

AE Consultants

Environmental & Engineering Services

December 12, 2011

San Francisco HQ

PHASE I ENVIRONMENTAL SITE ASSESSMENT

Property Identification:

1428-1432 Franklin Street Oakland, Alameda County, California 94612

AEI Project No. 302666 Client Reference No. 15720

Prepared for:

Bank of the Orient 233 Sansome Street, 2nd Floor San Francisco, California 94104

Prepared by:

AEI Consultants 2500 Camino Diablo Walnut Creek, California 94597 (925) 746-6000 .

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PROJECT SUMMARY

1428-1432 Franklin Street, Oakland, Alameda County, California

R	eport Section	No Further Action	REC	HREC	BER	Recom	mended Action
2.1	Current use of subject property	X					* * * * * * * * * * * * * * * * * * *
2.2	Adjoining property information	х					2.2 July all projects forms all
3.1	Historical Summary		Х			Phase II Subs	surface Investigation
4.0	Regulatory Agency Records Review		X			See above	4.9 Abrobitory + Appropriate 1.7 + arr
5.0	Regulatory Database Records Review		Х			See above	7.4 (1.86 (a) 15 1.5 (1.72 (1.
6.3	Previous Reports	Х					The Reserve
7.0	Site Inspection and Reconnaissance	х			٠,		78 Described Total
7.2.1	Asbestos- Containing Materials				Х	Operations an Plan	d Maintenance (O&M)
7.2.2	Lead-Based Paint	х			Х		
7.2.3	Radon	Х					, <u> </u>
7.2.4	Lead in Drinking Water	Х					
7.2.5	Mold	Х					



EXECUTIVE SUMMARY

AEI Consultants (AEI) was retained by Bank of the Orient to conduct a Phase I Environmental Site Assessment (ESA), in general conformance with the scope and limitations of ASTM Standard Practice E1527-05 and the Environmental Protection Agency Standards and Practices for All Appropriate Inquiries (40 CFR Part 312) for the property located at 1428-1432 Franklin Street in the City of Oakland, Alameda County, California. Any exceptions to, or deletions from, this practice are described in Section 1.3 of this report.

PROPERTY DESCRIPTION

The subject property, which consists of a multi-tenant office and retail building, is located on the east side of Franklin Street in a mixed commercial and residential area of Oakland, Franklin California. The property totals 0.17 acre and is improved with a two-story slab-on-grade oper building with an open central courtyard totaling 13,810 square feet. The subject property is currently occupied by the following tenants:

Address	Suite Number	Tenant	Operations	Access
1428 Franklin Street		iCamera	Camera repairs and retail sales	Partial Finals
1430 Franklin Street	100	Dragos Badea Inc.	Administrative activities	(NO)) Franti Bulbst
	101	California Community Economy Development Assistance	Administrative activities	No
	202	Robert A. Goldstein, Jeff Pollack	Administrative activities	No
	204	Douglas E. Lord, John Burroughs	Administrative activities	No
	206	Consummate Marketing Company	Administrative activities	No
	208	Barry D. Ammon	Administrative activities	No
	210	Legal Beagle	Administrative activities	No
	212	Lasar Place Employment Agency	Administrative activities	No
1432 Franklin Street		Homeless Action Center (HAC)	Administrative activities	No



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According to historical sources, the current subject property building was constructed between 1912 and 1927 for use as an office building. Prior to the construction of the building, the property was developed with a multi-family residential dwelling and two small auxiliary buildings identified with the addresses 1222 and 1224 Franklin Street from 1889 until at least 1912. Between at least 1974 and 1984 the subject property was occupied by two small printing facilities. The former printing facilities are further discussed in Section 3.4. In addition, two 300-gallon heating oil USTs were removed from the subject property in 2004. Environmental concerns associated with the former USTs on the subject property are further discussed in Section 4.1.2 as well as in the *Findings* section below. Technique of the second of the Alexander

Based on a review of historical sources, the following historical addresses were associated with the subject property: 1222 and 1224 Franklin Street. These addresses were also researched as 1222 1122 part of this assessment.

ு அரோhe subject property, identified as Bacharach and Borsuk Property at 1432 Franklin:Street, was reyelden recessed. A manufacturified in the databases reviewed as a Leaking Underground Storage Tank (EUST) site, and is the more placement. The immediately surrounding properties consist of the following:

Direction from Site	Address-Tenant/Use ວ່າ ເຂດນວ່າ
North	A multi-tenant commercial building occupied by Adam's Mediterranean Café (1442 Franklin Street), vacant units (1444-1446 Franklin Street), Satisfied Nails (389 15 th Street), Health & Natural Healing (383 15 th Street), Nguyen Vietnamese Cuisine (381 Franklin Street), First Impressions Hair Design (377 Franklin Street)
Northeast	International Association of Firefighters (IAF) (369 15th Street) Programme 1
Northwest	Franklin Street, followed by Lincoln University (401 15th Street) in the street
South	Douglas Parking lot
Southwest	Franklin Street, followed by Ampco Systems Parking lot South Ampco Systems Parking lot
East	Vacant office building (1433 Webster Street)
West	Franklin Street, followed by a 4-story residential building with commercial businesses occupying the ground floor, including Le Tasty Cuisine (1441 Franklin Street) and Oriental Wellness Center (1445 Franklin Street)

No adjacent sites were identified in the regulatory database.

Based upon topographic map interpretation as well as the Second 2011 Semi-Annual Groundwater Monitoring Report obtained from the Regional Water Quality Control Board (RWQCB) GeoTracker website for Allright Parking at 1432 Harrison Street, located approximately 560 feet southeast of the subject property, the direction of groundwater flow beneath the subject property is inferred to be to the north-northeast and present at an estimated depth of 18 to 20 feet below ground surface (bgs).

FINDINGS

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Recognized Environmental Conditions (RECs) are defined by the ASTM Standard Practice E1527-05 as the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property. AEI's assessment has revealed the following RECs associated with the subject property or nearby properties:



Straik a tyraetyje

AEI reviewed the Work Plan for Over-Excavation of Contaminated Soils prepared by AEI on February 23, 2004. According to the work plan, AEI removed a 300-gallon underground storage tank (UST) used to store heating oil at 1430 Franklin Street on January 15th, 2004. After the removal of the tank, two soil samples were taken at the bottom of the excavation at a depth of eight feet, and a four point composite sample was taken of the stockpiled soils. The report noted that groundwater was encountered during the removal, but no to a samples were taken. Elevated levels of total petroleum hydrocarbons as diesel (TPHd) were water to a control of the samples were taken. reported at a maximum of 3,800 milligrams per kilogram (mg/kg) and total petroleum thydrocarbons as gasoline (TPHg) were reported at a maximum of 1,700 mg/kg in otherwises their 1000 mg/kg in otherwises the 1000 mg/kg in otherwise the 1000 mg/kg samples taken at the excavation bottom. No contamination was found in the composite to the excavation bottom. postockpiled soil sample. In addition/another 300-gallon heating oil UST was discovered next to be the decided to the first heating oil UST during the excavation and was removed as well. Based on the big of the beginning presence of contamination at the excavation bottom, AEI recommended remedial activities AEI outlined a plan for remediation; however, no other documentation was found concerning the former USTs on the property. The LUST case is identified as an open case with the status listed as "preliminary site assessment workplan submitted". Based on the lack of documentation found regarding the completion of the recommended remediation at a second resource remediation at a second remediation at a second resource remediation at a second the site and open case status, it is likely that contamination from the former USFs still exists on case the salein the soil and/or groundwater on the subject property. Based on this information, the work that the subject property. former presence of the USTs on the subject property represents a recognized environmentals of the USTs of oli, meg juli san september ng 2 tra se nisakan nagawascondition.

Historical Recognized Environmental Conditions (HRECs) are defined by the ASTM Standard Practice E1527-05 as an environmental condition which in the past would have been considered as an environmental condition which in the past would have been considered as an environmental condition which in the past would have been considered 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 Are stall a second environmental condition currently. AEI's assessment has revealed the following HRECs associated with the subject property or nearby properties:

No on-site HRECs were identified during the course of this assessment.

De Minimis Environmental Conditions include environmental concerns identified by AEI that warrant discussion but do not qualify as RECs, as defined by the ASTM Standard Practice E1527-05. AEI's assessment has revealed the following de minimis environmental conditions associated with the subject property or nearby properties:

No on-site de minimis environmental conditions were identified during the course of this assessment.

Business Environmental Risks (BERs) include risks which can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of the subject property, not necessarily limited to those environmental issues required to be investigated in the standard ASTM scope. BERs may affect the liabilities and financial obligations of the client, the health & safety of site occupants, and the value and marketability of the subject property. AEI's assessment has revealed the following BERs associated with the subject property or nearby properties:

Due to the age of the subject property building, there is a potential that asbestos-containing materials (ACMs) are present. During the site inspection slightly damaged 12"x12" vinyl floor tiles were observed in the center courtyard in the interior of the subject property building. Based on the potential presence of ACMs, AEI recommends the property owner



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Due to the age of the subject property building, there is a potential that lead-based paint (LBP) is present. Alloobserved painted surfaces were in good condition; and are not to wildow Accepted to pose a health-landisafety, concern to the occupants of the subject property above substantial this time: Local regulations may apply to lead-based paint in association with building at reduction with a second control of the se 第一次概念の put demolition/renovations and worker/occupant : protection # Actual :material: samples:ewouldoughests cand two in the componeed to be collected for an X-Ray. Fluorescences (XRF): survey operformed into ordera to obtain an an sufficiency of the sufficient any amount of lead may be subject to certain requirements of the subject to certain requirements පත්තම්මර්මරේන්රීthe Occupational Safety and Health Administration (OSHA) lead standard contained in 29 ් වන්නේ ජන්

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Constructed At Phase II Subsurface Investigation to determine if contamination still exists is the location of the structure the former 300-gallon heating oil USTs in the later with the later has been been always to be printed by

> The implementation of an Operations and Maintenance (O & M) Plan which stipulates that assessment, repair and maintenance of damaged building materials be performed to protect the health and safety of the building occupants.



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1.0 INTRODUCTION

This report documents the methods and findings of the Phase I Environmental Site Assessment (ESA) performed in general conformance with the scope and limitations of ASTM Standard Practice E1527-05 and the Environmental Protection Agency Standards and Practices for All and the Environmental Protection Agency Standards and Practices for All and the Environmental Protection Agency Standards and Practices for All and the Environmental Protection Agency Standards and Practices for All and the Environmental Protection Agency Standards and Practices for All and the Environmental Protection Agency Standards and Practices for All and the Environmental Protection Agency Standards and Practices for All and the Environmental Protection Agency Standards and Practices for All and the Environmental Protection Agency Standards and Practices for All and the Environmental Protection Agency Standards and Practices for All and the Environmental Protection Agency Standards and Practices for All and the Environmental Protection Agency Standards and Practices for All and the Environmental Protection Agency Standards and Practices for All and the Environmental Protection Agency Standards and Practices for All and the Environmental Protection Agency Standards and Practices for All Agency Stand Appropriate Inquiries (40 CFR Part 312) for the property located at 1428-1432 Franklin Street in 1408-1432 the City of Oakland, Alameda County, California (Figure 1: Site Location Map, Figure 2: Site of Map) Map, and Appendix A: Property Photographs). Combined Branch State of Committee C

engingerin<u>de i generalikan</u> bili sekarinin sekarin li dalam nabulan benggi benggi benggi benggi bendari 1.1 SCOPE OF WORK

The purpose of the Phase I Environmental Site Assessment is to assist the client incidentifying Phase 1.6 potential environmental liabilities associated with the presence of any hazardous substances of the liabilities associated with the presence of any hazardous substances of the liabilities associated with the presence of any hazardous substances of the liabilities associated with the presence of the liabilities associated with the liabilities as a liabilities associated with the liabilities as a petroleum products, their use, storage, and disposal at and in the vicinity of the subject of their use 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/ritribal/and local recommendation and describe that identify and describe underground fuel tank sites, leaking underground fuel tanked by a sold sec ー ・ sites; hazardous waste generation sites; and hazardous waste storage and disposal facility sites sate operation within the ASTM approximate minimum search distance; 2) a property and surrounding site space about reconnaissance, and interviews with the past and present owners and current occupants and described operators to identify potential environmental contamination; and 3) a review of historical the potential environmental contamination; and 3) a review of historical the potential environmental contamination; and 3) a review of historical the potential environmental contamination; and 3) a review of historical the potential environmental contamination; and 3) a review of historical the potential environmental contamination; and 3) a review of this torical the potential environmental contamination; and 3) a review of the potential environmental contamination; and 3) a review of the potential environmental contamination; and 3) a review of the potential environmental contamination; and 3) a review of the potential environmental environmen sources to help ascertain previous land use at the site and in the surrounding areases to help ascertain previous land use at the site and in the surrounding areases to help ascertain previous land use at the site and in the surrounding areases to help ascertain previous land use at the site and in the surrounding areases to help ascertain previous land use at the site and in the surrounding areases to help ascertain previous land use at the site and in the surrounding areases to help ascertain previous land use at the site and in the surrounding areases to help ascertain previous land use at the site and in the surrounding areases to help ascertain previous land use at the site and in the surrounding areases to help ascertain previous land use at the site and in the surrounding areases to help ascertain previous land use at the site and the site and

para talah di kebupatan di Japan Kebagai Kalibara Kebagai The goal of AEI Consultants in conducting the Phase I Environmental Site Assessment was to conduct the conduction of the Phase I Environmental Site Assessment was to conduct the conduction of the Phase I Environmental Site Assessment was to conduct the conduction of the Phase I Environmental Site Assessment was to conduct the conduction of the Phase I Environmental Site Assessment was to conduct the conduction of the Phase I Environmental Site Assessment was to conduct the conduction of the Phase I Environmental Site Assessment was to conduct the conduction of the Phase I Environmental Site Assessment was to conduct the conduction of the Phase I Environmental Site Assessment was to conduct the conduction of the Phase I Environmental Site Assessment was to conduct the conduction of the Phase I Environmental Site Assessment was to conduct the conduction of the Phase I Environmental Site Assessment was to conduct the conduction of the Phase I Environmental Site Assessment was the conduction of the Phase I Environment with the Phase I Environment was the Conduction of the Phase I Environment with the Phase I Environment was the Conduction of the Phase I Environment with the Phase I Environment was the Conduction of the Phase I Environment with the identify the presence or likely presence of any hazardous substances or petroleum products on the likely presence of any hazardous substances or petroleum products on the likely presence of any hazardous substances or petroleum products on the likely presence of any hazardous substances or petroleum products on the likely presence of any hazardous substances or petroleum products on the likely presence of any hazardous substances or petroleum products on the likely presence of any hazardous substances or petroleum products on the likely presence of any hazardous substances or petroleum products on the likely presence of any hazardous substances or petroleum products on the likely presence of the likely presence of any hazardous substances or petroleum products on the likely presence of any hazardous substances or petroleum products on the likely presence of the the property that may indicate an existing release, a past release, or a material threat of a property release of any hazardous substance or petroleum product into the soil, groundwater, or surface of the soil and the soil of the water of the property.

1.2 SIGNIFICANT ASSUMPTIONS

The following assumptions are made by AEI Consultants in this report. AEI Consultants relied on information derived from secondary sources including governmental agencies, the client, designated representatives of the client, property contact, property owner, property owner representatives, computer databases, and personal interviews. AEI Consultants has reviewed and evaluated the thoroughness and reliability of the information derived from secondary sources including government agencies, the client, designated representatives of the client, property contact, property owner, property owner representatives, computer databases, or personal interviews. It appears that all information obtained from outside sources and reviewed for this assessment is thorough and reliable. However, AEI cannot guarantee the thoroughness or reliability of this information.

Groundwater flow and depth to groundwater, unless otherwise specified by on-site well data, or well data from adjacent sites are assumed based on contours depicted on the United States Geological Survey topographic maps. AEI Consultants assumes the property has been correctly and accurately identified by the client, designated representative of the client, property contact, property owner, and property owner's representatives.



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Property conditions, as well as local, state, tribal 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 the arrangement assessment techniques and it is believed that the inferences made are reasonably representative of the property. AEL 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, mold, vapor intrusion, 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 in rights, and humandard washe on huga and a simple were

If requested by the client, these non-scope issues are discussed in Section 7.2. Otherwise, the purpose of this assessment is solely to satisfy one of the requirements for qualification of the innocent landowner defense, contiguous property owner or bona fide prospective purchasers. under the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) ASTM Standard Practice E1527-05 and the EPA Standards and Practices for All Appropriate action 1997 Inquiries (40 CFR Part 312) constitute the "all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice" as defined in:

- 1): 42 U.S.C § 9601(35)(B), referenced in the ASTM Standard Practice E1527-05.
- 2) Sections 101(35)(B) (ii) and (iii) of CERCLA and referenced in the EPA Standards and Practices for All Appropriate Inquiries (40 CFR Part 312).
- 3) 42 U.S.C. 9601(40) and 42 U.S.C. 9607(q).

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 assessment into property title records is to ascertain a historical basis of prior land use. All findings, conclusions, and recommendations stated in this report are based upon facts, circumstances, and industry-accepted procedures for such services as they existed at the time this report was prepared (i.e., federal, state, and local laws, rules, regulations, market conditions, economic conditions, political climate, and other applicable matters). All findings, conclusions, and recommendations stated in this report are based on the data and information provided, and observations and conditions that existed on the date and time of the property visit.

Responses received from local, state, or federal agencies or other secondary sources of information after the issuance of this report may change certain facts, findings, conclusions, or circumstances to the report. A change in any fact, circumstance, or industry-accepted



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procedure upon which this report was based may adversely affect the findings, conclusions, and recommendations expressed in this report.

LIMITING CONDITIONS 1.4

The performance of this Phase I Environmental Site Assessment was limited by the following

- . Amerika magantas, 1917 1918 yang mengangan ang anggang tagunan penggungan menggung menggungan menggung mengg • The User did not complete the ASTM User questionnaire or provide the User information to AEI. AEI assumes that qualification for the Landowner Liability Protections (LLPs) is being the first and the control of the Landowner Liability Protections (LLPs) is being the control of the Landowner Liability Protections (LLPs) is being the control of the Landowner Liability Protections (LLPs) is being the control of the Landowner Liability Protections (LLPs) is being the control of the Landowner Liability Protections (LLPs) is being the control of the Landowner Liability Protections (LLPs) is being the control of the Landowner Liability Protections (LLPs) is being the control of the Landowner Liability Protections (LLPs) is being the control of the Landowner Liability Protections (LLPs) is being the control of the Landowner Liability Protections (LLPs) is being the control of the Landowner Liability Protections (LLPs) is being the control of the Landowner Liability Protections (LLPs) is being the control of the Landowner Liability Protections (LLPs) is being the control of the Landowner Liability Protections (LLPs) is being the control of the Landowner Liability Protections (LLPs) is being the control of the Landowner Liability Protections (LLPs) is being the control of the Landowner Liability Protections (LLPs) is being the control of the Landowner Liability Protections (LLPs) is being the control of the Landowner Liability Protections (LLPs) is being the control of the Landowner Liability Protection (LLPs) is being the control of the Landowner Liability Protection (LLPs) is being the control of the Landowner Liability Protection (LLPs) is being the control of the Landowner Liability Protection (LLPs) is being the control of the Landowner Liability Protection (LLPs) is being the control of the Landowner Liability Protection (LLPs) is being the control of the Landowner Liability Protection (LLPs) is being the control of the Landowner Liability Protection (LLPs) is being the control of the Landowner Liability Protection (LLPs) is being the control of the Landowner Liability Protection (LLPs) is being the con established by the User in documentation outside of this investigation.
- dismissions with the last appeals to an agental the adapt of a state of the aggreeing militar. Due to site access issues, AEI was not provided full access to the interiors offices and suites in the subject property building. However, based on the information provided by the site representative regarding on-site operations, this limitation is not expected to alter the findings of this investigation.

 1.5 DATA GAPS AND DATA FAILURE

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According to ASTM E1527-05, data gaps occur when the Environmental Professional is unable to obtain information required, despite good faith efforts to gather such information.

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The content Data failure is one type of data gap. According to ASTM E1527-05 "data failure occurs when all system data gap. The progression of the standard historical sources that are reasonably ascertainable and likely to be useful have found to be that Later As been reviewed and yet, the objectives have not been met": Rursuant to ASTM Standards of yet the objectives have not been met": Rursuant to ASTM Standards of yet the objectives have not been met": actives for 48 Ahistorical sources are required to document property use back to the property/sofirst developed appreciance to the use or back to 1940, whichever is earlier.

Const. Cal. and ending The following data gaps were identified during the course of this assessment:

<u>.749. </u>	***	4.	5 7 7 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	· ·	11.0	Hy and
Data Gap: The earliest historical resource obtained during this investigation was a Sanborn Fire Insurance Map from 1889 which indicated development of the subject property with a multi-family residential dwelling. The lack of historical sources for the subject property dating back to first developed use represents historical data source failure.						ject sources
Does this data of	gap affect the EP's ability to identify	RECs?	Yes		No	х
Rationale	AEI presumes that prior to 1889 the subject property would have been used for residential purposes, if not undeveloped. Based on this notion, this data gap is not expected to significantly alter the findings of this investigation.					
Information/ sources consulted	Aerial photographs and building records					

Data Gap:	AEI was not able to track the history of the so of 1912 to 1927.	ubject pro	perty bet	tween tl	he years
Does this data of	pap affect the EP's ability to identify RECs?	Yes		No	х



Rationale	According to a review of Sanborn Fire Insurance Maps, building record aerial photographs, the subject property was developed with a multi-fresidential dwelling and two small auxiliary buildings in 1912 and developed the current office building in 1927. Therefore, AEI presumes that the property was either developed with residential buildings or developed current office building during this time period. Based on this notion, to gap is not expected to significantly alter the findings of this investigation.	amily eloped with subject with the his data
Information/	Aerial photographs and building records	ilitiogas 1
sources consulted	The Art of the control of the Art	and the

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All reports, both verbal and written, are for the benefit of Bank of the Orient. This report has no other purpose and may not be relied upon by any other person or entity without the written consent of AEI. Either verbally or in writing, third parties may come into possession of this report of all or part of the information generated as a result of this work. In the absence of a written agreement with AEI granting such rights, no third parties shall have rights of recourse or recovery whatsoever under any course of action against AEI, its officers, employees, vendors, successors or assigns. Reliance is provided in accordance with AEI/s Proposal and Standard Terms & Conditions executed by Bank of the Orient on November 17, 2011. The limitation of liability defined in the Terms and Conditions is the aggregate limit of AEI/s liability to the client and all relying parties.

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2.0 SITE AND VICINITY DESCRIPTION

2.1 SITE LOCATION AND DESCRIPTION

The subject property, which consists of a multi-tenant office and retail building, is located on the east side of Franklin Street in a mixed commercial and residential tarea of Oakland, and the second section of the commercial and residential tarea of Oakland, and the second section of the commercial and residential tarea of Oakland, and the second section of the commercial and residential tarea. California. The property totals 0.17 acre and is improved with a two-story slab-on-grade building with an open central courtyard totaling 13,810 square feet. The subject property is currently occupied by the following tenants: distributy has pleasing the s

	Address	Suite	Tenant	On-site	
		Number		Operations:	Access
	1428 Franklin		iCamera	Camera repairs and	Point Volume
	Street				Fordar Care Harris
and the second s	the second participant is a				
	1430 Franklin	100	Dragos Badea Inc.	Administrative	Nosa
رواند کې د کې د کال ک کالون کې د کالون کې د	Street		e ditamang tarpan salah sah	activities	Start
	aranga unan	101	The state of the s	Paritirio settolo, s	No
र्गार्थेड लेकि अप	mpopies, or i	101 	California Community Economy Development Assistance	Administrative	NO VALUE AREA SERVICE
AT WITH THE WATER			Assistance of the description	HANDOMONIANO MIT	
學的智慧者也們有	way, sthe ron		Classical galifications and consult	は特別などのでは、	
· · · · · · · · · · · · · · · · · · ·		202	Robert A. Goldstein, Jeff		
· · · · · · · · · · · · · · · · · · ·	हर्मन्त्राच्या है। जिल्लाहरू	or eggi kan k	Pollack	activities	Telephone Section 1
		204	Douglas E. Lord, John	Administrative	No
		201	Burroughs	activities	140
(x,y)				,	
		206	Consummate Marketing	Administrative	No
·			Company	activities	
		208	Barry D. Ammon	Administrative	No
				activities	
		210	Legal Beagle	Administrative	No
			J J	activities	
		212	lace Place Feedoweent	A dualiniatumbir ra	No
		212	Lasar Place Employment Agency	Administrative activities	No
			3=.,-,		
	1432 Franklin		Homeless Action Center	Administrative	No
	Street		(HAC)	activities	

The subject property, identified as Bacharach and Borsuk Property at 1432 Franklin Street, was identified in the databases reviewed as a LUST site, and is further discussed in Section 5.1.

The Assessor's Parcel Number (APN) for the subject property is 008-0624-045. According to Mr. Ted Dang, the subject property representative, heating and cooling systems on the subject property are fueled by natural gas and electricity provided by Pacific Gas and Electric Company



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1 . 3 . 1. 4137 (PG&E), and potable water and sewage disposal are provided by East Bay Municipal Utility District (EBMUD).

Refer to Figure 1: Site Location Map, Figure 2: Site Map, and Appendix A: Property Photographs for site location. Thirt of Algebia Court of Lands

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2.2 SITE AND VICINITY CHARACTERISTICS

The immediately surrounding properties consist of the following:

4			
	Direction	Address-Tenant/Use	.,
ii	from Site	ting the property of the control of	
i iliotessa.	North	A multi-tenant commercial building occupied by Adam's Mediterranean Café (1442	۲)
		Franklin Street), vacant units (1444-1446 Franklin Street), Satisfied Nails (389 15th Jacobs 15th Jaco	ë,
n (\$1 .5 588)	handaria la	Street), Health & Natural Healing (383 15th Street), Nguyen Vietnamese Cuisine (381	Ä
A Charles		Franklin Street), First Impressions Hair Design (377 Franklin Street)	17
	Northeast	International Association of Firefighters (IAF) (369 15th Street)	
and the office of the factors of the state o	Northwest	Franklin Street, followed by Lincoln University (401 15th Street)	
	South	Douglas Parking lot	, .
	Southwest	Franklin Street, followed by Ampco Systems Parking lots To a decireous and the same street and the same st	۷,
	East	Vacant office building (1433 Webster Street)	73 31
	West	Franklin Street, followed by a 4-story residential building with commercial businesses	£
1		occupying the ground floor, including Le Tasty Cuisine (1441 Franklin Street) and	á
		Oriental Wellness Center (1445 Franklin Street)	Si.
11世代教育2014年	Programme and the second	了。在我们的问题,我们们的特别的一个人的对象的情况,我们们的一个人的。	ii.
1、"成"的分词。	No adjacent sites	were identified in the regulatony database	, :

No adjacent sites were identified in the regulatory database.

PHYSICAL SETTING 2.3

Geology: Based on a review of the United States Geological Survey (USGS) San Francisco Bay Quadrangle Geologic Map, the area surrounding the subject property is underlain by Middle Pleistocene era alluvial fan gravelly sand which is commonly characterized by brown to reddish-brown, poorly bedded to well-bedded gravel, sand, silt, and clay with moderately to strongly developed soils with clay rich B horizons.

USGS Topographic Map:	Oakland West, California Quadrangle		
Nearest surface water to subject property:	Lake Merritt/0.40 mile east		
Gradient Direction/Source:	North-northeast/ Topographic map interpretation as well as the <i>Second 2011 Semi-Annual Groundwater Monitoring Report</i> obtained from the RWQCB GeoTracker website for Allright Parking at 1432 Harrison Street, located approximately 560		
	feet southeast of the subject property 18 to 20 feet bgs/ Second 2011 Semi-Annual Groundwater Monitoring Report obtained from the RWQCB GeoTracker website for Allright Parking at 1432 Harrison Street, located approximately 560		
Estimated Depth to Groundwater/Source:	feet southeast of the subject property		



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3.0 HISTORICAL REVIEW OF SITE AND VICINITY

3.1 HISTORICAL SUMMARY

Reasonably ascertainable standard historical sources as outlined in ASTM Standard E1527-05 were used to determine previous uses and occupancies of the subject property that are likely to have led to RECs in connection with the subject property. A chronological summary of historical contained data found, including but not limited to aerial photographs, historic city directories, Sanborn fire a subject property insurance maps and agency records is as follows:

	Date Range	Subject Property Description/Use	Source(s)	Don't Hange Sil
	1889-1912	Developed with a multi-	Sanborn Fire	Insurance Maps. (1880) 112
	Sine (1948 \$ 1.7%)	family residential dwelling	en elejih en,	the best consequences of the second to the
		and two small auxiliary		
	الدسير مدكات الأكار الأولوام الموجود (محدود). الدارات الأ	buildings		The same of the first of the second s
i	1927-present	Developed with the current	Sanborn Fire	Insurance Maps, Aerial Photographs, City
	elalarananan	office building	Directories, a	and Building Records

According to historical sources, the current subject property building was constructed in between 1912 and 1927 for use as an office building. Prior to the construction of the building, the property was developed with a multi-family residential dwelling and two small auxiliary buildings identified with the addresses 1222 and 1224 Franklin Street from 1889 until at least 1912. Between at least 1974 and 1984 the subject property was occupied by two small printing facilities. The former printing facilities are further discussed in Section 3.4. In addition, two 300-gallon heating oil USTs were removed from the subject property in 2004. Environmental concerns associated with the former USTs on the subject property are further discussed in Section 4.1.2 as well as previously in the Findings section.

Based on a review of historical sources, the following historical addresses were associated with the subject property: 1222 and 1224 Franklin Street. These addresses were also researched as part of this assessment.

If available, copies of historical sources are provided in the report appendices.

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3.2 AERIAL PHOTOGRAPH REVIEW

AEI Consultants reviewed aerial photographs of the subject property and surrounding area. Aerial photographs were reviewed for the following years:



	Date(s)	Scale	Subject Property Description	Surrounding Area Descriptions
	1930	N/A	Developed with the current office building	North: Developed with the current multi-tenant commercial building
**			·	Northeast: Developed with the current office
	a dedy to:			building
was of the World fil	Property and the second	rzasoleka i	के कर्ता । अपने कर्तन स्थली अस्ति । स्थल	Northwest: Developed with the current
				commercial building
		1047		South: Developed with a large building identified as a dance hall in Sanborn Fire
ا التحاصيفها المحجود الاستراء الاستراء الدارات الدارات الفرارات الأنفارات			الله الله الله الله الله الله الله الله	Insurance Maps in Section 3.3 and retail stores
i province in the second of th		lg die ib. Mil ber De karkeibbe bet	THE STATE OF THE S	Southwest: Franklin Street, followed by a
magilia a riferi di Asserta September		Service Service Control		commercial building identified as Ye Liberty
	Vi	in delicated in Reconstitution		Theatre in Sanborn Fire Insurance Maps
	1 20	540 (2.3) 540 (2.3)		East: Developed with the current commercial
The second of the second				building
no provide the course	रड देल् अं	amor of		West: Developed with the current- residential/commercial building
and the second of the second o	1947	N/A	No significant changes were -	North: No significant changes were noted a page 1
andre evaluecons	nartsrá Chra	- 37 S.O.D.	noted Control of the	Northeast: No significant changes were noted Northwest: No significant changes were noted
TO SUSTINEUTE TO			the many spiriture 76	South: No significant changes were noted
ic and disculpting	regarda a a a como	in i		Southwest: No significant changes were noted
			14 142 605 £242 500 15	East: No significant changes were noted
有一点。	The secretary of the	466 10 0000	UNIVERSITY OF THE VERSION OF STREET	West: No significant changes were noted
pen A. Howhalder	1957 (1988)	N/A none	No significant changes were	North: No significant changes were noted
ay la lieugen Egy	บราเล ซาซีร์	3*****	noted	Northeast: No significant changes were noted
H. The L. Halledge (St.)			Flore of Filebooks	Northwest: No significant changes were noted
				South: No significant changes were noted
**	·	·	A CHANGE AND A CHA	Southwest: No significant changes were noted
				East: No significant changes were noted
, 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1	1000	NI (A	Nie aleerigeent aleer een voor	West: No significant changes were noted
•	1968	N/A	No significant changes were noted	North: No significant changes were noted Northeast: No significant changes were noted
			noted	Northwest: No significant changes were noted
				South: Developed with the current parking lot
				Southwest: Developed with the current
			· ·	parking lot
				East: No significant changes were noted
		ř		West: No significant changes were noted
	1977,	N/A	No significant changes were	North: No significant changes were noted
	1988,		noted	Northeast: No significant changes were noted
	1998,			Northwest: No significant changes were noted
	2004			South: No significant changes were noted
				Southwest: No significant changes were noted
İ				East: No significant changes were noted
l				West: No significant changes were noted

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 University of California Berkeley Map Room collection of Sanborn Fire Insurance maps.



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Sanborn maps were available and reviewed for the years 1889, 1903, 1912, 1951, 1957, 1959, 1965, 1967, and 1969.

Date(s)	Subject Property	Surrounding Area Descriptions
Date(s)	Description	Surrounding Area Descriptions
1889	Developed with a multi-family	North: Developed with a residential dwelling and
· Karana in An	residential dwelling and two	Stables - A. J. Markey of the Control of the Stables - A. J. Markey of the Control of the Stables - A. J. Markey of the Control of the Stables - A. J. Markey of the Control of the Stables - A. J. Markey of the Control of the Stables - A. J. Markey of the Control of the Contro
300	small auxiliary buildings	Northeast: Developed with a residential dwelling and
	identified with the addresses	small auxiliary structures
	1222 and 1224 Franklin Street	Northwest: Franklin Street, followed by a residential
To prove the		dwelling and stables
		South: Developed with First Presbyterian Church
diffy		Southwest: Developed with a residential dwelling
	National Control of the Control of t	East: Developed with a residential dwelling
		West: Developed with a residential dwelling
1903	No significant changes were	North: No significant changes were noted
	noted	Northeast: No significant changes were noted
	A track of the patients with the second	Northwest: Franklin Street, followed by an office
		building and residential dwellings
and the Con-	e un Branchina de la comp	South: No significant changes were noted Southwest: No significant changes were noted
SERVE TO SER		East: No significant changes were noted
. T t 5/3 t		West: No significant changes were noted
1912	No significant changes were	North: No significant changes were noted
	noted 136 166 and 170 (2)	Northeast: No significant changes were noted.
Service Services	Charles and respective from	Northwest: Franklin Street and South Pacific Railroad
or opted in		(SPRR) tracks, followed by residential buildings
re-monet f		South: No significant changes were noted
		Southwest: Franklin Street and South Pacific Railroad
1.4		(SPRR) tracks, followed by Ye Liberty Theatre
		East: No significant changes were noted
	1.11 x 1	West: Franklin Street and South Pacific Railroad (SPRR)
		tracks, followed by a residential dwelling
1951	Developed with the current	North: Developed with the current multi-tenant
•	two-story office building	commercial building occupied with retail stores and a
	identified with the addresses	post office
	1428-1432 Franklin Street	Northeast: Developed with the current office building
		Northwest: Franklin Street, followed by the current
		commercial building occupied by retail stores
		South: Developed with a dance hall and retail stores
		Southwest: The theater is now utilized for movies and
		the property is developed with retail stores on the
		southeastern portion
		East: Developed with an auto repair facility West: Developed with the current residential/
		commercial building occupied by a restaurant and retail
		store on the ground level
		store on the ground level



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	1953	No significant changes were	North: No significant changes were noted
		noted	Northeast: No significant changes were noted
			Northwest: No significant changes were noted
			South: No significant changes were noted
			Southwest: No significant changes were noted
Substantial Company	: : :::		East: No significant changes were noted
er av vara		The second of th	
a transfeathal do di	1957	No significant changes were	North: No significant changes were noted
1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		noted except for the notation	Northeast: No significant changes were noted
	n	that the office is vacant	Northwest: No significant changes were noted
. mgr			South: No significant changes were noted
ร์ที่ระบบริสัตส์ที่ Cour			Southwest: No significant changes were noted
राज्य व इंडिक्सेनेयन, तम्मद		A PART OF SERVICE	East: No significant changes were noted
dimber la ketting i	1.11		West: No significant changes were noted
eles resident	1959,	No significant changes were	North: No significant changes were noted?
ys are estable	1960	noted	Northeast: No significant changes were noted
freezes through		· · · · · · · · · · · · · · · · · · ·	Northwest: No significant changes were noted
Same Resident			South: No significant changes were noted
Anna Allahari			Southwest: No significant changes were noted
gen while detection		コール・スペー サイト 一一 内心 多級各種類	East: No significant changes were noted
Shirty To Market 1888		"自由"在1970年的基础的。 Apple 1986年1986年1986年1986年1986年1986年1986年1986年	West: No significant changes were noted
图 在有法律	1964		North: No significant changes were noted:
is a compared to the		noted	Northeast: No significant changes were noted and set
からいごからはりましょう		STREET, LANGUE BASES TO THE PROPERTY OF	Northwest:/No/significant changes were noted
File Calcium and the protect			South: No significant changes were noted
is to positive faction.		Company of the company	Southwest: Developed with the current parking lot
ាក់ មកពាស់ វេលាអំឡែវ		109400	East: No significant changes were noted
John Charles		Part 1999	West: No significant changes were noted
in In the following	1965	No significant changes were	North: No significant changes were noted
		noted except for the addition of	• Northeast: No significant changes were noted
, ; ;		some inner partitions to create	Northwest: No significant changes were noted
	÷	more offices	South: Developed with the current parking lot
			Southwest: No significant changes were noted
•			East: No significant changes were noted
•			West: No significant changes were noted
	1967,	No significant changes were	North: No significant changes were noted
	1969	noted	Northeast: No significant changes were noted
			Northwest: No significant changes were noted
			South: No significant changes were noted
			Southwest: No significant changes were noted
			East: No significant changes were noted
			West: No significant changes were noted

According to a review of Sanborn Fire Insurance Maps, the adjacent property to the east was developed with an auto repair and tire sales facility from at least 1951 until at least 1969. Based on the nature of use, AEI presumes that various quantities of hazardous materials were formerly stored on site. However, this site was not listed in the governmental database report. Based on the lack of any documented violations or releases at this site, the operations performed at this site are not expected to represent a significant environmental concern.



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3.4 **CITY DIRECTORIES**

A search of historic city directories was conducted for the subject property utilizing AEI's collection of Haines Company Criss Cross Directories. Directories were available and reviewed for the years 1971, 1973, 1974, 1975, 1976, 1977, 1979, 1980, 1982, 1984, 1985, 1990, 1995, 2000, and 2005. The following table summarizes the results of the city directory search.

and this	2000, and 2005. In	e following table summarizes the results of the city directory search.	
Harman Hotel	City Directory Search	Results	Toward Allen
ros vieto posai	Date(s)	Results Occupant Listed 1428 Franklin Street: Goodway Copy Centers	All San Elling of
्रिक्षण सम्बद्धाः हत्त्रीयः स्टब्स्ट्राटन्स्य सम्बद्धाः	1971	1428 Franklin Street: Goodway Copy Centers	Salan tari satura (1923) Salan Tari
ASSESS OF MOUND		1430 Franklin Street: Various office tenants	140041291 a s
CONTRACT MAKE INCHE		1432 Franklin Street: Various office tenants	esta della
Colors Grand And	1973	1428 Franklin Street: Goodway Copy Centers	
stage of d		1430 Franklin Street Various office tenants	1400 है (1416)
(BASE O NSCO)	ka Nagatira	1432 Franklin Street. Fore to add the street of the street	141220715
havins were mile	1974, 1975, 1976	1428 Franklin Streets CRT Corporation of the street street and the street stree	342H February 13
thanges greening		1430 Franklin Street: Various office tenants	1430 Faured 3.3
PROPERTY AND		1432 Franklin Street: Sir Speedy Printing	
	1977	1428 Franklin Streets Dr. Bruce Young the Control of the 1977	1425年出來,但写
Lighter transportation (1)		1430 Franklin Street: Various office tenants	En and Address Com-
Partiers.	7 1 4 7 4 7 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1432 Franklin Street: Copy Quicking the second seco	E35 (135 (14)
क्षेत्र, बंदर सम्बद्ध	1979	1428 Franklin Streets Dry Bruce Youngs as a second of the control	145% \$1446,000
		1430 Franklin Street: Various office tenants	1 Test Starting
	1000 (1000) 1004	1432 Franklin Street: XXXX Nagara and August 1432 Franklin Street: XXX Nagara A	- 145% Sandshoff
	1980, 1982, 1984	1428 Franklin Street: Dri Warren Young	14205344653
। १५ व्यक्तिकार विद्यालया । । १६ व्यक्तिकार विद्यालया ।	建模型,大型运动 。1956	1430 Franklin Street: Various office tenants 1432 Franklin Street: Macbob's Printing	- 1430 Frandskill 1932 Franklikel
on are black	1985	1428 Franklin Street: Leong & Chung Chiropractic	147 a Autoritation of
i januar da santa da santa da santa da santa da santa da santa santa santa da santa da santa da santa da santa	1903	1430 Franklin Street: Various office tenants	
		1432 Franklin Street: XXXX	The second secon
and a community	1990, 1995, 2000	1428 Franklin Street: Leong & Chung Chiropractic	
1,53		1430 Franklin Street: Various office tenants	,
		1432 Franklin Street: Dr. Ralph Ong	4
	2005	1428 Franklin Street: Tran Tien Chiropractic	,
		1430 Franklin Street: Various office tenants	
		No listings for remaining address	

XXXX = A phone number is present, but not registered to a tenant or disconnected.

According to a review of historic city directories, the subject property has been occupied by various office tenants as well as several commercial tenants since at least 1971. The subject property was occupied by Sir Speedy Printing from at least 1974 until at least 1976 and by Macbob's Printing from at least 1980 until at least 1984. Printing operations raise an initial environmental concern based on the potential historic use of solvents, metal-containing inks, and photo development chemicals employed during these activities. However, the subject property was not identified in the regulatory database for hazardous materials handling or a release, nor was it identified on the Department of Toxic Substances Control (DTSC) Hazardous Waste Tracking System (HWTS) for any hazardous materials associated with printing operations. Additionally, building records (discussed in Section 4.1.3) did not indicate the installation of large-scale printing presses. Therefore, the former operations conducted by Sir Speedy Printing and Macbob's Printing are presumed to be small in scale. Based on the presumed small scale operations, the lack of a documented release and the lack of evidence of



chlorinated solvent usage, the former occupancy of Sir Speedy Printing and Macbob's Printing on the subject property is not expected to represent a significant environmental concern.

3.5 HISTORICAL TOPOGRAPHIC MAPS

In accordance with our approved scope of services, historical topographic maps were not reviewed as a part of this assessment.

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3.6 CHAIN OF TITLE

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In accordance with our approved scope of services, a Chain of Title search was not performed as part of this assessment. The state of the s as part of

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REGULATORY AGENCY RECORDS REVIEW 4.0

4.1 REGULATORY AGENCIES

Local and state agencies, such as environmental health departments, fire prevention bureaus, and building and planning departments are contacted to identify any current or previous reports and the contacted to identify any current or previous reports and the contacted to identify any current or previous reports and the contacted to identify any current or previous reports and the contacted to identify any current or previous reports and the contacted to identify any current or previous reports and the contacted to identify any current or previous reports and the contacted to identify any current or previous reports and the contacted to identify any current or previous reports and the contacted to identify any current or previous reports and the contacted to identify any current or previous reports and the contacted to identify any current or previous reports and the contacted to identify any current or previous reports and the contacted to identify any current or contacted to identify and current or contacted to identify any current or contacted to identify and current or contacted to i of hazardous materials use, storage, and/or unauthorized releases that may have impacted the subject property. In addition, information pertaining to Activity and Use Limitations (AULs), defined as legal or physical restrictions, or limitations on the use of, or access to, a site or access to. facility, is requested.

4.1.1 HEALTH DEPARTMENT TO HELD BY THE PROPERTY OF THE PARTY.

Health (ACDEH) for information on the subject property and nearby sites of concern. Files at this agency may contain information regarding hazardous materials storage as well as seemed with the contains an accompany of the contains and the contains an accompany of the contains and the contains and the contains an accompany of the contains and the contains and the contains an accompany of the contains and the co information regarding unauthorized releases of petroleum hydrocarbons or other contaminants was a subject to that may affect the soil or groundwater in the area. ild - Problem Brown - Little Straget Weber

No information indicating current or prior use or storage of hazardous materials, or the standard existence of AUI swas on file for the subject property with the ACCE. existence of AULs was on file for the subject property with the ACDEH.

4.1.2 FIRE DEPARTMENT

On December 2, 2011, AEI visited the Oakland Fire Department (OFD) for information on the subject property to identify any evidence of previous or current hazardous material usages and the subject property to identify any evidence of previous or current hazardous material usages.

AEI reviewed the Work Plan for Over-Excavation of Contaminated Soils prepared by AEI on February 23, 2004. According to the work plan, AEI removed a 300-gallon underground storage tank (UST) used to store heating oil at 1430 Franklin Street on January 15th, 2004. After the removal of the tank, two soil samples were taken at the bottom of the excavation at a depth of eight feet, and a four point composite sample was taken of the stockpiled soils. The excavation was backfilled with the stockpiled soil, lined with Visqueen, and filled with clean import material. The report noted that groundwater was encountered during the removal, but no samples were taken. Elevated levels of total petroleum hydrocarbons as diesel (TPHd) were reported at a maximum of 3,800 milligrams per kilogram (mg/kg) and total petroleum hydrocarbons as gasoline (TPHg) were reported at a maximum of 1,700 mg/kg in the samples taken at the excavation bottom. No contamination was found in the composite stockpiled soil sample. In addition, another 300-gallon heating oil UST was discovered next to the first heating oil UST during the excavation and was removed as well. Based on the presence of contamination at the excavation bottom, AEI recommended remedial activities. AEI outlined a plan for remediation, but no other documentation was found concerning the former USTs on the property.

Based on the lack of documentation found regarding the completion of the recommended remediation at the site, it is likely that contamination from the former USTs still exists in the soil on the subject property. Based on this information, the former presence of the USTs on the subject property represents a recognized environmental condition.



4.1.3 BUILDING DEPARTMENT

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: 1. 64 1 GE 化分类分子分类 On December 2, 2011, AEI visited the Oakland Building Department (OBD) 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 for 1428 Franklin Street

127457	Year(s)	Owner/Applicant	Description of Permit/Building Use
24.5	1949	White & Pollard	Building permit to remodel real estate offices
n terrer	1965	Hammerbly & Herman	Building permit for office alterations
tv.	2003,	N/A	Excavation permit to remove a UST
	2008	N/A	Building permit for an office for off-site catering
Š.	a silyan at ila	· 在 1000 多种性 1000 多种性 1000 1000 1000 1000 1000 1000 1000 10	management

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and the second second			III.S NEVIEWED TOL 1430 HALIKILLI SULEEL	27 (1944 - 1944	-
mala ston	gar Are	Year(s)	Owner/Applicant	Description of Permit/Building Use	
KIDS, OK QT /	15 F.34 ₄	1927	N/A was the state of the state	Building permit to replace stairs for an office	1
•.	43700		विकास के अपने के लिए हैं जिस्से के लिए के किए	building	1
maritime di		2010	N/A	Building permit for an office remodel	
Table Carriage Aff	100	and of the section	and the control of the experience of the control of	المعطر المعار والأعلام والمحارف في موقع المناز المعارف المناطب والمعارض والمعارض والمعارض والمعارض والمعارض والمعارف	•

randrus ti leitz	2010	N/A	Building permit for an office remodel
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		ricije discriba dairondi dio procencio d	Maria ACDEAL TO A TATAL A SECOND A SEC
	to Alpha tirak	。\$P\$ [15] \$P\$ \$P\$ \$P\$ \$P\$ \$P\$ \$P\$ \$P\$ \$P\$ \$P\$ \$P	and the control of th
1 2 ~	Building Pern	nits Reviewed for 1432 Franklin Street	 Substitute for the following for the following for the first form of the following for th
	Year(s)	Owner/Applicant	Description of Permit/Building Use
70) for identime	1948	Oakland Federal Savings & Loan 💎	Building permit to remodel an office season as the season as
Jour materialius	1949	Oakland Federal Savings & Loan	Building permit to remodel an office 19 1 19 10 10 14 14 15 15 15 16 16
Soits on: Pro-	1953	N/A	Building permit for alterations to a store
4 30 a-ms	2008	N/A	Building permit for an office for off-site catering
			management

According to a review of building records, the subject property has been developed with the current office building since at least 1927. In addition, in 2003, a permit was submitted for the removal of a UST from the subject property. Environmental concerns associated with the former USTs on the subject property are previously discussed in Section 4.1.2.

4.1.4 PLANNING DEPARTMENT

On December 2, 2011, AEI visited the Oakland Planning Department (OPD) for information on the subject property in order to identify AULs associated with the subject property.

No information indicating the existence of AULs was on file for the subject property with the OPD.

4.1.5 COUNTY ASSESSOR OFFICE

On November 28, 2011, AEI visited the website maintained by the Alameda County Assessor's Office for information on the subject property in order to determine the earliest recorded date of development and use.

According to the Alameda County Assessor's Office, the earliest recorded date of development on subject property was not available, and the subject property was utilized for commercial purposes.



4.1.6 DEPARTMENT OF OIL AND GAS

California Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR) maps concerning the subject property and nearby properties were reviewed. DOGGR maps contain information regarding oil and gas development.

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

4.1.7 OTHER AGENCIES SEARCHED

On November 28, 2011, AEI visited the Regional Water Quality Control Board (RWQCB)

GeoTracker Website for information on the subject property to identify any evidence of unauthorized releases of hazardous materials to the groundwater. Cases typically handled by the RWQCB include releases from USTs.

No information indicating the existence of any unauthorized releases of hazardous materials to the subject property with the RWQCB.

On November 28, 2011, AEI visited the website maintained by the **Bay Area Air Quality Management District (BAAQMD)** for information regarding any records of Permits to

Operate (PTO), Notices of Violation (NOV), or Notices to Comply (NTC) issued to occupants of
the subject property and associated with air emission equipment primarily related to stationary
sources of air pollution, such as dry cleaning machines, boiler, and/or underground storage
tanks:

No information indicating the existence of any PTOs, NOVs, or NTCs was on file for the subject property with the BAAQMD.

On November 28, 2011, AEI visited the Hazardous Waste Tracking System (HWTS) online database maintained by the **Department of Toxic Substances control (DTSC)** for information regarding documented hazardous wastes generated at the subject property.

Business	Substance Generated	Amount Generated (tons)	Year(s) Generated
Dragos Badea	Waste oil and mixed oil	0.2850	2004
-	Other empty containers (less or equal to 30 gallons)	0.2500	2004
Legal Beagle Attorney Service	No manifest information provided		
Legal Beagle Photocopiers	No manifest information provided		
Tran Ahn Tien Chiropractic Inc.	No manifest information provided		

According to information obtained from the DTSC HWTS, the subject property generated waste oil and other empty containers in 2004. Based on the date of the listing, these substances were likely disposed of during the removal of a heating oil UST from the property in 2004. Environmental concerns associated with the former USTs are previously discussed in Section



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4.1.2. Based on the lack of manifest information for the other listings, they are not expected to represent a significant environmental concern.

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5.0 REGULATORY DATABASE RECORDS REVIEW

AEI contracted Track Info-First Search to conduct a search of federal, state, tribal, and local databases containing known and suspected sites of environmental contamination. The number of listed sites identified within the approximate minimum search distance (AMSD) from the Federal and State environmental records database listings specified in ASTM Standard E 1527-05 are summarized in the following table. A copy of the regulatory database report is included in Appendix B of this report.

The subject property, identified as Bacharach and Borsuk Property at 1432 Franklin Street, was a lidentified in the databases reviewed as a LUST site and is further discussed in Section 5.1.

In determining if a site is a potential environmental concern to the subject property in the records summary table below, AEI has applied the following criteria to classify the site(s) as low concern: 1) the site(s) only hold an operating permit (which does not imply a release), 2) the site(s) have been granted "No Further Action" by the appropriate regulatory agency, and/or 3) based upon AEI's review, the distance and/or topographic position relative to the subject property reduce the level of risk associated with the site(s).

5.1 RECORDS SUMMARY

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Database	(Miles)	Property Listed	Total Number of Listings	Potential Environmental Concern to the Subject Property (Yes/No)
NPL.		No	0	Land Land Land Mark
DELISTED NPL	0.5	. No	0	est resup s
CERCLIS	0.5	No	0	12 17 1
CERCLIS NFRAP	0.5	No	0	
RCRA CORRACTS	1	No	2	No
RCRA-TSD	0.5	No	0	
RCRA LG-GEN, SM-GEN, CESQGs, VGN, NLR	TP/ADJ	No	0	
US ENG CONTROLS	TP	No	0	
US INST CONTROLS	TP	No	0	
ERNS	TP	No	0	
STATE/TRIBAL HWS	1	No	18	No
STATE/TRIBAL SWLF	0.5	No	0	
STATE/TRIBAL REGISTERED STORAGE TANKS	TP/ADJ	No	0	



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Database	Search Distance (Miles)	Subject Property Listed	Total Number of	Potential Environmental Concern to the Subject Property
	(-,2		Listings	(Yes/No)
Same Same and the	0.5	Yes	77	The subject property is
建物型的多数			F. 14	discussed below. The
·美国《阿萨瑟····································	gan for the last	1	ta shirtin ya	remaining sites are not
STATE/TRIBAL LUST:		ត្រាស់ ស្រុ	1877 C. 11 KM	expected to represent an
				environmental concern based
e a				on factors previously discussed
em prejum of the configuration		Q644 4 4 5		
STATE/TRIBAL ENG-INST	.35 3 TP . ≥	s - No	स्लास 0 स्ट्राफ्ट	本。或enterfactions,可包含。
CONTROLS	. m. 1	k Talasta (Sal		Contract of the second
STATE/TRIBAL VCP	0.5		ten fibû	No Since Control
STATE/TRIBAL	○ 1 0.5			HELY CONSTRUCTION OF STATES TO
BROWNFIELD		the countries	ជាទី។ សមុធមិ	consistent of material parties
电线电镀铁体 的复数 人名英格兰	encen/a	No No	-0.22	None of the identified orphan
react site in the first set	44 77 7	ing selection		sites are located in the
	ere of Lagrange and the			immediate vicinity (500-feet) of
ORPHAN	Produce -	principal in the second		the subject property, and
URPHAN Limates at 1	gfine it is			therefore, these sites are not
The second secon			1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1	expected to represent a
				significant environmental
				concern.
NON-ASTM DATABASES	TP/ADJ	No.	0	DOM AS TO DAY S

Site Name: Bacharach and Borsuk Property

Database(s): LUST

Address: 1432 Franklin Street Distance: Subject property

Direction: N/A

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Comments: According to the listing, a release of miscellaneous motor vehicle fuels was reported at the subject property during tank closure on August 11, 1994. A preliminary site assessment work plan was submitted in 1996. In Oakland Fire Department records (previously discussed in Section 4.1.2), the removal date of the tank was recorded as 2004, not 1994. Presumably this is a transcription error and this listing pertains to the same USTs. No other pertinent information was provided. Environmental concerns associated with the former USTs on the subject property are previously discussed in Section 4.1.2.



6.0 INTERVIEWS AND USER PROVIDED INFORMATION

6.1 INTERVIEWS

Pursuant to ASTM E1527-05, the following interviews were performed during this investigation and the subject property.

ം മാന്യായാരുന്ന**െ 1:1** : Interview with Owner പ്രത്യാത്ത് പ്രത്യാത്ത്ത് എന്ന് വര്യാത്ത്ത് എന്നു വര്യാത്ത്ത്ത്ത്ത്

Mr. Ted Dang, the representative of the subject property owner, was contacted via telephone and the on November 28, 2011. Mr. Dang has been associated with the subject property for approximately six months. Mr. Dang was asked if he was aware of any of the following:

م استخطعه معلونه المارية المدارية	Any pending, threatened, or past litigation relevant to hazardous substances or lowly to lead the latest and the litigation relevant to hazardous substances or lowly to lead
) 255 57 (16 6 54 6	petroleum products in, on, or from the property.
	Any pending, threatened or past administrative proceedings relevant to the latenade of past administrative proceedings are levant to the latenade of past administrative proceedings are levant to the latenade of past administrative proceedings are levant to the latenade of past administrative proceedings are levant to the latenade of past administrative proceedings are levant to the latenade of past administrative proceedings are levant to the latenade of the lat
ស្រុក្សា កាំស្រាង	hazardous substances or petroleum products in on or from the property.
	Any notices from any governmental entity regarding any possible violation of
ris o and American	
	petroleum products. Yes X No.
	Any incidents of flooding, leaks, or other water intrusion, and/or complaints in a larger than the larger than the complaints in the larger than the larger than the complaints in the larger than the larger than the complaints in the larger than the complaints in the larger than
efolyenthas: Alas	related to indoor air quality.
ស្នែងទៅលេខ្លាំង	
្សិកៀកដ្ឋាជ្ជាមិននៅសេច	6.1.2 Interview with Key Site Manager
فالمنطقة الكلام أصباب أعهار	The key site manager Mr. Ted Dang, was previously discussed above

The key site manager, Mr. Ted Dang, was previously discussed above.

6.1.3 PAST OWNERS, OPERATORS AND OCCUPANTS

Interviews with past owners and occupants regarding historical onsite operations were noted above. reasonably ascertainable. However, based on information obtained from other sources was inincluding building records, aerial photographs, Sanborn Fire Insurance Maps, and historic city directories, it is likely that the information provided by past owners and operators would have been duplicative.

6.1.4 Interview with Others

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

6.2 **USER PROVIDED INFORMATION**

User provided information is intended to help identify the possibility of RECs in connection with the subject property. According to ASTM E1527-05 and EPA's AAI Rule, certain items should be researched by the prospective landowner or grantee, and the results of such inquiries may be provided to the environmental professional. The responsibility for qualifying for Landowner Liability Protections (LLPs) by conducting the inquiries ultimately rests with the User, and providing the information to the environmental professional would be prudent if such information is available.

The User did not complete the ASTM User questionnaire or provide the User information to AEI. AEI assumes that qualification for the LLPs is being established by the User in documentation outside of this assessment.



6.3 PREVIOUS REPORTS AND OTHER PROVIDED DOCUMENTATION

No prior reports or relevant documentation in association with the subject property were made available to AEI during the course of this assessment.

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SITE INSPECTION AND RECONNAISSANCE

On December 2, 2011, a site reconnaissance of the subject property and adjacent properties was conducted by Ms. Angela Sanan of AEI in order to obtain information indicating the likelihood of RECs at the subject property and adjacent properties as specified in ASTM and adjacent property. Standard Practice E1527-05 §8.4.2, 8.4.3 and 8.4.4. During the on-site reconnaissance, AEI was not accompanied. During the on-site reconnaissance, AEI inspected the interior courtyard and accompanied. and hallways in the subject property building. AEL was not provided full access to the interiors and law access offices and suites in the subject property building. However, based on the information provided to the subject property building. by the site representative regarding on-site operations, this limitation is not expected to alternative regarding on-site operations, this limitation is not expected to alternative regarding on-site operations, this limitation is not expected to alternative regarding on-site operations, this limitation is not expected to alternative regarding on-site operations, this limitation is not expected to alternative regarding on-site operations, this limitation is not expected to alternative regarding on-site operations. ्रिकेट विवास । जारा विशेषी विद्यालि है the findings of this investigation. The findings of this investigation.

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Yes	No		
jan 1. in in in in	Х	Hazardous Substances and/or Petroleum Products in Connection with Property Use	Arrest.
	X	Aboveground & Underground Hazardous Substance or Petroleum Product Storage Tanks (ASTs / USTs)	
1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	X	Hazardous Substance and Petroleum Product Containers and Unidentified Containers not in Connection with Property Use	Paramit Consumb
	X	Unidentified Substance Containers	1.044350
	X	Electrical or Mechanical Equipment Likely to Contain Fluids	
The grade	Χ	Interior Stains or Corrosion	
	Х	Strong, Pungent or Noxious Odors	Jan 15
	X	Pools of Liquid	10 10 10 10
	Х	Drains, Sumps and Clarifiers	
	Х	Pits, Ponds and Lagoons	
	X	Stained Soil or Pavement	
	Х	Stressed Vegetation	
	Х	Solid Waste Disposal or Evidence of Fill Materials	
	Х	Waste Water Discharges	
	Х	Wells	
	Х	Septic Systems	
	Х	Other	

The subject property is currently occupied by various office tenants as well as a camera shop. On-site operations consist of administrative activities and camera repair and retail sales. None of the above listed items were observed during the site inspection.

7.2 **NON-ASTM SERVICES**

7.2.1 ASBESTOS-CONTAINING BUILDING MATERIALS

OSHA

For buildings constructed prior to 1981, the Code of Federal Regulations (29 CFR 1926.1101 and 29 CFR 1910.1001) define presumed asbestos-containing material (PACM) as 1. Thermal



System Insulation (TSI), e.g., boiler insulation, pipe lagging, fireproofing; and 2. Surfacing Materials, e.g., acoustical ceilings. Building owners/employers are responsible for locating the presence and quantity of PACM. Building Owners/employers can rebut installed material as PACM by either having an inspection in accordance with Asbestos Hazard Emergency Response Act (AHERA) (40 CFR Part 763, Subpart E) or hiring an accredited inspector to take bulk samples of the suspect material.

Typical materials not covered by the presumptive rule include but are not limited to: floor tiles and adhesives, wallboard systems, siding and roofing. Building materials such as wallboard systems may contain asbestos but unless a building owner/employer has specific knowledge or should have known through the exercise of due diligence that these other materials contain asbestos, the standard does not compel the building owner to sample these materials.

NESHAP

The applicability of the EPA's National Emission Standards for Hazardous Air Pollutants (NESHAP, 40 CFR Chapter 61, Subpart M) apply to the owner or operator of a facility where an inspection for the presence of asbestos-containing materials (ACM), including Category I (asbestos containing packings, gaskets, resilient floor coverings and asphalt roofing products), and Category II (all remaining types of non-friable asbestos containing material not included in Category I that when dry, cannot be crumbled, pulverized or reduced to powder by hand pressure), non-friable ACM must occur prior to the commencement of demolition or renovation activities. NESHAP defines ACM as any material or product that contains *greater than* 1% asbestos. It should be noted that the NESHAP regulation applies to all facilities regardless of construction date, including: 1. Any institutional, commercial, public, industrial, or residential structure, installation, or building; 2. Any ship; and 3. Any active or inactive waste disposal site. This requirement is typically enforced by the EPA or by local air pollution control/air quality management districts.

The information below is for general informational purposes only and does not constitute an asbestos survey. In addition, the information is not intended to comply with federal, state or local regulations in regards to ACM.

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

Suspect Asbestos Containing Materials (ACMs)

Material	Location	Friable	Condition
Drywall Systems	Throughout Building Interior	Yes	Good
12"x12" Vinyl Floor Tiles	Central Courtyard in Building Interior	No	Slightly Damaged and Some Tiles Missing
Acoustical Ceiling Tiles	Throughout Unit Interiors	Yes	Good
Roofing Systems	Roof	Not Inspected	Not Inspected

All observed suspect ACMs were in good condition with the exception of slightly damaged 12"x12" vinyl floor tiles in the center courtyard in the interior of the subject property building. The identified suspect ACMs would need to be sampled to confirm the presence or absence of asbestos prior to any renovation or demolition activities to prevent potential exposure to workers and/or building occupants. Based on the potential presence of ACMs, AEI recommends



the property owner implement an Operations and Maintenance (O & M) Plan which stipulates that assessment, repair and maintenance of damaged materials be performed to protect the health and safety of the building occupants.

7.2.2 LEAD-BASED PAINT

Lead-based paint (LBP) is defined as any paint, varnish, stain, or other applied coating that has ≥1 mg/cm² (5,000 µg/g or 5,000 ppm) or more of lead by federal guidelines; state and local definitions may differ from the federal definitions in amounts ranging from 0.5 mg/cm² to 2.0 mg/cm². Section 1017 of the Housing and Urban Development (HUD) Guidelines; Residential Lead-Based Paint Hazard Reduction Act of 1992, otherwise known as "Title X", defines a LBP 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 and 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 or subsidized housing are affected by this rule.

Lead-containing paint (LCP) is defined as any paint with any detectable amount of lead present in it. It is important to note that LCP may create a lead hazard when being removed. The condition of these materials must be monitored when they are being disturbed. In the event LCP is subject to abrading, sanding, torching and/or cutting during demolition or renovation activities, there may be regulatory issues that must be addressed.

The information below is for general informational purposes only and does not constitute a lead hazard evaluation. In addition, the information is not intended to comply with federal, state or local regulations in regards to lead-containing paints.

In buildings constructed after 1978, it is unlikely that LBP is present. Structures built prior to 1978 and especially prior to the 1960s should be expected to contain LBP.

Due to the age of the subject property building, there is a potential that LBP is present. All observed painted surfaces were in good condition and are not expected to pose a health and safety concern to the occupants of the subject property at this time. Local regulations may apply to lead-based paint in association with building demolition/renovations and worker/occupant protection. Actual material samples would need to be collected or an XRF survey performed in order to determine if LBP is present. It should be noted that construction activities that disturb materials or paints containing *any amount* of lead may be subject to certain requirements of the OSHA lead standard contained in 29 CFR 1910.1025 and 1926.62.

7.2.3 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 a. www.gradon gas accumulation in structures.

Radon sampling was not requested as part of this assessment. According to the US EPA, 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, equal to or below the action level of 4.0 pCi/L set forth by the 7.2.4 DRINKING WATER SOURCES AND LEAD IN DRINKING WATER

Taxable & East Bay Municipal Water District (EBMUD) supplies potable water to the subject property. The most recent water quality report states that lead levels in the areas water supply were well within standards established by the US EPA.

7.2.5 MOLD/INDOOR AIR QUALITY ISSUES

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Molds are simple, microscopic organisms, which can often be seen in the form of discoloration, and the state of the frequently green, gray, white, brown or black. When excessive moisture or water accumulates 10 Particularly indoors, mold growth will often occur, particularly if the moisture problem remains undiscovered or is not addressed. As such, interior areas of buildings characterized by poor ventilation and high humidity are the most common locations of mold growth. Building materials including drywall, wallpaper, baseboards, wood framing, insulation, and carpeting often play host to such growth. Mold spores primarily cause health problems through the inhalation of mold spores or the toxins they emit when they are present in large numbers. This can occur primarily when there is active mold growth within places where people live or work.

> Mold, if present, may or may not visually manifest itself. Neither the individual completing this inspection, nor AEI has any liability for the identification of mold-related concerns except as defined in applicable industry standards. In short, this Phase I ESA should not be construed as a mold survey or inspection.

> AEI Consultants observed interior areas of the subject building in order to identify the significant presence of mold. AEI did not note obvious visual or olfactory indications of the presence of mold, nor did AEI observe obvious indications of significant water damage. As such, no bulk sampling of suspect surfaces was conducted as part of this assessment and no additional action with respect to mold appears to be warranted at this time.

> This activity was not designed to discover all areas which may be affected by mold growth on the subject property. Rather, it is intended to give the client an indication if significant (based on observed areas) mold growth is present at the subject property. Additional areas of mold not observed as part of this limited assessment, possibly in pipe chases, heating, ventilation, and air conditioning (HVAC) systems and behind enclosed walls and ceilings, may be present on the subject property.



7.3 **ADJACENT PROPERTY RECONNAISSANCE FINDINGS**

	Yes	No	Observation
•	·.	Х	Hazardous Substances and/or Petroleum Products in Connection with Property Use
in North Market (1997) The State of the Sta		х	Aboveground & Underground Hazardous Substance or Petroleum Product Storage Tanks (ASTs / USTs)
		X	Hazardous Substance and Petroleum Product Containers and Unidentified Containers not in Connection with Property Use
	F .	Х	Unidentified Substance Containers
110 ph 140		X	Electrical or Mechanical Equipment Likely to Contain Fluids
्रस्थे क्षेत्रं । स्टब्स	9 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -	Х	Strong, Pungent or Noxious Odors
1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		Х	Pools of Liquid
		. X .	Drains, Sumps and Clarifiers
Tid statism - Most		Х	Pits, Ponds and Lagoons
- 1950 (Alberta) - 1950 (Alberta)		X	Stained Soil or Pavement
		Х	Stressed Vegetation
		Х	Solid Waste Disposal or Evidence of Fill Materials
		X	Waste Water Discharges
Application of the	1,	Х	Wells
$\mathcal{M} = \{(T^{-1}D_{n}^{-1}), (T^{-1}V^{-1})\}$		Х	Septic Systems Control of the Contro
ក់លើប្រាស់ ខែប្រាស់	12.2	X	Other Country of the State of t

None of the above listed items were observed during the site inspection.



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8.0 SIGNATURE OF ENVIRONMENTAL PROFESSIONALS

By signing this report, the senior author declares that, to the best of his or her professional knowledge and belief, he or she meets the definition of *Environmental Professional* as defined in §312.10 of 40 CFR Part 312.

The senior author has the specific qualifications based on education, training, and experience to assess a property of the nature, history and setting of the subject property. The senior author has developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Prepared By:

Rviewed By:

CAL

Angela Sanan Project Manager Steve G. Kovach, REA Senior Author