

JUNE 15, 2010

**PHASE I
ENVIRONMENTAL SITE ASSESSMENT
UPDATE**

927 MAIN STREET
PLEASANTON, CALIFORNIA 94566

AEI PROJECT No. 289175

PREPARED FOR

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EXECUTIVE SUMMARY

AEI Consultants (AEI) was retained by Equity Enterprises to conduct a Phase I Environmental Site Assessment (ESA), in conformance with the scope and limitations of ASTM Standard Practice E1527-05 and the Environmental Protection Agency Standards and Practices for All Appropriate Inquiries (40 CFR Part 312) for the property located at 927 Main Street in the City of Pleasanton, Alameda County, California. Any exceptions to, or deletions from, this practice are described in Section 1.3 of this report.

PROPERTY DESCRIPTION

The subject property is located on the west side of Main Street/Santa Rita Road, just west of the T-shaped intersection of Main Street/Santa Rita Road and Stanley Boulevard, in a commercial area of Pleasanton. The property totals approximately 8,000 square feet and is improved with single-story building totaling approximately 2,340 square feet. The building is divided into two commercial/retail spaces that are occupied by Spring Rain (Unit A) and Subway (Unit B) restaurants. On-site operations consist of food preparation, sales and on-site dining. In addition to the subject property building, the property is improved with asphalt-paved parking areas and associated landscaping.

Prior to the construction of the current subject property building, the property was developed with a portion of a warehouse building located to the west of the subject property in 1939. No information regarding the historical use and/or occupant of the 1939 development was found during this investigation. From at least 1943 through 1969, the subject property was developed with a portion of an L-shape gas station adjacent to the south and auto repair facility adjacent to the north. City directories also indicate that the subject property may have been associated with a historical oil distribution center circa 1971 and 1976, which was formerly located to the north of the subject property. By 1978, the subject property was developed with a portion of a commercial building adjacent to the southwest, which may have been utilized as a car wash. The current subject property building was constructed circa 1980. The subject property was occupied by a bank in the 1980s, and has been occupied by various restaurants since the 1990s.

Environmental concerns associated with the former use of the subject property as a gas station and/or auto repair facility are further discussed below and in Section 3.3.

Several sources have indicated that the subject property was historically associated with a number of different addresses on Santa Rita Road prior to the 1980s. Historic Sanborn Fire Insurance maps and the Alameda County Assessor's Office (ACAO) indicate that historical addresses associated with the subject property are 40 Santa Rita Road (1943-1953), 40A Santa Rita Road (1953), and 929 Santa Rita Road (pre-1978). Furthermore, the current subject property owner reported that the subject property was formerly associated with a Robo car wash in the 1970s. While the current subject property address was not listed in the city directories researched prior to the 1980s, a Nobo Car Wash at 915 Santa Rita Road was listed in the 1971 and 1976 city directories. Due to the fact that Sanborn Maps and ACAO depict the subject property as associated with Santa Rita Road prior to the 1980s, and based on the interview with the current property owner, the listing for a car wash at 915 Santa Rita Road may have been associated with the subject property. Therefore, additional addresses included in the research for this investigation included 40, 40A, 915, and 929 Santa Rita Road.

The adjacent site to the east, identified as Unocal at 992 Main Street, was listed in the regulatory database as an Underground Storage Tank (UST) and Leaking Underground Storage Tank (LUST) site, and is further discussed in Section 5.3.

The immediately surrounding properties consist of the following:

North	Multi-tenant commercial building housing Pleasanton Beauty Supply, Las Fuentes, Pleasanton House, Thai Cuisine and Haircutting Co (929 Main Street)
South	Parking lot and undeveloped land
East	Main Street, followed by a commercial office building housing Alain Pinel Realtors, First American Title and Wells Fargo Bank (900 Main Street)
West	Multi-tenant commercial building housing Lotus Flower Massage Therapy, Bloomie's on Main, Gimanelli's Deli and Chateau Cool Stone (915 Main Street)

The adjacent site to the to the east (formerly 992 Main Street) was identified in the regulatory database as an Underground Storage Tank (UST) and Leaking Underground Storage Tank (LUST) site, and is further discussed in Section 5.0.

Based upon a review of groundwater monitoring information for an adjacent site, the direction of groundwater flow beneath the subject property is inferred to be to the north-northeast, and present at a depth between 35.5 and 47.3 feet below ground surface (bgs).

FINDINGS

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

- According to the Sanborn maps and aerial photographs reviewed, the subject property appears to have been developed with a gasoline service station/auto repair facility for a period of time from at least 1943 to 1969. AEI contacted the local regulatory agencies in order to obtain information relating to the former service station (See Section 4.0); however, no information pertinent to the status and operation of an underground storage tank system and/or the removal of underground storage tanks was on file with the agencies. Based on the length of time that the subject property had been utilized as a gasoline service station/auto repair facility, it is possible that an underground storage tank system remains in place at the subject property, and that a release of petroleum hydrocarbons may have impacted the subsurface of the subject property. Therefore, the presence of the former gasoline service station and presumed storage of petroleum hydrocarbons in underground storage tanks is considered a recognized environmental condition.
- Although not identified in the regulatory database as a UST site, AEI reviewed a tank removal report for the nearby Town & Country Veterinary Hospital at 923 Main Street. According to the closure report, two 350-gallon gasoline USTs were removed from the north side of the current veterinary hospital in 1988. Information regarding the tank removal was

limited, and records of any soil sampling that may have taken place during removal activities were reportedly lost. Based on the proximity of this site to the subject property (approximately 300 feet west), the presumed direction of groundwater flow, and the unknown management and/or removal practices utilized in connection with the USTs, the potential exists that a release of petroleum hydrocarbons from this site has impacted the subsurface of the subject property via groundwater. Furthermore, due to the historical use of the subject property as a "gas & oil" and auto repair facility, this assessment of the subject property can not rule out that the subject property would be investigated as a source of a potential release from the nearby site. Therefore, the historical presence of USTs at the nearby Town & Country Veterinary Hospital is an environmental condition.

Historical Recognized Environmental Conditions (HRECs) are defined by the ASTM Standard Practice E1527-05 as an environmental condition which in the past would have been considered a recognized environmental condition, but which may or may not be considered a recognized environmental condition currently. AEI's investigation has revealed the following historical recognized environmental conditions associated with the subject property or nearby properties:

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

Environmental Issues include environmental concerns identified by AEI that warrant discussion but do not qualify as recognized environmental conditions, as defined by the ASTM Standard Practice E1527-05. AEI's investigation has revealed the following environmental issues associated with the subject property or nearby properties:

- Due to the age of the subject property building, there is a potential that asbestos-containing materials (ACMs) are present. All suspect ACMs were observed in good condition and are not expected to pose a health and safety concern to the occupants of the subject property at this time. In the event that building renovation or demolition activities are planned, an asbestos survey adhering to AHERA sampling protocol should be performed prior to demolition or renovation activities that may disturb suspect ACMs.

CONCLUSIONS, OPINIONS AND RECOMMENDATIONS

We have performed a Phase I Environmental Site Assessment for the property located at 927 Main Street in the City of Pleasanton, Alameda County, California, in conformance with the scope and limitations of ASTM Standard Practice E1527-05 and the Environmental Protection Agency Standards and Practices for All Appropriate Inquiries (40 CFR Part 312). Any exceptions to, or deletions from, this practice are described in Section 1.3 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the property except for those previously identified in the *Findings* section.

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1.0 INTRODUCTION

This report documents the methods and findings of the Phase I Environmental Site Assessment (ESA) performed in conformance with the scope and limitations of ASTM Standard Practice E1527-05 and the Environmental Protection Agency Standards and Practices for All Appropriate Inquiries (40 CFR Part 312) for the property located at 927 Main Street in the City of Pleasanton, Alameda County, California (Figure 1: Site Location Map, Figure 2: Site Map, and Appendix A: Property Photographs).

1.1 SCOPE OF WORK

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

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

1.2 SIGNIFICANT ASSUMPTIONS

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

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

1.3 LIMITATIONS

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

Considerations identified by ASTM as beyond the scope of a Phase I ESA that may affect business environmental risk at a given property include the following: asbestos-containing materials, radon, lead-based paint, lead in drinking water, wetlands, regulatory compliance, cultural and historic resources, industrial hygiene, health and safety, ecological resources, endangered species, indoor air quality, mold, vapor intrusion, and high voltage lines. These environmental issues or conditions may warrant assessment based on the type of the property transaction; however, they are considered non-scope issues under ASTM Standard Practice E1527-05.

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

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

The Phase I Environmental Site Assessment is not, and should not be construed as, a warranty or guarantee about the presence or absence of environmental contaminants that may affect the property. Neither is the assessment intended to assure clear title to the property in question. The sole purpose of investigation into property title records is to ascertain a historical basis of prior land use. All findings, conclusions, and recommendations stated in this report are based upon facts, circumstances, and industry-accepted procedures for such services as they existed at the time this report was prepared (i.e., federal, state, and local laws, rules, regulations, market conditions, economic conditions, political climate, and other applicable matters). All findings, conclusions, and recommendations stated in this report are based on the data and information provided, and observations and conditions that existed on the date and time of the property visit.

Responses received from local, state, or federal agencies or other secondary sources of information after the issuance of this report may change certain facts, findings, conclusions, or circumstances to the report. A change in any fact, circumstance, or industry-accepted procedure upon which this report was based may adversely affect the findings, conclusions, and recommendations expressed in this report.

1.4 LIMITING CONDITIONS

AEI was granted full and complete access to the subject property.

1.5 DATA GAPS AND DATA FAILURE

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

Data failure is one type of data gap. According to ASTM E1527-05 "data failure occurs when all of the standard historical sources that are reasonably ascertainable and likely to be useful have been reviewed and yet the objectives have not been met". Pursuant to ASTM Standards, historical sources are required to document property use back to the property's first developed use or back to 1940, whichever is earlier.

The following data gaps were identified during the course of this investigation.

- The earliest historical resource obtained during this investigation was an aerial photograph from 1939 which indicated development of the subject property as a portion of an adjacent warehouse to the west. The lack of historical sources for the subject property dating back to first developed use represents historical data source failure. However, in the 1939 aerial photograph, the subject property appears developed with a portion of an adjacent warehouse. However, it is assumed that prior to 1939 the subject property would have been used for similar purposes, if not undeveloped. Therefore, this data gap is not expected to significantly alter the findings of this investigation.

1.6 RELIANCE

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

2.0 SITE AND VICINITY DESCRIPTION

2.1 SITE LOCATION AND DESCRIPTION

The subject property is located on the west side of Main Street/Santa Rita Road, just west of the T-shaped intersection of Main Street/Santa Rita Road and Stanley Boulevard, in a commercial area of Pleasanton. The property totals approximately 8,000 square feet and is improved with single-story building totaling approximately 2,340 square feet. The building is divided into two commercial/retail spaces that are occupied by Spring Rain (Unit A) and Subway (Unit B) restaurants. On-site operations consist of food preparation, sales and on-site dining. In addition to the subject property building, the property is improved with asphalt-paved parking areas and associated landscaping.

The subject property was not identified in the regulatory database.

The Assessor's Parcel Number (APN) for the subject property is 946-3370-22. Heating and cooling systems on the subject property are fueled by natural gas and electricity provided by Pacific Gas & Electric (PG&E). Potable water and sewage disposal are provided by municipal services.

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

2.2 SITE AND VICINITY CHARACTERISTICS

The subject property is located in a commercial area of Pleasanton. The immediately surrounding properties consist of the following:

North	Multi-tenant commercial building housing Pleasanton Beauty Supply, Las Fuentes, Pleasanton House, Thai Cuisine and Haircutting Co (929 Main Street)
South	Parking lot and undeveloped land
East	Main Street, followed by a commercial office building housing Alain Pinel Realtors, First American Title and Wells Fargo Bank (900 Main Street)
West	Multi-tenant commercial building housing Lotus Flower Massage Therapy, Bloomie's on Main, Gimanelli's Deli and Chateau Cool Stone (915 Main Street)

The adjacent site to the to the east (formerly 992 Main Street) was identified in the regulatory database as an Underground Storage Tank (UST) and Leaking Underground Storage Tank (LUST) site, and is further discussed in Section 5.0.

2.3 GEOLOGY AND HYDROGEOLOGY

Based on a review of the United States Geological Survey (USGS) San Francisco Bay Quadrangle Geologic Map, the area surrounding the subject property is underlain by Late Pleistocene era alluvial fan gravelly sand which is commonly characterized by yellowish-brown, pale-brown, or light-gray, poorly bedded to well-bedded gravel, sand, silt, and minor clay, weakly to moderately developed with a large variety of sedimentary, igneous and metamorphic rocks.

Information on topography is provided as a general reference. The US Geological Survey Livermore Quadrangle 7.5-Minute Series topographic map was reviewed. The map shows the

subject property is located at approximately 348 feet above mean sea level. The topography of the region is gently sloped to the northwest. Based upon a review of groundwater monitoring information for an adjacent site, the direction of groundwater flow beneath the subject property is inferred to be to the north-northeast, and present at a depth between 35.5 and 47.3 feet below ground surface (bgs).

3.0 HISTORICAL REVIEW OF SITE AND VICINITY

3.1 HISTORICAL SUMMARY

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

Date Range	Source(s)	Subject Property Description/Use
1939	Aerial Photographs	Warehouse Building/Use Unknown
1943-1953	Aerial Photographs and Sanborn Maps	Portion of L-Shaped "Gas & Oil" Station and "Auto Repair"
1969	Aerial Photographs	Portion of Buildings Previously Associated With "Gas & Oil" Station and "Auto Repair"/Use Unknown.
1971-1976	City Directories and User Provided Information	Portion of Oil Distribution Center Formerly Located Adjacent to the North and/or Car Wash
1978	Assessor's Records, Aerial Photographs, and User Provided Information	Parcel Subdivision Car Wash
1981-present	Aerial Photographs, Building Permits, City Directories, and User Provided Information	Current Subject Property Building Developed/Bank and Restaurants

Prior to the construction of the current subject property building, the property was developed with a portion of a warehouse building located to the west of the subject property in 1939. No information regarding the historical use and/or occupant of the 1939 development was found during this investigation. From at least 1943 through 1969, the subject property was developed with a portion of an L-shape gas station adjacent to the south and auto repair facility adjacent to the north. City directories also indicate that the subject property may have been associated with a historical oil distribution center circa 1971 and 1976, which was formerly located to the north of the subject property. By 1978, the subject property was developed with a portion of a commercial building adjacent to the southwest, which may have been utilized as a car wash. The current subject property building was constructed circa 1980. The subject property was occupied by a bank in the 1980s, and has been occupied by various restaurants since the 1990s.

Several sources have indicated that the subject property was historically associated with a number of different addresses on Santa Rita Road prior to the 1980s. Historic Sanborn Fire Insurance maps and the Alameda County Assessor's Office (ACAO) indicate that historical addresses associated with the subject property are 40 Santa Rita Road (1943-1953), 40A Santa Rita Road (1953), and 929 Santa Rita Road (pre-1978). Furthermore, the current subject property owner reported that the subject property was formerly associated with a car wash in the 1970s. While the current subject property address was not listed in the city directories researched prior to the 1980s, a Nobo Car Wash at 915 Santa Rita Road was listed in the 1971 and 1976 city directories. Due to the fact that Sanborn Maps and ACAO depict the subject property as associated with Santa Rita Road prior to the 1980s, and based on the interview with

the current property owner, the listing for a car wash at 915 Santa Rita Road may have been associated with the subject property. Therefore, addresses included in the research for this investigation included 40, 40A, 915, and 929 Santa Rita Road.

Environmental concerns associated with the historical use of the subject property as a gas station and/or auto repair facility are further discussed in Section 3.3.

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

3.2 AERIAL PHOTOGRAPH REVIEW

On June 7, 2010, AEI Consultants reviewed aerial photographs of the subject property and surrounding area. Aerial photographs were reviewed for the years 1939, 1951, 1959, 1969, 1978, 1988, 1996, and 2002.

In the 1939 aerial photograph, the subject property appears to include a portion of a warehouse building located adjacent to the west. The immediately surrounding properties consist of a warehouse building to the north; orchard farmland to the east and south; and undeveloped land to the west (beyond the warehouse building). A dirt access road is located to the north of the subject property, which runs perpendicular to a road in the current location of Main Street.

In the 1951 aerial photograph, the subject property appears to include a portion of a larger warehouse building located adjacent to the west, as well as a portion of an L-shaped building located adjacent to the south. The immediately surrounding properties consist of several small commercial buildings to the north and east; and undeveloped land to the south and west (beyond the warehouse and L-shaped building). A dirt access road is located to the north of the subject property, which runs perpendicular to a road in the current location of Main Street.

In the 1959 aerial photograph, the subject property is relatively unchanged from the previous photograph. The immediately surrounding properties consist of small commercial buildings to the east and south (beyond the L-shaped building); and undeveloped land to the west (beyond the warehouse building). Aerial coverage was not available for the adjacent property to the north. A dirt access road is located to the north of the subject property, which runs perpendicular to a road in the current location of Main Street.

No significant changes were noted in the 1969 aerial photograph. The adjacent property to the north is developed with a small commercial building.

In the 1978 aerial photograph, the subject property appears to include a portion of a commercial building located adjacent to the southwest. The immediately surrounding properties consist of a small commercial building to the north; an L-shaped commercial building (gas station) to the east; what appears to be a large car lot/yard to the south, and what appears to be the current veterinary hospital building (923 Main Street) to the west.

In the 1988 aerial photograph, the subject property appears developed with the current commercial building. The immediately surrounding properties consist of the current commercial buildings to the north and west; the L-shaped building seen in previous photographs to the east, and a parking lot to the south.

In the 1996 aerial photograph, no significant changes were noted to the subject property and adjacent properties to the north, south and west. The adjacent property to the east is vacant.

In the 2002 aerial photograph, the subject property and surrounding properties are developed as they are today. The subject property and surrounding properties consist of the current commercial buildings, and a paved parking area to the south.

Copies of reviewed aerial photographs are included as Figure 3.

3.3 SANBORN FIRE INSURANCE MAPS

Sanborn Fire Insurance maps were developed in the late 1800s and early 1900s for use as an assessment tool for fire insurance rates in urbanized areas. A search was made of the Seattle Public Library online collection of Sanborn Fire Insurance maps and the University of California at Berkeley's Earth Sciences and Map Library collection of Sanborn Fire Insurance maps on May 27 and June 7, 2010.

Sanborn maps were available and reviewed for the years 1943 and 1953.

In the 1943 Sanborn map, the subject property is developed with an L-shaped building identified as "gas & oil" and auto repair. The subject property appears to be associated with the address 40 Santa Rita Road. The adjacent sites consist of undeveloped land followed by a railroad right-of-way to the north; Santa Rita Road followed by the T-shaped intersection of Santa Rita Road and Buena Vista Avenue, as well as a gas station to the east; and undeveloped land followed by Arroyo del Valle (creek) to the south. Coverage was not provided for the western portion of the subject property or the area adjacent to the west of the subject property.

In the 1953 Sanborn map, the subject property appears developed with a building identified as "auto repair", addressed as 40 Santa Rita Road. The subject property also appears to include a portion of the adjacent building, identified as "gas & oil" at 40A Santa Rita Road to the south. The adjacent sites consist of a "oil distribution station", including a oil warehouse, to the north; a used auto sales lot to the northeast beyond the intersection of Santa Rita Road and Buena Vista (currently Stanley Boulevard); Santa Rita Road followed by the T-shaped intersection of Santa Rita Road and Buena Vista Avenue, as well as a gas station to the east; and the remainder of the previously-mentioned "gas & oil" station to the south. Coverage was not provided for the western portion of the subject property or the area adjacent to the west of the subject property.

According to the Sanborn maps reviewed, the subject property appears to have been developed with a gasoline service station/auto repair facility for a period of time from at least 1943 to 1953. AEI contacted the local regulatory agencies in order to obtain information relating to the former service station (see Section 4.0); however, no information pertinent to the status and operation of an underground storage tank system and/or the removal of underground storage tanks was on file with the agencies. Based on the length of time that the subject property had been utilized as a gasoline service station/auto repair facility, it is possible that an underground storage tank system remains in place at the subject property, and that a release of petroleum hydrocarbons may have impacted the subsurface of the subject property. Therefore, the presence of the former gasoline service station and presumed storage of petroleum hydrocarbons in underground storage tanks is considered a recognized environmental condition.

3.4 CITY DIRECTORIES

A search of historic city directories was conducted for the subject property AEI's collection of Haines & Company Criss-Cross Directories on April 10, 2008. Directories were available and reviewed for the years 1971, 1976, 1981, 1986, 1991, 1995-1996, 2000-2001 and 2006. The following table summarizes the results of the city directory search.

City Directory Search Results

Year(s)	Occupant Listed	
	927 Main Street	929 Santa Rita Road
1971	Address not listed <i>(Listed of Note: Nobo Car Wash at 915 Santa Rita Road*)</i>	Enco PDRS Distributers Shackelton, Jack W.
1976		Exxon Agent
1981	Lafayette Fed Svgs	XXXX
1986	Capita Fed Svg; Capital Fed Svgs & Ln	XXXX
1991	Address not listed	Address Not Listed
1995-1996	Main Squeeze The; Pizza Hut	
2000-2001, 2006	Pizza Hut; Subway Sandwiches & Salads	

XXXX: Address listed, but no occupancy information provided

*According to the property owner, the subject property was formerly developed with Robo car wash in the 1970s. Based on a review of historic Sanborn Fire Insurance maps (see Section 2.4.1) and information obtained from the ACAO (see Section 4.1.6), the subject property was formerly associated with addresses on Santa Rita Road. Therefore, the listing for a car wash at 915 Santa Rita Road is likely associated with the subject property.

The review of city directories also indicates that the subject property has used the current 927 Main Street address since the early 1980s, and the historical 929 Santa Rita Address prior to 1978. Based on the 1971 and 1976 occupants associated with the 929 Santa Rita Road address, it appears that the subject property may have been formerly associated with the oil distribution center formerly located to the north of the subject property (see Sections 4.1.6 and 6.2.3).

The subject property was occupied by a bank in the 1980s, and has been occupied by various restaurants since the 1990s.

4.0 REGULATORY AGENCY RECORDS REVIEW

4.1. REGULATORY AGENCIES

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

Engineering Controls are defined as physical modifications to a site or facility to reduce or eliminate the potential for exposure to hazardous substances or petroleum products in the soil or ground water on the property. *Institutional Controls* are defined as a legal or administrative restriction on the use of, or access to, a site or facility to 1) reduce or eliminate the potential for exposure to hazardous substances or petroleum products in the soil or ground water on the property, or 2) to prevent activities that could interfere with the effectiveness of a response action, in order to ensure maintenance of a condition of no significant risk to public health or the environment.

4.1.1 HEALTH DEPARTMENT

On May 24, 2010, the Alameda County Department of Environmental Health (ACDEH) was contacted to review files on the subject property and nearby sites of concern. Files at the ACDEH may contain information regarding hazardous materials storage, as well as information regarding unauthorized releases of petroleum hydrocarbons or other contaminants that may affect the soil or groundwater in the area.

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

4.1.2 FIRE DEPARTMENT

On June 2, 2010, the Livermore-Pleasanton Fire Department (LFPD) was visited for information on the subject property and nearby sites of concern to identify any evidence of previous or current hazardous material usage.

No information indicating current or prior use or storage of hazardous materials, or the existence of AULs was on file for the subject property with the LFPD.

Although not identified in the regulatory database as a UST site, AEI reviewed a tank removal report for the nearby Town & Country Veterinary Hospital at 923 Main Street. According to the closure report, two 350-gallon gasoline USTs were removed from the north side of the current veterinary hospital in 1988. Information regarding the tank removal was limited, and records of any soil sampling that may have taken place during removal activities were reportedly lost. Based on the proximity of this site to the subject property (approximately 300 feet west), the presumed direction of groundwater flow, and the unknown management and/or removal practices utilized in connection with the USTs, the potential exists that a release of petroleum hydrocarbons from this site has impacted the subsurface of the subject property via groundwater. Furthermore, due to the historical use of the subject property as a "gas & oil"

and auto repair facility, this assessment of the subject property can not rule out that the subject property would be investigated as a source of a potential release from the nearby site. Therefore, the historical presence of USTs at the nearby Town & Country Veterinary Hospital is an environmental concern.

4.1.3 BUILDING DEPARTMENT

On June 2, 2010, the Pleasanton Fire Department (PBD) was visited for information on the subject property in order to identify historical tenants and property use. Please refer to the following table for a listing of permits reviewed:

Building Permits Reviewed for 927 Main Street

Year(s)	Owner/Applicant	Description of Permit / Building Use
1979	Bradley Hirst / C&H Development	Planning Document; Application for Pioneer Chicken restaurant zoning approval.
1987	Capital Federal Savings	Building Permit; Install ATM
1988	San Francisco Savings	Planning Document (Illegible)
1991	Pizza Hut	Building Permit; Remodel to include Pizza Hut and Yogurt restaurants. Noted that previous tenants included Capital Federal Savings and The Water Works. Health & Safety Statement; Acknowledgement of health codes related to restaurants.
1993	CH Properties Main Squeeze	Building Permit; Remodel for Juice restaurant
1996	Subway Sandwiches	Building Permit; Signage

Based on a review of building permits, the subject property has been utilized as a restaurant and/or bank since at least 1979.

AEI also reviewed several documents under the address 915 Main Street (which was historically Santa Rita Road), to determine if any historical information might reference the subject property. A 1972 design review document was found, titled "Application for sign wording change from the previous "76 Gasoline" to indicate "Shell Gasoline" at the Robo Car Wash Establishment located at 915 Santa Rita Road, Pleasanton'. Based on the interview with the owner of the subject property, who indicated that the subject property was associated with the Robo Car Wash in the 1970s, this document represents documentation of historical fuel sales associated with the car wash. Refer to Section 3.3 for further information regarding environmental concerns associated with the historical use of the subject property as a gasoline station.

4.1.4 PLANNING DEPARTMENT

On June 2, 2010, the Pleasanton Planning Department (PPD) was visited for information on the subject property in order to identify AULs associated with the subject property.

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

4.1.5 DEPARTMENT OF OIL AND GAS

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

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

4.1.6 REGIONAL WATER QUALITY CONTROL BOARD

On June 7, 2010, the Regional Water Quality Control Board (RWQCB) online Geotracker database was reviewed for information on the subject property.

The subject property was not identified in the Geotracker database.

4.1.7 ALAMEDA COUNTY ASSESSOR'S OFFICE

On April 23, 2008, the Alameda County Assessor's Office (ACAO) was contacted for information regarding the use of the subject property prior to the 1980s.

According to the ACAO, the subject property parcel is a 1978 subdivision of a larger parcel (946-3370-7), which was associated with the address 929 Santa Rita Road. The ACAO records list the use of the original parcel as "Unknown"; however, on the parcel map attached to the 1978 release agreement, it is noted that a "Signal Oil Co." is located to the north of the current subject property boundaries. Based on this map, it appears that the subject property may have at one point been associated with the oil company to the north.

5.0 REGULATORY DATABASE RECORDS REVIEW

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

Migration of petroleum hydrocarbon or volatile organic compound (VOC) contamination is generally via groundwater. Therefore, only those contaminant release sites located hydrologically upgradient relative to the subject property are expected to represent a potential environmental concern to the subject property. Contaminated sites located hydrologically downgradient of the subject property are not expected to represent a potential threat to the groundwater quality beneath the subject property. Sites that are situated hydrologically cross-gradient relative to the subject property are not expected to represent a concern unless close proximity allows for the potential of lateral migration. As discussed in Section 2.3, groundwater in the vicinity of the subject property is inferred to flow to the northeast. The migration of VOC contaminants in the vapor phase does have the potential to impact properties; however, evaluation of vapor phase migration and intrusion is beyond the scope of this assessment.

Database	Target Property	Adjacent Property	Search Distance (Miles)	0.125	0.25	0.5	1-mile	Total
NPL			1	0	0	0	0	0
DELISTED NPL			1	0	0	0	0	0
CERCLIS			0.5	0	0	0	-	0
CERCLIS NFRAP			0.5	0	0	0	-	0
RCRA-TSD			1	0	0	0	0	0
RCRA-LQG			0.25	0	0	-	-	0
RCRA-SQG			0.25	0	1	-	-	1
RCRA CORRACTS			1	0	0	0	0	0
US ENG CONTROLS			0.5	0	0	0	-	0
US INST CONTROLS			0.5	0	0	0	-	0
ERNS			0.5	2	0	0	-	2
SHWS (Spills, SLIC, Envirostor, Historical Cal Sites)			1	0	0	0	0	0
SWLF			0.5	0	0	0	-	0

Database	Target Property	Adjacent Property	Search Distance (Miles)	0.125	0.25	0.5	1-mile	Total
UST		X	0.25	1	7	-	-	8
LUST		X	0.5	2	4	6	-	12
STATE IC/EC			TP	-	-	-	-	0
VCP			0.5	0	0	0	-	0
STATE/TRIBAL BROWNFIELD			0.5	0	0	0	-	0
ORPHAN			1	-	-	-	-	0
NON-ASTM DATABASES			TP/ADJ	-	-	-	-	0

The subject property was not identified during the regulatory database search. The adjacent property to the east (formerly 992 Main Street) was identified as a UST and LUST site. Additionally, other sites are discussed in detail below due to their relative proximity to the subject property, the nature of the listing, and/or hydrological position relative to the subject property.

<p>Site Name: Unocal SS 0018; Unocal 0543 Database(s): UST; LUST Address: 992 Main Street Distance: Adjacent (independent plotting) Direction: East (hydrologically cross- to down gradient)</p>
<p>Comments: According to the "Case Closure Summary" report, this former gas station was listed for the release of Total Petroleum Hydrocarbons as gasoline (TPHg) and several constituents of benzene, toluene, ethylbenzene and xylene (BTEX). From 1992 through 2005, several subsurface investigations were conducted at this site. Groundwater flow direction varied from the northeast to the northwest, but was predominantly towards the north-northeast. Groundwater contamination from this site migrated towards the north-northeast, away from the subject property. By 1997, residual contaminant levels were below California Risk Based Screening Levels (RBSL), and the site was granted closure. Based on the regulatory status and information obtained from the ACEHSD, this site is not expected to represent a significant environmental concern.</p>

<p>Site Name: Mobil Service Station; Mobil 04-H6J Database(s): UST; LUST Address: 1024 Main Street Distance: Adjacent (independent plotting) Direction: Northeast (hydrologically downgradient)</p>
<p>Comments: According to information provided in the regulatory database, the site operated as a gasoline station until 1989. Four USTs were removed from the site in 1989, and pump lines, trenching and islands were removed in 1991. Groundwater monitoring was conducted at the site from 1990 to 2009, and it was noted that dissolved phase concentrations have generally decreased over time. During the most recent groundwater monitoring event in July 2009, TPHg and benzene were detected in only one of nine groundwater monitoring wells. The most recent document on file with the RWQCB dated April 28, 2010, indicated that no further action was required and that official closure documentation would be issued upon completion of well destruction at the site. Based on calculated direction of groundwater flow and the regulatory status, this site is not expected to represent a significant environmental</p>

concern.

Site Name: Amador High School
Database(s): LUST
Address: 1155 Santa Rita Road
Distance: 0.12 mile (independent plotting)
Direction: North (hydrologically cross-gradient)

Comments:

This site was plotted 0.03 mile from the subject property. However, independent research indicates this site to be located approximately 0.12 mile north of the subject property. The LUST incident achieved case closure on March 26, 1997. Based on the distance from the subject property and the regulatory status, this site is not expected to represent a significant environmental concern.

Based on the relative distance from the subject property, inferred direction of groundwater flow, and/or regulatory status, the remaining listed sites are not expected to represent a significant environmental concern.

6.0 INTERVIEWS AND USER PROVIDED INFORMATION

6.1 INTERVIEWS

Pursuant to ASTM E1527-05, the following interviews were performed during this investigation in order to obtain information indicating RECs in connection with the subject property.

6.1.1 INTERVIEW WITH OWNER

The subject property owner, Mr. Bradley Hirst, was not aware of any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the subject property; any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the subject property; or any notices from a governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products.

6.1.2 INTERVIEW WITH KEY SITE MANAGER

The key site manager was previously discussed in Section 6.1.1.

6.1.3 PAST OWNERS, OPERATORS AND OCCUPANTS

Interviews with past owners and occupants regarding historical onsite operations were not reasonably ascertainable. However, based on information obtained from other sources including Sanborn maps, aerial photographs, city directories and agency records, it is likely that the information provided by past owners and operators would have been duplicative.

6.1.4 INTERVIEW WITH OTHERS

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

6.2 USER PROVIDED INFORMATION

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

6.2.1 ENVIRONMENTAL LIENS

AEI was not informed by the User, Mr. Bradley Hirst, of any environmental cleanup liens encumbering the subject property that are filed or recorded under federal, tribal, state or local law.

6.2.2 ACTIVITY AND LAND USE LIMITATIONS

AEI was not informed by the User of any AULs, such as engineering controls, land use restrictions or institutional controls that are in place at the subject property and/or have been filed or recorded in a registry under federal, tribal, state or local law.

6.2.3 SPECIALIZED KNOWLEDGE

According to Mr. Hirst, the property was developed with a car dealership operating on an adjacent site, and was later developed with a car wash in the early 1970s. The subject property was reportedly developed with the current improvements circa 1980.

6.2.4 VALUATION REDUCTION FOR ENVIRONMENTAL ISSUES

The User did not indicate to AEI any information to suggest that the valuation of the subject property is significantly less than the valuation for comparable properties due to environmental factors.

6.2.5 COMMONLY KNOWN OR REASONABLY ASCERTAINABLE INFORMATION

The User did not inform AEI of any commonly known or reasonably ascertainable information about the subject property which aided AEI in identifying conditions indicative of a release or threatened release.

6.2.6 KNOWLEDGE OF PRESENCE OR LIKELY PRESENCE OF CONTAMINATION

The User did not inform AEI of any obvious indicators that pointed to the presence or likely presence of contamination at the subject property.

6.2.7 PREVIOUS REPORTS AND OTHER PROVIDED DOCUMENTATION

The current report updates the *Phase I Environmental Site Assessment* prepared by AEI, dated April 25, 2008. At the time of this previous assessment, the subject property was developed and occupied by Spring Rain and Subway. The 2008 Phase I identified two RECs. One REC was identified with respect to the historical occupancy of the subject property by a gasoline station and possible auto repair facility. The second REC was identified with respect to the historical presence of USTs at a nearby site that had the potential to impact the subject property.

Additional information contained within the 2008 *Phase I Environmental Site Assessment* is incorporated into the appropriate segments of the current report.

A copy of the previous *Phase I Environmental Site Assessment* is included in Appendix C – References.

7.0 SITE INSPECTION AND RECONNAISSANCE

On June 2, 2010, a site reconnaissance of the subject property and adjacent properties was conducted by Ms. Laura Walls of AEI in order to obtain information indicating the likelihood of recognized environmental conditions at the subject property and adjacent properties as specified in ASTM Standard Practice E1527-05 §8.4.2, 8.4.3 and 8.4.4.

7.1 SUBJECT PROPERTY RECONNAISSANCE FINDINGS

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

DRAINS AND SUMPS

Several floor drains were observed in the subject property. No hazardous substances or petroleum products were noted in the vicinity of the drains. Based on the use of the drains solely for housekeeping purposes, as well as the nature of use of the subject property, the presence of the drains is not expected to represent a significant environmental concern.

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

7.2 NON-ASTM SERVICES

7.2.1 ASBESTOS-CONTAINING BUILDING MATERIALS

OSHA

For buildings constructed prior to 1981, the Code of Federal Regulations (29 CFR 1926.1101 and 29 CFR 1910.1001) define presumed asbestos-containing material (PACM) as 1. Thermal System Insulation (TSI), e.g., boiler insulation, pipe lagging, fireproofing; and 2. Surfacing Materials, e.g., acoustical ceilings. Building owners/employers are responsible for locating the presence and quantity of PACM. Building Owners/employers can rebut installed material as PACM by either having an inspection in accordance with Asbestos Hazard Emergency Response Act (AHERA) (40 CFR Part 763, Subpart E) or hiring an accredited inspector to take bulk samples of the suspect material.

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

NESHAP

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

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

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

Suspect Asbestos Containing Materials (ACMs)

Material	Location	Friable	Condition
Drywall Systems	Throughout Building Interior	Yes	Good
Acoustic Ceiling Tiles	Unit B Interior	Yes	Good
Vinyl Flooring	Unit B Interior	No	Good
Roofing Systems	Roof	Not Inspected	Not Inspected

All observed suspect ACMs were in good condition and are not expected to pose a health and safety concern to the occupants of the subject property at this time. In the event that building renovation or demolition activities are planned, an asbestos survey adhering to AHERA sampling protocol should be performed prior to demolition or renovation activities that may disturb suspect ACMs.

7.2.2 LEAD-BASED PAINT

Lead-based paint (LBP) is defined as any paint, varnish, stain, or other applied coating that has $\geq 1 \text{ mg/cm}^2$ (5,000 $\mu\text{g/g}$ or 5,000 ppm) or more of lead by federal guidelines; state and local definitions may differ from the federal definitions in amounts ranging from 0.5 mg/cm^2 to 2.0 mg/cm^2 . Section 1017 of the Housing and Urban Development (HUD) Guidelines, Residential Lead-Based Paint Hazard Reduction Act of 1992, otherwise known as "Title X", defines a LBP hazard is "any condition that causes exposure to lead that would result in adverse human health effects" resulting from lead-contaminated dust, bare, lead-contaminated soil, and/or lead-contaminated paint that is deteriorated or present on accessible, friction, or impact surfaces. Therefore, under Title X, intact lead-based paint on most walls and ceilings would not be considered a "hazard", although the paint should be maintained and its condition and monitored to ensure that it does not deteriorate and become a hazard. Additionally, Section 1018 of this law directed HUD and EPA to require the disclosure of known information on lead-based paint and lead-based paint hazards before the sale or lease of most housing built before 1978. Most private housing, public housing, federally owned or subsidized housing are affected by this rule.

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

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

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

Based on the age of the subject property building, it is unlikely that LBP is present.

7.2.3 RADON

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

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

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

7.2.4 DRINKING WATER SOURCES AND LEAD IN DRINKING WATER

Zone 7 Water Company supplies potable water to the subject property. The most recent water quality report states that lead levels in the areas water supply were non-detect and therefore are well within standards established by the USEPA.

7.2.5 MOLD/INDOOR AIR QUALITY ISSUES

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

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

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

This activity was not designed to discover all areas which may be affected by mold growth on the subject property. Rather, it is intended to give the client an indication if significant (based on observed areas) mold growth is present at the subject property. Additional areas of mold

not observed as part of this limited assessment, possibly in pipe chases, HVAC systems and behind enclosed walls and ceilings, may be present on the subject property.

7.3 ADJACENT PROPERTY RECONNAISSANCE FINDINGS

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

WELLS

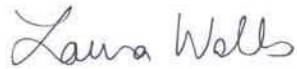
Several monitoring wells were observed on the vacant lot adjacent to the northeast of the subject property, beyond the T-shaped intersection of Main Street/Santa Rita Road and Stanley Boulevard. This site was identified in the regulatory database as the former Mobil service station, located at 1024 Main Street, and is further discussed in Section 5.0.

8.0 SIGNATURE OF ENVIRONMENTAL PROFESSIONALS

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

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

Prepared By:



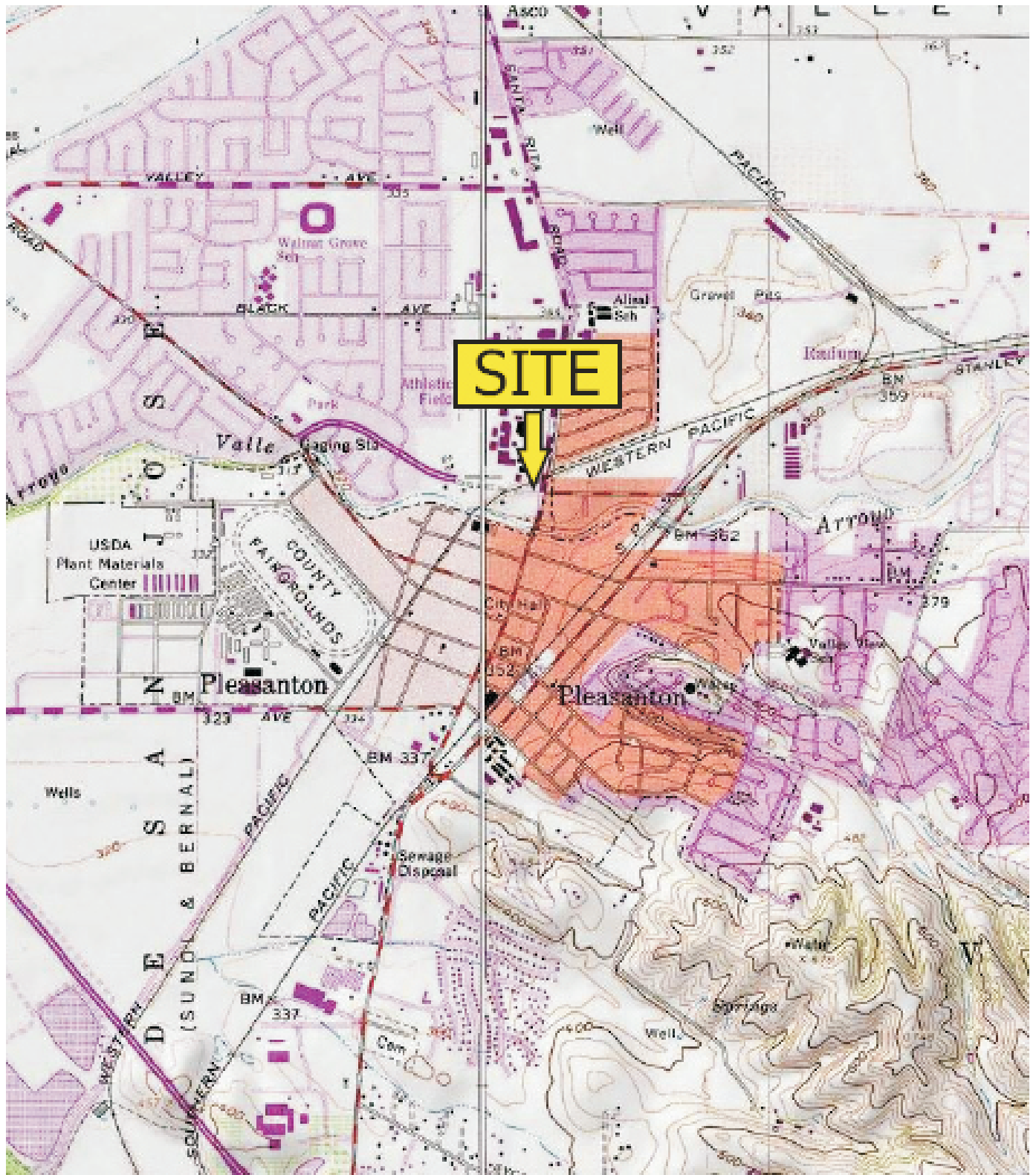
Laura Walls
Project Manager

Reviewed By:



Charles Metzinger, REA
Senior Author

FIGURES



USGS TOPOGRAPHIC MAP
 LIVERMORE, CALIFORNIA QUADRANGLE
 Created 1978, Revised 1980

SITE LOCATION MAP



927 Main Street
 Pleasanton, California 94566


FIGURE 1

Job No: 289175





LEGEND	
	SUBJECT PROPERTY LINE 

SITE MAP	
927 Main Street Pleasanton, California 94566	
FIGURE 2 Job No: 289175	



Source: Fairchild
Year: 1939

AERIAL PHOTOGRAPH

927 Main Street
Pleasanton, California 94566

FIGURE 3
Job No: 289175





Source: Pacific Aerial Surveys
Year: 1951

AERIAL PHOTOGRAPH

927 Main Street
Pleasanton, California 94566

FIGURE 3
Job No: 289175



Subject Site



N



Source: Pacific Aerial Surveys
Year: 1959

AERIAL PHOTOGRAPH

927 Main Street
Pleasanton, California 94566

FIGURE 3
Job No: 289175





Source: Pacific Aerial Surveys
Year: 1969

AERIAL PHOTOGRAPH

927 Main Street
Pleasanton, California 94566

FIGURE 3
Job No: 289175





Subject Site



Source: Pacific Aerial Surveys
Year: 1978

AERIAL PHOTOGRAPH

927 Main Street
Pleasanton, California 94566

FIGURE 3
Job No: 289175





Subject Site



Source: Pacific Aerial Surveys
Year: 1988

AERIAL PHOTOGRAPH

927 Main Street
Pleasanton, California 94566

FIGURE 3
Job No: 289175





Source: Pacific Aerial Surveys
Year: 1996

AERIAL PHOTOGRAPH

927 Main Street
Pleasanton, California 94566

FIGURE 3
Job No: 289175





Subject Site



Source: Pacific Aerial Surveys
Year: 2002

AERIAL PHOTOGRAPH

927 Main Street
Pleasanton, California 94566

FIGURE 3
Job No: 289175



APPENDIX A

PROPERTY PHOTOGRAPHS



1. View of the north side of the subject property building.

2. View of the south side of the subject property building.



3. View of the east side of the subject property building.

PROPERTY PHOTOGRAPHS

927 Main Street
Pleasanton, California 94556

Job No: 289175





4. View of the adjacent multi-tenant commercial retail building (929 Main Street) adjacent to the north of the subject property.

5. View of undeveloped land and Del Valle Parkway adjacent to the south of the subject property.



6. View of a multi-tenant office building (900 Main Street) adjacent to the east of the subject property beyond Main Street.

PROPERTY PHOTOGRAPHS

927 Main Street
Pleasanton, California 94556

Job No: 289175





7. View of the multi-tenant commercial retail building (915 Main Street) adjacent to the west of the subject property.

8. View of the interior of the Spring Rain tenant space.



9. View of the kitchen area of the Spring Rain tenant space.

PROPERTY PHOTOGRAPHS

927 Main Street
Pleasanton, California 94556

Job No: 289175





10. View of a floor drain in the Spring Rain tenant space.

11. View of the interior of the Subway tenant space.



12. View of a floor drain in the Subway tenant space.

PROPERTY PHOTOGRAPHS

927 Main Street
Pleasanton, California 94556

Job No: 289175



APPENDIX B

REGULATORY DATABASE

TRACK ► INFO SERVICES, LLC

Environmental FirstSearch™ Report

Target Property:

927 MAIN ST

PLEASANTON CA 94566

Job Number: SF_289175

PREPARED FOR:

AEI Consultants, Inc.

2500 Camino Diablo

Walnut Creek, CA 94597

05-19-10



Tel: (866) 664-9981

Fax: (818) 249-4227

Environmental FirstSearch Search Summary Report

Target Site: 927 MAIN ST
PLEASANTON CA 94566

FirstSearch Summary

Database	Sel	Updated	Radius	Site	1/8	1/4	1/2	1/2>	ZIP	TOTALS
NPL	Y	02-23-10	1.00	0	0	0	0	0	0	0
NPL Delisted	Y	02-23-10	0.50	0	0	0	0	-	0	0
CERCLIS	Y	04-29-10	0.50	0	0	0	0	-	0	0
NFRAP	Y	04-29-10	0.50	0	0	0	0	-	0	0
RCRA COR ACT	Y	02-16-10	1.00	0	0	0	0	0	0	0
RCRA TSD	Y	02-16-10	1.00	0	0	0	0	0	0	0
RCRA GEN	Y	02-16-10	0.25	0	0	1	-	-	2	3
RCRA NLR	Y	02-16-10	0.25	0	0	0	-	-	0	0
Federal Brownfield	Y	04-19-10	0.50	0	0	0	0	-	0	0
ERNS	Y	04-29-10	0.12	0	2	-	-	-	4	6
Tribal Lands	Y	12-01-05	1.00	0	0	0	0	0	2	2
State/Tribal Sites	Y	02-08-10	1.00	0	0	0	0	0	1	1
State Spills 90	Y	03-11-10	0.12	0	0	-	-	-	0	0
State/Tribal SWL	Y	02-22-10	0.50	0	0	0	0	-	0	0
State/Tribal LUST	Y	03-01-10	0.50	0	2	4	6	-	1	13
State/Tribal UST/AST	Y	05-13-09	0.25	0	1	7	-	-	0	8
State/Tribal EC	Y	NA	0.50	0	0	0	0	-	0	0
State/Tribal IC	Y	03-02-10	0.50	0	0	0	0	-	0	0
State/Tribal VCP	Y	02-08-10	0.50	0	0	0	0	-	0	0
State/Tribal Brownfields	Y	NA	0.50	0	0	0	0	-	0	0
State Permits	Y	02-19-10	0.12	0	0	-	-	-	0	0
State Other	Y	02-08-10	0.25	0	0	0	-	-	0	0
Federal IC/EC	Y	03-12-10	0.50	0	0	0	0	-	0	0
- TOTALS -				0	5	12	6	0	10	33

Notice of Disclaimer

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

Waiver of Liability

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

***Environmental FirstSearch
Site Information Report***

Request Date: 05-19-10
Requestor Name: solange
Standard: AAI

Search Type: COORD
Job Number: SF_289175
Filtered Report

Target Site: 927 MAIN ST
 PLEASANTON CA 94566

Demographics

Sites: 33	Non-Geocoded: 10	Population: NA
Radon: 1.7 PCI/L		

Site Location

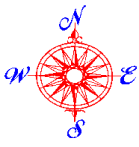
	<u>Degrees (Decimal)</u>	<u>Degrees (Min/Sec)</u>	<u>UTMs</u>
Longitude:	-121.874095	-121:52:27	Easting: 599302.647
Latitude:	37.66566	37:39:56	Northing: 4169111.733
Elevation:	342		Zone: 10

Comment

Comment:

Additional Requests/Services

Adjacent ZIP Codes: 1 Mile(s)	Services:																																		
<table border="1"> <thead> <tr> <th>ZIP Code</th> <th>City Name</th> <th>ST</th> <th>Dist/Dir</th> <th>Sel</th> </tr> </thead> <tbody> <tr> <td>94588</td> <td>PLEASANTON</td> <td>CA</td> <td>0.93 NE</td> <td>Y</td> </tr> </tbody> </table>	ZIP Code	City Name	ST	Dist/Dir	Sel	94588	PLEASANTON	CA	0.93 NE	Y	<table border="1"> <thead> <tr> <th></th> <th>Requested?</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>Fire Insurance Maps</td> <td>No</td> <td></td> </tr> <tr> <td>Aerial Photographs</td> <td>No</td> <td></td> </tr> <tr> <td>Historical Topos</td> <td>No</td> <td></td> </tr> <tr> <td>City Directories</td> <td>No</td> <td></td> </tr> <tr> <td>Title Search/Env Liens</td> <td>No</td> <td></td> </tr> <tr> <td>Municipal Reports</td> <td>No</td> <td></td> </tr> <tr> <td>Online Topos</td> <td>No</td> <td></td> </tr> </tbody> </table>		Requested?	Date	Fire Insurance Maps	No		Aerial Photographs	No		Historical Topos	No		City Directories	No		Title Search/Env Liens	No		Municipal Reports	No		Online Topos	No	
ZIP Code	City Name	ST	Dist/Dir	Sel																															
94588	PLEASANTON	CA	0.93 NE	Y																															
	Requested?	Date																																	
Fire Insurance Maps	No																																		
Aerial Photographs	No																																		
Historical Topos	No																																		
City Directories	No																																		
Title Search/Env Liens	No																																		
Municipal Reports	No																																		
Online Topos	No																																		

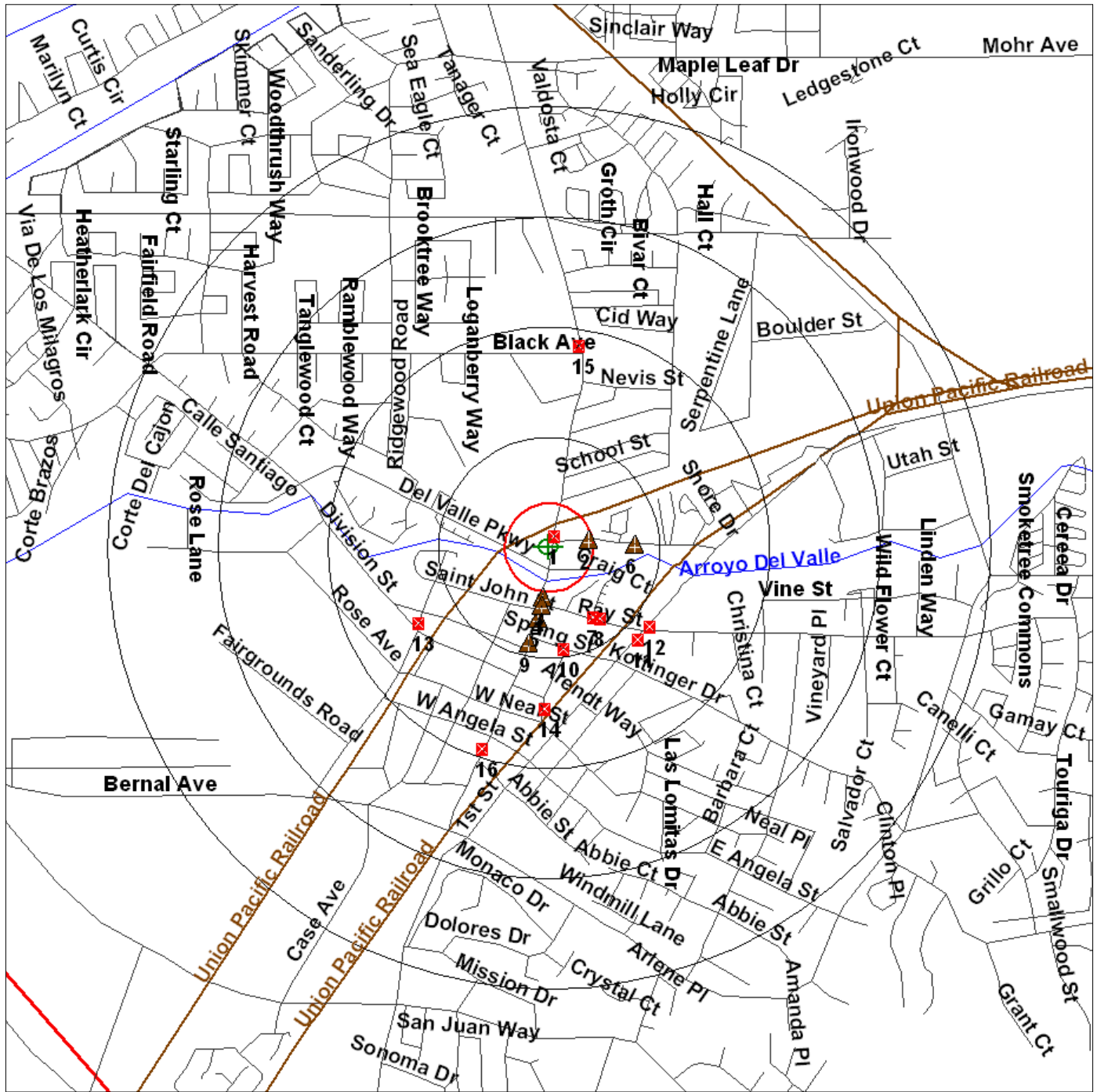


Environmental FirstSearch

1 Mile Radius
Single Map:



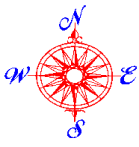
927 MAIN ST, PLEASANTON CA 94566



Source: U.S. Census TIGER Files

- Target Site (Latitude: 37.66566 Longitude: -121.874095)
- Identified Site, Multiple Sites, Receptor
- NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste
- Triballand.....
- Railroads
- Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius





Environmental FirstSearch

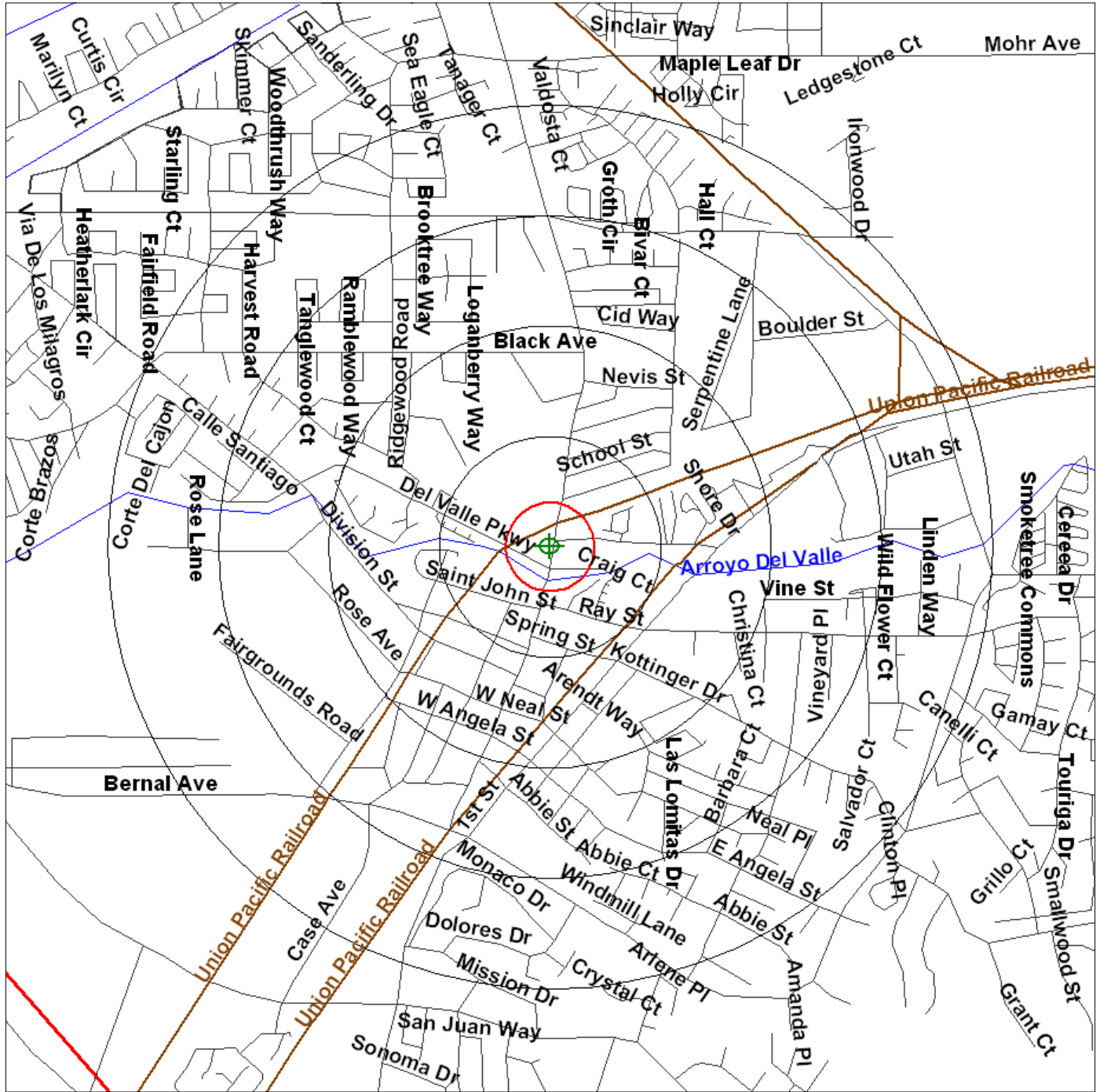
1 Mile Radius

AAI: NPL, RCRACOR, STATE, RCRATSD

Environmental
FIRSTSEARCH

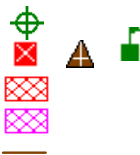


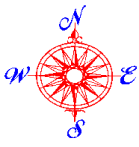
927 MAIN ST, PLEASANTON CA 94566



Source: U.S. Census TIGER Files

- Target Site (Latitude: 37.66566 Longitude: -121.874095)
- Identified Site, Multiple Sites, Receptor
- NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste
- Triballand.....
- Railroads
- Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius





Environmental FirstSearch

.5 Mile Radius
AAI: Multiple Databases

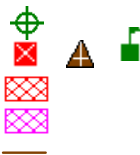


927 MAIN ST, PLEASANTON CA 94566



Source: U.S. Census TIGER Files

- Target Site (Latitude: 37.66566 Longitude: -121.874095)
- Identified Site, Multiple Sites, Receptor
- NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste
- Triballand.....
- Railroads
- Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius





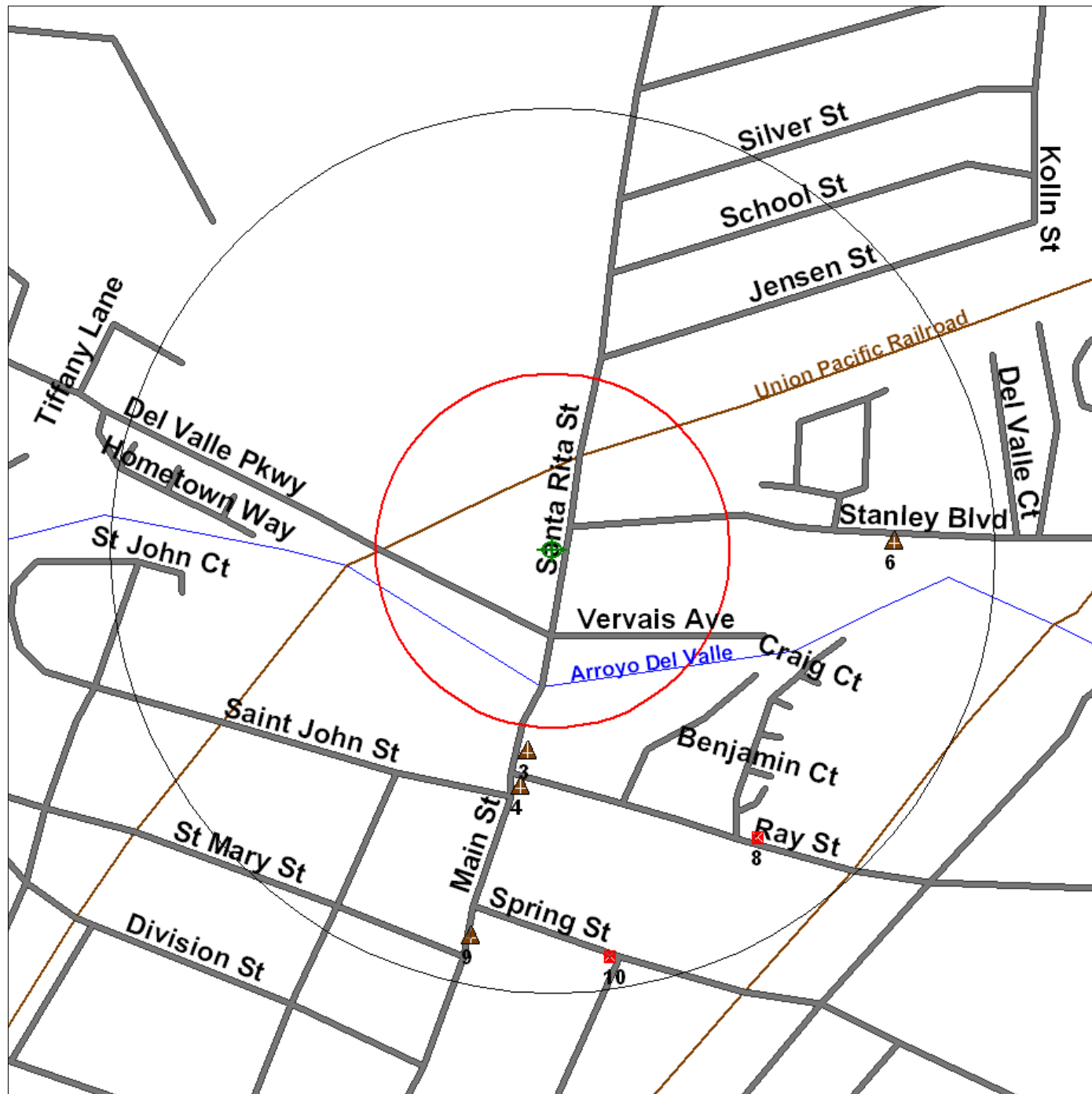
Environmental FirstSearch

.25 Mile Radius

AAI: RC RAGEN, UST, RCRANLR, OTHER



927 MAIN ST, PLEASANTON CA 94566



Source: U.S. Census TIGER Files

- Target Site (Latitude: 37.66566 Longitude: -121.874095)
- Identified Site, Multiple Sites, Receptor
- NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste
- Triballand.....
- Railroads
- Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius



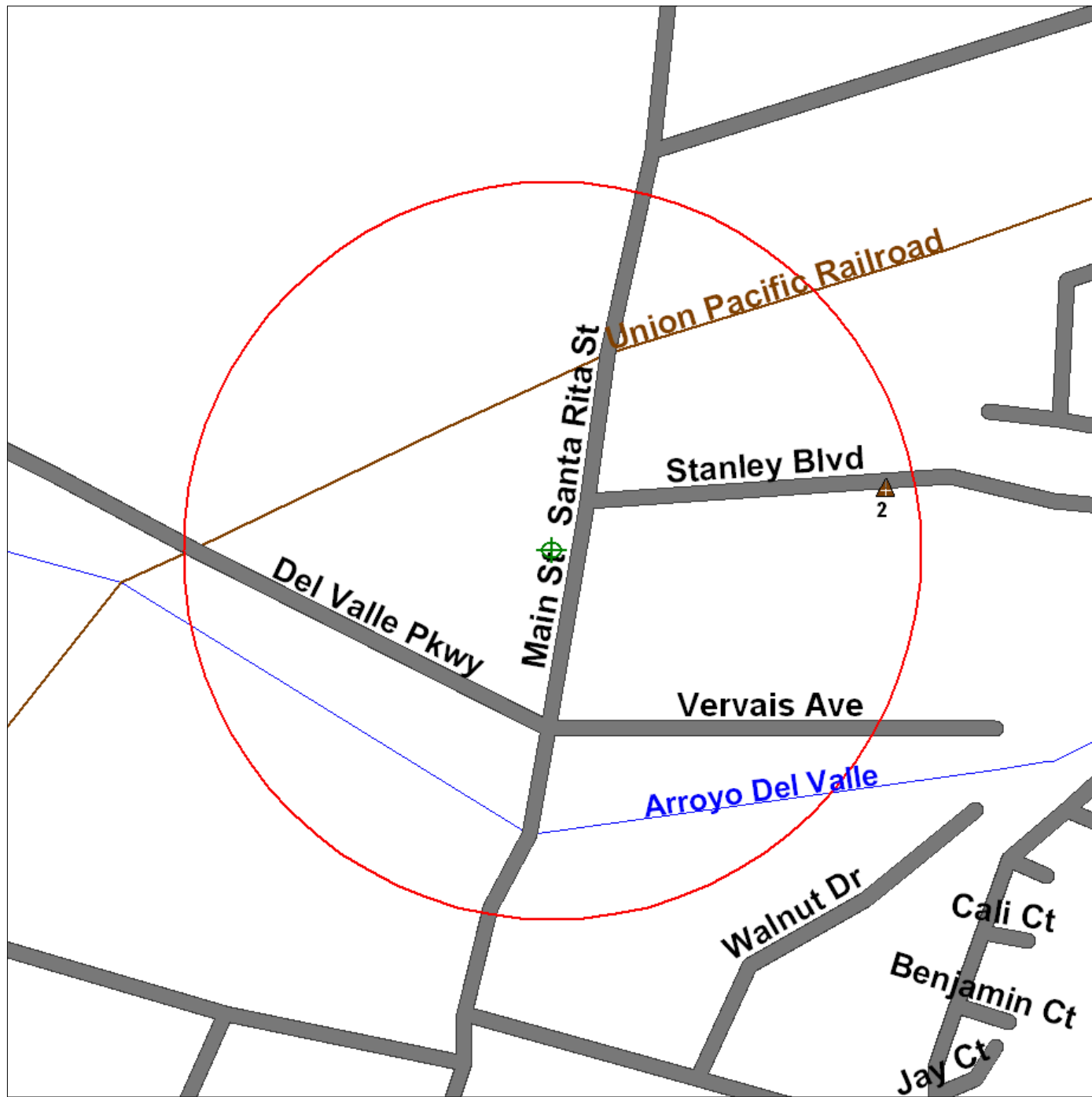


Environmental FirstSearch

.12 Mile Radius
AAI: SPILLS90, ERNS, PERMITS



927 MAIN ST, PLEASANTON CA 94566



Source: U.S. Census TIGER Files

- Target Site (Latitude: 37.66566 Longitude: -121.874095)
- Identified Site, Multiple Sites, Receptor
- NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste
- Triballand.....
- Railroads
- Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius



*Environmental FirstSearch
Target Site Summary Report*

Target Property: 927 MAIN ST
PLEASANTON CA 94566

JOB: SF_289175

TOTAL: 33 **GEOCODED:** 23 **NON GEOCODED:** 10 **SELECTED:** 0

Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	ElevDiff	Page No.
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Environmental FirstSearch Sites Summary Report

Target Property: 927 MAIN ST
PLEASANTON CA 94566

JOB: SF_289175

TOTAL: 33 **GEOCODED:** 23 **NON GEOCODED:** 10 **SELECTED:** 0

Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	ElevDiff	Page No.
1	LUST	AMADOR HIGH SCHOOL T0600101906/COMPLETED - CASE CLO	1155 SANTA RITA PLEASANTON CA 94566	0.03 NE	0	1
2	ERNS	PACIFIC GAS and ELECTRIC 415176/FIXED FACILITY	4171 STANLEY PLEASANTON CA 94566	0.09 NE	0	2
2	ERNS	PGandE 415778/FIXED FACILITY	4171 STANLEY PLEASANTON CA 94566	0.09 NE	0	3
3	LUST	MOBIL 04-H6J T0600100909/OPEN - SITE ASSESSME	1024 MAIN PLEASANTON CA 94566	0.11 SW	0	5
3	UST	MOBIL SERVICE STATION TISID-STATE1081/INACTIVE	1024 MAIN PLEASANTON CA	0.11 SW	0	6
4	UST	UNOCAL SERVICE STATION 543 TISID-STATE1079/INACTIVE	992 MAIN PLEASANTON CA	0.13 SW	- 1	6
4	UST	UNOCAL SS 0018 TISID-STATE11670/ACTIVE	992 MAIN PLEASANTON CA	0.13 SW	- 1	7
4	LUST	UNOCAL 0543 T0600100048/COMPLETED - CASE CLO	992 MAIN PLEASANTON CA 94566	0.13 SW	- 1	8
5	LUST	CHEVRON 9-3934 T0600101715/COMPLETED - CASE CLO	780 MAIN PLEASANTON CA 94566	0.16 SW	0	9
5	LUST	CSM PROPERTIES T0600102182/COMPLETED - CASE CLO	1890 ARCH ST BERKELEY CA 94709	0.16 SW	0	10
6	UST	CHEVRON USA SS 9-5560 TISID-STATE29549/ACTIVE	4086 STANLEY PLEASANTON CA 94566	0.19 NE	0	11
6	UST	COSE REASON RESIDENCE TISID-STATE1073/INACTIVE	4086 STANLEY PLEASANTON CA 94566	0.19 NE	0	11
7	LUST	INTERSTATE NUCLEAR SERVICES T0600102024/COMPLETED - CASE CLO	65 RAY PLEASANTON CA 94566	0.19 SE	+ 9	12
8	UST	ACP INC. TISID-STATE12344/ACTIVE	73 RAY PLEASANTON CA 94566	0.20 SE	+ 10	13
9	UST	PLEASANTON GAS STATION LIVERMORE_291	707 MAIN ST PLEASANTON CA 94566	0.22 SW	- 4	13
9	UST	COAST GAS STATION TISID-STATE12351/ACTIVE	707 MAIN PLEASANTON CA 94566	0.22 SW	- 4	14
10	RCRAGN	PRIBBLE AND CURRY INVESTMENTS CAD982499584/SGN	204 SPRING ST PLEASANTON CA 94566	0.23 SE	+ 4	15
11	LUST	SHELL 13-5782 T0600101259/OPEN - SITE ASSESSME	4226 1ST PLEASANTON CA 94566	0.29 SE	+ 22	17
12	LUST	UNOCAL 7376 T0600100101/OPEN - ASSESSMENT an	4191 1ST PLEASANTON CA 94566	0.29 SE	+ 22	19
13	LUST	WHALEN CONSTRUCTION COMPANY T0600101545/COMPLETED - CASE CLO	4227 PLEASANTON PLEASANTON CA 94566	0.34 SW	- 4	20
14	LUST	CITY OF PLEASANTON FIRE STATIO T06019727284/COMPLETED - CASE CLO	4444 RAILROAD PLEASANTON CA 94566	0.37 SW	+ 10	21

***Environmental FirstSearch
Sites Summary Report***

Target Property: 927 MAIN ST
PLEASANTON CA 94566

JOB: SF_289175

TOTAL: 33 **GEOCODED:** 23 **NON GEOCODED:** 10 **SELECTED:** 0

Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	ElevDiff	Page No.
15	LUST	SHELL T0600101232/COMPLETED - CASE CLO	1801 SANTA RITA RD PLEASANTON CA 94566	0.46 NE	+ 3	22
16	LUST	EXXON 7-7003 T0600100541/COMPLETED - CASE CLO	349 MAIN PLEASANTON CA 94566	0.48 SW	- 4	23

Environmental FirstSearch Sites Summary Report

Target Property: 927 MAIN ST
PLEASANTON CA 94566

JOB: SF_289175

TOTAL: 33 **GEOCODED:** 23 **NON GEOCODED:** 10 **SELECTED:** 0

Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	ElevDiff	Page No.
TRIBALLAND		BUREAU OF INDIAN AFFAIRS CONTA BIA-94566	UNKNOWN CA 94566	NON GC	N/A	24
LUST		SANTA RITA OLD GRAYSTONE T0600101197/COMPLETED - CASE CLO	580 SANTA RITA DUBLIN CA 94566	NON GC	N/A	25
STATE		BRIAN LIN PROPERTY/JOSHUA NEAL CAL01010006/NO ACTION - FOR CALM	VINEYARD AVE PLEASANTON CA 94566	NON GC	N/A	26
ERNS		NRC-824611/PIPELINE	ABBAY AND MAIN ST PLEASANTON CA	NON GC	N/A	28
ERNS		240248/HIGHWAY RELATED	WB HWY 580 AT SANTA RITA RD PLEASANTON CA	NON GC	N/A	31
ERNS		SHELL OIL CO. 534225/FIXED FACILITY	I-580 + SANTA RITA RD PLEASANTON CA 94566	NON GC	N/A	32
RCRAGN		PGandE RADUM SUBSTATION CAD982465726/SGN	STANLEY AND VALLEY AVE PLEASANTON CA 94566	NON GC	N/A	33
RCRAGN		NORGE CLEANERS CAD981626658/SGN	1375 CALIFORNIA ST WALNUT CREEK CA 94566	NON GC	N/A	34
TRIBALLAND		BUREAU OF INDIAN AFFAIRS CONTA BIA-94588	UNKNOWN CA 94588	NON GC	N/A	35
ERNS		UNKNOWN 376267/HIGHWAY RELATED	EB 580 AT SANTA RITA BLVD PLEASANTON CA 94566	NON GC	N/A	36

**Environmental FirstSearch
Site Detail Report**

Target Property: 927 MAIN ST
PLEASANTON CA 94566

JOB: SF_289175

LUST

SEARCH ID: 12 **DIST/DIR:** 0.03 NE **ELEVATION:** 342 **MAP ID:** 1

NAME: AMADOR HIGH SCHOOL	REV: 03/01/10
ADDRESS: 1155 SANTA RITA	ID1: T0600101906
PLEASANTON CA 94566	ID2:
ALAMEDA	STATUS: COMPLETED - CASE CLOSED
CONTACT:	PHONE:
SOURCE: CA SWRCB	

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

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

LEAD AGENCY: ALAMEDA COUNTY LOP
REGIONAL BOARD CASE NUMBER: 01-2074
LOCAL AGENCY:
LOCAL CASE NUMBER: RO0000731
RESPONSIBLE PARTY:
ADDRESS OF RESPONSIBLE PARTY:
SITE OPERATOR:
WATER SYSTEM:

CASE TYPE: LUST Cleanup Site
POTENTIAL CONTAMINANTS OF CONCERN: Gasoline
POTENTIAL MEDIA AFFECTED: Soil
LEAK CAUSE:
LEAK SOURCE:
HOW LEAK WAS DISCOVERED:
DATE DISCOVERED (blank if not reported):
HOW LEAK WAS STOPPED:
STOP DATE (blank if not reported):
STATUS: Completed - Case Closed
STATUS DATE: 1997-03-26
ABATEMENT METHOD (please note that not all code translations have been provided by the reporting agency):
ENFORCEMENT TYPE (please note that not all code translations have been provided by the reporting agency):
DATE OF ENFORCEMENT (blank if not reported):
SITE HISTORY (blank if not reported):

ACTION TYPE (blank if not reported): Other
DATE (blank if not reported): 1950-01-01 00:00:00
ACTION (blank if not reported): Leak Reported

ACTION TYPE (blank if not reported): REMEDIATION
DATE (blank if not reported): 1950-01-01 00:00:00
ACTION (blank if not reported): Excavate and Dispose

**Environmental FirstSearch
Site Detail Report**

Target Property: 927 MAIN ST
PLEASANTON CA 94566

JOB: SF_289175

ERNS

SEARCH ID: 2 **DIST/DIR:** 0.09 NE **ELEVATION:** 342 **MAP ID:** 2

NAME: PACIFIC GAS and ELECTRIC	REV: 11/12/94
ADDRESS: 4171 STANLEY	ID1: 415176
PLEASANTON CA 94566	ID2:
Alameda	STATUS: FIXED FACILITY
CONTACT:	PHONE:
SOURCE: EPA	

SPILL INFORMATION

DATE OF SPILL: 11/12/1994 **TIME OF SPILL:** 0952

PRODUCT RELEASED (1): NATURAL GAS
QUANTITY (1): 0
UNITS (1): UNK

PRODUCT RELEASED (2):
QUANTITY (2):
UNITS (2):

PRODUCT RELEASED (3):
QUANTITY (3):
UNITS (3):

MEDIUM/MEDIA AFFECTED

AIR: NO	GROUNDWATER: NO
LAND: YES	FIXED FACILITY: NO
WATER: NO	OTHER: NO

WATERBODY AFFECTED BY RELEASE:

CAUSE OF RELEASE

DUMPING: NO	EQUIPMENT FAILURE: YES
NATURAL PHENOMENON: NO	OPERATOR ERROR: NO
OTHER CAUSE: NO	TRANSP. ACCIDENT: NO
UNKNOWN: NO	

ACTIONS TAKEN: FIRE AND POLICE ON THE SCENE/ SCENE CONDITIONS UNKNOWN AT THIS TIME/ GAS CO ON SCENE
RELEASE DETECTION: RESIDENTIAL GAS SERVICE RISER/ GAS RELEASED INSIDE OF FUMIGATION TENT IGNITION RESULTED
MISC. NOTES: UNKNOWN FIRE LOSS DUE TO FIRE/ WILL PROVIDE ADDITIONAL INFORMATION WHEN AVAILABLE

DISCHARGER INFORMATION

DISCHARGER ID: 415176	DUN and BRADSTREET :
TYPE OF DISCHARGER: PUBLIC UTILITY	
NAME OF DISCHARGER: PACIFIC GAS and ELECTRIC	
ADDRESS: 77 BEALE ST	
SAN FRANCISCO CA 94177	

**Environmental FirstSearch
Site Detail Report**

Target Property: 927 MAIN ST
PLEASANTON CA 94566

JOB: SF_289175

ERNS

SEARCH ID: 3 **DIST/DIR:** 0.09 NE **ELEVATION:** 342 **MAP ID:** 2

NAME: PGandE	REV: 11/12/94
ADDRESS: 4171 STANLEY PLEASANTON CA 94566 Alameda	ID1: 415778
CONTACT:	ID2:
SOURCE: EPA	STATUS: FIXED FACILITY
	PHONE:

SPILL INFORMATION

DATE OF SPILL: 11/12/1994 **TIME OF SPILL:** 0952

PRODUCT RELEASED (1): NATURAL GAS
QUANTITY (1): 0
UNITS (1): UNK

PRODUCT RELEASED (2):
QUANTITY (2):
UNITS (2):

PRODUCT RELEASED (3):
QUANTITY (3):
UNITS (3):

MEDIUM/MEDIA AFFECTED

AIR:	NO	GROUNDWATER:	NO
LAND:	YES	FIXED FACILITY:	NO
WATER:	NO	OTHER:	NO

WATERBODY AFFECTED BY RELEASE:

CAUSE OF RELEASE

DUMPING:	NO	EQUIPMENT FAILURE:	NO
NATURAL PHENOMENON:	NO	OPERATOR ERROR:	NO
OTHER CAUSE:	NO	TRANSP. ACCIDENT:	NO
UNKNOWN:	NO		

ACTIONS TAKEN: FIRE POLICE AND PGandE ON SCENE
RELEASE DETECTION: RESIDENCE GAS RELEASE IN FUMIGATION TENT--IGNITION RESULTED
MISC. NOTES:

DISCHARGER INFORMATION

DISCHARGER ID: 415778	DUN and BRADSTREET :
TYPE OF DISCHARGER: PUBLIC UTILITY	
NAME OF DISCHARGER: PGandE	
ADDRESS: 77 BEALE ST SAN FRANCISCO CA 94177-	

Environmental FirstSearch Site Detail Report

Target Property: 927 MAIN ST
PLEASANTON CA 94566

JOB: SF_289175

LUST

SEARCH ID: 18 **DIST/DIR:** 0.11 SW **ELEVATION:** 342 **MAP ID:** 3

NAME: MOBIL 04-H6J
ADDRESS: 1024 MAIN
PLEASANTON CA 94566
ALAMEDA

REV: 03/01/10
ID1: T0600100909
ID2:
STATUS: OPEN - SITE ASSESSMENT
PHONE:

CONTACT:
SOURCE: CA SWRCB

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

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

LEAD AGENCY: ALAMEDA COUNTY LOP
REGIONAL BOARD CASE NUMBER: 01-0986
LOCAL AGENCY: ALAMEDA COUNTY LOP
LOCAL CASE NUMBER: RO0002427

RESPONSIBLE PARTY:
ADDRESS OF RESPONSIBLE PARTY:
SITE OPERATOR:
WATER SYSTEM:

CASE TYPE: LUST Cleanup Site
POTENTIAL CONTAMINANTS OF CONCERN: Gasoline
POTENTIAL MEDIA AFFECTED: Aquifer used for drinking water supply

LEAK CAUSE:
LEAK SOURCE:

HOW LEAK WAS DISCOVERED:

DATE DISCOVERED (blank if not reported):

HOW LEAK WAS STOPPED:

STOP DATE (blank if not reported):

STATUS: Open - Site Assessment

STATUS DATE: 1989-03-10

ABATEMENT METHOD (please note that not all code translations have been provided by the reporting agency):

ENFORCEMENT TYPE (please note that not all code translations have been provided by the reporting agency):

DATE OF ENFORCEMENT (blank if not reported):

SITE HISTORY (blank if not reported): The site is currently a vacant lot within a mixed commercial and residential area. A service station operated on the site until 1989. In 1989, a soil vapor survey was conducted as part of a property transfer. Petroleum hydrocarbons were detected in soil vapor primarily in the southwest portion of the site. In October 1989, the four USTs at the site were removed. Soil samples collected during the tank removal contained TPHg at concentrations up to 2,400 ppm. Based on the observed contamination in the tank pit, approximately 260 cubic yards of impacted soil was excavated and disposed off site. Eight soil borings (SB-1 through SB-8) were advanced at the site between December 1989 and June 1990 with three of the borings being converted to monitoring wells (MW-1 through MW-3). The highest concentrations of petroleum hydrocarbons were detected in soil samples collected between 25 and 45 feet bgs. A perched zone was encountered at approximately 25 feet bgs and a deeper water-bearing zone was encountered at approximately 45 feet bgs. In October 1990, five groundwater monitoring wells (MW-4 through MW-8) were installed. Petroleum hydrocarbons were detected in soil in the area of the pump islands and former fuel USTs. Between August 14 and August 16, 1991, nine CPT borings were advanced at the site. Grab groundwater samples were collected at selected locations. In October 1991, the remaining product lines, vent lines, and pump islands were excavated. Trenching operations were conducted beneath the former pump islands. Soil samples collected during trenching operations contained TPHg at concentrations up to 4,000 ppm. Approximately 100 cubic yards of soil was excavated and replaced with clean fill in December 1991. In January 1992, two soil borings (SB14 and SB15) were advanced within the station building to assess the extent of contamination beneath the building. Monitoring well MW-9 was also installed within the station building. Constant rate pumping tests were conducted on wells MW-1 and MW-2 in March 1992. An average hydraulic conductivity of 1.5 feet per minute was estimated for the site. Three groundwater monitoring wells, one recovery well, and four vapor recovery wells were installed at the site in November 1993. Following the well installation, a vapor extraction test was conducted in November 1993. The estimated radius of influence varied from less than 10 feet in the vicinity of MW-2 to 41 feet in the vicinity of MW-1. Vapor extraction was considered a viable remedial alternative based on the results of the vapor extraction test. In August 1994, the service station building was demolished and well MW-9 was decommissioned. In September 1994, a Remedial Action Plan was submitted for the construction of a vapor extraction and groundwater extraction system that would utilize four dual purpose vapor/groundwater extraction wells (RW1 through RW4) and five vapor extraction wells (VMW1, VMW2, VMW4, MW1, and MW2). System installation was completed in March 1995. The system operated for five years. During five years of operation, the system processed and discharged 3,854,430 gallons of groundwater and removed 27,218 pounds of hydrocarbons. The system was shut down on May 25, 2000 and was removed on September 29, 2000. On June 29 and July 2, 2009, six soil vapor monitoring probes (VP1 through VP6) were installed at the site. Soil samples collected at depths of 5.5 to 6 feet in the borings for the probes did not contain concentrations of TPHg, TPHd, BTEX, or fuel oxygenates above reporting limits. Soil vapor samples did

- Continued on next page -

Environmental FirstSearch Site Detail Report

Target Property: 927 MAIN ST
PLEASANTON CA 94566

JOB: SF_289175

LUST

SEARCH ID: 18 **DIST/DIR:** 0.11 SW **ELEVATION:** 342 **MAP ID:** 3

NAME: MOBIL 04-H6J
ADDRESS: 1024 MAIN
PLEASANTON CA 94566
ALAMEDA

REV: 03/01/10
ID1: T0600100909
ID2:
STATUS: OPEN - SITE ASSESSMENT
PHONE:

CONTACT:
SOURCE: CA SWRCB

not contain TPHg, BTEX, or fuel oxygenates at concentrations above reporting limits. Groundwater monitoring was conducted at the site from 1990 to 2009. Dissolved phase concentrations have generally decreased over time. During the most recent monitoring event in July 2009, TPHg and benzene were detected in one of 9 wells sampled at concentrations of 620 and 0.62

ACTION TYPE (blank if not reported): ENFORCEMENT
DATE (blank if not reported): 2009-11-20 00:00:00
ACTION (blank if not reported): File Review - Closure

ACTION TYPE (blank if not reported): ENFORCEMENT
DATE (blank if not reported): 2009-05-22 00:00:00
ACTION (blank if not reported): Staff Letter - 20090522

ACTION TYPE (blank if not reported): ENFORCEMENT
DATE (blank if not reported): 2010-02-22 00:00:00
ACTION (blank if not reported): File Review - Closure

ACTION TYPE (blank if not reported): ENFORCEMENT
DATE (blank if not reported): 1999-07-22 00:00:00
ACTION (blank if not reported): Notice of Responsibility - UNK

ACTION TYPE (blank if not reported): ENFORCEMENT
DATE (blank if not reported): 2009-11-20 00:00:00
ACTION (blank if not reported): Staff Letter - 20091120

ACTION TYPE (blank if not reported): ENFORCEMENT
DATE (blank if not reported): 2009-03-04 00:00:00
ACTION (blank if not reported): Staff Letter - 20090304

ACTION TYPE (blank if not reported): ENFORCEMENT
DATE (blank if not reported): 2009-07-24 00:00:00
ACTION (blank if not reported): Staff Letter - 20090724

ACTION TYPE (blank if not reported): Other
DATE (blank if not reported): 1950-01-01 00:00:00
ACTION (blank if not reported): Leak Reported

ACTION TYPE (blank if not reported): Other
DATE (blank if not reported): 1950-01-01 00:00:00
ACTION (blank if not reported): Leak Discovery

ACTION TYPE (blank if not reported): REMEDIATION
DATE (blank if not reported): 1950-01-01 00:00:00
ACTION (blank if not reported): Excavate and Treat

ACTION TYPE (blank if not reported): REMEDIATION
DATE (blank if not reported): 1950-01-01 00:00:00
ACTION (blank if not reported): Vacuum Extract

ACTION TYPE (blank if not reported): RESPONSE
DATE (blank if not reported): 2010-01-28 00:00:00
ACTION (blank if not reported): Well Survey

Environmental FirstSearch Site Detail Report

Target Property: 927 MAIN ST
PLEASANTON CA 94566

JOB: SF_289175

UST

SEARCH ID: 8 **DIST/DIR:** 0.11 SW **ELEVATION:** 342 **MAP ID:** 3

NAME: MOBIL SERVICE STATION
ADDRESS: 1024 MAIN
PLEASANTON CA
Alameda
CONTACT:
SOURCE:

REV: 01/01/94
ID1: TISID-STATE1081
ID2:
STATUS: INACTIVE
PHONE:

UST HISTORICAL DATA

This site was listed in the FIDS Zip Code List as a UST site. The Office of Hazardous Data Management produced the FIDS list. The FIDS list is an index of names and locations of sites recorded in various California State environmental agency databases. It is sorted by zip code and as an index, details regarding the sites were never included.

The UST information included in FIDS as provided by the Office of Hazardous Data Management was originally collected from the SWEEPS database. The SWEEPS database recorded Underground Storage Tanks and was maintained by the State Water Resources Control Board (SWRCB). That agency no longer maintains the SWEEPS database and last updated it in 1994. The last release of that 1994 database was in 1997.

Oversight of Underground Storage Tanks within California is now conducted by Certified Unified Program Agencies referred to as CUPA s. There are approximately 102 CUPA s and Local Oversight Programs (LOP s) in the State of California. Most are city or county government agencies. As of 1998, all sites or facilities with underground storage tanks were required by Federal mandate to obtain certification by designated UST oversight agencies (in this case, CUPA s) that the UST/s at their location were upgraded or removed in adherence with the 1998 RCRA standards.

Information from the FIDS/SWEEPS lists were included in this report search to help identify where underground storage tanks may have existed that were not recorded in CUPA databases or lists collected by us. This may occur if a tank was removed prior to development of recent CUPA UST lists or never registered with a CUPA.

UST

SEARCH ID: 10 **DIST/DIR:** 0.13 SW **ELEVATION:** 341 **MAP ID:** 4

NAME: UNOCAL SERVICE STATION 543
ADDRESS: 992 MAIN
PLEASANTON CA
Alameda
CONTACT:
SOURCE:

REV: 01/01/94
ID1: TISID-STATE1079
ID2:
STATUS: INACTIVE
PHONE:

UST HISTORICAL DATA

This site was listed in the FIDS Zip Code List as a UST site. The Office of Hazardous Data Management produced the FIDS list. The FIDS list is an index of names and locations of sites recorded in various California State environmental agency databases. It is sorted by zip code and as an index, details regarding the sites were never included.

The UST information included in FIDS as provided by the Office of Hazardous Data Management was originally collected from the SWEEPS database. The SWEEPS database recorded Underground Storage Tanks and was maintained by the State Water Resources Control Board (SWRCB). That agency no longer maintains the SWEEPS database and last updated it in 1994. The last release of that 1994 database was in 1997.

Oversight of Underground Storage Tanks within California is now conducted by Certified Unified Program Agencies referred to as CUPA s. There are approximately 102 CUPA s and Local Oversight Programs (LOP s) in the State of California. Most are city or county government agencies. As of 1998, all sites or facilities with underground storage tanks were required by Federal mandate to obtain certification by designated UST oversight agencies (in this case, CUPA s) that the UST/s at their location were upgraded or removed in adherence with the 1998 RCRA standards.

Information from the FIDS/SWEEPS lists were included in this report search to help identify where underground storage tanks may have existed that were not recorded in CUPA databases or lists collected by us. This may occur if a tank was removed prior to development of recent CUPA UST lists or never registered with a CUPA.

***Environmental FirstSearch
Site Detail Report***

Target Property: 927 MAIN ST
PLEASANTON CA 94566

JOB: SF_289175

UST

SEARCH ID: 11	DIST/DIR: 0.13 SW	ELEVATION: 341	MAP ID: 4
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NAME: UNOCAL SS 0018
ADDRESS: 992 MAIN
PLEASANTON CA
Alameda

REV: 01/01/94
ID1: TISID-STATE11670
ID2:
STATUS: ACTIVE
PHONE:

CONTACT:
SOURCE:

UST HISTORICAL DATA

This site was listed in the FIDS Zip Code List as a UST site. The Office of Hazardous Data Management produced the FIDS list. The FIDS list is an index of names and locations of sites recorded in various California State environmental agency databases. It is sorted by zip code and as an index, details regarding the sites were never included.

The UST information included in FIDS as provided by the Office of Hazardous Data Management was originally collected from the SWEEPS database. The SWEEPS database recorded Underground Storage Tanks and was maintained by the State Water Resources Control Board (SWRCB). That agency no longer maintains the SWEEPS database and last updated it in 1994. The last release of that 1994 database was in 1997.

Oversight of Underground Storage Tanks within California is now conducted by Certified Unified Program Agencies referred to as CUPA s. There are approximately 102 CUPA s and Local Oversight Programs (LOP s) in the State of California. Most are city or county government agencies. As of 1998, all sites or facilities with underground storage tanks were required by Federal mandate to obtain certification by designated UST oversight agencies (in this case, CUPA s) that the UST/s at their location were upgraded or removed in adherence with the 1998 RCRA standards.

Information from the FIDS/SWEEPS lists were included in this report search to help identify where underground storage tanks may have existed that were not recorded in CUPA databases or lists collected by us. This may occur if a tank was removed prior to development of recent CUPA UST lists or never registered with a CUPA.

Environmental FirstSearch Site Detail Report

Target Property: 927 MAIN ST
PLEASANTON CA 94566

JOB: SF_289175

LUST

SEARCH ID: 21 **DIST/DIR:** 0.13 SW **ELEVATION:** 341 **MAP ID:** 4

<p>NAME: UNOCAL 0543 ADDRESS: 992 MAIN PLEASANTON CA 94566 ALAMEDA CONTACT: SOURCE: CA SWRCB</p>	<p>REV: 03/01/10 ID1: T0600100048 ID2: STATUS: COMPLETED - CASE CLOSED PHONE:</p>
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RELEASE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE

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

LEAD AGENCY: ALAMEDA COUNTY LOP
REGIONAL BOARD CASE NUMBER: 01-0054
LOCAL AGENCY:
LOCAL CASE NUMBER: RO0001159
RESPONSIBLE PARTY:
ADDRESS OF RESPONSIBLE PARTY:
SITE OPERATOR:
WATER SYSTEM:

CASE TYPE: LUST Cleanup Site
POTENTIAL CONTAMINANTS OF CONCERN: Gasoline
POTENTIAL MEDIA AFFECTED: Other Groundwater (uses other than drinking water)
LEAK CAUSE:
LEAK SOURCE:
HOW LEAK WAS DISCOVERED:
DATE DISCOVERED (blank if not reported):
HOW LEAK WAS STOPPED:
STOP DATE (blank if not reported):
STATUS: Completed - Case Closed
STATUS DATE: 1997-09-12
ABATEMENT METHOD (please note that not all code translations have been provided by the reporting agency):
ENFORCEMENT TYPE (please note that not all code translations have been provided by the reporting agency):
DATE OF ENFORCEMENT (blank if not reported):
SITE HISTORY (blank if not reported):

ACTION TYPE (blank if not reported): Other
DATE (blank if not reported): 1950-01-01 00:00:00
ACTION (blank if not reported): Leak Reported

ACTION TYPE (blank if not reported): REMEDIATION
DATE (blank if not reported): 1950-01-01 00:00:00
ACTION (blank if not reported): Excavate and Dispose

**Environmental FirstSearch
Site Detail Report**

Target Property: 927 MAIN ST
PLEASANTON CA 94566

JOB: SF_289175

LUST

SEARCH ID: 13 **DIST/DIR:** 0.16 SW **ELEVATION:** 342 **MAP ID:** 5

NAME: CHEVRON 9-3934	REV: 03/01/10
ADDRESS: 780 MAIN	ID1: T0600101715
PLEASANTON CA 94566	ID2:
ALAMEDA	STATUS: COMPLETED - CASE CLOSED
CONTACT:	PHONE:
SOURCE: CA SWRCB	

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

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

LEAD AGENCY: ALAMEDA COUNTY LOP
REGIONAL BOARD CASE NUMBER: 01-1849
LOCAL AGENCY:
LOCAL CASE NUMBER: RO0000657
RESPONSIBLE PARTY:
ADDRESS OF RESPONSIBLE PARTY:
SITE OPERATOR:
WATER SYSTEM:

CASE TYPE: LUST Cleanup Site
POTENTIAL CONTAMINANTS OF CONCERN: Gasoline
POTENTIAL MEDIA AFFECTED: Soil
LEAK CAUSE:
LEAK SOURCE:
HOW LEAK WAS DISCOVERED:
DATE DISCOVERED (blank if not reported):
HOW LEAK WAS STOPPED:
STOP DATE (blank if not reported):
STATUS: Completed - Case Closed
STATUS DATE: 1996-01-02
ABATEMENT METHOD (please note that not all code translations have been provided by the reporting agency):
ENFORCEMENT TYPE (please note that not all code translations have been provided by the reporting agency):
DATE OF ENFORCEMENT (blank if not reported):
SITE HISTORY (blank if not reported):

ACTION TYPE (blank if not reported): Other
DATE (blank if not reported): 1950-01-01 00:00:00
ACTION (blank if not reported): Leak Reported

ACTION TYPE (blank if not reported): REMEDIATION
DATE (blank if not reported): 1950-01-01 00:00:00
ACTION (blank if not reported):

**Environmental FirstSearch
Site Detail Report**

Target Property: 927 MAIN ST
PLEASANTON CA 94566

JOB: SF_289175

LUST

SEARCH ID: 15 **DIST/DIR:** 0.16 SW **ELEVATION:** 342 **MAP ID:** 5

NAME: CSM PROPERTIES	REV: 03/01/10
ADDRESS: 1890 ARCH ST	ID1: T0600102182
BERKELEY CA 94709	ID2:
ALAMEDA	STATUS: COMPLETED - CASE CLOSED
CONTACT:	PHONE:
SOURCE: CA SWRCB	

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

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

LEAD AGENCY: SAN FRANCISCO BAY RWQCB (REGION 2)
REGIONAL BOARD CASE NUMBER: 01-2372
LOCAL AGENCY: BERKELEY, CITY OF
LOCAL CASE NUMBER: 0101-2372
RESPONSIBLE PARTY:
ADDRESS OF RESPONSIBLE PARTY:
SITE OPERATOR:
WATER SYSTEM:

CASE TYPE: LUST Cleanup Site
POTENTIAL CONTAMINANTS OF CONCERN: Gasoline
POTENTIAL MEDIA AFFECTED: Soil
LEAK CAUSE:
LEAK SOURCE:
HOW LEAK WAS DISCOVERED:
DATE DISCOVERED (blank if not reported):
HOW LEAK WAS STOPPED:
STOP DATE (blank if not reported):
STATUS: Completed - Case Closed
STATUS DATE: 1999-06-25
ABATEMENT METHOD (please note that not all code translations have been provided by the reporting agency):
ENFORCEMENT TYPE (please note that not all code translations have been provided by the reporting agency):
DATE OF ENFORCEMENT (blank if not reported):
SITE HISTORY (blank if not reported):

ACTION TYPE (blank if not reported): Other
DATE (blank if not reported): 1950-01-01 00:00:00
ACTION (blank if not reported): Leak Stopped

ACTION TYPE (blank if not reported): Other
DATE (blank if not reported): 1950-01-01 00:00:00
ACTION (blank if not reported): Leak Reported

ACTION TYPE (blank if not reported): Other
DATE (blank if not reported): 1950-01-01 00:00:00
ACTION (blank if not reported): Leak Discovery

**Environmental FirstSearch
Site Detail Report**

Target Property: 927 MAIN ST
PLEASANTON CA 94566

JOB: SF_289175

UST

SEARCH ID: 5 **DIST/DIR:** 0.19 NE **ELEVATION:** 342 **MAP ID:** 6

NAME: CHEVRON USA SS 9-5560
ADDRESS: 4086 STANLEY
PLEASANTON CA 94566
Alameda

REV: 01/01/94
ID1: TISID-STATE29549
ID2:
STATUS: ACTIVE
PHONE:

CONTACT:
SOURCE:

UST HISTORICAL DATA

This site was listed in the FIDS Zip Code List as a UST site. The Office of Hazardous Data Management produced the FIDS list. The FIDS list is an index of names and locations of sites recorded in various California State environmental agency databases. It is sorted by zip code and as an index, details regarding the sites were never included.

The UST information included in FIDS as provided by the Office of Hazardous Data Management was originally collected from the SWEEPS database. The SWEEPS database recorded Underground Storage Tanks and was maintained by the State Water Resources Control Board (SWRCB). That agency no longer maintains the SWEEPS database and last updated it in 1994. The last release of that 1994 database was in 1997.

Oversight of Underground Storage Tanks within California is now conducted by Certified Unified Program Agencies referred to as CUPA s. There are approximately 102 CUPA s and Local Oversight Programs (LOP s) in the State of California. Most are city or county government agencies. As of 1998, all sites or facilities with underground storage tanks were required by Federal mandate to obtain certification by designated UST oversight agencies (in this case, CUPA s) that the UST/s at their location were upgraded or removed in adherence with the 1998 RCRA standards.

Information from the FIDS/SWEEPS lists were included in this report search to help identify where underground storage tanks may have existed that were not recorded in CUPA databases or lists collected by us. This may occur if a tank was removed prior to development of recent CUPA UST lists or never registered with a CUPA.

UST

SEARCH ID: 7 **DIST/DIR:** 0.19 NE **ELEVATION:** 342 **MAP ID:** 6

NAME: COSE REASON RESIDENCE
ADDRESS: 4086 STANLEY
PLEASANTON CA 94566
Alameda

REV: 01/01/94
ID1: TISID-STATE1073
ID2:
STATUS: INACTIVE
PHONE:

CONTACT:
SOURCE:

UST HISTORICAL DATA

This site was listed in the FIDS Zip Code List as a UST site. The Office of Hazardous Data Management produced the FIDS list. The FIDS list is an index of names and locations of sites recorded in various California State environmental agency databases. It is sorted by zip code and as an index, details regarding the sites were never included.

The UST information included in FIDS as provided by the Office of Hazardous Data Management was originally collected from the SWEEPS database. The SWEEPS database recorded Underground Storage Tanks and was maintained by the State Water Resources Control Board (SWRCB). That agency no longer maintains the SWEEPS database and last updated it in 1994. The last release of that 1994 database was in 1997.

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Information from the FIDS/SWEEPS lists were included in this report search to help identify where underground storage tanks may have existed that were not recorded in CUPA databases or lists collected by us. This may occur if a tank was removed prior to development of recent CUPA UST lists or never registered with a CUPA.

**Environmental FirstSearch
Site Detail Report**

Target Property: 927 MAIN ST
PLEASANTON CA 94566

JOB: SF_289175

LUST

SEARCH ID: 17 **DIST/DIR:** 0.19 SE **ELEVATION:** 351 **MAP ID:** 7

NAME: INTERSTATE NUCLEAR SERVICES	REV: 03/01/10
ADDRESS: 65 RAY	ID1: T0600102024
PLEASANTON CA 94566	ID2:
ALAMEDA	STATUS: COMPLETED - CASE CLOSED
CONTACT:	PHONE:
SOURCE: CA SWRCB	

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

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

LEAD AGENCY: ALAMEDA COUNTY LOP
REGIONAL BOARD CASE NUMBER: 01-2205
LOCAL AGENCY:
LOCAL CASE NUMBER: RO0000696
RESPONSIBLE PARTY:
ADDRESS OF RESPONSIBLE PARTY:
SITE OPERATOR:
WATER SYSTEM:

CASE TYPE: LUST Cleanup Site
POTENTIAL CONTAMINANTS OF CONCERN: Gasoline
POTENTIAL MEDIA AFFECTED: Aquifer used for drinking water supply
LEAK CAUSE:
LEAK SOURCE:
HOW LEAK WAS DISCOVERED:
DATE DISCOVERED (blank if not reported):
HOW LEAK WAS STOPPED:
STOP DATE (blank if not reported):
STATUS: Completed - Case Closed
STATUS DATE: 1997-02-11
ABATEMENT METHOD (please note that not all code translations have been provided by the reporting agency):
ENFORCEMENT TYPE (please note that not all code translations have been provided by the reporting agency):
DATE OF ENFORCEMENT (blank if not reported):
SITE HISTORY (blank if not reported):

ACTION TYPE (blank if not reported): Other
DATE (blank if not reported): 1950-01-01 00:00:00
ACTION (blank if not reported): Leak Reported

ACTION TYPE (blank if not reported): REMEDIATION
DATE (blank if not reported): 1950-01-01 00:00:00
ACTION (blank if not reported): Excavate and Dispose

Environmental FirstSearch Site Detail Report

Target Property: 927 MAIN ST
PLEASANTON CA 94566

JOB: SF_289175

UST

SEARCH ID: 4 **DIST/DIR:** 0.20 SE **ELEVATION:** 352 **MAP ID:** 8

<p>NAME: ACP INC. ADDRESS: 73 RAY PLEASANTON CA 94566 Alameda CONTACT: SOURCE:</p>	<p>REV: 01/01/94 ID1: TISID-STATE12344 ID2: STATUS: ACTIVE PHONE:</p>
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UST HISTORICAL DATA

This site was listed in the FIDS Zip Code List as a UST site. The Office of Hazardous Data Management produced the FIDS list. The FIDS list is an index of names and locations of sites recorded in various California State environmental agency databases. It is sorted by zip code and as an index, details regarding the sites were never included.

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Information from the FIDS/SWEEPS lists were included in this report search to help identify where underground storage tanks may have existed that were not recorded in CUPA databases or lists collected by us. This may occur if a tank was removed prior to development of recent CUPA UST lists or never registered with a CUPA.

UST

SEARCH ID: 9 **DIST/DIR:** 0.22 SW **ELEVATION:** 338 **MAP ID:** 9

<p>NAME: PLEASANTON GAS STATION ADDRESS: 707 MAIN ST PLEASANTON CA 94566 Alameda CONTACT: SOURCE:</p>	<p>REV: 07/10/2000 ID1: LIVERMORE_291 ID2: STATUS: PHONE:</p>
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CITIES OF LIVERMORE and PLEASANTON UST LIST INFORMATION

Certificate Number:	658
Number of Tanks:	3

**Environmental FirstSearch
Site Detail Report**

Target Property: 927 MAIN ST
PLEASANTON CA 94566

JOB: SF_289175

UST

SEARCH ID: 6	DIST/DIR: 0.22 SW	ELEVATION: 338	MAP ID: 9
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NAME: COAST GAS STATION	REV: 01/01/94
ADDRESS: 707 MAIN	ID1: TISID-STATE12351
PLEASANTON CA 94566	ID2:
Alameda	STATUS: ACTIVE
CONTACT:	PHONE:
SOURCE:	

UST HISTORICAL DATA

This site was listed in the FIDS Zip Code List as a UST site. The Office of Hazardous Data Management produced the FIDS list. The FIDS list is an index of names and locations of sites recorded in various California State environmental agency databases. It is sorted by zip code and as an index, details regarding the sites were never included.

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**Environmental FirstSearch
Site Detail Report**

Target Property: 927 MAIN ST
PLEASANTON CA 94566

JOB: SF_289175

RCRAGN

SEARCH ID: 1 **DIST/DIR:** 0.23 SE **ELEVATION:** 346 **MAP ID:** 10

NAME: PRIBBLE AND CURRY INVESTMENTS
ADDRESS: 204 SPRING ST
PLEASANTON CA 94566
ALAMEDA
CONTACT:
SOURCE: EPA

REV: 2/16/10
ID1: CAD982499584
ID2:
STATUS: SGN
PHONE:

SITE INFORMATION

CONTACT INFORMATION: ENVIRONMENTAL MANAGER
204 SPRING ST
PLEASANTON CA 94566

PHONE: 4155463520

UNIVERSE INFORMATION:

NAIC INFORMATION

ENFORCEMENT INFORMATION:

VIOLATION INFORMATION:

**Environmental FirstSearch
Site Detail Report**

Target Property: 927 MAIN ST
PLEASANTON CA 94566

JOB: SF_289175

LUST

SEARCH ID: 20 **DIST/DIR:** 0.29 SE **ELEVATION:** 364 **MAP ID:** 11

NAME: SHELL 13-5782
ADDRESS: 4226 1ST
PLEASANTON CA 94566
ALAMEDA

REV: 03/01/10
ID1: T0600101259
ID2:
STATUS: OPEN - SITE ASSESSMENT
PHONE:

CONTACT:
SOURCE: CA SWRCB

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

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

LEAD AGENCY: ALAMEDA COUNTY LOP
REGIONAL BOARD CASE NUMBER: 01-1364
LOCAL AGENCY: ALAMEDA COUNTY LOP
LOCAL CASE NUMBER: RO0000360
RESPONSIBLE PARTY:
ADDRESS OF RESPONSIBLE PARTY:
SITE OPERATOR:
WATER SYSTEM:

CASE TYPE: LUST Cleanup Site
POTENTIAL CONTAMINANTS OF CONCERN: Gasoline
POTENTIAL MEDIA AFFECTED: Aquifer used for drinking water supply
LEAK CAUSE:
LEAK SOURCE:
HOW LEAK WAS DISCOVERED:
DATE DISCOVERED (blank if not reported):
HOW LEAK WAS STOPPED:
STOP DATE (blank if not reported):
STATUS: Open - Site Assessment
STATUS DATE: 1995-11-14
ABATEMENT METHOD (please note that not all code translations have been provided by the reporting agency):
ENFORCEMENT TYPE (please note that not all code translations have been provided by the reporting agency):
DATE OF ENFORCEMENT (blank if not reported):
SITE HISTORY (blank if not reported):

ACTION TYPE (blank if not reported): ENFORCEMENT
DATE (blank if not reported): 2007-12-14 00:00:00
ACTION (blank if not reported): * NEL - 20071214

ACTION TYPE (blank if not reported): ENFORCEMENT
DATE (blank if not reported): 2008-09-09 00:00:00
ACTION (blank if not reported): Technical Correspondence / Assistance / Other - 20080909

ACTION TYPE (blank if not reported): ENFORCEMENT
DATE (blank if not reported): 2009-03-27 00:00:00
ACTION (blank if not reported): Staff Letter - 20090327

ACTION TYPE (blank if not reported): ENFORCEMENT
DATE (blank if not reported): 2009-08-07 00:00:00
ACTION (blank if not reported): Staff Letter - 20090807

ACTION TYPE (blank if not reported): ENFORCEMENT
DATE (blank if not reported): 2009-07-14 00:00:00
ACTION (blank if not reported): Staff Letter - 20090714

ACTION TYPE (blank if not reported): Other
DATE (blank if not reported): 1950-01-01 00:00:00
ACTION (blank if not reported): Leak Discovery

- Continued on next page -

**Environmental FirstSearch
Site Detail Report**

Target Property: 927 MAIN ST
PLEASANTON CA 94566

JOB: SF_289175

LUST

SEARCH ID: 20 **DIST/DIR:** 0.29 SE **ELEVATION:** 364 **MAP ID:** 11

NAME: SHELL 13-5782
ADDRESS: 4226 1ST
PLEASANTON CA 94566
ALAMEDA

REV: 03/01/10
ID1: T0600101259
ID2:
STATUS: OPEN - SITE ASSESSMENT
PHONE:

CONTACT:
SOURCE: CA SWRCB

ACTION TYPE (blank if not reported): *Other*
DATE (blank if not reported): 1950-01-01 00:00:00
ACTION (blank if not reported): *Leak Stopped*

ACTION TYPE (blank if not reported): *Other*
DATE (blank if not reported): 1950-01-01 00:00:00
ACTION (blank if not reported): *Leak Reported*

ACTION TYPE (blank if not reported): *REMEDIATION*
DATE (blank if not reported): 1950-01-01 00:00:00
ACTION (blank if not reported): *Dual Phase Extraction*

ACTION TYPE (blank if not reported): *RESPONSE*
DATE (blank if not reported): 2010-06-04 00:00:00
ACTION (blank if not reported): *Interim Remedial Action Report*

ACTION TYPE (blank if not reported): *RESPONSE*
DATE (blank if not reported): 2008-03-14 00:00:00
ACTION (blank if not reported): *Corrective Action Plan / Remedial Action Plan*

**Environmental FirstSearch
Site Detail Report**

Target Property: 927 MAIN ST
PLEASANTON CA 94566

JOB: SF_289175

LUST

SEARCH ID: 22 **DIST/DIR:** 0.29 SE **ELEVATION:** 364 **MAP ID:** 12

NAME: UNOCAL 7376	REV: 03/01/10
ADDRESS: 4191 1ST	ID1: T0600100101
PLEASANTON CA 94566	ID2:
ALAMEDA	STATUS: OPEN - ASSESSMENT and INTERIM RE
CONTACT:	PHONE:
SOURCE: CA SWRCB	

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

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

LEAD AGENCY: ALAMEDA COUNTY LOP
REGIONAL BOARD CASE NUMBER: 01-0109
LOCAL AGENCY: ALAMEDA COUNTY LOP
LOCAL CASE NUMBER: RO0000361
RESPONSIBLE PARTY:
ADDRESS OF RESPONSIBLE PARTY:
SITE OPERATOR:
WATER SYSTEM:

CASE TYPE: LUST Cleanup Site
POTENTIAL CONTAMINANTS OF CONCERN: Gasoline
POTENTIAL MEDIA AFFECTED: Aquifer used for drinking water supply
LEAK CAUSE:
LEAK SOURCE:
HOW LEAK WAS DISCOVERED:
DATE DISCOVERED (blank if not reported):
HOW LEAK WAS STOPPED:
STOP DATE (blank if not reported):
STATUS: Open - Assessment and Interim Remedial Action
STATUS DATE: 2010-01-06

ABATEMENT METHOD (please note that not all code translations have been provided by the reporting agency):
ENFORCEMENT TYPE (please note that not all code translations have been provided by the reporting agency):
DATE OF ENFORCEMENT (blank if not reported):

SITE HISTORY (blank if not reported): An Unauthorized Release Form was filed in 1994 following identification of gasoline/waste oil contamination during product piping replacement. Site investigation activities have been conducted on-site and off-site in the downgradient direction (north) since 1987. A mixed plume of lighter fraction fuel hydrocarbons in the gasoline range and heavier fuel hydrocarbons in the Bunker fuel range have migrated northward from the site beneath a transportation corridor. A Feasibility Study is currently underway to assess remedial alternatives for the site and off-site area.

ACTION TYPE (blank if not reported): ENFORCEMENT
DATE (blank if not reported): 2010-01-06 00:00:00
ACTION (blank if not reported): Staff Letter - 20100106

ACTION TYPE (blank if not reported): ENFORCEMENT
DATE (blank if not reported): 2009-07-23 00:00:00
ACTION (blank if not reported): Staff Letter - 20090723

ACTION TYPE (blank if not reported): ENFORCEMENT
DATE (blank if not reported): 2009-03-27 00:00:00
ACTION (blank if not reported): Technical Correspondence / Assistance / Other - 20090327

ACTION TYPE (blank if not reported): ENFORCEMENT
DATE (blank if not reported): 2008-03-21 00:00:00
ACTION (blank if not reported): * NEL - 20080321

ACTION TYPE (blank if not reported): ENFORCEMENT
DATE (blank if not reported): 2008-07-30 00:00:00
ACTION (blank if not reported): Technical Correspondence / Assistance / Other - 20080730

- Continued on next page -

**Environmental FirstSearch
Site Detail Report**

Target Property: 927 MAIN ST
PLEASANTON CA 94566

JOB: SF_289175

LUST

SEARCH ID: 22	DIST/DIR: 0.29 SE	ELEVATION: 364	MAP ID: 12
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NAME: UNOCAL 7376 ADDRESS: 4191 1ST PLEASANTON CA 94566 ALAMEDA CONTACT: SOURCE: CA SWRCB	REV: 03/01/10 ID1: T0600100101 ID2: STATUS: OPEN - ASSESSMENT and INTERIM RE PHONE:
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ACTION TYPE (blank if not reported): ENFORCEMENT
DATE (blank if not reported): 2009-10-16 00:00:00
ACTION (blank if not reported): Staff Letter - 20091016

ACTION TYPE (blank if not reported): Other
DATE (blank if not reported): 1950-01-01 00:00:00
ACTION (blank if not reported): Leak Stopped

ACTION TYPE (blank if not reported): Other
DATE (blank if not reported): 1950-01-01 00:00:00
ACTION (blank if not reported): Leak Reported

ACTION TYPE (blank if not reported): Other
DATE (blank if not reported): 1950-01-01 00:00:00
ACTION (blank if not reported): Leak Discovery

ACTION TYPE (blank if not reported): RESPONSE
DATE (blank if not reported): 2009-12-22 00:00:00
ACTION (blank if not reported): Feasibility Study and Work Plan

ACTION TYPE (blank if not reported): RESPONSE
DATE (blank if not reported): 2010-05-14 00:00:00
ACTION (blank if not reported): Feasibility Study and Well Installation Report

**Environmental FirstSearch
Site Detail Report**

Target Property: 927 MAIN ST
PLEASANTON CA 94566

JOB: SF_289175

LUST

SEARCH ID: 23 **DIST/DIR:** 0.34 SW **ELEVATION:** 338 **MAP ID:** 13

NAME: WHALEN CONSTRUCTION COMPANY	REV: 03/01/10
ADDRESS: 4227 PLEASANTON PLEASANTON CA 94566 ALAMEDA	ID1: T0600101545
CONTACT:	ID2:
SOURCE: CA SWRCB	STATUS: COMPLETED - CASE CLOSED
	PHONE:

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

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

LEAD AGENCY: ALAMEDA COUNTY LOP
REGIONAL BOARD CASE NUMBER: 01-1672
LOCAL AGENCY:
LOCAL CASE NUMBER: RO0000949
RESPONSIBLE PARTY:
ADDRESS OF RESPONSIBLE PARTY:
SITE OPERATOR:
WATER SYSTEM:

CASE TYPE: LUST Cleanup Site
POTENTIAL CONTAMINANTS OF CONCERN: Gasoline
POTENTIAL MEDIA AFFECTED: Soil
LEAK CAUSE:
LEAK SOURCE:
HOW LEAK WAS DISCOVERED:
DATE DISCOVERED (blank if not reported):
HOW LEAK WAS STOPPED:
STOP DATE (blank if not reported):
STATUS: Completed - Case Closed
STATUS DATE: 1995-12-22
ABATEMENT METHOD (please note that not all code translations have been provided by the reporting agency):
ENFORCEMENT TYPE (please note that not all code translations have been provided by the reporting agency):
DATE OF ENFORCEMENT (blank if not reported):
SITE HISTORY (blank if not reported):

ACTION TYPE (blank if not reported): Other
DATE (blank if not reported): 1950-01-01 00:00:00
ACTION (blank if not reported): Leak Reported

ACTION TYPE (blank if not reported): REMEDIATION
DATE (blank if not reported): 1950-01-01 00:00:00
ACTION (blank if not reported): Excavate and Dispose

**Environmental FirstSearch
Site Detail Report**

Target Property: 927 MAIN ST
PLEASANTON CA 94566

JOB: SF_289175

LUST

SEARCH ID: 14 **DIST/DIR:** 0.37 SW **ELEVATION:** 352 **MAP ID:** 14

NAME: CITY OF PLEASANTON FIRE STATION 1	REV: 03/01/10
ADDRESS: 4444 RAILROAD	ID1: T06019727284
PLEASANTON CA 94566	ID2:
ALAMEDA	STATUS: COMPLETED - CASE CLOSED
CONTACT:	PHONE:
SOURCE: CA SWRCB	

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

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

LEAD AGENCY: ALAMEDA COUNTY LOP
REGIONAL BOARD CASE NUMBER: NA
LOCAL AGENCY: ALAMEDA COUNTY LOP
LOCAL CASE NUMBER: RO0002923
RESPONSIBLE PARTY:
ADDRESS OF RESPONSIBLE PARTY:
SITE OPERATOR:
WATER SYSTEM:

CASE TYPE: LUST Cleanup Site
POTENTIAL CONTAMINANTS OF CONCERN: Gasoline
POTENTIAL MEDIA AFFECTED: Under Investigation
LEAK CAUSE:
LEAK SOURCE:
HOW LEAK WAS DISCOVERED:
DATE DISCOVERED (blank if not reported):
HOW LEAK WAS STOPPED:
STOP DATE (blank if not reported):
STATUS: Completed - Case Closed
STATUS DATE: 2008-09-19
ABATEMENT METHOD (please note that not all code translations have been provided by the reporting agency):
ENFORCEMENT TYPE (please note that not all code translations have been provided by the reporting agency):
DATE OF ENFORCEMENT (blank if not reported):
SITE HISTORY (blank if not reported):

ACTION TYPE (blank if not reported): ENFORCEMENT
DATE (blank if not reported): 2008-09-19 00:00:00
ACTION (blank if not reported): Closure/No Further Action Letter - 20080919

ACTION TYPE (blank if not reported): ENFORCEMENT
DATE (blank if not reported): 2008-07-03 00:00:00
ACTION (blank if not reported): Technical Correspondence / Assistance / Other - 20080703

ACTION TYPE (blank if not reported): Other
DATE (blank if not reported): 1950-01-01 00:00:00
ACTION (blank if not reported): Leak Reported

ACTION TYPE (blank if not reported): Other
DATE (blank if not reported): 1950-01-01 00:00:00
ACTION (blank if not reported): Leak Discovery

Environmental FirstSearch Site Detail Report

Target Property: 927 MAIN ST
PLEASANTON CA 94566

JOB: SF_289175

LUST

SEARCH ID: 19 **DIST/DIR:** 0.46 NE **ELEVATION:** 345 **MAP ID:** 15

<p>NAME: SHELL ADDRESS: 1801 SANTA RITA RD PLEASANTON CA 94566 ALAMEDA CONTACT: SOURCE: CA SWRCB</p>	<p>REV: 03/01/10 ID1: T0600101232 ID2: STATUS: COMPLETED - CASE CLOSED PHONE:</p>
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RELEASE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE

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LEAD AGENCY: SAN FRANCISCO BAY RWQCB (REGION 2)
REGIONAL BOARD CASE NUMBER: 01-1337
LOCAL AGENCY: ALAMEDA COUNTY LOP
LOCAL CASE NUMBER: 01-1337
RESPONSIBLE PARTY:
ADDRESS OF RESPONSIBLE PARTY:
SITE OPERATOR:
WATER SYSTEM:

CASE TYPE: LUST Cleanup Site
POTENTIAL CONTAMINANTS OF CONCERN: Gasoline
POTENTIAL MEDIA AFFECTED: Other Groundwater (uses other than drinking water)
LEAK CAUSE:
LEAK SOURCE:
HOW LEAK WAS DISCOVERED:
DATE DISCOVERED (blank if not reported):
HOW LEAK WAS STOPPED:
STOP DATE (blank if not reported):
STATUS: Completed - Case Closed
STATUS DATE: 1994-08-24
ABATEMENT METHOD (please note that not all code translations have been provided by the reporting agency):
ENFORCEMENT TYPE (please note that not all code translations have been provided by the reporting agency):
DATE OF ENFORCEMENT (blank if not reported):
SITE HISTORY (blank if not reported):

ACTION TYPE (blank if not reported): Other
DATE (blank if not reported): 1950-01-01 00:00:00
ACTION (blank if not reported): Leak Stopped

ACTION TYPE (blank if not reported): Other
DATE (blank if not reported): 1950-01-01 00:00:00
ACTION (blank if not reported): Leak Reported

ACTION TYPE (blank if not reported): Other
DATE (blank if not reported): 1950-01-01 00:00:00
ACTION (blank if not reported): Leak Discovery

**Environmental FirstSearch
Site Detail Report**

Target Property: 927 MAIN ST
PLEASANTON CA 94566

JOB: SF_289175

LUST

SEARCH ID: 16 **DIST/DIR:** 0.48 SW **ELEVATION:** 338 **MAP ID:** 16

NAME: EXXON 7-7003	REV: 03/01/10
ADDRESS: 349 MAIN	ID1: T0600100541
PLEASANTON CA 94566	ID2:
ALAMEDA	STATUS: COMPLETED - CASE CLOSED
CONTACT:	PHONE:
SOURCE: CA SWRCB	

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

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

LEAD AGENCY: ALAMEDA COUNTY LOP
REGIONAL BOARD CASE NUMBER: 01-0588
LOCAL AGENCY:
LOCAL CASE NUMBER: RO0000506
RESPONSIBLE PARTY:
ADDRESS OF RESPONSIBLE PARTY:
SITE OPERATOR:
WATER SYSTEM:

CASE TYPE: LUST Cleanup Site
POTENTIAL CONTAMINANTS OF CONCERN: Gasoline
POTENTIAL MEDIA AFFECTED: Other Groundwater (uses other than drinking water)
LEAK CAUSE:
LEAK SOURCE:
HOW LEAK WAS DISCOVERED:
DATE DISCOVERED (blank if not reported):
HOW LEAK WAS STOPPED:
STOP DATE (blank if not reported):
STATUS: Completed - Case Closed
STATUS DATE: 2002-10-14
ABATEMENT METHOD (please note that not all code translations have been provided by the reporting agency):
ENFORCEMENT TYPE (please note that not all code translations have been provided by the reporting agency):
DATE OF ENFORCEMENT (blank if not reported):
SITE HISTORY (blank if not reported):

ACTION TYPE (blank if not reported): Other
DATE (blank if not reported): 1950-01-01 00:00:00
ACTION (blank if not reported): Leak Reported

ACTION TYPE (blank if not reported): REMEDIATION
DATE (blank if not reported): 1950-01-01 00:00:00
ACTION (blank if not reported): Excavate and Dispose

**Environmental FirstSearch
Site Detail Report**

Target Property: 927 MAIN ST
PLEASANTON CA 94566

JOB: SF_289175

TRIBALLAND

SEARCH ID: 32	DIST/DIR: NON GC	ELEVATION:	MAP ID:
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NAME: BUREAU OF INDIAN AFFAIRS CONTACT INFORMATION	REV: 01/15/08
ADDRESS: UNKNOWN	ID1: BIA-94566
CA 94566	ID2:
ALAMEDA	STATUS:
CONTACT:	PHONE:
SOURCE: BIA	

BUREAU OF INDIAN AFFAIRS CONTACT INFORMATION

OFFICE:	Pacific Regional Office
CONTACT:	CLAY GREGORY, REGIONAL DIRECTOR
ADDRESS:	2800 Cottage Way Sacramento CA 95825
PHONE:	Phone: 916-978-6000
FAX:	Fax: 916-978-6099

The Native American Consultation Database (NACD) is a tool for identifying consultation contacts for Indian tribes, Alaska Native villages and corporations, and Native Hawaiian organizations. The database is not a comprehensive source of information, but it does provide a starting point for the consultation process by identifying tribal leaders and NAGPRA contacts. This database can be accessed online at the following web address <http://home.nps.gov/nacd/>

Environmental FirstSearch Site Detail Report

Target Property: 927 MAIN ST
PLEASANTON CA 94566

JOB: SF_289175

LUST

SEARCH ID: 31 **DIST/DIR:** NON GC **ELEVATION:** **MAP ID:**

<p>NAME: SANTA RITA OLD GRAYSTONE ADDRESS: 580 SANTA RITA DUBLIN CA 94568 ALAMEDA CONTACT: SOURCE: CA SWRCB</p>	<p>REV: 03/01/10 ID1: T0600101197 ID2: STATUS: COMPLETED - CASE CLOSED PHONE:</p>
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RELEASE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE

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LEAD AGENCY: ALAMEDA COUNTY LOP
REGIONAL BOARD CASE NUMBER: 01-1301
LOCAL AGENCY:
LOCAL CASE NUMBER: RO0000791
RESPONSIBLE PARTY:
ADDRESS OF RESPONSIBLE PARTY:
SITE OPERATOR:
WATER SYSTEM:

CASE TYPE: LUST Cleanup Site
POTENTIAL CONTAMINANTS OF CONCERN: Gasoline
POTENTIAL MEDIA AFFECTED: Other Groundwater (uses other than drinking water)
LEAK CAUSE:
LEAK SOURCE:
HOW LEAK WAS DISCOVERED:
DATE DISCOVERED (blank if not reported):
HOW LEAK WAS STOPPED:
STOP DATE (blank if not reported):
STATUS: Completed - Case Closed
STATUS DATE: 1995-07-07
ABATEMENT METHOD (please note that not all code translations have been provided by the reporting agency):
ENFORCEMENT TYPE (please note that not all code translations have been provided by the reporting agency):
DATE OF ENFORCEMENT (blank if not reported):
SITE HISTORY (blank if not reported):

ACTION TYPE (blank if not reported): Other
DATE (blank if not reported): 1950-01-01 00:00:00
ACTION (blank if not reported): Leak Reported

ACTION TYPE (blank if not reported): REMEDIATION
DATE (blank if not reported): 1950-01-01 00:00:00
ACTION (blank if not reported): Excavate and Treat

Environmental FirstSearch Site Detail Report

Target Property: 927 MAIN ST
PLEASANTON CA 94566

JOB: SF_289175

STATE

SEARCH ID: 30 **DIST/DIR:** NON GC **ELEVATION:** **MAP ID:**

<p>NAME: BRIAN LIN PROPERTY/JOSHUA NEAL ELEM ADDRESS: VINEYARD AVE PLEASANTON CA 94566 ALAMEDA CONTACT: SOURCE: CA EPA</p>	<p>REV: 07/18/05 ID1: CAL01010006 ID2: STATUS: NO ACTION - FOR CALMORTGAGE PHONE:</p>
--	--

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

PLEASANTON UNIFIED SCHOOL DISTRICT

BRIAN LIN PROPERTY/JOSHUA NEAL ELEM

BRIAN LIN PRPT/JOSHUA NEAL ELEM

GENERAL SITE INFORMATION

File Name (if different than site name): *BRIAN LIN PRPT/JOSHUA NEAL ELEM*

Status: *NO ACTION - FOR CALMORTGAGE ONLY*

AWP Site Type: *PROPOSED SCHOOL SITE PROPERTY*

NPL Site: *U*

Fund: *F*

Status Date: *03242000*

Lead: *DEPT OF TOXIC SUBSTANCES CONTROL*

Staff: *SKARINEN*

DTSC Region and RWQCB : *SACRAMENTO*

Branch: *SCHOOL EVALUATION*

RWQCB:

Site Access:

Groundwater Contamination:

Number of Sources Contributing to Contamination at the Site: *0*

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

ID SOURCE NAME, and VALUE: *CALSTARS CODE 201297-11*

PROJECTED ACTIVITIES (blank below = not reported by agency)

Activity: *PHASE I - CALMORTGAGE AND SCHOOL SITE PROPERTIES*

Activity Status: *NO ACTION - FOR CALMORTGAGE ONLY*

Completion Due Date:

Revised Completion Due Date:

Date Activity Actually Completed: *03242000*

Yards of Solids Removed: *0*

Yards of Solids Treated: *0*

Gallons of Liquid Removed: *0*

Gallons of Liquid Treated: *0*

DTSC COMMENTS REGARDING THIS SITE (blank below = not reported by agency)

Comments Date: *03242000*

: *PHSE1 - Pursuant to an agreement between the Department of Toxic substances Control (DTSC) and the California Department of Education, DTSC's Site Mitigation Program completed a review of a Phase I Environmental Assessment and has determined that No Action is necessary.*

**Environmental FirstSearch
Site Detail Report**

Target Property: 927 MAIN ST
PLEASANTON CA 94566

JOB: SF_289175

ERNS

SEARCH ID: 29 **DIST/DIR:** NON GC **ELEVATION:** **MAP ID:**

NAME:		REV:	12/31/07
ADDRESS:	ABBEY AND MAIN ST PLEASANTON CA ALAMEDA	ID1:	NRC-824611
CONTACT:		ID2:	
SOURCE:	NRC	STATUS:	PIPELINE
		PHONE:	

SITE INFORMATION

THIS INFORMATION WAS OBTAINED FROM THE NATIONAL RESPONSE CENTER

DATE RECEIVED:	1/25/2007 12:34:19 PM	DATE COMPLETE:	
1/25/2007 12:39:24 PM			
CALL TAKER:		CALL TYPE:	INC

RESPONSIBLE PARTY:

PHONE 1:
PHONE 2:
PHONE 3:

RESPONSIBLE COMPANY:

ORGANIZATION TYPE: UNKNOWN

ADDRESS:

XX

SOURCE:

TELEPHONE

INCIDENT INFORMATION

INCIDENT DESCRIPTION: CALLER STATED THERE IS A POSSIBLE SPILL OF MATERIALS FROM A TEN STEEL PIPELINE DUE TO UNKNOWN CAUSES. CALLER STATED THEY RECEIVED A CALL FROM A PRIVATE CITIZEN ABOUT A STRONG SMELL OF GASOLINE IN THE AIR.

INCIDENT TYPE:	PIPELINE	INCIDENT CAUSE:	UNKNOWN
INCIDENT DATE:	1/25/2007 9:20:00 AM	INCIDENT DATE DESC:	

DISCOVERED

DISTANCE FROM CITY:

DISTANCE UNITS:

DIRECTION FROM CITY:

LOCATION SECTION:

LOCATION TOWNSHIP:

LOCATION RANGE:

AIRCRAFT TYPE:

AIRCRAFT MODEL:

AIRCRAFT ID:

AIRCRAFT FUEL CAPACITY:

AIRCRAFT FUEL CAPACITY UNITS:

AIRCRAFT FUEL ON BOARD:

AIRCRAFT FUEL ON BOARD UNITS:

AIRCRAFT SPOT NUMBER:

AIRCRAFT HANGER:

AIRCRAFT RUNWAY NUM:

ROAD MILE MARKER:

BUILDING ID:

TYPE OF FIXED OBJECT:

POWER GEN FACILITY: U

GENERATING CAPACITY:

TYPE OF FUEL:

NPDES:

NPDES COMPLIANCE: U

PIPELINE TYPE:

DOT REGULATED: Y

PIPELINE ABOVE GROUND:

EXPOSED UNDERWATER: N

PIPELINE COVERED:

GRADE CROSSING: U

LOCATION SUBDIVISION:

RAILROAD MILEPOST:

TYPE VEHICLE INVOLVED:

CROSSING DEVICE TYPE:

DEVICE OPERATIONAL:

Y

- Continued on next page -

Environmental FirstSearch Site Detail Report

Target Property: 927 MAIN ST
PLEASANTON CA 94566

JOB: SF_289175

ERNS

SEARCH ID: 29	DIST/DIR: NON GC	ELEVATION:	MAP ID:
NAME: ADDRESS: ABBEY AND MAIN ST PLEASANTON CA ALAMEDA CONTACT: SOURCE: NRC		REV: 12/31/07 ID1: NRC-824611 ID2: STATUS: PIPELINE PHONE:	
DOT CROSSING NUMBER: TANK ABOVE GROUND: ABOVE TANK REGULATED: U TANK ID: CAPACITY OF TANK UNITS: ACTUAL AMOUNT UNITS: PLATFORM LETTER: LOCATION BLOCK ID:	BRAKE FAILURE: U TRANSPORTABLE CONTAINER: U TANK REGULATED BY: CAPACITY OF TANK: ACTUAL AMOUNT: PLATFORM RIG NAME: LOCATION AREA ID:		
DESCRIPTION OF TANK:			
OCSG NUMBER: STATE LEASE NUMBER: BERTH SLIP NUMBER: INITIAL CONT RELEASE NUM: ALLISION: U STRUCTURE NAME: AIRBAG DEPLOYED: U SERVICE DISRUPT TIME: TRANSIT BUS FLAG: CR END DATE:	OCSF NUMBER: PIER DOCK NUMBER: CONTIN RELEASE TYPE: CONT RELEASE PERMIT: TYPE OF STRUCTURE: STRUCT OPERATIONAL: U DATE NORMAL SERVICE: SERVICE DISRUPT UNITS: CR BEGIN DATE: CR CHANGE DATE:		
FIRE INVOLVED: N ANY EVACUATIONS: N WHO EVACUATED: ANY INJURIES: N NUMBER HOSPITALIZED: NUMBER FATALITIES: DAMAGE AMOUNT: AIR CORRIDOR DESC: WATERWAY CLOSED: N WATERWAY CLOSURE TIME: ROAD DESC: CLOSURE DIRECTION:	FIRE EXTINGUISHED: U NUMBER EVACUATED: RADIUS OF EVACUATION: NUMBER INJURED: ANY FATALITIES: N ANY DAMAGES: N AIR CORRIDOR CLOSED: N AIR CLOSURE TIME: WATERWAY DESC: ROAD CLOSED: N ROAD CLOSURE TIME: MAJOR ARTERY: N		
TRACK CLOSED: N TRACK CLOSURE TIME: MEDIUM DESC: NON-RELEASE (N/A) POTENTIAL RELEASE FROM A PIPELINE BODY OF WATER: NEAREST RIVER MILE MARK: EST DUR OF RELEASE: TRACK CLOSE DIR: ST AGENCY RPT NUM: 07-0562 WEATHER CONDITIONS: OVERCAST WIND SPEED: WATER SUPPLY CONTAM: U SHEEN COLOR: SHEEN ODOR DESCRIPTION: CURRENT SPEED: WATER TEMPERATURE:	TRACK DESC: MEDIA INTEREST: ADDTL MEDIUM INFO: TRIBUTARY OF: RELEASE SECURED: U RELEASE RATE: ST AGENCY ON SCENE: NONE OTHER AGENCY NOTIFIED: AIR TEMPERATURE: 50 WIND DIRECTION: SHEEN SIZE: DIR OF SHEEN TRAVEL: WAVE CONDITION: CURRENT DIRECTION:		
DESC OF REMEDIAL ACTION: CALLER STATED THEY ISOLATED THE PIPELINE AND SENT OUT PERSONNEL TO			

- Continued on next page -

**Environmental FirstSearch
Site Detail Report**

Target Property: 927 MAIN ST
PLEASANTON CA 94566

JOB: SF_289175

ERNS

SEARCH ID: 29 **DIST/DIR:** NON GC **ELEVATION:** **MAP ID:**

<p>NAME: ADDRESS: ABBEY AND MAIN ST PLEASANTON CA ALAMEDA CONTACT: SOURCE: NRC</p>	<p>REV: 12/31/07 ID1: NRC-824611 ID2: STATUS: PIPELINE PHONE:</p>
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INVESTIGATE.

<p>EMPL FATALITY: COMMUNITY IMPACT: N EMPLOYEE INJURIES: OCCUPANT FATALITY: ROAD CLOSURE UNITS: SHEEN SIZE UNITS: FED AGENCY NOTIFIED: NONE SHEEN SIZE LENGTH: SHEEN SIZE WIDTH: OFFSHORE: N RELEASE RATE UNIT:</p>	<p>PASS FATALITY: WIND SPEED UNITS: PASSENGER INJURIES: CURRENT SPEED UNITS: TRACK CLOSURE UNITS: STATE AGENCY NOTIFIED: OES NEAREST RIVER MILE MARK: SHEEN SIZE LENGTH UNITS: SHEEN SIZE WIDTH UNITS: DURATION UNIT: RELEASE RATE RATE:</p>
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ADDITIONAL INFO: CALLER DID NOT HAVE ANY ADDITIONAL INFORMATION.

MATERIAL INFORMATION

CHRIS CODE:	GAS	CASE NUMBER:	000000-00-0
UN NUMBER:		REACHED WATER:	UNKNOWN

NAME OF MATERIAL:	GASOLINE: AUTOMOTIVE (UNLEADED)
AMOUNT OF MATERIAL:	0 UNKNOWN AMOUNT
AMOUNT IN WATER:	0 UNKNOWN AMOUNT

OTHER MATERIAL INFORMATION

MOBILE DETAILS INFORMATION

TRAIN INFORMATION

VESSEL INFORMATION

**Environmental FirstSearch
Site Detail Report**

Target Property: 927 MAIN ST
PLEASANTON CA 94566

JOB: SF_289175

ERNS

SEARCH ID: 28 **DIST/DIR:** NON GC **ELEVATION:** **MAP ID:**

<p>NAME: ADDRESS: WB HWY 580 AT SANTA RITA RD OFFRAMP PLEASANTON CA ALAMEDA CONTACT: SOURCE: EPA</p>	<p>REV: 11/6/91 ID1: 240248 ID2: STATUS: HIGHWAY RELATED PHONE:</p>
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SPILL INFORMATION

DATE OF SPILL: 11/6/1991 **TIME OF SPILL:** 1100

PRODUCT RELEASED (1): ETHYL ACETATE
QUANTITY (1): 0
UNITS (1): UNK

PRODUCT RELEASED (2):
QUANTITY (2):
UNITS (2):

PRODUCT RELEASED (3):
QUANTITY (3):
UNITS (3):

MEDIUM/MEDIA AFFECTED

AIR: NO	GROUNDWATER: NO
LAND: YES	FIXED FACILITY: NO
WATER: NO	OTHER: NO

WATERBODY AFFECTED BY RELEASE:

SPILL INFORMATION

DATE OF SPILL: 11/6/1991 **TIME OF SPILL:** 1100

PRODUCT RELEASED (1): ETHYL ACETATE
QUANTITY (1): 0
UNITS (1): UNK

PRODUCT RELEASED (2):
QUANTITY (2):
UNITS (2):

PRODUCT RELEASED (3):
QUANTITY (3):
UNITS (3):

MEDIUM/MEDIA AFFECTED

AIR: NO	GROUNDWATER: NO
LAND: YES	FIXED FACILITY: NO
WATER: NO	OTHER: NO

WATERBODY AFFECTED BY RELEASE:

CAUSE OF RELEASE

DUMPING: NO	EQUIPMENT FAILURE: YES
NATURAL PHENOMENON: NO	OPERATOR ERROR: NO
OTHER CAUSE: NO	TRANSP. ACCIDENT: NO
UNKNOWN: NO	

ACTIONS TAKEN: EVAPORATED, CROSBY and OVERTON WILL INSPECT REST OF LOAD AND DO FOLLOW-UP
RELEASE DETECTION: LEAKING DRUMS IN TRUCK TRAILER FOUND DURING ROUTINE STOP LIQUID ON TOP OF HAZ MAT DRUMS

- Continued on next page -

Environmental FirstSearch
Site Detail Report

Target Property: 927 MAIN ST
PLEASANTON CA 94566

JOB: SF_289175

ERNS

SEARCH ID: 28 **DIST/DIR:** NON GC **ELEVATION:** **MAP ID:**

NAME: **REV:** 11/6/91
ADDRESS: WB HWY 580 AT SANTA RITA RD OFFRAMP **ID1:** 240248
PLEASANTON CA **ID2:**
ALAMEDA **STATUS:** HIGHWAY RELATED
CONTACT: **PHONE:**
SOURCE: EPA

MISC. NOTES:

DISCHARGER INFORMATION

DISCHARGER ID: 240248 **DUN and BRADSTREET :**
TYPE OF DISCHARGER: UNKNOWN
NAME OF DISCHARGER:
ADDRESS:

CAUSE OF RELEASE

DUMPING:	NO	EQUIPMENT FAILURE:	YES
NATURAL PHENOMENON:	NO	OPERATOR ERROR:	NO
OTHER CAUSE:	NO	TRANSP. ACCIDENT:	NO
UNKNOWN:	NO		

ACTIONS TAKEN: EVAPORATED, CROSBY and OVERTON WILL INSPECT REST OF LOAD AND DO FOLLOW-UP
RELEASE DETECTION: LEAKING DRUMS IN TRUCK TRAILER FOUND DURING ROUTINE STOP LIQUID ON TOP OF HAZ MAT DRUMS
MISC. NOTES:

DISCHARGER INFORMATION

DISCHARGER ID: 240248 **DUN and BRADSTREET :**
TYPE OF DISCHARGER: UNKNOWN
NAME OF DISCHARGER:
ADDRESS:

**Environmental FirstSearch
Site Detail Report**

Target Property: 927 MAIN ST
PLEASANTON CA 94566

JOB: SF_289175

ERNS

SEARCH ID: 26	DIST/DIR: NON GC	ELEVATION:	MAP ID:
NAME: SHELL OIL CO.		REV: 1/29/97	
ADDRESS: I-580 + SANTA RITA RD PLEASANTON CA 94566 Alameda		ID1: 534225	
CONTACT:		ID2:	
SOURCE: EPA		STATUS: FIXED FACILITY	
		PHONE:	

SPILL INFORMATION

DATE OF SPILL: 1/29/1997 **TIME OF SPILL:** 1800

PRODUCT RELEASED (1): DIESEL
QUANTITY (1): 0
UNITS (1): BBL

PRODUCT RELEASED (2):
QUANTITY (2):
UNITS (2):

PRODUCT RELEASED (3):
QUANTITY (3):
UNITS (3):

MEDIUM/MEDIA AFFECTED

AIR:	NO	GROUNDWATER:	NO
LAND:	YES	FIXED FACILITY:	NO
WATER:	YES	OTHER:	NO
WATERBODY AFFECTED BY RELEASE:			UNKNOWN

CAUSE OF RELEASE

DUMPING:	NO	EQUIPMENT FAILURE:	YES
NATURAL PHENOMENON:	NO	OPERATOR ERROR:	NO
OTHER CAUSE:	NO	TRANSP. ACCIDENT:	NO
UNKNOWN:	NO		

ACTIONS TAKEN: UNKNOWN

RELEASE DETECTION: POSSIBLE CONTAMINATION OF UNDERGROUND STORAGE TANK CITIZEN REPORTS HIS VEHICLE WAS FILLED W/WATER FROM THE DIESEL PUMP.

MISC. NOTES: SS IS INVESTIGATION SOURCE OF POSSIBLE CONTAMINATION IN THEIR UNDERGROUND TANK Previous Case : 97-0320

DISCHARGER INFORMATION

DISCHARGER ID:	534225	DUN and BRADSTREET :
TYPE OF DISCHARGER:	PRIVATE ENTERPRISE	
NAME OF DISCHARGER:	SHELL OIL CO.	
ADDRESS:	I-580 + SANTA RITA RD. PLEASANTON CA	

***Environmental FirstSearch
Site Detail Report***

Target Property: 927 MAIN ST
PLEASANTON CA 94566

JOB: SF_289175

RCRAGN

SEARCH ID: 25	DIST/DIR: NON GC	ELEVATION:	MAP ID:
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NAME: PGandE RADUM SUBSTATION
ADDRESS: STANLEY AND VALLEY AVE
PLEASANTON CA 94566
ALAMEDA
CONTACT:
SOURCE: EPA

REV: 2/16/10
ID1: CAD982465726
ID2:
STATUS: SGN
PHONE:

SITE INFORMATION

CONTACT INFORMATION: ENVIRONMENTAL MANAGER
STANLEY and VALLEY AVENUE
PLEASANTON CA 94566

PHONE: 4157843241

UNIVERSE INFORMATION:

NAIC INFORMATION

2211 - ELECTRIC POWER GENERATION, TRANSMISSION AND DISTRIBUTION

ENFORCEMENT INFORMATION:

VIOLATION INFORMATION:

**Environmental FirstSearch
Site Detail Report**

Target Property: 927 MAIN ST
PLEASANTON CA 94566

JOB: SF_289175

RCRAGN

SEARCH ID: 24 **DIST/DIR:** NON GC **ELEVATION:** **MAP ID:**

NAME: NORGE CLEANERS	REV: 2/16/10
ADDRESS: 1375 CALIFORNIA ST	ID1: CAD981626658
WALNUT CREEK CA 94596	ID2:
CONTRA COSTA	STATUS: SGN
CONTACT:	PHONE:
SOURCE: EPA	

SITE INFORMATION

CONTACT INFORMATION: ENVIRONMENTAL MANAGER
1375 CALIFORNIA ST
WALNUT CREEK CA 94566

PHONE: 4157986233

UNIVERSE INFORMATION:

NAIC INFORMATION

81232 - DRYCLEANING AND LAUNDRY SERVICES (EXCEPT COIN-OPERATED)

ENFORCEMENT INFORMATION:

VIOLATION INFORMATION:

VIOLATION NUMBER: 0001	RESPONSIBLE: B - STATE CONTRACTOR
DETERMINED: 4/30/1992	DETERMINED BY: B - STATE CONTRACTOR
CITATION: 262.10-12.A	
RESOLVED: 3/4/1993	
TYPE: GENERATOR-ALL REQUIREMENTS (OVERSIGHT)	

VIOLATION NUMBER: 0002	RESPONSIBLE: B - STATE CONTRACTOR
DETERMINED: 3/4/1993	DETERMINED BY: B - STATE CONTRACTOR
CITATION: 262.10-12.A	
RESOLVED: 3/4/1998	
TYPE: GENERATOR-ALL REQUIREMENTS (OVERSIGHT)	

**Environmental FirstSearch
Site Detail Report**

Target Property: 927 MAIN ST
PLEASANTON CA 94566

JOB: SF_289175

TRIBALLAND

SEARCH ID:	DIST/DIR:	ELEVATION:	MAP ID:
NAME: BUREAU OF INDIAN AFFAIRS CONTACT INFORMATION		REV: 01/15/08	
ADDRESS: UNKNOWN CA 94588 ALAMEDA		ID1: BIA-94588	
CONTACT:		ID2:	
SOURCE: BIA		STATUS:	
		PHONE:	

BUREAU OF INDIAN AFFAIRS CONTACT INFORMATION

OFFICE: Pacific Regional Office
CONTACT: CLAY GREGORY, REGIONAL DIRECTOR

ADDRESS: 2800 Cottage Way
Sacramento CA 95825

PHONE: Phone: 916-978-6000
FAX: Fax: 916-978-6099

The Native American Consultation Database (NACD) is a tool for identifying consultation contacts for Indian tribes, Alaska Native villages and corporations, and Native Hawaiian organizations. The database is not a comprehensive source of information, but it does provide a starting point for the consultation process by identifying tribal leaders and NAGPRA contacts. This database can be accessed online at the following web address <http://home.nps.gov/nacd/>

**Environmental FirstSearch
Site Detail Report**

Target Property: 927 MAIN ST
PLEASANTON CA 94566

JOB: SF_289175

ERNS

SEARCH ID: 27	DIST/DIR: NON GC	ELEVATION:	MAP ID:
NAME: UNKNOWN		REV: 5/7/94	
ADDRESS: EB 580 AT SANTA RITA BLVD PLEASANTON CA 94566 Alameda		ID1: 376267	
CONTACT:		ID2:	
SOURCE: EPA		STATUS: HIGHWAY RELATED	
		PHONE:	

SPILL INFORMATION

DATE OF SPILL: 5/7/1994 **TIME OF SPILL:** 0053

PRODUCT RELEASED (1): DIESEL
QUANTITY (1): 0
UNITS (1): UNK

PRODUCT RELEASED (2):
QUANTITY (2):
UNITS (2):

PRODUCT RELEASED (3):
QUANTITY (3):
UNITS (3):

MEDIUM/MEDIA AFFECTED

AIR:	NO	GROUNDWATER:	NO
LAND:	YES	FIXED FACILITY:	NO
WATER:	NO	OTHER:	NO

WATERBODY AFFECTED BY RELEASE:

CAUSE OF RELEASE

DUMPING:	NO	EQUIPMENT FAILURE:	NO
NATURAL PHENOMENON:	NO	OPERATOR ERROR:	NO
OTHER CAUSE:	NO	TRANSP. ACCIDENT:	YES
UNKNOWN:	NO		

ACTIONS TAKEN: CLEANUP BY CALTRANS
RELEASE DETECTION: BIG RIG ROLLED OVER
MISC. NOTES:

DISCHARGER INFORMATION

DISCHARGER ID:	376267	DUN and BRADSTREET :
TYPE OF DISCHARGER:	UNKNOWN	
NAME OF DISCHARGER:	UNKNOWN	
ADDRESS:		

Environmental FirstSearch Descriptions

NPL: EPA NATIONAL PRIORITY LIST - The National Priorities List is a list of the worst hazardous waste sites that have been identified by Superfund. Sites are only put on the list after they have been scored using the Hazard Ranking System (HRS), and have been subjected to public comment. Any site on the NPL is eligible for cleanup using Superfund Trust money.

A Superfund site is any land in the United States that has been contaminated by hazardous waste and identified by the Environmental Protection Agency (EPA) as a candidate for cleanup because it poses a risk to human health and/or the environment.

FINAL - Currently on the Final NPL

PROPOSED - Proposed for NPL

NPL DELISTED: EPA NATIONAL PRIORITY LIST Subset - Database of delisted NPL sites. The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

DELISTED - Deleted from the Final NPL

CERCLIS: EPA COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY INFORMATION SYSTEM (CERCLIS)- CERCLIS is a database of potential and confirmed hazardous waste sites at which the EPA Superfund program has some involvement. It contains sites that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL.

PART OF NPL- Site is part of NPL site

DELETED - Deleted from the Final NPL

FINAL - Currently on the Final NPL

NOT PROPOSED - Not on the NPL

NOT VALID - Not Valid Site or Incident

PROPOSED - Proposed for NPL

REMOVED - Removed from Proposed NPL

SCAN PLAN - Pre-proposal Site

WITHDRAWN - Withdrawn

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

NFRAP – No Further Remedial Action Plan

P - Site is part of NPL site

D - Deleted from the Final NPL

F - Currently on the Final NPL

N - Not on the NPL

O - Not Valid Site or Incident

P - Proposed for NPL

R - Removed from Proposed NPL

S - Pre-proposal Site

W – Withdrawn

RCRA COR ACT: EPA RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984.

RCRAInfo facilities that have reported violations and subject to corrective actions.

RCRA TSD: EPA RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM TREATMENT, STORAGE, and DISPOSAL FACILITIES. - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984.

Facilities that treat, store, dispose, or incinerate hazardous waste.

RCRA GEN: EPA/MA DEP/CT DEP RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM GENERATORS - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984.

Facilities that generate or transport hazardous waste or meet other RCRA requirements.

LGN - Large Quantity Generators

SGN - Small Quantity Generators

VGN – Conditionally Exempt Generator.

Included are RAATS (RCRA Administrative Action Tracking System) and CMEL (Compliance Monitoring & Enforcement List) facilities.

CONNECTICUT HAZARDOUS WASTE MANIFEST – Database of all shipments of hazardous waste within, into or from Connecticut. The data includes date of shipment, transporter and TSD info, and material shipped and quantity. This data is appended to the details of existing generator records.

MASSACHUSETTES HAZARDOUS WASTE GENERATOR – database of generators that are regulated under the MA DEP.

VQN-MA = generates less than 220 pounds or 27 gallons per month of hazardous waste or waste oil.

SQN-MA = generates 220 to 2,200 pounds or 27 to 270 gallons per month of waste oil.

LQG-MA = generates greater than 2,200 lbs of hazardous waste or waste oil per month.

RCRA NLR: EPA RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984.

Facilities not currently classified by the EPA but are still included in the RCRAInfo database. Reasons for non classification:

Failure to report in a timely matter.

No longer in business.

No longer in business at the listed address.

No longer generating hazardous waste materials in quantities which require reporting.

ERNS: EPA/NRC EMERGENCY RESPONSE NOTIFICATION SYSTEM (ERNS) - Database of incidents reported to the National Response Center. These incidents include chemical spills, accidents involving chemicals (such as fires or explosions), oil spills, transportation accidents that involve oil or chemicals, releases of radioactive materials, sightings of oil sheens on bodies of water, terrorist incidents involving chemicals, incidents where illegally dumped chemicals have been found, and drills intended to prepare responders to handle these kinds of incidents. Data since January 2001 has been received from the National Response System database as the EPA no longer maintains this data.

Tribal Lands: DOI/BIA INDIAN LANDS OF THE UNITED STATES - Database of areas with boundaries established by treaty, statute, and (or) executive or court order, recognized by the Federal Government as territory in which American Indian tribes have primary governmental authority. The Indian Lands of the United States map layer shows areas of 640 acres or more, administered by the Bureau of Indian Affairs. Included are

Federally-administered lands within a reservation which may or may not be considered part of the reservation.
BUREAU OF INDIAN AFFIARS CONTACT - Regional contact information for the Bureau of Indian Affairs offices.

State/Tribal Sites: CA EPA SMBRPD / CAL SITES- The California Department of Toxic Substances Control (DTSC) has developed an electronic database system with information about sites that are known to be contaminated with hazardous substances as well as information on uncharacterized properties where further studies may reveal problems. The Site Mitigation and Brownfields Reuse Program Database (SMBRPD), also known as CalSites, is used primarily by DTSC's staff as an informational tool to evaluate and track activities at properties that may have been affected by the release of hazardous substances.

The SMBRPD displays information in six categories. The categories are:

1. CalSites Properties (CS)
2. School Property Evaluation Program Properties (SCH)
3. Voluntary Cleanup Program Properties (VCP)
4. Unconfirmed Properties Needing Further Evaluation (RFE)
Please Note: FirstSearch Reports list the above sites as DB Type (STATE).
5. Unconfirmed Properties Referred to Another Local or State Agency (REF)
6. Properties where a No Further Action Determination has been made (NFA)
Please Note: FirstSearch Reports list the above sites as DB Type (OTHER).

Each Category contains information on properties based upon the type of work taking place at the site. For example, the CalSites database is now one of the six categories within SMPBRD and contains only confirmed sites considered as posing the greatest threat to the public and/or the potential public school sites will be found within the School Property Evaluation Program, and those properties undergoing voluntary investigation and/or cleanup are in the Voluntary Cleanup Program.

CORTESE LIST-Pursuant to Government Code Section 65962.5, the Hazardous Waste and Substances Sites List has been compiled by Cal/EPA, Hazardous Materials Data Management Program. The CAL EPA Dept. of Toxic Substances Control compiles information from subsets of the following databases to make up the CORTESE list:

1. The Dept. of Toxic Substances Control; contaminated or potentially contaminated hazardous waste sites listed in the CAL Sites database. Formerly known as ASPIS are included (CALSITES formerly known as ASPIS).
2. The California State Water Resources Control Board; listing of Leaking Underground Storage Tanks are included (LTANK)
3. The California Integrated Waste Management Board; Sanitary Landfills which have evidence of groundwater contamination or known migration of hazardous materials (formerly WB-LF, now AB 3750).

Note: Track Info Services collects each of the above data sets individually and lists them separately in the following First Search categories in order to provide more current and comprehensive information: CALSITES: SPL, LTANK: LUST, WB-LF: SWL

State Spills 90: CA EPA SLIC REGIONS 1 - 9- The California Regional Water Quality Control Boards maintain report of sites that have records of spills, leaks, investigation, and cleanups.

State/Tribal SWL: CA IWMB/SWRCB/COUNTY SWIS SOLID WASTE INFORMATION SYSTEM-The California Integrated Waste Management Board maintains a database on solid waste facilities, operations, and disposal sites throughout the state of California. The types of facilities found in this database include landfills, transfer stations, material recovery facilities, composting sites, transformation facilities, waste tire sites, and closed disposal sites. For more information on individual sites call the number listed in the source field..

Please Note: This database contains poor site location information for many sites in the First Search reports; therefore, it may not be possible to locate or plot some sites in First Search reports.

WMUDS-The State Water Resources Control Board maintained the Waste Management Unit Database System (WMUDS). It is no longer updated. It tracked management units for several regulatory programs related to waste management and its potential impact on groundwater. Two of these programs (SWAT & TPCA) are no longer on-going regulatory programs as described below. Chapter 15 (SC15) is still an on-going regulatory program and information is updated periodically but not to the WMUDS database. The WMUDS System contains information from the following agency databases: Facility, Waste Management Unit (WMU), Waste Discharger System (WDS), SWAT, Chapter 15, TPCA, RCRA, Inspections, Violations, and Enforcement's.

Note: This database contains poor site location information for many sites in the First Search reports; therefore, it may not be possible to locate or plot some sites in First Search reports.

ORANGE COUNTY LANDFILLS LIST- A list maintained by the Orange County Health Department.

State/Tribal LUST: CA SWRCB/COUNTY LUSTIS- The State Water Resources Control Board maintains a

database of sites with confirmed or unconfirmed leaking underground storage tanks. Information for this database is collected from the states regional boards quarterly and integrated with this database.

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

State/Tribal UST/AST: CA EPA/COUNTY/CITY ABOVEGROUND STORAGE TANKS LISTING-The Above Ground Petroleum Storage Act became State Law effective January 1, 1990. In general, the law requires owners or operators of AST's with petroleum products to file a storage statement and pay a fee by July 1, 1990 and every two years thereafter, take specific action to prevent spills, and in certain instances implement a groundwater monitoring program. This law does not apply to that portion of a tank facility associated with the production oil and regulated by the State Division of Oil and Gas of the Dept. of Conservation.

SWEEPS / FIDS STATE REGISTERED UNDEGROUND STORAGE TANKS- Until 1994 the State Water Resources Control Board maintained a database of registered underground storage tanks statewide referred to as the SWEEPS System. The SWEEPS UST information was integrated with the CAL EPA's Facility Index System database (FIDS) which is a master index of information from numerous California agency environmental databases. That was last updated in 1994. Track Info Services included the UST information from the FIDS database in its First Search reports for historical purposes to help its clients identify where tanks may possibly have existed. For more information on specific sites from individual paper files archived at the State Water Resources Control Board call the number listed with the source information.

INDIAN LANDS UNDERGROUND STORAGE TANKS LIST- A listing of underground storage tanks currently on Indian Lands under federal jurisdiction. California Indian Land USTs are administered by US EPA Region 9.

CUPA DATABASES & SOURCES- Definition of a CUPA: A Certified Unified Program Agency (CUPA) is a local agency that has been certified by the CAL EPA to implement six state environmental programs within the local agency's jurisdiction. These can be a county, city, or JPA (Joint Powers Authority). This program was established under the amendments to the California Health and Safety Code made by SB 1082 in 1994.

A Participating Agency (PA) is a local agency that has been designated by the local CUPA to administer one or more Unified Programs within their jurisdiction on behalf of the CUPA. A Designated Agency (DA) is an agency that has not been certified by the CUPA but is the responsible local agency that would implement the six unified programs until they are certified.

Please Note: Track Info Services, LLC collects and maintains information regarding Underground Storage Tanks from majority of the CUPAS and Participating Agencies in the State of California. These agencies typically do not maintain nor release such information on a uniform or consistent schedule; therefor, currency of the data may vary. Please look at the details on a specific site with a UST record in the First Search Report to determine the actual currency date of the record as provided by the relevant agency. Numerous efforts are made on a regular basis to obtain updated records.

State/Tribal IC: CA EPA DEED-RESTRICTED SITES LISTING- The California EPA's Department of Toxic Substances Control Board maintains a list of deed-restricted sites, properties where the DTSC has placed limits or requirements on the future use of the property due to varying levels of cleanup possible, practical or necessary at the site.

State/Tribal VCP: CA EPA SMBRPD / CAL SITES- The California Department of Toxic Substances Control (DTSC) has developed an electronic database system with information about sites that are known to be contaminated with hazardous substances as well as information on uncharacterized properties where further studies may reveal problems. The Site Mitigation and Brownfields Reuse Program Database (SMBRPD), also known as CalSites, is used primarily by DTSC's staff as an informational tool to evaluate and track activities at properties that may have been affected by the release of hazardous substances. The Voluntary Cleanup Program (VCP) category contains only those properties undergoing voluntary investigation and/or cleanup and which are listed in the Voluntary Cleanup Program.

Please Note: FirstSearch Reports list the above sites as DB Type VC.

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

State Permits: CA EPA/COUNTY SAN DIEGO COUNTY HE17 PERMITS- The HE17/58 database tracks establishments issued permits and the status of their permits in relation to compliance with federal, state, and local regulations that the County oversees. It tracks if a site is a hazardous waste generator, TSD, gas station, has

underground tanks, violations, or unauthorized releases. For more information on a specific file call the HazMat Duty Specialist at the phone number listed in the source information field.

SAN BERNARDINO COUNTY HAZARDOUS MATERIALS PERMITS- Handlers and Generators Permit Information Maintained by the Hazardous Materials Division.

DEPARTMENT OF TOXIC SUBSTANCES CONTROL HAZARDOUS WASTE MANIFEST INVENTORY-Records maintained by the CA DTSC of Hazardous Waste Manifests used to track and document the transport of hazardous waste from a generator's site to the site of its final disposition.

State Other: *US DOJ* NATIONAL CLANDESTINE LABORATORY REGISTER - Database of addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the U.S. Department of Justice ("the Department"), and the Department has not verified the entry and does not guarantee its accuracy. All sites that are included in this data set will have an id that starts with NCLR.

State Other: *CA EPA/COUNTY* SMBRPD / CAL SITES- The California Department of Toxic Substances Control (DTSC) has developed an electronic database system with information about sites that are known to be contaminated with hazardous substances as well as information on uncharacterized properties where further studies may reveal problems. The Site Mitigation and Brownfields Reuse Program Database (SMBRPD), also known as CalSites, is used primarily by DTSC's staff as an informational tool to evaluate and track activities at properties that may have been affected by the release of hazardous substances.

The SMBRPD displays information in six categories. The categories are:

1. CalSites Properties (CS)
2. School Property Evaluation Program Properties (SCH)
3. Voluntary Cleanup Program Properties (VCP)
4. Unconfirmed Properties Needing Further Evaluation (RFE)

Please Note: FirstSearch Reports list the above sites as DB Type (STATE).

5. Unconfirmed Properties Referred to Another Local or State Agency (REF)
6. Properties where a No Further Action Determination has been made (NFA)

Please Note: FirstSearch Reports list the above sites as DB Type (OTHER).

Each Category contains information on properties based upon the type of work taking place at the site. For example, the CalSites database is now one of the six categories within SMPBRD and contains only confirmed sites considered as posing the greatest threat to the public and/or the potential public school sites will be found within the School Property Evaluation Program, and those properties undergoing voluntary investigation and/or cleanup are in the Voluntary Cleanup Program. LA COUNTY SITE MITIGATION COMPLAINT CONTROL LOG- The County of Los Angeles Public Health Investigation Compliant Control Log.

ORANGE COUNTY INDUSTRIAL SITE CLEANUPS- List maintained by the Orange County Environmental Health Agency.

RIVERSIDE COUNTY WASTE GENERATORS-A list of facilities in Riverside County which generate hazardous waste.

SACRAMENTO COUNTY MASTER HAZMAT LIST-Master list of facilities within Sacramento County with potentially hazardous materials.

SACRAMENTO COUNTY TOXIC SITE CLEANUPS-A list of sites where unauthorized releases of potentially hazardous materials have occurred.

APPENDIX C

REFERENCES

USER QUESTIONNAIRE

ASTM E 1527-05 User Questionnaire

In order to qualify for the protection offered under the EPA All Appropriate Inquiry (AAI) Standard, the User (entities seeking to use the ASTM E1527-05 Practice to complete an environmental site assessment of the property; i.e. Lenders and/or Borrowers) must provide the following information (if available) to the environmental professional. Failure to provide this information could result in a determination that AAI is not complete. This information should be the collective knowledge of the entities relying on the Phase I. **Please note that you are not being asked to evaluate the property, but rather to provide your knowledge of information on the property.**

Site Name/Address: 927 Main Street, Pleasanton, CA 94566

Person Interviewed/Title: Mr. Bradley Hirst Date: June 2, 2010

If known, when was the property initially developed? _____

If different, when were the current building(s) on the property constructed? 1980

1. Environmental cleanup liens that are filed or recorded against the site (40 CFR 312.25).

Are you aware of any environmental cleanup liens against the *property* that are filed or recorded under federal, tribal, state or local law? (**Note:** If unknown, a review of title records or an environmental lien search is recommended)

Yes No If you answer yes, please include an explanation in the space provided below:

2. Activity and land use limitations that are in place on the site or that have been filed or recorded in a registry (40 CFR 312.26).

Are you aware of any AULs, 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?

Engineering Controls are defined as physical modifications to a site or facility to reduce or eliminate the potential for exposure to hazardous substances or petroleum products in the soil or ground water on the property). *Institutional Controls* are defined as a legal or administrative restriction on the use of, or access to, a site or facility to 1) reduce or eliminate the potential for exposure to hazardous substances or petroleum products in the soil or ground water on the property, or 2) to prevent activities that could interfere with the effectiveness of a response action, in order to ensure maintenance of a condition of no significant risk to public health or the environment.

Yes No If you answer yes, please include an explanation in the space provided below:

3. Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28).

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* or an adjoining *property* so that you would have specialized knowledge of the chemicals and processes used by this type of business?

Yes No If you answer yes, please include an explanation in the space provided below:

Robo Conash
Used Car lot Groz Auto Sales late 60's, 70's

4. Relationship of the purchase price to the fair market value of the *property* if it were not contaminated (40 CFR 312.29).

a) Does the purchase price being paid for this *property* reasonably reflect the fair market value of the *property*?

Yes No If you answer no, please include an explanation in the space provided below, including whether the lower purchase price is because contamination is known or believed to be present at the *property*?

N/A

5. Commonly known or *reasonably ascertainable* information about the *property* (40 CFR 312.30).

Are you aware of commonly known or *reasonably ascertainable* information about the *property* that would help the *environmental professional* to identify conditions indicative of releases or threatened releases? For example, as *User*:

a. Do you know the past uses of the *property*?

Yes No

b. Do you know of specific chemicals that are present or once were present at the *property*?

Yes No

c. Do you know of spills or other chemical releases that have taken place at the *property*?

Yes No

d. Do you know of any environmental cleanups that have taken place at the *property*?

Yes No

If you answered yes to any of the questions above, please include an explanation in the space provided below:

6. The degree of obviousness of the presence of likely presence of contamination at the *property*, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31).

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*?

Yes No If you answer yes, please include an explanation in the space provided below:

Please provide the following property contact information:

Property Owner: Bradley Hirst

Phone Number: _____

Key Site Personnel: _____

Phone Number: _____

Past Owner: _____

Phone Number: _____

AGENCY RECORDS

RETURN TO:

DAVID B. WHEELER
3014 Lake Shore Avenue
Oakland, Ca. 94610

RE: 5391 IM-635

78-089945

830616

RELEASE AGREEMENT

RECORDED at REQUEST OF
Western Title Guaranty Co.
At 10:30 A.M.
MAY 15 1978
OFFICIAL RECORDS OF
ALAMEDA COUNTY, CALIFORNIA
RENE C. DAVIDSON
COUNTY RECORDER

For consideration in the sum of \$7,000.00, receipt of which is acknowledged, the City of Pleasanton, a municipal corporation hereby releases David B. Wheeler and his successors in interest, from any and all obligations imposed upon the owner of the real property, described in Exhibit A attached hereto, by that certain Agreement by and between Raymond D. Young and the City of Pleasanton dated February 24, 1971, recorded March 29, 1971, Series No. 35403, Reel 2816, Official Records of Alameda County, Image 572.

The City of Pleasanton further agrees that David B. Wheeler and his successors in interest shall have no obligation to install or pay for street improvements on any portion of the real property shown on Parcel Map 2478 and on any property adjacent thereto.

Dated:

CITY OF PLEASANTON
a municipal corporation

Attest:

Doris George
Doris George, Deputy City Clerk

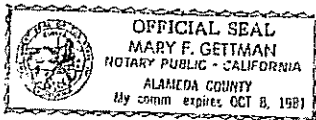
by *Clayton E. Brown*
Clayton E. Brown, City Manager

Approved as to Form:

Harvey E. Levine
Harvey E. Levine, City Attorney
(acknowledgment)

STATE OF CALIFORNIA)
) SS
COUNTY OF ALAMEDA)
78-089945

On this 2 day of May, 1978, before me, the undersigned, a Notary Public in and for said State, personally appeared Clayton E. Brown, known to me to be the City Manager of the City of Pleasanton, a Municipal Corporation, and known to me to be the person who executed the within instrument on behalf of said public corporation, agency or political subdivision, and acknowledged to me that such Clayton E. Brown, City Manager of City of Pleasanton a Municipal Corporation executed the same.



Mary F. Gettman
Notary Public in and for said State.
Mary F. Gettman

City Properties

78-089945

RE:5391 IM:636

LEGAL DESCRIPTION

A PARCEL OF LAND IN THE CITY OF PLEASANTON, COUNTY OF ALAMEDA, STATE OF CALIFORNIA DESCRIBED AS FOLLOWS:

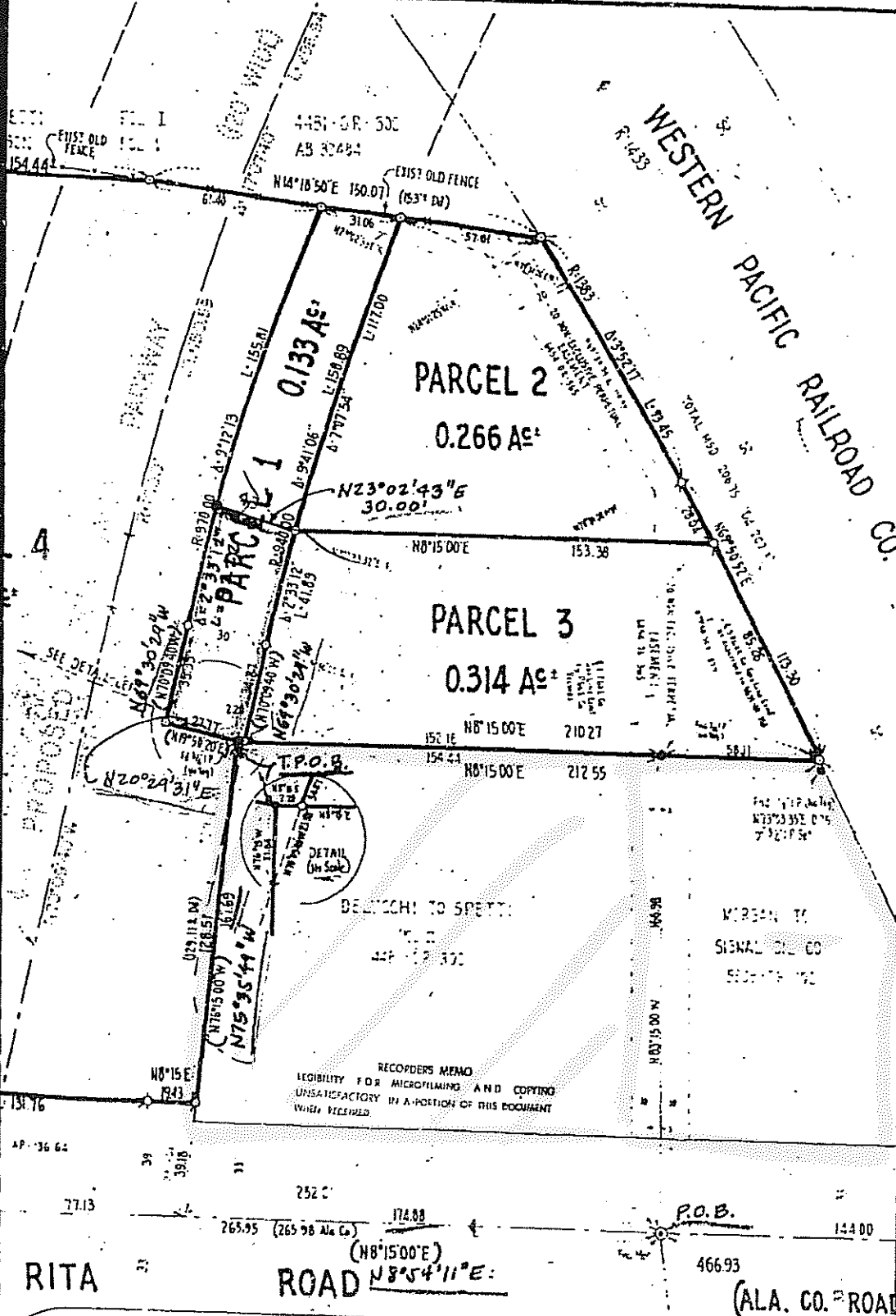
A PORTION OF PARCEL 1 AS SHOWN ON PARCEL MAP 669 FILED JANUARY 11, 1971 IN BOOK 69 OF MAPS AT PAGE 12 IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF ALAMEDA, STATE OF CALIFORNIA DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT MARKED BY A STANDARD ALAMEDA COUNTY MONUMENT ON THE CENTERLINE INTERSECTION OF SANTA RITA ROAD, ALSO KNOWN AS COUNTY ROAD 1533, AND STANLEY BOULEVARD, ALSO KNOWN AS COUNTY ROAD 1530 AS SHOWN ON SAID PARCEL MAP 669 (69 MAPS 12); THENCE SOUTHWESTERLY ALONG THE CENTERLINE OF SANTA RITA ROAD SOUTH 8°54'11" WEST 174.88 FEET; THENCE NORTH 75°35'49" WEST 167.69 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 20°29'31" WEST 27.77 FEET TO A POINT ON THE CENTERLINE OF DEL VALLE PARKWAY; THENCE NORTHWESTERLY ALONG THE CENTERLINE OF DEL VALLE PARKWAY NORTH 69°30'29" WEST 35.33 FEET TO A POINT; THENCE CONTINUING ALONG THE CENTERLINE OF DEL VALLE PARKWAY ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 970.00 FEET, THROUGH A CENTRAL ANGLE OF 2°33'12" AND AN ARC LENGTH OF 43.23 FEET TO A POINT; THENCE ALONG THE RADIAL LINE THROUGH THE LAST MENTIONED POINT NORTH 23°02'43" EAST 30.00 FEET TO A POINT ON THE NORTHEASTERLY LINE OF SAID DEL VALLE PARKWAY, SAID LAST POINT ALSO BEING THE COMMON SOUTHERLY CORNER OF PARCEL 2 AND PARCEL 3 AS SHOWN ON SAID PARCEL MAP 669 (69 MAPS 12); THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE OF DEL VALLE PARKWAY ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 940.00 FEET, CONCENTRIC TO AND 30.00 FEET DISTANT FROM THE CENTERLINE OF DEL VALLE PARKWAY, THROUGH A CENTRAL ANGLE OF 2°33'12" AND AN ARC DISTANCE OF 41.89 FEET; THENCE, ALONG A LINE TANGENT TO THE LAST CURVE, SOUTH 69°30'29" EAST 34.87 FEET TO THE COMMON EASTERLY CORNER OF PARCEL 1 AND PARCEL 3 OF SAID PARCEL MAP 669 (69 MAPS 12); THENCE SOUTH 8°54'11" WEST 2.28 FEET TO THE TRUE POINT OF BEGINNING.

Ceb

78-089945

RE:5391 IM:637



RECORDERS MEMO
 LEGIBILITY FOR MICROFILMING AND COPYING
 UNSATISFACTORY IN A PORTION OF THIS DOCUMENT
 WHICH RECEIVED

WESTERN P.
 SIGNAL CO. CO.
 500-178-170

RECORDERS MEMO
 LEGIBILITY FOR MICROFILMING AND COPYING
 UNSATISFACTORY IN A PORTION OF THIS
 DOCUMENT WHEN RECEIVED.

ASSESSOR'S MAP 946

TR. 3966 (104/5) P.M. 695 (Bk. 69 Pg. 54) P.M. 2478 (102/6) 3381

Code Area No 19-000 19-079

Subdiv. Rancho el Valle de San Jose

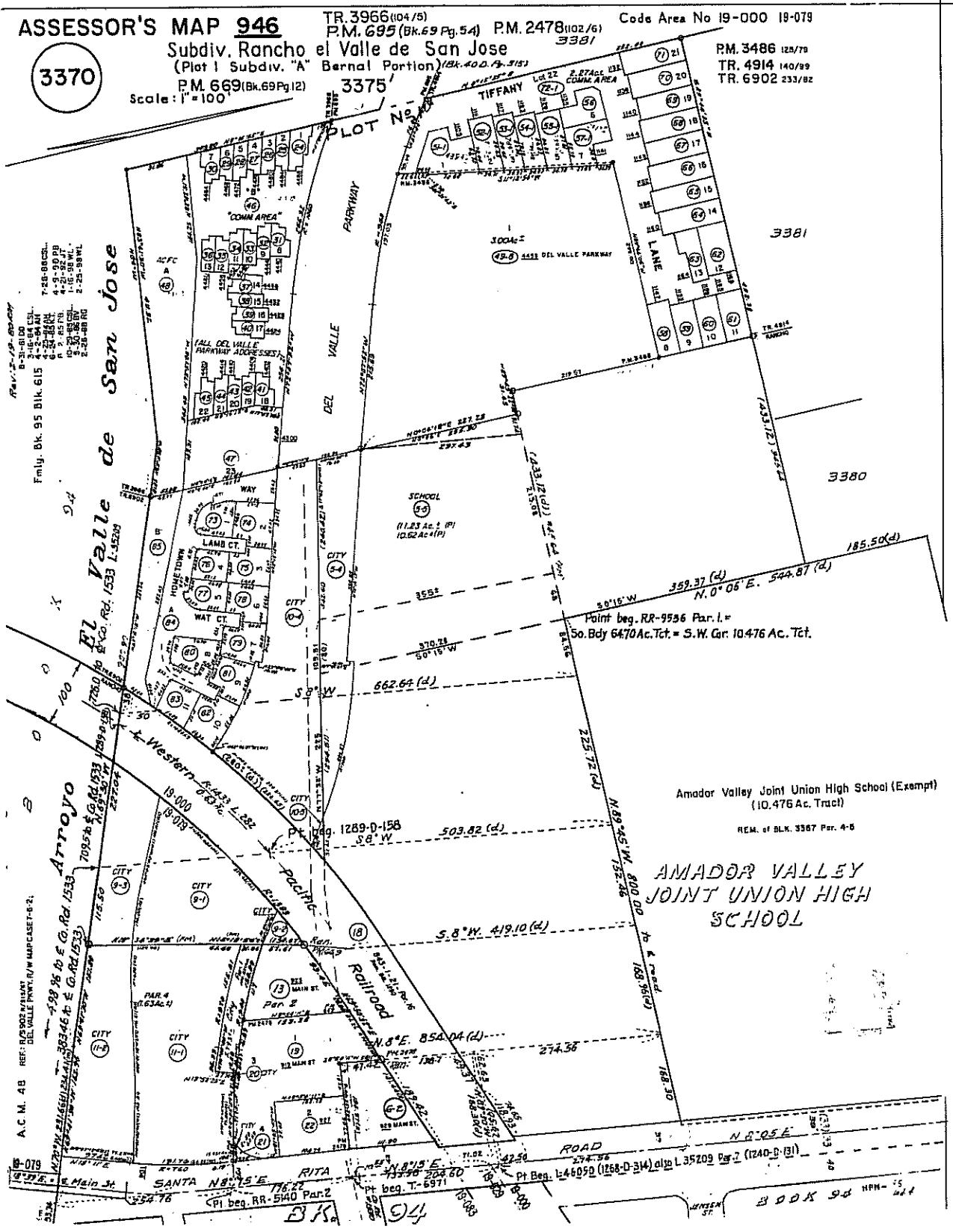
(Plot 1 Subdiv. "A" Bernal Portion) (Bk. 400 Pg. 315)

P.M. 669 (Bk. 69 Pg. 12) 3375

Scale: 1" = 100'

P.M. 3486 125/70
TR. 4914 140/99
TR. 6902 233/92

3370



TO: Files

FROM: CHRIS BOYKIN

SUBJECT: TOWN AND COUNTRY VETERINARY HOSPITAL TANK REMOVAL - SOIL RESULTS - 923 Main Street

DATE: Januray 25, 1996

I spoke with Barrington Construction (828-5381) concerning the tank removal at Town and Country Vets at 923 Main Street. The tank removal took place in March, 1988. They rememebered the job but did not remember any of the paperwork that followed it. They suggested to call Dr. Don Gardner, the vet.

I spoke with Dr. Gardner. I asked if he could call Clayton Environmental to obtain soil sample results. He called Clayton. Clayton said that they do not keep paperwork over five years and did not have it.

I asked if he could go back through his records to find the report. He said that it would be very difficult to do and he was not sure if he kept any paperwork on it.

I spoke with Carlos who has worked for him for the past 7 years. He said he remembered the tank being pulled and that he had to put together all of the paperwork including soil results to send to the Board of Equilization to get a refund from taxes that he had paid. He said that he didn't know if the paperwork was at the office or where the Doctor had put it.

CITY OF PLEASANTON FIRE DEPARTMENT
CLOSURE PLAN FOR UNDERGROUND STORAGE TANKS

AMOUNT OF FEE DUE CITY OF PLEASANTON: 78.00

FIRE PERMIT NUMBER (ALSO FUNCTIONS AS CLOSURE PLAN PERMIT) :

DATE CLOSURE PLAN SUBMITTED : 3/17/88

TANK CLOSURE PERMIT EXPIRES _____ DAYS FROM THE DATE OF CLOSURE PLAN APPROVAL.

FEE PAID AND DATE: 78.00 3/17/88

FACILITY NAME: Town and Country Veterinary Hospital

PHONE # : 462-1666

FACILITY ADDRESS: 923 Main St. Pleasanton (Stanley and Main)

CONTACT PERSON: Don Bob Gardener

TANK CLOSURE CONTRACTOR: Barrington Construction B-1# 508282

ADDRESS: 132 Madora Place

CITY: San Ramon CA.

PHONE NUMBER : 415 828-5381

NAME AND PHONE NUMBER OF FIRM WHO WILL TAKE SOIL SAMPLES:

Clayton Environmental Consultants

PH #: 426-2670

NAME AND PHONE NUMBER OF LABORATORY THAT WILL ANALYZE SOIL SAMPLES:

Clayton Environmental Consultants

PH #: 426-2670

APPROXIMATE DATE OF TANK CLOSURE: March 18-25, 1988

METHOD OF TANK CLOSURE: Triple Rinse, Manifest Rinsate, Document Rinsate,
Haul tank as scrap, Inert w/dry ice

1. ADDING DRY ICE (1.5 LBS PER 100 GALLON CAPACITY), MANIFEST AND REMOVE AS HAZARDOUS WASTE

2. TRIPLE RINSE HAZARDOUS SLUDGE/RESIDUE, MANIFEST RESIDUE/SLUDGE AND REMOVE TANK(S).

3. OTHER PROCEDURE (DESCRIBE):

NAME OF TANK HAULER: Fuel Oil Polishing Company, Sonoma, CA.

DESTINATION OF TANK(S): West Coast Metals, Windsor, CA 3-21-88 M.R.
~~Levine Scrap Metal Richmond, CA.~~

TANKS TO BE REMOVED:

	SIZE	TANK CONTENTS	AGE	LAST TIME TESTED	REASON FOR REMOVAL
TANK #1.	350 Gal.	Gasoline/Unleaded Gasoline	est. 15 yrs	None	Site renovation
TANK #2.	350 Gal.	Gasoline & unleaded gasoline	est. 15 yrs	Never	Site Renovation
TANK #3.					
TANK #4.					
TANK #5.					
TANK #6.					

(ATTACH EXTRA SHEETS AS NECESSARY)

=====

PLOT PLAN:

ATTACH A PLOT PLAN OF THE TANKS TO BE CLOSED. INDICATE THE NEAREST CROSS STREETS TO THE FACILITY, THE BUILDINGS IMMEDIATELY ADJACENT TO THE TANKS, AND THE LOCATION OF THE TANKS TO BE CLOSED.

(NOTE: PLOT PLAN MUST BE STAMPED AND CLOSURE PLAN APPROVED BY FIRE PREVENTION BUREAU BEFORE PERMIT CAN BE ISSUED.)

=====

I DECLARE, UNDER THE PENALTY OF PERJURY, THAT THE AFOREMENTIONED INFORMATION AND ATTACHED PLOT PLAN(S) ARE CORRECT TO THE BEST OF MY KNOWLEDGE. IF THERE IS ANY CHANGE WHICH WOULD MATERIALLY AFFECT THE ABOVE INFORMATION, I WILL NOTIFY PLEASANTON FIRE DEPARTMENT, CHEMICAL SPECIALIST , OR FIRE MARSHALL, IN THE ABSENCE OF THE CHEMICAL SPECIALIST.

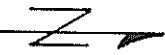
Mark A. Richards

3-11-88

(APPLICANT'S SIGNATURE AND DATE)

FORM 181-302-7/87-REVISED

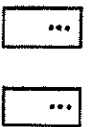
OK RM 3-18-88



Railroad Tracks

Unsurfaced Soil

350 Gallon Gasoline Tanks



Asphalt Paved
Parking

Tank dimensions approximate



SCALE

Town And Country Veterinary Hospital

Clayton Environmental Consultants, Inc.

A Marsh & McLennan Company

Town and Country Veterinary Hospital
923 Main Street
Pleasanton, California

PREVIOUS REPORTS

APRIL 25, 2008

**PHASE I
ENVIRONMENTAL SITE ASSESSMENT**

927 MAIN STREET
PLEASANTON, CALIFORNIA 94566

AEI PROJECT NO. 278313
CLIENT REFERENCE: ANTRIM HEARST MAHONEY

PREPARED FOR

HERITAGE BANK OF COMMERCE
387 DIABLO ROAD
DANVILLE, CA 94526

PREPARED BY



2500 CAMINO DIABLO
WALNUT CREEK, CA 94597
(925) 944-2899

EXECUTIVE SUMMARY

AEI Consultants (AEI) was retained by Heritage Bank of Commerce to conduct a Phase I Environmental Site Assessment (ESA), in conformance with the scope and limitations of ASTM Standard Practice E1527-05 and the Environmental Protection Agency Standards and Practices for All Appropriate Inquiries (40 CFR Part 312) for the property located at 927 Main Street in the City of Pleasanton, Alameda County, California. Any exceptions to, or deletions from, this practice are described in Section 1.3 of this report.

PROPERTY DESCRIPTION

The subject property is located on the west side of Main Street/Santa Rita Road, just west of the T-shaped intersection of Main Street/Santa Rita Road and Stanley Boulevard, in a commercial area of Pleasanton. The property totals approximately 8,000 square feet and is improved with single-story building totaling approximately 2,340 square feet. The building is divided into two commercial/retail spaces that are occupied by Spring Room (Unit A) and Subway (Unit B) restaurants. On-site operations consist of food preparation, sales and on-site dining. In addition to the subject property building, the property is improved with asphalt-paved parking areas and associated landscaping.

Prior to the construction of the current subject property building, the property was developed with a portion of a warehouse building located to the west of the subject property in 1939. No information regarding the historical use and/or occupant of the 1939 development was found during this investigation. From at least 1943 through 1969, the subject property was developed with a portion of an L-shape gas station adjacent to the south and auto repair facility adjacent to the north. City directories also indicate that the subject property may have been associated with a historical oil distribution center circa 1971 and 1976, which was formerly located to the north of the subject property. By 1978, the subject property was developed with a portion of a commercial building adjacent to the southwest, which may have been utilized as a car wash. Between 1978 and 1988, the current subject property parcel was created as a subdivision of an originally larger parcel, and the current subject property building was constructed for use as a bank and restaurant. The subject property was occupied by a bank in the 1980s, and has been occupied by various restaurants since the 1990s.

Environmental concerns associated with the former use of the subject property as a gas station and/or auto repair facility are further discussed below and in Section 3.3.

Several sources have indicated that the subject property was historically associated with a number of different addresses on Santa Rita Road prior to the 1980s. Historic Sanborn Fire Insurance maps and the Alameda County Assessor's Office (ACAO) indicate that historical addresses associated with the subject property are 40 Santa Rita Road (1943-1953), 40A Santa Rita Road (1953), and 929 Santa Rita Road (pre-1978). Furthermore, the current subject property owner reported that the subject property was formerly developed with a car wash in the 1970s. While the current subject property address was not listed in the city directories researched prior to the 1980s, a Nobo Car Wash at 915 Santa Rita Road was listed in the 1971 and 1976 city directories. Due to the fact that Sanborn Maps and ACAO depict the subject property as associated with Santa Rita Road prior to the 1980s, and based on the interview with the current property owner, the listing for a car wash at 915 Santa Rita Road may have been

associated with the subject property. Therefore, addresses included in the research for this investigation included 40, 40A, 915, and 929 Santa Rita Road.

The immediately surrounding properties consist of a multi-tenant commercial building (929 Main Street) occupied by Haircutting Co., Pleasanton House Thai Cuisine, Las Fuentes, and Pleasanton Beauty Supply to the north; Main Street followed by a commercial office building (900 Main Street) occupied by Alain Pinel Realtors, First American Title and Wells Fargo to the east; and a parking lot associated with the subject property and western adjacent multi-tenant commercial/retail building (915 Main Street) to the south. The western adjacent building (915 Main Street) is occupied by Chateau Cool Stone, Gimanelli's Delicatessen and Catering, and Prima Dona Salon and Bloomies on Main.

The adjacent site to the east, identified as Unocal at 992 Main Street, was listed in the regulatory database as a Leaking Underground Storage Tank (LUST), HAZNET, Cortese, Contaminated Site (CS), and Statewide Environmental Evaluation and Planning System (SWEEPS) UST site, and is further discussed in Section 5.3.

Based upon a review of groundwater monitoring information for an adjacent site, the direction of groundwater flow beneath the subject property is inferred to be to the north-northeast, and present at a depth between 35.5 and 47.3 feet below ground surface (bgs).

FINDINGS

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

- According to the Sanborn maps and aerial photographs reviewed, the subject property appears to have been developed with a gasoline service station/auto repair facility for a period of time from at least 1943 to 1969. AEI contacted the local regulatory agencies in order to obtain information relating to the former service station (See Section 4.0); however, no information pertinent to the status and operation of an underground storage tank system and/or the removal of underground storage tanks was on file with the agencies. Based on the length of time that the subject property had been utilized as a gasoline service station/auto repair facility, it is possible that an underground storage tank system remains in place at the subject property, and that a release of petroleum hydrocarbons may have impacted the subsurface of the subject property. Therefore, the presence of the former gasoline service station and presumed storage of petroleum hydrocarbons in underground storage tanks is considered a recognized environmental condition.
- Although not identified in the regulatory database as a UST site, AEI reviewed a tank removal report for the nearby Town & Country Veterinary Hospital at 923 Main Street. According to the closure report, two 350-gallon gasoline USTs were removed from the north side of the current veterinary hospital in 1988. Information regarding the tank removal was limited, and records of any soil sampling that may have taken place during removal

activities were reportedly lost. Based on the proximity of this site to the subject property (approximately 300 feet west), the presumed direction of groundwater flow, and the unknown management and/or removal practices utilized in connection with the USTs, the potential exists that a release of petroleum hydrocarbons from this site has impacted the subsurface of the subject property via groundwater. Furthermore, due to the historical use of the subject property as a "gas & oil" and auto repair facility, this assessment of the subject property can not rule out that the subject property would be investigated as a source of a potential release from the nearby site. Therefore, the historical presence of USTs at the nearby Town & Country Veterinary Hospital is an environmental condition.

Historical Recognized Environmental Conditions (HRECs) are defined by the ASTM Standard Practice E1527-05 as an environmental condition which in the past would have been considered a recognized environmental condition, but which may or may not be considered a recognized environmental condition currently. AEI's investigation has revealed the following historical recognized environmental conditions associated with the subject property or nearby properties:

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

Environmental Issues include environmental concerns identified by AEI that warrant discussion but do not qualify as recognized environmental conditions, as defined by the ASTM Standard Practice E1527-05. AEI's investigation has revealed the following environmental issues associated with the subject property or nearby properties:

- Due to the age of the subject property building, there is a potential that asbestos-containing materials (ACMs) are present. All suspect ACMs were observed in good condition and are not expected to pose a health and safety concern to the occupants of the subject property at this time. However, based on the potential presence of ACMs, it would be prudent for the property owner to implement an Operations and Maintenance (O & M) Plan to protect the health and safety of the building occupants.

CONCLUSIONS, OPINIONS AND RECOMMENDATIONS

We have performed a Phase I Environmental Site Assessment for the property located at 927 Main Street in the City of Pleasanton, Alameda County, California, in conformance with the scope and limitations of ASTM Standard Practice E1527-05 and the Environmental Protection Agency Standards and Practices for All Appropriate Inquiries (40 CFR Part 312). Any exceptions to, or deletions from, this practice are described in Section 1.3 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the property except for those previously identified in the *Findings* section.

Due to the historical use of the subject property as a gas station, and due to the lack of information pertinent to the status and operation of an underground storage tank system and/or the removal of underground storage tanks, AEI recommends the performance of a subsurface investigation at the subject property in order to identify whether an underground storage tank system remains in place. The presence of an underground storage tank system may require additional subsurface sampling in order to determine whether a release of petroleum hydrocarbons has occurred.

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1.0 INTRODUCTION

This report documents the methods and findings of the Phase I Environmental Site Assessment (ESA) performed in conformance with the scope and limitations of ASTM Standard Practice E1527-05 and the Environmental Protection Agency Standards and Practices for All Appropriate Inquiries (40 CFR Part 312) for the property located at 927 Main Street in the City of Pleasanton, Alameda County, California (Figure 1: Site Location Map, Figure 2: Site Map, and Appendix A: Property Photographs).

1.1 SCOPE OF WORK

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

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

1.2 SIGNIFICANT ASSUMPTIONS

The following assumptions are made by AEI Consultants in this report. AEI Consultants relied on information derived from secondary sources including governmental agencies, the client, designated representatives of the client, property contact, property owner, property owner representatives, computer databases, and personal interviews. Except as set forth in this report, AEI Consultants has made no independent investigation as to the accuracy and completeness of the information derived from secondary sources including government agencies, the client, designated representatives of the client, property contact, property owner, property owner representatives, computer databases, or personal interviews and has assumed that such information is accurate and complete. AEI Consultants assumes information provided by or obtained from governmental agencies including information obtained from government websites is accurate and complete. Groundwater flow and depth to groundwater, unless otherwise specified by on-site well data, or well data from adjacent sites are assumed based on contours depicted on the United States Geological Survey topographic maps. AEI Consultants assumes the property has been correctly and accurately identified by the client, designated representative of the client, property contact, property owner, and property owner's representatives.

1.3 LIMITATIONS

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

Considerations identified by ASTM as beyond the scope of a Phase I ESA that may affect business environmental risk at a given property include the following: asbestos-containing materials, radon, lead-based paint, lead in drinking water, wetlands, regulatory compliance, cultural and historic resources, industrial hygiene, health and safety, ecological resources, endangered species, indoor air quality, mold, vapor intrusion, and high voltage lines. These environmental issues or conditions may warrant assessment based on the type of the property transaction; however, they are considered non-scope issues under ASTM Standard Practice E1527-05.

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

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

The Phase I Environmental Site Assessment is not, and should not be construed as, a warranty or guarantee about the presence or absence of environmental contaminants that may affect the property. Neither is the assessment intended to assure clear title to the property in question. The sole purpose of investigation into property title records is to ascertain a historical basis of prior land use. All findings, conclusions, and recommendations stated in this report are based upon facts, circumstances, and industry-accepted procedures for such services as they existed at the time this report was prepared (i.e., federal, state, and local laws, rules, regulations, market conditions, economic conditions, political climate, and other applicable matters). All findings, conclusions, and recommendations stated in this report are based on the data and information provided, and observations and conditions that existed on the date and time of the property visit.

Responses received from local, state, or federal agencies or other secondary sources of information after the issuance of this report may change certain facts, findings, conclusions, or circumstances to the report. A change in any fact, circumstance, or industry-accepted procedure upon which this report was based may adversely affect the findings, conclusions, and recommendations expressed in this report.

1.4 LIMITING CONDITIONS

AEI was granted full and complete access to the subject property.

1.5 DATA GAPS AND DATA FAILURE

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

Data failure is one type of data gap. According to ASTM E1527-05 "data failure occurs when all of the standard historical sources that are reasonably ascertainable and likely to be useful have been reviewed and yet the objectives have not been met". Pursuant to ASTM Standards, historical sources are required to document property use back to the property's first developed use or back to 1940, whichever is earlier.

The following data gaps were identified during the course of this investigation:

- The earliest historical resource obtained during this investigation was an aerial photograph from 1939 which indicated development of the subject property as a portion of an adjacent warehouse to the west. The lack of historical sources for the subject property dating back to first developed use represents historical data source failure. Furthermore, regulatory information regarding the use of the subject property prior to 1978 represents an environmental concern due to the fact that the property was known to have operated as a gas station and/or auto repair facility from 1943-1969. Refer to Section 3.3 for further discussion of the environmental concerns associated with the historical use of the subject property.

1.6 RELIANCE

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

2.0 SITE AND VICINITY DESCRIPTION

2.1 SITE LOCATION AND DESCRIPTION

The subject property is located on the west side of Main Street/Santa Rita Road, just west of the T-shaped intersection of Main Street/Santa Rita Road and Stanley Boulevard, in a commercial area of Pleasanton. The property totals approximately 8,000 square feet and is improved with single-story building totaling approximately 2,340 square feet. The building is divided into two commercial/retail spaces that are occupied by Spring Room (Unit A) and Subway (Unit B) restaurants. On-site operations consist of food preparation, sales and on-site dining. In addition to the subject property building, the property is improved with asphalt-paved parking areas and associated landscaping.

The Assessor's Parcel Number (APN) for the subject property is 946-3370-22. Heating and cooling systems on the subject property are fueled by natural gas and electricity provided by Pacific Gas & Electric (PG&E). Potable water and sewage disposal are provided by municipal services.

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

2.2 SITE AND VICINITY CHARACTERISTICS

The subject property is located in Pleasanton, California. The immediately surrounding properties consist of a multi-tenant commercial building (929 Main Street) occupied by Haircutting Co., Pleasanton House Thai Cuisine, Las Fuentes, and Pleasanton Beauty Supply to the north; Main Street followed by a commercial office building (900 Main Street) occupied by Alain Pinel Realtors, First American Title and Well Fargo to the east; and a parking lot associated with the subject property and western adjacent multi-tenant commercial/retail building (915 Main Street) to the south. The western adjacent building (915 Main Street) is occupied by Chateau Cool Stone, Gimanelli's Delicatessen and Catering, and Prima Dona Salon and Bloomies on Main.

The adjacent site to the east, identified as Unocal at 992 Main Street, was listed in the regulatory database as a Leaking Underground Storage Tank (LUST), HAZNET, Cortese, Contaminated Site (CS), and Statewide Environmental Evaluation and Planning System (SWEEPS) UST site, and is further discussed in Section 5.3.

2.3 GEOLOGY AND HYDROGEOLOGY

Based on a review of the United States Geological Survey (USGS) San Francisco Bay Quadrangle Geologic Map, the area surrounding the subject property is underlain by Late Pleistocene era alluvial fan gravelly sand which is commonly characterized by yellowish-brown, pale-brown, or light-gray, poorly bedded to well-bedded gravel, sand, silt, and minor clay, weakly to moderately developed with a large variety of sedimentary, igneous and metamorphic rocks.

Information on topography is provided as a general reference. The US Geological Survey Livermore Quadrangle 7.5-Minute Series topographic map was reviewed. The map shows the subject property is located at approximately 348 feet above mean sea level. The topography of the region is gently sloped to the northwest. Based upon a review of groundwater monitoring

information for an adjacent site, the direction of groundwater flow beneath the subject property is inferred to be to the north-northeast, and present at a depth between 35.5 and 47.3 feet below ground surface (bgs).

3.0 HISTORICAL REVIEW OF SITE AND VICINITY

3.1 HISTORICAL SUMMARY

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

Date Range	Source(s)	Subject Property Description/Use
1939	Aerial Photographs	Warehouse Building/Use Unknown
1943-1953	Aerial Photographs and Sanborn Maps	Portion of L-Shaped "Gas & Oil" Station and "Auto Repair"
1969	Aerial Photographs	Portion of Buildings Previously Associated With "Gas & Oil" Station and "Auto Repair"/Use Unknown.
1971-1976	City Directories and User Provided Information	Portion of Oil Distribution Center Formerly Located Adjacent to the North and/or Car Wash
1978	Assessor's Records, Aerial Photographs, and User Provided Information	Parcel Subdivision Car Wash
1981-present	Aerial Photographs, Building Permits, City Directories, and User Provided Information	Current Subject Property Building Developed/Bank and Restaurants

Prior to the construction of the current subject property building, the property was developed with a portion of a warehouse building located to the west of the subject property in 1939. No information regarding the historical use and/or occupant of the 1939 development was found during this investigation. From at least 1943 through 1969, the subject property was developed with a portion of an L-shape gas station adjacent to the south and auto repair facility adjacent to the north. City directories also indicate that the subject property may have been associated with a historical oil distribution center circa 1971 and 1976, which was formerly located to the north of the subject property. By 1978, the subject property was developed with a portion of a commercial building adjacent to the southwest, which may have been utilized as a car wash. Between 1978 and 1988, the current subject property parcel was created as a subdivision of an originally larger parcel, and the current subject property building was constructed for use as a bank and restaurant. The subject property was occupied by a bank in the 1980s, and has been occupied by various restaurants since the 1990s.

Several sources have indicated that the subject property was historically associated with a number of different addresses on Santa Rita Road prior to the 1980s. Historic Sanborn Fire Insurance maps and the Alameda County Assessor's Office (ACAO) indicate that historical addresses associated with the subject property are 40 Santa Rita Road (1943-1953), 40A Santa Rita Road (1953), and 929 Santa Rita Road (pre-1978). Furthermore, the current subject property owner reported that the subject property was formerly developed with a car wash in the 1970s. While the current subject property address was not listed in the city directories researched prior to the 1980s, a Nobo Car Wash at 915 Santa Rita Road was listed in the 1971 and 1976 city directories. Due to the fact that Sanborn Maps and ACAO depict the subject

property as associated with Santa Rita Road prior to the 1980s, and based on the interview with the current property owner, the listing for a car wash at 915 Santa Rita Road may have been associated with the subject property. Therefore, addresses included in the research for this investigation included 40, 40A, 915, and 929 Santa Rita Road.

Environmental concerns associated with the historical use of the subject property as a gas station and/or auto repair facility are further discussed in Section 3.3.

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

3.2 AERIAL PHOTOGRAPH REVIEW

On April 24, 2008, AEI Consultants reviewed aerial photographs of the subject property and surrounding area. Aerial photographs were reviewed for the years 1939, 1951, 1959, 1969, 1978, 1988, 1996, and 2002.

In the 1939 aerial photograph, the subject property appears to include a portion of a warehouse building located adjacent to the west. The immediately surrounding properties consist of a warehouse building to the north; orchard farmland to the east and south; and undeveloped land to the west (beyond the warehouse building). A dirt access road is located to the north of the subject property, which runs perpendicular to a road in the current location of Main Street.

In the 1951 aerial photograph, the subject property appears to include a portion of a larger warehouse building located adjacent to the west, as well as a portion of an L-shaped building located adjacent to the south. The immediately surrounding properties consist of several small commercial buildings to the north and east; and undeveloped land to the south and west (beyond the warehouse and L-shaped building). A dirt access road is located to the north of the subject property, which runs perpendicular to a road in the current location of Main Street.

In the 1959 aerial photograph, the subject property is relatively unchanged from the previous photograph. The immediately surrounding properties consist of small commercial buildings to the east and south (beyond the L-shaped building); and undeveloped land to the west (beyond the warehouse building). Aerial coverage was not available for the adjacent property to the north. A dirt access road is located to the north of the subject property, which runs perpendicular to a road in the current location of Main Street.

No significant changes were noted in the 1969 aerial photograph. The adjacent property to the north is developed with a small commercial building.

In the 1978 aerial photograph, the subject property appears to include a portion of a commercial building located adjacent to the southwest. The immediately surrounding properties consist of a small commercial building to the north; an L-shaped commercial building (gas station) to the east; what appears to be a large car lot/yard to the south, and what appears to be the current veterinary hospital building (923 Main Street) to the west.

In the 1988 aerial photograph, the subject property appears developed with the current commercial building. The immediately surrounding properties consist of the current commercial buildings to the north and west; the L-shaped building seen in previous photographs to the east, and a parking lot to the south.

In the 1996 aerial photograph, no significant changes were noted to the subject property and adjacent properties to the north, south and west. The adjacent property to the east is vacant.

In the 2002 aerial photograph, the subject property and surrounding properties are developed as they are today. The subject property and surrounding properties consist of the current commercial buildings, and a paved parking area to the south.

Copies of reviewed aerial photographs are included as Figure 3.

3.3 SANBORN FIRE INSURANCE MAPS

Sanborn Fire Insurance maps were developed in the late 1800s and early 1900s for use as an assessment tool for fire insurance rates in urbanized areas. A search was made of the University of California at Berkeley's Earth Sciences and Map Library collection of Sanborn Fire Insurance maps on April 15, 2008. Sanborn maps were available and reviewed for the years 1943 and 1953.

In the 1943 Sanborn map, the subject property is developed with an L-shaped building identified as "gas & oil" and auto repair. The subject property appears to be associated with the address 40 Santa Rita Road. The adjacent sites consist of undeveloped land followed by a railroad right-of-way to the north; Santa Rita Road followed by the T-shaped intersection of Santa Rita Road and Buena Vista Avenue, as well as a gas station to the east; and undeveloped land followed by Arroyo del Valle (creek) to the south. Coverage was not provided for the western portion of the subject property or the area adjacent to the west of the subject property.

In the 1953 Sanborn map, the subject property appears developed with a building identified as "auto repair", addressed as 40 Santa Rita Road. The subject property also appears to include a portion of the adjacent building, identified as "gas & oil" at 40A Santa Rita Road to the south. The adjacent sites consist of a "oil distribution station", including a oil warehouse, to the north; a used auto sales lot to the northeast beyond the intersection of Santa Rita Road and Buena Vista (currently Stanley Boulevard); Santa Rita Road followed by the T-shaped intersection of Santa Rita Road and Buena Vista Avenue, as well as a gas station to the east; and the remainder of the previously-mentioned "gas & oil" station to the south. Coverage was not provided for the western portion of the subject property or the area adjacent to the west of the subject property.

According to the Sanborn maps reviewed, the subject property appears to have been developed with a gasoline service station/auto repair facility for a period of time from at least 1943 to 1953. AEI contacted the local regulatory agencies in order to obtain information relating to the former service station (see Section 4.0); however, no information pertinent to the status and operation of an underground storage tank system and/or the removal of underground storage tanks was on file with the agencies. Based on the length of time that the subject property had been utilized as a gasoline service station/auto repair facility, it is possible that an underground storage tank system remains in place at the subject property, and that a release of petroleum hydrocarbons may have impacted the subsurface of the subject property. Therefore, the presence of the former gasoline service station and presumed storage of petroleum hydrocarbons in underground storage tanks is considered a recognized environmental condition.

3.4 CITY DIRECTORIES

A search of historic city directories was conducted for the subject property AEI's collection of Haines & Company Criss-Cross Directories on April 10, 2008. Directories were available and reviewed for the years 1971, 1976, 1981, 1986, 1991, 1995-1996, 2000-2001 and 2006. The following table summarizes the results of the city directory search.

City Directory Search Results

Year(s)	Occupant Listed	
	927 Main Street	929 Santa Rita Road
1971	Address not listed <i>(Listed of Note: Nobo Car Wash at 915 Santa Rita Road*)</i>	Enco PDRS Distributers Shackelton, Jack W.
1976		Exxon Agent
1981	Lafayette Fed Svgs	XXXX
1986	Capita Fed Svg; Capital Fed Svgs & Ln	XXXX
1991	Address not listed	Address Not Listed
1995-1996	Main Squeeze The; Pizza Hut	
2000-2001, 2006	Pizza Hut; Subway Sandwiches & Salads	

XXXX: Address listed, but no occupancy information provided

*According to the property owner, the subject property was formerly developed with a car wash in the 1970s. Based on a review of historic Sanborn Fire Insurance maps (see Section 2.4.1) and information obtained from the ACAO (see Section 4.1.6), the subject property was formerly associated with addresses on Santa Rita Road. Therefore, the listing for a car wash at 915 Santa Rita Road may be associated with the subject property.

The review of city directories also indicates that the subject property has used the current 927 Main Street address since the early 1980s, and the historical 929 Santa Rita Address prior to 1978. Based on the 1971 and 1976 occupants associated with the 929 Santa Rita Road address, it appears that the subject property may have been formerly associated with the oil distribution center formerly located to the north of the subject property (see Sections 4.1.6 and 6.2.3).

The subject property was occupied by a bank in the 1980s, and has been occupied by various restaurants since the 1990s.

4.0 REGULATORY AGENCY RECORDS REVIEW

4.1. REGULATORY AGENCIES

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

Engineering Controls are defined as physical modifications to a site or facility to reduce or eliminate the potential for exposure to hazardous substances or petroleum products in the soil or ground water on the property. *Institutional Controls* are defined as a legal or administrative restriction on the use of, or access to, a site or facility to 1) reduce or eliminate the potential for exposure to hazardous substances or petroleum products in the soil or ground water on the property, or 2) to prevent activities that could interfere with the effectiveness of a response action, in order to ensure maintenance of a condition of no significant risk to public health or the environment.

4.1.1 HEALTH DEPARTMENT

On April 17, 2008, the Alameda County Environmental Health Services Department (ACEHSD) was contacted to review files on the subject property and nearby sites of concern. Files at the ACEHSD may contain information regarding hazardous materials storage, as well as information regarding unauthorized releases of petroleum hydrocarbons or other contaminants that may affect the soil or groundwater in the area.

No information indicating current or prior use or storage of hazardous materials, or the existence of AULs was on file for the subject property with the ACEHSD.

Information pertaining to nearby sites of concern is further discussed in Section 5.3.

4.1.2 FIRE DEPARTMENT

On April 23, 2008, the Livermore-Pleasanton Fire Department (LFPD) was visited for information on the subject property and nearby sites of concern to identify any evidence of previous or current hazardous material usage.

No information indicating current or prior use or storage of hazardous materials, or the existence of AULs was on file for the subject property with the LFPD.

Although not identified in the regulatory database as a UST site, AEI reviewed a tank removal report for the nearby Town & Country Veterinary Hospital at 923 Main Street. According to the closure report, two 350-gallon gasoline USTs were removed from the north side of the current veterinary hospital in 1988. Information regarding the tank removal was limited, and records of any soil sampling that may have taken place during removal activities were reportedly lost. Based on the proximity of this site to the subject property (approximately 300 feet west), the presumed direction of groundwater flow, and the unknown management and/or removal practices utilized in connection with the USTs, the potential exists that a release of petroleum

hydrocarbons from this site has impacted the subsurface of the subject property via groundwater. Furthermore, due to the historical use of the subject property as a "gas & oil" and auto repair facility, this assessment of the subject property can not rule out that the subject property would be investigated as a source of a potential release from the nearby site. Therefore, the historical presence of USTs at the nearby Town & Country Veterinary Hospital is an environmental concern.

4.1.3 BUILDING DEPARTMENT

On April 23, 2008, the Pleasanton Building Department (PBD) was visited for information on the subject property in order to identify historical tenants and property use. Please refer to the following table for a listing of permits reviewed:

Building Permits Reviewed for 927 Main Street

Year(s)	Owner/Applicant	Description of Permit / Building Use
1979	Bradley Hirst	Planning Document; Application for Pioneer Chicken restaurant zoning approval.
1987	Capital Federal Savings	Building Permit; Install ATM
1988	San Francisco Savings	Planning Document (Illegible)
1991	Pizza Hut	Building Permit; Remodel to include Pizza Hut and Yogurt restaurants. Noted that previous tenants included Capital Federal Savings and The Water Works. Health & Safety Statement; Acknowledgement of health codes related to restaurants.
1993	CH Properties Main Squeeze	Building Permit; Remodel for Juice restaurant
1996	Subway Sandwiches	Building Permit; Signage

Based on a review of building permits, the subject property has been utilized as a restaurant and/or bank since at least 1979. No records were available for the historical addresses associated with Santa Rita Road. Furthermore, no records were available prior to 1979.

4.1.4 PLANNING DEPARTMENT

On April 23, 2008, the Pleasanton Planning Department (PPD) was visited for information on the subject property in order to identify AULs associated with the subject property.

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

4.1.5 DEPARTMENT OF OIL AND GAS

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

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

4.1.6 ALAMEDA COUNTY ASSESSOR'S OFFICE

On April 23, 2008, the Alameda County Assessor's Office (ACAO) was contacted for information regarding the use of the subject property prior to the 1980s.

According to the ACAO, the subject property parcel is a 1978 subdivision of a larger parcel (946-3370-7), which was associated with the address 929 Santa Rita Road. The ACAO records list the use of the original parcel as "Unknown"; however, on the parcel map attached to the 1978 release agreement, it is noted that a "Signal Oil Co." is located to the north of the current subject property boundaries. Based on this map, it appears that the subject property may have at one point been associated with the oil company to the north.

5.0 REGULATORY DATABASE RECORDS REVIEW

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

5.1 RECORDS SUMMARY

DATABASE REVIEWED	SUBJECT PROPERTY	ADJACENT PROPERTY
Identification as a National Priorities List (NPL) "Superfund" site	No	No
Identification as a Federal Delisted NPL site	No	No
Identification as a CERCLIS and/or CERCLIS/NFRAP site	No	No
Identification as a hazardous waste handler and/or generator (RCRA-TSD, LG-GEN and/or SM-GEN)	No	No
Identification as a RCRA CORRACTS site	No	No
Identification in the Federal Institutional Control/Engineering Control Registries	No	N/A
Identification as a Federal Emergency Response Notification Systems (ERNS) site	No	N/A
Identification as a State/Tribal Hazardous Waste site (Spills, SLIC, Envirostor, Historical Cal Sites)	No	No
Identification as a State/Tribal solid waste landfill (SWLF)	No	No
Identification as a State/Tribal registered underground/aboveground storage tanks (UST/AST)	No	No
Identification as a State/Tribal leaking underground storage tanks (LUST/LTANKS) site	No	Yes
Identification as a State/Tribal Institutional Control/Engineering Control Registries site	No	N/A
Identification as a State/Tribal Voluntary Cleanup Program (VCP) site	No	No
Identification as a State/Tribal Brownfield site	No	No

DATABASE REVIEWED	SUBJECT PROPERTY	ADJACENT PROPERTY
Identification as an Orphan site	No	No
Identification in non-ASTM/AAI databases	No	Yes

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

The adjacent site to the east, identified as Unocal at 992 Main Street, was listed in the regulatory database as a LUST, HAZNET, Cortese, CS, and SWEEPS UST site, and is further discussed in Section 5.3.

5.2 CONTAMINANT MIGRATION

Migration of petroleum hydrocarbon or volatile organic compound (VOC) contamination is generally via groundwater. Therefore, only those contaminant release sites located hydrologically upgradient relative to the subject property are expected to represent a potential environmental concern to the subject property. Contaminated sites located hydrologically downgradient of the subject property are not expected to represent a potential threat to the groundwater quality beneath the subject property. Sites that are situated hydrologically cross-gradient relative to the subject property are not expected to represent a concern unless close proximity allows for the potential of lateral migration. As discussed in Section 2.3, groundwater in the vicinity of the subject property is inferred to flow to the north-northeast. The migration of VOC contaminants in the vapor phase does have the potential to impact properties; however, evaluation of vapor phase migration and intrusion is beyond the scope of this assessment.

5.3 RECORD DETAILS

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

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

FEDERAL DELISTED NPL LIST consists of sites that no longer require further response actions as determined by the EPA.

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

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

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

No sites within a 0.5-mile radius of the subject property were identified during the CERCLIS/NFRAP database search.

RESOURCE CONSERVATION AND RECOVERY ACT (RCRA) PROGRAM identifies and tracks hazardous waste from the point of generation to the point of disposal. Information from the RCRA database is divided into three categories: TSD, LG GEN and SM GEN. The TSD category is searched to a 1-mile radius and tracks facilities which treat, store and/or dispose of hazardous waste. LG GEN, or large generators, are facilities that generate more than 1000 kg of hazardous waste per month. SM GEN, or small generators, are facilities that generate between 100 and 1000 kg of hazardous waste per month. The LG-GEN and SM-GEN databases are searched up to a 0.125-mile radius from the subject property.

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

No sites within a 0.125-mile radius of the subject property were identified during the RCRA (LG- and SM-GEN) database search.

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

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

FEDERAL INSTITUTIONAL CONTROL (IC)/ENGINEERING CONTROL (EC) REGISTRIES consist of sites with institutional controls (administrative measures such as land use restrictions, deed restrictions and post remediation requirements intended to prevent exposure to contaminants remaining on site), and engineering controls (physical methods to create pathway elimination for regulated substances to enter environmental media or effect human health).

The subject property was not identified in the Federal IC/EC database search.

EMERGENCY RESPONSE NOTIFICATION SYSTEMS (ERNS) LIST is the EPA's database of emergency response actions.

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

STATE/TRIBAL HAZARDOUS WASTE SITES (SHWS) LIST consists of State/Tribal equivalent NPL (SPL) and CERCLIS (SCL), Spills, *SLIC, *Envirostor, and *Historical Cal Sites. *only refers to CA database listings.

No sites within a 1-mile radius of the subject property were identified during the State/Tribal Hazardous Waste Sites database search.

STATE/TRIBAL SOLID WASTE LANDFILLS (SWLF) LIST typically contains an inventory of solid waste disposal facilities or landfills in a particular State. Depending on the State, these may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites.

No sites within a 0.5-mile radius of the subject property were identified during the State/Tribal SWLF database search.

STATE/TRIBAL UNDERGROUND/ABOVEGROUND STORAGE TANKS (UST/AST) LIST is a comprehensive listing of registered underground and aboveground storage tanks located within the State.

One site within a 0.25-mile radius of the subject property was identified during the State/Tribal UST/AST database search. Pacific Bell, located at 120 Ray Street, was identified as an active UST site approximately 0.21-mile southeast from the subject property. Due to the lack of a documented release or factors discussed in the LUST segment of Section 5.3, the storage of hazardous materials within registered tanks is not a significant environmental concern.

STATE/TRIBAL LEAKING UNDERGROUND STORAGE TANKS (LUST/LTANKS) LIST is database of sites with confirmed or unconfirmed leaking underground storage tanks.

Eleven sites within a 0.5-mile radius of the subject property were identified during the State/Tribal LUST/LTANKS database search. The following two sites were plotted within 0.125-mile from the subject from the subject property:

- Unocal, located at 992 Main Street, was plotted approximately 0.028-mile north from the subject property; however, based on a review of information obtained from the ACEHSD, this site is located adjacent to the east of the subject property (currently developed as 900 Main Street). According to the "Case Closure Summary" report, this former gas station was listed for the release of Total Petroleum Hydrocarbons as gasoline (TPHg) and several constituents of benzene, toluene, ethylbenzene and xylene (BTEX). From 1992 through 2005, several subsurface investigations were conducted at this site. Groundwater flow direction varied from the northeast to the northwest, but was predominantly towards the north-northeast. Groundwater contamination from this site migrated towards the north-northeast, away from the subject property. By 1997, residual contaminant levels were below California Risk Based Screening Levels (RBSL), and the site was granted closure. Based on the regulatory status and information obtained from the ACEHSD, this site is not expected to represent a significant environmental concern.
- Mobil, located at 1025 Main Street, was plotted approximately 0.055-mile north-northeast (hydrologically downgradient) from the subject property. Based on information obtained from the Unocal "Case Closure Summary" discussed above, this gas station was formerly located to the northeast of the subject property, beyond the T-shaped intersection of Main Street/Santa Rita Road and Stanley Boulevard (currently a vacant lot). No information was

obtained regarding the regulatory status of this site. However, based on the inferred direction of groundwater flow and relative distance from the subject property, this site is not expected to represent a significant environmental concern.

Of the remaining sites, three were plotted between 0.125- and 0.25-mile from the subject property, and six were plotted between 0.25- and 0.5-mile from the subject property. Based on the relative distance from the subject property and inferred direction of groundwater flow, these sites are not expected to represent a significant environmental concern.

STATE/TRIBAL INSTITUTIONAL CONTROL (IC) AND ENGINEERING CONTROL (EC) LIST consists of deed-restricted sites with environmental remediation associated with engineering or institutional controls.

The subject property was not identified during the State/Tribal IC and EC database search.

STATE/TRIBAL VOLUNTARY CLEANUP PROGRAM (VCP) LIST addresses the environmental, legal and financial barriers that often hinder the redevelopment and reuse of contaminated properties. The Voluntary Cleanup Program was developed to enhance private sector cleanup of brownfields by enabling parties to remediate sites using private rather than public funds and to reduce the development pressures on "greenfield" sites.

No sites within a 0.5-mile radius of the subject property were identified during the State/Tribal VCP database search.

STATE/TRIBAL BROWNFIELD LIST consists of abandoned or underused industrial and/or commercial properties that are contaminated (or thought to be contaminated) and have an active potential for redevelopment. Various states do not have specific Brownfields programs, and thus the information may also be incorporated in the State database listings.

No sites within a 0.5-mile radius of the subject property were identified during the State/Tribal Brownfield database search.

ORPHAN LIST consists of sites that are provided in the regulatory database; however, due to poor or inadequate address information were not mapped.

Based on AEI's review of the site names and locations provided in the regulatory database for the orphan sites, it does not appear that the subject property, any adjacent, or other sites in the immediate vicinity of the subject property were listed in orphan summary. Therefore, the listed site are not expected to represent a significant environmental concern.

NON ASTM/AAI DATABASES consist of additional databases identified in the regulatory database report which according to ASTM 1527-05/AAI, are not required to be addressed in the ESA report.

The subject property was not identified during the non-ASTM/AAI databases search.

The adjacent site to the east, identified as Unocal at 992 Main Street, was listed in the regulatory database as a HAZNET, Cortese, CS, and SWEEPS UST site. These listings pertain to

the petroleum release from this former gas station, as discussed in the LUST segment of Section 5.3. Based on the information discussed in the LUST segment, this site is not expected to represent a significant environmental concern.

6.0 INTERVIEWS AND USER PROVIDED INFORMATION

6.1 INTERVIEWS

Pursuant to ASTM E1527-05, the following interviews were performed during this investigation in order to obtain information indicating RECs in connection with the subject property.

6.1.1 INTERVIEW WITH OWNER

The subject property owner, Mr. Bradley Hirst, was not aware of any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the subject property; any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the subject property; or any notices from a governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products.

6.1.2 INTERVIEW WITH KEY SITE MANAGER

The interview with the key site manager, who is also the subject property owner, was previously discussed in Section 6.1.1.

6.1.3 PAST OWNERS, OPERATORS AND OCCUPANTS

Interviews with past owners and occupants regarding historical onsite operations were not reasonably ascertainable. However, based on information obtained from other sources including, Sanborn Fire Insurance maps, aerial photographs, building permits, city directories, and assessor's information, it is likely that the information provided by past owners and operators would have been duplicative.

6.1.4 INTERVIEW WITH OTHERS

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

6.2 USER PROVIDED INFORMATION

User provided information is intended to help identify the possibility of RECs in connection with the subject property.

6.2.1 ENVIRONMENTAL LIENS

AEI was not informed by the User, Mr. Hirst, of any environmental cleanup liens encumbering the subject property that are filed or recorded under federal, tribal, state or local law.

6.2.2 ACTIVITY AND LAND USE LIMITATIONS

AEI was not informed by the User of any AULs, such as engineering controls, land use restrictions or institutional controls that are in place at the subject property and/or have been filed or recorded in a registry under federal, tribal, state or local law.

6.2.3 SPECIALIZED KNOWLEDGE

According to Mr. Hirst, prior to his purchase of the subject property in 1977, the property was developed with a repair garage that was associated with a car dealership operating on an adjacent site, and was later developed with a car wash in the early 1970s. The subject property was reportedly developed with the current improvements circa 1978-1979. Mr. Hirst

also noted that the adjacent area to the north of the subject property was formerly developed with a bulk oil plant.

6.2.4 VALUATION REDUCTION FOR ENVIRONMENTAL ISSUES

The User did not indicate to AEI any information to suggest that the valuation of the subject property is significantly less than the valuation for comparable properties due to environmental factors.

6.2.5 COMMONLY KNOWN OR REASONABLY ASCERTAINABLE INFORMATION

Information provided to AEI by the User was previously discussed in Section 6.2.3.

6.2.6 KNOWLEDGE OF PRESENCE OR LIKELY PRESENCE OF CONTAMINATION

The User did not inform AEI of any obvious indicators that pointed to the presence or likely presence of contamination at the subject property.

6.2.7 PREVIOUS REPORTS AND OTHER PROVIDED DOCUMENTATION

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

7.0 SITE INSPECTION AND RECONNAISSANCE

On April 11, 2008, a site reconnaissance of the subject property and adjacent properties was conducted by Ms. Natalie Sucharski of AEI in order to obtain information indicating the likelihood of recognized environmental conditions at the subject property and adjacent properties as specified in ASTM Standard Practice E1527-05 §8.4.2, 8.4.3 and 8.4.4.

7.1 SUBJECT PROPERTY RECONNAISSANCE FINDINGS

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

DRAINS AND SUMPS

Several floor drains were observed in the subject property. No hazardous substances or petroleum products were noted in the vicinity of the drains. Based on the use of the drains solely for housekeeping purposes, as well as the nature of use of the subject property, the presence of the drains is not expected to represent a significant environmental concern.

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

7.2 NON-ASTM SERVICES

7.2.1 ASBESTOS-CONTAINING BUILDING MATERIALS

OSHA

For buildings constructed prior to 1981, the Code of Federal Regulations (29 CFR 1926.1101 and 29 CFR 1910.1001) define presumed asbestos-containing material (PACM) as 1. Thermal System Insulation (TSI), e.g., boiler insulation, pipe lagging, fireproofing; and 2. Surfacing Materials, e.g., acoustical ceilings. Building owners/employers are responsible for locating the presence and quantity of PACM. Building Owners/employers can rebut installed material as PACM by either having an inspection in accordance with Asbestos Hazard Emergency Response Act (AHERA) (40 CFR Part 763, Subpart E) or hiring an accredited inspector to take bulk samples of the suspect material.

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

NESHAP

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

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

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

Suspect Asbestos Containing Materials (ACMs)

Material	Location	Friable	Condition
Drywall Systems	Throughout Building Interior	Yes	Good
Acoustic Ceiling Tiles	Unit B Interior	Yes	Good
Vinyl Flooring	Unit B Interior	No	Good
Roofing Systems	Roof	Not Inspected	Not Inspected

7.2.2 LEAD-BASED PAINT

Lead-based paint (LBP) is defined as any paint, varnish, stain, or other applied coating that has $\geq 1 \text{ mg/cm}^2$ (5,000 $\mu\text{g/g}$ or 5,000 ppm) or more of lead by federal guidelines; state and local definitions may differ from the federal definitions in amounts ranging from 0.5 mg/cm^2 to 2.0 mg/cm^2 . Section 1017 of the Housing and Urban Development (HUD) Guidelines, Residential Lead-Based Paint Hazard Reduction Act of 1992, otherwise known as "Title X", defines a LBP hazard is "any condition that causes exposure to lead that would result in adverse human health effects" resulting from lead-contaminated dust, bare, lead-contaminated soil, and/or lead-contaminated paint that is deteriorated or present on accessible, friction, or impact surfaces. Therefore, under Title X, intact lead-based paint on most walls and ceilings would not be considered a "hazard", although the paint should be maintained and its condition and monitored to ensure that it does not deteriorate and become a hazard. Additionally, Section 1018 of this law directed HUD and EPA to require the disclosure of known information on lead-based paint and lead-based paint hazards before the sale or lease of most housing built before 1978. Most private housing, public housing, federally owned or subsidized housing are affected by this rule.

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

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

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

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

7.2.3 RADON

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

The US EPA has prepared a map to assist National, State, and local organizations to target their resources and to implement radon-resistant building codes. The map divides the country into three Radon Zones, Zone 1 being those areas with the average predicted indoor radon

concentration in residential dwellings exceeding the EPA Action limit of 4.0 picoCuries per Liter (pCi/L). It is important to note that the EPA has found homes with elevated levels of radon in all three zones, and the EPA recommends site specific testing in order to determine radon levels at a specific location. However, the map does give a valuable indication of the propensity of radon gas accumulation in structures.

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

7.2.4 DRINKING WATER SOURCES AND LEAD IN DRINKING WATER

Zone 7 supplies potable water to the subject property. The most recent water quality report (2006) states that lead levels in the areas water supply were within standards established by the US EPA.

7.2.5 MOLD/INDOOR AIR QUALITY ISSUES

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

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

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

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

7.3

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

WELLS

Several monitoring wells were observed on the vacant lot adjacent to the northeast of the subject property, beyond the T-shaped intersection of Main Street/Santa Rita Road and Stanley Boulevard. This site was identified in the regulatory database as the former Mobil service station, located at 1025 Main Street, and is further discussed in Section 5.3.

8.0 FINDINGS AND CONCLUSIONS

FINDINGS

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

- According to the Sanborn maps and aerial photographs reviewed, the subject property appears to have been developed with a gasoline service station/auto repair facility for a period of time from at least 1943 to 1969. AEI contacted the local regulatory agencies in order to obtain information relating to the former service station (See Section 4.0); however, no information pertinent to the status and operation of an underground storage tank system and/or the removal of underground storage tanks was on file with the agencies. Based on the length of time that the subject property had been utilized as a gasoline service station/auto repair facility, it is possible that an underground storage tank system remains in place at the subject property, and that a release of petroleum hydrocarbons may have impacted the subsurface of the subject property. Therefore, the presence of the former gasoline service station and presumed storage of petroleum hydrocarbons in underground storage tanks is considered a recognized environmental condition.
- Although not identified in the regulatory database as a UST site, AEI reviewed a tank removal report for the nearby Town & Country Veterinary Hospital at 923 Main Street. According to the closure report, two 350-gallon gasoline USTs were removed from the north side of the current veterinary hospital in 1988. Information regarding the tank removal was limited, and records of any soil sampling that may have taken place during removal activities were reportedly lost. Based on the proximity of this site to the subject property (approximately 300 feet west), the presumed direction of groundwater flow, and the unknown management and/or removal practices utilized in connection with the USTs, the potential exists that a release of petroleum hydrocarbons from this site has impacted the subsurface of the subject property via groundwater. Furthermore, due to the historical use of the subject property as a "gas & oil" and auto repair facility, this assessment of the subject property can not rule out that the subject property would be investigated as a source of a potential release from the nearby site. Therefore, the historical presence of USTs at the nearby Town & Country Veterinary Hospital is an environmental condition.

Historical Recognized Environmental Conditions (HRECs) are defined by the ASTM Standard Practice E1527-05 as an environmental condition which in the past would have been considered a recognized environmental condition, but which may or may not be considered a recognized environmental condition currently. AEI's investigation has revealed the following historical recognized environmental conditions associated with the subject property or nearby properties:

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

Environmental Issues include environmental concerns identified by AEI that warrant discussion but do not qualify as recognized environmental conditions, as defined by the ASTM Standard Practice E1527-05. AEI's investigation has revealed the following environmental issues associated with the subject property or nearby properties:

- Due to the age of the subject property building, there is a potential that asbestos-containing materials (ACMs) are present. All suspect ACMs were observed in good condition and are not expected to pose a health and safety concern to the occupants of the subject property at this time. However, based on the potential presence of ACMs, it would be prudent for the property owner to implement an Operations and Maintenance (O & M) Plan to protect the health and safety of the building occupants.

CONCLUSIONS, OPINIONS AND RECOMMENDATIONS

We have performed a Phase I Environmental Site Assessment for the property located at 927 Main Street in the City of Pleasanton, Alameda County, California, in conformance with the scope and limitations of ASTM Standard Practice E1527-05 and the Environmental Protection Agency Standards and Practices for All Appropriate Inquiries (40 CFR Part 312). Any exceptions to, or deletions from, this practice are described in Section 1.3 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the property except for those previously identified in the *Findings* section.

- Due to the historical use of the subject property as a gas station, and due to the lack of information pertinent to the status and operation of an underground storage tank system and/or the removal of underground storage tanks, AEI recommends the performance of a subsurface investigation at the subject property in order to identify whether an underground storage tank system remains in place. The presence of an underground storage tank system may require additional subsurface sampling in order to determine whether a release of petroleum hydrocarbons has occurred.

9.0 SIGNATURE OF ENVIRONMENTAL PROFESSIONALS

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

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

Prepared By:



Jennifer Gallerani
Project Manager

Reviewed By:



Thomas Petersen
Senior Author, REA



APPENDIX D

QUALIFICATIONS

Laura Walls, M.S., LEED AP - Project Manager

MS - Environmental Science, Florida Gulf Coast University

BS - Biology, Spring Hill College

OSHA 40-hour Hazardous Waste Worker Training

Ms. Walls has over three years of experience working in the environmental service industry. Ms. Walls provides project management to ensure ASTM compliance and satisfaction of client requirements for Phase I Environmental Site Assessments, Limited Environmental Assessments, Environmental Transaction Analyses, Transaction Screens, and Database Reviews.

Project experience for Ms. Walls includes:

- Phase I Environmental Site Assessments and Environmental Transaction Screens

Ms. Walls is a project manager in the Due Diligence division.

Charles Metzinger, REA – National Client Manager

MS course work - Geology, Portland State University, Portland, Oregon
BS - Geological Sciences, University of Washington
California Registered Environmental Assessor (REA I)-30155
OSHA 40-hour Hazardous Waste Worker Training

Mr. Metzinger has over 20 years of multi-disciplinary environmental consulting experience. His project experience includes direct responsibility for projects involving environmental/financial transaction due diligence, soil and groundwater investigation design and implementation, hazardous material assessments (asbestos, lead-based paint and mold), California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA) compliance, site remediation, regulatory permitting, environmental health & safety compliance, groundwater monitoring, stormwater management, and siting evaluations.

Mr. Metzinger's broad industry experience includes: State and local public agencies, telecommunications, semiconductor manufacturing, lending institutions, solidwaste landfills, power generation, forest products, mining, petroleum, utilities, redevelopment agencies/brownfields, transportation, law firms, real estate developers, and schools (public and private sector).

As National Client Manager, Mr. Metzinger provides senior author services for national clients, client management, and business development. Additional responsibilities include managing projects, providing quality control of work products, and mentorship of staff.

Project experience for Mr. Metzinger includes:

- Phase I Environmental Site Assessments – performance and review of thousands of ASTM E1527-00 and E1527-05 (All Appropriate Inquiry) Phase I investigations for sites ranging from multi-family properties to industrial facilities to brownfields.
- Design and implantation of hundreds of soil, soil gas, groundwater investigations, and preliminary endangerment assessments for environmental due diligence (Phase II and Phase III investigations) for a variety of suspected contaminants and sites, including gasoline service stations, agricultural operations, brownfields, dry-cleaning facilities, landfills, lumber mills, public agency maintenance yards, auto repair facilities, ports, power utilities, schools, and cellular towers.
- Managed numerous groundwater monitoring programs for private/commercial clients and public agencies at sites impacted with petroleum hydrocarbons including free product, metals, volatile organic compounds (VOCs), halogenated VOCs, polycyclic aromatic hydrocarbons (PAHs), organochlorine pesticides, nitrates, and PCBs.
- Oversight and management of numerous corrective action projects, involving removal action and various remedial technologies, including soil vapor

- extraction, air sparging, dual phase extraction, *in situ* chemical oxidation, bioremediation, and natural attenuation.
- Oversight and management of CEQA and NEPA compliance projects in support of construction projects, including schools and telecommunication facilities.
 - Client/Regulatory Liaison activities to negotiate scopes of work, report findings, obtain case closure or No Further Action status for impacted sites.
 - Project management on hundreds of projects with responsibility for technical content, scope management, cost and schedule performance, quality management, risk management, and staffing.