

August 21, 2006

**PHASE I
ENVIRONMENTAL SITE ASSESSMENT**

7600 MacArthur Boulevard
Oakland, California 94605

AEI Project No. 118073

Prepared For

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EXECUTIVE SUMMARY

AEI Consultants (AEI) was retained by Ms. Hong Gardner 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 7600 MacArthur Boulevard in the City of Oakland, Alameda County, California. Any exceptions to, or deletions from, this practice are described in Section 1.2 of this report.

Property Description

The subject property is located at the southeast corner of MacArthur Boulevard and 76th Avenue. According to the owner, Ms. Hong Gardner, the subject property is approximately 5,580 square feet in size. At the time of the site reconnaissance, the building on the subject property was being demolished. According to historical records, the building was constructed in 1939. The subject property is currently not occupied. The subject property is located in a mixed commercial and residential area of Oakland. The immediately surrounding properties consist of a dwelling to the north, One Step Closer Social Services (7614-7622 MacArthur Boulevard) to the east, MacArthur Boulevard with commercial tenants (7615-7633 MacArthur Boulevard) further to the south, and 76th Avenue and a vacant lot further to the west

According to historical sources, the current subject property building was constructed in 1939 by Associated Oil Company for use as a gasoline service station. In Sanborn maps dating from 1952 to 1969, the subject property was noted as a service station (gas and oil) with an office. Records at the Oakland Building Department (OBD) noted that the subject property was a car wash circa 1975 and most recently utilized for commercial purposes (general retail) in 2004.

Additionally, the Sanborn maps dating from 1952 to 1969, identified the subject property as 7600 MacArthur Boulevard (formerly Foothill Boulevard) and 2800 76th Avenue. The above noted addresses were also researched as part of this investigation.

Based upon topographic map and site observations, 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:

- According to historical records, a structure was constructed on the subject property in 1939 and served as a gasoline service station until circa 1975. According to an architectural plan at the OBD dated 1953; the subject property was equipped with four (4) 1,000-gallon

underground storage tanks (USTs). The subject property was not listed on the regulatory database as a current or former UST site and no records in regards to the USTs were on file at the regulatory agencies researched. Ms. Gardner had no knowledge if the USTs were still onsite or if they had been removed; however, during the site reconnaissance, AEI noted the presence of what resembled vent pipes and a pump island. Based on the historical use of the subject property as a gas station, and lack of documentation at local regulatory agencies indicating the removal of the USTs and/or sampling, the potential exists that the USTs remain in place and have impacted the subsurface of the subject property. Based on this information, the identification of USTs on the subject property is considered a recognized environmental concern.

- The architectural plan dated 1953 also noted the presence of a hydraulic lift, grease trap with drainage to the sewer, waste oil drain and a 110-gallon waste oil tank. No records in regards to the aforementioned were on file at the regulatory agencies researched. No signs of the grease trap and 110-gallon waste oil tank were observed at the time of the site reconnaissance. However, one rectangular floor drain was observed next to a hydraulic lift, which was in a similar location as the “waste oil drain” noted in a 1953 architectural plan reviewed at the OBD. Ms. Gardner had no knowledge of how long the drain had been located on site or its use. Drains have the potential to act as conduits to the subsurface of properties. Due to the historic use of the subject property as a gasoline service station, hazardous substances and petroleum products were presumably utilized onsite. While there is no information indicating the length of time the drain has been located on-site, there is a potential that contaminants such as oils or solvents present in waste streams could impact the soil beneath the property if the drain system has become compromised. Based on this information and the proximity to the hydraulic lift the presence of the drain represents a recognized environmental condition.
- A below grade hydraulic lift was observed on the subject property next to the aforementioned floor drain. The hydraulic lift appeared aged and has presumably been out of service for a long period of time. The lift is presumed to be the same one noted in the 1953 architectural plan reviewed at the OBD. In addition to the lift, a “lift control tank” was noted in the 1953 architectural plan. However, the “lift control tank” was not observed at the time of the site reconnaissance. Below grade lifts have the potential to utilize hydraulic fluids that are PCB-containing, dielectric fluids. Based on the length of time the lift has been located on-site, the potential exists that the hydraulic fluids may have impacted the subsurface of the subject property and therefore represents a recognized environmental condition.
- Vent pipes associated with service stations were observed on the subject property at the time of the site reconnaissance. The pipes observed were not attached and on the floor of the subject property at the time of the site reconnaissance. Although not connected and not in use, the presence of vent pipes indicates that USTs may be or may once have been located on the subject property. Based on this information, the identification of USTs on the subject property is considered a recognized environmental concern.

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:

- Due to the age of the subject property building demolition debris, there is a potential that asbestos-containing materials (ACMs) and/or lead-based paint are present.

Conclusions, Opinions, and Recommendations

AEI's investigation revealed recognized environmental conditions associated with the subject property that requires further investigation. AEI recommends the performance of a geophysical survey to determine if USTs remain on-site. Additionally, subsurface sampling is recommended to investigate if the USTs, below grade hydraulic lift and historical operations have impacted the subject property.

TABLE OF CONTENTS

1.0 INTRODUCTION	1
1.1 Scope of Work	1
1.2 Limitations	1
1.3 Reliance.....	2
1.4 Limiting Conditions	2
2.0 SITE AND VICINITY DESCRIPTION	3
2.1 Site Location and Description	3
2.2 Site and Vicinity Characteristics	3
2.3 Geology and Hydrogeology	3
3.0 HISTORICAL REVIEW OF SITE AND VICINITY	4
3.1 Aerial Photograph Review	4
3.2 Local Agencies.....	5
3.2.1 Health Department	5
3.2.2 Fire Department	5
3.2.3 Building Department	5
3.2.4 Department of Oil and Gas.....	6
3.3 Sanborn Fire Insurance Maps	6
3.4 City Directories	7
3.5 Client-Provided Information and Interviews.....	8
3.6 Previous Reports Reviewed	8
4.0 REVIEW OF REGULATORY AGENCY RECORDS.....	9
4.1 Records Summary	9
4.2 Contaminant Migration	10
4.3 Record Details.....	10
5.0 SITE INSPECTION AND RECONNAISSANCE	13
5.1 On-Site Observations	13
5.2 Non-ASTM Services.....	15
5.3 Adjacent Property Reconnaissance Findings	17
6.0 FINDINGS AND CONCLUSIONS.....	18
7.0 SIGNATURE OF ENVIRONMENTAL PROFESSIONALS	20

FIGURES

- 1 SITE LOCATION MAP
- 2A SITE PLAN
- 2B HISTORICAL ARCHITECTURAL PLAN
- 3 AERIAL PHOTOGRAPHS

APPENDICES

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

1.0 INTRODUCTION

This report documents the methods and findings of the Phase I Environmental Site Assessment (ESA) of the property located at 7600 MacArthur Boulevard 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 Ms. Hong Gardner. 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 Ms. Hong Gardner.

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.

AEI was granted full access to the subject property. However, the ground surface of the property was partially obstructed due to the presence of demolition debris, and as such, the entire ground surface of the subject property was not able to be inspected.

2.0 SITE AND VICINITY DESCRIPTION

2.1 Site Location and Description

The subject property is located at the southeast corner of MacArthur Boulevard and 76th Avenue. According to the owner, Ms. Hong Gardner, the subject property is approximately 5,580 square feet in size. At the time of the site reconnaissance, the building on the subject property was being demolished. According to historical records, the building was constructed in 1939. The subject property is currently not occupied.

The subject property is associated with Assessor's Parcel Number (APN) 040A-3410-040. Heating and cooling systems on the subject property are fueled by natural gas and electricity provided by Pacific Gas & Electric (PG&E). Potable water and sewage disposal are provided by municipal services.

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

2.2 Site and Vicinity Characteristics

The subject property is located in a mixed commercial and residential area of Oakland. The immediately surrounding properties consists of a dwelling to the north, One Step Closer Social Services (7614-7622 MacArthur Boulevard) to the east, and MacArthur Boulevard with commercial tenants (7615-7633 MacArthur Boulevard) further to the south, and 76th Avenue and a vacant lot further to the west

2.3 Geology and Hydrogeology

According to information obtained from the United States Geological Survey (USGS) Quaternary Geologic Map of the San Francisco Bay Quadrangle, the area surrounding the subject property is underlain by Holocene alluvium. These soils are generally characterized by light-gray to grayish-brown or yellowish-brown gravel, sand, silt and clay. These materials vary from cobble gravel to clay, mixed or interbedded laterally and vertically in some places.

Based on a review of the USGS Oakland, East California Quadrangle Topographic Map, the subject property is situated 101 feet above mean sea level, and the local topography is sloping to the southwest. The nearest surface water is Arroyo Viejo, located 0.38 mile to the south. Based on topographic map and site observations, the inferred flow direction of groundwater at the subject property is to the southwest.

3.0 HISTORICAL REVIEW OF SITE AND VICINITY

According to historical sources, the current subject property building was constructed in 1939 by Associated Oil Company for use as a gasoline service station. In Sanborn maps dating from 1952 to 1969, the subject property was noted as a service station (gas and oil) with an office. Records at the Oakland Building Department (OBD) noted that the subject property was a car wash circa 1975 and most recently utilized for commercial purposes (general retail) in 2004.

In Sanborn maps dating from 1952 to 1969, the subject property was also identified with the addresses 7600 MacArthur Boulevard (formerly Foothill Boulevard) and 2800 76th Avenue. The above noted addresses were researched as part of this investigation.

3.1 Aerial Photograph Review

On August 15, 2006, AEI Consultants reviewed aerial photographs of the subject property and surrounding area. Aerial photographs were reviewed for the following years:

Date: 1956
Scale: 1"=500'

Date: 1968
Scale: 1"=800'

Date: 1982
Scale: 1"=800'

Date: 1987
Scale: 1"=500'

Date: 1993
Scale: 1"=528'

Date: 2004
Scale: 1"=528'

In the 1956 aerial photograph, the subject property was developed with a structure. It is presumed that the structure is the original as noted in records at the Oakland Building Department. Adjacent to the north was a dwelling, a commercial structure to the east, and modern day MacArthur Boulevard with commercial structures further to the south, and modern day 76th Avenue with a vacant lot further to the west.

Due to the poor quality and scale of the 1968, 1982, and 1987 aerial photographs, the configurations of the structures on the subject property and surrounding properties was not possible.

In the 1993 aerial photograph, the subject property was developed with a structure. Adjacent to the north was a dwelling, a commercial structure to the east, modern day MacArthur Boulevard with commercial structures further to the south, and modern day 76th Avenue and a vacant lot further to the west.

In the 2004 aerial photograph, the subject property and 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 August 3, 2006, the Alameda County Department of Environmental Health Services (ACDEHS) was contacted to review files on the subject property. Files at the ACDEHS 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 ACDEHS.

3.2.2 Fire Department

On August 3, 2006, the Oakland Fire Department (OFD) was contacted for information on the subject property 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.

3.2.3 Building Department

On August 11, 2006, 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
1939	Associated Oil Company	Permit to build a steel service station
1940	Associated Oil Company	Partitions/service station
1953	Tidewater Oil Company	Architectural plans
1964	Foster and Kleiser	Sign permit
1966	Phillips Petroleum Company	Sign permit
1975	Rachelle Levingston	Zoning permit to retain use as car hand wash facility
1976	Papa Joe's	Sign Permit/Car hand care detailing
2001	First American Title Insurance	Soil boring for geotechnical investigation of adjacent address
2004	Cornell Burns (agent)	General retail/convenience sales of clothing, jewelry and miscellaneous personal items
	Hong Gardner	Repair sheetrock
2006	Hong Gardner	Electrical permit

According to records reviewed, a structure was constructed on the subject property in 1939 and served as a gasoline service station until circa 1975. Records at the OBD indicated that Foothill Boulevard was changed to MacArthur Boulevard circa 1939. According to an architectural plan at the OBD dated 1953, the subject property was equipped with four 1,000-gallon underground storage tanks (USTs). The subject property was not listed in the regulatory database as a current or former UST site and no records in regards to the USTs were on file at the regulatory agencies researched. However based on the former use and architectural plans reviewed, it is apparent that USTs were located onsite. Ms. Gardner had no knowledge if the USTs were still onsite or if they had been removed. Based on the historical use of the subject property as a gas station, lack of documentation at local regulatory agencies, and unknown status, the identification of USTs on the subject property is a recognized environmental concern.

The architectural plan dated 1953 also noted the presences of a hydraulic lift, grease trap with drainage to the sewer, waste oil drain and a 110-gallon waste oil tank. No records in regards to the aforementioned were on file at the regulatory agencies researched. Based on the historical use of the subject property as a gas station as well as a carwash, and lack of documentation at local regulatory agencies, the aforementioned identified on the subject property is a recognized environmental concern. Refer to the Site Reconnaissance portion of Section 5.1 for further discussion of the aforementioned.

In circa 1975, the subject property was converted into a carwash. The subject property was used for commercial purposes circa 2004.

3.2.4 Department of Oil and Gas

Department of Oil and Gas (DOG) maps concerning the subject property and nearby properties were reviewed. DOG maps contain information regarding oil and gas development.

According to the DOG map, there are no oil or gas wells within 500 feet of the subject property. No environmental concerns were noted during the DOG map review.

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 online and University of California, Berkeley Earth Science and Map Library collection of Sanborn Fire Insurance maps on August 1, 2006. Sanborn maps were available and reviewed for the years 1926, 1952, 1959, 1960, 1961, 1965, 1968, and 1969.

In the 1926 Sanborn map, the subject property was vacant and undeveloped. Adjacent to the north was modern day 76th Avenue with vacant land beyond, vacant land to the east, a structure to the south, and modern day MacArthur Boulevard with vacant land further to the west.

In the 1952 Sanborn map, the subject property was developed with a service station (gas and oil). Adjacent to the north was modern day 76th Avenue with vacant land beyond, dwellings to the east, stores to the south, and modern day MacArthur Boulevard with shops and a bakery further to the west.

No significant change was observed in the 1959, 1960, 1961, 1965, 1968, and 1969 Sanborn maps.

3.4 City Directories

A search of historic city directories was conducted for the subject property at Oakland Public Library on August 11, 2006. Directories were available and reviewed for the years 1967, 1969, 1975, 1981, 1985, 1990, 1995, 2000, and 2005. The following table summarizes the results of the city directory search.

City Directory Search Results

Year(s)	Address	Occupant Listed
1967	7600 MacArthur Boulevard	Lyle's Phillip's 66 Service Gas Station
	2800 76 th Avenue	Address not listed
1969	7600 MacArthur Boulevard	Lyle's Phillip's 66 Service Gas Station
	2800 76 th Avenue	Address not listed
1975	7600 MacArthur Boulevard	xxxx
	2800 76 th Avenue	Address not listed
1981	7600 MacArthur Boulevard	Papa Joe's Car Wash
	2800 76 th Avenue	Address not listed
1985	7600 MacArthur Boulevard	David, I Lyles
	2800 76 th Avenue	Address not listed
1990	7600 MacArthur Boulevard	David, I Lyles
	2800 76 th Avenue	Address not listed
1995	7600 MacArthur Boulevard	David, I Lyles
	2800 76 th Avenue	Address not listed
2000	7600 MacArthur Boulevard	Tanya Green
	2800 76 th Avenue	Address not listed
2005	7600 MacArthur Boulevard	xxxx
	2800 76 th Avenue	Address not listed

xxxx=Address listed but not tenant noted

The subject property was identified as a gas station in the 1967 and 1969 as well as a car wash in the 1981 city directories researched. The use of the subject property as a gasoline service station was previously discussed in the Building Department portion of Section 3.2.3. The use of the subject property as a car wash will be further discussed in the Site Reconnaissance portion of Section 5.0.

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.

The owner of the subject property, Ms. Hong Gardner was interviewed for this investigation. Ms. Gardner 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.

According to Ms. Gardner, the subject property was purchased by her in 2003. Ms. Gardner noted that the subject property was a gas station until circa 1975, at which time it was utilized as a car wash. Ms. Gardner did not know if there were any USTs located on the subject property.

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

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

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

4.2 Contaminant Migration

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

Two sites within a 1-mile radius of the subject property were identified during the CalSites database search. The two sites were plotted in excess of a half mile distance from the subject property. Based on the distance, the sites are not expected to represent a significant environmental concern.

CERCLIS and CERCLIS/NFRAP are lists of sites that the EPA has investigated or is presently investigating for release or threatened release of hazardous substances, which may be subject to review in accordance with the terms and conditions of the Comprehensive Environmental

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

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

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

Nine sites within a ½-mile radius of the subject property were identified during the LUST database search. None of the sites identified were plotted within a quarter mile distance from the subject property. Based on the distance, inferred direction of groundwater flow (southwest), and/or regulatory status (case closed), the sites are not expected to represent a significant environmental concern.

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

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

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

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

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

No sites within a ⅛-mile radius of the subject property were identified during the ERNS database search.

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

1000 kg of hazardous waste per month. The LG-GEN and SM-GEN databases are searched up to a 1/8-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.

No sites within a 1/8-mile radius of the subject property were identified during the RCRA (LG- and SM-GEN) database search.

SPILLS sites are provided by the RWQCB. This list includes sites that have recorded spills, leaks, investigations, and cleanups.

No sites within a 1/8-mile radius of the subject property were identified during the SPILLS database search.

5.0 SITE INSPECTION AND RECONNAISSANCE

On August 11, 2006, a site reconnaissance of the subject property and adjacent properties was conducted by Calvin Hee 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 type="checkbox"/>	<input checked="" type="checkbox"/>	Hazardous Substances and/or Petroleum Products in Connection with Property Use
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Aboveground & Underground Hazardous Substance or Petroleum Product Storage Tanks (ASTs / USTs)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Hazardous Substance and Petroleum Product Containers and Unidentified Containers not in Connection with Property Use
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Unidentified Substance Containers
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Electrical or Mechanical Equipment Likely to Contain PCBs
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Interior Stains or Corrosion
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Strong, Pungent or Noxious Odors
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Pool of Liquid
<input checked="" type="checkbox"/>	<input 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

The subject property is currently vacant. The subject property was in the process of being demolished at the time of the site reconnaissance.

Drains and Sumps

One trench drain was observed on the western portion of the subject property at the time of the site reconnaissance. The trench drain was about three inches deep, observed with soil, had vegetation growing in it and appeared to not have been in use of a period of time. No hazardous materials were observed in the vicinity. Based on the lack of hazardous materials observed, and observations indicating the lack of use, the trench drain is not expected to represent a significant environmental concern.

One rectangular floor drain was observed next to a hydraulic lift, which was in a similar location as the “waste oil drain” noted in a 1953 architectural plan reviewed at the OBD. Ms. Gardner had no knowledge of how long the drain had been located on site or its use. Drains have the

potential to act as conduits to the subsurface of properties. Due to the historic use of the subject property as a gasoline service station, hazardous substances and petroleum products were presumably utilized onsite. While there is no information indicating the length of time the drain has been located on-site, there is a potential that contaminants such as oils or solvents present in waste streams could impact the soil beneath the property if the drain system has become compromised. Based on this information and the proximity to the hydraulic lift the presence of the drain represents a recognized environmental condition.

Other

A below grade hydraulic lift was observed on the subject property next to the aforementioned floor drain. The hydraulic lift appeared aged and has presumably been out of service for a long period of time. The lift is presumed to be the same one noted in the 1953 architectural plan reviewed at the OBD. In addition to the lift, a “lift control tank” was noted in the 1953 architectural plan. However, the “lift control tank” was not observed at the time of the site reconnaissance. Below grade lifts have the potential to utilize hydraulic fluids that are PCB-containing, dielectric fluids. Based on the length of time the lift has been located on-site, the potential exists that the hydraulic fluids may have impacted the subsurface of the subject property and therefore represents a recognized environmental condition.

Vent pipes associated with service stations were observed on the subject property at the time of the site reconnaissance. The pipes observed were not attached and on the floor of the subject property at the time of the site reconnaissance. Although not connected and not in use, the presence of vent pipes indicates that USTs may be or may once have been located on the subject property. Based on this information, the identification of USTs on the subject property is considered a recognized 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.

Due to the age of the subject property building, there is a potential that ACMs are present in the demolition debris on the subject property.

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/cm² (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 is “any condition that causes exposure to lead that would result in adverse human health effects” resulting from lead-contaminated dust, bare, lead-contaminated soil, and/or lead-contaminated paint that is deteriorated or present on accessible, friction, or impact surfaces. Therefore, under Title X, intact lead-based paint on most walls and ceilings would not be considered a “hazard”, although the paint should be maintained and its condition monitored to ensure that it does not deteriorate and become a hazard. 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.

In buildings constructed after 1978, it is very unlikely that lead-based paint is present. Due to the age of the subject property building, there is a potential that lead-based paint is present in the demolition debris. Local regulations may apply to lead-based paint in association with building renovation/demolition and worker/occupant protection. Actual material samples would need to be collected in order to determine if 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 2.0 pCi/L and 4.0 pCi/L, below the action level of 4.0 pCi/L set forth by the EPA.

Drinking Water Sources and Lead in Drinking Water

The East Bay Municipal Utility District supplies potable water to the subject property. The most recent water quality report states that lead levels in the areas water supply were 5.0 micrograms/Liter and therefore are well within standards established by the USEPA.

5.3 Adjacent Property Reconnaissance Findings

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

Electrical or Mechanical Equipment with the Potential to Contain PCBs

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

Drains and Sumps

Street drains were observed adjacent to the subject property. No hazardous substances or petroleum products were noted in the vicinity of the drains. Based on the use of the drains solely for storm water runoff, the presence of the drains is not expected to represent a significant environmental concern.

6.0 FINDINGS AND CONCLUSIONS

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:

- According to historical records, a structure was constructed on the subject property in 1939 and served as a gasoline service station until circa 1975. According to an architectural plan at the OBD dated 1953; the subject property was equipped with four (4) 1,000-gallon underground storage tanks (USTs). The subject property was not listed on the regulatory database as a current or former UST site and no records in regards to the USTs were on file at the regulatory agencies researched. Ms. Gardner had no knowledge if the USTs were still onsite or if they had been removed; however, during the site reconnaissance, AEI noted the presence of what resembled vent pipes and a pump island. Based on the historical use of the subject property as a gas station, and lack of documentation at local regulatory agencies indicating the removal of the USTs and/or sampling, the potential exists that the USTs remain in place and have impacted the subsurface of the subject property. Based on this information, the identification of USTs on the subject property is considered a recognized environmental concern.
- The architectural plan dated 1953 also noted the presence of a hydraulic lift, grease trap with drainage to the sewer, waste oil drain and a 110-gallon waste oil tank. No records in regards to the aforementioned were on file at the regulatory agencies researched. No signs of the grease trap and 110-gallon waste oil tank were observed at the time of the site reconnaissance. However, one rectangular floor drain was observed next to a hydraulic lift, which was in a similar location as the "waste oil drain" noted in a 1953 architectural plan reviewed at the OBD. Ms. Gardner had no knowledge of how long the drain had been located on site or its use. Drains have the potential to act as conduits to the subsurface of properties. Due to the historic use of the subject property as a gasoline service station, hazardous substances and petroleum products were presumably utilized onsite. While there is no information indicating the length of time the drain has been located on-site, there is a potential that contaminants such as oils or solvents present in waste streams could impact the soil beneath the property if the drain system has become compromised. Based on this information and the proximity to the hydraulic lift the presence of the drain represents a recognized environmental condition.
- A below grade hydraulic lift was observed on the subject property next to the aforementioned floor drain. The hydraulic lift appeared aged and has presumably been out of service for a long period of time. The lift is presumed to be the same one noted in the 1953 architectural plan reviewed at the OBD. In addition to the lift, a "lift control tank" was noted in the 1953

architectural plan. However, the “lift control tank” was not observed at the time of the site reconnaissance. Below grade lifts have the potential to utilize hydraulic fluids that are PCB-containing, dielectric fluids. Based on the length of time the lift has been located on-site, the potential exists that the hydraulic fluids may have impacted the subsurface of the subject property and therefore represents a recognized environmental condition.

- Vent pipes associated with service stations were observed on the subject property at the time of the site reconnaissance. The pipes observed were not attached and on the floor of the subject property at the time of the site reconnaissance. Although not connected and not in use, the presence of vent pipes indicates that USTs may be or may once have been located on the subject property. Based on this information, the identification of USTs on the subject property is considered a recognized environmental concern.

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 E1528-00. AEI’s investigation has revealed the following environmental issues associated with the subject property or nearby properties:

- Due to the age of the subject property building demolition debris, there is a potential that asbestos-containing materials (ACMs) and/or lead-based paint are present.

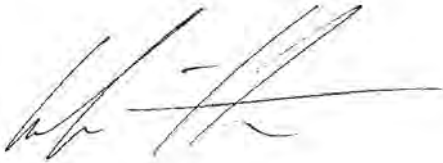
Conclusions, Opinions, and Recommendations

AEI’s investigation revealed recognized environmental conditions associated with the subject property that requires further investigation. AEI recommends the performance of a geophysical survey to determine if USTs remain on-site. Additionally, subsurface sampling is recommended to investigate if the USTs, below grade hydraulic lift and historical operations have impacted the subject property.

7.0 SIGNATURE OF ENVIRONMENTAL PROFESSIONALS

AEI Consultants has performed a Phase I Environmental Site Assessment for the property located at 7600 MacArthur Boulevard 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:



Calvin Hee, M.S.
Project Manager

Reviewed By:



Orion Alcalay, M.S. REA
Senior Author



FIGURES







TN 15° / MN
 0 1000 FEET 0 500 1000 METERS
 0 5 1 MILE
 Map created with TOPO!® ©2002 National Geographic (www.nationalgeographic.com/topo)

USGS TOPOGRAPHIC MAP
 OAKLAND EAST, CA QUADRANGLE
 Created 1997

AEI CONSULTANTS 2500 Camino Diablo, Suite 200, Walnut Creek, CA 94597	
SITE LOCATION PLAN	
7600 MacArthur Boulevard Oakland, California	FIGURE 1 Job No: 118073



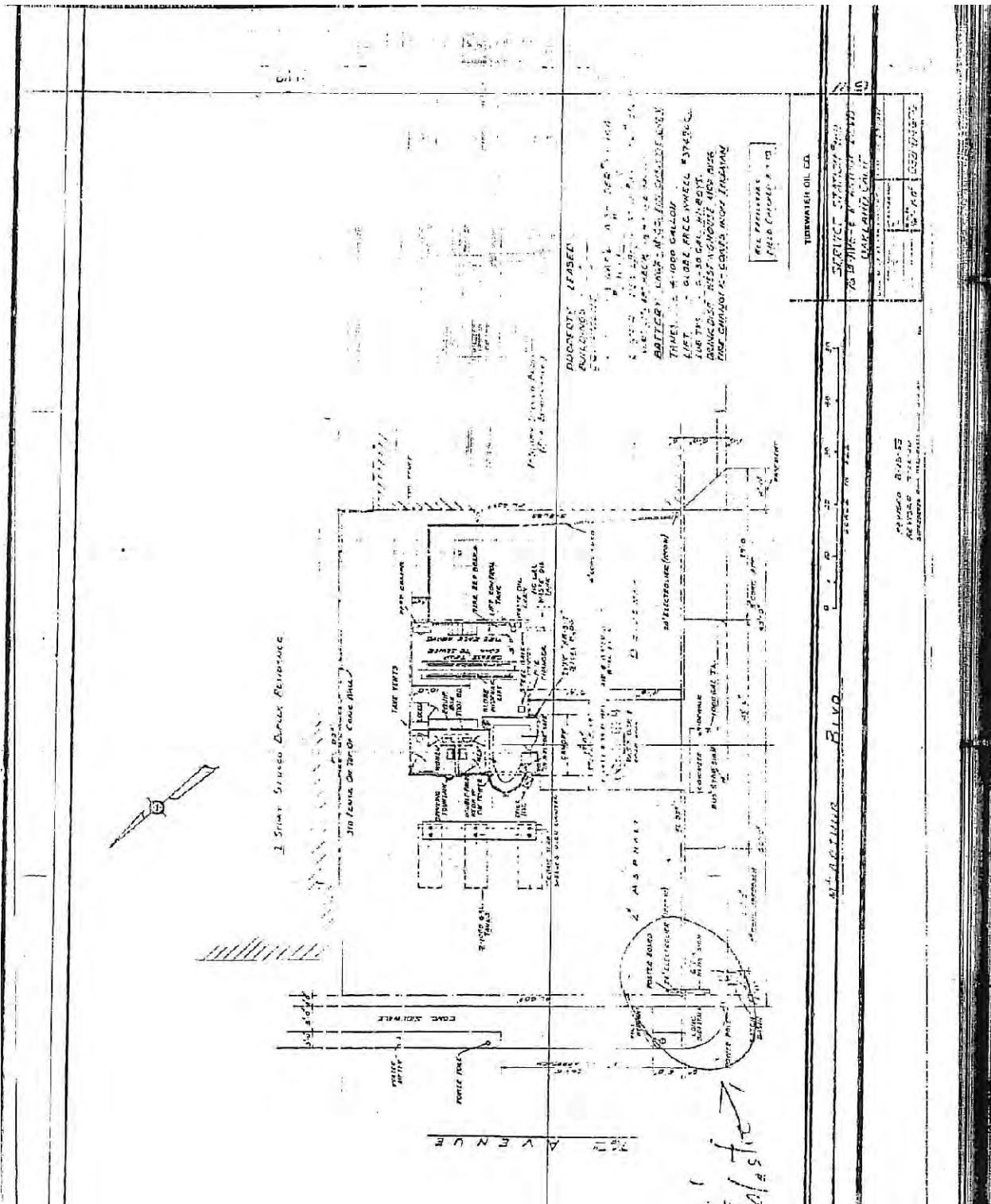
LEGEND


 Subject Property Line 
 Former service station area 
 Pole-mounted transformer 

AEI CONSULTANTS
 2500 Camino Diablo, Suite 200, Walnut Creek, CA 94597
 Google Earth 2006 Scale: Not to Scale

SITE PLAN

7600 MacArthur Boulevard Oakland, California	FIGURE 2A Job No: 118073
---	------------------------------------



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

ARCHITECTURAL PLAN

7600 MacArthur Boulevard Oakland, California	FIGURE 2B Job No: 118073
---	------------------------------------



SOURCE: BBL
YEAR: 1946

AEI CONSULTANTS

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

AERIAL PHOTOGRAPH

7600 MacArthur Boulevard
Oakland, California

Job No: 118073



SOURCE: BBL
YEAR: 1993

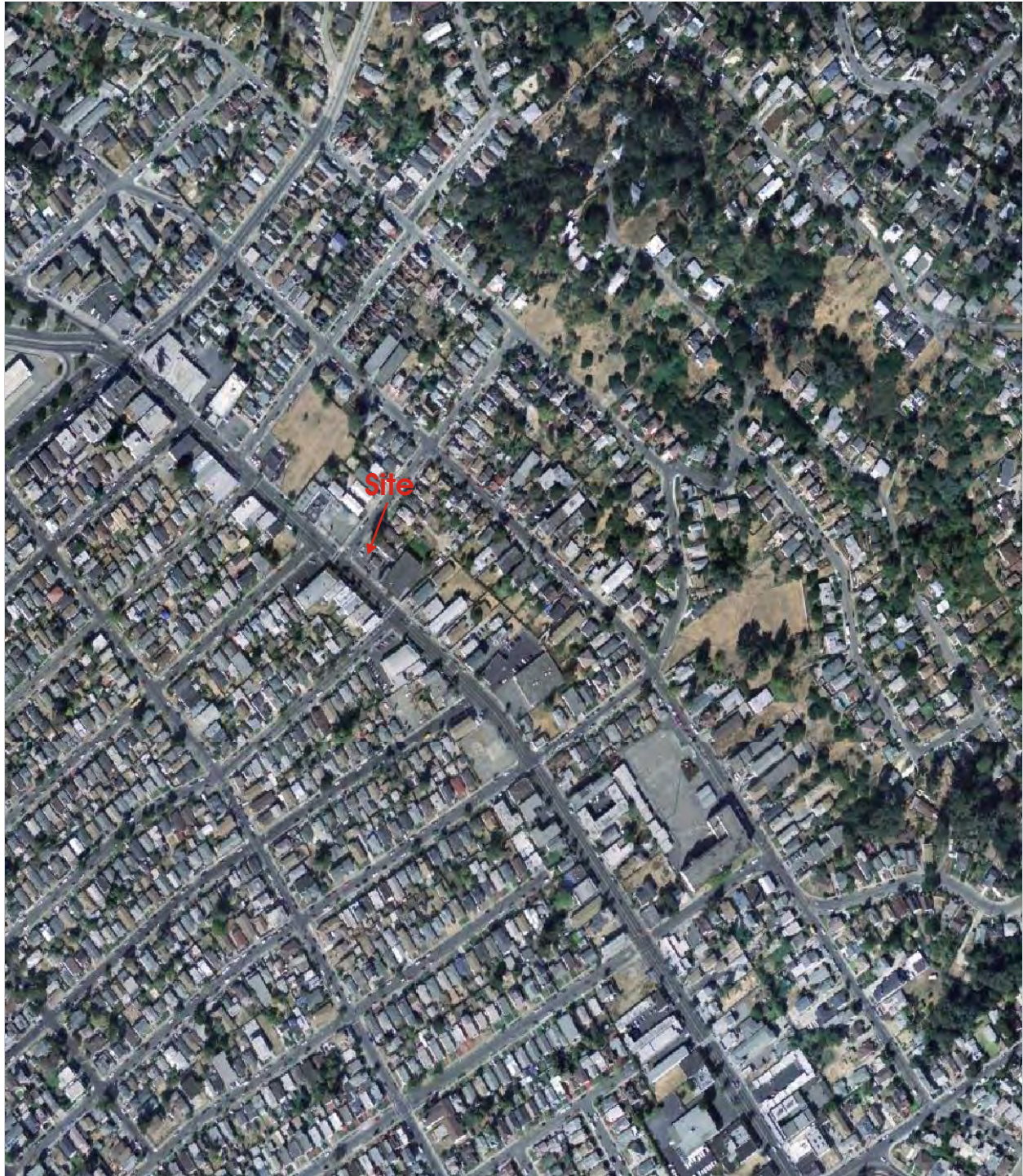
AEI CONSULTANTS

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

AERIAL PHOTOGRAPH

7600 MacArthur Boulevard
Oakland, California

Job No: 118073



SOURCE: BBL
YEAR: 2004

AEI CONSULTANTS

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

AERIAL PHOTOGRAPH

7600 MacArthur Boulevard
Oakland, California

Job No: 118073

APPENDIX A



1. A picture of the north side of the subject property, looking east.

2. A picture of the east side of the subject property, looking north.



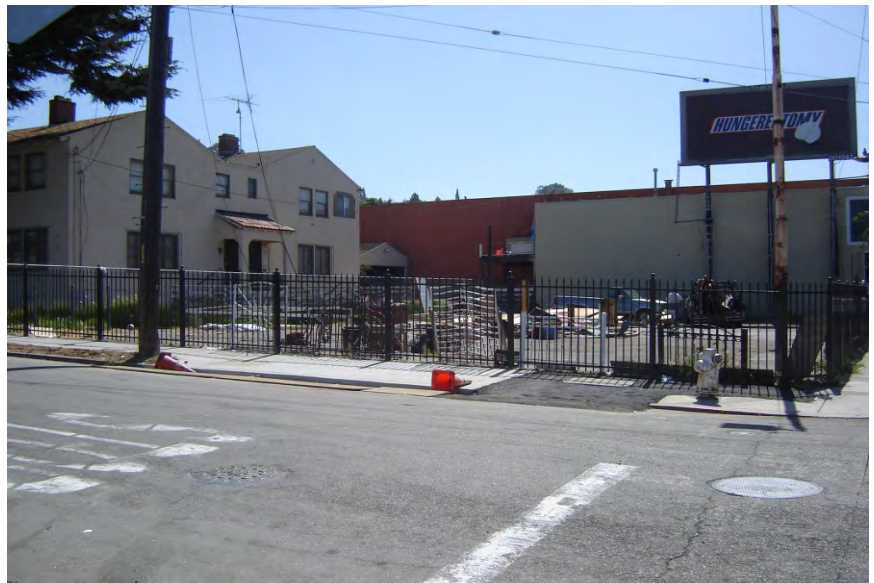
3. A picture of the south side of the subject property, looking south, looking west. .

AEI CONSULTANTS	
PROPERTY PHOTOGRAPHS	
7600 MacArthur Boulevard Oakland, California	Job No: 118073



4. A picture of the west side of the subject property, looking north.

5. A general view of the subject property from the intersection of 76th Avenue and MacArthur Boulevard.



6. A picture of a trench drain located on the subject property.



7. A picture of a suspected UST location area on the subject property.

8. A picture of building debris located on the property.



9. A second picture of building debris.



10. A picture of the former “island” area of the subject property.

11. A picture of the drain located on the subject property, next to the hydraulic lift.



12. A picture of the hydraulic lift located on the subject property.



13. A picture of a second area where a fourth UST may be located.

APPENDIX B

TRACK ► INFO SERVICES, LLC

Environmental FirstSearch™ Report

TARGET PROPERTY:

7600 MACARTHUR BLVD

OAKLAND CA 94605

Job Number: 118073

PREPARED FOR:

AEI Consultants

2500 Camino Diablo, Suite 200

Walnut Creek, CA 94597

07-28-06



Tel: (866) 664-9981

Fax: (818) 249-4227

Environmental FirstSearch Search Summary Report

Target Site: 7600 MACARTHUR BLVD
OAKLAND CA 94605

FirstSearch Summary

Database	Sel	Updated	Radius	Site	1/8	1/4	1/2	1/2>	ZIP	TOTALS
NPL	Y	06-08-06	1.00	0	0	0	0	0	0	0
CERCLIS	Y	06-08-06	0.50	0	0	0	0	-	0	0
NFRAP	Y	06-08-06	0.12	0	0	-	-	-	0	0
RCRA TSD	Y	04-16-06	1.00	0	0	0	0	0	0	0
RCRA COR	Y	04-16-06	1.00	0	0	0	0	0	0	0
RCRA GEN	Y	04-16-06	0.25	0	0	0	-	-	0	0
RCRA NLR	Y	04-16-06	0.12	0	0	-	-	-	0	0
ERNS	Y	12-31-05	0.12	0	0	-	-	-	1	1
State Sites	Y	05-04-05	1.00	0	0	0	0	2	1	3
Spills-1990	Y	07-01-03	0.12	0	0	-	-	-	0	0
SWL	Y	03-27-06	0.50	0	0	0	0	-	0	0
Permits	Y	02-11-04	0.25	0	0	0	-	-	0	0
Other	Y	09-06-05	0.25	0	0	0	-	-	0	0
REG UST/AST	Y	04-04-06	0.25	0	0	0	-	-	0	0
Leaking UST	Y	07-21-06	0.50	0	0	0	9	-	0	9
- TOTALS -				0	0	0	9	2	2	13

Notice of Disclaimer

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

Waiver of Liability

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

**Environmental FirstSearch
Site Information Report**

Request Date: 07-28-06
Requestor Name: Deborah
Standard: ASTM

Search Type: COORD
Job Number: 118073
Filtered Report

TARGET ADDRESS: 7600 MACARTHUR BLVD
OAKLAND CA 94605

Demographics

Sites: 13	Non-Geocoded: 2	Population: NA
Radon: -0.8 - 0.3 PCI/L		

Site Location

	<u>Degrees (Decimal)</u>	<u>Degrees (Min/Sec)</u>	<u>UTMs</u>
Longitude:	-122.169856	-122:10:11	Easting: 573116.625
Latitude:	37.767264	37:46:2	Northing: 4180112.296
			Zone: 10

Comment

Comment:

Additional Requests/Services

Adjacent ZIP Codes: 1 Mile(s)	Services:
--------------------------------------	------------------

<u>ZIP Code</u>	<u>City Name</u>	<u>ST</u>	<u>Dist/Dir</u>	<u>Sel</u>	<u>Requested?</u>	<u>Date</u>
94603	OAKLAND	CA	0.93 SE	Y	Sanborns	No
94613	OAKLAND	CA	0.94 NW	Y	Aerial Photographs	Yes 07-28-06
94619	OAKLAND	CA	0.97 NE	Y	Historical Topos	No
94621	OAKLAND	CA	0.35 SW	Y	City Directories	No
					Title Search	No
					Municipal Reports	No
					Online Topos	Yes 07-28-06

Environmental FirstSearch Sites Summary Report

TARGET SITE: 7600 MACARTHUR BLVD
OAKLAND CA 94605

JOB: 118073

TOTAL: 13 **GEOCODED:** 11 **NON GEOCODED:** 2 **SELECTED:** 0

Page No.	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID
1	LUST	OAKLAND FIRE STATION #23 T0600100586/CASE CLOSED	7100 FOOTHILL BLVD OAKLAND CA 94605	0.35 NW	8
2	LUST	FIRESTONE T0600100821/CASE CLOSED	1 EASTMONT MAL OAKLAND CA 94605	0.37 NW	7
3	LUST	EASTMONT MALL NOR T0600192677/PRELIM. SITE ASSES.	1 EASTMONT MALL OAKLAND CA 94605	0.37 NW	7
4	LUST	EASTMONT MALL JC PENNY 01-0819/CASE CLOSED	1 EASTMONT MALL OAKLAND CA 94605	0.37 NW	7
5	LUST	EASTMONT MALL T0600101797/CASE CLOSED	1 EASTMONT MALL OAKLAND CA 94605	0.37 NW	7
6	LUST	EASTMONT AUTO GOODYEAR T0600102224/LEAK BEING CONFIRMED	7250 BANCROFT AVE OAKLAND CA 94605	0.43 SW	6
7	LUST	CHEVRON T0600102079/LEAK BEING CONFIRMED	7225 BANCROFT AVE OAKLAND CA 94605	0.44 SW	5
8	LUST	BP T0600100201/PRELIM. SITE ASSES.	7210 BANCROFT AVE OAKLAND CA 94605	0.44 SW	3
9	LUST	BETTER HOMES REALTY T0600100911/CASE CLOSED	6821 FOOTHILL BLVD OAKLAND CA 94605	0.48 NW	4
10	STATE	ACE HARDWARE SCHOOL SITE CAL01520005/VOLUNTARY CLEANUP AG	6733 FOOTHILL BOULEVARD OAKLAND CA 94605	0.54 NW	1
12	STATE	OAKLAND NAVAL HOSPITAL CAL01970003/ANNUAL WORKPLAN - AC	8750 MOUNTAIN BOULEVARD OAKLAND CA 94605	0.93 NE	2

***Environmental FirstSearch
Sites Summary Report***

TARGET SITE: 7600 MACARTHUR BLVD
OAKLAND CA 94605

JOB: 118073

TOTAL: 13 **GEOCODED:** 11 **NON GEOCODED:** 2 **SELECTED:** 0

Page No.	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID
15	ERNS	474817/HIGHWAY RELATED	CORNER W. MACARTHUR AND WIBNON GC OAKLAND CA		
16	STATE	WHITTIER ELEMENTARY CAL01820003/PRELIMINARY ENDANGER	62ND AVENUE/6328 EAST 17TH OAKLAND CA 94605	NON GC	

Environmental FirstSearch Site Detail Report

TARGET SITE: 7600 MACARTHUR BLVD
OAKLAND CA 94605

JOB: 118073

LEAKING UNDERGROUND STORAGE TANKS

SEARCH ID: 10 **DIST/DIR:** 0.37 NW **MAP ID:** 7

NAME: FIRESTONE	REV: 07/21/06
ADDRESS: 1 EASTMONT MAL	ID1: T0600100821
OAKLAND CA 94605	ID2:
ALAMEDA	STATUS: CASE CLOSED
CONTACT:	PHONE:

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

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

LEAD AGENCY: LOCAL AGENCY
REGIONAL BOARD: 02
LOCAL CASE NUMBER: 01889
RESPONSIBLE PARTY: BLANK RP
ADDRESS OF RESPONSIBLE PARTY:
SITE OPERATOR:
WATER SYSTEM:

CASE NUMBER: 01-0889
CASE TYPE: UNDEFINED
SUBSTANCE LEAKED: GASOLINE
SUBSTANCE QUANTITY:
LEAK CAUSE: UNKNOWN
LEAK SOURCE: TANK
HOW LEAK WAS DISCOVERED: TANK CLOSURE
DATE DISCOVERED (blank if not reported): 1989-12-20 00:00:00
HOW LEAK WAS STOPPED:
STOP DATE (blank if not reported): 1989-12-20 00:00:00
STATUS: CASE CLOSED

ABATEMENT METHOD (please note that not all code translations have been provided by the reporting agency): EXCAVATE AND DISPOSE- REMOVE CONTAMINATED SOIL AND DISPOSE IN APPROVED SITE
ENFORCEMENT TYPE (please note that not all code translations have been provided by the reporting agency): EF
DATE OF ENFORCEMENT (blank if not reported): 1992-01-02 00:00:00

ENTER DATE (blank if not reported): 1993-06-15 00:00:00
REVIEW DATE (blank if not reported): 1997-07-21 00:00:00
DATE OF LEAK CONFIRMATION (blank if not reported): 1992-01-02 00:00:00
DATE PRELIMINARY SITE ASSESSMENT PLAN WAS SUBMITTED (blank if not reported): 1991-07-10 00:00:00
DATE PRELIMINARY SITE ASSESSMENT PLAN BEGAN (blank if not reported):
DATE POLLUTION CHARACTERIZATION PLAN BEGAN (blank if not reported):
DATE REMEDIATION PLAN WAS SUBMITTED (blank if not reported):
DATE REMEDIAL ACTION UNDERWAY (blank if not reported):
DATE POST REMEDIAL ACTION MONITORING BEGAN (blank if not reported): 1992-07-15 00:00:00
DATE CLOSURE LETTER ISSUED (SITE CLOSED) (blank if not reported): 1995-02-28 00:00:00
REPORT DATE (blank if not reported): 1989-12-20 00:00:00

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

MTBE DATE(Date of historical maximum MTBE concentration):
MTBE GROUNDWATER CONCENTRATION (parts per billion):
MTBE SOIL CONCENTRATION (parts per million):
MTBE CNTS: 0
MTBE FUEL: 1
MTBE TESTED: SITE NOT TESTED FOR MTBE. INCLUDES UNKNOWN AND NOT ANALYZED
MTBE CLASS: *

***Environmental FirstSearch
Site Detail Report***

TARGET SITE: 7600 MACARTHUR BLVD
OAKLAND CA 94605

JOB: 118073

LEAKING UNDERGROUND STORAGE TANKS

SEARCH ID: 8	DIST/DIR: 0.37 NW	MAP ID: 7
---------------------	--------------------------	------------------

NAME: EASTMONT MALL JC PENNY	REV: 07/11/02
ADDRESS: 1 EASTMONT MALL	ID1: 01-0819
OAKLAND CA 94605	ID2:
ALAMEDA	STATUS: CASE CLOSED
CONTACT:	PHONE:

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

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

LEAD AGENCY: LOCAL AGENCY
REGIONAL BOARD: SAN FRANCISCO BAY REGION
LOCAL CASE NUMBER: 26
RESPONSIBLE PARTY: BLANK RP
ADDRESS OF RESPONSIBLE PARTY:
SITE OPERATOR:
WATER SYSTEM:

CASE NUMBER: 01-0819
CASE TYPE: OTHER
SUBSTANCE LEAKED: GASOLINE
SUBSTANCE QUANTITY:
LEAK CAUSE: STRUCTURE FAILURE
LEAK SOURCE: TANK
HOW LEAK WAS DISCOVERED: TANK CLOSURE
DATE DISCOVERED (blank if not reported): 8/5/91
HOW LEAK WAS STOPPED: CLOSE TANK
STOP DATE (blank if not reported): 8/5/91
STATUS: CASE CLOSED
ABATEMENT METHOD (please note that not all code translations have been provided by the reporting agency): NO ACTION TAKEN- NO ACTION HAS YET BEEN TAKEN AT THE SITE
ENFORCEMENT TYPE (please note that not all code translations have been provided by the reporting agency):
DATE OF ENFORCEMENT (blank if not reported):

ENTER DATE (blank if not reported): 8/29/91
REVIEW DATE (blank if not reported): 2/7/95
DATE OF LEAK CONFIRMATION (blank if not reported):
DATE PRELIMINARY SITE ASSESSMENT PLAN WAS SUBMITTED (blank if not reported):
DATE PRELIMINARY SITE ASSESSMENT PLAN BEGAN (blank if not reported): 12/20/89
DATE POLLUTION CHARACTERIZATION PLAN BEGAN (blank if not reported):
DATE REMEDIATION PLAN WAS SUBMITTED (blank if not reported):
DATE REMEDIAL ACTION UNDERWAY (blank if not reported):
DATE POST REMEDIAL ACTION MONITORING BEGAN (blank if not reported):
DATE CLOSURE LETTER ISSUED (SITE CLOSED) (blank if not reported): 2/10/95
REPORT DATE (blank if not reported): 8/5/91

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

MTBE DATE (Date of historical maximum MTBE concentration):
MTBE GROUNDWATER CONCENTRATION:
MTBE SOIL CONCENTRATION:
MTBE CNTS: 0
MTBE FUEL: 1
MTBE TESTED: SITE NOT TESTED FOR MTBE. INCLUDES UNKNOWN AND NOT ANALYZED
MTBE CLASS: *

Environmental FirstSearch
Site Detail Report

TARGET SITE: 7600 MACARTHUR BLVD
OAKLAND CA 94605

JOB: 118073

LEAKING UNDERGROUND STORAGE TANKS

SEARCH ID: 4 **DIST/DIR:** 0.44 SW **MAP ID:** 3

NAME: BP	REV: 07/21/06
ADDRESS: 7210 BANCROFT AVE	ID1: T0600100201
OAKLAND CA 94605	ID2:
ALAMEDA	STATUS: PRELIM. SITE ASSES. UNDERWAY
CONTACT:	PHONE:

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

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

LEAD AGENCY: LOCAL AGENCY
REGIONAL BOARD: 02
LOCAL CASE NUMBER: 3960
RESPONSIBLE PARTY: KYLE CHRISTIE
ADDRESS OF RESPONSIBLE PARTY: 6 CENTERPOINTE DRIVE ROOM LPR 6-161
SITE OPERATOR:
WATER SYSTEM:

CASE NUMBER: 01-0215
CASE TYPE: OTHER
SUBSTANCE LEAKED: GASOLINE
SUBSTANCE QUANTITY:
LEAK CAUSE: STRUCTURE FAILURE
LEAK SOURCE: TANK
HOW LEAK WAS DISCOVERED: TANK CLOSURE
DATE DISCOVERED (blank if not reported): 1992-01-05 00:00:00
HOW LEAK WAS STOPPED:
STOP DATE (blank if not reported): 1992-01-05 00:00:00
STATUS: PRELIM. SITE ASSES. UNDERWAY
ABATEMENT METHOD (please note that not all code translations have been provided by the reporting agency): NO ACTION TAKEN- NO ACTION HAS YET BEEN TAKEN AT THE SITE
ENFORCEMENT TYPE (please note that not all code translations have been provided by the reporting agency):
DATE OF ENFORCEMENT (blank if not reported):

ENTER DATE (blank if not reported): 1992-06-29 00:00:00
REVIEW DATE (blank if not reported): 2001-03-29 00:00:00
DATE OF LEAK CONFIRMATION (blank if not reported):
DATE PRELIMINARY SITE ASSESSMENT PLAN WAS SUBMITTED (blank if not reported): 1991-11-11 00:00:00
DATE PRELIMINARY SITE ASSESSMENT PLAN BEGAN (blank if not reported): 1992-08-31 00:00:00
DATE POLLUTION CHARACTERIZATION PLAN BEGAN (blank if not reported):
DATE REMEDIATION PLAN WAS SUBMITTED (blank if not reported):
DATE REMEDIAL ACTION UNDERWAY (blank if not reported):
DATE POST REMEDIAL ACTION MONITORING BEGAN (blank if not reported):
DATE CLOSURE LETTER ISSUED (SITE CLOSED) (blank if not reported):
REPORT DATE (blank if not reported): 1992-01-05 00:00:00

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

MTBE DATE(Date of historical maximum MTBE concentration): 1965-01-02 00:00:00
MTBE GROUNDWATER CONCENTRATION (parts per billion): 44000
MTBE SOIL CONCENTRATION (parts per million):
MTBE CNTS: 1
MTBE FUEL: 1
MTBE TESTED: YES
MTBE CLASS: B

***Environmental FirstSearch
Site Detail Report***

TARGET SITE: 7600 MACARTHUR BLVD
OAKLAND CA 94605

JOB: 118073

STATE SITE

SEARCH ID: 1

DIST/DIR: 0.54 NW

MAP ID: 1

NAME: ACE HARDWARE SCHOOL SITE
ADDRESS: 6733 FOOTHILL BOULEVARD
OAKLAND CA 94605
ALAMEDA

REV: 07/18/05
ID1: CAL01520005
ID2:
STATUS: VOLUNTARY CLEANUP AGREEMENT TE
PHONE:

CONTACT:

Endangerment Assessment for the Ace Hardware School Expansion Site.

Environmental FirstSearch
Site Detail Report

TARGET SITE: 7600 MACARTHUR BLVD
OAKLAND CA 94605

JOB: 118073

STATE SITE

SEARCH ID: 2

DIST/DIR: 0.93 NE

MAP ID: 2

NAME: OAKLAND NAVAL HOSPITAL
ADDRESS: 8750 MOUNTAIN BOULEVARD
OAKLAND CA 94605
ALAMEDA

REV: 03/02/04
ID1: CAL01970003
ID2:
STATUS: ANNUAL WORKPLAN - ACTIVE SITE
PHONE:

CONTACT:

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

NAVAL REGIONAL MEDICAL CENTER, BLDG 5

OAKLAND NAVAL HOSPITAL

U.S. NAVY REGIONAL HOSPITAL

GENERAL SITE INFORMATION

File Name (if different than site name):

Status: ANNUAL WORKPLAN - ACTIVE SITE
AWP Site Type: CLOSED MILITARY BASE
NPL Site: N
Fund:
Status Date: 03151995
Lead: DEPT OF TOXIC SUBSTANCES CONTROL
Staff: HWONG
DTSC Region & RWQCB #: BERKELEY
Branch: OMF-NORTHERN CALIF
RWQCB:
Site Access:
On Cortese List:
Groundwater Contamination:
Haz Ranking Score:
Haz Ranking Score:
Number of Sources Contributing to Contamination at the Site: 0

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

ID SOURCE NAME, & VALUE:

INFORMATION ON SPECIAL PROGRAMS THE SITE IS ASSOCIATED WITH (blank below = not reported by agency)

BASE REALIGNMENT & CLOSURE, 3RD ROUND

PROJECTED ACTIVITIES (blank below = not reported by agency)

Activity: DISCOVERY
Activity Status: ANNUAL WORKPLAN - ACTIVE SITE
Completion Due Date:
Revised Completion Due Date:
Date Activity Actually Completed: 09261981
Yards of Solids Removed: 0
Yards of Solids Treated: 0
Gallons of Liquid Removed: 0
Gallons of Liquid Treated: 0

Activity: REMEDIAL ACTION PLAN / RECORD OF DECISION
Activity Status: ANNUAL WORKPLAN - ACTIVE SITE
Completion Due Date: 07012004
Revised Completion Due Date:

- Continued on next page -

Environmental FirstSearch Site Detail Report

TARGET SITE: 7600 MACARTHUR BLVD
OAKLAND CA 94605

JOB: 118073

STATE SITE

SEARCH ID: 2

DIST/DIR: 0.93 NE

MAP ID: 2

NAME: OAKLAND NAVAL HOSPITAL
ADDRESS: 8750 MOUNTAIN BOULEVARD
OAKLAND CA 94605
ALAMEDA

REV: 03/02/04
ID1: CAL01970003
ID2:
STATUS: ANNUAL WORKPLAN - ACTIVE SITE
PHONE:

Date Activity Actually Completed:

Yards of Solids Removed: 0
Yards of Solids Treated: 0
Gallons of Liquid Removed: 0
Gallons of Liquid Treated: 0

Activity: *CERTIFICATION*
Activity Status: ANNUAL WORKPLAN - ACTIVE SITE
Completion Due Date: 07012004

Revised Completion Due Date:
Date Activity Actually Completed:
Yards of Solids Removed: 0
Yards of Solids Treated: 0
Gallons of Liquid Removed: 0
Gallons of Liquid Treated: 0

Activity: *CERTIFICATION*
Activity Status: ANNUAL WORKPLAN - ACTIVE SITE
Completion Due Date:

Revised Completion Due Date:
Date Activity Actually Completed: 06011984
Yards of Solids Removed: 0
Yards of Solids Treated: 0
Gallons of Liquid Removed: 0
Gallons of Liquid Treated: 0

Activity: *BASEWIDE ENVIRONMENTAL BASELINE SURVEY*
Activity Status: ANNUAL WORKPLAN - ACTIVE SITE

Completion Due Date:
Revised Completion Due Date:
Date Activity Actually Completed: 03151995
Yards of Solids Removed: 0
Yards of Solids Treated: 0
Gallons of Liquid Removed: 0
Gallons of Liquid Treated: 0

Activity: *COMMUNITY ENVIRONMENTAL RESPONSE FACILITATION ACT*
Activity Status: ANNUAL WORKPLAN - ACTIVE SITE

Completion Due Date:
Revised Completion Due Date:
Date Activity Actually Completed: 03151995
Yards of Solids Removed: 0
Yards of Solids Treated: 0
Gallons of Liquid Removed: 0
Gallons of Liquid Treated: 0

Activity: *PRELIMINARY ENDANGERMENT ASSESSMENT*
Activity Status: ANNUAL WORKPLAN - ACTIVE SITE

Completion Due Date:
Revised Completion Due Date:
Date Activity Actually Completed: 11191999
Yards of Solids Removed: 0
Yards of Solids Treated: 0

- Continued on next page -

*Environmental FirstSearch
Site Detail Report*

TARGET SITE: 7600 MACARTHUR BLVD
OAKLAND CA 94605

JOB: 118073

STATE SITE

SEARCH ID: 13

DIST/DIR: NON GC

MAP ID:

NAME: WHITTIER ELEMENTARY
ADDRESS: 62ND AVENUE/6328 EAST 17TH STREET
OAKLAND CA 94605
ALAMEDA

REV: 07/18/05
ID1: CAL01820003
ID2:
STATUS: PRELIMINARY ENDANGERMENT ASSES
PHONE:

CONTACT:

Environmental FirstSearch Database Descriptions

NPL: *EPA* NATIONAL PRIORITY LIST - Database of confirmed, proposed or deleted Superfund sites.

CERCLIS: *EPA* COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY INFORMATION SYSTEM - Database of current and potential Superfund sites currently or previously under investigation.

NFRAP: *EPA* COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY INFORMATION SYSTEM ARCHIVED SITES - database of Archive designated CERCLA sites that, to the best of EPA's knowledge, assessment has been completed and has determined no further steps will be taken to list this site on the National Priorities List (NPL). This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

RCRA TSD: *EPA* RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM TREATMENT, STORAGE, and DISPOSAL FACILITIES. - Database of facilities licensed to store, treat and dispose of hazardous waste materials.

RCRA COR: *EPA* RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES - Database of RCRA facilities with reported violations and subject to corrective actions.

RCRA GEN: *EPA* RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES - Database of facilities that generate or transport hazardous waste or meet other RCRA requirements. LGN - Large Quantity Generators SGN - Small Quantity Generators VGN – Conditionally Exempt Generator. Included are RAATS (RCRA Administrative Action Tracking System) and CMEL (Compliance Monitoring & Enforcement List) facilities.

RCRA NLR: *EPA* RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES - Database of facilities not currently classified by the EPA but are still included in the RCRIS database. Reasons for non classification: Failure to report in a timely matter. No longer in business. No longer in business at the listed address. No longer generating hazardous waste materials in quantities which require reporting.

ERNS: *EPA/NRC* EMERGENCY RESPONSE NOTIFICATION SYSTEM - Database of emergency response actions. Data since January 2001 has been received from the National Response System database as the EPA no longer maintains this data.

STATE SITES: *CA EPA* SMBRPD / CAL SITES- The California Department of Toxic Substances Control (DTSC) has developed an electronic database system with information about sites that are known to be contaminated with hazardous substances as well as information on uncharacterized properties where further

studies may reveal problems. The Site Mitigation and Brownfields Reuse Program Database (SMBRPD), also known as CalSites, is used primarily by DTSC's staff as an informational tool to evaluate and track activities at properties that may have been affected by the release of hazardous substances. The SMBRPD displays information in six categories. The categories are: 1. CalSites Properties (CS) 2. School Property Evaluation Program Properties (SCH) 3. Voluntary Cleanup Program Properties (VCP) 4. Unconfirmed Properties Needing Further Evaluation (RFE) Please Note: FirstSearch Reports list the above sites as DB Type (STATE). 5. Unconfirmed Properties Referred to Another Local or State Agency (REF) 6. Properties where a No Further Action Determination has been made (NFA) Please Note: FirstSearch Reports list the above sites as DB Type (OTHER). Each Category contains information on properties based upon the type of work taking place at the site. For example, the CalSites database is now one of the six categories within SMPBRD and contains only confirmed sites considered as posing the greatest threat to the public and/or the potential public school sites will be found within the School Property Evaluation Program, and those properties undergoing voluntary investigation and/or cleanup are in the Voluntary Cleanup Program. CORTESE LIST- Pursuant to Government Code Section 65962.5, the Hazardous Waste and Substances Sites List has been compiled by Cal/EPA, Hazardous Materials Data Management Program. The CAL EPA Dept. of Toxic Substances Control compiles information from subsets of the following databases to make up the CORTESE list: 1. The Dept. of Toxic Substances Control; contaminated or potentially contaminated hazardous waste sites listed in the CAL Sites database. Formerly known as ASPIS are included (CAL SITES formerly known as ASPIS). 2. The California State Water Resources Control Board; listing of Leaking Underground Storage Tanks are included (LTANK) 3. The California Integrated Waste Management Board; Sanitary Landfills which have evidence of groundwater contamination or known migration of hazardous materials (formerly WB-LF, now AB 3750). Note: Track Info Services collects each of the above data sets individually and lists them separately in the following First Search categories in order to provide more current and comprehensive information: CALSITES: SPL, LTANK: LUST, WB-LF: SWL

SPILLS-1990: *CA EPA* SLIC REGIONS 1 - 9- The California Regional Water Quality Control Boards maintain report of sites that have records of spills, leaks, investigation, and cleanups.

SWL: *CA IWMB/SWRCB/COUNTY* SWIS SOLID WASTE INFORMATION SYSTEM- The California Integrated Waste Management Board maintains a database on solid waste facilities, operations, and disposal sites throughout the state of California. The types of facilities found in this database include landfills, transfer stations, material recovery facilities, composting sites, transformation facilities, waste tire sites, and closed disposal sites. For more information on individual sites call the number listed in the source field. Please Note: This database contains poor site location information for many sites in the First Search reports; therefore, it may not be possible to locate or plot some sites in First Search reports. WMUDS- The State Water Resources Control Board maintained the Waste Management Unit Database System (WMUDS). It is no longer updated. It tracked management units for several regulatory programs related to waste management and its potential impact on groundwater. Two of these programs (SWAT & TPCA) are no longer on-going regulatory programs as described below. Chapter 15 (SC15) is still an on-going regulatory program and information is updated periodically but not to the WMUDS database. The WMUDS System contains information from the following agency databases: Facility, Waste Management Unit (WMU), Waste Discharger System (WDS), SWAT, Chapter 15, TPCA, RCRA, Inspections, Violations, and Enforcement's. Note: This database contains poor site location information for many sites in the First Search reports; therefore, it may not be possible to locate or plot some sites in First Search reports. ORANGE COUNTY LANDFILLS LIST- A list maintained by the Orange County Health Department.

PERMITS: *CA COUNTY* SAN DIEGO COUNTY HE17 PERMITS- The HE17/58 database tracks establishments issued permits and the status of their permits in relation to compliance with federal, state, and local regulations that the County oversees. It tracks if a site is a hazardous waste generator, TSD, gas station, has underground tanks, violations, or unauthorized releases. For more information on a specific file call the HazMat Duty Specialist at the phone number listed in the source information field. SAN BERNARDINO COUNTY HAZARDOUS MATERIALS PERMITS- Handlers and Generators Permit Information Maintained by the Hazardous Materials Division.

OTHER: CA EPA/COUNTY SMBRPD / CAL SITES- The California Department of Toxic Substances Control (DTSC) has developed an electronic database system with information about sites that are known to be contaminated with hazardous substances as well as information on uncharacterized properties where further studies may reveal problems. The Site Mitigation and Brownfields Reuse Program Database (SMBRPD), also known as CalSites, is used primarily by DTSC's staff as an informational tool to evaluate and track activities at properties that may have been affected by the release of hazardous substances. The SMBRPD displays information in six categories. The categories are: 1. CalSites Properties (CS) 2. School Property Evaluation Program Properties (SCH) 3. Voluntary Cleanup Program Properties (VCP) 4. Unconfirmed Properties Needing Further Evaluation (RFE) Please Note: FirstSearch Reports list the above sites as DB Type (STATE). 5. Unconfirmed Properties Referred to Another Local or State Agency (REF) 6. Properties where a No Further Action Determination has been made (NFA) Please Note: FirstSearch Reports list the above sites as DB Type (OTHER). Each Category contains information on properties based upon the type of work taking place at the site. For example, the CalSites database is now one of the six categories within SMPBRD and contains only confirmed sites considered as posing the greatest threat to the public and/or the potential public school sites will be found within the School Property Evaluation Program, and those properties undergoing voluntary investigation and/or cleanup are in the Voluntary Cleanup Program. LA COUNTY SITE MITIGATION COMPLAINT CONTROL LOG- The County of Los Angeles Public Health Investigation Compliant Control Log. ORANGE COUNTY INDUSTRIAL SITE CLEANUPS- List maintained by the Orange County Environmental Health Agency. RIVERSIDE COUNTY WASTE GENERATORS- A list of facilities in Riverside County which generate hazardous waste. SACRAMENTO COUNTY MASTER HAZMAT LIST- Master list of facilities within Sacramento County with potentially hazardous materials. SACRAMENTO COUNTY TOXIC SITE CLEANUPS- A list of sites where unauthorized releases of potentially hazardous materials have occurred.

REG UST/AST: CA EPA/COUNTY/CITY ABOVEGROUND STORAGE TANKS LISTING- The Above Ground Petroleum Storage Act became State Law effective January 1, 1990. In general, the law requires owners or operators of AST's with petroleum products to file a storage statement and pay a fee by July 1, 1990 and every two years thereafter, take specific action to prevent spills, and in certain instances implement a groundwater monitoring program. This law does not apply to that portion of a tank facility associated with the production oil and regulated by the State Division of Oil and Gas of the Dept. of Conservation. SWEEPS / FIDS STATE REGISTERED UNDEGROUND STORAGE TANKS- Until 1994 the State Water Resources Control Board maintained a database of registered underground storage tanks statewide referred to as the SWEEPS System. The SWEEPS UST information was integrated with the CAL EPA's Facility Index System database (FIDS) which is a master index of information from numerous California agency environmental databases. That was last updated in 1994. Track Info Services included the UST information from the FIDS database in its First Search reports for historical purposes to help its clients identify where tanks may possibly have existed. For more information on specific sites from individual paper files archived at the State Water Resources Control Board call the number listed with the source information. INDIAN LANDS UNDERGROUND STORAGE TANKS LIST- A listing of underground storage tanks currently on Indian Lands under federal jurisdiction. California Indian Land USTS are administered by US EPA Region 9. CUPA DATABASES & SOURCES- Definition of a CUPA: A Certified Unified Program Agency (CUPA) is a local agency that has been certified by the CAL EPA to implement six state environmental programs within the local agency's jurisdiction. These can be a county, city, or JPA (Joint Powers Authority). This program was established under the amendments to the California Health and Safety Code made by SB 1082 in 1994. A Participating Agency (PA) is a local agency that has been designated by the local CUPA to administer one or more Unified Programs within their jurisdiction on behalf of the CUPA. A Designated Agency (DA) is an agency that has not been certified by the CUPA but is the responsible local agency that would implement the six unified programs until they are certified. Please Note: Track Info Services, LLC collects and maintains information regarding Underground Storage Tanks from majority of the CUPAS and Participating Agencies in the State of California. These agencies typically do not maintain nor release such information on a uniform or consistent schedule; therefore, currency of the data may vary. Please look at the details on a specific site with a UST record in the First Search Report to determine the actual currency date of the record as provided by the relevant agency. Numerous efforts are made on a regular basis to obtain updated records.

LEAKING UST: CA SWRCB/COUNTY LUSTIS- The State Water Resources Control Board maintains a database of sites with confirmed or unconfirmed leaking underground storage tanks. Information for this database is collected from the states regional boards quarterly and integrated with this database. SAN DIEGO

COUNTY LEAKING TANKS- The San Diego County Department of Environmental Health maintains a database of sites with confirmed or unconfirmed leaking underground storage tanks within its HE17/58 database. For more information on a specific file call the HazMat Duty Specialist at phone number listed in the source information field.

OTHER: *EPA* SECTION SEVEN TRACKING SYSTEM (SSTS) – database of registration and production data for facilities which manufacture pesticides. AEROMETRIC INFORMATION RETRIEVAL SYSTEM (AIRS) – database of detailed information pertaining to sites which submit air emissions reports. Developed under the Clean Air Act, this database also maintains data on compliance status and enforcement actions.

RADON: *NTIS* NATIONAL RADON DATABASE - EPA radon data from 1990-1991 national radon project collected for a variety of zip codes across the United States.

Environmental FirstSearch Database Sources

NPL: EPA Environmental Protection Agency

Updated quarterly

CERCLIS: EPA Environmental Protection Agency

Updated quarterly

NFRAP: EPA Environmental Protection Agency.

Updated quarterly

RCRA TSD: EPA Environmental Protection Agency.

Updated quarterly

RCRA COR: EPA Environmental Protection Agency.

Updated quarterly

RCRA GEN: EPA Environmental Protection Agency.

Updated quarterly

RCRA NLR: EPA Environmental Protection Agency

Updated quarterly

ERNS: EPA/NRC Environmental Protection Agency

Updated semi-annually

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

Updated quarterly/when available

SPILLS-1990: CA EPA The California State Water Resources Control Board

Updated when available

SWL: CA IWMB/SWRCB/COUNTY The California Integrated Waste Management Board
Phone:(916) 255-2331
The State Water Resources Control Board
Phone:(916) 227-4365

Orange County Health Department

Updated quarterly/when available

PERMITS: CA COUNTY The San Diego County Depart. Of Environmental Health
Phone:(619) 338-2211
San Bernardino County Fire Department

Updated quarterly/when available

OTHER: CA EPA/COUNTY The CAL EPA, Depart. Of Toxic Substances Control
Phone: (916) 323-3400
The Los Angeles County Hazardous Materials Division
Phone: (323) 890-7806
Orange County Environmental Health Agency
Phone: (714) 834-3536
Riverside County Department of Environmental Health, Hazardous Materials Management Division
Phone:(951) 358-5055
Sacramento County Environmental Management Department

Updated quarterly/when available

REG UST/AST: CA EPA/COUNTY/CITY The State Water Resources Control Board
Phone:(916) 227-4364

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

US EPA Region 9 Underground Storage Tank Program
Phone: (415) 972-3372

ALAMEDA COUNTY CUPAS:

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

ALPINE COUNTY CUPA:

- * Health Department (Only updated by agency sporadically)

AMADOR COUNTY CUPA:

- * County of Amador Environmental Health Department

BUTTE COUNTY CUPA

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

CALAVERAS COUNTY CUPA:

- * County of Calaveras Environmental Health Department

COLUSA COUNTY CUPA:

- * Environmental Health Dept.

CONTRA COSTA COUNTY CUPA:

- * Hazardous Materials Program

DEL NORTE COUNTY CUPA:

- * Department of Health and Social Services

EL DORADO COUNTY CUPAS:

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

FRESNO COUNTY CUPA:

- * Haz. Mat and Solid Waste Programs

GLENN COUNTY CUPA:

- * Air Pollution Control District

HUMBOLDT COUNTY CUPA:

- * Environmental Health Division

IMPERIAL COUNTY CUPA:

- * Department of Planning and Building

INYO COUNTY CUPA:

- * Environmental Health Department

KERN COUNTY CUPA:

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

KINGS COUNTY CUPA:

- * Environmental Health Services

LAKE COUNTY CUPA:

- * Division of Environmental Health

LASSEN COUNTY CUPA:

- * Department of Agriculture

LOS ANGELES COUNTY CUPAS:

- * County of Los Angeles Fire Department CUPA Data as maintained by the Los Angeles County Department of Public Works

- * County of Los Angeles Environmental Programs Division

- * Cities of Burbank, El Segundo, Glendale, Long Beach/Signal Hill, Los Angeles, Pasadena, Santa Fe Springs, Santa Monica, Torrance, Vernon

MADERA COUNTY CUPA:

- * Environmental Health Department

MARIN COUNTY CUPA:

- * County of Marin Office of Waste Management

- * City of San Rafael Fire Department

MARIPOSA COUNTY CUPA:

- * Health Department

MENDOCINO COUNTY CUPA:

- * Environmental Health Department

MERCED COUNTY CUPA:

- * Division of Environmental Health

MODOC COUNTY CUPA:

- * Department of Agriculture

MONO COUNTY CUPA:

- * Health Department

MONTEREY COUNTY CUPA:

- * Environmental Health Division

NAPA COUNTY CUPA:

- * Hazardous Materials Section

NEVADA COUNTY CUPA:

- * Environmental Health Department

ORANGE COUNTY CUPAS:

- * County of Orange Environmental Health Department

- * Cities of Anaheim, Fullerton, Orange, Santa Ana

- * County of Orange Environmental Health Department

PLACER COUNTY CUPAS:

- * County of Placer Division of Environmental Health Field Office

- * Tahoe City

- * City of Roseville Roseville Fire Department

PLUMAS COUNTY CUPA:

- * Environmental Health Department

RIVERSIDE COUNTY CUPA:

- * Environmental Health Department

SACRAMENTO COUNTY CUPA:

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

SAN BENITO COUNTY CUPA:

- * City of Hollister Environmental Service Department

SAN BERNARDINO COUNTY CUPAS:

- * County of San Bernardino Fire Department, Haz. Mat. Div.

- * City of Hesperia Hesperia Fire Prevention Department

- * City of Victorville Victorville Fire Department

SAN DIEGO COUNTY CUPA:

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

SAN FRANCISCO COUNTY CUPA:

- * Department of Public Health

SAN JOAQUIN COUNTY CUPA:

- * Environmental Health Division
- SAN LUIS OBISPO COUNTY CUPAS:
 - * County of San Luis Obispo Environmental Health Division
 - * City of San Luis Obispo City Fire Department
- SAN MATEO COUNTY CUPA:
 - * Environmental Health Department
- SANTA BARBARA COUNTY CUPA:
 - * County Fire Dept Protective Services Division
- SANTA CLARA COUNTY CUPAS:
 - * County of Santa Clara Hazardous Materials Compliance Division
 - * Santa Clara County Central Fire Protection District (Covers Campbell, Cupertino, Los Gatos, & Morgan Hill)
 - * Cities of Gilroy, Milpitas, Mountain View, Palo Alto, San Jose Fire, Santa Clara, Sunnyvale
- SANTA CRUZ COUNTY CUPA:
 - * Environmental Health Department
- SHASTA COUNTY CUPA:
 - * Environmental Health Department
- SIERRA COUNTY CUPA:
 - * Health Department
- SISKIYOU COUNTY CUPA:
 - * Environmental Health Department
- SONOMA COUNTY CUPAS:
 - * County of Sonoma Department Of Environmental Health
 - * Cities of Healdsburg / Sebastopol, Petaluma, Santa Rosa
- STANISLAUS COUNTY CUPA:
 - * Department of Environmental Resources Haz. Mat. Division
- SUTTER COUNTY CUPA:
 - * Department of Agriculture
- TEHAMA COUNTY CUPA:
 - * Department of Environmental Health
- TRINITY COUNTY CUPA:
 - * Department of Health
- TULARE COUNTY CUPA:
 - * Environmental Health Department
- TUOLUMNE COUNTY CUPA:
 - * Environmental Health
- VENTURA COUNTY CUPAS:
 - * County of Ventura Environmental Health Division
 - * Cities of Oxnard, Ventura
- YOLO COUNTY CUPA:
 - * Environmental Health Department
- YUBA COUNTY CUPA:

Updated quarterly/annually/when available

LEAKING UST: CA SWRCB/COUNTY The California State Water Resources Control Board
 Phone:(916) 227-4416
 San Diego County Department of Environmental Health

Updated quarterly/when available

OTHER: EPA Environmental Protection Agency

Updated quarterly

RADON: NTIS Environmental Protection Agency, National Technical Information Services

Updated periodically

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

TARGET SITE: 7600 MACARTHUR BLVD
OAKLAND CA 94605

JOB: 118073

Street Name	Dist/Dir	Street Name	Dist/Dir
72nd Ave	0.22 NW		
73rd Ave	0.16 NW		
74th Ave	0.11 NW		
75th Ave	0.06 NW		
76th Ave	0.00 --		
77th Ave	0.05 SE		
78th Ave	0.10 SE		
79th Ave	0.21 SE		
Bantry Ave	0.25 NE		
Cumberland Way	0.20 SE		
Foothill Blvd	0.16 NW		
Hillmont Dr	0.23 NE		
Hillside St	0.13 SW		
Lacey Ave	0.23 NW		
Macarthur Blvd	0.00 --		
Ney Ave	0.08 NE		
Outlook Ave	0.16 NE		
Parker Ave	0.15 SE		

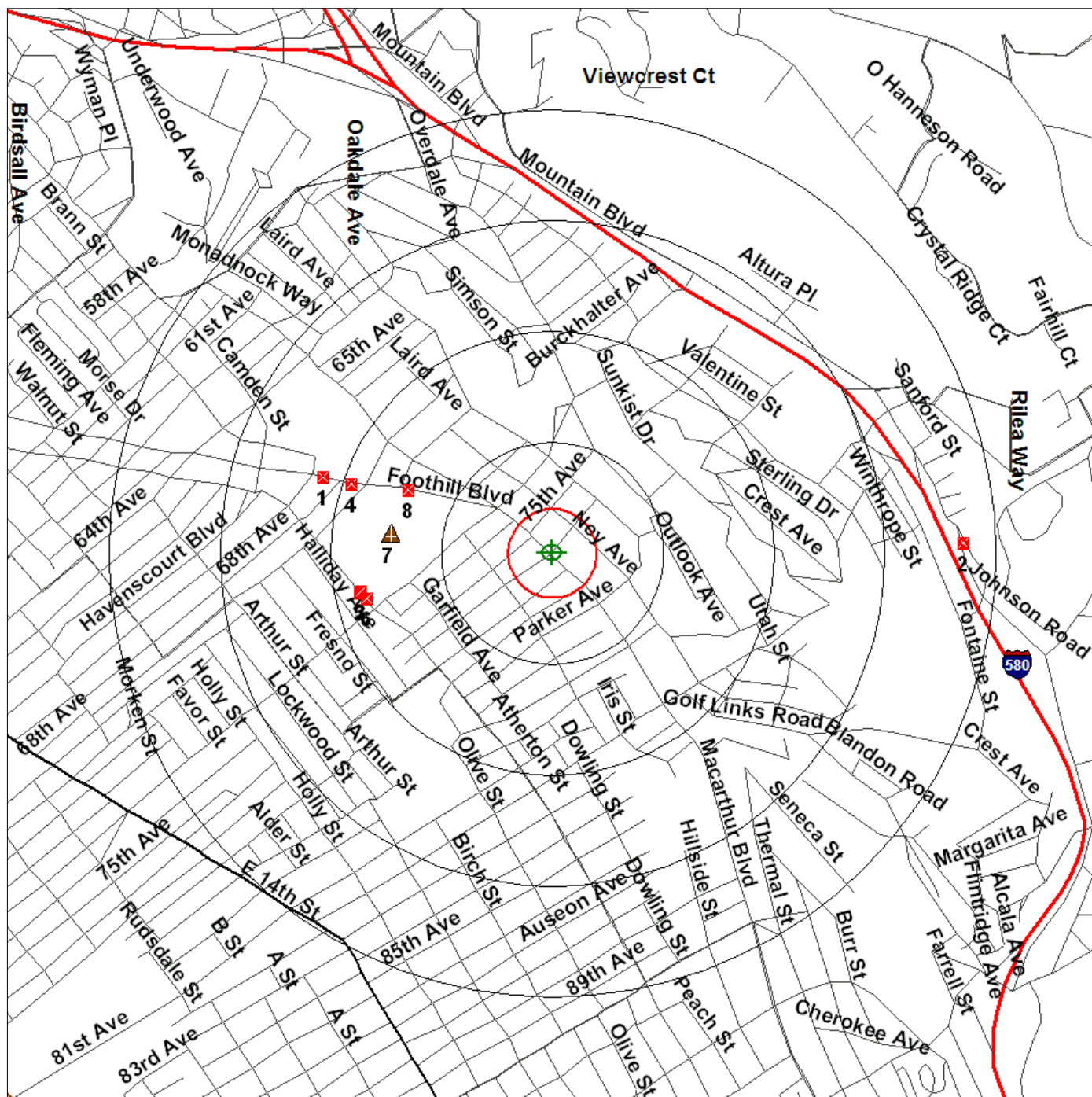


Environmental FirstSearch

1 Mile Radius
Single Map:



7600 MACARTHUR BLVD, OAKLAND CA 94605



Source: U.S. Census TIGER Files

Target Site (Latitude: 37.767264 Longitude: -122.169856)

Identified Site, Multiple Sites, Receptor

NPL, Brownfield, Solid Waste Landfill (SWL) or Hazardous Waste

Railroads

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





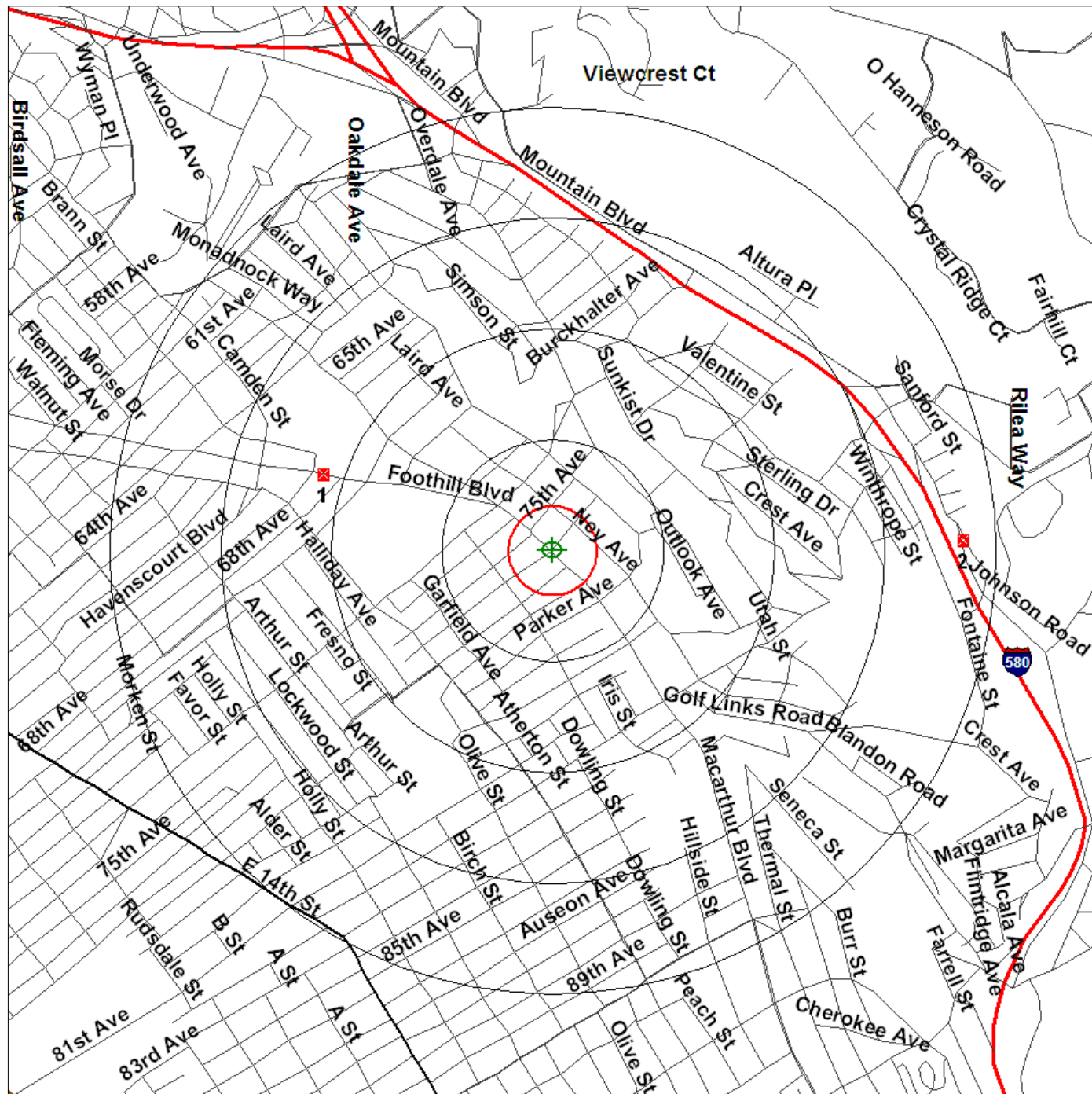
Environmental FirstSearch

1 Mile Radius

ASTM: NPL, RCRACOR, STATE, RCRATSD



7600 MACARTHUR BLVD, OAKLAND CA 94605



Source: U.S. Census TIGER Files

Target Site (Latitude: 37.767264 Longitude: -122.169856)

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Railroads

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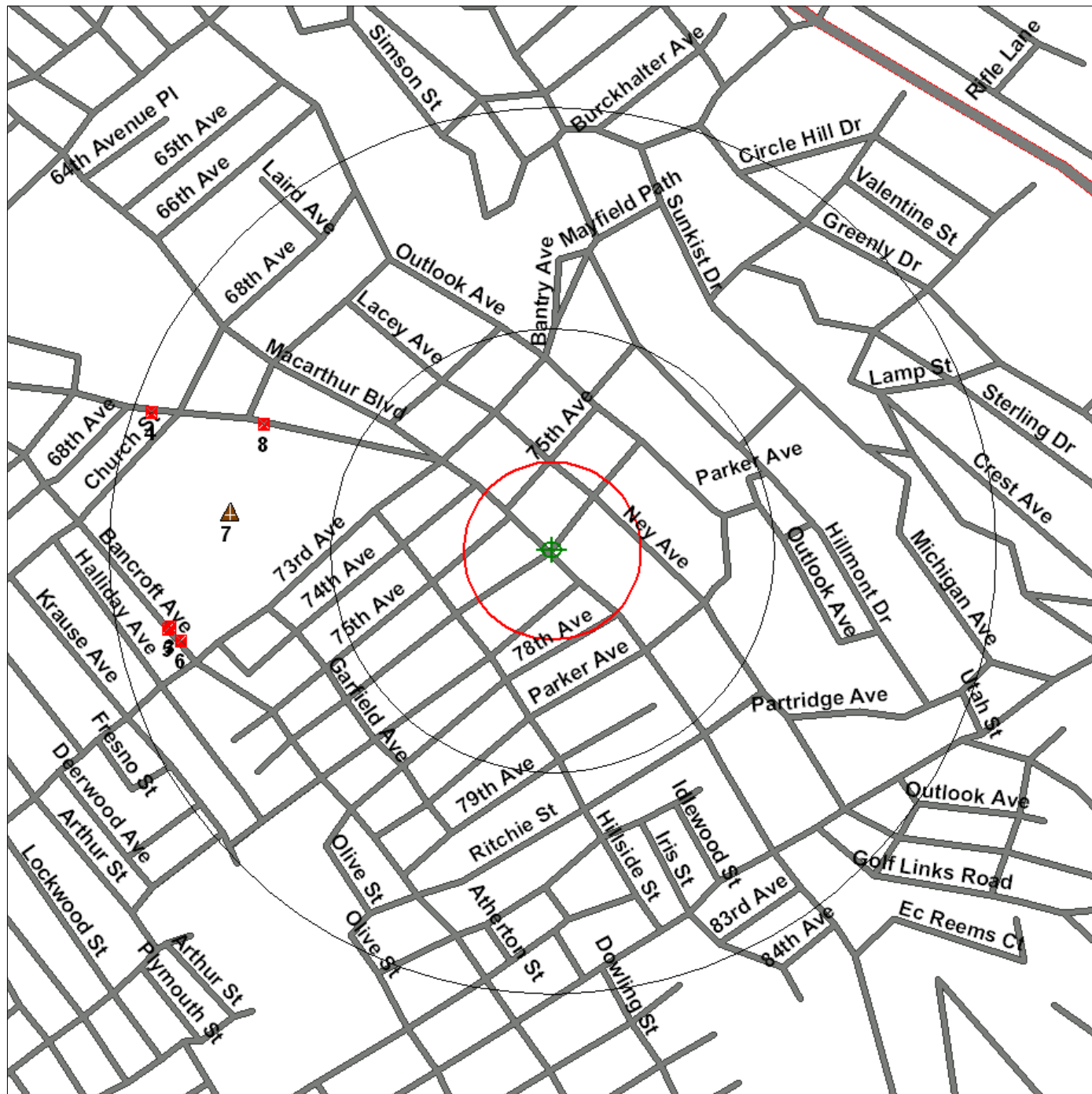


Environmental FirstSearch

.5 Mile Radius
ASTM: CERCLIS, LUST, SWL



7600 MACARTHUR BLVD, OAKLAND CA 94605



Source: U.S. Census TIGER Files

- Target Site (Latitude: 37.767264 Longitude: -122.169856)
- Identified Site, Multiple Sites, Receptor
- NPL, Brownfield, Solid Waste Landfill (SWL) or Hazardous Waste
- Railroads
- Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius





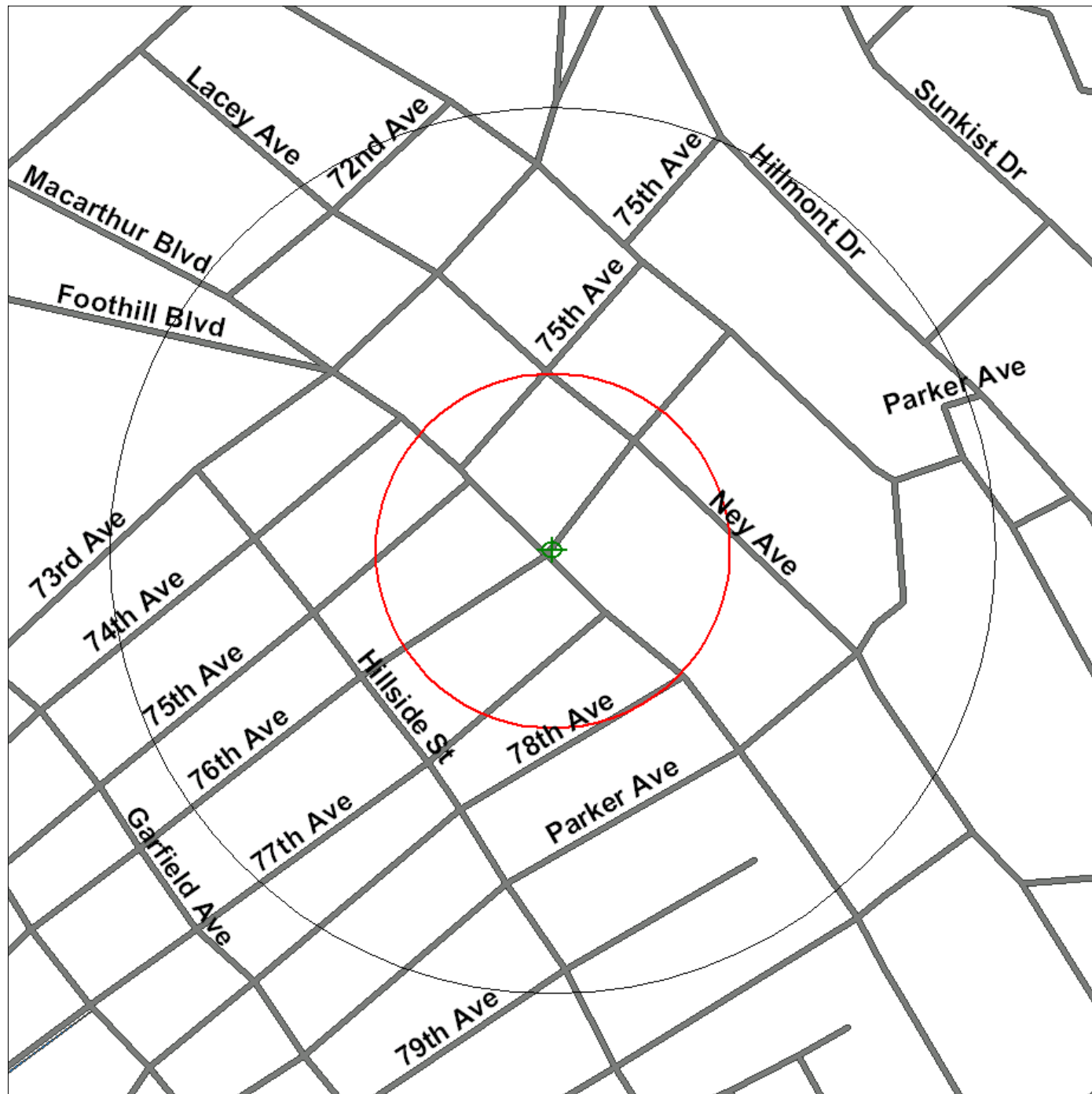
Environmental FirstSearch

.25 Mile Radius

ASTM: RCAGEN, UST, PERMITS, OTHER



7600 MACARTHUR BLVD, OAKLAND CA 94605



Source: U.S. Census TIGER Files

Target Site (Latitude: 37.767264 Longitude: -122.169856)

Identified Site, Multiple Sites, Receptor

NPL, Brownfield, Solid Waste Landfill (SWL) or Hazardous Waste

Railroads

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

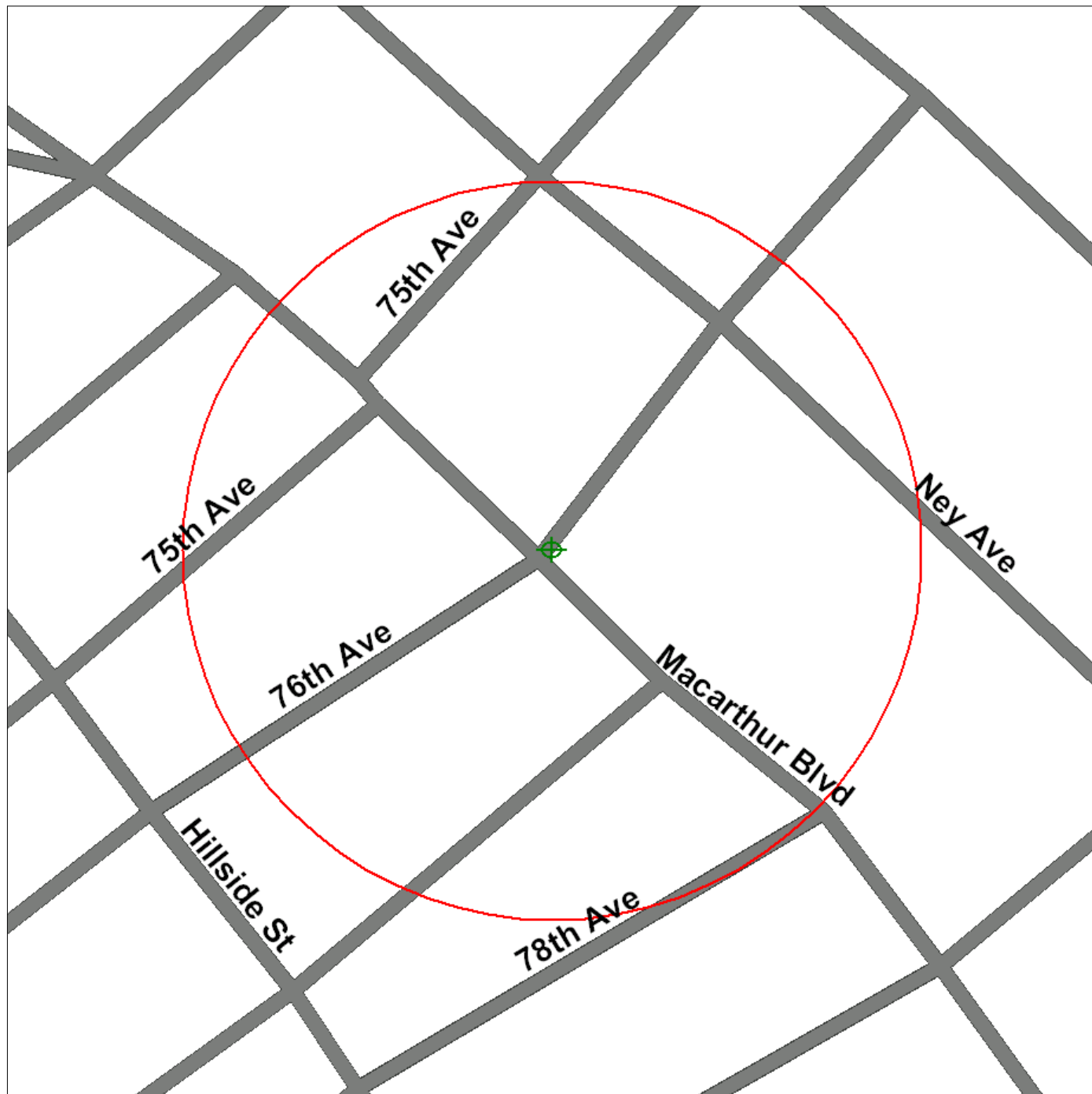




Environmental FirstSearch
 .12 Mile Radius
 ASTM: NFRAP, SPILLS90, ERNS, RCRANLR



7600 MACARTHUR BLVD, OAKLAND CA 94605



Source: U.S. Census TIGER Files

- Target Site (Latitude: 37.767264 Longitude: -122.169856)
- Identified Site, Multiple Sites, Receptor
- NPL, Brownfield, Solid Waste Landfill (SWL) or Hazardous Waste
- Railroads



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



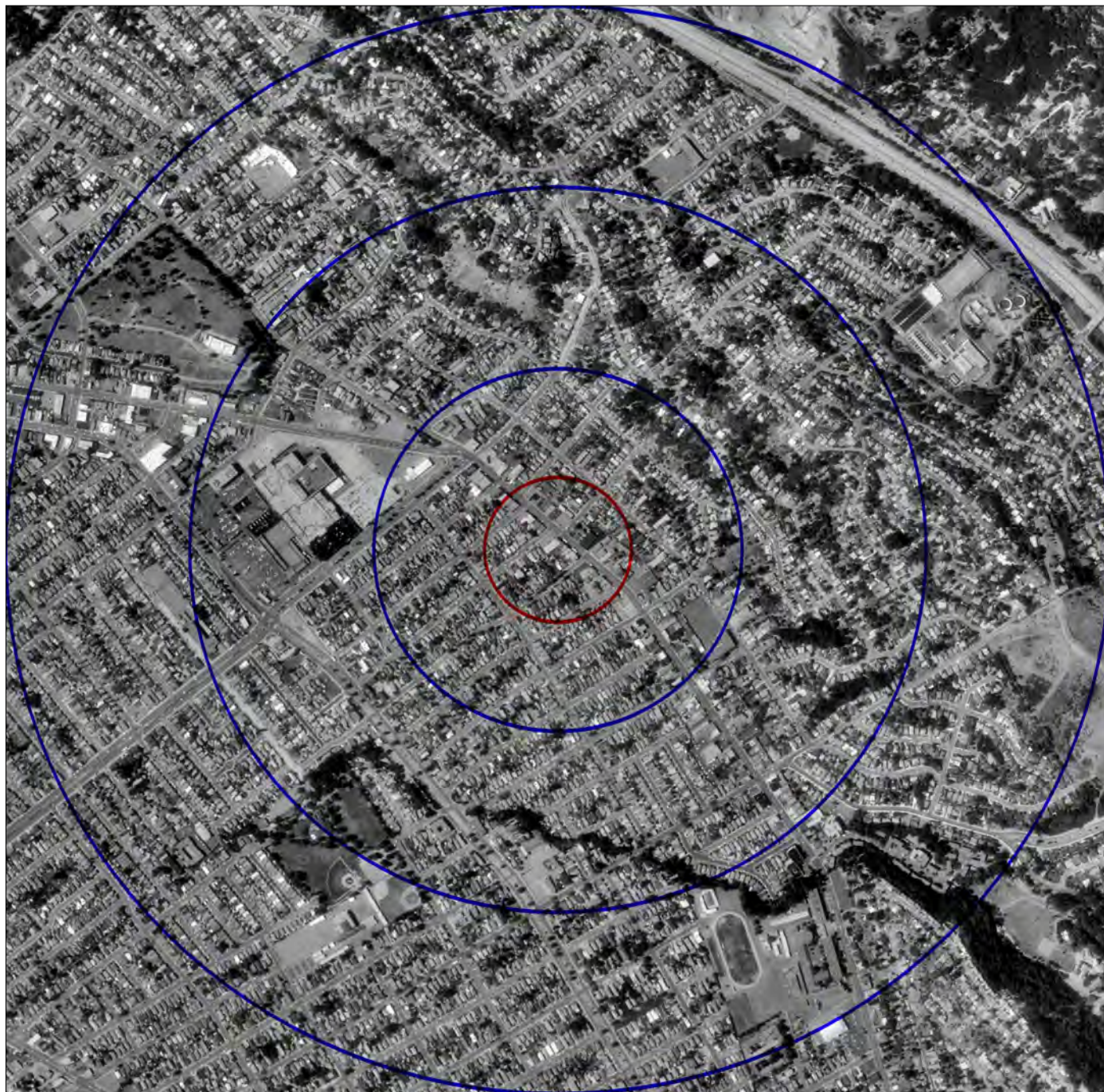
Environmental FirstSearch

Aerial : 0.75 Mile Radius

Site Locus Map



7600 MACARTHUR BLVD, OAKLAND CA 94605



Source:

Target Site (Latitude: 37.767264 Longitude: -122.169856)

Identified Site, Multiple Sites, Receptor

NPL, Brownfield, Solid Waste Landfill (SWL) or Hazardous Waste

Map Name: OAKLAND EAST SE Date Created: 1993-07-10 Date Revised: 1993-07-10

Map Reference Code: 37122-G2-03-PHT

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





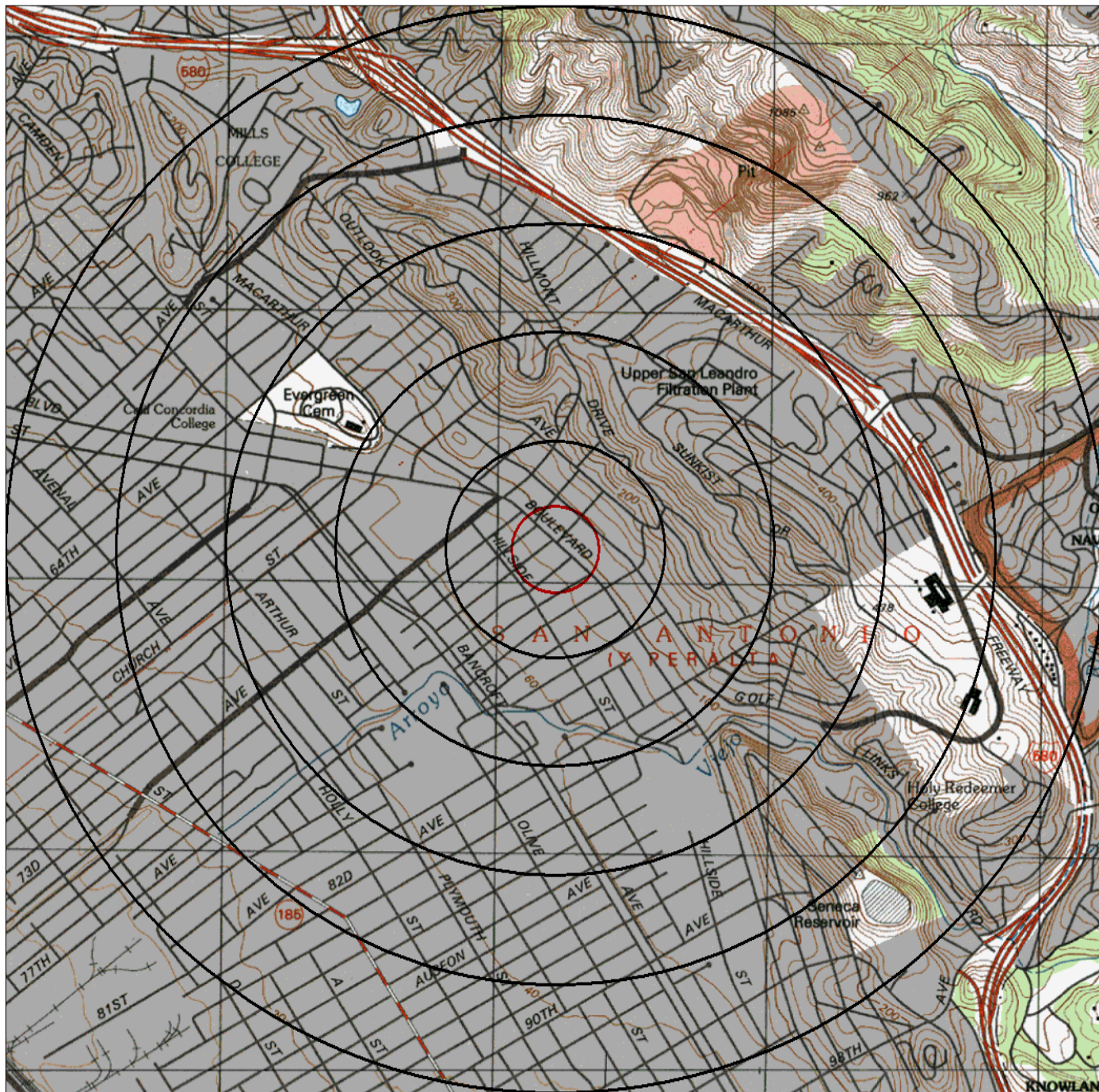
Environmental FirstSearch

Topo : 1.25 Mile Radius

Site Locus Map



7600 MACARTHUR BLVD, OAKLAND CA 94605



Source:

Target Site (Latitude: 37.767264 Longitude: -122.169856)

Identified Site, Multiple Sites, Receptor

NPL, Brownfield, Solid Waste Landfill (SWL) or Hazardous Waste

Map Name: SAN LEANDRO Date Created: 1993-- Date Revised: None--

Map Reference Code: 37122-F2-TF-024

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



APPENDIX C

REFERENCES

- Alameda County Department of Environmental Health Services. August 3, 2006.
- BBL Aerial Photographs.
- East Bay Municipal Utility District. Annual Water Quality Report for 2005.
- EPA map of Radon Zones. August 11, 2006.
- Oakland Building Department. August 11, 2006.
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- Oakland Fire Department. August 3, 2006.
- Oakland Public Library. August 11, 2006.
- Seattle Public Library online collection of Sanborn Maps. August 1, 2006.
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- United States Geological Survey (USGS) San Francisco Quaternary Geological Map, 1993.
- University of California, Berkeley, Earth Science and Map Library. August 1, 2006.

APPENDIX D

Calvin Hee, M.S.

Environmental Scientist

MS - Natural Resources and Environmental Management, Ball State University
BS - Biology, California Lutheran University with minor in Business Administration

Mr. Hee has spent the past six years studying and working in a broad range of environmental disciplines, including: natural resource management, wetlands delineation, site remediation and restoration, and environmental economics. Mr. Hee is also experienced in phytoremediation. He has conducted research on the effectiveness of herbaceous vegetation in the remediation of metal contaminated soils at a former EPA Superfund site.

Currently, Mr. Hee is an environmental scientist for AEI in due diligence services.

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



