August 26, 2015

Mr. Keith Nowell
Alameda County Health Care Services Agency
1131 Harbor Bay Parkway, Ste. 250
Alameda, CA 94502-6577
keith.nowell@acgov.org

Subject: **Phase I Environmental Site Assessment**
3101 35th Avenue, Oakland, CA
Fuel Leak Case No. RO0003164; Global ID T10000006539

Dear Mr. Nowell,

I declare, under penalty of perjury, that the information and/or recommendations contained in the attached *Phase I Environmental Site Assessment* are true and correct to the best of my knowledge.

Sincerely,

Ms. Mona Hsieh
Responsible Party Representative

PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT

FOR:

3101 35TH AVENUE

OAKLAND, CALIFORNIA

Prepared For:

Ms. Ellen Chui
Industrial and Commercial Bank of China (U. S. A.) N. A.
1001 Grant Avenue
San Francisco, CA 94133

Prepared By:

PIERS Environmental Services, Inc.
1038 Redwood Highway, Suite 100A
Mill Valley, CA 94941

OCTOBER 2014

PIERS PROJECT NO. 14185

PIERS Environmental Services, Inc.

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October 3, 2014

Ms. Ellen Chui
Industrial and Commercial Bank of China (U. S. A.) N. A.
1001 Grant Avenue
San Francisco, CA 94133

RE: PHASE I ENVIRONMENTAL SITE ASSESSMENT
3101 35TH AVENUE, OAKLAND, CA

Dear Ms. Chui:

PIERS Environmental Services, Inc. is pleased to provide you with the attached Phase I Environmental Site Assessment (Phase I ESA) for the above referenced subject site (hereafter referred to as the "Property"). This Phase I ESA conforms to the scope and limitations of the ASTM Practice E1527-13 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.

The work performed for this project included a professional site reconnaissance; interviews with owners, operators and occupants; and detailed research of regulatory agency files, aerial photographs, historical maps, and a review of the regulatory environmental database listings for the Property and surrounding area.

Should you have any questions or concerns regarding this report please do not hesitate in contacting either of us.

Respectfully,

PIERS Environmental Services, Inc.

Author:

Joel G. Greger
Senior Project Manager
CEG # EG1633

Reviewer:

Norma K. Pannell
Senior Project Manager
REPA #100002

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FIGURES

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EXECUTIVE SUMMARY

The Property is located on the northern corner of the intersection of 35th Avenue and School Street, in the City of Oakland, Alameda County, California. The Property consists of a rectangular-shaped parcel of approximately 10,000 square feet in size, which is improved with a one-story gasoline service station building of approximately 2,592 square feet. According to the Property profile, the building was constructed in 1960. The subject Property is currently vacant.

On September 30, 2014, PIERS conducted a visual reconnaissance of the Property. PIERS inspected all areas of the Property during the site reconnaissance.

The Property building is located along the northeast property line. The Property and vicinity slope gently towards the southwest. Two operating gasoline service stations are located in the vicinity, at 3201 and 3130 35th Avenue. The gasoline service station at 3201 35th Avenue is a leaking underground storage tank (LUST) case. There is also a former service station, now a vacant lot, across School Street to the southwest. This site is also a LUST case.

The Property building occupies the northwest portion of the parcel, with a canopy extending toward School Street over two former pump islands. The Property building is founded on a concrete slab and perimeter foundation and there is no basement. The building is of concrete masonry construction.

The interior of the Property building is vacant. There appears to be an old spray paint booth in the rear of the building. The building consists largely of two open work areas, one of which is accessible through a rollup door. There are restrooms in an eastern portion of the building.

There are concrete patches in the slab floor of the building, one of which may be a former underground hoist location.

No hazardous materials or other chemicals were observed at the Property, and there was no evidence of any improper storage, usage, or disposal of hazardous materials or other chemicals.

No evidence of water supply, irrigation, oil, injection, or dry wells was observed on the Property. A groundwater monitoring well, MW-6, is located in front of the Property within School Street. There are numerous groundwater monitoring wells at 3055 35th Avenue, and one monitoring well is located on 35th Avenue down-gradient of the operating Quikstop (3130 35th Avenue).

There is an old grate drain within the building. No unusual staining or odors were observed at this location. No sumps were observed.

No storage tanks were observed at the Property. There is a concrete-sealed Christy box in the sidewalk along School Street, and another Christy box that could not be opened. These may be the fill ports to underground storage tanks (USTs) that were or are located beneath the sidewalk.

There is no soil exposure at the Property. No stained soil was observed. No significant staining was observed on the exterior paved surfaces. Minor oil and grease was observed in places, but did not appear to be of significant environmental concern.

The sealed lid of a Christy box and a second Christy box that could not be opened are located within the sidewalk in front of the Property on School Street, and may represent fill ports to underground storage tanks, based on building department plans from about 1960.

Based on a review of the most recent sampling report on the Geotracker database (see discussion of LUST sites), the predominant direction of groundwater flow in the near vicinity of the Property is to the west-northwest. The depth to water in MW-6 in front of the Property in three groundwater sampling events in 2012 and 2013 has varied between about 13 and 15 feet below grade.

Based on historical research, a gasoline service station operated at the Property from prior to 1929, when an addition was permitted to an existing service station building, to about 1982, when Texaco sold the Property. In later years the building was used for auto parts sales and auto glass.

A 1912 Sanborn map shows a small store located at the intersection. A small blacksmith shop and a "private" structure which may be a garage are located to the northeast. On the 1925-1929 map, there is a dwelling attached to the store, and a small garage. The blacksmith shop is no longer present and there is a residence on the adjacent parcel to the northeast. However, building department records appear to show that a gasoline service station operated at the site by 1929.

The Geotracker database was accessed for information on the 3055 35th Avenue leaking underground storage tank (LUST) case, located directly across School Street from the Property.

A report by Weber, Hayes & Associates (WHA) entitled "Quarterly Groundwater Monitoring Report, Former Exxon Station, 3055 35th Avenue", dated May 14, 2013, reports the laboratory analytical results for groundwater from well MW-6, in the street directly in front of and down-gradient of the Property. For the March 2014 sampling event, 1,800 parts per billion (ppb) of Total Petroleum Hydrocarbons (TPH) as gasoline and 230 ppb of benzene were detected, significantly above the Water Quality Objective of 1,000 ppb and one ppb, respectively. The report also states that the analytical results of water samples from well MW-5, down-gradient of the operating Quikstop station at 3130 35th Avenue, indicates that the contamination from the Quikstop site is impacting the 3055 35th Avenue site.

According to WHA, "The mass of petroleum hydrocarbon contamination originating from the identified up-gradient sources remains a significant data gap and the Site Conceptual Model is currently incomplete. At present, a cost effective Corrective Action Plan cannot be completed for the Site until up-gradient responsible parties have been identified and these up-gradient releases have been fully defined. At this time it appears that a Joint Corrective Action through the State Water Resources Control Boards' Commingled Plume Account will likely be the most cost effective approach in reducing groundwater impacts in this area. We recommend that the ACEH identify the responsible up-gradient property owners and require that they complete an assessment of soil and groundwater impacts to determine the extent of contaminant plume migration to the Site."

A report on Geotracker by Arcadis entitled, "First Quarter 2014 Semi-Annual Groundwater Monitoring Report, Former Atlantic Richfield Company Station #11132, 3201 35th Avenue, Oakland, California", dated April 25, 2014, was reviewed. Based on this monitoring report, 4,900 ppb of gasoline range organics and 200 ppb of benzene was detected in off-site down-gradient well MW-8, the closest well to the Property. The direction of groundwater flow was to the southwest, indicating that the Property may be cross-gradient relative to this site.

For this ESA, PIERS contacted Mr. Keith Nowell of the ACEH regarding the 3055 35th Avenue LUST case and the consultant's claim that based on well MW-6 in front of the Property, contamination from the Property was migrating to the 3055 35th site.

Mr. Nowell stated that the investigation at 3055 35th Avenue is on hold until the possible contributions from both 3101 35th Avenue (the Property) and the operating gasoline service station at 3130 35th Avenue can be defined. However, the County does not have the authority to require investigations at these sites. Mr. Nowell was unable to obtain any information from the OFD regarding tank removals at 3101 35th Avenue.

FINDINGS AND OPINIONS

This assessment has revealed evidence of a **Recognized Environmental Condition (REC)** from the prior use of the Property**. The Property operated as a gasoline service station from at least 1929 to 1982, apparently with several generations of tank locations. A groundwater monitoring well, MW-6, placed in front of the Property by the consultant for the down-gradient LUST case at 3055 35th Avenue, has detected elevated concentrations of hydrocarbons in close proximity to the Property.**

The hydrocarbon detections in MW-6 contain no fuel additives such as MTBE, distinguishing them from another potential source at the nearby Quikstop at 3130 35th Avenue.

CONCLUSIONS AND RECOMMENDATIONS

This assessment has revealed evidence of a **Recognized Environmental Condition (REC)** from the prior use of the Property**.** The Property operated as a gasoline service station from at least 1929 to 1982, apparently with several generations of tank locations.

The gasoline service station closed before environmental regulations existed that required the tanks to be removed and inspected by the regulatory agencies. PIERS was unable to obtain any information concerning tank removals. **Therefore, PIERS recommends performing a geophysical survey in the known tank locations to determine if the tanks have been removed.**

A groundwater monitoring well, MW-6, from an adjacent down-gradient LUST case at 3055 35th Avenue has detected 1,800 parts per billion (ppb) of Total Petroleum Hydrocarbons (TPH) as gasoline and 230 ppb of benzene, significantly above the Water Quality Objective of 1,000 ppb and one ppb, respectively.

PIERS contacted Mr. Keith Nowell of the ACEH regarding the 3055 35th Avenue LUST case and the consultant's claim that, based on well MW-6 in front of the Property, contamination from the Property was migrating to the 3055 35th site. **Therefore, PIERS recommends conducting a limited soil and groundwater site investigation to determine if the gasoline and benzene concentrations detected in well MW-6 are due to an on-site source of contamination from the Property.**

A Phase II investigation of soil and groundwater conditions and additional effort to determine if there are any tanks remaining at the Property should be completed. A cost estimate for this work can be provided at your request.

INTRODUCTION

PROPERTY

PIERS Environmental Services, Inc. (PIERS) has completed this Phase I Environmental Site Assessment (ESA) for the property located at 3101 35th Avenue, in the City of Oakland, Alameda County, California (cited hereafter as the Property). PIERS was retained by Ms. Ellen Chui of the Industrial and Commercial Bank of China (cited hereafter as the Client) to conduct this Phase I Environmental Site Assessment for the subject Property for the purpose of compliance with the "All Appropriate Inquiries" Final Rule (40 CFR Part 312) under CERCLA (42 USC 9601). This report follows the guidelines as stated in ASTM Standard Designation E1527-13: Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. This Standard complies with "All Appropriate Inquiries" (AAI) 40 CFR Part 312. Any exceptions to, or deletions from, this practice are described in the Deviations Section of this report.

PURPOSE

The purpose is to conduct a Phase I Environmental Site Assessment (Phase I ESA) on this parcel of commercial real estate at 3101 35th Avenue, Oakland, CA with respect to the range of contaminants within the scope of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) (42 USC 9601) and petroleum products. This practice (ASTM E1527-13) is intended to permit a *user*, (i.e. Property owner, buyer, seller, or the Client) to satisfy one of the requirements to qualify for the *innocent landowner*, *contiguous property owner* or *bona fide prospective purchaser* limitation on CERCLA liability (hereinafter, the "*landowner liability protections,*" or "*LLPs*") as defined under 42 USC 9601(35)(B).

The goal of the Phase I ESA is to identify ***recognized environmental conditions (RECs); historical RECs (HREC); or Controlled RECs (CREC). RECs*** are defined as the presence or likely presence of any hazardous substances or petroleum products, in, on or at a property due to release to the environment; under conditions indicative of a release to the environment or under conditions that pose a material threat of a future release. *De minimis* conditions are not recognized environmental conditions. ***HRECS*** are defined as the historical presence or likely presence at a property of any hazardous substances or petroleum products which were remediated or had undergone risk-based cleanup to meet unrestricted land use criteria. ***CRECs*** are defined as past releases of hazardous substances or petroleum products at a property that were addressed with risk-based closures, but contaminants are allowed to remain in place subject to the implementation of required activity and use limitations (AULs), for example, institutional controls or engineering controls.

De minimis conditions are defined as a condition that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

The identification of potential or existing RECs, HRECs, and/or CRECs affecting the Property is to determine if it:

- Constitutes or results in a potential or material violation of any applicable environmental laws;
- Imposes any material constraints of the operations of the Property or requires a material change in the use thereof (i.e. institutional controls/deed restrictions);
- Requires remedial actions or other responses with respect to hazardous substances or petroleum products affecting the Property under any applicable environmental law;
- May affect the value of the Property; and
- May require specific actions to be performed with regard to such conditions and circumstances.

The Client may use the information contained in this Phase I ESA report for the purposes of:

- Evaluating the Client's legal and financial liabilities for transactions related to purchase, sale, loans, seller financing, or foreclosure of the Property;
- Evaluating the Property's overall development potential, associated market value and the impact of applicable laws that restrict financial or other types of assistance for Property development; and/or
- Determining if specific actions are required prior to the purchase, sale, loan, financing or foreclosure of the Property.

SCOPE OF WORK

The Scope of Services for the performance of this Phase I ESA included the following tasks:

- On-site visual reconnaissance of the Property to evaluate on-site activities in respect to hazardous materials use, storage and disposal activities.
- On-site visual survey of the current uses of the immediately adjacent sites, and surrounding area.
- Review of selected historic documentation for the Property to determine what activities have occurred at the subject site since the Property's first developed use.
- Review of reasonably ascertainable regulatory agency files concerning hazardous material use, storage and disposal at the Property and at adjacent and surrounding sites.
- Acquisition and detailed professional review of a current environmental sites radius report (PIERS Identified Hazardous Materials Sites Radius Report [IHMSRR]).

- Preparation of this report in general accordance with the document entitled *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* (The American Society for Testing and Materials [ASTM], Designation E 1527-13) and "All Appropriate Inquiries" Final Rule, 40 Code of Federal Regulations (CFR) Part 312.
- Interviews with available Property contacts, regulatory officials and personnel associated with the subject and adjoining properties.

NON-SCOPE SERVICES

The objective of this Phase I Environmental Site Assessment is to help users (i.e. the Client) qualify for one of the CERCLA Landowner Liability Protections (LLPs) under the "All Appropriate Inquiries" Final Rule (40 CFR Part 312) using the practice of ASTM E1527-13. As such, other environmental concerns of clients may be considered out of scope. Out of scope services may include analysis of Business Environmental Risk (BER); surveys for asbestos-containing building material (ACBM), Naturally Occurring Asbestos (NOA), radon gas, lead-based paint (LBP), and lead in drinking water (LIW); presence of wetlands; federal, state or local regulatory compliance including health and safety; presence of listed species under the Endangered Species Act (ESA); evaluation of indoor air quality; and/or evaluation for the presence of mold. This Section lists any non-scope services requested by the Client or recommended by PIERS.

No Non-Scope Services were requested by the Client.

RECOMMENDATIONS

PIERS has no recommendations for non-scope services.

ADDITIONAL SERVICES

No additional services were requested by the Client or recommended by PIERS.

LIMITING CONDITIONS AND EXCEPTIONS

The findings, conclusions, recommendations and opinions are constrained by the limitations of the methodologies inherent in the ASTM Standard Practice E1527-13.

This Phase I Environmental Site Assessment does not guarantee the condition of the Property. PIERS Environmental Services Inc. (PIERS) cannot and does not warrant or guarantee that information obtained from other sources, e.g. interviews and historical records, concerning the Property is accurate and reliable. PIERS is not responsible for conditions or consequences arising from facts and information that were withheld or concealed, or not fully disclosed at the time this evaluation was performed. Conclusions and recommendations made in the report for the Property are preliminary in nature and are based wholly upon the data obtained and available information reviewed during the assessment. The site assessment is prepared to assist in decisions regarding this Property, and its possible subsurface environmental hazards. PIERS is not responsible for errors or omissions in agency files or databases or non-disclosure by Property owners or representatives.

To achieve the study objectives for this project PIERS was required to base conclusions and recommendations on the best information available during the period the investigation was conducted. PIERS professional services are performed using the degree of care and skill ordinarily exercised by environmental consultants practicing in this or similar fields. The findings are mainly based upon examination of historic records, maps, aerial photographs, and governmental agencies lists. It should be noted that governmental agencies often do not list all sites with environmental contamination; the lists and data used could be inaccurate and/or incomplete. Recommendations are based on the historic land use of the subject Property, as well as features noted during the site inspection. The absence of potential gross contamination sources, historic or present, does not necessarily imply that the subject Property is free of any contamination.

This project did not include sampling of materials (for example: soil, water, air, mold, building materials). This Phase I ESA does not include the mention of, recovery, sampling, or reporting of the nature or extent of Asbestos Containing Materials or any mold issues. PIERS does not warrant or guarantee that no significant events, releases or conditions could have arisen during the periods with data gaps (if they exist).

This Phase I ESA does not include information or advice relating to any environmental issues, laws or environmentally related business decisions that have not been stated in the above outline. No warranties, therefore, are expressed or implied. PIERS has no liability towards consequential damages. In some cases, an environmental compliance audit may be necessary for a Property. The information and opinions rendered in the report are exclusively for use by the Client.

PIERS will not distribute or publish this report without the Client's consent except as required by law or court order. PIERS has no responsibilities or liability whatsoever to persons or entities other than the Client if they so choose to use this report.

This Phase I ESA does not address requirements of any state or local laws or of any federal laws other than the AAI provisions of the LLPs. Not does this report address all of the safety concerns, if any, of the subject Property.

MATTERS KNOWN TO CLIENT

The Client, Property representative or site owner should have provided PIERS with any and all information known to the Client, or suspected by the Client, which pertains to: (a) the existence or possible existence at, on, under or in the vicinity of the Property, of any hazardous materials, pollutants; (b) any conditions at, on, under or in the vicinity of the site, which might represent a potential safety hazard or danger to human health or the environment; (c) any permit, manifest, title record, lien or other record of compliance or non-compliance with any federal, state or local laws, or court or administrative order or decrees which could affect the recommendations or conclusions reached by PIERS in the performance of its Services.

There may be additional reports relating to the Property (whether prepared by PIERS or other parties), and reliance upon any PIERS report without reference to any such other reports is done at Client's sole risk. All information regarding operations, plans, specifications, conditions or test data which is provided to PIERS by the Client, Property owners or third parties (including without limitation, any point of contact at the site), is deemed by PIERS to be correct and complete without any independent verification by PIERS. PIERS assumes no responsibility for the accuracy of such information and shall not be liable if reliance on such information results in incorrect conclusions or results.

LIMITATION OF LIABILITY

PIERS total liability to the Client for any and all injuries, claims, losses, expenses or damages whatsoever directly or indirectly arising out of or in any way related to this report from any cause or causes, including but not limited to PIERS negligence, errors, omissions, strict liability, or breach of contract shall NOT EXCEED THE TOTAL AMOUNT OF THE CONTRACT FOR THIS PROJECT. PIERS SHALL NOT BE LIABLE FOR LATENT OR HIDDEN CONDITIONS, CONDITIONS NOT ACTUALLY OBSERVED BY PIERS, THE POTENTIAL CONSEQUENCES OF OBSERVABLE CONDITIONS, CONDITIONS OF WHICH CLIENT HAD KNOWLEDGE OF AT THE TIME OF THE SERVICES, OR ANY UNAUTHORIZED ASSIGNMENT OF OR RELIANCE UPON THE REPORTS. NONWITHSTANDING THE PRIOR SENTENCE, IN NO EVENT SHALL PIERS BE LIABLE TO CLIENT FOR ANY EXEMPLARY, PUNITIVE, DIRECT OR INDIRECT, INCIDENTAL, SPECIAL, OR CONSEQUENTIAL (INCLUDING LOST PROFITS) DAMAGES ARISING FROM OR IN ANY WAY CONNECTED WITH ITS PERFORMANCE OR FAILURE TO PERFORM UNDER THE AGREEMENT, EVEN IF THE AFFECTED PARTY HAS KNOWLEDGE OF THE POSSIBILITY OF SUCH DAMAGES.

USER RELIANCE AND ASSIGNMENT

This Phase I Environmental Site Assessment has been prepared for the exclusive use of the Client. The Client may rely on the contents of this report. No other person or entity may rely on the report without the advance written consent of PIERS, and no other third party beneficiaries are intended. In the absence of a written agreement with PIERS granting such rights, no third parties shall have rights of recourse or recovery whatsoever under any course of action against PIERS, its officers, employees, vendors, successors or assigns. Any such unauthorized user shall be responsible to protect indemnify and hold PIERS, the Client and the respective officers, employees, vendors, successors and assigns harmless from any and all claims, damages, losses, liabilities, expenses, and costs attributable to such use. Unauthorized use of the report shall constitute acceptance of and commitment to these responsibilities, which shall be irrevocable and shall apply regardless of the cause of action or legal theory pled or asserted.

DEVIATIONS

No deviations from the recommended scope of ASTM E1527-13 were observed as part of this Phase I, except for the following:

- The user did not provide PIERS with any land title or environmental lien records.

- Interviews with owners prior to the current owner were not reasonably ascertainable and constitute a data gap. Based on information obtained from other historical sources, this data gap is not expected to alter the findings of this Phase I ESA.

SIGNIFICANT ASSUMPTIONS

PIERS assumes all the information provided to us was true and accurate.

SPECIAL TERMS AND CONDITIONS

The Client for this project requested no special terms, conditions or extraneous services. Therefore, PIERS implemented no special terms, conditions or extraneous services for this project. Business Environmental Risk concerns have not been addressed for this project. Controlled substances information has not been included, as it is outside the scope of ASTM E1527-13 unless specifically requested by the Client.

USER PROVIDED INFORMATION

The "All Appropriate Inquiries" Final Rule (40 CFR Part 312) requires tasks to be performed by or on behalf of a party seeking to qualify for an LLP to CERCLA liability. The environmental professional (EP) shall request that the user ("Client") provide the results of a review of:

- Recorded land title records
- Title and Judicial Records for Environmental Liens and Activity and Use Limitation (AULs)
- Specialized Knowledge or Experience of the User
- Fair Market Value: In a transaction involving the purchase of a parcel, the User should inform the EP if the purchase price is lower than the fair market value due to contamination. The User is not required to disclose the purchase price to the EP.
- Commonly Known or Reasonably Ascertainable Information about the Property to identify conditions indicative of releases or threatened releases of hazardous substances or petroleum products.

  For this Phase I ESA the Client did not provide PIERS with any information regarding liens, activity and use limitations, specialized knowledge, or value reductions for environmental issues on the Property**.**

USER QUESTIONNAIRE

On October 2, 2014, PIERS submitted an ASTM Site Reconnaissance and Interview Form to Ms. Mona Hsieh, the owner of the Property. Ms. Hsieh was unaware of: 1) the existence of environmental liens on the Property; 2) any notifications by government of violations of current or historic environmental laws, or; 3) any existing or historic violations of environmental laws by past or current occupants; or, 4) the presence of any lawsuits, or administrative proceedings concerning the presence of contamination at the Property. A copy of the interview form with observations recorded by PIERS' Project Manager is attached to this report.

OWNER, PROPERTY MANAGER AND OCCUPANT INFORMATION

The Green Oak Builders Inc. is listed as the owner of record of the Property.

PREVIOUS ENVIRONMENTAL REPORTS

A 2005 ESA by Martin & Associates was provided to PIERS by the Property owner. The research for this ESA is summarized within this report. While Martin & Associates identified the prior use of the Property for a gasoline service station, no further investigation was recommended, which does not appear to follow standard practices for the industry.

Martin & Associates recommended that "the Client stay abreast of developments regarding the nearby LUST sites, which includes reviewing file information and requesting information regarding future investigation activities."

PROPERTY DESCRIPTION

LOCATION AND LEGAL DESCRIPTION

The Property is located on the northern corner of the intersection of 35th Avenue and School Street, in the City of Oakland, Alameda County, California. A Property Site Plan and a Property Parcel Map are attached to this report as Figures 1 and 2, respectively. Site photographs are presented in Appendix A.

The Property consists of a rectangular-shaped parcel of approximately 10,000 square feet in size, which is improved with a one-story service station building of approximately 2,592 square feet. According to the Property profile, the building was constructed in 1960. The property is legally described as Assessor's Parcel Number 12-1 of Assessor's Map 28, Page 951 (Assessor's Parcel Number 028-951-12-01), as shown on Figure 2.

The subject Property is currently vacant and surrounded by a chain-link fence.

SITE AND VICINITY GENERAL CHARACTERISTICS

The Property is located in an area comprised of both commercial and residential use. The Property and vicinity slope gently towards the southwest. There are two active gasoline service stations and one former service station, two of which are leaking underground storage tank (LUST) cases in the vicinity of the Property.

SITE RECONNAISSANCE

On September 30, 2014, PIERS conducted a visual reconnaissance of the Property. PIERS inspected all areas of the Property during the site reconnaissance. Property photographs (Appendix A), site plans, and notes were taken during the reconnaissance.

GENERAL SITE SETTING

The Property building is located along the northeast property line. Two operating gasoline service stations are located in the vicinity, at 3201 and 3130 35th Avenue. The operating station at 3201 35th Avenue is a LUST case. There is also a former service station, now a vacant lot, across School Street to the southwest. This site is also a LUST case.

The Property is served by the normal municipal utilities.

EXTERIOR OBSERVATIONS

The Property building occupies the northwest portion of the parcel, with a canopy extending toward School Street over two former pump islands. The Property is paved with asphalt or concrete. There is a rollup door on the former service station building.

INTERIOR OBSERVATIONS

The interior of the Property building is vacant. There appears to be an old spray paint booth in the rear of the building. The building consists largely of two open work areas, one of which is accessible through a rollup door. There are restrooms in an eastern portion of the building.

There are concrete patches in the slab floor of the building, one of which may be a former underground hoist location.

DESCRIPTION OF STRUCTURES AND PROPERTY IMPROVEMENTS

STRUCTURES

The Property building is founded on a concrete slab and perimeter foundation and there is no basement. The building is of concrete masonry construction.

ROADS

No roads are located on the Property. The Property is accessed from the adjoining streets.

MECHANICAL SYSTEMS

No mechanical systems were observed at the Property, except for the normal utilities, alarms, and fire sprinkler systems,

SOLID WASTE AND SEWAGE DISPOSAL

Trash receptacles are used for solid waste. Sewage is disposed of via city sewer lines.

SURFACE WATER DRAINAGE, PITS, PONDS AND LAGOONS

Surface water drains into on-site storm water drains located near the Property boundary and in the public right of way. Sewage is disposed of via city sewer lines.

No wetlands, surface impoundments, natural catch basins, settling ponds or lagoons are located on the Property.

HEATING AND COOLING SYSTEMS

Heating and cooling systems appear to be located on the roof.

SOURCE OF POTABLE WATER

Water is provided by a municipal water service.

HAZARDOUS MATERIALS STORAGE, USE, DISPOSAL

No hazardous materials or other chemicals were observed at the Property, and there was no evidence of any improper storage, usage, or disposal of hazardous materials or other chemicals.

WELLS

No evidence of water supply, irrigation, oil, injection, or dry wells was observed on the Property. A groundwater monitoring well, MW-6, is located in front of the Property within School Street. There are numerous monitoring wells at 3055 35th Avenue, and one groundwater monitoring well is located on 35th Avenue down-gradient of the operating Quikstop (3130 35th Avenue).

FLOOR DRAINS, SUMPS AND CLARIFIERS

There is an old grate drain within the building. No unusual staining or odors were observed at this location. No sumps were observed.

STORAGE TANKS

No storage tanks were observed at the Property. There is a concrete-sealed Christy box in the sidewalk along School Street, and another Christy box that could not be opened. These may be the fill ports to underground storage tanks that were or are located beneath the sidewalk.

STAINED SOIL OR PAVEMENT

There is no soil exposure at the Property. No stained soil was observed. No significant staining was observed on the exterior paved surfaces. Minor oil and grease was observed in places, but did not appear to be of significant environmental concern.

USES AND CONDITIONS OF THE PROPERTY AND ADJOINING PROPERTIES

CURRENT USE OF THE PROPERTY

The Property is vacant.

CURRENT USES OF ADJOINING PROPERTIES

The area surrounding the Property is comprised of commercial developments. The parcels immediately surrounding and in the vicinity of the Property are as follows:

- The Property is bound to the northwest by a residence (3464 School Street).
- The Property is bound to the southeast by 35th Avenue. The area across 35th Avenue is occupied by a Quikstop service station and convenience mart (3130 35th Avenue).
- The Property is bound to the northeast by a parcel that is occupied by a liquor store (3115 35th Avenue).
- The Property is bound to the southwest by School Street. The area across School Street is occupied by a former gasoline service station and LUST case with a remediation system and monitoring wells (3055 35th Avenue).

Another gasoline service station is located one block to the northeast (3201 35th Avenue). This station is also LUST case. Other items of obvious environmental concern observed on the vicinity reconnaissance consisted of a sealed lid of a Christy box and a second Christy box that could not be opened, which are located within the sidewalk in front of the Property on School Street.

RECORDS REVIEW

PHYSICAL SETTING SOURCES

TOPOGRAPHIC MAP REVIEW

The Property is located at an elevation of approximately 165 feet above mean sea level (U. S. Geological Survey 7.5 Minute Topographic Quadrangle, "Oakland East"). Regionally, the area slopes towards the southwest.

HYDROGEOLOGICAL REVIEW

Review of the Soil Survey of Alameda County, California published by the United States Department of Agriculture Soil Conservation Service (USDA SCS) and dated 1981, indicated the following:

The Project is located in an area comprised of one soil type known as Tierra Urban Land with estimated slopes between two and five percent. The urban land complex indicates that the predominant soil type has been disturbed and covered with an impervious layer consisting of buildings, sidewalks, streets, and other structures.

Review of the Water Resources Data Report for California, published by the California Department of Water Resources and dated 1980, indicated the following:

The Project is located within the Alameda Basin aquifer formation with estimated groundwater levels between 10 and 15 feet below the ground surface. Shallow groundwater flow is expected to follow surface elevations and flow towards the nearest open body of water or intermittent stream.

Based on a review of the most recent sampling report on the Geotracker database (see discussion of LUST sites), the predominant direction of groundwater flow in the near vicinity of the Property is to the west-northwest. The depth to water in MW-6 in front of the Property in three events in 2012 and 2013 has varied between about 13 and 15 feet below grade.

STANDARD AND ADDITIONAL ENVIRONMENTAL RECORDS SOURCES

Regulatory records documentation is attached to this report as Appendix B.

LOCAL FIRE DEPARTMENT RECORDS REVIEW

Oakland Fire Department (OFD)
Inquiry Date – October 2, 2014

On October 2, 2014, PIERS was informed by Ms. Celestina Pacheco of the OFD that there were no files for the Property.

Review Date – January, 2005

For the previous ESA, Martin & Associates requested file information for the Project at the City of Oakland Fire Department. According to a department representative, no information was available for the Project address.

LOCAL BUILDING DEPARTMENT RECORDS REVIEW

City of Oakland Building and Planning Departments (OBD and OPD)
Review Date – September 30 and October 2, 2014

On September 30, 2014, for this ESA, PIERS reviewed the recent files for the Property at the OBD, and discussed the file with the planning department. All of the file documents for the Property are for the address of 3101 35th Avenue. The following permits were found:

2002 – Correspondence regarding continuing existing retail auto parts service

2004 – Permit to remove non-structural walls and ceiling of interior, application for barbershop, convenience sales and service

2004 to present – correspondence, permits and plan reviews for construction of new mixed use development. According to Mr. Jose Herrera of the OPD, a building permit which is valid until December, 2014, has been put on hold

2010 – Minor conditional use permit for auto detailing business

Review Date – January 2005

For the previous ESA, Martin & Associates reviewed file information for the Project at the City of Oakland Building Department. This review indicated that the present building at the Project was built in 1959. General building permits for the Project were on file, but according to Martin & Associates, did not reveal any information or condition that could impact the environmental integrity of the Project. No permits for previous uses were found in the file for the Project address. No environmentally significant information was identified.

Review Date – October 2, 2014

On October 2, 2014, PIERS returned to the OBD to review the microfiche of older permits. A 1929 permit for a toilet room addition to an existing gasoline service station was the oldest document in the file. Later permits indicate the existing building was constructed as a Texaco service station in 1959. A set of plans, apparently from that time, show twelve "tank inlets", including three inlets in the sidewalk along School Street, three inlets very close to the sidewalk along School Street, three inlets in the sidewalk along 35th Avenue, two inlets near the existing tank pit, and a waste oil tank inlet closer to the front of the station building.

A copy of the map is included in Appendix B.

LOCAL HEALTH DEPARTMENT RECORDS REVIEW

Alameda County Environmental Health (ACEH)
Review Date – January, 2005

For the previous ESA, Martin & Associates contacted the Alameda County Department of Environmental Health. According to a department representative, there is no file information for the Project address. Martin & Associates inquired about the neighboring LUST sites and their potential to negatively impact the Property. According to Mr. Bob Schultz, a Department of Environmental Health Case Officer, nearby LUST sites have contributed contamination to groundwater in the region. Additionally, Mr. Schultz stated that the groundwater contaminant plumes from different LUST sites may have commingled and have the potential to have migrated beneath the Property.

Review Date - October 2, 2014

For this ESA, PIERS contacted Mr. Keith Nowell of the ACEH regarding 3055 35th Avenue and the consultants claim (see discussion under LUST cases) that based on monitoring well MW-6 in front of the Property, contamination from the Property was migrating to the 3055 35th site.

Mr. Nowell stated that the investigation at 3055 35th Avenue is on hold until the possible contributions from both 3101 35th Avenue (the Property) and the operating gasoline service station at 3130 35th Avenue can be defined. However, the County does not have the authority to require investigations at these sites. Mr. Nowell was unable to obtain any information from the OFD regarding tank removals at 3101 35th Avenue.

Also, according to Ms. Celestina Pacheco of the OFD, the ACEH website had no tank information for the Property.

ADDITIONAL FILE REVIEWS

The Geotracker database was accessed for information on nearby LUST cases, as summarized further in this report.

REGULATORY AGENCIES DATABASES REVIEW

Attached to this report as Appendix C is a PIERS Identified Hazardous Materials Sites Radius Report (IHMSRR) for the subject Property. The report identifies sites of environmental concern within a one-mile radius of the subject Property. The databases searched to compile the enclosed report are gathered from numerous federal, state and local governing environmental entities. All of the databases required to be searched by ASTM E1527-13 – Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process – Section 8.2.1 *Standard Federal, State, and Tribal Environmental Record Sources* have been included in this report, and searched to the required distances from the subject Property. The following is an analysis of the attached report.

SUMMARY OF DATABASES REVIEWED:

SUBJECT PROPERTY

The Property is not listed on any of the regulatory agency databases summarized in the attached IHMRR. No spills or releases were noted for the site.

SURROUNDING SITES

NPL - NATIONAL PRIORITIES LIST/TRIBAL NPL

No sites within a one-mile radius from the Property were listed on the National Priority List (NPL) database. No sites were listed on the Proposed NPL database, Delisted NPL database or on a Tribal NPL database.

CORRACT

No sites within a one-mile radius from the Property were listed on the CORRACT database.

TSD

No sites within a one-mile radius from the Property were listed on the TSD database.

DEFENSE

No sites within a one-mile radius from the Property were listed on the DEFENSE sites database.

CSL

Five sites within a one-mile radius from the Property were listed on the CSL database. Three of the cases are closed, and therefore unlikely to be of significant environmental concern to the Property. The other two sites are located over 3,400 feet from the Property, cross-gradient and down-gradient, and as such, do not appear to be of significant environmental concern to the Property.

DEED

No sites within a one-mile radius from the Property were listed on the DEED database.

CERCLIS/TRIBAL CERCLIS

No sites within a one-mile radius from the Property were listed on the CERCLIS database.

U.S. INSTITUTIONAL AND ENGINEERING CONTROL REGISTRIES/TRIBAL

Neither the Property nor any adjacent parcel is listed on the federal institutional control/engineering control registries database. Neither the Property nor any adjacent parcel is listed on a tribal institutional control/engineering control registries database. There were no sites listed on this database within a one-half mile radius from the Property.

LUST/ TRIBAL LUST

Seventeen sites within a one-half mile radius from the Property were listed on the LUST database.

In fuel leak cases, research conducted in the State of California by Lawrence Livermore National Laboratory (LLNL) indicates that attenuation and degradation of the product in groundwater play major roles in reducing the hydrocarbon contamination to non-detectable levels within several hundred feet of the contaminant source. Moreover, this research indicates that in over 90% of the hydrocarbon contamination cases, with the possible exception of MTBE or other fuel oxygenates, groundwater contaminant plumes do not extend more than 250 feet from the source. Solvent/toxic contamination plumes may extend farther from the source.

Based on the discussion above, fuel leak LUST sites that are within one-eighth mile in the up-gradient direction, and up-gradient solvent or toxic leak sites are considered to have potential risk to the subsurface soils and/or groundwater of the Property.

Two LUST sites within one-eighth mile of the Property were listed (each site is listed twice). These sites include 3201 and 3055 35th Avenue. The Geotracker database was accessed for information on the 3055 35th Avenue site, as follows:

A report by Weber, Hayes & Associates (WHA) entitled, "Quarterly Groundwater Monitoring Report, Former Exxon Station, 3055 35th Avenue", dated May 14, 2013, reports the water sample analytical results for groundwater monitoring well MW-6, located in the street directly in front of and down-gradient of the Property. For the March 2014 groundwater sampling event, 1,800 parts per billion (ppb) of Total Petroleum Hydrocarbons (TPH) as gasoline and 230 ppb of benzene were detected, significantly above the Water Quality Objective of 1,000 ppb and one ppb, respectively. The report also states that the analytical results of well MW-5, down-gradient of the operating Quikstop station at 3130 35th Avenue, indicates that the contamination from the Quikstop site is impacting the 3055 35th Avenue site.

According to WHA, "The mass of petroleum hydrocarbon contamination originating from the identified up-gradient sources remains a significant data gap and the Site Conceptual Model is currently incomplete. At present, a cost effective Corrective Action Plan cannot be completed for the Site until up-gradient responsible parties have been identified and these up-gradient releases have been fully defined. At this time it appears that a Joint Corrective Action through the State Water Resources Control Boards' Commingled Plume Account will likely be the most cost effective approach in reducing groundwater impacts in this area.

We recommend that the ACEH identify the responsible up-gradient property owners and require that they complete an assessment of soil and groundwater impacts to determine the extent of contaminant plume migration to the Site."

On July 16, 2014, Mr. Keith Nowell of ACEH inquired of Mr. Leroy Griffin of the Oakland Fire Department as to whether there was any tank removal information on file for the Property. The e-mail communication notes that Texaco sold the Property in 1982.

A report on Geotracker by Arcadis entitled, "First Quarter 2014 Semi-Annual Groundwater Monitoring Report, Former Atlantic Richfield Company Station #11132, 3201 35th Avenue, Oakland, California", dated April 25, 2014, was reviewed. Based on this groundwater monitoring report, 4,900 ppb of gasoline range organics and 200 ppb of benzene was detected in off-site down-gradient well MW-8, the closest monitoring well to the Property. The direction of groundwater flow was to the southwest, indicating that the Property may be cross-gradient relative to this site.

SWLF/ TRIBAL SWLF

No sites within a one-half mile radius from the Property were listed on the SWLF database or a Tribal SWLF database.

WELLS

No sites within a one-quarter mile radius from the Property were listed on the WELLS database.

HAZMAT

Five sites within a one-quarter mile radius from the Property were listed on the HAZMAT database. These sites include the operating service stations at 3130 and 3201 35th Avenue, and the LUST case at 3055 35th Avenue. The 3201 35th Avenue site is also an open LUST case. The LUST cases are discussed in a previous section under the LUST heading. The operating service station at 3130 35th is cross-gradient from the Property, and is not a LUST case.

ERNS

Neither the Property nor any adjacent parcel is listed on the ERNS database. There were no ERNS sites listed within one-eighth mile of the Property.

RCRIS GENERATORS

Neither the Property nor any adjacent parcel is listed on the GENERATORS database.

UST/TRIBAL UST

One site within one-eighth mile of the Property was listed on the UST database. No sites were listed on the Tribal UST database. The site at 3130 35th Avenue, an operating gasoline service station approximately 300 feet to the southeast, is cross-gradient relative to the Property, and therefore does not appear to be of significant environmental concern to the Property.

AST/TRIBAL AST

No sites within one-eighth mile of the Property were listed on the AST database. No sites were listed on the Tribal AST database.

AIR EMISSIONS

No sites within one-eighth mile of the Property were listed on the Air Emissions database.

HAZNET

Four sites within one-eighth mile of the Property are listed on the HAZNET database (one site is listed twice), and consist of the HAZMAT sites discussed above.

HISTORICAL USE INFORMATION

As described under ASTM E1527-13 – Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process – Section 8.3 *Historical Use Information*, Historical Use Information is the objective of consulting historical records sources to develop a history of the previous uses of the Property and surrounding area in order to identify the likelihood of past uses having led to recognized environmental conditions in connection with the Property. All obvious uses of the Property shall be identified from the present back to the Property's first developed use or back to 1940 whichever is earlier.

Sources of such information are typically: interviews, aerial photographs, Sanborn Fire Insurance (Sanborn) Maps, city directories, and local fire, building and health department files. Other historical sources include internet sites, community organizations, local libraries and historical societies, and current owner/occupants of neighboring properties. Historical research documentation is attached to this report as Appendix D.

SANBORN FIRE INSURANCE MAPS REVIEW

For the previous ESA, maps from 1912, 1928, 1950, 1952, 1957, 1965, 1966, 1968, and 1969 were reviewed. Maps from 1911-1912, 1925-1929 and 1952 from PIERS in-house files were also reviewed.

On the 1912 map, there is a small store located at the intersection. A small blacksmith shop and a "private" structure which may be a garage are located to the northeast. The area to the northwest is residential.

On the 1925-1929 map, there is a dwelling attached to the store, and a small garage. The blacksmith shop is no longer present and there is a residence on the adjacent parcel to the northeast.

According to the previous ESA, a gasoline service station is shown on the 1950, 1952 and 1957 maps. On the 1952 map, the existing building is also present, marked as a store.

According to the previous ESA, on the 1965 map, the existing building is shown as auto service, and there are no significant changes on the later maps.

LOCAL CITY DIRECTORY REVIEW

City Directories have been published for major cities and towns across the United States since the 18th century. Originally, these Directories, published in the 20th century, also included a street index. For each street address, the Directory lists the name of the resident or business operating from this address during a given year. City Directories are a valuable source of historical information with regard to site tenancy and use. Directories for rural areas were not often published.

On September 30, 2014, historical city directories were reviewed at the Oakland Public Library. Available directories for the period of 1961 through 2010 were reviewed on approximate five year intervals. After obtaining and reviewing the previous ESA, a few additional listings were incorporated, as follows:

3101 35th Avenue
1961 – Johnnie's Service Station
1965 – 1978 – Trent R. Texaco Station
1981 – no listing
1985 – 2000 – Quality Auto Parts
2000 – City Auto Supply
2005 – 2010 – A1 Plus Auto Glass Service

There were no listings for 3103-3113 35th Avenue.

Listings of potential environmental concern in the vicinity were as follows:

3110 35th Avenue
1965 – 1975 – cleaners

3055 35th Avenue
1978 – 1985 – Arco station (now vacant lot with wells and remediation piping)

3130 35th Avenue
1978 – present – Quik Stop service station (presently operating)

3201 35th Avenue
1978 – 1995 – service station (presently operating)

The former cleaners at 3110 35th Avenue is not listed on the regulatory agency databases as a spills or release site. Also, it is largely cross-gradient relative to the Property.

HISTORICAL AERIAL PHOTOGRAPH REVIEW

The following historical aerial photograph review is from the 2005 ESA:

Review of the 1958 aerial photograph, available from the University of California at Berkeley, indicated the following: The Project is improved with one structure. The building is situated in the southeastern corner of the Project. Vehicular access is available from the south and west. The areas surrounding the Project are shown with small residential-sized structures.

The 1968 aerial photograph, available from the University of California at Berkeley, differs from the previous aerial photograph in that the Project is improved with the existing structure and surface-level parking.

The 1993 and 2004 aerial photographs, available from the University of California at Berkeley and Terraserver, respectively, do not differ significantly from the 1968 aerial photograph.

INTERVIEWS

ASTM E1527-13 requires the Environmental Professional (EP) or the User to interview current and or previous owners, operators or occupants of the Property likely to have material information about the Property. This task is completed when the aforementioned parties have been identified by the User and the parties comply with the interview request.

PAST AND PRESENT OWNERS AND OCCUPANTS

PIERS Project Manager completed the following interviews of past and present owners, operators and occupants, report user, key site manager and others.

On October 2, 2014, PIERS submitted an ASTM Site Reconnaissance and Interview Form to Ms. Mona Hsieh, the owner of the Property. Ms. Hsieh was unaware of: 1) the existence of environmental liens on the Property; 2) any notifications by government of violations of current or historic environmental laws, or; 3) any existing or historic violations of environmental laws by past or current occupants; or, 4) the presence of any lawsuits, or administrative proceedings concerning the presence of contamination at the Property. A copy of the interview form with observations recorded by PIERS' Project Manager is attached to this report.

STATE AND LOCAL GOVERNMENT OFFICIALS

PIERS Project Manager did not complete interviews of state government officials. The case worker for the LUST case at 3055 35th Avenue was interviewed. The interview is summarized under "Local Health Department Records Review".

EVALUATION

FINDINGS, OPINIONS AND CONCLUSIONS

PIERS has performed this Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-13 for 3101 35th Avenue in Oakland, CA, i.e., the Property. Any exceptions to, or deletions from, this practice are described in the Deviations Section of this report.

FINDINGS

` This assessment has revealed evidence of a **Recognized Environmental Condition (REC)** from the prior use of the Property**.** The Property operated as a gasoline service station from at least 1929 to 1982, apparently with several generations of tank locations. A monitoring well, MW-6, placed in front of the Property by the consultant for the down-gradient LUST case at 3055 35th Avenue, has detected elevated concentrations of hydrocarbons in close proximity to the Property.

The gasoline service station closed before environmental regulations existed that required the tanks to be removed and inspected by the regulatory agencies. PIERS was unable to obtain any information concerning tank removals. **Therefore, PIERS recommends performing a geophysical survey in the known tank locations to determine if the tanks have been removed.**

A groundwater monitoring well, MW-6, from an adjacent down-gradient LUST case at 3055 35th Avenue has detected 1,800 parts per billion (ppb) of Total Petroleum Hydrocarbons (TPH) as gasoline and 230 ppb of benzene, significantly above the Water Quality Objective of 1,000 ppb and one ppb, respectively. PIERS contacted Mr. Keith Nowell of the ACEH regarding the 3055 35th Avenue LUST case and the consultant's claim that, based on well MW-6 in front of the Property, contamination from the Property was migrating to the 3055 35th site. **Therefore, PIERS recommends conducting a limited soil and groundwater site investigation to determine if the gasoline and benzene concentrations detected in well MW-6 are due to an on-site source of contamination from the Property.**

OPINIONS

The hydrocarbon concentrations detected in MW-6 contain no fuel additives such as MTBE, distinguishing them from another potential source at the nearby Quikstop at 3130 35th Avenue. Fuel additives of MTBE were post-1980, suggesting that the concentrations may come from the Property.

CONCLUSIONS

A Phase II investigation of soil and groundwater conditions and additional effort to determine if there are any tanks remaining at the Property should be completed. A cost estimate for this work can be provided at your request.

ADDITIONAL INVESTIGATIONS

Additional investigations were not performed for this Phase I ESA.

DATA GAPS

A data gap is defined as a lack of or inability to obtain information required by this practice (ASTM E1527-13) despite good faith efforts by the environmental professional to gather such information. Data gaps may result from incompleteness in any of the activities required by this practice, including, but not limited to site reconnaissance (for example, an inability to conduct the site visit), and interviews.

ASTM Standard E 1527-13 requires the ESA report to note any data failure from historical research sources, if any; to give reasons why such sources were excluded; and discuss if data failure significantly affects the ability of the Environmental Professional to identify RECS. For this ESA, historical sources were able to document land use from 1912 to present. No significant data gaps were identified for this Phase I ESA.

DELETIONS

Deviations from the recommended scope of ASTM E1527-13 are summarized earlier in this report, but are not considered significant data gaps.

ENVIRONMENTAL PROFESSIONAL'S STATEMENT

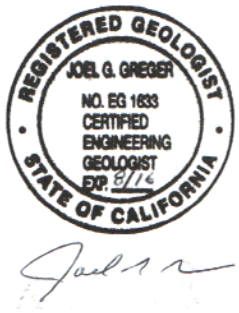
"I, Joel Greger, declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in 312.10 of 40 CFR 312", and "I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed All Appropriate Inquiries (AAI) in conformance with the standards and practices set forth in 40CFR Part 312."

The Environmental Professional(s) Qualifications are set forth in Appendix F of this report.

Should you have any questions or concerns regarding this report please do not hesitate in contacting either of us.

Respectfully,

PIERS Environmental Services, Inc.



Author:

Joel G. Greger
Senior Project Manager
CEG # EG1633

Reviewed by:
Norma K. Pannell
Senior Project Manager
REPA #100002

REFERENCES

American Society for Testing and Materials (ASTM) E1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process

Arcadis, 2014. First Quarter 2014 Semi-Annual Groundwater Monitoring Report, Former Atlantic Richfield Company Station #11132, 3201 35th Avenue, Oakland, California, dated April 25, 2014,

ASTM E2091, Guide for Use of Activity and Use Limitations, Including Institutional and Engineering Controls

ASTM E2600, Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions

"All Appropriate Inquiries" Final Rule, 40 Code of Federal Regulations (CFR) Part 312, Chapter 1 EPA, Subchapter J-Superfund, Emergency Planning, and Community Right-To-Know Programs, 40 C.F.R. Parts 300-399

Comprehensive Environmental Response, Compensation, and Liability Act of 1980 ("CERCLA" or "Superfund"), as amended by Superfund Amendments and Reauthorization Act of 1986 ("SARA") and Small Business Liability Relief and Brownfields Revitalization Act of 2002 ("Brownfields Amendments"), 42 U.S.C. §§9601 et seq.

Haine's Directories, Oakland: 1978, 1981, 1985, 1990, 1995, 2000, 2005, 2010.

Helley et al, 1979. "Flatland Deposits – Their Geology and Engineering Properties and Their Importance to Comprehensive Planning", Geological Survey Professional Paper 943, dated 1979.

Martin & Associates, 2005. Phase I Environmental Site Assessment on Unoccupied Building, 3101 35th Avenue, Oakland, CA, dated January 31, 2005.

National Oil and Hazardous Substances Pollution Contingency Plan, 40 C.F.R. Part 300.

Polk's Directories, Oakland: 1969.

Pacific Telephone & Telegraph directory, Oakland: 1961, 1965, 1974.

Resource Conservation and Recovery Act (also referred to as the Solid Waste Disposal Act), as amended ("RCRA"), 42 U.S.C §6901 et seq.

Weber, Hayes and Associates, 2013. Quarterly Groundwater Monitoring Report, Former Exxon Station, 3055 35th Avenue, dated May 14, 2013.

FIGURES

FIGURE 1
PROPERTY VICINITY MAP

3101 35TH AVENUE — OCTOBER 2014
OAKLAND, CALIFORNIA — NOT TO SCALE

PIERS ENVIRONMENTAL SERVICES, INC. 1038 REDWOOD HIGHWAY, SUITE 100A, MILL VALLEY, CA 94941
PHONE: 415-338-7900 FAX: 415-338-7909 WWW.PIERSES.COM

FIGURE 2
PROPERTY SITE PLAN

3101 35TH AVENUE
OAKLAND, CALIFORNIA

OCTOBER 2014
NOT TO SCALE

PIERS ENVIRONMENTAL SERVICES, INC. 1038 REDWOOD HIGHWAY, SUITE 100A, MILL VALLEY, CA 94941
PHONE: 415-338-7900 FAX: 415-338-7909 WWW.PIERSES.COM

APPENDIX A
PROPERTY PHOTOGRAPHS

PROPERTY PHOTOGRAPHS
3101 35TH AVENUE, OAKLAND, CA

PHOTO #1. VIEW NORTH SHOWING PROPERTY.

PHOTO #2. VIEW OF MONITORING WELL IN FRONT OF PROPERTY (MW-6).

PROPERTY PHOTOGRAPHS
3101 35TH AVENUE, OAKLAND, CA

PHOTO #3. VIEW EAST SHOWING FORMER FUELING AREA.

PHOTO #4. ADDITIONAL VIEW OF FORMER FUELING AREA.

PROPERTY PHOTOGRAPHS
3101 35TH AVENUE, OAKLAND, CA

PHOTO #5. VIEW OF PORTION OF NORTHWEST END OF BUILDING.

PHOTO #6. VIEW OF FORMER SPRAY BOOTH.

PROPERTY PHOTOGRAPHS
3101 35TH AVENUE, OAKLAND, CA

PHOTO #7. VIEW OF SOUTHEAST PORTION OF BUILDING.

PHOTO #8. VIEW OF CHRISTY BOX AND SEALED BOX IN SIDEWALK.

PROPERTY PHOTOGRAPHS
3101 35TH AVENUE, OAKLAND, CA

PHOTO #9. VIEW OF PORTION OF FORMER GAS STATION AT 3055 35TH AVENUE.

APPENDIX B
REGULATORY RECORDS DOCUMENTATION

APPENDIX C
PIERS IDENTIFIED HAZARDOUS MATERIALS SITES RADIUS REPORT

APPENDIX D
HISTORICAL RESEARCH DOCUMENTATION

APPENDIX E
INTERVIEW DOCUMENTATION

APPENDIX F
QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONAL(S)

JOEL GREGER

SENIOR PROJECT MANAGER
CERTIFIED ENGINEERING GEOLOGIST # 1633
REGISTERED GEOLOGIST # 5160 - M. S. GEOLOGY

Mr. Greger serves as a PIERS Senior Project Manager providing our clients and projects with outstanding expertise and reporting experience with Phase I Environmental Site Assessments, Phase II Subsurface Investigations, and remedial project oversight.

Mr. Greger joined PIERS in 1999 with a strong documented record of managing complex environmental remediation and geologic assessment projects. During his career, Mr. Greger was responsible for the technical overview of 125 concurrent underground tank and bulk plant projects for petroleum company clients.

Prior to joining PIERS, Mr. Greger worked as a geologist in California and geotechnical and environmental consulting firms since 1987. Mr. Greger attained registration as a California geologist and as a Certified Engineering Geologist in 1990. Serving as a geologist for a major petroleum company client, Mr. Greger was responsible for rapid site characterizations at twelve bulk plants in central California to develop base-line environmental conditions prior to acquisition by another petroleum company. In addition, Mr. Greger has performed hundreds of Phase I and Phase II site investigations for city and county agencies, large corporations, lending institutions, real estate professionals and public utility companies.

Mr. Greger is a key player in PIERS decision-making on complex projects and offers our clients superior knowledge on a vast array of environmental issues.

KAY PANNELL

SENIOR PROJECT MANAGER
REGISTERED ENVIRONMENTAL PROFESSIONAL #5800
REGISTERED ENVIRONMENTAL PROPERTY ASSESSOR #100002
M.S. GEOBIOLOGY

Ms. Pannell has successfully served PIERS since 2002. She brings over 26 years of experience in all aspects of environmental consulting, including Phase I Environmental Site Assessments, Phase II Subsurface Investigations, Phase III Remedial Project Oversight, Remedial Investigation/Feasibility Studies, Superfund Site Clean-up and Case Closure. Ms. Pannell's extensive experience in the industry has given her comprehensive knowledge of environmental regulations, laws, and remedial applications technology, which she applies on a daily basis at PIERS.

Ms. Pannell brings to PIERS an extraordinary depth and breadth of experience, including work in soil and groundwater sampling and analysis, underground storage tank removal and remediation, lead and asbestos abatement, chemical lab packing, industrial landfill investigation and remediation, radioactive waste removal, unexploded ordinance disposal, and wetland characterizations. Ms. Pannell's clients have included the U.S. Navy, the U.S. Army Corps of Engineers, various oil companies, and private sector individuals. Her projects have ranged from investigations of a single site underground fuel tank leak, to the technical coordination for a Superfund site, to conducting scientific research on regional geologic conditions affecting a major military installation.

Ms. Pannell's previous position as a Project Manager and technical coordinator for a nation-wide environmental consulting firm gave her the opportunity to work on the Navy CLEAN contract for naval base closures. The projects included water production well closure, radioactive waste removal at an industrial landfill, napalm-contaminated soil removal, lead-contaminated soil removal, groundwater contaminate plume characterizations, and a scientific research study of wetlands. Later, as a Quality Control Manager at another nation-wide environmental consulting firm, she expanded her expertise with U.S. Army Corps of Engineers contracts that included unexploded ordinance disposal, lead and asbestos abatement, industrial landfill remediation and closure, lead (bullet) removal from soil, and leaking underground storage tank removals.

Ms. Pannell's exemplary project management skills come from years of experience in cost estimation, proposal and technical writing, scheduling, client and agency negotiations, subcontractor and vendor oversight, quality control management, and employee supervision. Ms. Pannell's strong skills in data analysis and interpretation, diverse experience in project management, academic expertise, excellent communication skills, and outstanding rapport with environmental regulatory agencies make her an invaluable member of the PIERS team. Clients can depend upon Ms. Pannell's integrity, efficiency, knowledge, and commitment to excellence on any project.