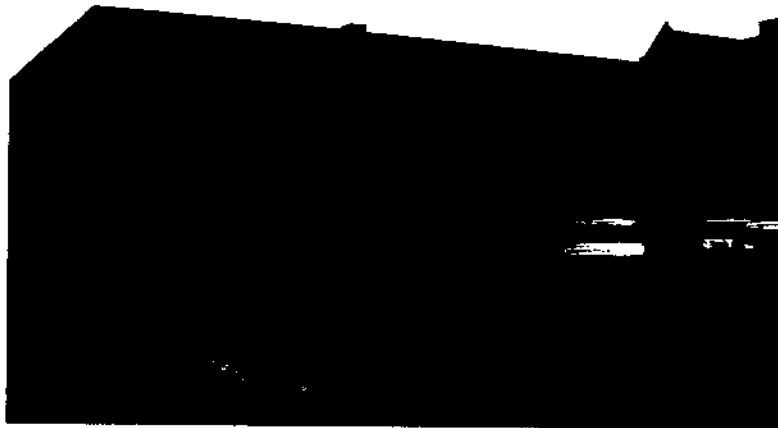
10. Elevator equipment room.

11. Typical interior hallway in upper-story office tenant area.



12. Adjacent property - north.

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<b>PROPERTY PHOTOGRAPHS</b>	
6235 College Avenue Oakland, CA	Job No: 10693



13. Adjacent property - south.



14. Adjacent property - east (Unocal).



15. Adjacent property - west.

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<b>PROPERTY PHOTOGRAPHS</b>	
6235 College Avenue Oakland, CA	Job No: 10693