



**PHASE I ENVIRONMENTAL SITE ASSESSMENT
CALIFORNIA RURAL LEGAL ASSISTANCE, INC
1428-1432 FRANKLIN STREET
OAKLAND, CA 94612
RIMS#: 13-1544-1**



Submitted to:

Uwe Ligmond
Union Bank
500 South Main Street, Suite 320
Orange, CA 92868

Submitted by:

Enercon Services, Inc.
1451 River Park Drive
Sacramento, CA 95815
(916) 480-0205

December 06, 2013

ENERCON Project No: UBOC407



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A handwritten signature in cursive script that reads 'Erin Basel'.

Erin Basel
Environmental Scientist

A handwritten signature in cursive script that reads 'Shara G. Hall'.

Shara G. Hall
Environmental Specialist

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in 312.10 of this part. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

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Executive Summary

The following summarizes the findings of this assessment. This executive summary must be considered in conjunction with the discussion provided in the body of the report.

Enercon Services, Inc. (ENERCON) was retained and authorized by Union Bank's Environmental Risk Management (ERM) (hereafter referred to as Union Bank or Client), to perform the Phase I Environmental Site Assessment (ESA) in accordance with the Master Environmental Service Agreement between ENERCON and Union Bank, dated February 8, 2008, and the Client Real-estate Information Management Service (RIMS) on-line award dated November 14, 2013. ENERCON's Phase I ESA of the property known as California Rural Legal Assistance, Incorporated located at 1428-1432 Franklin Street in the City of Oakland, County of Alameda, California (subject property) was performed using Union Bank's Scope of Work for a Phase I ESA and the provisions of the American Society for Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process E 1527-13, thereby satisfying United States Environmental Protection Agency's (U. S. EPA) "Standards and Practices for All Appropriate Inquiries (AAI); Final Rule" (40 Code of Federal Regulations Part 312) Federal Register Vol. 70, No. 210, November 1, 2005. Any exceptions to, or deletions from, this practice are described within this report.

Per Union Bank's Scope of Work, the persons conducting this report meet the qualifications of an Environmental Professional as defined in ASTM 1527.

It is ENERCON's understanding that the proposed use of the subject property is an office/retail building.

Property Description and Observations

The subject property is located on the southeast side of Franklin Street approximately 100 feet south of 15th Street. The subject property is identified by Alameda County Assessor's Parcel Number (APN) 008-0624-045 and consists of approximately 0.17 acres. The subject property consists of a 13,834 square-foot two-story office/retail building constructed in 1914. The current occupants are as follows:

- 1428 Franklin Street - iCamera
- 1430 Franklin Street - Priority Analysis, Business Energy Safety Training, Inner Action Sports Rehab, National Association for the Advancement of Colored People and Affiliates, Sweet Cups, Dragos Badea, Transparent Properties Incorporated, Berry Ammon and Legal Beagle
- 1432 Franklin Street - Homeless Action Center

The building is constructed on a concrete slab of wood frame with concrete block and stucco exteriors with a flat composition material roof. Interior finishes include vinyl, carpet, decorative concrete, and decorative glass floors; wood paneling, sheet rock, and plaster finished walls; and acoustic ceiling tile, wood paneling, and plaster finished ceilings.

No foundations, ruins, or indications of previous structures were observed.

No evidence of recognized environmental conditions (REC) in connection with the property was identified during the site reconnaissance.

The subject property is located within a commercial/retail mixed-use area. The subject property is bound to the northwest by Franklin Street, beyond which is a parking lot and commercial businesses; to the northeast by commercial and retail businesses; to the southeast by commercial businesses; and to the southwest by a parking lot.

Historical Use

From the historical information reviewed, ENERCON concludes the subject property was developed with a residential structure from at least 1889 to at least 1911. The addresses associated with this historical structure were 1222 and 1224 Franklin Street. Records on file with the Oakland Building Services Division (OBSD) did not include permits for the construction or demolition of the former

Historical Use (continued)

on-site residential structure, or the construction of the existing on-site commercial building; however, according to information provided by Mr. Banker, the subject property was redeveloped with the existing multi-unit commercial retail and office building in 1914. Former tenants include office, medical, dental, printing, and retail businesses.

Based on the information reviewed, it appears that the historical review has not identified evidence of RECs in connection with the subject property's historical use.

Review of Federal and State Record Search

ENERCON's review of the Environmental Data Resources (EDR) regulatory database report indicated that the subject property is listed on researched regulatory databases.

Bacharach and Borsuk Properties is listed at 1432 Franklin Street on the Hazardous Waste & Substances Sites List (HIST CORTESE) database. Sites included in this list are designated by the State Water Resources Control Board, the Integrated Waste Board, and the Department of Toxic Substances Control. The EDR Radius Report included no pertinent information related to this listing. No records were identified for this address through the "Cortese List" data resources, which include GeoTracker, EnviroStor, Cease and Desist Orders and Cleanup and Abatement Orders from the Regional Water Quality Control Board (RWQCB), solid waste disposal sites identified by the RWQCB with waste constituents above hazardous waste levels outside the waste management unit and the list of hazardous waste facilities subject to corrective action pursuant to Section 25187.5 of the Health and Safety Code. ENERCON contacted the Alameda County Environmental Health Department (ACEHD) for records regarding 1432 Franklin Street and no records were found.

Records available on the California Environmental Protection Agency (Cal EPA) website associate the names Bacharach and Borsuk with a property at **1432 Harrison Street**, which is two blocks east of the subject property. 1432 Harrison Street has an open leaking underground storage tank (LUST) case named A Bacharach Trust & B Borsuk. These names were not associated with any other addresses on the Cal EPA website, and are not found in the EDR city directory abstract for the subject property, which suggests that the HIST CORTESE listing is incorrect and is not associated with the subject property.

Dragos Badea is listed at 1430 Franklin Street on the Facility and Manifest Data (HAZNET) database as having disposed of waste oil and mixed oil and "other empty containers of 30 gallons or more" via recycler in 2004. Based on the absence of any reported release to soil or groundwater, this listing does not appear to represent an environmental concern to the subject property. The regulated disposal of material is not considered a REC to the subject property.

ENERCON contacted the Fire Prevention Division of the Oakland Fire Department (OFD), the Certified Unified Program Agency (CUPA) for the City of Oakland on November 15, 2013 for the purpose of conducting a records search of past or current environmental concerns associated with the subject property addresses. No records were found for the subject property addresses of 1428 or 1432 Franklin Avenue. The subject property address of 1430 Franklin Street does not appear in the EDR radius report, GeoTracker, or EnviroStor databases however, records reviewed at the OFD indicated that two 300-gallon heating fuel oil UST were listed as having been removed at 1430 Franklin Street in 2004. Based on a site sketch on the UST Closure/Removal Field Inspection Report, the USTs were located underneath the sidewalk between the on-site building and Franklin Street. Sample analysis found up to 3,800 milligrams per kilogram (mg/kg) total petroleum hydrocarbons as gasoline (TPHg) in soil underneath the UST. The RWQCB environmental screening level for middle distillate fuel oil is 500 mg/kg, which is lower than the concentrations found during tank removal. Groundwater was encountered during tank removal but was not sampled.

A "work plan for over-excavation of contaminated soils" was prepared by AEI Consultants and was submitted to the OFD in 2004, however, no records indicating that the over-excavation or further sampling could be found. No tank removal closure report could be found. According to the OFD Hazardous Materials Inspector, some cases of elevated contamination are referred to the ACEHD.

Review of Federal and State Record Search (continued)

ENERCON contacted the ACEHD for records regarding 1430 Franklin Street and no records were found.

ENERCON contacted the Alameda County Water District (ACWD) on December 6, 2013 for the purpose of conducting a records search of past or current environmental concerns associated with the subject property addresses in an effort to locate other potential files regarding the UST removal. A response from the ACWD is pending. ENERCON will submit an addendum to this report upon receipt of any information.

Due to the elevated concentrations of TPHg in soil, the absence of reports indicating that over-excavation of the contaminated soil had occurred and the lack of a closure document the former on-site USTs, the former USTs represent an REC for the subject property.

Remaining sites which appeared on local, state, or federally published lists of sites that use or have had releases of hazardous materials, are of sufficient distance and/or situated cross/down-gradient to the subject property, such that impact to the subject property is not likely.

Conclusions

We have performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E 1527 of the subject property. Any exceptions to, or deletions from, this practice are described in the Deviation section of this report. This assessment has revealed no evidence of RECs in connection with the subject property except for the following:

Due to the elevated concentrations of TPHg in soil, the absence of reports indicating that over-excavation of the contaminated soil had occurred and the lack of a closure document, the former USTs represent an REC for the subject property.

1.0 Introduction

Enercon Services, Inc. (ENERCON) was retained and authorized by Union Bank's Environmental Risk Management (ERM) (hereafter referred to as Union Bank or Client), to perform the Phase I Environmental Site Assessment (ESA) in accordance with the Master Environmental Service Agreement between ENERCON and Union Bank, dated February 8, 2008, and the Client Real-estate Information Management Service (RIMS) on-line award dated November 14, 2013. ENERCON's Phase I ESA of the property known as California Rural Legal Assistance, Incorporated located at 1428-1432 Franklin Street in the City of Oakland, County of Alameda, California (subject property) was performed using Union Bank's Scope of Work for a Phase I ESA and the provisions of the American Society for Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process E 1527-13, thereby satisfying United States Environmental Protection Agency's (U. S. EPA) "Standards and Practices for All Appropriate Inquiries (AAI); Final Rule" (40 Code of Federal Regulations Part 312) Federal Register Vol. 70, No. 210, November 1, 2005. Any exceptions to, or deletions from, this practice are described within this report.

Per Union Bank's Scope of Work, the persons conducting this report meet the qualifications of an Environmental Professional as defined in ASTM 1527.

It is ENERCON's understanding that the proposed use of the subject property is an office/retail building.

1.1 Purpose

The purpose of this Phase I Environmental Site Assessment (ESA) is to identify, to the extent feasible pursuant to the American Society for Testing and Materials (ASTM) Practice E1527-13 and All Appropriate Inquiries (AAI), Final Rule 40 CFR Part 312, recognized environmental conditions (REC) in connection with the subject property.

The ASTM Standard was created "...in an effort to define good commercial and customary practice in the United States of America for conducting an environmental site assessment..." REC means "*the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment.*" The term is not intended to include de minimis conditions that generally do not present a material risk of harm to public health or the environment and that generally would not subject the subject property to an enforcement action if brought to the attention of appropriate governmental agencies.

A historical REC (HREC) is defined as "*a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted residential use criteria established by a regulatory authority, without subjecting the property to any required controls (e.g., property use restrictions, activity and use limitations [AUL], institutional controls, or engineering controls). Before calling the past release an HREC, the Environmental Professional (EP) must determine whether the past release is a REC at the time the Phase I ESA is conducted (e.g., if there has been a change in the regulatory criteria).*" (ASTM 2013).

A controlled REC (CREC) is defined as "*a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (e.g., as evidenced by the issuance of a no further action [NFA] letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (e.g., property use restrictions, AULs, institutional controls, or engineering controls).*"

This practice is intended to permit a user to satisfy one of the requirements to qualify for the innocent landowner defense to Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) liability: that is, the practices that constitute "all appropriate inquiry into the previous

1.1 Purpose (continued)

ownership and uses of the property consistent with good commercial or customary practice" as defined in 42 USC § 9601(35)(B).

Pursuant to ASTM E 1527-13, an ESA meeting or exceeding this practice and for which the information was collected or updated within one year prior to the date of acquisition of the property or the date of the intended transaction may be used provided that the following components of the inquiries were conducted or updated within 180 days of the date of purchase or the date of the intended transaction:

- (i) interviews with owners, operators, and occupants;
- (ii) searches for recorded environmental cleanup liens;
- (iii) reviews of federal, tribal, state, and local government records;
- (iv) visual inspections of the property and of adjoining properties; and
- (v) the declaration by the environmental professional responsible for the assessment or update.

1.2 Scope of Services (Reliance)

To facilitate the understanding of this report, the Scope-of-Services are divided into several tasks; the physical setting data, the historical information review, regulatory records review, site and adjoining property reconnaissance, and findings and conclusions.

Physical setting data are typically consulted when conditions have been identified in which potentially hazardous materials or petroleum related products are likely to migrate to the subject property, from the subject property, or within the subject property into the groundwater or soil. Typical concerns include contaminated soil, groundwater, surface water, and vapor. At a minimum, a current United States Geological Survey (USGS) 7.5 Minute Topographic Map detailing the subject property area is evaluated. As noted by the ASTM standard, other physical setting sources, revealing additional hydrogeologic, hydrologic, and soil conditions, may be included as necessary to meet assessment objectives.

The historical information review portion is performed in order to develop a history of the site and adjoining properties to identify past uses suggesting RECs that may pose an environmental concern to the subject property. In general accordance with ASTM guidelines, obvious uses of the subject property are researched from the present, back to the subject property's first developed use, or back to 1940, whichever is earlier. This task involves discretionary review of as many of the ASTM standard historical sources as necessary and reasonably ascertainable to meet this objective.

Federal and state databases compiled by an environmental database company are reviewed to identify registered or documented facilities which may present an environmental concern to the subject property. Reasonably ascertainable standard regulatory sources are reviewed for the subject property and vicinity within minimum search distances, as detailed in the ASTM standard.

Additionally, record sources may be reviewed to enhance or supplement the federal and state database information. Reasonably ascertainable and practically reviewable sources may include city and/or county department of health records, local fire department records, local planning and building inspection records, local regional pollution control or environmental agency records, city, county or state water agency files, and local electric utility records.

A site reconnaissance is performed to obtain and record obvious and apparent visual evidence suggesting RECs to the extent not obstructed by bodies of water, adjoining buildings, or other external or interior barriers or obstacles. Site features, such as readily accessible adjoining public thoroughfares and on-site roads and paths and accessible common areas expected to be used by occupants or the public, are identified. Inspections of large tracts of land are performed utilizing grid patterns or systematic approaches, and assessments of developed sites include a visual inspection of a representative sample of occupied spaces. Current site uses are documented, paying particular attention to uses involving the treatment, storage, disposal or generation of hazardous substances or petroleum products. Apparent evidence of past or present underground storage tanks (UST) or aboveground

1.2 Scope of Services (Reliance) (continued)

storage tanks (AST), surface stains, distressed vegetation, electrical transformers, land scars, drums, pits, ponds, lagoons, solid waste, waste water, septic systems, wells or obvious evidence of improper use or disposal of toxic or hazardous materials are documented. The reconnaissance includes observations of adjoining properties to identify general land use and apparent potential RECs. These observations are made from public access right-of-ways.

ENERCON personnel makes reasonable attempts to interview owners and occupants of the subject property, past owners to the extent that they have been identified, as well as local government personnel, to obtain information suggesting RECs which may present concerns to the subject property.

In addition to ASTM E1527-13, ENERCON recognizes ASTM Standard Guide for Vapor Encroachment Screening (VES) on Property Involved in Real Estate Transactions (ASTM E2600-10) as an industry-accepted guideline for using Phase I ESA-type information to determine if a Vapor Encroachment Condition (VEC) exists at the target property. Information compiled through completion of the above describe tasks (current and past property information, chemical use, government records, contaminated plume migration, significant subsurface conduits, groundwater depth and flow direction, and soil, geological, and contaminant characteristics) is used to conduct the VES.

VES consists of reviewing the Phase I ESA-type information combined with the application of professional judgment. ENERCON evaluates regulatory databases to determine if there are known or suspect contaminated sites within a minimum search distance of the target property. Further, ENERCON attempts to determine whether soil and/or groundwater has been impacted within the critical distance. Again, this screen is conducted using information available from the Phase I ESA investigation.

This Phase I ESA was prepared by ENERCON specifically for use by the Client. Use of or reliance upon this information by any other party without express written permission granted by ENERCON and the Client is not authorized and is completely at the risk of the user.

1.3 Deviations (Limitations, Exceptions and Data Gaps)

The intent of this investigation is to reduce uncertainty within reasonable limits of time and cost. No Phase I ESA can completely eliminate uncertainty regarding the potential for RECs in connection with a subject property.

Observations are based upon conditions on the specific date and time of the site reconnaissance. These observations are typically unable to address conditions of subsurface soil, groundwater, USTs, neighboring properties, and the like, unless specifically mentioned. It is not the purpose of this Phase I ESA to determine the actual presence, or degree or extent of contamination (if any) at the subject property. Unless specifically noted within this report, this Phase I ESA does not include testing, coring, or sampling and laboratory analysis to address groundwater, soil, or extraneous materials contamination in or on the subject property.

ENERCON makes no warranties or guarantees as to the accuracy or completeness of information obtained from or compiled by others. Information may also exist which was beyond the scope of this investigation, or was not provided to ENERCON, that may have an impact on the conclusions of this Phase I ESA.

This Phase I ESA has been conducted and prepared in accordance with generally accepted practices and procedures exercised by reputable professionals under similar circumstances. ENERCON makes no other warranties or guarantees, either expressed or implied, as to the findings, opinions, or recommendations contained in the report, or as to the existence or non-existence of RECs at the subject property.

ASTM E1527-13 directs that the Phase I ESA identify and comment on significant data gaps that affect the ability of the Environmental Professional to identify RECs. A data gap is defined as a lack of or inability to obtain information required despite good-faith efforts to gather information. Data gaps may

1.3 Deviations (Limitations, Exceptions and Data Gaps) (continued)

result from incompleteness in any of the activities required by this practice. Data failure, or failure to achieve the historical research objectives even after reviewing the standard historical sources that are reasonably ascertainable and likely to be useful, is one type of data gap. A data gap is only significant if other information and/or professional experience raises reasonable concerns involving the data gap.

1.3.1 Data Gaps Encountered

While historical sources were not readily available at 5-year intervals, this data gap is not considered significant because it did not lead to an impact on ENERCON's ability to identify historical RECs to the subject property.

ENERCON contacted the Alameda County Water District (ACWD) on December 6, 2013 for the purpose of conducting a records search of past or current environmental concerns associated with the subject property addresses. A response from the ACWD is pending. This pending information represents a significant data gap with regard to potential RECs to the subject property.

2.0 Site Reconnaissance

Ms. Erin Basel of ENERCON performed a site reconnaissance of the subject property as well as the adjoining properties on November 26, 2013. The reconnaissance consisted of visual observations during a walking tour of the property and on-site improvements. The site reconnaissance tasks included:

- Walking the perimeter and interior portions of the property
- Walking around on-site improvements, if present
- Walking the interior of the building(s), if present

A site map and photographs are included in the appendix section of this report.

ENERCON was accompanied by and interviewed Mr. Steve Banker, the President of LCB Associates and the broker for the subject property, during the site reconnaissance.

2.1 Property Description and Observations

The subject property is located on the southeast side of Franklin Street approximately 100 feet south of 15th Street. The subject property is identified by Alameda County Assessor's Parcel Number (APN) 008-0624-045 and consists of approximately 0.17 acres. The subject property consists of a 13,834 square-foot two-story office/retail building constructed in 1914. The current occupants are as follows:

- 1428 Franklin Street - iCamera
- 1430 Franklin Street - Priority Analysis, Business Energy Safety Training, Inner Action Sports Rehab, National Association for the Advancement of Colored People and Affiliates, Sweet Cups, Dragos Badea, Transparent Properties Incorporated, Berry Ammon and Legal Beagle
- 1432 Franklin Street - Homeless Action Center

The building is constructed on a concrete slab of wood frame with concrete block and stucco exteriors with a flat composition material roof. Interior finishes include vinyl, carpet, decorative concrete, and decorative glass floors; wood paneling, sheet rock, and plaster finished walls; and acoustic ceiling tile, wood paneling, and plaster finished ceilings.

No foundations, ruins, or indications of previous structures were observed.

No evidence of RECs in connection with the property was identified during the site reconnaissance.

The subject property is located within a commercial/retail mixed-use area. The subject property is bound to the northwest by Franklin Street, beyond which is a parking lot and commercial businesses; to the northeast by commercial and retail businesses; to the southeast by commercial businesses; and to the southwest by a parking lot.

2.1.1 Storage Tanks

ENERCON's site reconnaissance revealed no evidence of past or present USTs, such as fill caps or vent pipes, on the subject property. No unusual ground conditions, which might indicate the presence of USTs, waste oil tanks, hydraulic lifts, or other obvious environmental concerns, were observed on the subject property during ENERCON's site reconnaissance.

ENERCON's site reconnaissance revealed no ASTs on the subject property.

2.1.2 Drums and Containers

ENERCON observed ten gallons of paint in the electrical/storage closet in the entrance way of 1430 Franklin Street. Five gallons and one quart of paint were observed in the storage closet of 1430 Franklin Street Unit 100. Seven gallons and two quarts of paint were observed in the bathroom of 1432 Franklin Street. Three 110-ounce bottles of ammonia solution were observed behind the locked door to the roof access stairway. Small amounts of retail-sized household cleaners were observed under the sink in the employee lunch room.

No drums, hazardous substance or petroleum product containers were observed on the subject property at the time of ENERCON's site reconnaissance.

No unidentified substance containers were observed on the subject property at the time of ENERCON's site reconnaissance.

2.1.3 Wastestream Generation, Storage, and Disposal

General office type wastes were observed in garbage cans located in the electrical/storage closet in the entrance way of 1430 Franklin Street. The garbage cans are serviced by Waste Management on a weekly basis.

No other waste stream generation, storage, or disposal was observed on the subject property at the time of ENERCON's site reconnaissance.

No significant quantity of solid waste or evidence of landfills was observed during ENERCON's site reconnaissance.

2.1.4 Stains or Corrosion/ Pools of Liquid

No stains, corrosion, stained soil or pavement was observed on the subject property at the time of ENERCON's site reconnaissance.

No pools of liquid were observed on the subject property at the time of ENERCON's site reconnaissance.

2.1.5 Odors

No unusual odors were noted during ENERCON's site reconnaissance.

2.1.6 Polychlorinated Biphenyl

Electrical transformers are a potential source of environmental concern due to the possible presence of polychlorinated biphenyl (PCB)-containing cooling oils used in some units. Equipment containing hydraulic oil may also be PCB-containing. No transformers were observed on the subject property. No other potential sources of PCB-containing equipment (i.e. hydraulic equipment such as automotive lifts, trash compactors, or elevators) were observed on the subject property at the time of ENERCON's site reconnaissance.

2.1.7 Heating and Cooling

Electric and gas powered heating, ventilation and air-conditioning (HVAC) systems for the subject property are located on the roof of the second floor of the building.

2.1.8 Waste and Storm Water

No drains or sumps were observed on the subject property at the time of ENERCON's site reconnaissance.

No waste water was observed during ENERCON's site reconnaissance. Surface water runoff is generally expected to be directed toward stormdrains along Franklin Street.

2.1.9 Pits, Ponds, or Lagoons

No pits, ponds, lagoons, or other surface waters were observed on the subject property.

2.1.10 Stressed Vegetation

No stressed vegetation was observed on the subject property.

2.1.11 Wells

No wells (potable, irrigation, abandoned, dry wells) were observed during ENERCON's site reconnaissance. No monitoring or injection wells or indications of remedial activities were observed on the subject property at the time of the site visit.

2.1.12 Oil and Gas Wells and Mine Shafts

No evidence of oil wells, gas wells, mine shafts or related activities was noted on the subject property.

2.1.13 Railroad Spurs/Electrical Towers

No railroad spurs or electrical towers were observed during ENERCON's site reconnaissance.

2.1.14 Pesticide/Herbicide Application

No evidence of misuse or misapplication of pesticides, herbicides, or fertilizers was observed.

2.1.15 Septic Systems

No evidence of septic systems was observed during ENERCON's site reconnaissance.

2.1.16 Utility Providers

Sanitary Sewer
Domestic Water
Electric Service
Natural Gas

East Bay Municipal Utilities District
East Bay Municipal Utilities District
Pacific Gas and Electric
Pacific Gas and Electric

2.2 Surrounding Properties

ENERCON performed an area reconnaissance to identify obvious visual indications of present or past activities that have or could have contaminated the subject property. The area reconnaissance was conducted by automobile, and/or on foot, unless otherwise noted. The general area is primarily commercial and retail mixed-use.

The following adjoining properties were observed:

2.2 Surrounding Properties (continued)

Direction From Site	Occupant	Use	Comments
Northwest	ABM Parking Services (1431 Franklin Street), Unoccupied former restaurant (1437 Franklin Street), Shanghai Association of Northern California (1441 Franklin Street), Oriental Wellness Center (1445 Franklin Street), Lincoln University (401 15th Street)	Commercial	Located across Franklin Street
Northeast	Unique Braids and Gifts (1442 Franklin Street), Satisfied Nails (383-385 15th Street), Restaurant (381 15th Street), First Impressions Hair Design (377 15th Street), I Love Oakland Group (371 15th Street), Firefighters Local 55 (369 15th Street)	Commercial	
Southeast	Workforce Collaborative, SEIU, Swords to Plowshare (1433 Webster Street)	Commercial	
Southwest	Douglass Parking Service (1424 Franklin Street)	Commercial	

3.0 Physical Setting

ENERCON reviews available sources of information in regard to the geology and hydrology of the subject property and surrounding area. The purpose of this review is to evaluate the sensitivity of the hydrogeology to potential contamination from sources either on or near the property. This section discusses the topography, regional geology, soil conditions, and hydrologic conditions of the subject property.

3.1 Topography

The subject property's physical setting is researched using a USGS 7.5 Minute Topographic Quadrangle Map relevant to the subject property. The USGS 7.5 Minute Quadrangle Map has an approximate scale of one inch equals 2000 feet, and shows physical features such as wetlands, roadways, mines, and buildings. The USGS 7.5 Minute Quadrangle Map is used as the Standard Physical Setting Source, and is sufficient as a single reference. An excerpt of this map is included as the Site Location Map.

On the Oakland West California Quadrangle Map, the subject property and surrounding properties are illustrated as developed properties (USGS 1980).

No mines, wells, or wetlands are noted in the immediate area of the subject property. The elevation of the subject property is approximately 40 feet above mean sea level with a slightly sloping gradient toward the northeast.

3.2 Geology

According to the geologic map, the geologic formation underlying the surface soils is the Quarternary Sedimentary rock. The rocks that underlie the intermountain basins in the coastal mountains of California and form the surrounding mountains are primarily marine sediments and metamorphic and igneous rocks, all of which are of Mesozoic age but locally include rocks of Cenozoic age.

The basins are partly filled with unconsolidated and semi-consolidated marine sedimentary rocks that were deposited during periodic encroachment of the sea and with un-consolidated continental deposits that consist of weathered igneous and sedimentary rock material which was transported into the basins primarily by mountain streams. These marine sediments and continental deposits are thousands of feet thick in some basins. In most of the coastal mountain basins, almost all of the permeable material consists of unconsolidated continental deposits, primarily sand and gravel.

3.3 Soil Conditions

The soil underlying the area of the subject property are generally characterized by the United States Department of Agriculture (USDA), Natural Resource Conservation Service (NRCS) as:

URBAN LAND: The soil surface texture is reported as variable. The unified soil is not reported. The hydrologic group is not reported. Soil surface textures and surficial soil types (from 0 to 6 inches) are reported as variable. Soil does not meet the requirements for a hydric soil (EDR 2013).

3.4 Hydrologic Conditions

Based on a 2013 First Semi-Annual Groundwater Monitoring and Sampling Report prepared by Conestoga-Rovers & Associates for the Alameda County Environmental Health Services (ACEHS) for the Former Chevron Station located at 1633 Harrison Street, approximately 760 feet northeast from the subject property, the depth to groundwater ranged from 19 to 20 feet below ground surface (bgs) with a flow direction to the northeast. Local groundwater can be influenced by several factors, and may not conform to the reported regional pattern.

4.0 Historical Review Information

The objective of the site historical review is to develop an understanding of the history of the previous uses of the site and surrounding area, in an effort to help identify the likelihood of past uses or activities resulting in RECs in connection with the site. As defined by the ASTM Standard, a Standard Historical Source is considered complete if the information contained within the source provides the required information back to 1940, or to the first developed use (including agricultural). Ideally, the information should be available in either 5-year intervals or site milestone events (such as initial construction activities, demolition activities, etc.). However, available public and private historical sources do not always fulfill this goal, in which case the closest approximation is made based upon the sources readily available at the time of historical review. The historical review consisted of a search of various public and private Standard Historical Sources, as detailed in the sections below.

Aerial photographs are photographs taken from an airplane or helicopter. When taken from a low enough altitude, they allow the identification of development and activities in the area of a property on a particular date. Historic topographic maps show physical features and land use such as structures, wetlands, roadways, and mines over time.

City Directories have been published for major cities and towns across the United States since the 19th century. City Directories published in the 20th century included a street index for each street address during a given year. City Directories are a valuable source of historical information with regard to site tenancy and use.

Fire insurance maps are detailed drawings that show the location and use of structures on a given property during specific years. These maps were originally utilized by insurance companies to assess fire risk, but are now utilized as a valuable source of historical and environmental-risk information. Fire insurance maps typically exist for cities with populations of 2,000 or more, the coverage dependent on the location of the property.

Land title records and building department records may include information concerning a specific parcel, property development, previous use, and AUL.

4.1 Historical Use

From the historical information reviewed, ENERCON concludes the subject property was developed with a residential structure from at least 1889 to at least 1911. The addresses associated with this historical structure were 1222 and 1224 Franklin Street. Records on file with the Oakland Building Services Division (OBSD) did not include permits for the construction or demolition of the former on-site residential structure, or the construction of the existing on-site commercial building; however, according to information provided by Mr. Banker, the subject property was redeveloped with the existing multi-unit commercial retail and office building in 1914. Former tenants include office, medical, dental, printing, and retail businesses.

Based on the information reviewed, it appears that the historical review has not identified evidence of RECs in connection with the subject property's historical use.

4.1.1 Summary of Historical Use

ENERCON reviewed readily available/reasonably ascertainable historical sources to determine past uses of the subject and adjoining properties. Historical sources reviewed may have included a combination of aerial photographs, topographic maps, fire insurance maps, city directories, building department records, recorded land title records, and other historical sources. If an attempt to obtain fire insurance maps was made, but none were available a "no coverage letter" letter was obtained. The following table is summary of the historical research.

4.1.1 Summary of Historical Use (continued)

Historical Summary

Date	Source	Subject Property	Adjoining Property
1889	Insurance Maps	The property consists of one residential structure with two dwellings (1222 and 1224 Franklin Street) with a stable/shed on the southeast side	<p>Northwest: Franklin Street, beyond which is developed with two dwellings and stables/sheds</p> <p>Northeast: Developed with a dwelling with stables/sheds and a garage</p> <p>Southeast: Developed with two dwellings</p> <p>Southwest: Developed with First Presbyterian Church, with carriage house, classrooms, and shed</p>
1911	Insurance Maps	No change from the 1889 map	<p>Northwest: Franklin Street, beyond which is developed with a dwelling and vacant land</p> <p>Northeast: Developed with two dwellings</p> <p>Southeast: No change from the 1889 map</p> <p>Southwest: Developed with First Presbyterian Church</p>
1950	Insurance Maps	The property is completely developed as an office building with three units (1428, 1430, and 1432 Franklin Street)	<p>Northwest: Franklin Street, beyond which is developed with commercial buildings</p> <p>Northeast: Developed with a multi-unit commercial building and an office building</p> <p>Southeast: Developed with Tire Sales & Service & Garage</p> <p>Southwest: Developed with a multi-unit building with a dance hall, restaurant, and stores</p>
1957	Insurance Maps	No change from the 1950 map, except that one office (1430 Franklin Street) is unoccupied	<p>Northwest: No change from the 1950 map</p> <p>Northeast: Developed with a multi-unit commercial building with post office and an office building</p> <p>Southeast: No change from the 1950 map</p> <p>Southwest: No change from the 1950 map</p>

4.1.1 Summary of Historical Use (continued)

1964	Insurance Maps	No change from the 1957 map	<p>Northwest: Franklin Street, beyond which is developed with a parking lot, office, and stores</p> <p>Northeast: No change from the 1957 map</p> <p>Southeast: No change from the 1957 map</p> <p>Southwest: No change from the 1957 map</p>
1965	Insurance Maps	No change from the 1964 map except that the office building appears to have been divided into four units	<p>Northwest: No change from the 1964 map</p> <p>Northeast: No change from the 1964 map</p> <p>Southeast: No change from the 1964 map</p> <p>Southwest: Completely developed as a parking lot</p>
1969	Insurance Maps	No change from the 1965 map except that the office building appears to have been divided into four units	<p>Northwest: No change from the 1965 map</p> <p>Northeast: No change from the 1965 map</p> <p>Southeast: No change from the 1965 map</p> <p>Southwest: Completely developed as a parking lot</p>
1939, 1946 and 1958	Aerial Photographs	Consists of a commercial structure	<p>Northwest: Franklin Street with commercial structures beyond</p> <p>Northeast: Commercial structures</p> <p>Southeast: Commercial structures</p> <p>Southwest: Commercial structure</p>
1968, 1974, 1984, 1993, 1999, 2005, 2009 and 2012	Aerial Photographs	Consists of a commercial structure	<p>Northwest: Franklin Street with a parking lot and commercial structures beyond</p> <p>Northeast: Commercial structures</p> <p>Southeast: Commercial structures</p> <p>Southwest: Parking lot</p>
1920	City Directories	Franklin Street - No listing for 1428-1432	<p>Northwest: Franklin Street - Ra Do Gas Radiator Co (1433)</p> <p>Northeast: Franklin Street - Stephenson WM A and Franklin</p>

4.1.1 Summary of Historical Use (continued)

			Candy Store (1440), Charpie Mrs JBR (1450)
1925	City Directories	Franklin Street - Knight Harry C Bldr (1428); Davidson John Loans, Oakland Mortgage & Finance Co (1432)	<p>Northwest: Franklin Street - McHenry & Ellis RI Est (1433), Various commercial offices (1441), White ZW and Koffee Kaddy (1445), Pac Steamship Co (1451)</p> <p>Northeast: 15th Street - Albany Barber shop and various commercial offices (386)</p> <p>Southeast: Webster Street - Dalma Garage (1433)</p> <p>Southwest: Franklin Street - ClnG & Dyng Works (1422)</p>
1933	City Directories	Franklin Street - Anderson & Knox Ins, Landis & Ellis General Insurance, Down Godfrey C Ins Adj, Heard Kessler Inc, Pierce & Olds General Insurance (1428), East Bay Title Insurance Co (1430)	<p>Northwest: Franklin Street - Brayton & Forster Restr (1433), Kling Dawers Stationery Co Inc office supplies, printing, engraving(1437), Various commercial offices (1441), Calvin Philips & Co (1447)</p> <p>Northeast: Franklin Street - Doster Typewriter Co (1440), Chambers Frank D Real Estate (1446), Western Loan & Building Co (1450)</p> <p>Northeast: 15th Street - Porter WME Letter Shop (375), Various commercial offices (377), Nopel Fred G Drugs (379), SF Chronicle (381), Caruso Victor Beauty Shop (383)</p>
1938	City Directories	Franklin Street - Chambers Frank D Co Real Estate (1428), Oakland Federal Savings & Loan Assn (1432)	<p>Northwest: Franklin Street - Chicken Pie Shop (1433), Kling Dawers Stationery Co Inc (1437), Various commercial offices (1441), The Swiss Creamery (1445), Gabriel Walter N Co (1447)</p> <p>Northeast: Franklin Street - Royal Portable Dealer and Doster Typewriter Co (1440), Various commercial offices (1444)</p> <p>Northeast: 15th Street - EB Co Realtors(369), Various commercial offices (375), Various commercial offices (377), Nopel Prescription Pharmacy (379), SF Chronicle (381), Betsy Ross Beauty Salon & Swedish Massage Parlor (383)</p> <p>Southeast: Webster Street - Abrusci Motor Co City Service Garage</p>

4.1.1 Summary of Historical Use (continued)

			(1433) Southwest: Franklin Street - Alameda Co Non Partisan Good Gov (1422), Sweet WLR (1424)
1943	City Directories	Franklin Street - Chambers & Tate Inc Real Est (1428), Oakland Federal Savings & Loan Assn (1432)	Northwest: Franklin Street - Bonson Roy Restr (1433), Mendel Wilbur Frances furn (1437), Various commercial offices (1441), Winant F Theo Rstr (1445), Gabriel Walter N Co (1447) Northeast: Franklin Street - Wooley Mabel Mrs Beauty Shop (1442), B (1446), Harbert Elmer E Mayme V Cigars (1450) Northeast: 15th Street - Olander Helga Mrs Restr (377), Nopel Fred G Jessica A Drugs (379), SF Chronicle (381), Williams Alica A Beauty Shop (383), Levinson Morris Cecelia Liquors (385), Bosco Jack Josephine Barber (389) Southeast: Webster Street - Abrusci City Tire Service Garage (1433) Southwest: Franklin Street - Morrill Ella M Mrs Bakery (1422), Weston Scotty Cecelia Dance Studio (1424)
1945	City Directories	Franklin Street - Pollard & White RI Est, Thompson M & Co Inc Ins (1428), United States Government (1430)	Northwest: Franklin Street - Ceros Photo Studio (1429), Various commercial offices (1441), Gabriel Walter N Co (1447) Northeast: Franklin Street - Hops A Tailor (1440), Town House Beauty Salon (1442), Various commercial offices (1444) Northeast: 15th Street - EB Co Realtors(369), Oakland Real Estate Board (375), The Scanadanavia Rstrnt (377), The Betsy Ross Beauty Shop & Slenderizing Salon (383) Southeast: Webster Street - Abrucci City Tire Service Whsle Retl (1433) Southwest: Franklin Street - Sweet WLR (1422)
1950	City Directories	Franklin Street - Thompson M & Co Inc Int, White & Pollard RI Est (1428), Davies & Mejia (1430), Oakland Federal Savings & Loan Assn (1432)	Northwest: Franklin Street - Chow & Chat Café (1433), Nations WM NR (1437) Northeast: Franklin Street - Hops A

4.1.1 Summary of Historical Use (continued)

			<p>Tailor (1440), Various commercial offices (1444)</p> <p>Northeast: 15th Street - EB Co Realtors and Improvement Bond Co(369)</p> <p>Southeast: Webster Street - Abrusci Motor Co and City Tire & Break Service Whsle Retl (1433)</p> <p>Southwest: Franklin Street - Womens Exchange Lunch (1424)</p>
1955	City Directories	Franklin Street - Pollard & White RI Est, Thompson & Co Inc Ins, Chas M Chandler Ins Agency, Hansen Roy D RI Est (1428), Oakland Federal Savings & Loan Assn, Coureen F D RI Est (1432)	<p>Northwest: Franklin Street - Commercial (1429), Chow & Chat Café (1433), Various commercial offices (1441), Red Coach (1445)</p> <p>Northeast: Franklin Street - Hops A Tailor (1440), Various commercial offices (1444), United States Government (1446)</p> <p>Northeast: 15th Street - EB Co Realtors(369), Moyer Realty Co (375), SF Chronicle (377), Catholic Gift Shop (379), Fulton Lunch (381), Porter FF Co Real Est (383), Three Eighty Five Club (385), Popular Piano Studio and Marie Antoinette Beauty Salon (386)</p> <p>Southeast: Webster Street - City Tire & Brake Service Whsle Retl (1433)</p>
1962	City Directories	Franklin Street - Gutte Henry W, Hansen Roy D RI Est, Pollard & White RI Est, Thompson M & Co Inc Ins (1428)	<p>Northwest: Franklin Street - Oakland Loan Dept (1437), Various commercial offices (1441), Pecks Cocktail Lounge (1445), Station B (1446)</p> <p>Northeast: Franklin Street - Fit Rite Tailors (1440), Fruit Fountain (1442), Franklin Hearing Aid Co Inc (1444)</p> <p>Northeast: 15th Street - Field EB Co Realtors and Field Chichester Co(369), Moyer Realty Co and Sanderson Ray S & Co RI Est(375), James F Realty & Investment Co (377), Catholic Gift Shop (379), Fulton Lunch (381), Porter FF Co Real Est (383), Three Eighty Five Club (385), Popular Piano Studio (386)</p>

4.1.1 Summary of Historical Use (continued)

			<p>Southeast: Webster Street - City Tire & Brake Service Whsle Retl (1433)</p> <p>Southwest: Franklin Street - Lydias Sandwich Shop (1422)</p>
1967	City Directories	<p>Franklin Street - Birr Wilson & Co Inc Stock Brokers (1428), Campbell Homer & Jr Lwyr, Glaze DL Co Ins Adj, Hall Thayer Consulting Eng, Hammarberg Herman Archt Inc Consultants, Moore Vernon A Lawyrs, Moran Lawlor & Rhea Lwyr, Western Motor Tariff Bureau (1430), Watson Donald Jr & Associates Ins Brokers (1432)</p>	<p>Northwest: Franklin Street - Vacant (1437), Various commercial offices (1441), Vacant (1445)</p> <p>Northeast: Franklin Street - Ramon S Barber Shop (1440), Wall Street West Coffee Shop (1442), Franklin Optical Co Hearing (1444), US Post Office Ste B (1446), Post office Smoke Shop (1450)</p> <p>Northeast: 15th Street - Field EB Co Realtors(369), Moyer Realty Co (375), Catholic Gift Shop (379), Fulton Lunch (381), Porter FF Co Real Est (383), Three Eighty Five Club (385), Modern Piano Studio (386), Vacant (389)</p> <p>Southeast: Webster Street - City Tire & Brake Service Whsle Retl (1433)</p>
1970	City Directories	<p>Goodway Copy Centers (1428), American Institute of Architects East Bay Chapter, Clark Investment Co, Coast Capital Corporation, Gingrich John J RI Est, Hammarberg & Herman AIA Architects, Hendricks L L RI Est, Moore & Higgins Attys, Lasar Placement Agcy, Moran Lawlor & Rhea Attys (1430), California Service Satation Dealers & Operators Safety Association Inc, Watson Walk & Pensotti Inc Investmt & Inc Brokers, Classics Inc (1432)</p>	<p>Northwest: Franklin Street - Brady Herbert Dr Dntst (1437), Various commercial offices (1441)</p> <p>Northeast: Franklin Street - Ramon S Barber Shop (1440), Franklin Hearing Aid Co Inc (1444), United States Government (1446)</p> <p>Northwest: 15th Street - The Armed Forces Diamond Sales (401)</p> <p>Northeast: 15th Street - Field EB Co Realtors(369), Moyer Realty Co (375), Metropolitan Builders (377), Fulton Lunch (381), Porter FF Co RI Est (383), Modern Piano Studio (386)</p> <p>Southeast: Webster Street - City Tire & Brake Service Whsle Retl (1433)</p>
1975	City Directories	<p>Franklin Street - CPT Corp (1428), Nelsen Robert Atty, Clark Investment On, Coast Capital Corporation RI Est Loans, Hammarberg Herman & Johnson Architects, Moore & Higgins Attys,</p>	<p>Northwest: Franklin Street - Various commercial offices (1441)</p> <p>Northwest: 15th Street - The Armed Forces Diamond Sales (401)</p>

4.1.1 Summary of Historical Use (continued)

		Lasar Placement Agcy, Meyer Judith Atty (1430)	<p>Northeast: Franklin Street - Franklin Hearing Aid Co Inc (1444), The Ivy Tree (1442)</p> <p>Northeast: 15th Street - Moyer Realty Co (375), Metropolitan Builders (377), Fulton Lunch (381), Porter FF Co RI Est (383), La Vall S Coffee Shop (389)</p>
1980	City Directories	Franklin Street - Young Bruce Chiropractic Corporation (1428), Cal Western Life Insurance Co, Coast Capital Corporation RI Est Loans, Consummate Marketing Co Inc, Goldstein Robert A, Lasar Placement Agcy, Legal Beagle, Wheatley Horace Atty (1430, Mac Bobs Printing (1432)	<p>Northwest: Franklin Street - Brady Herbert Dr Dntst (1437), Various commercial offices (1441) Taylor Jack B & Associates Medi and Oakland Hearing Aid Center (1445)</p> <p>Northeast: Franklin Street - Kwan Harry Custom Tailoring & Alterations (1440), Sida Restaurant (1442), Franklin Hearing Aid Co Inc (1444), B (1446)</p> <p>Northeast: 15th Street - Field EB Co Realtors(369), Moyer Realty Co (375), Metropolitan Builders (377), Hitchcock LE & Associates Watch Reprng (379), Fulton Lunch (381), Lox Fashions (383), Three Eighty Five Club (385), Milans C (389)</p>
1986	City Directories	Franklin Street - Leong & Chau Chiropractic Clinic, Young Bruce Chiropractic Corporation (1428), Coast Capital Corporation RI Est Loans (1430), Dr Ong Optmtrsts (1432)	<p>Northwest: Franklin Street - Various commercial offices (1441), Drummond Robert Numismatist (1445)</p> <p>Northwest: 15th Street - Oakland Ensemble Theater (401)</p> <p>Northeast: Franklin Street - Kwan Harry Custom Tailoring & Alterations (1440), Canton Restaurant (1442), Ritchie & Ritchie (1499)</p> <p>Northeast: 15th Street - EB Co Realtors(369), Colbert Design Studio (379), Golden Oak Restaurant (381), Three Eighty Five Club (385), Carmen's Corner (387)</p> <p>Southeast: Webster Street - Various commercial offices (1433)</p>
1992	City Directories	Franklin Street - Leong & Chau Chiropractic Clinic (1428), Kemp Ballinger G Atty at Law, Ammon Barry, Coast Capital Corporation, Consummate Marketing Co Inc, Goldstein Robert A, Lasar	<p>Northwest: Franklin Street - Brady Herbert Dr (1437), Various commercial offices (1441), Franklin Hearing Aid Co (1445)</p> <p>Northwest: 15th Street - Aldon</p>

4.1.1 Summary of Historical Use (continued)

		Placement Agcy, Legal Beagle (1430), Ong Ralph Dr (1432)	<p>Computer Group (401)</p> <p>Northeast: Franklin Street - Kwan Harry Custom Tailoring & Alterations (1440), Canton Restaurant (1442), Ritchie & Ritchie (1499)</p> <p>Northeast: 15th Street - Miers George & Associates(369), Moyer Realty Co (375), Number One Restaurant (381), Funmakers USA (383), Club (385), Satisfied Nails (389)</p> <p>Southeast: Webster Street - Various commercial offices (1433)</p>
1996	City Directories	Franklin Street - Leong & Chau Chiropractic Clinic (1428), Kemp Ballinger G Atty at Law, Ammon Barry, Coast Capital Corporation, Consummate Marketing Co Inc, Goldstein Robert A, Lasar Placement Agcy, Legal Beagle, Lob Franklin Street Properties (1430), Ong Ralph Dr (1432)	<p>Northwest: Franklin Street - Silux Textiles Company (1437), Various commercial offices (1441), Absolut Entertainment Group and Wang's Fitness Center (1445)</p> <p>Northwest: 15th Street - Aldon Computer Group (401)</p> <p>Northeast: Franklin Street - Kwan Harry Custom Tailoring & Alterations (1440), Canton Restaurant (1442), Bridal Outlet (1444)</p> <p>Northeast: 15th Street - Miers George & Associates(369), First Impression Hair Salon (377), Vietnamese Cuisine (381), Club (385), Satisfied Nails (389)</p> <p>Southeast: Webster Street - Various commercial offices (1433)</p>
2000	City Directories	Franklin Street - D Badesa Inc, Kemp Ballinger G Atty at Law, Ammon Barry, Coast Capital Corporation, Consummate Marketing Co Inc, Goldstein Robert A, Lasar Placement Agcy, Legal Beagle (1430)	<p>Northwest: Franklin Street - Shanghi Wang Restaurant (1437), Various commercial offices (1441), Wang's Fitness Center and Lee June Acupuncture & Herb Clinic (1445)</p> <p>Northwest: 15th Street - Lincoln University (401)</p> <p>Northeast: Franklin Street - Kwan Harry Custom Tailoring & Alterations (1440), Canton Restaurant (1442), ICamera (1444)</p> <p>Northeast: 15th Street - Jackson Discount Insurance Brokerage (375), First Impression Hair Salon</p>

4.1.1 Summary of Historical Use (continued)

			(377), Vietnamese Cuisine (381), Oakland Supply (383), Club (385), Satisfied Nails (389) Southeast: Webster Street - Albers Henry Company (1433)
2006	City Directories	Franklin Street - Tran Tien A DC (1428), Ammon Barry, Caufcmt, Consummate, Economic Devlp, Goldstein, JC Mitchell, Legal Beagle, Marketing Co Inc, Pollack Jeff, Prprtyinvstinc, Roberty A Atty (1430), Clean Skate Shop and Apparel (1432)	Northwest: Franklin Street - Le Tasty Restaurant (1437), Various commercial offices (1441), Wang's Thrptc Med Exercise Evergreen (1445) Northwest: 15th Street - Lincoln University (401) Northeast: Franklin Street - Amads Mediterranean Gril & Caf� (1442), ICamera (1444) Northeast: 15th Street - The Ruckus Society, Third World Majority (369), ACS Consulting Engineers (375), First Impression Hair Salon (377), Vietnamese Cuisine (381), Oakland Health and Nature Healing (383), Satisfied Nails (389) Southeast: Webster Street - Various commercial offices (1433)
2012	City Directories	Franklin Street - ICamera (1428), Ammon Barry, Goldstein Robert A, JC Mitchell Property Investments, Legal Beagle, MBH Enterprises Inc, Oakland United Democratic Campaign (1430), Homeless Action Center (1432)	Northwest: Franklin Street - Le Tasty Restaurant (1437), Yellow Sunshine Healing Center (1441), Oriental Wellness Center (1445) Northwest: 15th Street - Lincoln University (401) Northeast: Franklin Street - Amads Mediterranean Gril & Caf� (1442), Unique Braids and ICamera (1444), Ben (1446) Northeast: 15th Street - Firefighters Local 65 International (369), Satisfied Nails (389) Southeast: Webster Street - Vintara and Tradeswoman Inc (1433)

4.2 Interviews

On November 26, 2013 ENERCON interviewed Mr. Steve Banker, the President of LCB Associates and the broker for the subject property. Mr. Banker has been familiar with the subject property for approximately one year. Mr. Banker indicated that the subject property has been used for office and retail space. Mr. Banker was unaware of any environmental concerns, complaints, permits, violations, or former or existing AST, USTs, or hazardous materials associated with the subject property. Information obtained during the interview regarding current site conditions are contained in the Site Reconnaissance section of this report as appropriate.

4.3 User's Responsibilities

As provided in the ASTM Standard and AAI Rule, it is the "user's" (party seeking to use Practice E 1527/AAI to complete the ESA [i.e. potential purchaser, potential tenant, owner]) responsibility to:

- Search for recorded environmental clean up liens and/or AULs;
- Provide "specialized knowledge" of the subject property and adjoining properties;
- And provide consideration of the relationship of the purchase price to the value of the property, if not contaminated.

Land title records include information concerning a specific parcel or real property and its leases, land contracts, and AULs or restrictive covenants used to eliminate potential exposure scenarios. Land titles can include information concerning land use controls or institutional controls for a specific property. According to ASTM E 1527-05, reasonably ascertainable recorded land title records and lien records filed under federal, tribal, state, or local law should be reviewed to identify environmental liens or AULs. Recorded environmental cleanup liens are encumbrances on property for the recovery of incurred cleanup costs on the part of a state, tribal or federal government agency or other third party. Recorded environmental cleanup liens often provide an indication that environmental conditions either currently exist or previously existed on a property that may include the release or threatened release of a hazardous substance. The existence of an environmental cleanup lien should be viewed as an indicator of potential environmental concerns and as a basis for further investigation into the potential existence of on-going or continued releases or threatened releases of hazardous substances on, at, in, or to the subject property.

The investigation must include a search for recorded environmental cleanup liens. If information is collected by the user, ASTM allows for, but does not require, the information to be provided to the environmental professional. If the user is aware of any specialized knowledge or experience material to RECs in connection with the property, it is the user's responsibility to communicate any information based on such specialized knowledge or experience to the environmental professional.

- The user did not provide ENERCON information resulting from the search of recorded environmental clean up liens and/or AULs.
- The user did not communicate to ENERCON any specialized knowledge or experience material to RECs.

The following table summarizes information provided by Mr. Banker on November 26, 2013.

Question	Response	Enercon/User Comments
Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state or local law?	No	
Are you aware of any activity/use limitations, such as engineering controls, land use restrictions, or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law?	No	
As the user of this ESA do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property an adjoining property so that you would have specialized knowledge of the chemicals	No	

4.3 User's Responsibilities (continued)

and processes used by this type of business?		
Does the purchase price being paid for this property reasonably reflect the fair market value of the property? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?	Unknown	
Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of a release or threatened releases? For example: Do you know the past uses of the property? Do you know of specific chemicals that are present or once were present at the property? Do you know of spills or chemical releases that have taken place at the property? Do you know of any environmental cleanups that have taken place at the property?	No	
As the user of this ESA, based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of contamination at the property?	No	

4.4 Previous Environmental Documentation

No previous environmental reports prepared for the subject property were supplied for ENERCON's review.

5.0 Agency Records Review

In an effort to determine whether the property or nearby sites have reported USTs, hazardous waste generation, or hazardous material releases, regulatory information from the federal and state agencies as required by ASTM were reviewed. Several agencies have published documents that list businesses or properties that have handled hazardous materials or waste or may have experienced site contamination. The federal and state database review was provided by Environmental Data Resources (EDR) of Milford, Connecticut and is reportedly the most recent database information available from each agency (EDR 2013). The number of sites which appear on reviewed databases are listed in the table below. If a database does not include any findings, it is not included on the table below, but can be viewed in the table included in the appended copy of the EDR report. All databases searched and their search range criteria are included in the appendix. ENERCON did not verify the locations and distances of every property listed by EDR. ENERCON verified the location and distances of the properties ENERCON deemed as having the potential to pose an environmental impact to the subject property. The actual location of the listed properties may differ from the EDR listing. The actual distances of the listed properties are based on observations during ENERCON's site reconnaissance.

Map Findings Summary

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
CORRACTS		1	0	0	0	2	NR	2
RCRA-SQG		0.25	6	7	NR	NR	NR	13
RCRA-CESQG		0.25	1	0	NR	NR	NR	1
FUDS		1	0	1	0	0	NR	1
US BROWNFIELDS		0.5	0	0	53	NR	NR	53
EDR US Hist Cleaners		0.25	25	44	NR	NR	NR	69
EDR US Hist Auto Stat		0.25	22	39	NR	NR	NR	61
RCRA NonGen / NLR		0.25	0	2	NR	NR	NR	2
LUST		0.5	12	16	42	NR	NR	70
UST		0.25	2	2	NR	NR	NR	4
HIST UST		0.25	5	6	NR	NR	NR	11
AST		0.25	2	0	NR	NR	NR	2
DRYCLEANERS		0.25	0	1	NR	NR	NR	1
SWEEPS UST		0.25	6	6	NR	NR	NR	12
ENVIROSTOR		1	0	2	0	19	NR	21
NOTIFY 65		1	1	1	0	10	NR	12
HIST CAL-SITES		1	0	0	0	2	NR	2
Alameda County CS		0.5	8	15	42	NR	NR	65
HWP		1	0	0	0	2	NR	2
CA FID UST		0.25	6	5	NR	NR	NR	11
RESPONSE		1	0	1	0	3	NR	4
HIST CORTESE	X	0.5	9	14	35	NR	NR	59
HAZNET	X	TP	NR	NR	NR	NR	NR	1
SLIC		0.5	2	3	17	NR	NR	22
EDR MGP		1	0	0	0	2	NR	2

5.1 Review of Agency Records Search

ENERCON's review of the EDR regulatory database report indicated that the subject property is listed on researched regulatory databases.

Bacharach and Borsuk Properties is listed at 1432 Franklin Street on the Hazardous Waste & Substances Sites List (HIST CORTESE) database. Sites included in this list are designated by the State Water Resources Control Board, the Integrated Waste Board, and the Department of Toxic Substances Control. The EDR Radius Report included no pertinent information related to this listing. No records were identified for this address through the "Cortese List" data resources, which include GeoTracker, EnviroStor, Cease and Desist Orders and Cleanup and Abatement Orders from the Regional Water

5.1 Review of Agency Records Search (continued)

Quality Control Board (RWQCB), solid waste disposal sites identified by the RWQCB with waste constituents above hazardous waste levels outside the waste management unit and the list of hazardous waste facilities subject to corrective action pursuant to Section 25187.5 of the Health and Safety Code. ENERCON contacted the Alameda County Environmental Health Department (ACEHD) for records regarding 1432 Franklin Street and no records were found.

Records available on the California Environmental Protection Agency (Cal EPA) website associate the names Bacharach and Borsuk with a property at 1432 Harrison Street, which is two blocks east of the subject property. 1432 Harrison Street has an open leaking underground storage tank (LUST) case named A Bacharach Trust & B Borsuk. These names were not associated with any other addresses on the Cal EPA website, and are not found in the EDR city directory abstract for the subject property, which suggests that the HIST CORTESE listing is incorrect and is not associated with the subject property.

Dragos Badea is listed at 1430 Franklin Street on the Facility and Manifest Data (HAZNET) database as having disposed of waste oil and mixed oil and "other empty containers of 30 gallons or more" via recycler in 2004. Based on the absence of any reported release to soil or groundwater, this listing does not appear to represent an environmental concern to the subject property. The regulated disposal of material is not considered a REC to the subject property.

ENERCON contacted the Fire Prevention Division of the Oakland Fire Department (OFD), the Certified Unified Program Agency (CUPA) for the City of Oakland on November 15, 2013 for the purpose of conducting a records search of past or current environmental concerns associated with the subject property addresses. No records were found for the subject property addresses of 1428 or 1432 Franklin Avenue. The subject property address of 1430 Franklin Street does not appear in the EDR radius report, GeoTracker, or EnviroStor databases however, records reviewed at the OFD indicated that two 300-gallon heating fuel oil UST were listed as having been removed at 1430 Franklin Street in 2004. Based on a site sketch on the UST Closure/Removal Field Inspection Report, the USTs were located underneath the sidewalk between the on-site building and Franklin Street. Sample analysis found up to 3,800 milligrams per kilogram (mg/kg) total petroleum hydrocarbons as gasoline (TPHg) in soil underneath the UST. The RWQCB environmental screening level for middle distillate fuel oil is 500 mg/kg, which is lower than the concentrations found during tank removal. Groundwater was encountered during tank removal but was not sampled.

A "work plan for over-excavation of contaminated soils" was prepared by AEI Consultants and was submitted to the OFD in 2004, however, no records indicating that the over-excavation or further sampling could be found. No tank removal closure report could be found. According to the OFD Hazardous Materials Inspector, some cases of elevated contamination are referred to the ACEHD. ENERCON contacted the ACEHD for records regarding 1430 Franklin Street and no records were found.

ENERCON contacted the Alameda County Water District (ACWD) on December 6, 2013 for the purpose of conducting a records search of past or current environmental concerns associated with the subject property addresses in an effort to locate other potential files regarding the UST removal. A response from the ACWD is pending. ENERCON will submit an addendum to this report upon receipt of any information.

Due to the elevated concentrations of TPHg in soil, the absence of reports indicating that over-excavation of the contaminated soil had occurred and the lack of a closure document, the former USTs represent an REC for the subject property.

The following table is a summary of sites identified in the EDR regulatory database deemed to have a potential to pose an environmental impact to the subject property. Properties not discussed below, which appeared on local, state, or federally published lists of sites that use or have had releases of hazardous materials, are of sufficient distance and/or situated cross/down-gradient to the subject property, such that impact to the subject property is not likely.

5.1 Review of Agency Records Search (continued)

Detail Summary

Site Name: GARCIA C B
Databases: EDR US Hist Cleaners
Address: 1429 FRANKLIN ST
Distance in feet: Adjoining
Direction: Northwest across Franklin Street
Topographic Gradient: Down-gradient
Comments: This facility is listed in the EDR Historical Cleaners database as a hat cleaner and blocker in 1933. The address no longer exists; however Sanborn maps suggest that the facility was located across Franklin Street in what is now the northwestern adjoining parking lot, approximately 85 feet from the subject property boundary. No records of spills or releases were found in the EDR radius report or on GeoTracker. Based on distance, gradient, and lack of records indicating a spill or release, it is ENERCON's professional opinion that this listing does not represent a REC to the subject property.

Site Name: LIBERTY CLEANING & DYEING WORKS
Databases: EDR US Hist Cleaners
Address: 1422 FRANKLIN CT
Distance in feet: Adjoining
Direction: Southwest
Topographic Gradient: Up-gradient
Comments: This facility is listed in the EDR Historical Cleaners database as a cleaner, dryer, and presser in 1925. The address no longer exists; however Sanborn maps suggest that the facility was located in what is now the southwestern adjoining parking lot, approximately 30 feet from the subject property boundary. City directories list a cleaners at this address in and 1925 and 1928. No records of spills or release were found in the EDR radius report or on GeoTracker. Based on the duration of use as a cleaners and time since the operation and lack of records indicating a spill or release, it is ENERCON's professional opinion that this listing does not represent a REC to the subject property.

Site Name: OAKLAND AREA HOSPITAL SITE
Databases: FUDS
Address:
Distance in feet: 1117
Direction: Southeast
Topographic Gradient: Up-gradient
Comments: This non-adjoining site is listed in the Formerly Used Defense Sites (FUDS) database. According to the EDR report, 4.259 acres of land were used as a station hospital by the U.S. Army Medical Corps from approximately 1943 to 1946. No potential hazards have been identified at the site and no records of spills or release were found in the EDR radius report or on GeoTracker. Based on the distance, gradient and lack of records indicating a spill or release, it is ENERCON's professional opinion that this listing does not represent a REC to the subject property.

5.2 Orphan Properties

The orphan or unmapped site list consists of listed properties that have inadequate address information. However, if street addresses are available, the site locations are checked against the known location of the subject property to determine their relative location from the subject property.

5.2 Orphan Properties (continued)

Based on available address information, business listings, and area reconnaissance, none of the orphan sites are located within the search radius of the subject property.

5.3 Local Agency Records Search

The following is a discussion of record searches performed at local government agencies or personal/telephone contacts made which provided information relevant to the subject property.

ENERCON contacted the OFD, the CUPA for the City of Oakland on November 15, 2013 for the purpose of conducting a records search of past or current environmental concerns associated with the subject property addresses. No records were found for the subject property addresses of 1428 or 1432 Franklin Avenue. Records were found for the subject property address of 1430 Franklin Street and are discussed in section 5.1.

ENERCON contacted the ACEHD on November 27, 2013 for the purpose of conducting a records search of past or current environmental concerns associated with the subject property. No records were found.

ENERCON contacted the RWQCB, on November 15, 2013 for the purpose of conducting a records search of past or current environmental concerns associated with the subject property. According to Ms. Melinda Wong, no records are on file for the subject property addresses.

ENERCON researched the California State Water Resources Control Board GeoTracker database for the purpose of conducting a records search of past or current environmental concerns associated with the subject property. According to the database, no records are on file for the subject property addresses.

ENERCON contacted the OBSD on November 15, 2013 for the purpose of conducting a search of environmental reports on file for the subject property addresses. Building permits on file at the OBSD range from 1924 to 2013 and cover alterations and repairs, signage, plumbing and electrical, re-roofing, and UST removal. The UST removal is discussed in the OFD records section above. Records on file with the OBSD did not include permits for the construction or demolition of the former on-site residential structure, or the construction of the existing on-site commercial building.

6.0 Additional Services

Certain conditions are beyond the scope of ASTM Phase I ESA and are therefore outside the scope of this assessment, unless specifically addressed in this report. Those conditions include but are not limited to:

- Corrosive Drywall (Chinese Drywall)
- Radon
- Asbestos
- 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
- High Voltage Powerlines and Electromagnetic Fields (EMF)
- Environmental Permitting Issues
- Radioactive Materials whether or not under the Jurisdiction of the Nuclear Regulatory Commission

Asbestos-Containing Materials

Asbestos is an incombustible, chemical-resistant, carcinogenic, fibrous mineral. Asbestos containing materials (ACM) have been used extensively in fireproofing, electrical insulation, building materials, brake linings, and chemical filters.

ENERCON's scope of work concerning ACM on the property was designed solely to identify the potential for contamination from the most obvious and common suspect ACMs. The determination of exact quantities and locations of all ACMs was beyond the scope of this ESA. Only readily accessible building materials were observed. Inaccessible areas are not included in our observations since they are normally investigated prior to building renovation or demolition work. Inaccessible areas include, but are not limited to, roofs, pipe chases behind solid walls and ceilings, concealed floor coverings, the interior of machinery and equipment, and the water and sewer system.

A material is considered to be asbestos-containing if it contains greater than one percent asbestos as analyzed by polarized light microscopy (PLM) coupled with dispersion staining techniques. Friable ACM, when dry, can be crumbled, pulverized, or reduced to powder by hand pressure. Non-friable ACM can be crumbled, pulverized, or reduced to powder during machining, cutting, drilling, or other abrasive procedures. Friable ACM is more likely to release fibers when disturbed or damaged than non-friable ACM.

No damaged friable or non-friable presumed ACM were observed by ENERCON. Mr. Banker had no knowledge if ACM investigations had been conducted at the property. Based on the date of construction of the building (1914), it is possible that ACM is present in the subject property building.

Should significant renovation or demolition be planned at the subject property, an asbestos demolition survey should be conducted by a licensed professional in accordance with local, state, and federal regulations.

Radon

Radon is a colorless, odorless, naturally-occurring, radioactive gas originating from the breakdown of uranium in the subsurface. Radon is a known carcinogen implicated as a cause of lung cancer. The US EPA has published a Map of Radon Zones in the United States, which indicates the property is in a Zone 2 potential for radon gas. Zone 2 has a predicted average indoor radon screening level of 2.0 to 4.0

Radon (continued)

picoCuries per liter (pCi/L). The US EPA recommends additional testing and investigation when radon levels are greater than 4.0 pCi/L.

Due to the radon zone and commercial use of the property, radon is considered a low environmental concern.

Lead-Based Paint

Paints manufactured before 1960 were heavily leaded. Lead content was tapered off until 1978 when lead was banned from use in household paint. Lead is toxic to humans, especially children because of their size and weight. High concentrations of lead are believed by some medical authorities to cause mental retardation, seizures, coma, and death in children. Adults may suffer severe nervous disorders, but are less likely to die from acute lead exposure. Lead-based paint (LBP) in good condition is not usually a problem except in places where painted surfaces rub against each other and create dust, such as the friction surfaces of a painted window.

The US EPA does not publish a guideline or threshold limit specifically for lead in paint for private housing; however, the LBP Poisoning Prevention Act requires public housing projects to be inspected for LBP. Under the statute, LBP is defined as paint containing at least 0.5% lead by weight. Lead concentrations above this limit must be managed with an Operations and Maintenance (O&M) Program, or be abated if in poor condition. The 0.5% threshold is equivalent to 5,000 mg/kg (parts per million) of lead.

No damaged painted surfaces were observed by ENERCON during the site visit. Painted surfaces appeared to be in good condition. Mr. Banker had no knowledge if lead-based paint (LBP) investigations had been conducted at the property. Based on the date of construction of the building (1914), it is possible that LBP is present in the subject property building.

Should significant renovation or demolition be planned at the subject property, a LBP investigation should be conducted by a licensed professional in accordance with local, state, and federal regulations.

Water Intrusion

Molds can be found almost anywhere, and will grow on virtually any organic substance as long as moisture and oxygen are present. There are molds that grow on wood, paper, carpet, foods, and insulation. When excessive moisture accumulates in buildings or on building materials, mold growth will often occur, particularly if the moisture source remains undiscovered, untreated, or ignored. It is impossible to eliminate all molds and mold spores in the indoor environment; however, mold growth can be controlled indoors in most cases by controlling the amount of moisture available. Moisture issues can result from many causes, including uncontrolled humidity, leaking roofs, plumbing or piping issues, condensation on water lines, etcetera. Delayed or insufficient maintenance practices are usually associated with moisture problems in commercial-use and multi-family residential buildings. Molds reproduce by propagating spores that usually cannot be seen without magnification. Mold spores continuously travel through the air and, after landing on a damp surface, begin to grow. Mold growth occurs through digestion of the parent material, which is destroyed as a result of this process.

No evidence of mold or areas of water infiltration were observed either by visual or olfactory means during the site assessment. This does not preclude or rule out the possibility of mold-related issues. According to Mr. Banker, no tenants have filed complaints regarding health problems, musty odors, or water leaks pertaining to mold. Outward and obvious signs of mold that could affect indoor air quality or deteriorate concealed, structural building materials were not observed.

There were no reported issues from the property management or from the municipal code enforcement office that mold had either been a past concern or is a current concern at the subject property. ENERCON was not provided with information concerning any water intrusion events or response plans or mold remediation plans; in addition, ENERCON was not provided with any site personnel mold/water

Water Intrusion (continued)

intrusion training plans. Therefore, no assessment or recommendations or opinions are provided as to the actual or potential presence or severity of water intrusion or mold events at the site or as to the adequacy of any mold/water intrusion training or maintenance or response plans.

7.0 Findings

The following summarizes the findings of this assessment.

7.1 Property Description and Observations

The subject property is located on the southeast side of Franklin Street approximately 100 feet south of 15th Street. The subject property is identified by APN 008-0624-045 and consists of approximately 0.17 acres. The subject property consists of a 13,834 square-foot two-story office/retail building constructed in 1914. The current occupants are as follows:

- 1428 Franklin Street - iCamera
- 1430 Franklin Street - Priority Analysis, Business Energy Safety Training, Inner Action Sports Rehab, National Association for the Advancement of Colored People and Affiliates, Sweet Cups, Dragos Badea, Transparent Properties Incorporated, Berry Ammon and Legal Beagle
- 1432 Franklin Street - Homeless Action Center

The building is constructed on a concrete slab of wood frame with concrete block and stucco exteriors with a flat composition material roof. Interior finishes include vinyl, carpet, decorative concrete, and decorative glass floors; wood paneling, sheet rock, and plaster finished walls; and acoustic ceiling tile, wood paneling, and plaster finished ceilings.

No foundations, ruins, or indications of previous structures were observed.

No evidence of RECs in connection with the property was identified during the site reconnaissance.

The subject property is located within a commercial/retail mixed-use area. The subject property is bound to the northwest by Franklin Street, beyond which is a parking lot and commercial businesses; to the northeast by commercial and retail businesses; to the southeast by commercial businesses; and to the southwest by a parking lot.

7.2 Historical Use

From the historical information reviewed, ENERCON concludes the subject property was developed with a residential structure from at least 1889 to at least 1911. The addresses associated with this historical structure were 1222 and 1224 Franklin Street. Records on file with the OBSD did not include permits for the construction or demolition of the former on-site residential structure, or the construction of the existing on-site commercial building; however, according to information provided by Mr. Banker, the subject property was redeveloped with the existing multi-unit commercial retail and office building in 1914. Former tenants include office, medical, dental, printing, and retail businesses.

Based on the information reviewed, it appears that the historical review has not identified evidence of RECs in connection with the subject property's historical use.

7.3 Review of Federal and State Record Search

ENERCON's review of the EDR regulatory database report indicated that the subject property is listed on researched regulatory databases.

Bacharach and Borsuk Properties is listed at 1432 Franklin Street HIST CORTESE database. Sites included in this list are designated by the State Water Resources Control Board, the Integrated Waste Board, and the Department of Toxic Substances Control. The EDR Radius Report included no pertinent information related to this listing. No records were identified for this address through the "Cortese List" data resources, which include GeoTracker, EnviroStor, Cease and Desist Orders and Cleanup and Abatement Orders from the RWQCB, solid waste disposal sites identified by the RWQCB with waste constituents above hazardous waste levels outside the waste management unit and the list of hazardous waste facilities subject to corrective action pursuant to Section 25187.5 of the Health and Safety Code. ENERCON contacted the ACEHD for records regarding 1432 Franklin Street and no records were found.

7.3 Review of Federal and State Record Search (continued)

Records available on the Cal EPA website associate the names Bacharach and Borsuk with a property at 1432 Harrison Street, which is two blocks east of the subject property. 1432 Harrison Street has an open LUST case named A Bacharach Trust & B Borsuk. These names were not associated with any other addresses on the Cal EPA website, and are not found in the EDR city directory abstract for the subject property, which suggests that the HIST CORTESE listing is incorrect and is not associated with the subject property.

Dragos Badea is listed at 1430 Franklin Street on the Facility and Manifest Data (HAZNET) database as having disposed of waste oil and mixed oil and "other empty containers of 30 gallons or more" via recycler in 2004. Based on the absence of any reported release to soil or groundwater, this listing does not appear to represent an environmental concern to the subject property. The regulated disposal of material is not considered a REC to the subject property.

ENERCON contacted the OFD, the CUPA for the City of Oakland on November 15, 2013 for the purpose of conducting a records search of past or current environmental concerns associated with the subject property addresses. No records were found for the subject property addresses of 1428 or 1432 Franklin Avenue. The subject property address of 1430 Franklin Street does not appear in the EDR radius report, GeoTracker, or EnviroStor databases however, records reviewed at the OFD indicated that two 300-gallon heating fuel oil UST were listed as having been removed at 1430 Franklin Street in 2004. Based on a site sketch on the UST Closure/Removal Field Inspection Report, the USTs were located underneath the sidewalk between the on-site building and Franklin Street. Sample analysis found up to 3,800 mg/kg TPHg in soil underneath the UST. The RWQCB environmental screening level for middle distillate fuel oil is 500 mg/kg, which is lower than the concentrations found during tank removal. Groundwater was encountered during tank removal but was not sampled.

A "work plan for over-excavation of contaminated soils" was prepared by AEI Consultants and was submitted to the OFD in 2004, however, no records indicating that the over-excavation or further sampling could be found. No tank removal closure report could be found. According to the OFD Hazardous Materials Inspector, some cases of elevated contamination are referred to the ACEHD. ENERCON contacted the ACEHD for records regarding 1430 Franklin Street and no records were found.

ENERCON contacted the ACWD on December 6, 2013 for the purpose of conducting a records search of past or current environmental concerns associated with the subject property addresses in an effort to locate other potential files regarding the UST removal. A response from the ACWD is pending. ENERCON will submit an addendum to this report upon receipt of any information.

Due to the elevated concentrations of TPHg in soil, the absence of reports indicating that over-excavation of the contaminated soil had occurred and the lack of a closure document, the former USTs represent an REC for the subject property.

Remaining sites which appeared on local, state, or federally published lists of sites that use or have had releases of hazardous materials, are of sufficient distance and/or situated cross/down-gradient to the subject property, such that impact to the subject property is not likely.

8.0 Conclusions

We have performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E 1527 of the subject property. Any exceptions to, or deletions from, this practice are described in the Deviation section of this report. This assessment has revealed no evidence of RECs in connection with the subject property except for the following:

Due to the elevated concentrations of TPHg in soil, the absence of reports indicating that over-excavation of the contaminated soil had occurred and the lack of a closure document, the former USTs represent an REC for the subject property.

References

American Society for Testing and Materials (ASTM) 2005. Practice E 1527-05 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.

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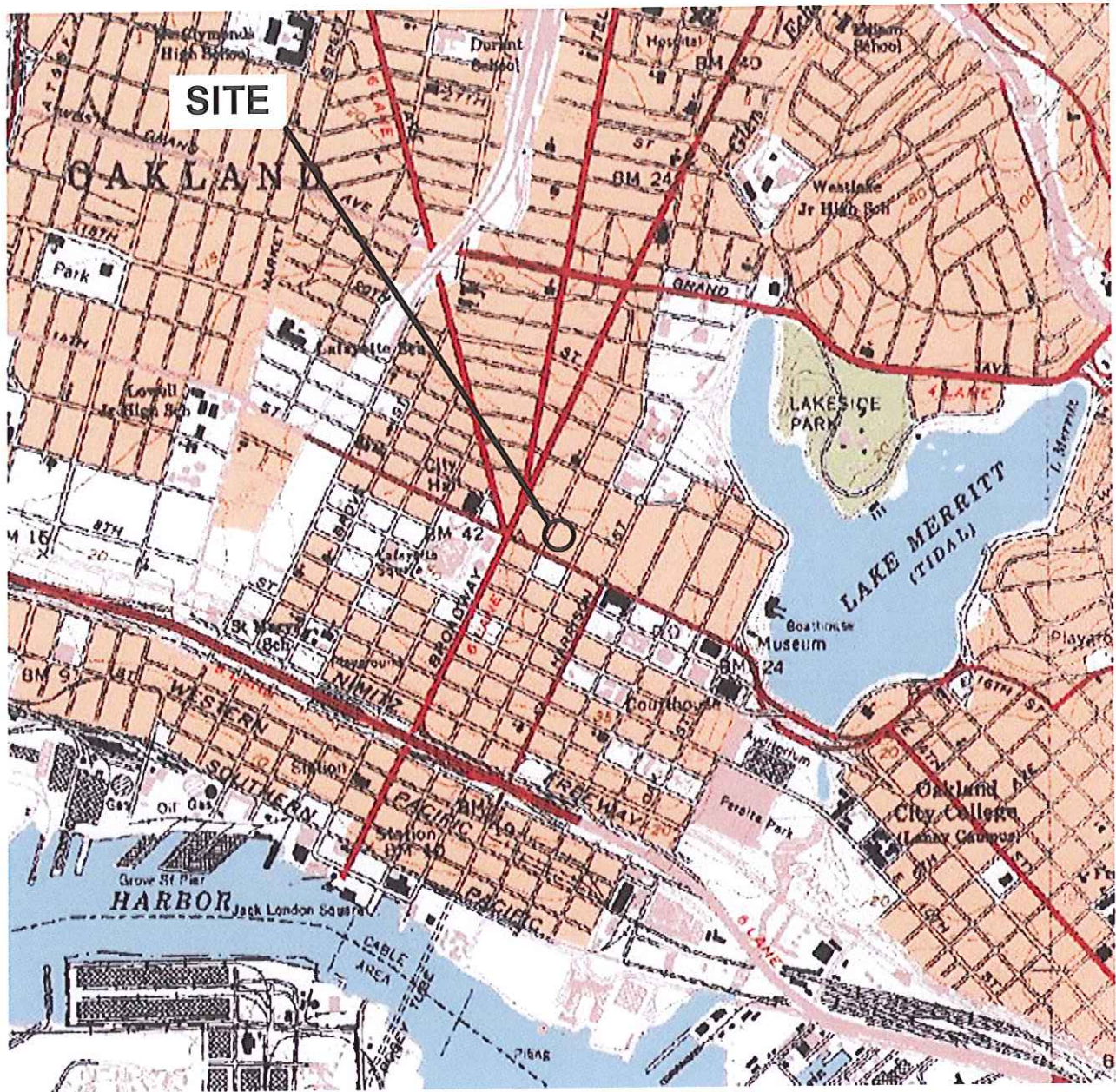
EDR. 2013. City Directory Abstract, Inquiry number 3187770.5s, California Rural Legal Assistance, Incorporated, 1428-1432 Franklin Street Oakland, CA. December 4.

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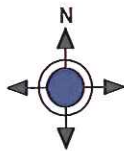
2013 First Semi-Annual Groundwater Monitoring and Sampling Report prepared by Conestoga-Rovers & Associates for the Alameda County Environmental Health Services (ACEHS) for the Former Chevron Station located at 1633 Harrison Street.

U.S. Environmental Protection Agency. 2005. "Standards and Practices for All Appropriate Inquiries; Final Rule" (40 Code of Federal Regulations Part 312). Federal Register Vol. 70, No. 210. November 1.

Figures



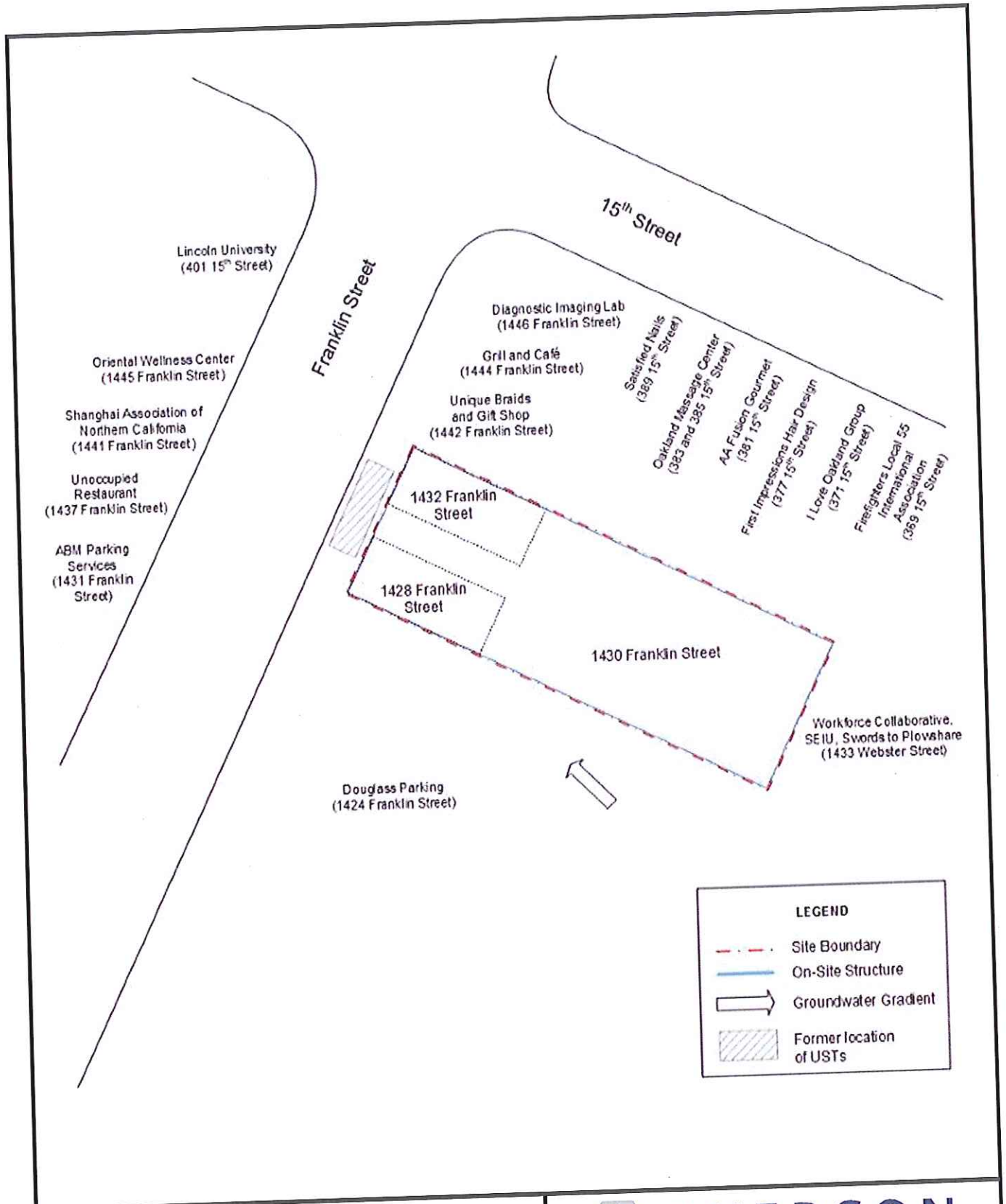
Union Bank
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 1428, 1430, & 1432 Franklin Street
 Oakland, California



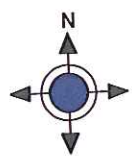
Not to Scale



Figure 1
 Site Location Map



Union Bank
 CALIFORNIA RURAL LEGAL ASSISTANCE, INC.
 1428, 1430, & 1432 Franklin Street
 Oakland, California



Not to Scale



Figure 2
 Site Map

Photographs



1 : Northeast view of the subject property as seen from the northwest



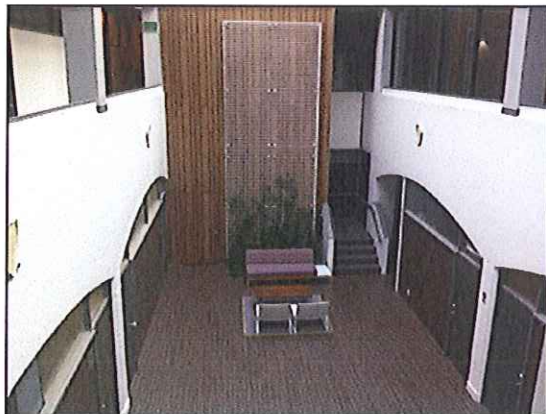
2 : Southeast side of the subject property as seen from the southwest



3 : Southwest side of the subject property as seen from the southwest



4 : General view of entrance way to 1430 Franklin Street



5 : General view of atrium in 1430 Franklin Street



6 : General view of an unoccupied office unit in 1430 Franklin Street



7 : Bottles of ammonia solution on roof access stairway in 1430 Franklin Street



8 : Electrical/storage closet in entrance way of 1430 Franklin Street



9 : Storage closet in 1430 Franklin Street Unit 100



10 : General view of 1428 Franklin Street



11 : General view of 1432 Franklin Street



12 : General view of bathroom in 1432 Franklin Street



13 : Potential former location of heating oil underground storage tank



14 : Northeastern adjoining property as seen from Franklin Street



15 : Northeastern adjoining property as seen from 15th Street



16 : Southeastern adjoining property, as seen from Webster Street



17 : Southwestern adjoining property



18 : Northwestern adjoining property

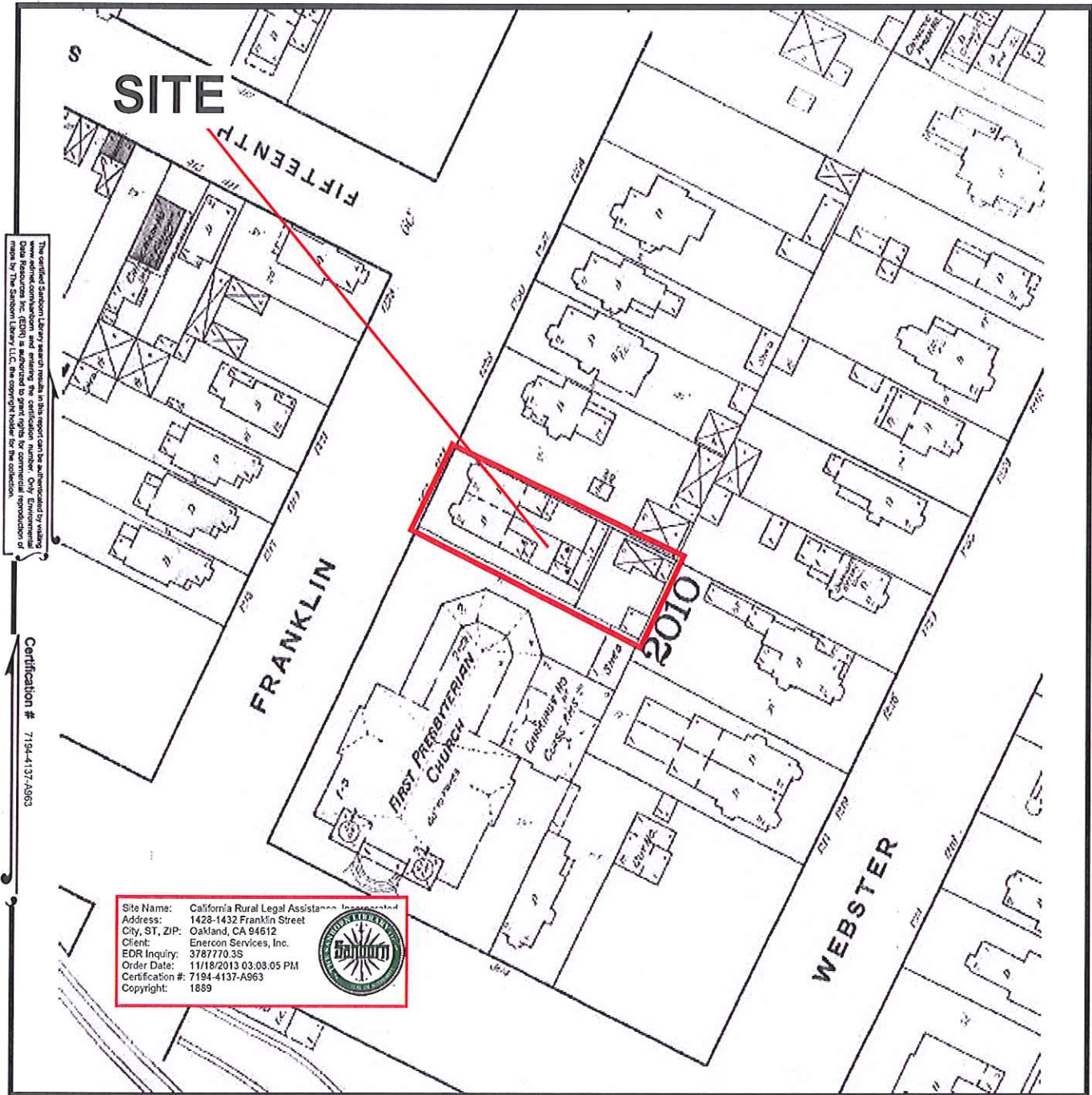


19 : Northwestern adjoining property



20 : Northwestern adjoining property

Historical Research Documentation



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 Address: 1428-1432 Franklin Street
 City, ST, ZIP: Oakland, CA 94612
 Client: Enercon Services, Inc.
 EDR Inquiry: 3787770.3S
 Order Date: 11/18/2013 03:08:05 PM
 Certification #: 7194-4137-A963
 Copyright: 1889



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1889 Sanborn Map

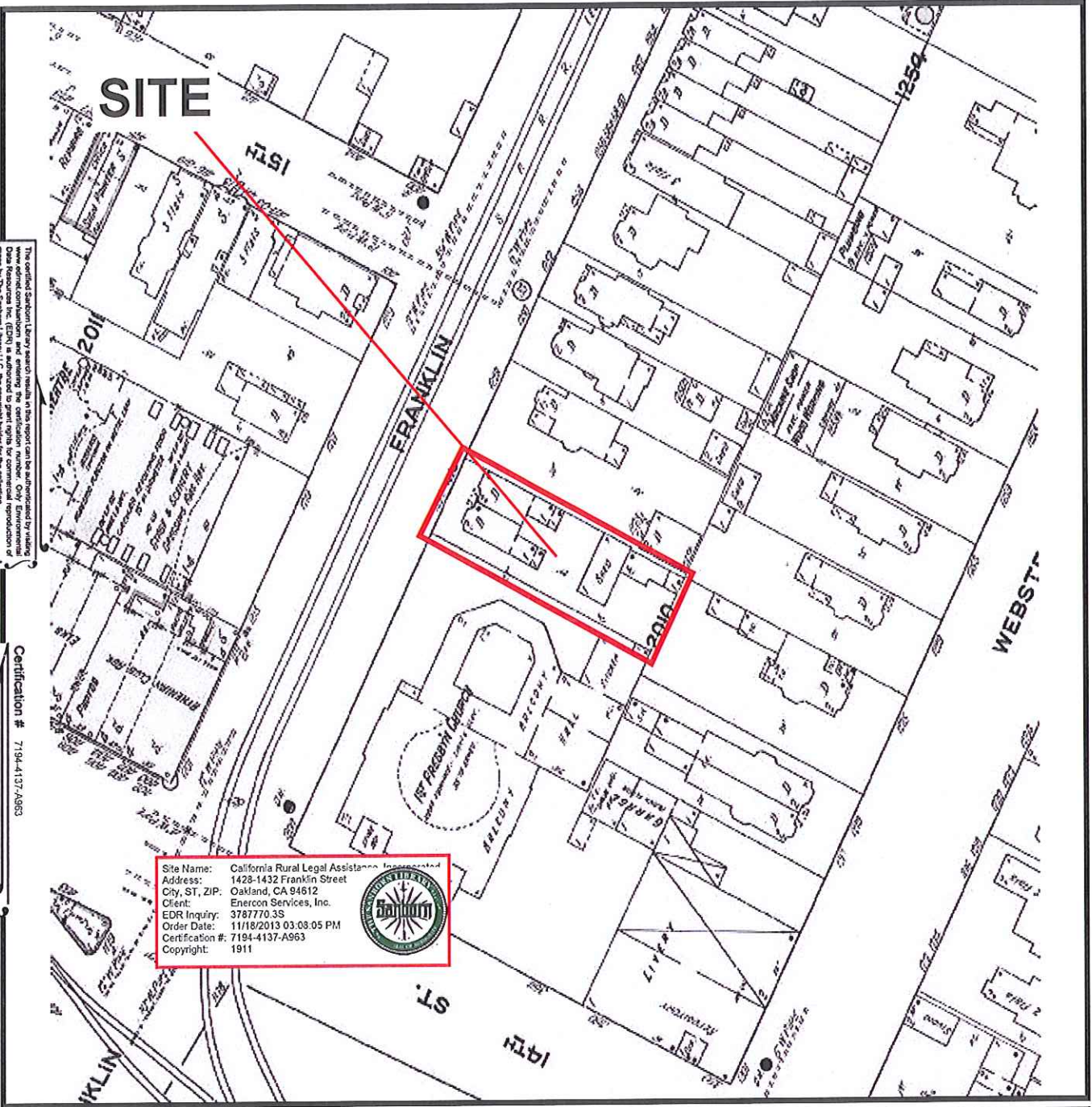
Project No: UBOC407

SITE

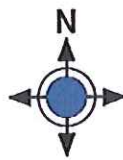
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 Oakland, CA 94612



Not to Scale



1911 Sanborn Map

Project No: UBOC407

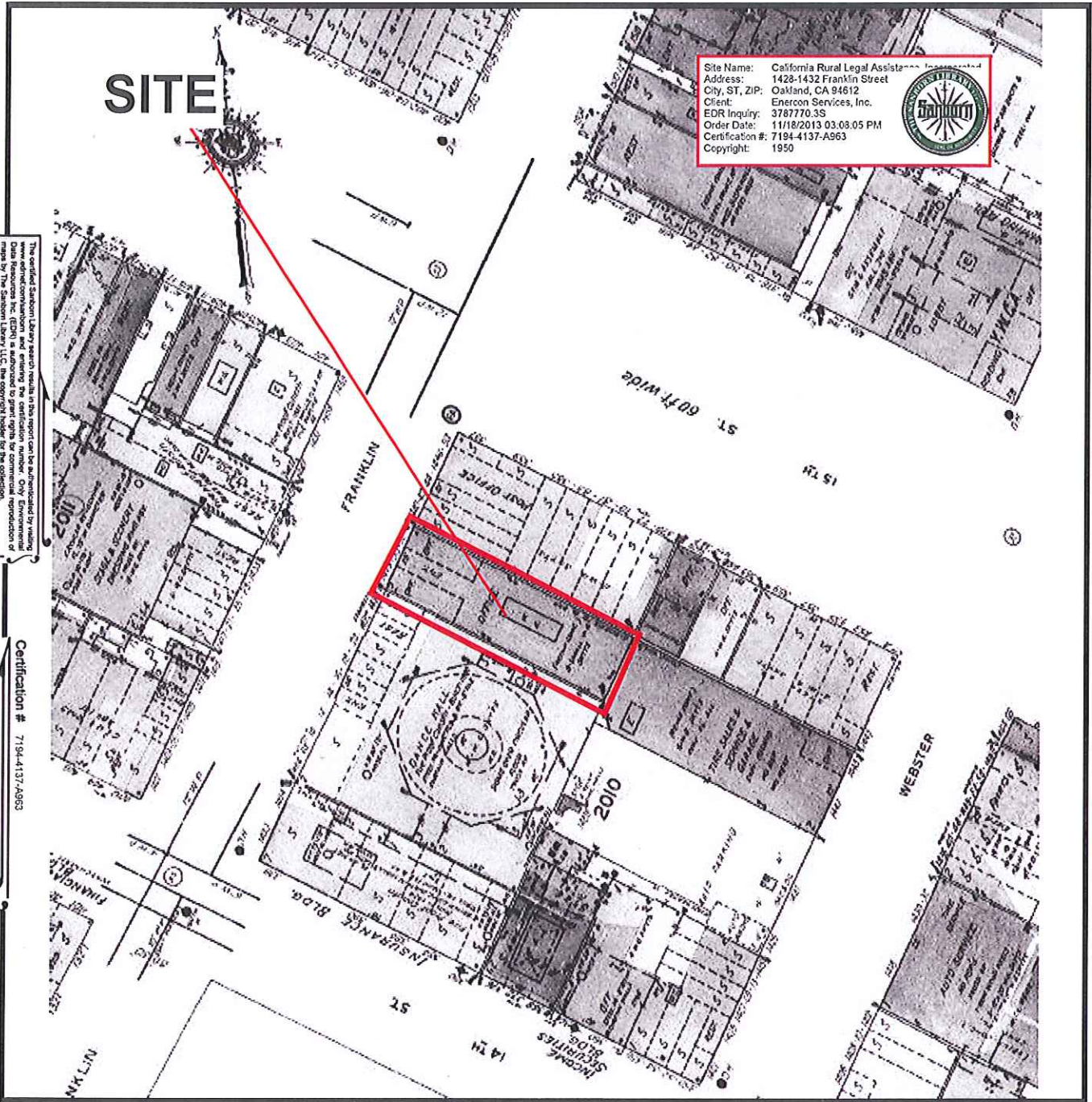
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Not to Scale



1950 Sanborn Map

Project No: UBOC407

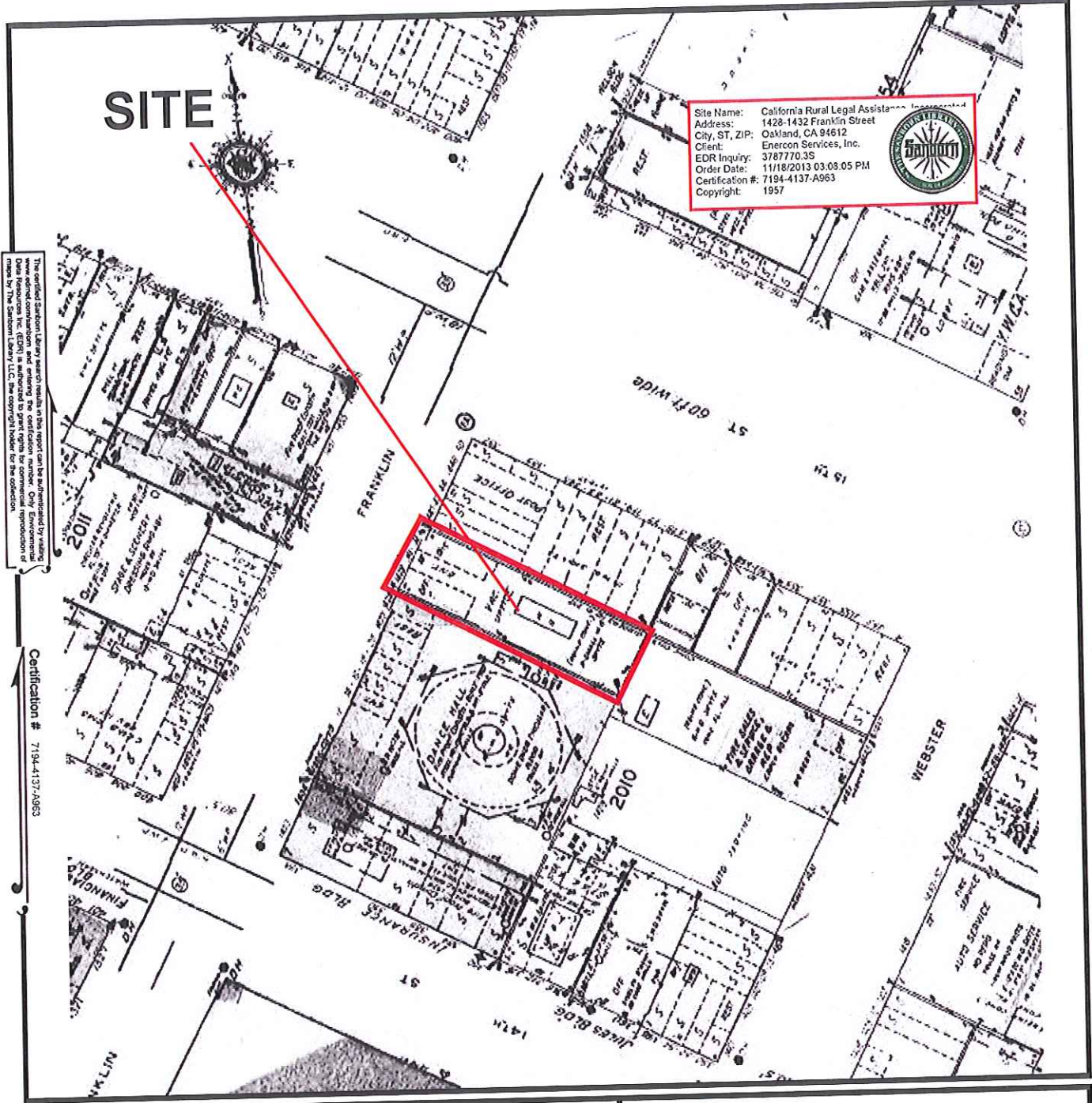
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 Address: 1428-1432 Franklin Street
 City, ST, ZIP: Oakland, CA 94612
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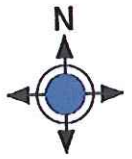


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1957 Sanborn Map

Project No: UBOC407

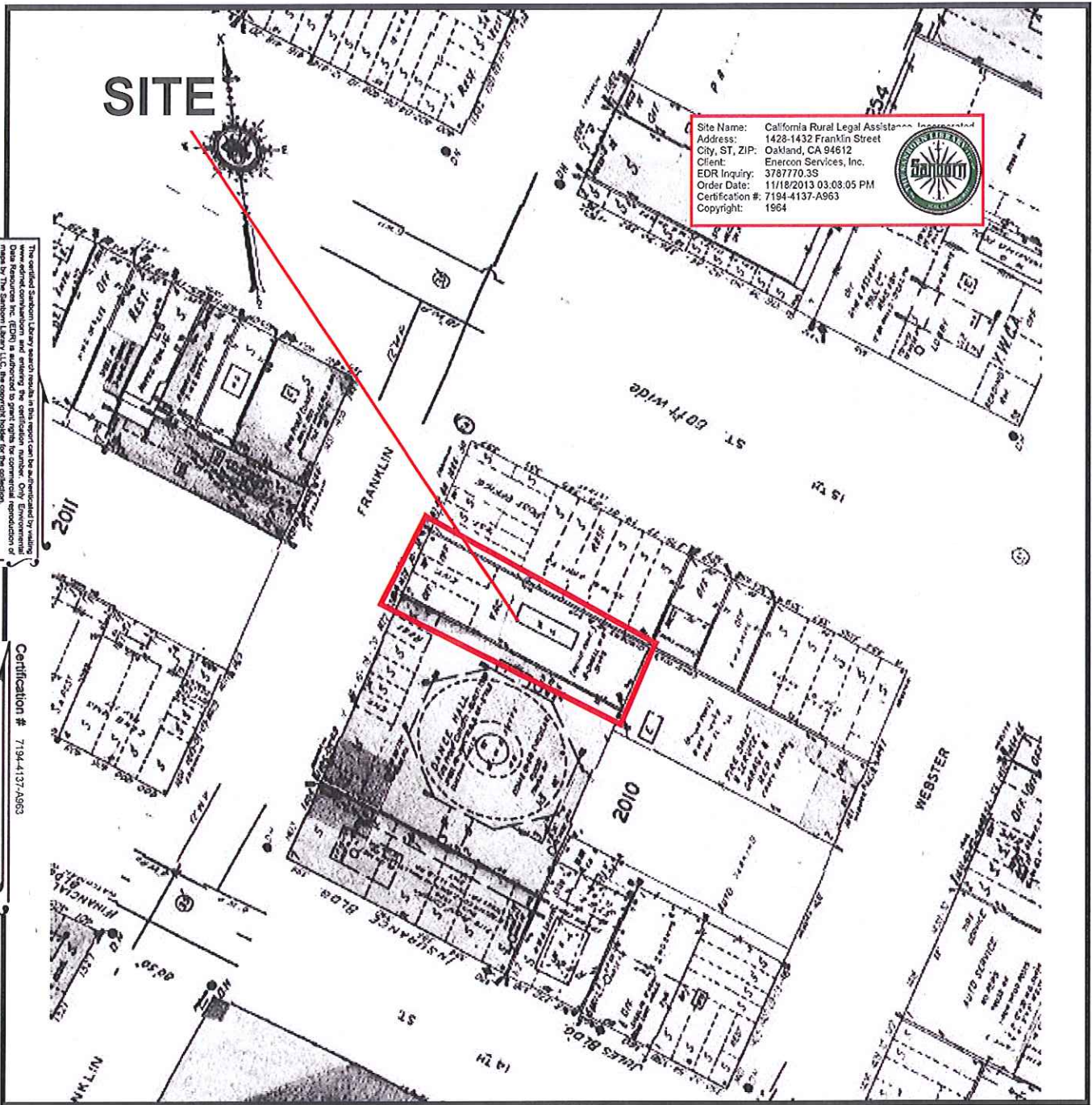
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 Client: Enercon Services, Inc.
 EDR Inquiry: 3787770.3S
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 Certification #: 7194-4137-A963
 Copyright: 1964



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 1428-1432 Franklin Street
 Oakland, CA 94612



Not to Scale



1964 Sanborn Map

Project No: UBOC407

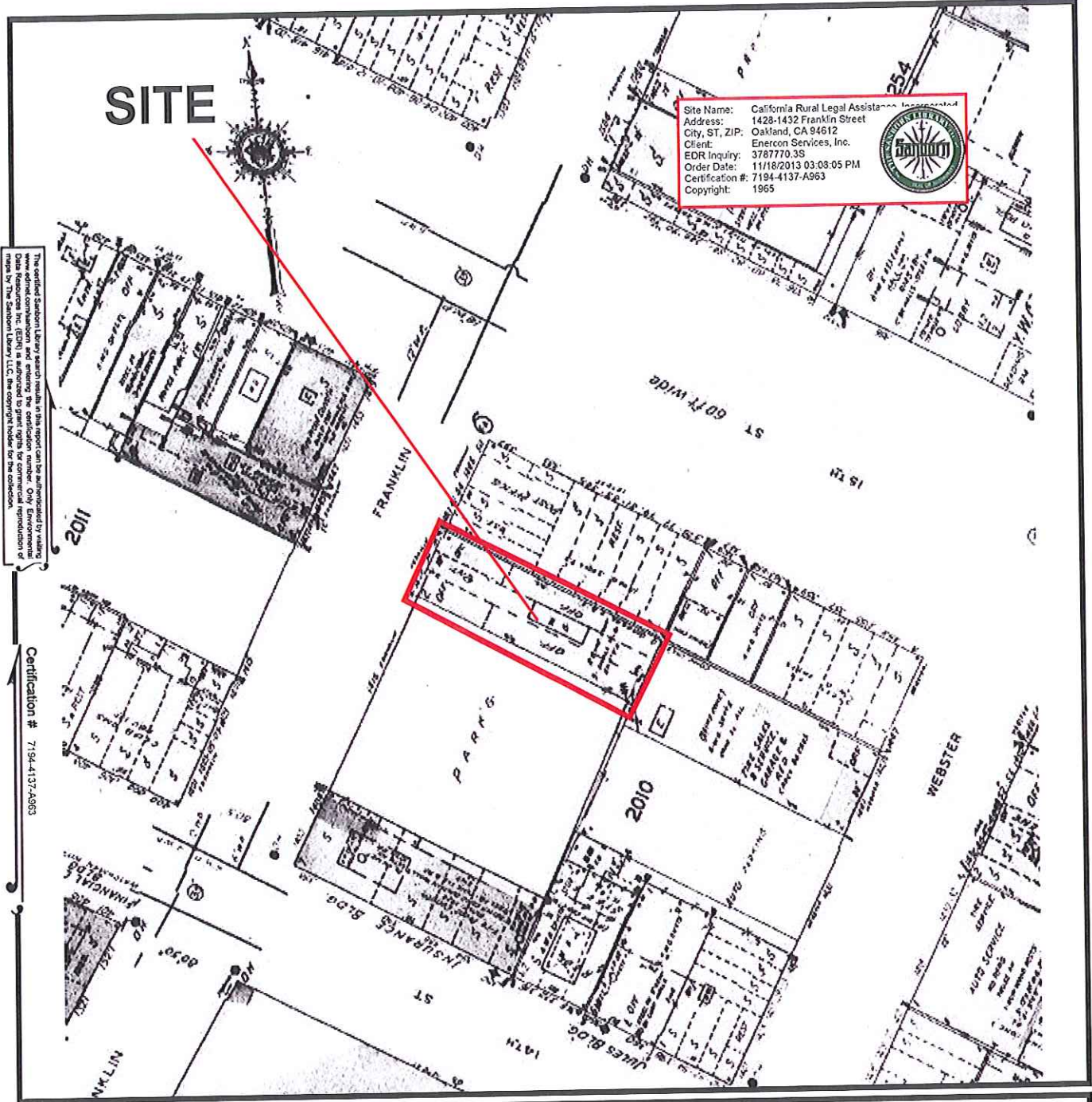
SITE

Site Name: California Rural Legal Assistance
Address: 1428-1432 Franklin Street
City, ST, ZIP: Oakland, CA 94612
Client: Enercon Services, Inc.
EDR Inquiry: 3787770.35
Order Date: 11/18/2013 03:08:05 PM
Certification #: 7194-4137-A963
Copyright: 1965



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Certification # 7194-4137-A963



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Not to Scale



1965 Sanborn Map

Project No: UBOC407

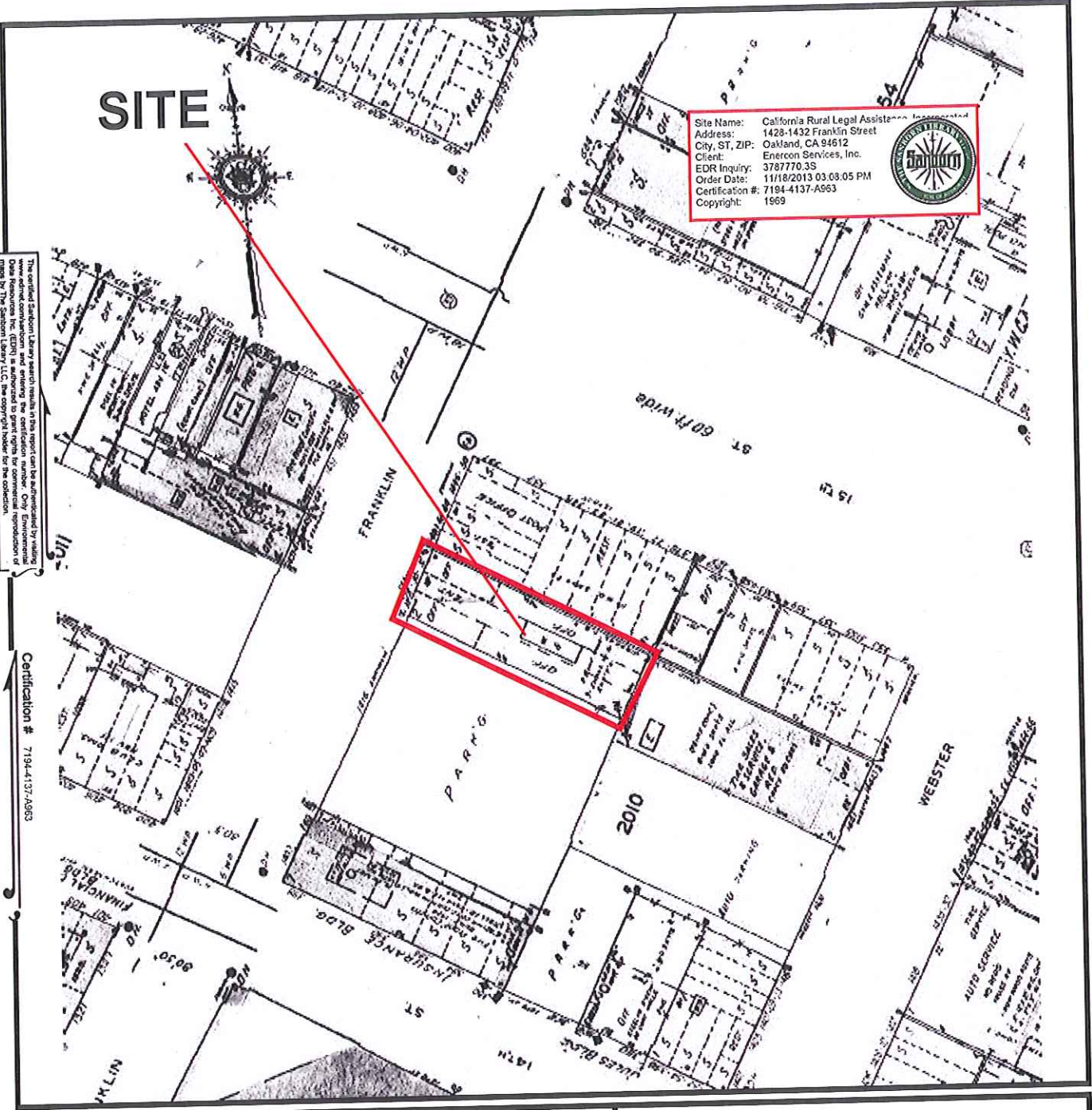
SITE

Site Name: California Rural Legal Assistance
 Address: 1428-1432 Franklin Street
 City, ST, ZIP: Oakland, CA 94612
 Client: Enercon Services, Inc.
 EOR Inquiry: 3787770.3S
 Order Date: 11/18/2013 03:08:05 PM
 Certification #: 7194-4137-A963
 Copyright: 1969



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1969 Sanborn Map

Project No: UBOC407

SITE



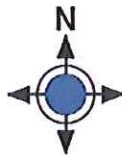
Site Name: California Rural Legal Assista
Address: 1428-1432 Franklin Street
City, ST, ZIP: Oakland, CA 94612
Year: 1939

Client: Enercon Services, Inc.
EDR Inquiry: 3883397.15
Date: 12/05/2013 03:54:39 PM



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 **ENERCON**

1939 Aerial Photograph

Project No: UBOC407



SITE

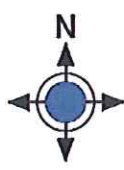
Site Name: California Rural Legal Assista
Address: 1428-1432 Franklin Street
City, ST, ZIP: Oakland, CA 94612
Year: 1946



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Client: Enercon Services, Inc.
EDR Inquiry: 3083397.15
Date: 12/05/2013 03:54:39 PM

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Not to Scale



1946 Aerial Photograph

Project No: UBOC407

SITE



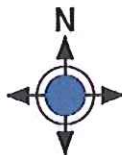
Site Name: California Rural Legal Assista
Address: 1428-1432 Franklin Street
City, ST, ZIP: Oakland, CA 94612
Year: 1958



Client: Enercon Services, Inc.
EDR Inquiry: 3883397.15
Date: 12/05/2013 03:54:39 PM

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 **ENERCON**

1958 Aerial Photograph

Project No: UBOC407

SITE

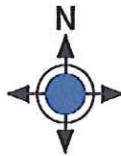


Site Name: California Rural Legal Assista
Address: 1428-1432 Franklin Street
City, ST, ZIP: Oakland, CA 94612
Year: 1968



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 **ENERCON**

1968 Aerial Photograph


Project No: UBOC407

SITE

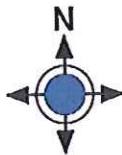
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Site Name: California Rural Legal Assistance, Project
 Address: 1428-1432 Franklin Street
 City: Oakland, CA 94612
 Year: 1974

Drawn: Enercon Services, Inc.
 EDR Project: 3003387-1
 Date: 12/20/12 3:54:28 PM



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1974 Aerial Photograph

Project No: UBOC407

SITE

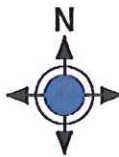


Site Name: California Rural Legal Assistance
Address: 1428-1432 Franklin Street
City, ST, ZIP: Oakland, CA 94612
Year: 1984
Client: Enercon Services, Inc.
EOR Inquiry: 3883397.15
Date: 12/05/2013 03:54:39 PM



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 **ENERCON**

1984 Aerial Photograph

Project No: UBOC407



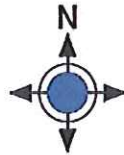
Site Name: California Rural Legal Assista
 Address: 1428-1432 Franklin Street
 City, ST, ZIP: Oakland, CA 94612
 Year: 1993



Client: Enercon Services, Inc.
 EDR Inquiry: 3883397.15
 Date: 12/05/2013 03:54:39 PM



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1993 Aerial Photograph

Project No: UBOC407



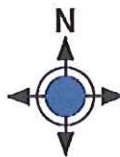
Site Name: California Rural Legal Assista
 Address: 1428-1432 Franklin Street
 City, ST, ZIP: Oakland, CA 94612
 Year: 1999



Client: Enercon Services, Inc.
 EDR Inquiry: 3803397.15
 Date: 12/05/2013 03:54:39 PM

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1999 Aerial Photograph

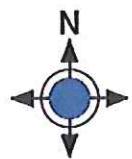
Project No: UBOC407



SITE

Site Name:	California Rural Legal Assista		
Address:	1428-1432 Franklin Street		
City, ST, ZIP:	Oakland, CA 94612		
Year:	2005		
Client:	Enercon Services, Inc.		
EOR Inquiry:	3003397.15		
Date:	12/05/2013 03:54:39 PM		

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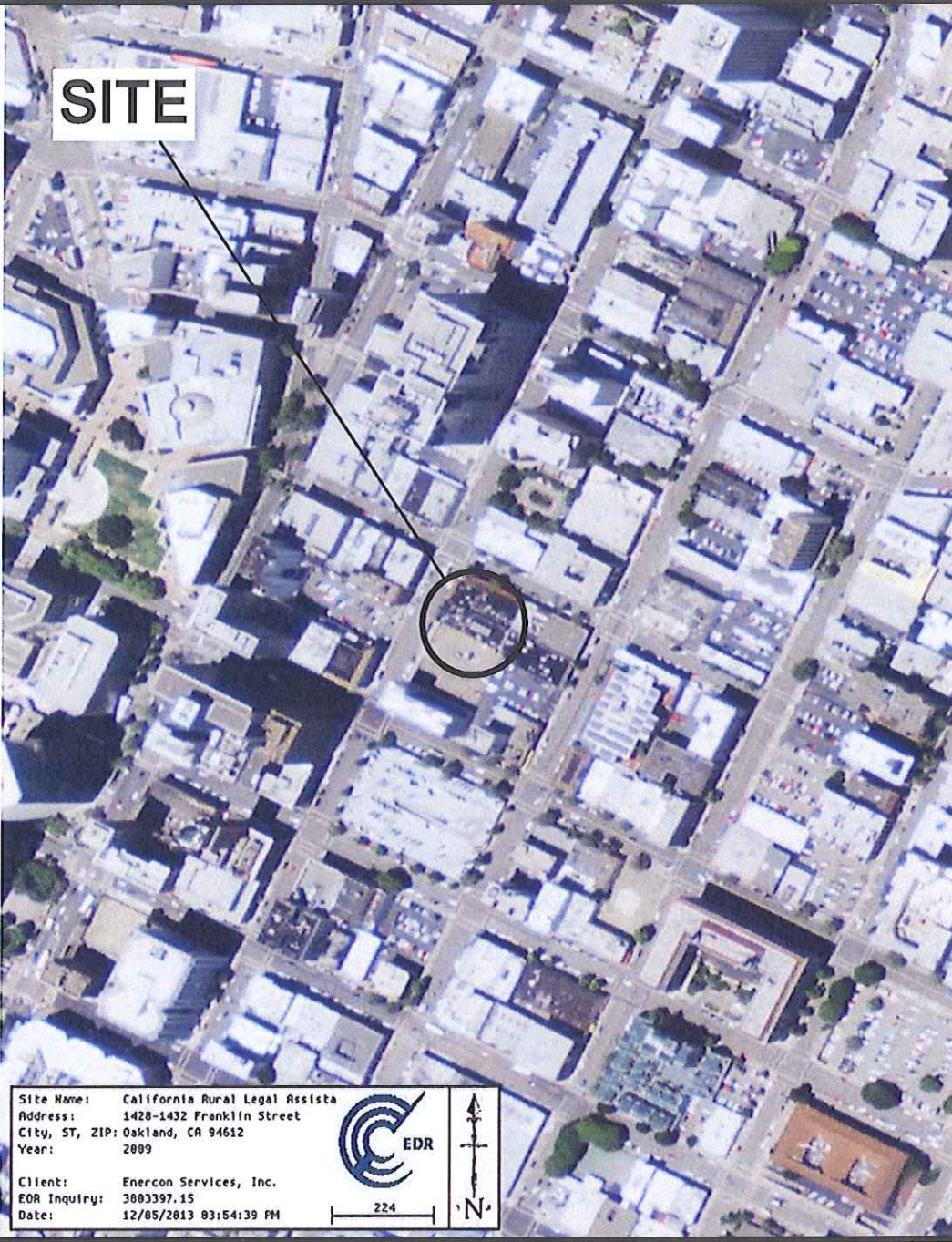


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2005 Aerial Photograph

Project No: UBOC407



SITE

Site Name: California Rural Legal Assista
 Address: 1428-1432 Franklin Street
 City, ST, ZIP: Oakland, CA 94612
 Year: 2009

Client: Enercon Services, Inc.
 EDR Inquiry: 3003397.15
 Date: 12/05/2013 03:54:39 PM



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2009 Aerial Photograph

Project No: UBOC407



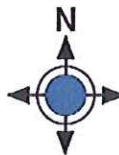
SITE

Site Name: California Rural Legal Assista
 Address: 1428-1432 Franklin Street
 City, ST, ZIP: Oakland, CA 94612
 Year: 2012
 Client: Enercon Services, Inc.
 EDR Inquiry: 3803397.15
 Date: 12/05/2013 03:54:39 PM



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2012 Aerial Photograph

Project No: UBOC407