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**PHASE I ENVIRONMENTAL SITE ASSESSMENT**

**9400-9500 INTERNATIONAL BOULEVARD  
OAKLAND, CALIFORNIA**

**APNs 046-5423-1-1, 046-5423-2-2, 046-5423-22, 046-5423-21, 046-5423-007  
046-5423-20 046-5423-19, 046-5423-18-2**

Prepared For:

**The Related Companies of California  
Ms. Lauren Brewer  
Mr. Larry Cochran  
18201 Von Karman Ave., Suite 900  
Irvine, CA 92612**

Prepared By:

**Gary D. Hennis, R.E.A.  
Michael F. Kara, REPA**

June 25, 2015

The Related Companies of California  
Ms. Lauren Brewer  
18201 Von Karman Ave., Suite 900  
Irvine, CA 92612

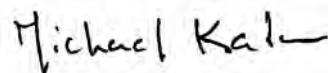
**Subject: Phase I Environmental Site Assessment  
9400-9500 International Boulevard, Oakland, California  
APNs 046-5423-1-1, 046-5423-2-2, 046-5423-22, 046-5423-21, 046-5423-007  
046-5423-20 046-5423-19, 046-5423-18-2**

Dear Ms. Brewer:

Consulting Associates of California (CAC) is pleased to present this Phase I Environmental Site Assessment report for the property located at 9400-9500 International Boulevard, Oakland, California (APNs 046-5423-1-1, 046-5423-2-2, 046-5423-22, 046-5423-21, 046-5423-007, 046-5423-20 046-5423-19, 046-5423-18-2) (“Property”). The purpose of the Phase I ESA was to identify potential onsite and offsite sources or practices (recognized environmental conditions) that could adversely impact environmental conditions on the Property. This Phase I ESA has been conducted in general conformance with the scope and limitations of *ASTM Practice E 1527-13* and with the Environmental Protection Agency Standards and Practices for All Appropriate Inquiries (40 CFR Part 312).

Please do not hesitate to call should you have any further questions.

Sincerely Yours,  
Consulting Associates of California



Michael F. Kara  
Principal Toxicologist



Gary D. Hennis, R.E.A.

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## EXECUTIVE SUMMARY

CAC has conducted a Phase I Environmental Site Assessment in conformance with the scope and limitations of *ASTM Standard E 1527-05* for the property located at 9400-9500 International Boulevard in Oakland, California (APNs 046-5423-1-1, 046-5423-2-2, 046-5423-22, 046-5423-21, 046-5423-007, 046-5423-20 046-5423-19, 046-5423-18-2) (“Property”). Any exceptions to, or deletions from, this practice are described in Section 1.4 of this report.

The purpose of the Phase I ESA has been to identify current and historical potential and actual recognized environmental conditions for the Property. Recognized environmental conditions are defined in *ASTM Standard E 1527-13* as “the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of future release.”

### Site Description

The Property is located in a mixed commercial/residential of southeast Oakland, with primarily commercial land use along International Boulevard and single family residential land use east and west away from International Boulevard. According to the USGS 7.5-Minute Quadrangle, San Leandro, California Map, the Property lies on a gently west-southwest sloping plan approximately 2.0 miles east from the San Leandro Bay and 1.5 miles southwest from the Oakland Hills. Based on topography and location, we would expect groundwater flow in the site area to be to the west.

The Property is includes three commercial buildings which are generally dilapidated and either not in use or marginally used. The three buildings include the following:

- **9400 International Boulevard:** True Fellowship Church,. Includes a large church building and asphalt parking areas on the southeast corner of International Boulevard and 94<sup>th</sup> Avenue.
- **9424-9434 International Boulevard:** Dilapidated building divided into four vacant suites. Signs on building indicate prior use of two southernmost suites as small churches.
- **9442-9500 International Boulevard:** Lifeline Treatment Services. Includes a large building housing a methadone clinic.

**Findings**

The Phase I ESA revealed no current uses on the Property that would be expected to have impacted environmental conditions on the Property. The Property is currently occupied by a church, several dilapidated building suites, and a drug addict support clinic. During the site inspection, we noted no current evidence of significant hazardous waste storage and handling, however we noted evidence of unauthorized releases or spills on the Property. A small fenced area measuring 15 feet by 12 feet along the eastern side behind the Church located at 9400 International Blvd. in the parking lot shown on (photo 2) contained evidence of petroleum, grease, stains and corrosion on the six feet concrete that surrounded  $\frac{3}{4}$  of the enclosed area and concrete floor. There were marks on the floor for that resembled a 75-100 gallon rectangular steel structure like an aboveground tank that appeared to containerize oil and grease and there were signs of discharge on the concrete slab within this area of the parking lot. There was a rancid odor emanating from this area that reeked like a mixture of old decayed refuse and petroleum compounds.

We noted no other conditions on the Property which would indicate significant recognized environmental conditions on the Property.

Relative to recognized environmental conditions from current offsite properties and businesses, the Phase I ESA revealed no businesses or activities in the site vicinity which would be expected to have significantly impacted environmental conditions on the Property. Immediately up gradient (east) from the Property are residential dwellings for several blocks. These residences are not listed as hazardous waste sites, and during the site reconnaissance, we noted no evidence of significant concerns relative to residential properties east of the Property. During the site area reconnaissance, we noted no other businesses or activities which would be expected to have significantly impacted environmental conditions on the Property.

Results of the Phase I ESA identified one potential recognized environmental condition (RECs) relative to past activities on the Property. City directories review indicated the presence of Elmhurst Cleaners & Laundromat at 9434 East 14<sup>th</sup> Street (currently International Boulevard) from the late 1940s to at least 1970. Potential dry cleaning solvent (Stoddard solvent or Tetrachloroethene) releases from this cleaner could have impacted soil and/or groundwater beneath the Property. Results of the Phase I ESA indicate no other actual or potential RECs relative to historical activities on the Property.

Results of the Phase I ESA indicate one possible recognized environmental condition from historical offsite properties and businesses. Historical Sanborn Maps indicate the presence of an electric train system (Oakland Traction Company and Key System Transit Company) facility just east of the Property, covering the east half of the city block. This facility was present from at least 1896 to 1939 and included a machine shop, a repair shop, electric generation equipment,

electric car barns, and cooling ponds. It is possible that a wide range of solvents, oils, and lubricants were used at this facility and may have impacted environmental conditions on the Property. No other historical businesses or activities were identified in the site vicinity which would be expected to impact environmental conditions on the Property.

A Controlled Recognized Environmental Condition (CREC) is an REC which has been addressed to the satisfaction of the overseeing regulatory agency, but where hazardous substances or petroleum hydrocarbons are allowed to remain in place subject to implementation of some controls (use restrictions, institutional controls, or engineering controls). There are no CRECs relative to the Property or relative to nearby up gradient (east-northeast) properties.

*De Minimis* conditions, which are not RECs, include hazardous substance or petroleum releases or impacts that do not represent a threat to human health or the environment and which would not be subject to enforcement. The Phase I ESA identified a *de Minimis* conditions relative to the Property.

### Opinions

This Phase I ESA identified potential recognized environmental conditions relative to the Property. Historical records indicate:

- (1) The operation of a dry cleaning business in the 9434 International Boulevard Property suite in the 1960s;
- (2) A small fenced area measuring 15 feet by 12 feet along the eastern side behind the Church located at 9400 International Blvd. in the parking lot shown on (photo 2) contained evidence of petroleum, grease, stains and corrosion on the six feet concrete that surrounded  $\frac{3}{4}$  of the enclosed area and concrete floor; and
- (3) The operation of an electric train facility on properties immediately east from the Property.

Thus, we recommend conducting a Phase II ESA to include the drilling and sampling of several borings to assess soil quality on the Property.

## 1.0 INTRODUCTION

In accordance with our agreement, CAC has completed this Phase I Environmental Site Assessment (ESA) for the property located at 9400-9500 International Avenue in Oakland, California (APNs 046-5423-1-1, 046-5423-2-2, 046-5423-18-2, 046-5423-19, 046-5423-20, 046-5423-21, & 046-5423-22) (“Property”) (see Figure 1 and Figure 2). The purpose of the Phase I ESA was to identify potential onsite and offsite hazardous substances or petroleum products sources or practices (recognized environmental conditions) that could adversely impact the Property environment. This Phase I ESA has been prepared for The Related Companies of California (Related) or his Assigns, as their interest may appear.

### 1.1 Purpose

The purpose of the Phase I ESA was to identify potential and actual onsite and offsite hazardous substance or petroleum products sources or practices (recognized environmental conditions, or RECs) that may pose an environmental risk to the Property environment. The Phase I ESA consisted of three distinct tasks: (1) A review of reasonably ascertainable documents and records; (2) A site examination; and (3) Interviews with owners, occupants, and government officials. Conclusions and recommendations within this report are based solely on observed evidence and data collected during the performance of the Scope of Services. The Phase I ESA was conducted in general conformance with *ASTM Standard Practice for Environmental Site Assessments, E 1527-13* and with the Environmental Protection Agency Standards and Practices for All Appropriate Inquiries (40 CFR Part 312).

### 1.2 Scope of Services

CAC was contracted by Related to conduct a Phase I Environmental Site Assessment (ESA) in accordance with *ASTM Standard Practice for Environmental Site Assessments, E 1527-13*. The Phase I ESA generally included the following scope of work:

- **Task 1 Conduct site examination.** CAC conducted a detailed site examination, to include: (1) A site inspection; and (2) A site area reconnaissance. The purpose of this task was to identify conditions on the Property and in the site vicinity which could pose a threat to the Property environment.
- **Task 2 Conduct records review.** CAC reviewed various hazardous waste records and historical records in order to identify known hazardous waste sites or releases in the Property area and to identify past land uses in the site vicinity which could impact the

Property environment. The records review generally included: (1) Information provided by the current Property owner relative to past and current Property uses, environmental liens, and past environmental investigations and cleanup activities; (2) Obtaining a radius profile of federal, state, and local hazardous waste site listings from EDR; (3) Reviewing historical aerial photographs; (4) Reviewing cross telephone directories; (5) Reviewing historical maps, such as historical topographic maps; (6) Conducting regulatory files review; (7) Conducting interviews with the Property owner and Property tenants.

- **Task 3 Prepare report of findings.** CAC prepared this report summarizing results of Phase I ESA activities, and presenting conclusions regarding potential recognized environmental conditions. This report generally follows the recommended report format contained in *ASTM Standard Practice for Environmental Site Assessments, E 1527-13*.

### 1.3 Significant Assumptions

There is a possibility that even with the proper application of these methodologies there may exist on the Property conditions that could not be identified within the scope of the assessment or which were not reasonably identifiable from the available information. CAC believes that the information obtained from the records review and the interviews concerning the site is reliable. However, CAC cannot and does not warrant or guarantee that the information provided by these other sources is accurate or complete. The methodologies of this assessment are not intended to produce all inclusive or comprehensive results, but rather to provide Related and its assigns with information relating to the Property.

### 1.4 Limitations and Exceptions

This report has been prepared for the exclusive use of Related and his Assigns, as their interests may appear, with specific application to the Property parcel located in Oakland, California. The use of this report, its contents, or any part of it by a party, or its agents, other than the ones for whom this report was prepared, is herewith disallowed.

In part, these findings, conclusions and recommendations are based on the best available information known or made available at the time of the assessment by regulators, other consultants, or other sources. Over time, the surficial evidence of some activities are obscured or obliterated entirely. It is possible that certain adverse conditions could exist at the site, which was not detected in this assessment.

The services provided under this contract as described in this report include professional opinions and judgments based on data collected. These services have been provided according to generally accepted engineering practices. The opinions and conclusions contained in this report are typically based on information obtained from:

1. Observations and measurements made by our field staff.
2. Discussions with regulatory agencies and others.
3. Review of available hazardous substance or solid waste lists.
4. Opinions and judgments of CAC based on the information available.

This Phase I ESA did not include a formal assessment of possible asbestos containing building materials (ACM), possible lead based paint surfaces, or possible radon gas occurrence.

### **1.5 Special Terms and Conditions**

The conclusions and findings set forth in this report are strictly limited in time and scope to the date of the evaluations. No subsurface exploratory drilling or sampling was performed under the scope of services. No chemical analyses have been performed during the course of this assessment.

Some of the information provided in this report is based upon personal interviews, and research of available documents, records, and maps held by the appropriate government and private agencies. This is subject to the limitations of historical documentation, availability, and accuracy of pertinent records and the personal recollections of those persons contacted.

### **1.6 Use Reliance**

This report has been prepared for the exclusive use of Related and his Assigns, as their interests may appear, with specific application to the Property parcel located in Oakland, California. The use of this report, its contents, or any part of it by a party, or its agents, other than the ones for whom this report was prepared, is herewith disallowed. In the professional judgment of CAC, the services performed pursuant to the Scope of Services are an adequate basis to collect data for a preliminary evaluation of the site and upon which to draw the conclusions stated in this report. This report has no other purpose and should not be relied upon by any other person or entity.

## **2.0 SITE DESCRIPTION**

### **2.1 Location and Legal Description**

The addresses for the Property include even-numbered addresses between 9400 and 9500 International Boulevard (formerly East 14<sup>th</sup> Street), Oakland, California, 94603 (see Figure 1 and Figure 2). The Property encompasses a nominally rectangular land parcel measuring approximately 316 feet by 150 feet located on the east side of International Boulevard between 94<sup>th</sup> Avenue and 96<sup>th</sup> Avenue in Oakland, Alameda County, California. The Property is located at an elevation of approximately 30 feet above mean sea level. The Property is located at latitude of 37° 44' .49.20" North, and longitude of 122° 10' 18.84" West, and the assessor's parcel numbers for the Property are 046-5423-1-1, 046-5423-2-2, 046-5423-18-2, 046-5423-19, 046-5423-20, 046-5423-21, & 046-5423-22.

### **2.2 Site and Vicinity General Characteristics**

The Property is located in a mixed commercial/residential of southeast Oakland, with primarily commercial land use along International Boulevard and single family residential land use east and west away from International Boulevard. According to the USGS 7.5-Minute Quadrangle, San Leandro, California Map, the Property lies on a gently west-southwest sloping plan approximately 2.0 miles east from the San Leandro Bay and 1.5 miles southwest from the Oakland Hills. Based on topography and location, we would expect groundwater flow in the site area to be to the west.

### **2.3 Current Use of the Property**

The Property is includes three commercial buildings which are generally dilapidated and either not in use or marginally used. The three buildings include the following:

- **9400 International Boulevard:** True Fellowship Church,. Includes a large church building and asphalt parking areas on the southeast corner of International Boulevard and 94<sup>th</sup> Avenue.
- **9424-9434 International Boulevard:** Dilapidated building divided into four vacant suites. Signs on building indicate prior use of two southernmost suites as small churches.
- **9442-9500 International Boulevard:** Lifeline Treatment Services. Includes a large building housing a methadone clinic.

**2.4 Description of Property Structures and Improvements**

The Property currently includes three relatively old commercial building structures in various states of disrepair. Storage and/or parking areas are present on the east side of the Property.

East Bay Municipal Utility District (EBMUD) supplies the drinking water to the site. Gas and Electricity are provided to the Property by Pacific Gas & Electric Company (PG&E). Trash service for the Property is provided by Waste Management.

**2.5 Current Use of Adjoining Properties**

Current land uses surrounding the Property include the following:

|               |   |
|---------------|---|
| <b>North:</b> | Northwest from the Property are various commercial businesses along International Boulevard. Northeast from the Property are residential properties.                                    |
| <b>South</b>  | South from the Property on both sides of International Boulevard is a Hispanic grocery store/restaurant. Further south along International Boulevard are various commercial businesses. |
| <b>East:</b>  | East from the Property are residential properties..   |
| <b>West</b>   | West from the property across International Boulevard are various vacant and commercial/retail properties, followed by residential properties.  |



**3.0 USER PROVIDED INFORMATION**

Pursuant to ASTM E 1527-13, CAC requested the following site information from Related and from the Property Owner.

**3.1 Title Records**

CAC was not provided with a title report for the Property.

**3.2 Environmental Liens or Activity and Use Limitation**

The Client has reported to CAC no environmental liens encumbering the Property that would provide important information about previous ownership or uses of the Property that may be material to identifying recognized environmental conditions regarding the Property.

This report has been prepared for the exclusive use of Related and his Assigns, as their interests may appear, with specific application to the Property parcel located in Oakland, California. The use of this report, its contents, or any part of it by a party, or its agents, other than the ones for whom this report was prepared, is herewith disallowed.

In part, these findings, conclusions and recommendations are based on the best available information known or made available at the time of the assessment by regulators, other consultants, or other sources. Over time, the surficial evidence of some activities are obscured or obliterated entirely. It is possible that certain adverse conditions could exist at the site which was not detected in this assessment.

The services provided under this contract as described in this report include professional opinions and judgments based on data collected. These services have been provided according to generally accepted engineering practices. The opinions and conclusions contained in this report are typically based on information obtained from:

1. Observations and measurements made by our field staff.
2. Discussions with regulatory agencies and others.
3. Review of available hazardous substance or solid waste lists.
4. Opinions and judgments of CAC based on the information available.

This task did not include a formal assessment of possible asbestos containing building materials (ACM), possible lead based paint (LBP) surfaces, or possible radon gas occurrence.

**3.3 Specialized Knowledge**

The Client has reported to CAC no specialized knowledge for the Property that would provide important information about recognized environmental conditions regarding the Property.

**3.4 Commonly Known or Reasonably Ascertainable Information**

The Client has reported to CAC no commonly known or reasonably ascertainable information for the Property that would provide important information about recognized environmental conditions regarding the Property.

**3.5 Valuation Reduction for Environmental Issues**

The Client has reported to CAC no environmental issues for the Property that could result in valuation reduction relative to the Property.

**3.6 Information Provided by Owners and Occupant**

The Property owners did not provide any information relative to environmental conditions on the Property.

**4.0 RECORDS REVIEW**

The records review includes a review of environmental records, physical setting sources, and historical records. Copies of site photographs taken during the site reconnaissance are included in Appendix B. Copies of historical topographic maps and aerial photos are included in Appendix C and Appendix D, respectively. The EDR hazardous sites radius report is contained in Appendix E.

**4.1 Standard Environmental Record Sources**

CAC reviewed hazardous waste information from the following governmental agency sources: (1) Federal lists; and (2) State and regional lists. The purpose of this review was to provide information about reported hazardous waste sites and incidents in the project site vicinity. In order to facilitate our review of Federal, State and regional lists, CAC obtained and reviewed a radius site profile for the project site area from Environmental Data Resources, Inc. (EDR). The EDR report includes a computer-generated listing of the following regulated hazardous waste sites within a specified radius from the project site. The EDR report is contained in Appendix E.

Results of the regulatory lists review are summarized below and are discussed, along with file review information, in the following sections of this report.

| SUMMARY OF REGULATORY LISTS REVIEW     |                            |   |
|--|----------------------------|---|
| Regulatory List                        | Search Radius <sup>1</sup> | Listed Sites of Potential Interest <sup>2</sup> |
| <b>Federal Lists</b>                   |                            |   |
| NPL/Delisted NPL/NPL Liens/CONSENT/ROD | 1 mile                     | 0   |
| CERCLIS/CERCLIS-NFRAP                  | 0.5 mile                   | 0   |
| RCRA CORRACTS List                     | 1 mile                     | 0   |
| RCRA TSD Facilities List0.5 mile       | 0.5 mile                   | 0   |
| RCRA Large Qty Generators Lists        | 0.25 mile                  | 0   |
| RCRA Small Qty Generators Lists        | 0.25 mile                  | 0   |
| ERNS List                              | Site                       | 0   |
| HMIRS List                             | Site                       | 0   |
| US Eng/Inst Controls Lists             | 0.5 mile                   | 0   |
| US DOD and FUDS Lists                  | 1 mile                     | 0   |
| US Brownfield List                     | 0.5 mile                   | 0   |
| UMTRA List                             | 0.5 mile                   | 0   |

| SUMMARY OF REGULATORY LISTS REVIEW |                            |   |
|------------------------------------|----------------------------|---|
| Regulatory List                    | Search Radius <sup>1</sup> | Listed Sites of Potential Interest <sup>2</sup> |
| ODI List                           | 0.5 mile                   | 0   |
| TRIS List                          | Site                       | 0   |
| TSCA List                          | Site                       | 0   |
| FTTS/HIST FTTS Lists               | Site                       | 0   |
| SSTS List                          | Site                       | 0   |
| RADINFO List                       | Site                       | 0   |
| CDL List                           | Site                       | 0   |
| ICIS List                          | Site                       | 0   |
| LUCIS List                         | 0.5 mile                   | 0   |
| DOT OPS List                       | Site                       | 0   |
| PADS List                          | Site                       | 0   |
| MLTS List                          | Site                       | 0   |
| MINES List                         | 0.25 mile                  | 0   |
| FINDS List                         | Site                       | 0   |
| RAATS List                         | Site                       | 0   |
| (Other EDR Lists)                  | Various                    | 0   |
| State and Regional Lists           |                            |   |
| CALSITES List                      | 1 mile                     | 0   |
| BEP List                           | 1 mile                     | 0   |
| SCH List                           | 0.25 mile                  | 0   |
| Toxic Pits List                    | 1 mile                     | 0   |
| Landfills List                     | 0.5 mile                   | 0   |
| CA WDS                             | Site                       | 0   |
| WMUDS/SWAT Lists                   | 0.5 mile                   | 0   |
| Cortese List                       | 0.5 mile                   | 0   |
| SWRCY List                         | 0.5 mile                   | 0   |
| LUST List                          | 0.5 mile                   | 0   |
| FID List                           | 0.25 mile                  | 0   |
| SLIC List                          | 0.5 mile                   | 0   |
| UST List                           | 0.25 mile                  | 0   |
| HIST UST List                      | 0.25 mile                  | 0   |
| AST List                           | 0.25 mile                  | 0   |
| County List                        | 0.25 mile                  | 0   |

| SUMMARY OF REGULATORY LISTS REVIEW |                            |  |
|------------------------------------|----------------------------|--|
| Regulatory List                    | Search Radius <sup>1</sup> | Listed Sites of Potential Interest <sup>2</sup>                                  |
| LIENS List                         | Site                       | 0  |
| SWEEPS UST List                    | 0.25 mile                  | 0  |
| CHMIRS List                        | Site                       | 0  |
| NOTIFY 65 List                     | 1 mile                     | 0  |
| DEED List                          | 0.5 mile                   | 0  |
| VCP List                           | 0.5 mile                   | 0  |
| DRYCLEANERS List                   | 0.25 mile                  | 0  |
| WIP List                           | 0.25 mile                  | 0  |
| CDL List                           | Site                       | 0  |
| RESPONSE List                      | 1 mile                     | 0  |
| HAZNET List                        | Site                       | <b>Acts Full Gospel Church, 9400 International Blvd., Property</b>               |
| EMI List                           | Site                       | 0  |
| ENVIROSTOR                         | 1 mile                     | 0  |
| Tribal Lands Lists                 | 1 mile                     | 0  |
| EDR Historical Auto Stations List  | 0.25 mile                  | 0  |
| EDR Historical Cleaners List       | 0.25 mile                  | <b>Elmhurst Cleaners &amp; Laundromat, 9434 E. 14<sup>th</sup> St., Property</b> |

Bold results denote project site listings.

1 = Search radii are those specified pursuant to ASTM standard.

2 = the listed sites are those which may potentially impact the Property, based on distance and direction.

#### 4.1.1 Onsite Listings

The EDR report included two Property listings: (1) Acts Full Gospel Church at 9400 International Boulevard, is included on the HAZNET list; and (2) Elmhurst Cleaners & Laundromat at 9434 East 14<sup>th</sup> Street (currently International Boulevard) is included on the EDR Historical Cleaners list. The HAZNET listing for Acts Full Gospel Church refers to the lawful offsite disposal of 0.54 tons of oil/water separator sludge. This listing, by itself, does not indicate a significant environmental concern for the Property. The EDR Historical Cleaners listing for Elmhurst Cleaners & Launderette includes a date of 1967. Potential dry cleaning solvent (Stoddard solvent or Tetrachloroethene) releases from this cleaner could have impacted soil and/or groundwater beneath the Property.

#### 4.1.2 Offsite Listings

The EDR report identified no listings in an expected up gradient (east-northeast) groundwater flow direction from the Property.

**4.2 Additional Environmental Record Sources**

CAC reviewed records on the Alameda County Environmental Health online database, on the State Water Board’s Geotracker online database, and on the Department of Toxic Substances Control’s EnviroStor online database. Results of these online reviews indicated no nearby open or closed sites that would be expected to significantly impact environmental conditions on the Property.

**4.3 Physical Setting Sources**

CAC obtained copies of historical topographic maps of the project site area from EDR for years 1899, 1915, 1948, 1959, 1968, 1973, 1980, and 1993. On all of these maps, the city streets in the site area are present; however, specific building features for the Property and surrounding areas are not shown.

**4.4 Historical Records Sources**

CAC reviewed historical aerial photos, Sanborn maps, and a city directories abstract for the Property and site vicinity.

*4.4.1 Historical Aerial Photos Review*

Historical aerial photos from 1943, 1946, 1956, 1968, 1974, 1982, 1993, 1998, 2005, 2006, 2010, and 2012 were obtained from EDR. Copies of selected aerial photos are contained in Appendix D. Information obtained from the aerial photos review is summarized below.

| <b>Aerial Photos Review</b> |  |  |
|-----------------------------|--|--|
| Date and Scale of Photo     | Property Features  | Site Vicinity Features   |
| 1939<br>(1" = 500')         | <ul style="list-style-type: none"> <li>Site is developed with most of the currently-present buildings..</li> </ul> | <ul style="list-style-type: none"> <li>Residential to northeast and north.</li> <li>Large vacant parcels east and southeast from Site (former Oakland Traction/Key Transit facility).</li> </ul> |
| 1946<br>(1" =500')          | <ul style="list-style-type: none"> <li>Generally same as previous.</li> </ul>                                      | <ul style="list-style-type: none"> <li>Generally same as previous.</li> <li>Residential housing present on parcels east of Site.</li> </ul>  |
| 1958<br>(1" =500')          | <ul style="list-style-type: none"> <li>Generally same as previous and current conditions.</li> </ul>               | <ul style="list-style-type: none"> <li>Generally same as previous and current conditions.</li> </ul>   |
| 1968<br>(1" =500')          | <ul style="list-style-type: none"> <li>Generally same as previous and current conditions.</li> </ul>               | <ul style="list-style-type: none"> <li>Generally same as previous and current conditions.</li> </ul>   |
| 1974<br>(1" =500')          | <ul style="list-style-type: none"> <li>Generally same as previous and current conditions.</li> </ul>               | <ul style="list-style-type: none"> <li>Generally same as previous and current conditions.</li> </ul>   |
| 1982<br>(1" =500')          | <ul style="list-style-type: none"> <li>Generally same as previous and current conditions.</li> </ul>               | <ul style="list-style-type: none"> <li>Generally same as previous and current conditions.</li> </ul>   |
| 1993<br>(1" =500')          | <ul style="list-style-type: none"> <li>Generally same as previous and current conditions.</li> </ul>               | <ul style="list-style-type: none"> <li>Generally same as previous and current conditions.</li> </ul>   |
| 1998<br>(1" =500')          | <ul style="list-style-type: none"> <li>Generally same as previous and current conditions.</li> </ul>               | <ul style="list-style-type: none"> <li>Generally same as previous and current conditions.</li> </ul>   |
| 2005<br>(1" =500')          | <ul style="list-style-type: none"> <li>Generally same as previous and current conditions.</li> </ul>               | <ul style="list-style-type: none"> <li>Generally same as previous and current conditions.</li> </ul>   |
| 2009<br>(1" =500')          | <ul style="list-style-type: none"> <li>Generally same as previous and current conditions.</li> </ul>               | <ul style="list-style-type: none"> <li>Generally same as previous and current conditions.</li> </ul>   |

| Aerial Photos Review    |  |  |
|-------------------------|--|--|
| Date and Scale of Photo | Property Features  | Site Vicinity Features   |
| 2010<br>(1" =500')      | <ul style="list-style-type: none"> <li>Generally same as previous and current conditions.</li> </ul> | <ul style="list-style-type: none"> <li>Generally same as previous and current conditions.</li> </ul> |
| 2012<br>(1" =500')      | <ul style="list-style-type: none"> <li>Generally same as previous and current conditions.</li> </ul> | <ul style="list-style-type: none"> <li>Generally same as previous and current conditions.</li> </ul> |

4.4.2 Historical Sanborn Maps Review

Historical Sanborn Fire Insurance Maps from 1903, 1911, 1950, 1952, 1957, 1959, 1960, 1964, 1965, 1967, and 1967 were obtained from EDR. Copies of selected Sanborn Maps are contained in Appendix D. Information obtained from the aerial photos review is summarized below.

| Sanborn Maps Review |   |  |
|---------------------|---|--|
| Date of Map         | Property Features   | Site Vicinity Features   |
| 1896                | <ul style="list-style-type: none"> <li>Only southernmost corner of Property shown</li> <li>Residential structure on south side of Property</li> </ul> | <ul style="list-style-type: none"> <li>Oakland, San Leandro &amp; Haywards Electric Railway yard shown immediately east and southeast from Property; includes repair/machine shop &amp; electricity generation equipment.</li> </ul> |
| 1905                | <ul style="list-style-type: none"> <li>Generally same as previous.</li> </ul>   | <ul style="list-style-type: none"> <li>Generally same as previous.</li> </ul>  |
| 1912                | <ul style="list-style-type: none"> <li>Two small buildings on Property.</li> </ul>  | <ul style="list-style-type: none"> <li>Generally same as previous.</li> <li>Sparse development in vicinity</li> </ul>  |
| 1925                | <ul style="list-style-type: none"> <li>Most of currently-present site buildings are present; labelled as Shops.</li> </ul>                            | <ul style="list-style-type: none"> <li>Generally same as previous with significant increase in residential development.</li> </ul>   |
| 1950                | <ul style="list-style-type: none"> <li>All of currently-present buildings are present.</li> </ul>   | <ul style="list-style-type: none"> <li>Railway yard not present east and northeast of Property.</li> <li>Increased residential &amp; commercial development in site vicinity.</li> </ul>   |
| 1952                | <ul style="list-style-type: none"> <li>Generally same as previous and current conditions.</li> </ul>  | <ul style="list-style-type: none"> <li>Generally same as previous and current conditions.</li> </ul>   |
| 1959                | <ul style="list-style-type: none"> <li>Generally same as previous and current conditions.</li> </ul>  | <ul style="list-style-type: none"> <li>Generally same as previous and current conditions.</li> </ul>   |
| 1960                | <ul style="list-style-type: none"> <li>Generally same as previous and current conditions.</li> </ul>  | <ul style="list-style-type: none"> <li>Generally same as previous and current conditions.</li> </ul>   |
| 1966                | <ul style="list-style-type: none"> <li>Generally same as previous and current conditions.</li> </ul>  | <ul style="list-style-type: none"> <li>Generally same as previous and current conditions.</li> </ul>   |
| 1968                | <ul style="list-style-type: none"> <li>Generally same as previous and current conditions.</li> </ul>  | <ul style="list-style-type: none"> <li>Generally same as previous and current conditions.</li> </ul>   |
| 1969                | <ul style="list-style-type: none"> <li>Generally same as previous and current conditions.</li> </ul>  | <ul style="list-style-type: none"> <li>Generally same as previous and current conditions.</li> </ul>   |

4.4.3 City Directories Abstract Review

A City Directory Abstract was obtained from EDR. This abstract includes a listing of tenant names for given street addresses for years ranging from approximately 1977 to 2010 obtained from phone directories and cross city directories.

**Property Addresses (even addresses 9400-9500 East 14<sup>th</sup> Street/International Blvd.)**

- **9400 East 14<sup>th</sup> Street:** Bank of America or other bank from 1933 to 1986, Kragen Auto Parts in 1992 and 1996, and Bethlehem Christian Center in 2000.
- **9420 East 14<sup>th</sup> Street:** Key System Works in 1938, locksmith in 1945, office machines in 1950, and café in 1967.
- **9430 East 14<sup>th</sup> Street:** Furniture shop in 1938, attorney's office in 1945 and 1950, tavern from 1967 to 1975, Apostolic Faith Church from 1980 to 1992, and a beauty salon in 2006.
- **9434 East 14<sup>th</sup> Street:** Fruit market in 1920, creamery in 1925, meat sales in 1933, Pentecostal church in 1943, Gateway Radio Co. and Modern Home, Inc. in 1945, Elmhurst Cleaners & Launderette from 1950 to 1970, and Second Timothy Baptist Church in 1986.
- **9440 East 14<sup>th</sup> Street:** Barber & cigars from 1920 to 1943, Credit union from 1955 to 1975, and beauty salon in 1986.
- **9500 East 14<sup>th</sup> Street:** Billiards hall in 1950 and 1955, furniture and carpet store in 1962 and 1967, Credit union in 1970 and 1975, motorcycle club in 1986, and Do Drop Inn in 1992.

**Offsite Addresses**

- No significant offsite listings.



## **5.0 SITE RECONNAISSANCE**

The site reconnaissance was conducted on Thursday, June 18, 2015 and consisted of touring the Property and vicinity, making observations of the environmental conditions and activities, and visually observing the Property and adjacent properties for evidence of hazardous waste practices. The purpose of the site reconnaissance was to identify, through visual observations, potential sources of adverse environmental impact at the Property and in the site vicinity. Site photographs are contained in Appendix B.

### **5.1 Site Observations**

The Property includes three commercial buildings which are generally dilapidated and either not in use or marginally used. The three buildings include the following:

- **9400 International Boulevard:** True Fellowship Church,. Includes a large church building and asphalt parking areas on the southeast corner of International Boulevard and 94<sup>th</sup> Avenue. This building included a sanctuary and several offices and meeting rooms. Most of the rooms are either carpeted or tile floored.
- **9424-9434 International Boulevard:** Dilapidated building divided into four vacant suites. Signs on building indicate prior use of two southernmost suites as small churches. The four suites in this building were in various states of disrepair and were not readily accessible due to a large amount of debris and trash in the suites.
- **9442-9500 International Boulevard:** Lifeline Treatment Services. Includes a large building housing a methadone clinic. This building includes waiting rooms and treatment areas. Note that during the site reconnaissance, we were not able to enter certain areas due to medical sensitivity/patient privacy issues.

During the Phase I ESA site inspection, no obvious evidence of the following recognized environmental conditions was observed on the Property:

- Unlabeled or unidentified substance containers
- existing or past underground storage tanks or associated piping
- electrical transformers
- unmanaged solid waste and waste water
- wells, or septic systems
- strong, pungent, or noxious odors
- suspicious pools of liquid, pits, ponds, or lagoons

A small fenced area measuring 15 feet by 12 feet along the eastern side behind the Church in the parking lot shown on photo 2 contained evidence of petroleum, grease, stains and corrosion on the six feet concrete and concrete floor. There were marks on the floor for that resembled a 75-100 gallon rectangular steel structure like an aboveground tank that appeared to containerize oil and grease and there were signs of discharge on the concrete slab within this area of the parking lot. There was a rancid odor emanating from this area that reeked like a mixture of old decayed refuse and petroleum compounds.

**5.2 Site Vicinity Observations**

During the site reconnaissance, we conducted a drive-by inspection of areas surrounding the Property. The purpose of the site area reconnaissance was to identify sites in the vicinity that may pose a risk to the Property environment.

The Property is located in a mixed commercial/residential of southeast Oakland, with primarily commercial land use along International Boulevard and single family residential land use east and west away from International Boulevard. According to the USGS 7.5-Minute Quadrangle, San Leandro, California Map, the Property lies on a gently west-southwest sloping plan approximately 2.0 miles east from the San Leandro Bay and 1.5 miles southwest from the Oakland Hills. Based on topography and location, we would expect groundwater flow in the site area to be to the west.

Current land uses surrounding the Property include the following:

|               |   |
|---------------|---|
| <b>North:</b> | Northwest from the Property are various commercial businesses along International Boulevard. Northeast from the Property are residential properties.                                    |
| <b>South</b>  | South from the Property on both sides of International Boulevard is a Hispanic grocery store/restaurant. Further south along International Boulevard are various commercial businesses. |
| <b>East:</b>  | East from the Property are residential properties..   |
| <b>West</b>   | West from the property across International Boulevard are various vacant and commercial/retail properties, followed by residential properties.  |

## 6.0 INTERVIEWS

CAC staff interviewed the owner of the Property who stated that he is unaware of any chemical storage or spills on the Property and that there have been no environmental cleanups or issues relative to the Property.

## 7.0 FINDINGS AND CONCLUSIONS

CAC has conducted a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Standard E 1527-13 and with the Environmental Protection Agency Standards and Practices for All Appropriate Inquiries (40 CFR Part 312) for the commercial property located at 9400-9500 International Avenue in Oakland, California (APNs 046-5423-1-1, 046-5423-2-2, 046-5423-18-2, 046-5423-19, 046-5423-20, 046-5423-21, & 046-5423-22) (Property). The purpose of the Phase I ESA has been to identify current and historical potential and actual recognized environmental conditions for the Property. Recognized environmental conditions are defined in *ASTM Standard E 1527-13* as “the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of future release.”

This assessment has revealed evidence of recognized environmental conditions relative to the Property.

### 7.1 ***Recognized Environmental Conditions from Current Activities***

The Phase I ESA revealed no current uses on the Property that would be expected to have impacted environmental conditions on the Property. The Property is currently occupied by a church, several dilapidated building suites, and a drug addict support clinic. During the site inspection, we noted no evidence of significant hazardous waste storage and handling, and no evidence of unauthorized releases or spills on the Property. Also, we noted no other conditions on the Property which would indicate significant recognized environmental conditions on the Property.

Relative to recognized environmental conditions from current offsite properties and businesses, the Phase I ESA revealed no businesses or activities in the site vicinity which would be expected to have significantly impacted environmental conditions on the Property. Immediately up gradient (east) from the Property are residential dwellings for several blocks. These residences are not listed as hazardous waste sites, and during the site reconnaissance, we noted no evidence of significant concerns relative to residential properties east of the Property. During the site area reconnaissance, we noted no other businesses or activities which would be expected to have significantly impacted environmental conditions on the Property.

---

**7.2 Recognized Environmental Conditions from Historical Activities**

Results of the Phase I ESA identified one potential recognized environmental condition (RECs) relative to past activities on the Property. City directories review indicated the presence of Elmhurst Cleaners & Laundromat at 9434 East 14<sup>th</sup> Street (currently International Boulevard) from the late 1940s to at least 1970. Potential dry cleaning solvent (Stoddard solvent or Tetrachloroethene) releases from this cleaner could have impacted soil and/or groundwater beneath the Property. Results of the Phase I ESA indicate no other actual or potential RECs relative to historical activities on the Property.

Results of the Phase I ESA identified another REC relative to past activities on the property. We noted evidence of unauthorized releases or spills on the Property. A small fenced area measuring 15 feet by 12 feet along the eastern side behind the Church located at 9400 International Blvd. in the parking lot shown on (photo 2) contained evidence of petroleum, grease, stains and corrosion on the six feet concrete that surrounded  $\frac{3}{4}$  of the enclosed area and concrete floor. There were marks on the floor for that resembled a 75-100 gallon rectangular steel structure like an aboveground tank that appeared to containerize oil and grease and there were signs of discharge on the concrete slab within this area of the parking lot. There was a rancid odor emanating from this area that reeked like a mixture of old decayed refuse and petroleum compounds.

Results of the Phase I ESA indicate one possible recognized environmental condition from historical offsite properties and businesses. Historical Sanborn Maps indicate the presence of an electric train system (Oakland Traction Company and Key System Transit Company) facility just east of the Property, covering the east half of the city block. This facility was present from at least 1896 to 1939 and included a machine shop, a repair shop, electric generation equipment, electric car barns, and cooling ponds. It is possible that a wide range of solvents, oils, and lubricants were used at this facility and may have impacted environmental conditions on the Property. No other historical businesses or activities were identified in the site vicinity which would be expected to impact environmental conditions on the Property.

**7.3 Controlled Recognized Environmental Conditions and De Minimis Conditions**

A Controlled Recognized Environmental Condition (CREC) is an REC which has been addressed to the satisfaction of the overseeing regulatory agency, but where hazardous substances or petroleum hydrocarbons are allowed to remain in place subject to implementation of some controls (use restrictions, institutional controls, or engineering controls). There are no CRECs relative to the Property or relative to nearby up gradient (east-northeast) properties.

*De Minimis* conditions, which are not RECs, include hazardous substance or petroleum releases or impacts that do not represent a threat to human health or the environment and which would

not be subject to enforcement. The Phase I ESA identified a *de Minimis* condition relative to the Property.

## **8.0 OPINIONS**

This Phase I ESA identified potential recognized environmental conditions relative to the Property. Historical records indicate: (1) The operation of a dry cleaning business in the 9434 International Boulevard Property suite in the 1960s; and (2) Evidence of unauthorized releases or spills on the Property at a small fenced area measuring 15 feet by 12 feet along the eastern side behind the Church located at 9400 International Blvd. in the parking lot shown on (photo 2) contained evidence of petroleum, grease, stains and corrosion on the six feet concrete that surrounded  $\frac{3}{4}$  of the enclosed area and concrete floor. There appeared that there were signs of petroleum hydrocarbon compound discharge on the concrete slab within this area of the parking lot. There was a rancid odor emanating from this area that reeked like a mixture of old decayed refuse and petroleum compounds. (3) The operation of an electric train facility on properties immediately east from the Property. Thus, we recommend conducting a Phase II ESA to include the drilling and sampling of several borings to assess soil and groundwater quality on the Property.

## **9.0 DEVIATIONS AND ADDITIONAL SERVICES**

This assessment did not include any deletions or deviations from ASTM Standard E 1527-05. This assessment did not include formal assessments of asbestos-containing materials (ACM), lead-based paint (LBP), or radon. However, a separate ACM and LBP assessment of the property has been conducted and will be submitted under a separate report.

CAC was not able to inspect interior living areas of the Property; hence, an evaluation of possible mold impacts was not possible during this assessment.

## **10.0 REFERENCES**

During the preparation of this report, a number of sources were contacted, many individuals interviewed, and various local and state agencies and databases consulted. Documentation applicable to the Property was requested and obtained from these agencies and sources where reasonably ascertainable, as detailed in *ASTM Standard E 1527-05*.

References for site-specific information, hydrologic information, technical data, historical research data, environmental reports, and other records are identified throughout the report in corresponding sections.

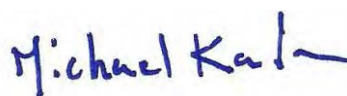
**11.0 SIGNATURE OF ENVIRONMENTAL PROFESSIONAL**

We declare that, to the best of our professional knowledge and belief, we meet the definition for Environmental Professional as specified in *ASTM Standard E 1527-05*. We have the specific qualifications, based on education, training, and experience, to assess a property of the nature, history, and setting of the Property. To the best of our professional knowledge and belief, this Phase I ESA has been conducted in conformance with *ASTM Standard E 1527-05*.

A handwritten signature in black ink on a document. The signature is cursive and appears to read "Gary D. Hennis". Below the signature, there is a grid of small, illegible characters, likely a security or tracking code.

Gary D. Hennis, R.E.A.

Prepared by:

A handwritten signature in blue ink. The signature is cursive and appears to read "Michael Kara".

Michael F. Kara  
General Manager  
Principal Toxicologist  
REPA (No. 386340) Exp. 5/30/2015

**12.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONAL****MICHAEL F. KARA, REPA***General Manager & Principal Toxicologist**Class I Registered Environmental Property Assessor No.386340*

Phone: (925) 943-7742

Fax: (925) 943-7714

Cell: (707) 567- 2202

[Email: mmkara707@aol.com](mailto:mmkara707@aol.com)**EDUCATION**

University of California, San Francisco, Post-Graduate Research Toxicology &amp; Pharmacology, 1983-1986.

San Jose State University, San Jose, CA M.A. Graduate Program Toxicology, 1982-1984.

San Francisco State University, San Francisco, B.A. Biochemistry, 1981.

**PROFESSIONAL HISTORY****Applied Remedial Services Inc., Walnut Creek, CA General Manager, 1991-Present**

Administration of an environmental consulting firm, including field operations oversight, project management, staffing, business development and technical quality control review. Duties include preparation of plan specifications for projects and direction of field operations for medium to large size projects. Conducted and reviewed Phase I & Phase II Environmental Site Assessments involving hazardous site record searches, site history investigation, soil & groundwater sampling and groundwater monitoring.

Prepared complex documents for submittal to relevant regulatory agencies for their review and approval which included Remedial Investigations & Feasibility Studies, Preliminary Endangerment Assessments and Health Risk Assessments.

Developed and implemented remedial action plans for projects ranging in size from one-half acre to fifty acres. Prepared plans for air monitoring and drafted extensive site safety plans for field remedial activities. Conducted multi-dimensional waste identification, packaging, labeling, and disposal projects for the Environmental Protection Agency, California State Department of Health Services, and numerous counties and cities in Northern California. Drafted site-specific work plans and safety plans, and implemented numerous large-scale cleanup operations, which included sites for the EPA Superfund in Region IX.

Diverse background in projects with complex chemical waste treatment systems, detoxification, packaging, labeling and disposal. Management of significant number of projects over the past thirteen years that involved decontamination, remediation, chemical waste processing, packaging, transport and disposal of highly reactive, corrosive, toxic and pyrophoric chemicals. Examples of some of the chemicals included organic solvents, acids, heavy metals, polychlorinated biphenyls, mercurials, asbestos, chlorinated hydrocarbons and pesticides.

**Bay Area Environmental, Inc., General Manager, Jan 1990-Dec 1991**

As a General Manager for First Environmental Group's BAE Facility, Mr. Kara managed a team of twenty highly skilled and qualified personnel with extensive experience in the environmental field. Duties included training and supervision of staff for a transfer storage and disposal (TSD) facility for hazardous waste.

Prepared chemical characterization acceptance criteria for waste being shipped into the facility and was directly involved in the certification of BAE's environmental analytical laboratory by the Department of Toxic Substances Control Division Analytical Laboratory Section. Trained and supervised field chemists involved in lab packaging of chemicals and arranged for movement of drums and bulk quantities of chemical waste into and out of BAE's TSD Facility.

---

**Riedel Environmental Services, Chemical Packaging Manager, 1989-1990**

**Crosby & Overton, Inc., Hazardous Substances Group Manager, 1986-1989**

As a group leader of the chemical packaging division between 1986 and 1990, Mr. Kara assisted various governmental agencies involved in toxic and environmental matters including the District Attorney's offices of Napa, Solano, and Alameda Counties, and the Department of Health Services' Office of Emergency Services.

Assisted the Department of Justice and the Drug Enforcement Agency with the cleanup, identification, packaging, transport and disposal of clandestine drug laboratory chemical toxic waste throughout California. Conducted emergency cleanup response for federal, state, and local agencies.

Performed environmental audits for large chemical refineries and chemical manufacturing plants (TOSCO Refinery and DOW Chemical), prepared reports on compliance with RCRA, CAC 26 DHS, and 29 CFR OSHA. Conducted environmental audits, which included an evaluation of hazardous material handling and storage procedures, hazardous waste documentation, disposal procedures, emergency response plans and a review of regulatory agency permits. Drafted reports on air dispersion modeling of numerous toxins and assessed the magnitude of potential health hazards posed by exposure.

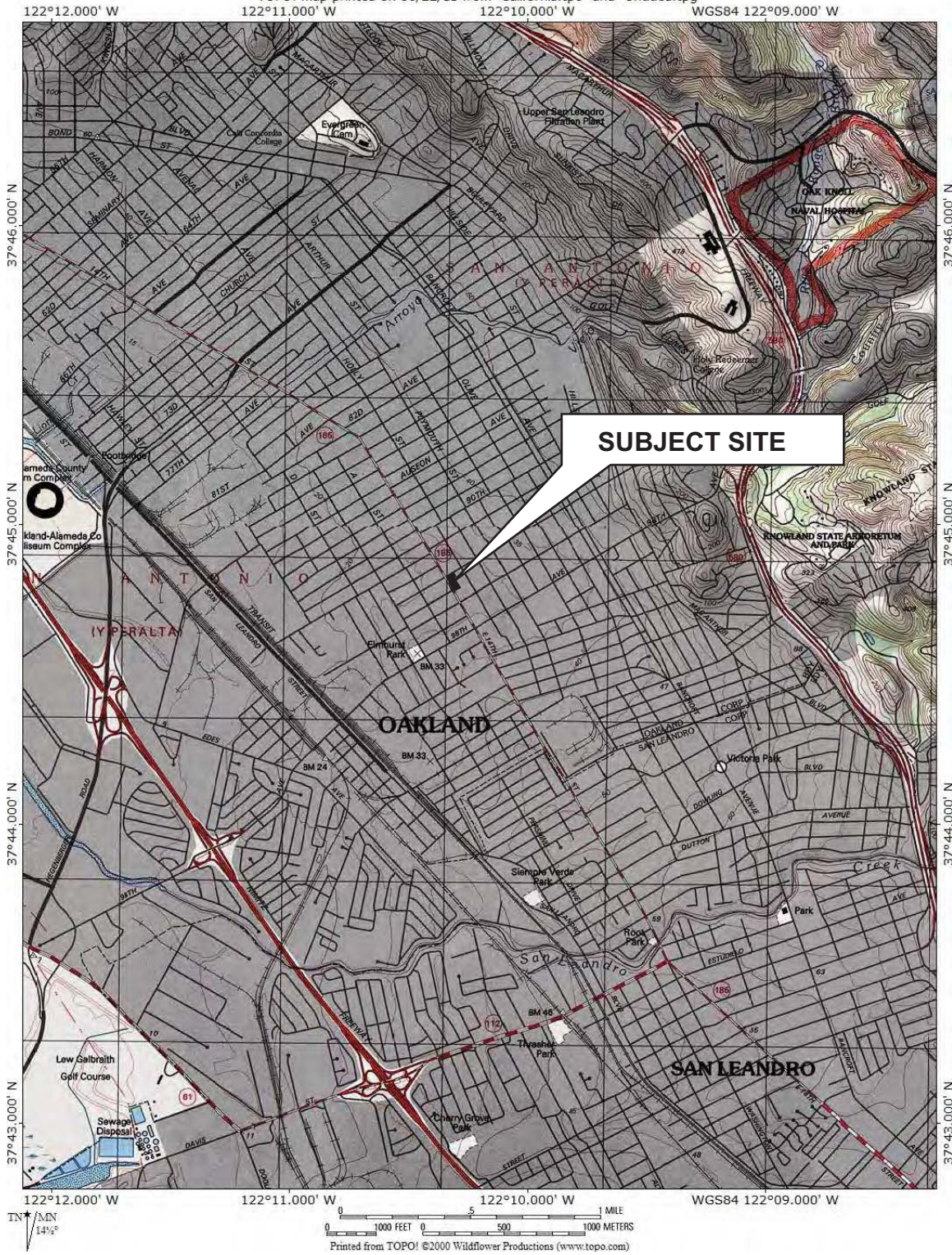
**University of California, San Francisco, Research Associate, 1983-1986**

For over three years, Mr. Kara was involved in studying cytochrome P-450, a protein that was later shown to be a universal toxin biodegradative enzyme involved in the catabolism of xenobiotics as well as naturally occurring substrates. Assessed the molecular mechanism by which this enzyme degraded pharmaceuticals. Designed experiments and performed various chemical and biochemical assays which were later utilized in the design, construction, and implementation of numerous bioremediation projects.



**FIGURES**

TOPO! map printed on 06/22/15 from "California.tpo" and "Untitled.tpg"



DESIGNED BY: JEG  
 DRAWN BY: JEG  
 PROJECT NO:

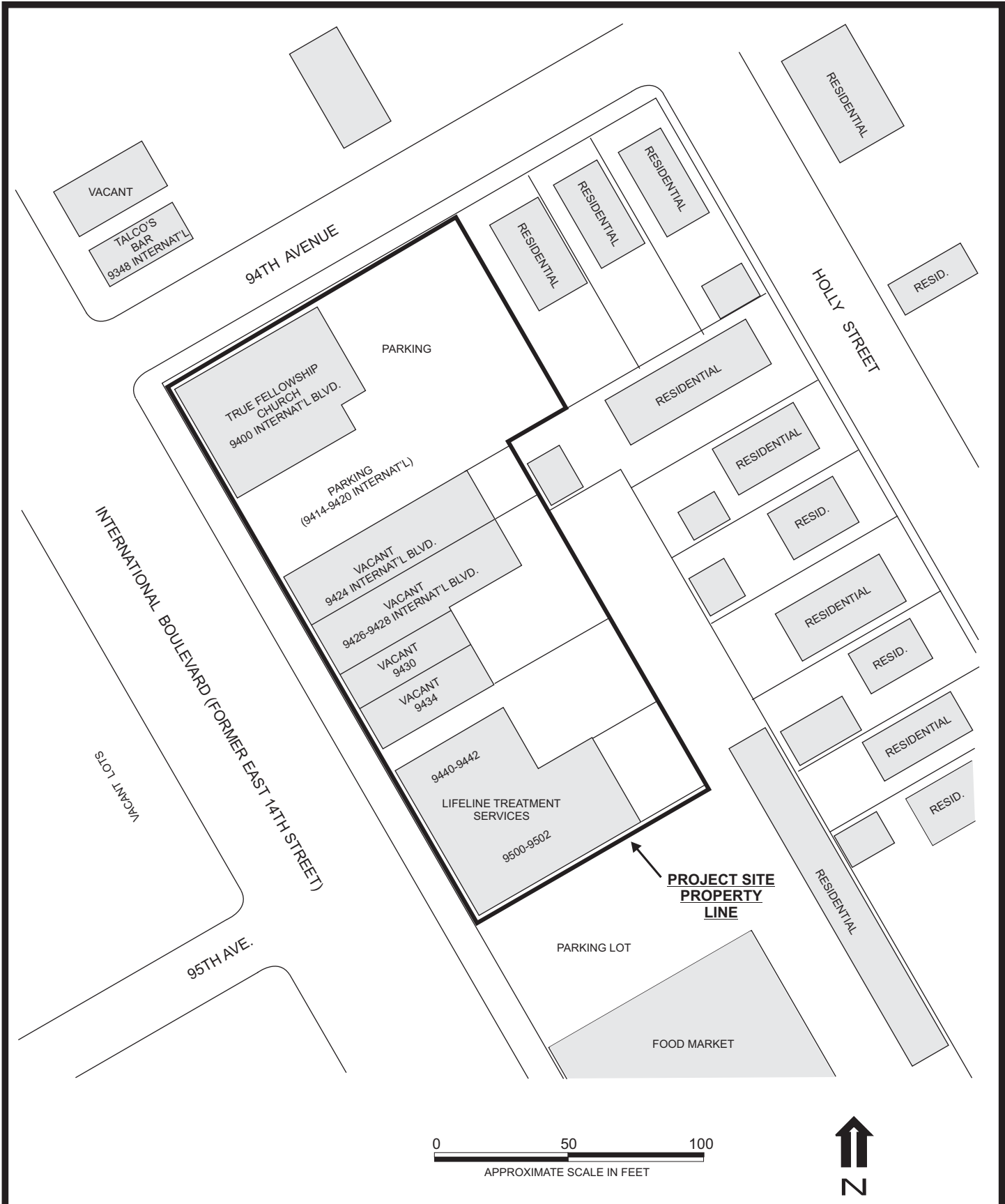
CHECKED BY: MFK  
 SCALE:

**SITE VICINITY MAP**  
 9400-9500 INTERNATIONAL BLVD.  
 OAKLAND, CALIFORNIA

DATE: 06/25/2015

FIGURE: 1  
 Consulting Associates of California





|                  |                 |  |  |           |
|------------------|-----------------|--|--|-----------|
| DESIGNED BY: JEG | CHECKED BY: MFK | <b>SITE VICINITY MAP</b><br><br>9400-9500 INTERNATIONAL BLVD.<br>OAKLAND, CALIFORNIA | DATE: 06/25/2015                           | FIGURE: 2 |
| DRAWN BY: JEG    | SCALE:          |  | <b>Consulting Associates of California</b> |           |
| PROJECT NO:      |                 |  |  |           |

**APPENDIX A**  
**SITE PHOTOGRAPHS**



Photo 1: True Fellowship Church Looking North @ 94<sup>th</sup> & International Ave.



Photo 2: Church looking from the east, note waste storage area to the left of photo.





Photo 3: Building across the street from Church to the east.



Photo 4: Ornamental art on the church's exterior.





Photo 5: Dilapidated property at 9424 apartment units in very poor condition



Photo 6: Architecturally protected Arch located at 9426.





Photo 7: Closed shop at 9430 International Blvd.



Photo 8: Acts Full Gospel Church believed to be located at 9434 International Blvd. was the former location of a dry cleaner that operated at this Site for at least 30 years.





Photo 9: Lifeline Treatment Services @ 9442 International Blvd. A treatment center for chemically dependent individuals.



Photo 10: The southern end of the property at 9500 International Blvd. across the parking from a Mexican supermarket MiTierra.



Photo 11: Mexican supermarket across the street from Los De Dinero A Mexico



Photo 12: Northern Front of Mexican supermarket at the southern edge of site.





Photo 13: Large empty lot across from site to the west of International Blvd.



Photo 14: Alley between 9440 and 9334 International Blvd.

**APPENDIX B**  
**EDR HISTORICAL TOPOGRAPHIC MAPS**



**Commercial Property**

9400 International Avenue  
Oakland, CA 94603

Inquiry Number: 4320520.4  
June 09, 2015

# EDR Historical Topographic Map Report



6 Armstrong Road, 4th Floor  
Shelton, Connecticut 06484  
Toll Free: 800.352.0050  
[www.edrnet.com](http://www.edrnet.com)

# EDR Historical Topographic Map Report

Environmental Data Resources, Inc.s (EDR) Historical Topographic Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDRs Historical Topographic Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the early 1900s.

***Thank you for your business.***  
Please contact EDR at 1-800-352-0050  
with any questions or comments.

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# Historical Topographic Map



|  |                    |                                       |                           |
|--|--------------------|---------------------------------------|---------------------------|
|  | <b>TARGET QUAD</b> | <b>SITE NAME:</b> Commercial Property | <b>CLIENT:</b>            |
|  | NAME: HAYWARDS     | ADDRESS: 9400 International Avenue    | CONTACT: Jim Gribi        |
|  | MAP YEAR: 1899     | Oakland, CA 94603                     | INQUIRY#: 4320520.4       |
|  | SERIES: 15         | LAT/LONG: 37.747 / -122.1719          | RESEARCH DATE: 06/09/2015 |
|  | SCALE: 1:62500     |                                       |                           |



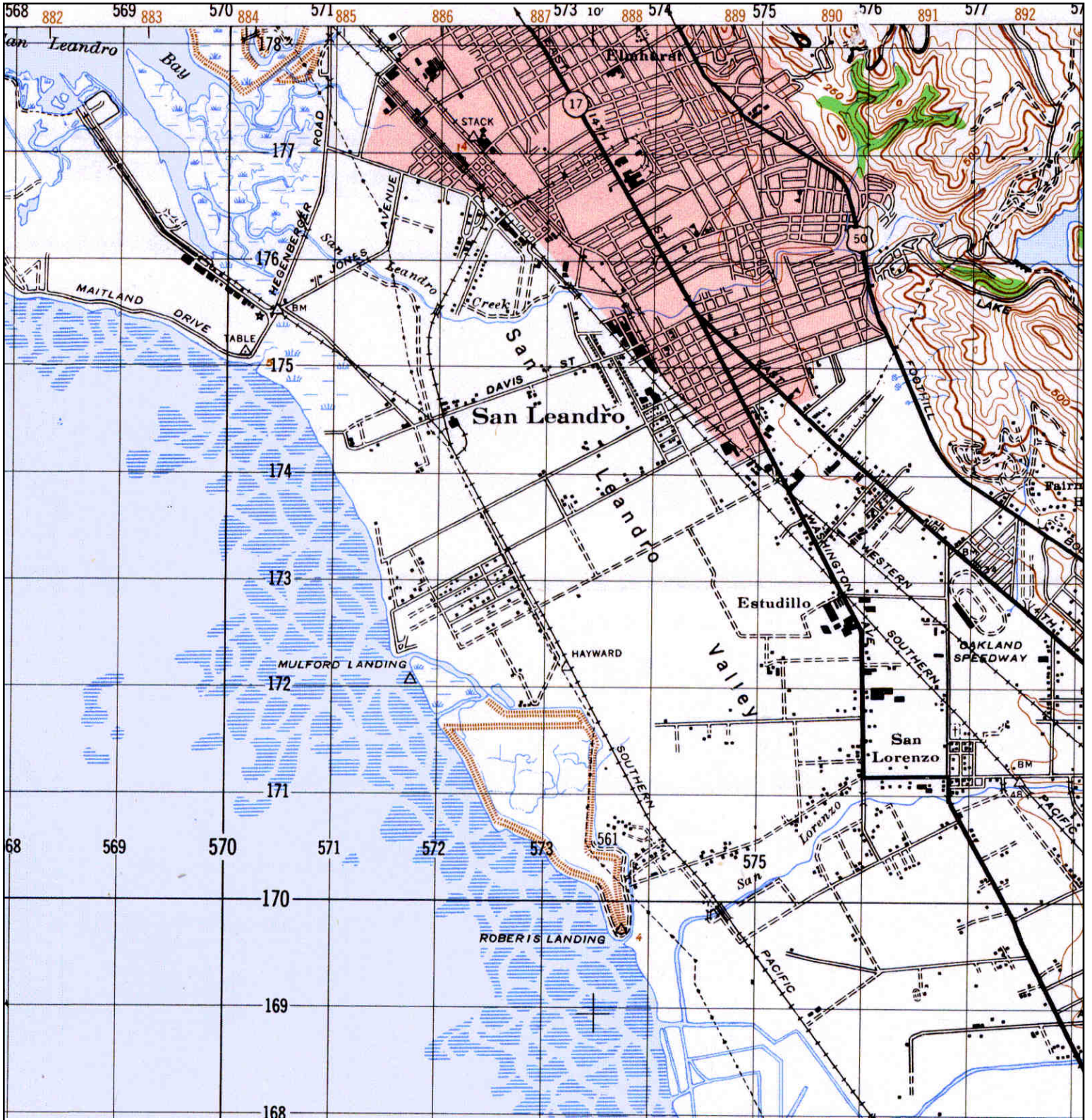
# Historical Topographic Map



|  |                       |   |                                  |
|--|-----------------------|---|----------------------------------|
|  | <b>TARGET QUAD</b>    | <b>SITE NAME:</b> Commercial Property     | <b>CLIENT:</b>                   |
|  | <b>NAME:</b> HAYWARD  | <b>ADDRESS:</b> 9400 International Avenue | <b>CONTACT:</b> Jim Gribi        |
|  | <b>MAP YEAR:</b> 1915 | Oakland, CA 94603                         | <b>INQUIRY#:</b> 4320520.4       |
|  | <b>SERIES:</b> 15     | <b>LAT/LONG:</b> 37.747 / -122.1719       | <b>RESEARCH DATE:</b> 06/09/2015 |
|  | <b>SCALE:</b> 1:62500 |   |                                  |



# Historical Topographic Map



|  |                    |  |                                  |
|--|--------------------|--|----------------------------------|
|  | <b>TARGET QUAD</b> | <b>SITE NAME:</b> Commercial Property                          | <b>CLIENT:</b>                   |
|  | NAME: HAYWARD      | <b>ADDRESS:</b> 9400 International Avenue<br>Oakland, CA 94603 | <b>CONTACT:</b> Jim Gribi        |
|  | MAP YEAR: 1948     | <b>LAT/LONG:</b> 37.747 / -122.1719                            | <b>INQUIRY#:</b> 4320520.4       |
|  | SERIES: 15         |  | <b>RESEARCH DATE:</b> 06/09/2015 |
|  | SCALE: 1:50000     |  |                                  |



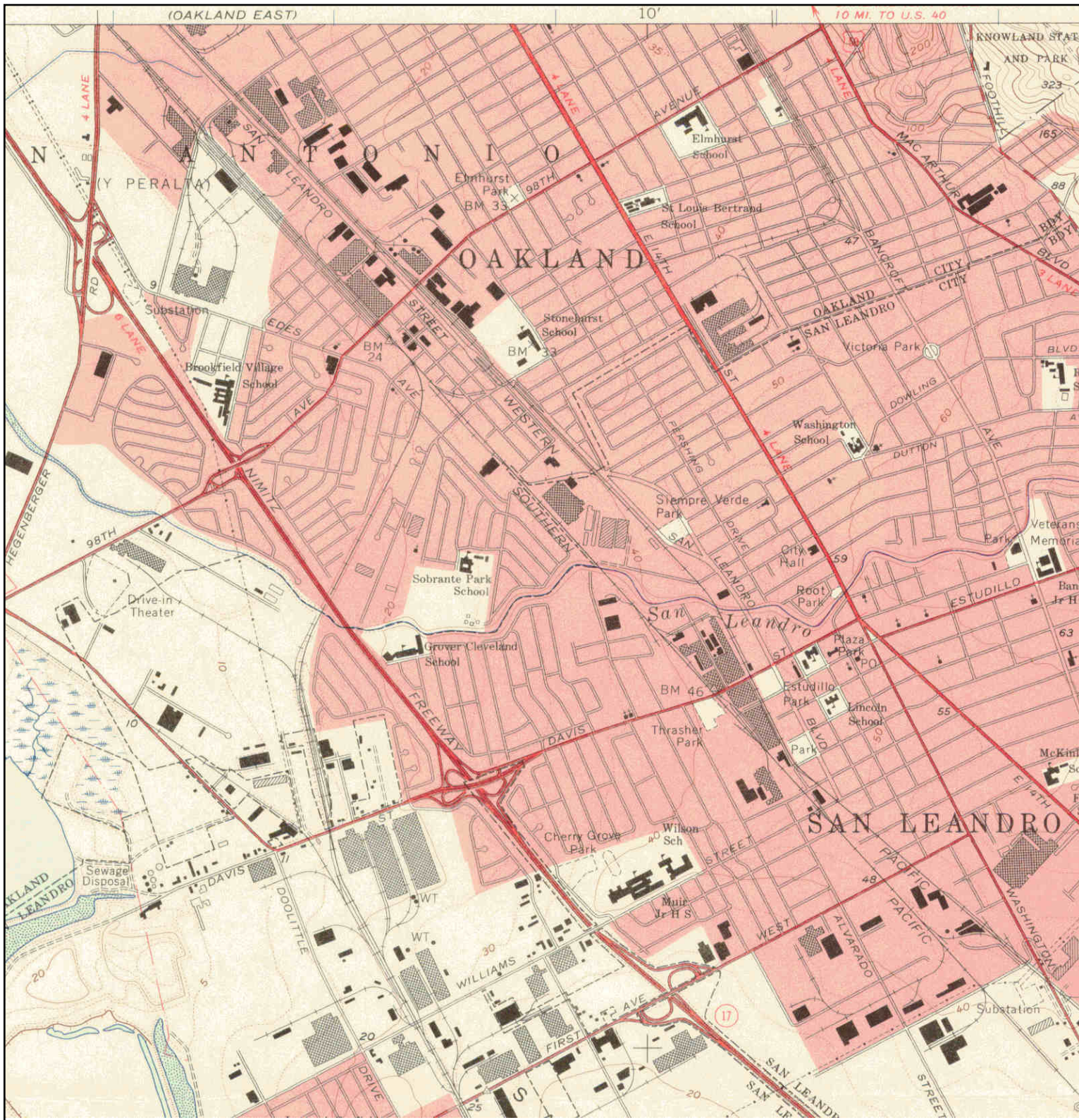
# Historical Topographic Map



|   |                          |   |                                  |
|---|--------------------------|---|----------------------------------|
|  | <b>TARGET QUAD</b>       | <b>SITE NAME:</b> Commercial Property     | <b>CLIENT:</b>                   |
|   | <b>NAME:</b> SAN LEANDRO | <b>ADDRESS:</b> 9400 International Avenue | <b>CONTACT:</b> Jim Gribi        |
|   | <b>MAP YEAR:</b> 1948    | <b>LAT/LONG:</b> 37.747 / -122.1719       | <b>INQUIRY#:</b> 4320520.4       |
|   | <b>SERIES:</b> 7.5       |   | <b>RESEARCH DATE:</b> 06/09/2015 |
|   | <b>SCALE:</b> 1:24000    |   |                                  |



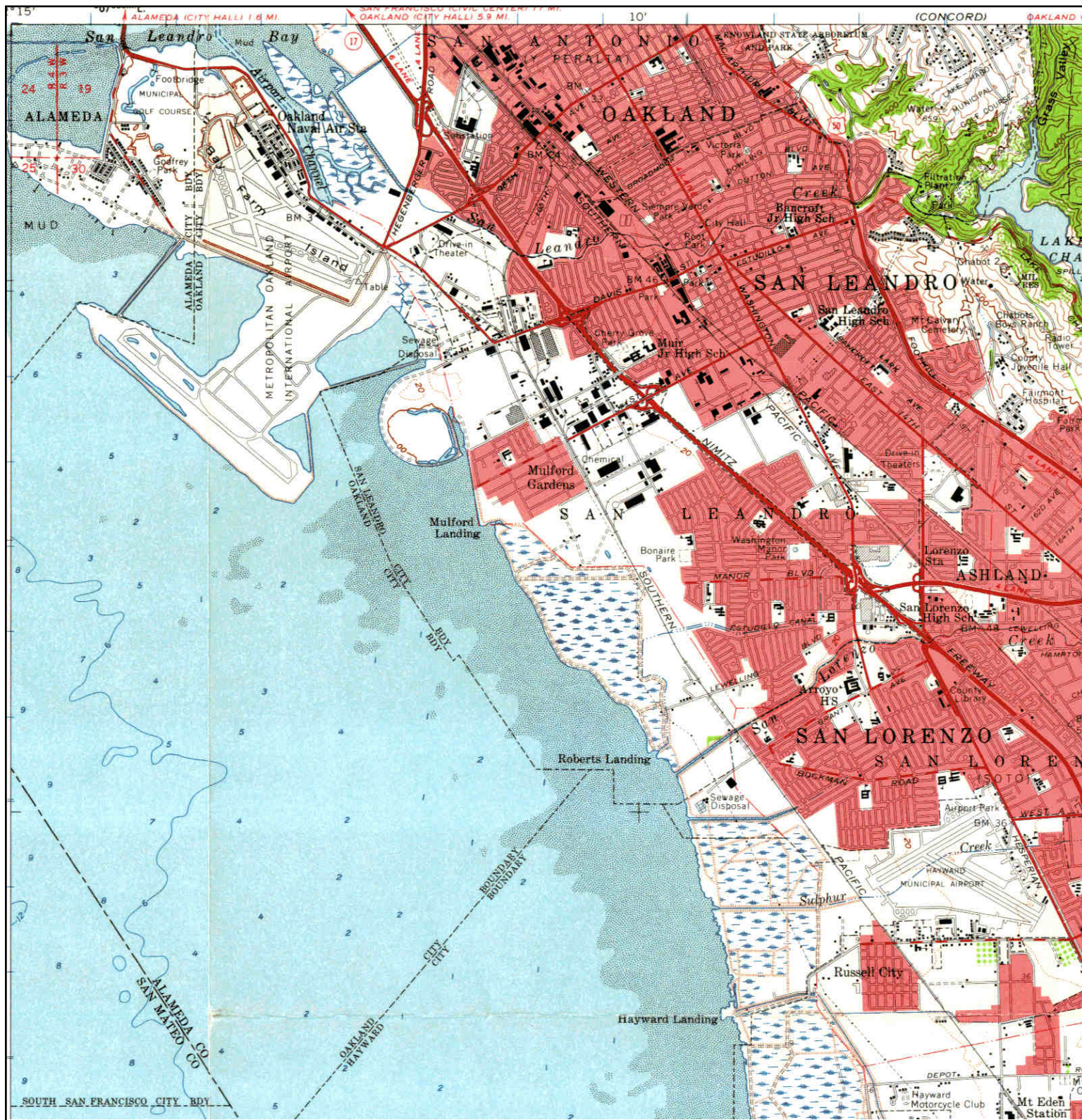
# Historical Topographic Map




|  |   |   |   |
|--|---|---|---|
|  | <b>TARGET QUAD</b><br>NAME: SAN LEANDRO<br>MAP YEAR: 1959 | SITE NAME: Commercial Property<br>ADDRESS: 9400 International Avenue<br>Oakland, CA 94603<br>LAT/LONG: 37.747 / -122.1719 | CLIENT:<br>CONTACT: Jim Gribi<br>INQUIRY#: 4320520.4<br>RESEARCH DATE: 06/09/2015 |
|  | SERIES: 7.5<br>SCALE: 1:24000                             |   |   |



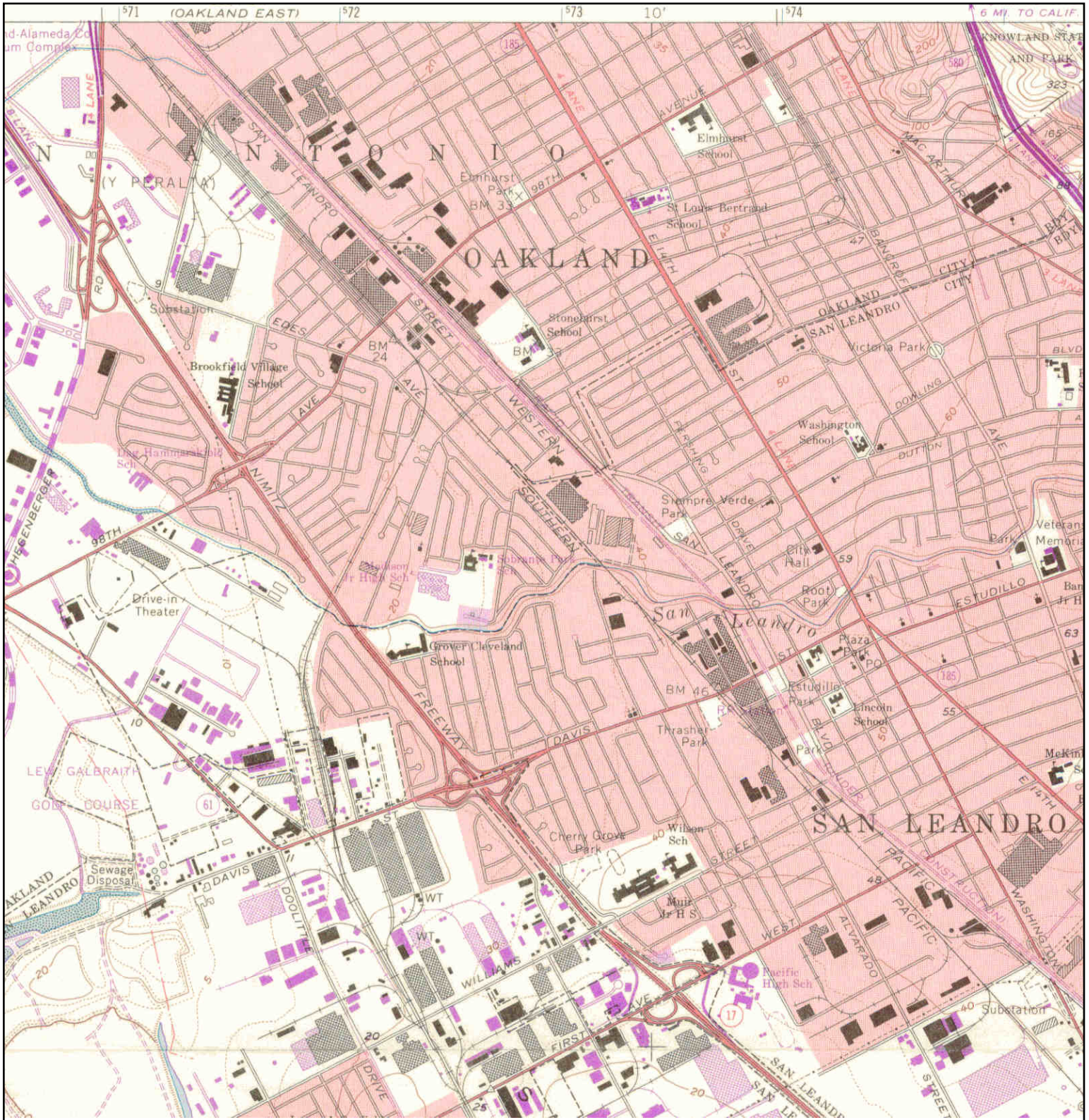
# Historical Topographic Map



|  |                       |   |                                  |
|--|-----------------------|---|----------------------------------|
|  | <b>TARGET QUAD</b>    | <b>SITE NAME:</b> Commercial Property     | <b>CLIENT:</b>                   |
|  | <b>NAME:</b> HAYWARD  | <b>ADDRESS:</b> 9400 International Avenue | <b>CONTACT:</b> Jim Gribi        |
|  | <b>MAP YEAR:</b> 1959 | <b>Oakland, CA 94603</b>                  | <b>INQUIRY#:</b> 4320520.4       |
|  | <b>SERIES:</b> 15     | <b>LAT/LONG:</b> 37.747 / -122.1719       | <b>RESEARCH DATE:</b> 06/09/2015 |
|  | <b>SCALE:</b> 1:62500 |   |                                  |



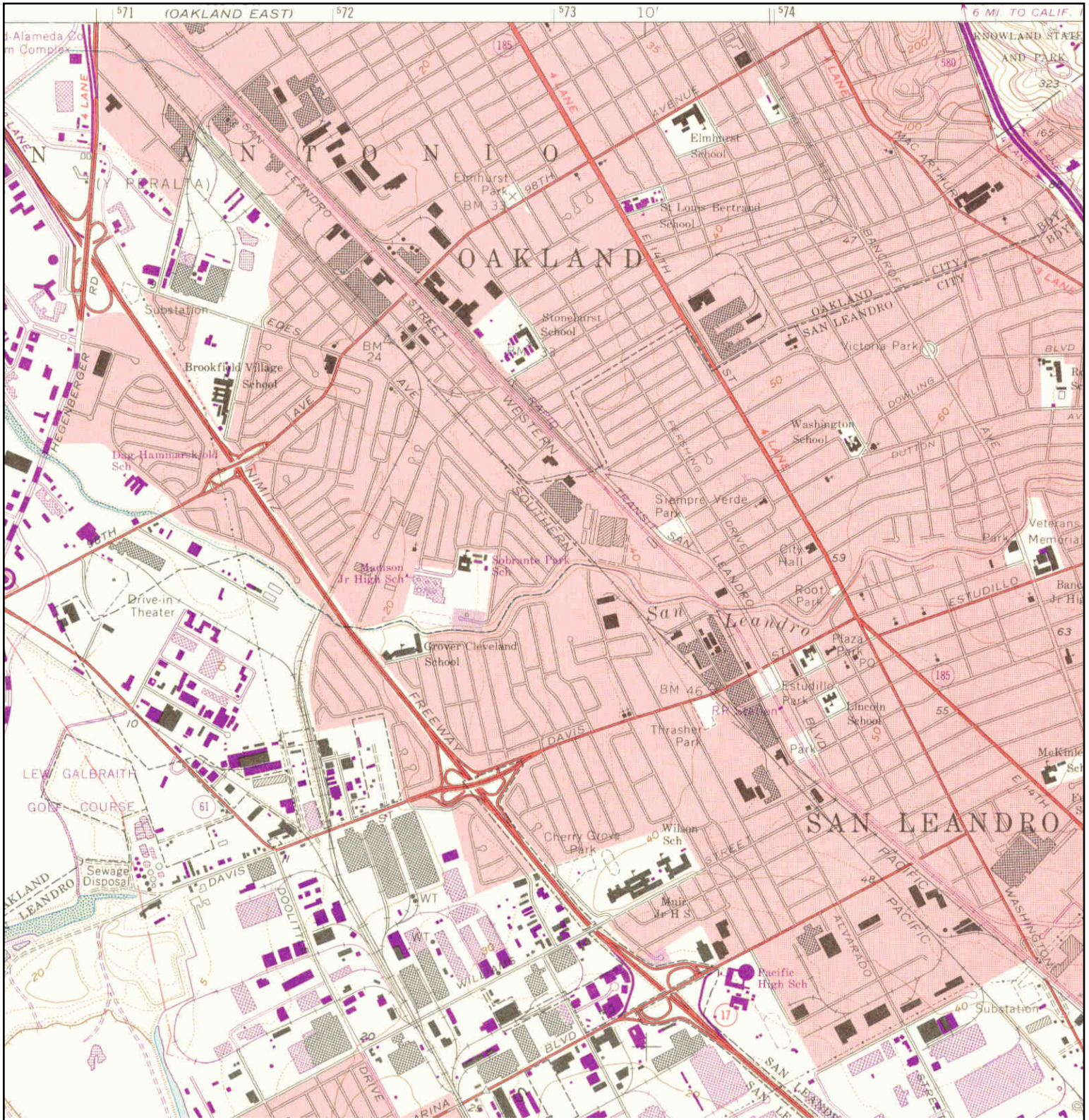
# Historical Topographic Map



|                |                         |   |                                  |
|----------------|-------------------------|---|----------------------------------|
| <p>N<br/>↑</p> | <b>TARGET QUAD</b>      | <b>SITE NAME:</b> Commercial Property     | <b>CLIENT:</b>                   |
|                | NAME: SAN LEANDRO       | <b>ADDRESS:</b> 9400 International Avenue | <b>CONTACT:</b> Jim Gribi        |
|                | MAP YEAR: 1968          | Oakland, CA 94603                         | <b>INQUIRY#:</b> 4320520.4       |
|                | PHOTOREVISED FROM :1959 | <b>LAT/LONG:</b> 37.747 / -122.1719       | <b>RESEARCH DATE:</b> 06/09/2015 |
|                | SERIES: 7.5             |   |                                  |
|                | SCALE: 1:24000          |   |                                  |



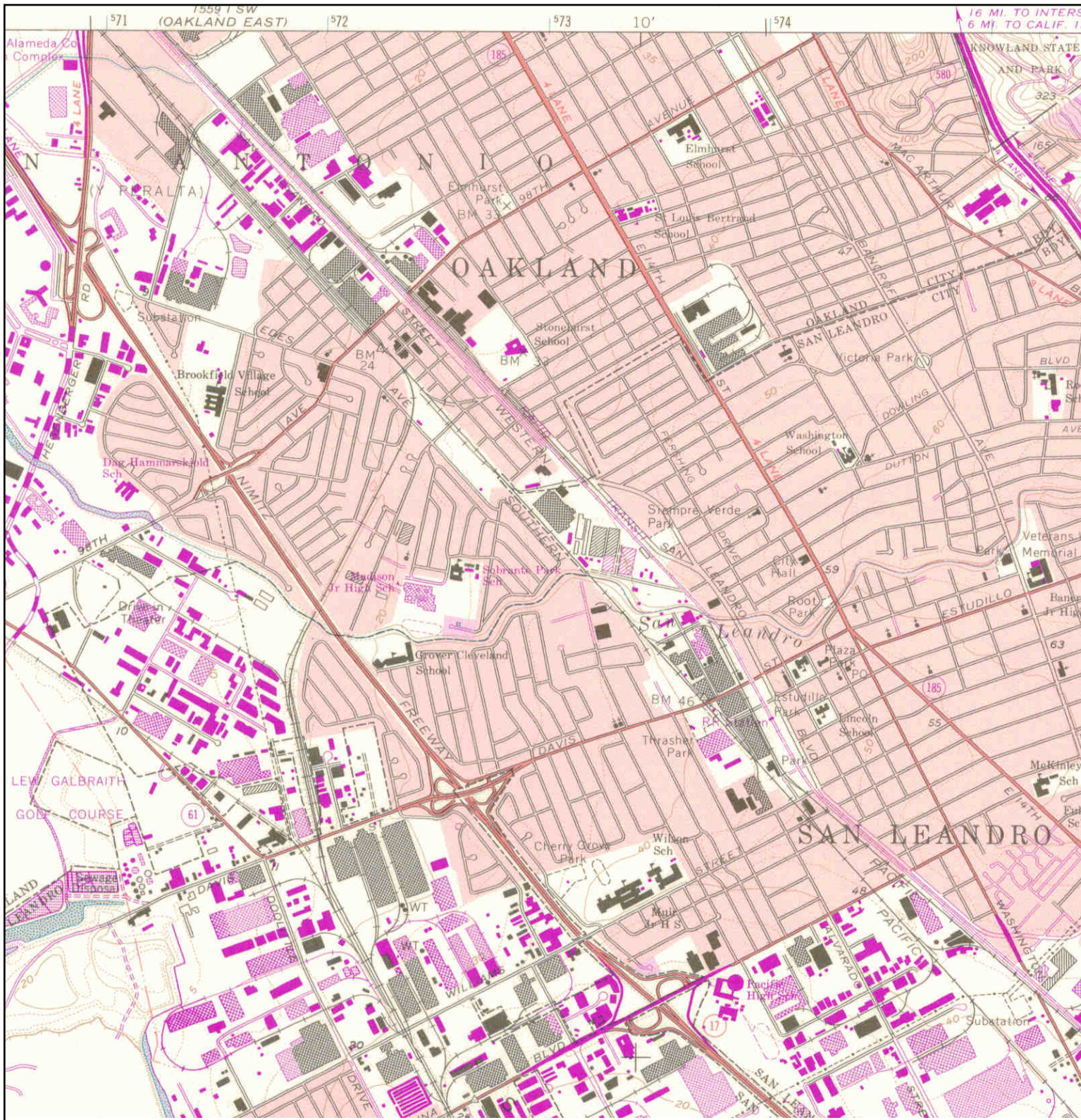
# Historical Topographic Map



|          |                         |                                       |                           |
|----------|-------------------------|---------------------------------------|---------------------------|
| <p>N</p> | <b>TARGET QUAD</b>      | <b>SITE NAME:</b> Commercial Property | <b>CLIENT:</b>            |
|          | NAME: SAN LEANDRO       | ADDRESS: 9400 International Avenue    | CONTACT: Jim Gribo        |
|          | MAP YEAR: 1973          | Oakland, CA 94603                     | INQUIRY#: 4320520.4       |
|          | PHOTOREVISED FROM :1959 | LAT/LONG: 37.747 / -122.1719          | RESEARCH DATE: 06/09/2015 |
|          | SERIES: 7.5             |                                       |                           |
|          | SCALE: 1:24000          |                                       |                           |



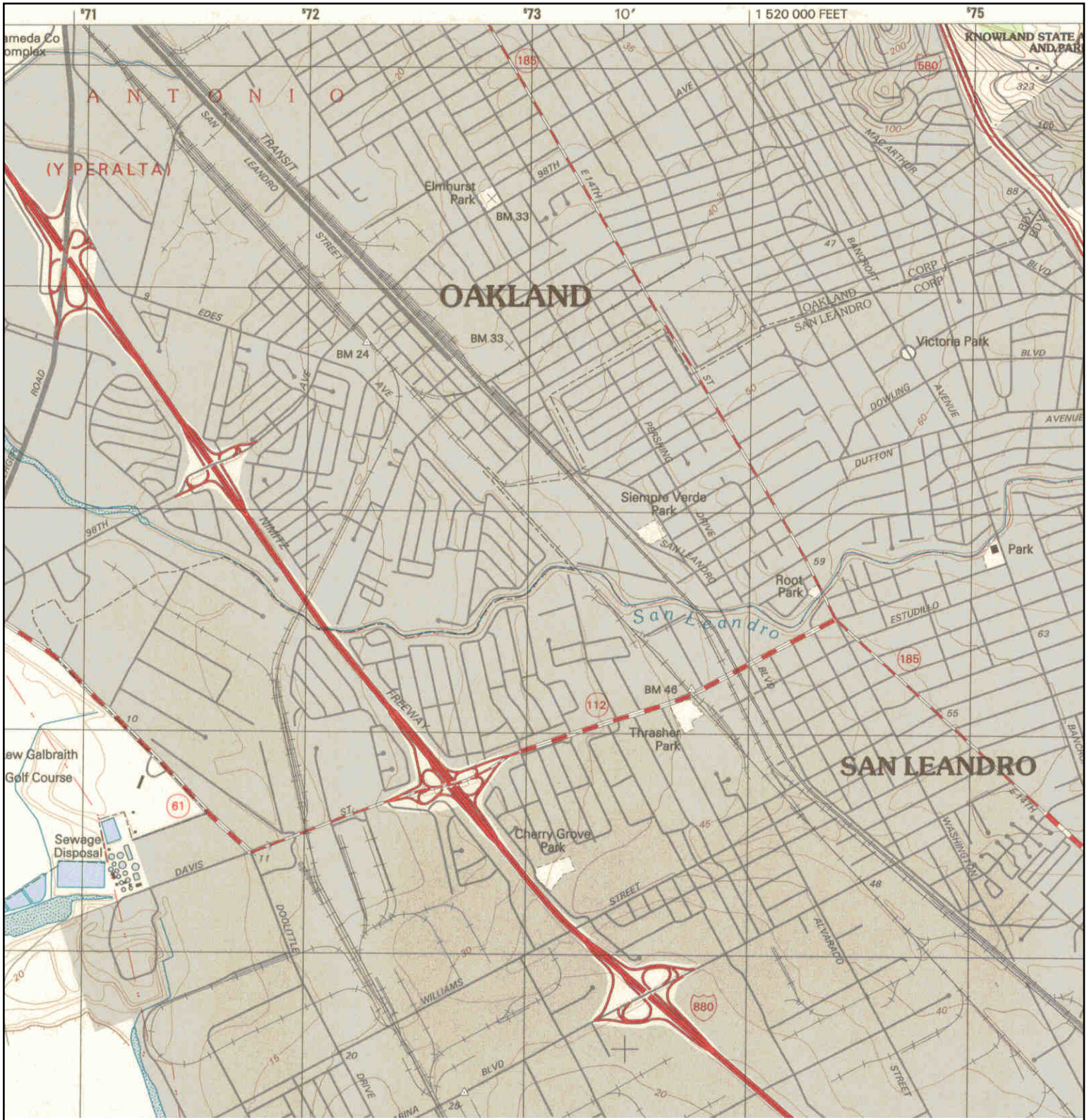
# Historical Topographic Map



|  |                         |   |                                  |
|--|-------------------------|---|----------------------------------|
|  | <b>TARGET QUAD</b>      | <b>SITE NAME:</b> Commercial Property     | <b>CLIENT:</b>                   |
|  | NAME: SAN LEANDRO       | <b>ADDRESS:</b> 9400 International Avenue | <b>CONTACT:</b> Jim Gribi        |
|  | MAP YEAR: 1980          | Oakland, CA 94603                         | <b>INQUIRY#:</b> 4320520.4       |
|  | PHOTOREVISED FROM :1959 | <b>LAT/LONG:</b> 37.747 / -122.1719       | <b>RESEARCH DATE:</b> 06/09/2015 |
|  | SERIES: 7.5             |   |                                  |
|  | SCALE: 1:24000          |   |                                  |



# Historical Topographic Map




|          |                    |                                       |                           |
|----------|--------------------|---------------------------------------|---------------------------|
| <p>N</p> | <b>TARGET QUAD</b> | <b>SITE NAME:</b> Commercial Property | <b>CLIENT:</b>            |
|          | NAME: SAN LEANDRO  | ADDRESS: 9400 International Avenue    | CONTACT: Jim Gribi        |
|          | MAP YEAR: 1993     | Oakland, CA 94603                     | INQUIRY#: 4320520.4       |
|          | SERIES: 7.5        | LAT/LONG: 37.747 / -122.1719          | RESEARCH DATE: 06/09/2015 |
|          | SCALE: 1:24000     |                                       |                           |



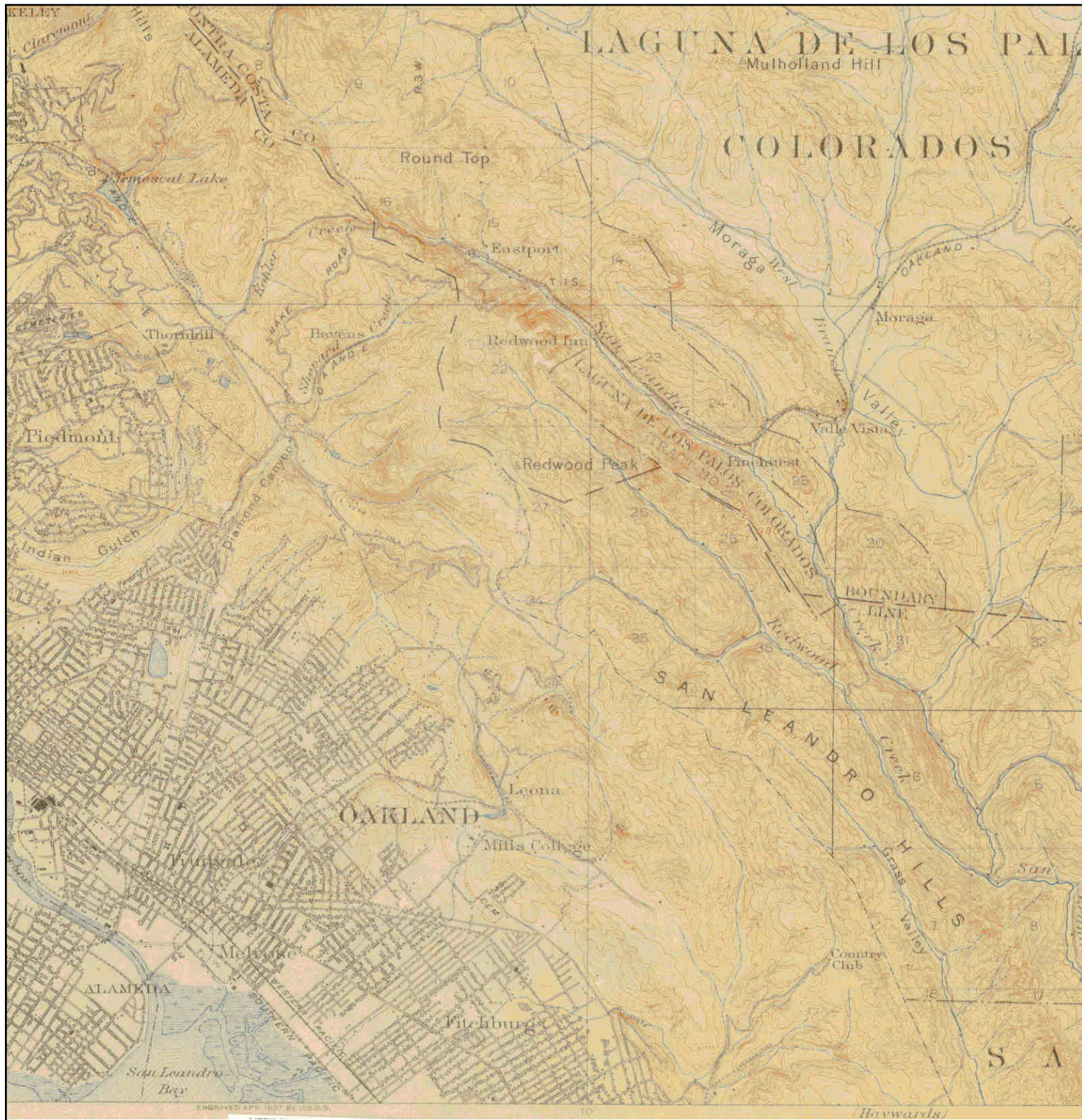
# Historical Topographic Map



|  |                       |         |   |                           |
|--|-----------------------|---------|---|---------------------------|
|  | <b>ADJOINING QUAD</b> |         |   |                           |
|  | NAME:                 | CONCORD | SITE NAME: Commercial Property                          | CLIENT:                   |
|  | MAP YEAR:             | 1897    | ADDRESS: 9400 International Avenue<br>Oakland, CA 94603 | CONTACT: Jim Gribi        |
|  | SERIES:               | 15      | LAT/LONG: 37.747 / -122.1719                            | INQUIRY#: 4320520.4       |
|  | SCALE:                | 1:62500 |   | RESEARCH DATE: 06/09/2015 |



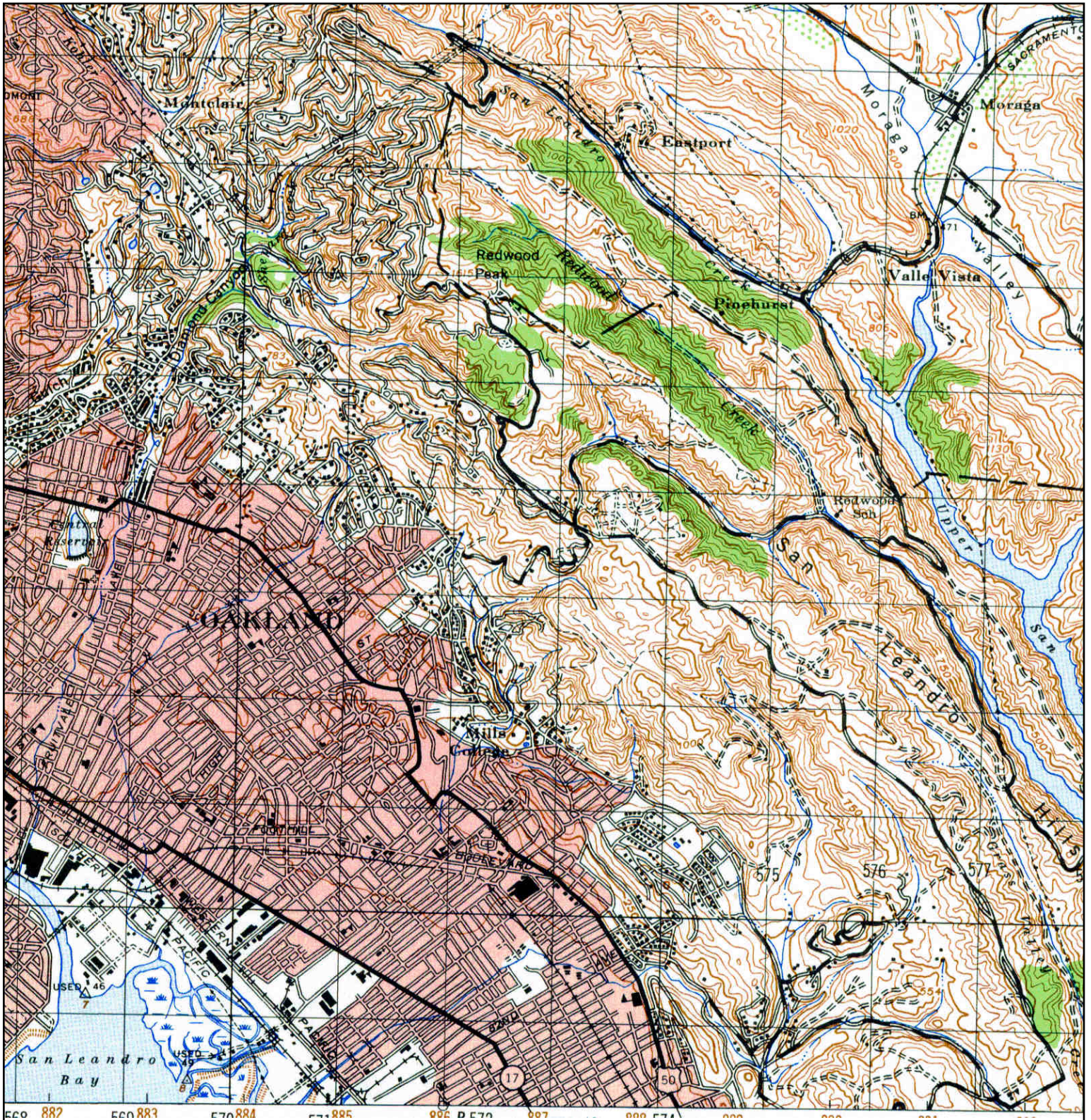
# Historical Topographic Map




|  |                       |   |                                  |
|--|-----------------------|---|----------------------------------|
|  | <b>ADJOINING QUAD</b> | <b>SITE NAME:</b> Commercial Property     | <b>CLIENT:</b>                   |
|  | <b>NAME:</b> CONCORD  | <b>ADDRESS:</b> 9400 International Avenue | <b>CONTACT:</b> Jim Gribi        |
|  | <b>MAP YEAR:</b> 1915 | <b>Oakland, CA 94603</b>                  | <b>INQUIRY#:</b> 4320520.4       |
|  | <b>SERIES:</b> 15     | <b>LAT/LONG:</b> 37.747 / -122.1719       | <b>RESEARCH DATE:</b> 06/09/2015 |
|  | <b>SCALE:</b> 1:62500 |   |                                  |



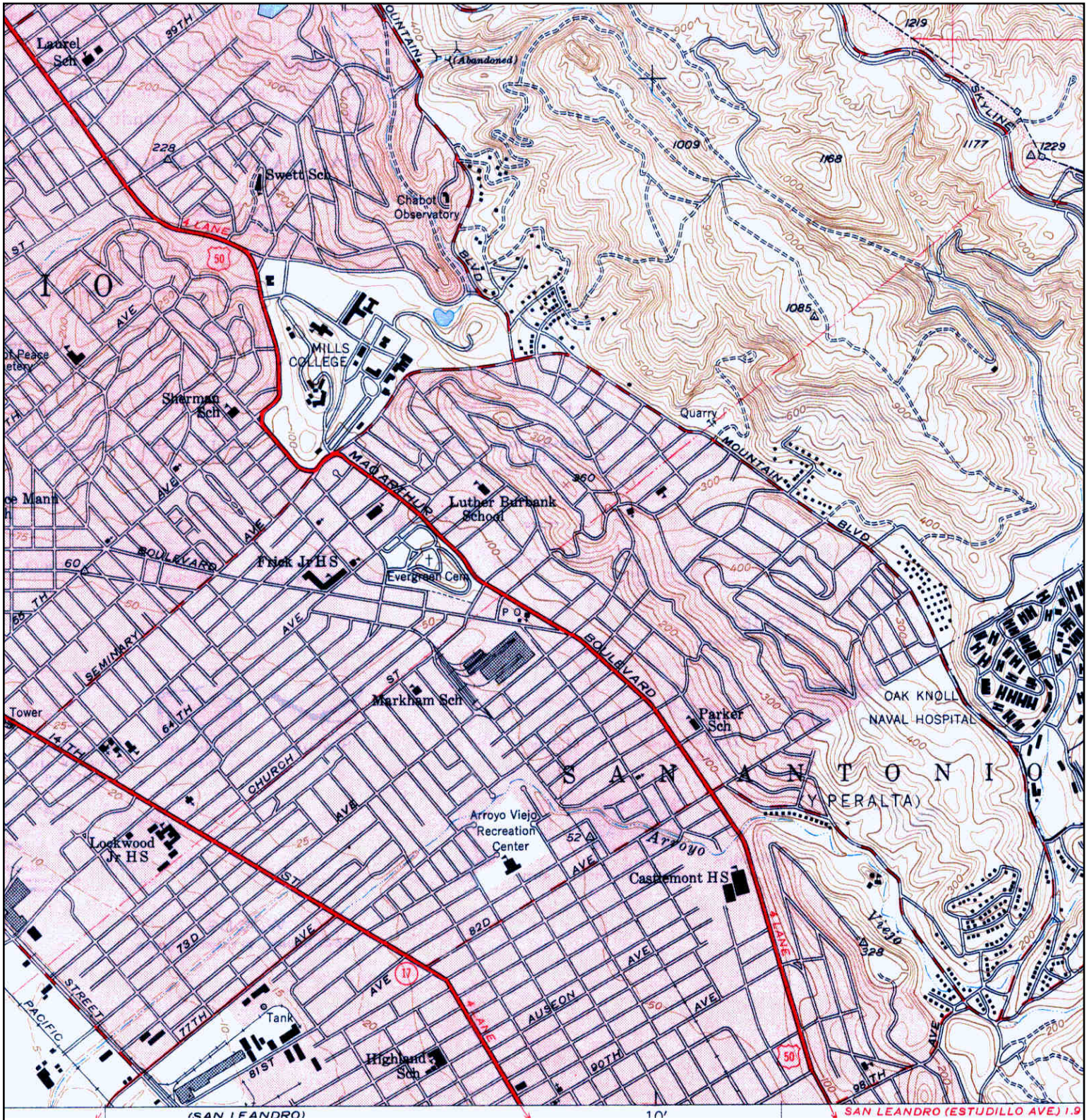
# Historical Topographic Map



|  |                       |   |                                  |
|--|-----------------------|---|----------------------------------|
|  | <b>ADJOINING QUAD</b> | <b>SITE NAME:</b> Commercial Property     | <b>CLIENT:</b>                   |
|  | <b>NAME:</b> CONCORD  | <b>ADDRESS:</b> 9400 International Avenue | <b>CONTACT:</b> Jim Gribi        |
|  | <b>MAP YEAR:</b> 1948 | <b>Oakland, CA 94603</b>                  | <b>INQUIRY#:</b> 4320520.4       |
|  | <b>SERIES:</b> 15     | <b>LAT/LONG:</b> 37.747 / -122.1719       | <b>RESEARCH DATE:</b> 06/09/2015 |
|  | <b>SCALE:</b> 1:50000 |   |                                  |



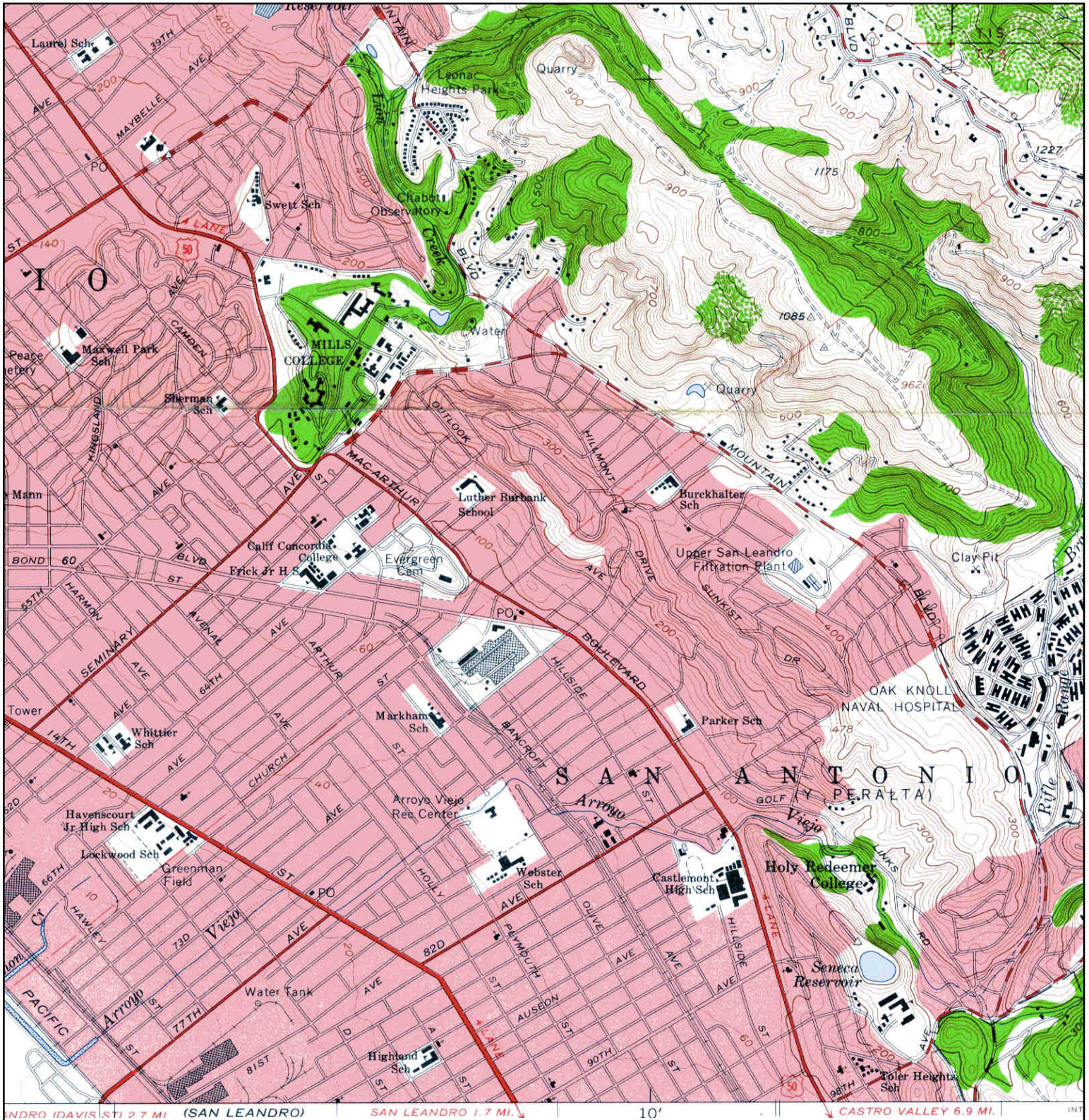
# Historical Topographic Map



|  |                       |                                       |                           |
|--|-----------------------|---------------------------------------|---------------------------|
|  | <b>ADJOINING QUAD</b> | <b>SITE NAME:</b> Commercial Property | <b>CLIENT:</b>            |
|  | NAME: OAKLANDEAST     | ADDRESS: 9400 International Avenue    | CONTACT: Jim Gribi        |
|  | MAP YEAR: 1949        | Oakland, CA 94603                     | INQUIRY#: 4320520.4       |
|  | SERIES: 7.5           | LAT/LONG: 37.747 / -122.1719          | RESEARCH DATE: 06/09/2015 |
|  | SCALE: 1:24000        |                                       |                           |



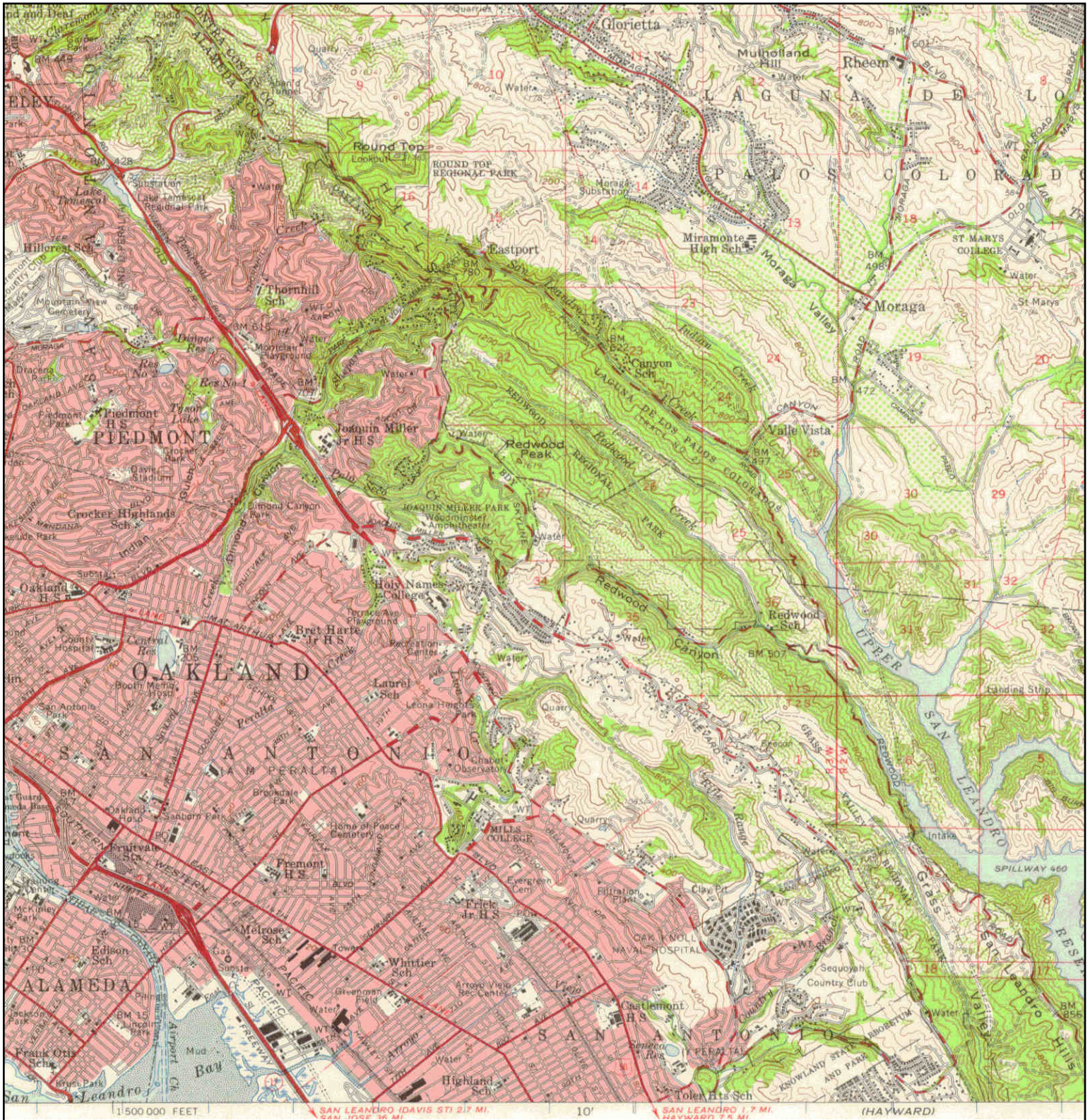
# Historical Topographic Map



|  |                       |                                       |                           |
|--|-----------------------|---------------------------------------|---------------------------|
|  | <b>ADJOINING QUAD</b> | <b>SITE NAME:</b> Commercial Property | <b>CLIENT:</b>            |
|  | NAME: OAKLANDEAST     | ADDRESS: 9400 International Avenue    | CONTACT: Jim Gribi        |
|  | MAP YEAR: 1959        | Oakland, CA 94603                     | INQUIRY#: 4320520.4       |
|  | SERIES: 7.5           | LAT/LONG: 37.747 / -122.1719          | RESEARCH DATE: 06/09/2015 |
|  | SCALE: 1:24000        |                                       |                           |



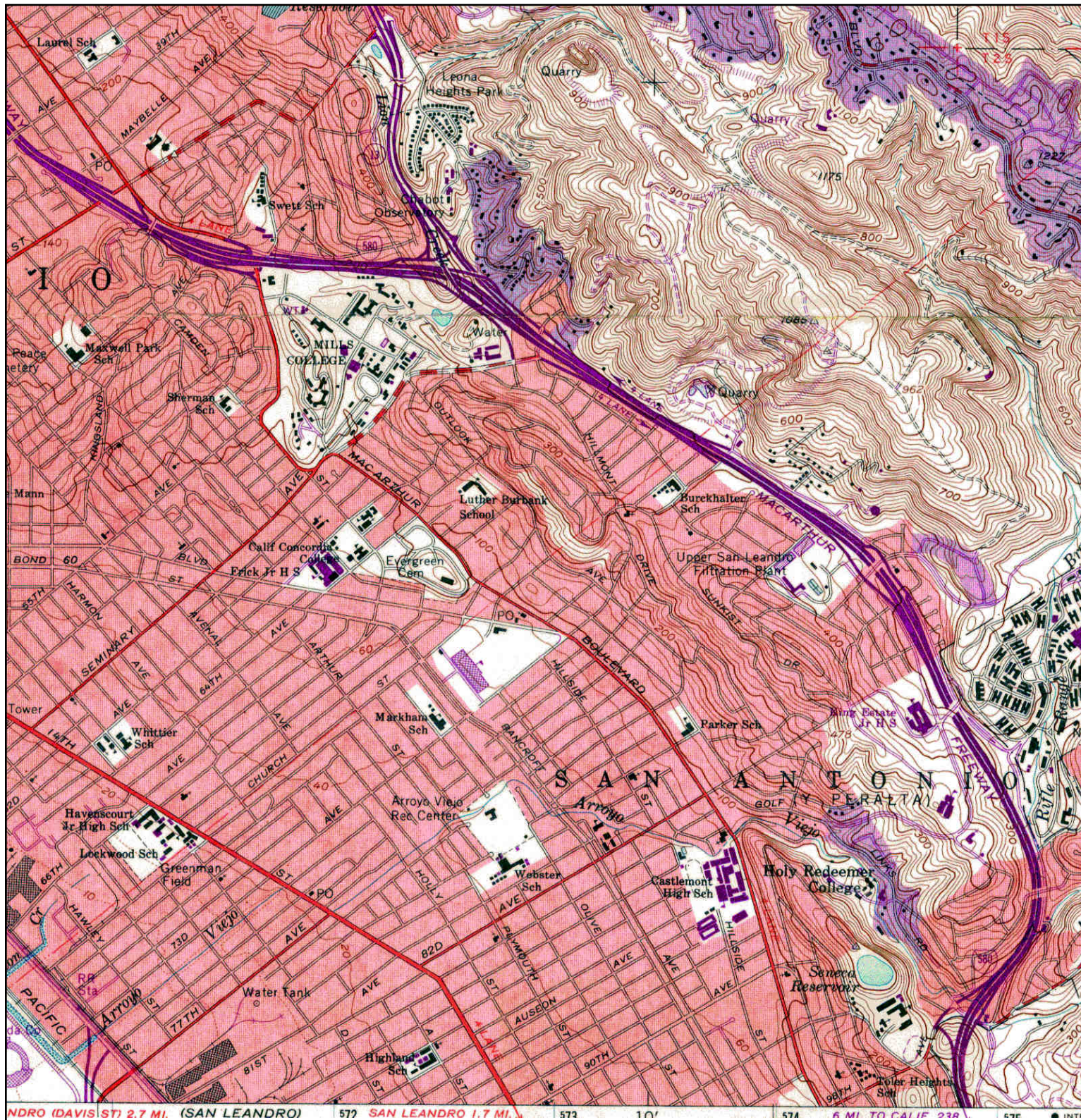
# Historical Topographic Map



|  |                       |         |  |
|--|-----------------------|---------|--|
|  | <b>ADJOINING QUAD</b> |         |  |
|  | NAME:                 | CONCORD | <b>SITE NAME:</b> Commercial Property                          |
|  | MAP YEAR:             | 1959    | <b>ADDRESS:</b> 9400 International Avenue<br>Oakland, CA 94603 |
|  | SERIES:               | 15      | <b>LAT/LONG:</b> 37.747 / -122.1719                            |
|  | SCALE:                | 1:62500 | <b>CLIENT:</b>   |
|  |                       |         | <b>CONTACT:</b> Jim Gribi                                      |
|  |                       |         | <b>INQUIRY#:</b> 4320520.4                                     |
|  |                       |         | <b>RESEARCH DATE:</b> 06/09/2015                               |



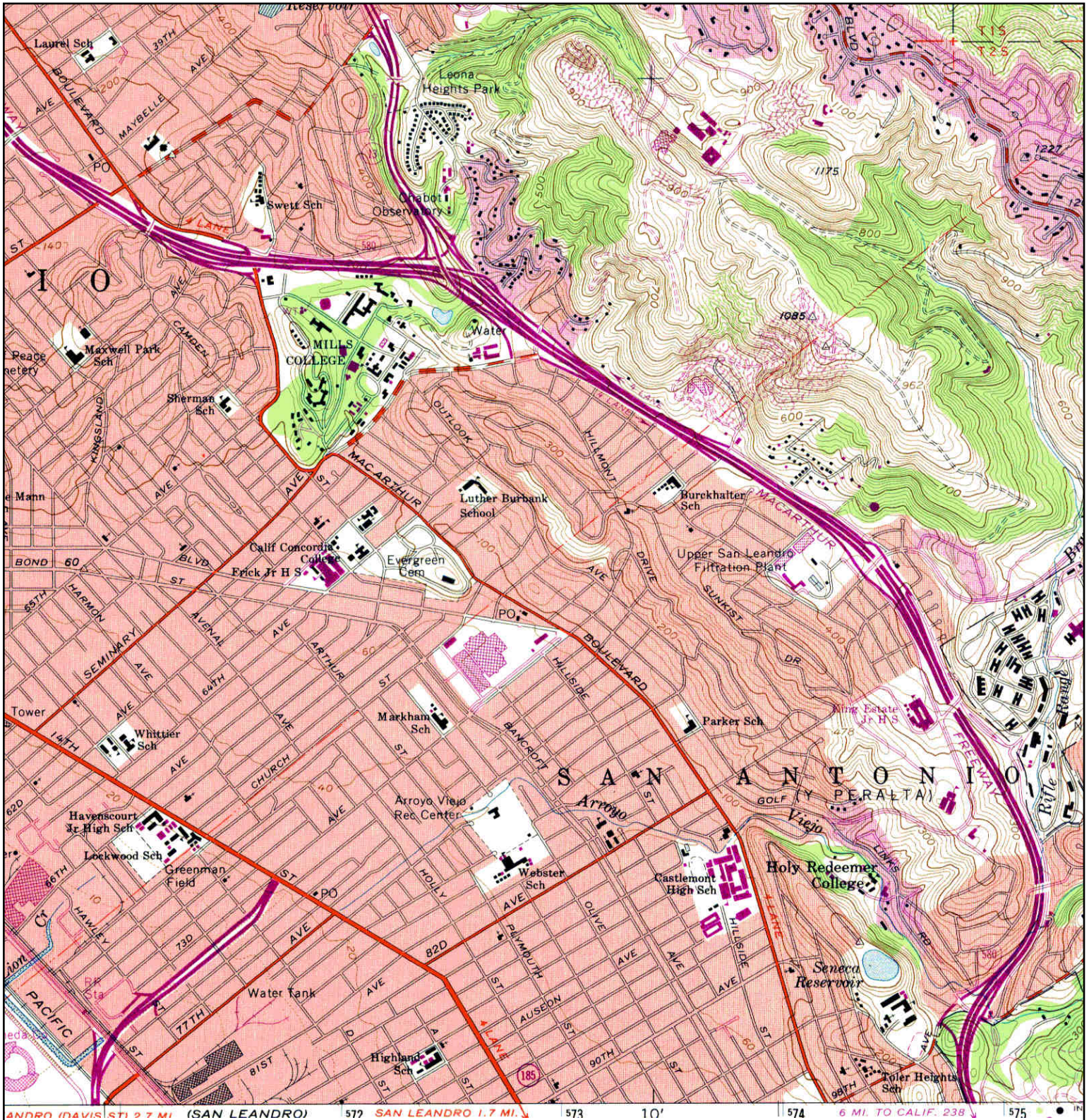
# Historical Topographic Map



|                |                         |                                    |                           |
|----------------|-------------------------|------------------------------------|---------------------------|
| <p>N<br/>↑</p> | ADJOINING QUAD          | SITE NAME:                         | CLIENT:                   |
|                | NAME: OAKLANDEAST       | Commercial Property                | CONTACT: Jim Gribi        |
|                | MAP YEAR: 1968          | ADDRESS: 9400 International Avenue | INQUIRY#: 4320520.4       |
|                | PHOTOREVISED FROM :1959 | Oakland, CA 94603                  | RESEARCH DATE: 06/09/2015 |
|                | SERIES: 7.5             | LAT/LONG: 37.747 / -122.1719       |                           |
|                | SCALE: 1:24000          |                                    |                           |



# Historical Topographic Map



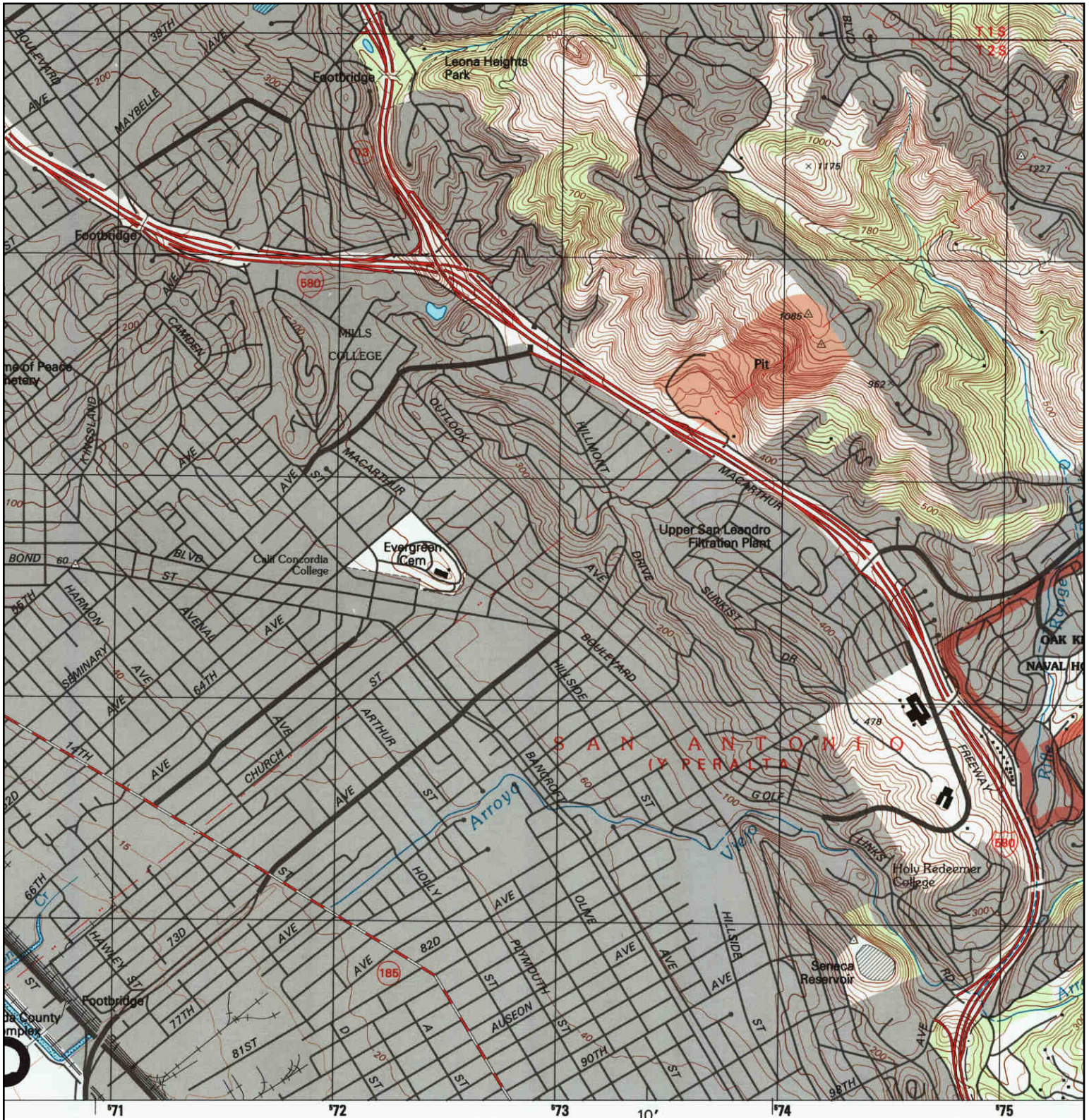
|          |                         |                                       |                           |
|----------|-------------------------|---------------------------------------|---------------------------|
| <p>N</p> | <b>ADJOINING QUAD</b>   | <b>SITE NAME:</b> Commercial Property | <b>CLIENT:</b>            |
|          | NAME: OAKLANDEAST       | ADDRESS: 9400 International Avenue    | CONTACT: Jim Gribi        |
|          | MAP YEAR: 1973          | ADDRESS: Oakland, CA 94603            | INQUIRY#: 4320520.4       |
|          | PHOTOREVISED FROM :1959 | LAT/LONG: 37.747 / -122.1719          | RESEARCH DATE: 06/09/2015 |
|          | SERIES: 7.5             |                                       |                           |
|          | SCALE: 1:24000          |                                       |                           |







# Historical Topographic Map



|                       |                           |  |  |   |
|-----------------------|---------------------------|--|--|---|
|                       | <b>ADJOINING QUAD</b>     |  | <b>SITE NAME:</b> Commercial Property<br><b>ADDRESS:</b> 9400 International Avenue<br>Oakland, CA 94603<br><b>LAT/LONG:</b> 37.747 / -122.1719 | <b>CLIENT:</b><br><b>CONTACT:</b> Jim Gribi<br><b>INQUIRY#:</b> 4320520.4<br><b>RESEARCH DATE:</b> 06/09/2015 |
|                       | <b>NAME:</b> OAKLAND EAST |  |  |   |
|                       | <b>MAP YEAR:</b> 1997     |  |  |   |
|                       | <b>SERIES:</b> 7.5        |  |  |   |
| <b>SCALE:</b> 1:24000 |                           |  |  |   |