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ENVIRONMENTAL SITE ASSESSMENT


**979 7TH Street
Oakland, California 94607**

PREPARED FOR:

Debra J Dolch Fiduciary Services
167 South Park
San Francisco, CA 94107


**ALLWEST PROJECT 29067.20
June 30, 2009**

PREPARED BY:



Glenn S. Aro, REA
Project Manager

REVIEWED BY:



Marc D. Cunningham, REA
President



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I. EXECUTIVE SUMMARY

AllWest has completed an environmental site assessment of the real property and building referenced above. This assessment was performed in accordance with the scope and limitations of 40 CFR Part 312 Standards and Practices for All Appropriate Inquiries; Final Rule. Any data gaps, exceptions to or deletions from these practices are described in Section III of this report. AllWest conducted a site visit of the subject property on Wednesday, June 24, 2009.

This executive summary is provided solely for the purpose of overview. Any party who relies on this report must read the full report. The executive summary may omit details, any one of which could be crucial to the proper understanding and risk assessment of the subject matter.

The subject property consists of a zero lot-line rectangular building, approximately 9,581 square feet (0.22 acre) in area, sited on the southeast corner of 7TH Street to the north and Filbert Street to the west in the City of Oakland, Alameda County, California. According to the Alameda County Assessor's parcel map, the street frontages of the building are 100 feet along 7TH Street and 95.81 feet along Filbert Street. The flat terrain is approximately 22 feet above mean sea level (msl). The measured groundwater gradient in the area is to the southwest with the anticipated groundwater depth less than 15 feet below the ground surface. According to the Oakland Planning Department, the subject property is zoned M-20 / S-4 – Light Industrial / Design Review, although the General Plan designation is CC – Community Commercial.

The subject property is located in a commercial-residential area of West Oakland and is bound to the north across 7TH Street by residential apartment complexes, to the east by Civicorp Academy, to the south by a Civicorp Academy parking lot and an elevated portion of Interstate 880 and the Bay Area Rapid Transit (BART) tracks, and to the west across Filbert Street by the As-Salaam Mosque.

The subject property building is of wood- and steel-frame, slab-on-grade construction with wood and lath plaster and a decorative brick exterior. Seismic upgrades to the building's interior framing are visible throughout. The partial two-story building was constructed in 1923, and is unoccupied except for a small area at the northeast corner tenanted by an antique shop.

Although the building is largely unoccupied, the decommissioned dry cleaning equipment (e.g., dry cleaning machine and solvent recovery unit), laundry equipment (e.g., washers/dryers; pressing machines), building utility equipment (e.g., natural gas-fired boiler unit; air compressor) remain in place. Office furniture and other building-related materials are stored in the warehouse and partial 2nd floor portions of the building. A delivery van is parked in the warehouse area. A small quantity of hazardous materials and wastes including used oil and oil-contaminated solids, motor oil and building paints stored in 55-gallon drums and smaller containers are stacked in a corner of the warehouse. No evidence of underground storage tanks (USTs) was reported or observed.

AllWest's land use history review for the subject property indicated that from before 1889 through the early 1920s the site was occupied by a residence. In 1923, the current building was constructed for use as an automobile dealership and automotive repair shop through the 1950s. During the 1960s the building was used as a candy factory. In 1972, the building was converted for use as a laundry and dry cleaners, and remained so until 2003 when the dry cleaning operation was discontinued. Except for a small antique shop tenant, the building has remained unoccupied since 2003. Current and historical addresses for the subject property include 979, 985 and 999 7TH Street.

Although automotive repair shops typically use regulated quantities of oils, lubricants, solvents, paints and other automotive materials, and dry cleaner businesses typically use regulated quantities of solvents (e.g., perchloroethylene; TCE), no records of environmental studies or remediation regarding the subject property were identified as a result of this assessment.

To evaluate off-site environmental concerns, AllWest reviewed a site-specific radius report provided by Environmental Data Resources, Inc. (EDR[®]) that searched agency lists and databases for recorded sites within the industry standard search radii. The subject property, as Adeline Cleaners at 985 7TH Street, was listed on the RCRA-Generators, HAZNET and Drycleaners databases for generation and off-site disposal of 1.15 tons of halogenated solvents during the 1980s and 1990s; no violations were reported. The agency database search found no sites that may have impacted the soil or groundwater beneath the subject property, although nearby current and former automotive repair businesses are recorded sources of releases. Due to distance, case status and/or hydraulic gradient none of the historical releases represents an environmental concern to the subject property.

II. CONCLUSIONS AND RECOMMENDATIONS

AllWest has conducted an environmental assessment for the subject property in accordance with 40 CFR Part 312; Standards and Practices for All Appropriate Inquiries, Final Rule. We have not identified conditions indicative of releases or threatened releases of hazardous substances on, at, in or to the property from its current or surrounding land use activities. The site's current and surrounding land use has a low probability of impacting its soil and groundwater resources.

We have identified conditions indicative of releases or threatened releases of hazardous substances on, at, in or to the property from its historical land use. Although no evidence of releases to the subject property's soil and groundwater resources from an automotive repair business that operated on the site from 1923 to 1960, and a dry cleaner business that operated on the site from 1972 to 2003, use of the subject property during these periods involved the storage and use of regulated quantities of hazardous materials and the generation and storage of regulated quantities of hazardous wastes. The site's historical land use has a moderate probability of impacting its soil and groundwater resources.

AllWest recommends sampling soil and groundwater sampling at the site to further assess a potential release of hazardous materials associated with the former dry cleaners and automobile repair business. We also recommend a UST removal contractor be retained to further assess the potential for abandoned storage tanks at the property.

AllWest recommends that the abandoned hazardous materials and hazardous wastes stored in the Warehouse and Utility Room in the subject building be properly disposed or recycled at a licensed off-site facility.

AllWest recommends that the small oil spills on the intact concrete floor in the Warehouse be cleaned and properly disposed.

Uncertainty of site environmental condition can be further reduced via soil and groundwater sampling.

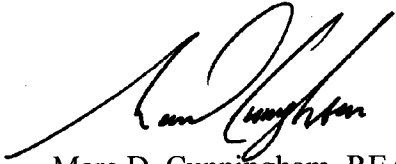
III. ENVIRONMENTAL PROFESSIONALS' DECLARATION

We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in 40 CFR 312.10. We have the specific qualifications based on education, training and experience to assess a property of the nature, history and setting of the subject property.

We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.



Glenn S. Aro, REA
Project Manager



Marc D. Cunningham, REA
President

IV. SCOPE OF WORK AND LIMITATIONS

This Phase I Environmental Site Assessment (ESA) was prepared in accordance with AllWest's June 2009 proposal with respect to the property located at 979 7TH Street in Oakland, California. This assessment was performed in general accordance with industry standards and 40 CFR Part 312, except as set forth in the proposal. The work conducted by AllWest is limited to the services agreed to with Debra J Dolch Fiduciary Services. No other services beyond those explicitly stated should be inferred or are implied.

The objective of this Environmental Site Assessment was to evaluate the subject site for conditions indicative of a release or threatened release of hazardous substances on, at, in or to the property. AllWest's professional services were performed using that degree of care and skill ordinarily exercised, under similar circumstances, by reputable environmental consultants practicing in the location of the subject site at the time of our investigation. This warranty is in lieu of all other warranties, expressed or implied.

Our professional judgment regarding the potential for environmental impacts is based on limited data and our investigation was not intended to be a definitive investigation of contamination at the site. Unless specifically set forth in our proposal, the scope of work did not include groundwater, soil sampling or other subsurface investigations, a strict compliance audit of the site, or a review of the procedures for hazardous material use, waste storage or handling prior to disposal, or for personnel safety and health training and monitoring procedures, analyzes of radon, formaldehyde, lead paint, asbestos and other hazardous materials or indoor air quality, occupational health and safety or wetlands surveys.

The purpose of conducting a Phase I Environmental Assessment is to assess the subject site for conditions indicative of releases or threatened releases of hazardous substances on, at, in or to the property resulting from its current, historical and surrounding land use activities. As noted in 40 CFR Part 312 Environmental Assessments are purely qualitative with conclusions drawn from a multitude of sources as evaluated by the environmental professional using professional judgment. Since soil and groundwater data are typically not generated during assessment activities report conclusions such as "the site is clean" or alternatively "the site is contaminated" cannot be provided.

Recognizing the limitations of the Phase I methodology AllWest assesses the potential for site contamination using a four tier probability scale designated as:

Very Low: 1-5 % chance of discovering contamination at the site which would result in regulatory mandated remedial investigation and clean-up

Low: 10% chance of discovering contamination at the site which would result in regulatory mandated remedial investigation and clean-up

- Moderately Low: 20 - 30 % chance of discovering contamination at the site which would result in regulatory mandated remedial investigation and clean-up
- Moderate: greater than 30% chance of discovering contamination at the site which would result in regulatory mandated remedial investigation and clean-up

As defined above these terms are used throughout the report.

Entities relying on the report should realize that uncertainty of site environmental condition can be further reduced via soil and groundwater sampling. While this option certainly costs additional monies and extend the assessment's time frame it also quantitatively documents site conditions which can facilitate future disposition or re-finance activities.

Regarding any subsurface investigation, sampling undertaken or subsurface reports reviewed, our opinions are limited to only specific areas and analytes evaluated and AllWest is not accountable for analyte quantities falling below recognized standard detection limits for the laboratory method utilized. AllWest does not warrant or guarantee the subject property suitable for any particular purpose, or certify the subject site as clean or free on contamination. As with any assessment, it is possible that past or existing contamination remains undiscovered.

The professional opinions set forth in this report are based solely upon and limited to AllWest's visual observations of the site and the immediate site vicinity, and upon AllWest's interpretations of the readily available historical information, interviews with personnel knowledgeable about the site, and other readily available information. Consequently, this report is complete and accurate only to the extent that cited reports, agency information and recollections of persons interviewed are complete and accurate.

The opinions and recommendations in this report apply to site conditions and features as they existed at time of AllWest's investigation. They cannot necessarily apply to conditions and features of which AllWest is unaware and has not had the opportunity to evaluate. Future regulatory modifications, agency interpretations, and/or policy changes may also affect the compliance status of the subject property. AllWest has made no attempt to address future financial impacts to the site (e.g., reduced property values) as a result of potential subsurface contaminant migration.

DATA GAPS: AllWest has made a good faith effort to obtain information required by 40 CFR Part 312 to formulate a professional opinion. Instances where data gaps occur are detailed within our report with an opinion as to whether the information void is significant impacting our ability to identify conditions indicative of a release or potential release of hazardous substances. In general, if a data gap is identified by AllWest it will be discussed in the report's conclusion section with a recommendation for additional work as necessary.

This Phase I Environmental Assessment was prepared for the sole and exclusive use of Debra J Dolch Fiduciary Services, the only intended beneficiary of our work. This Report is intended exclusively for the purpose outlined herein and the site location and project indicated and is intended to be used in its entirety. No excerpts may be taken to be representative of the findings of this assessment. The scope of services performed in execution of this investigation may not be appropriate to satisfy other users, and any use or reuse of this document or its findings, conclusions or recommendations presented herein is at the sole risk of the user. This report is not a specification for further work and should not be used to bid out any of the recommendations found within.

V. ENVIRONMENTAL ISSUES MATRIX

979 7TH Street, Oakland, CA 94607

AllWest Project 29067.20

ON-SITE ISSUES	LOCATED	REGULATORY COMPLIANCE	MSDS	HAZMAT PERMITS	O&M PROGRAM	REPAIR	WITHIN 1/4 MILE	WITHIN 1 MILE	RECOMMENDED ACTION	REFER TO PAGE
55-Gallon Drums	Yes	Yes							Remove and dispose	29
Aboveground Tanks	No									
Underground Tanks	No									
Evidence of Material Discharge/Release	Yes								Clean stains on floor slab	26
Transformers (PCBs)	No									
Hazardous Materials	Yes								Remove and dispose	26
Hazardous Wastes	Yes	Yes							Remove and dispose	29
Asbestos Fireproofing	OSW									
Asbestos Bulk Insulation	OSW									
Asbestos Walls and Ceilings	OSW									
Asbestos Floors	OSW									
Air Quality Issues	No									
Radon	No									
Alquist/Earthquake Zone	No									
Historical Contamination	Potential								Soil and Groundwater Assessment	
OFF-SITE ISSUES										
CERCLIS/NPL Sites	Yes						1	3	None	31, 32
RCRA TSD Facilities	Yes						1	1	None	33
DTSC EnviroStor (Cal-Sites / Toxic Pits) Database	Yes						3	32	None	34, 35
SLIC List	Yes						0	8	None	35
LUST Sites	Yes						10	23	None	35
Sensitive Ecological Areas	Yes							1	None	22

NOTES: OSW = Outside Scope of Work

VI. ASSESSMENT FINDINGS

A. GENERAL INFORMATION

1. **PROPERTY ADDRESSES:** The subject property is located at 979 7TH Street in the City of Oakland, Alameda County, California. Other addresses associated with the subject property include 985 and 999 7TH Street. The site location is shown within the attached Environmental Data Resources, Inc. (EDR[®]) report contained in Appendix A.
2. **ASSESSORS PARCEL NUMBER:** According to the Alameda County Assessor's Office and ParcelQuest, the subject property is identified with assessor's parcel number (APN) 004-0005-002. The subject property owner of record is Ananias Willis Trust.
3. **ZONING:** According to the Oakland Planning Department, the subject property is zoned M-20 / S-4 – Light Industrial / Design Review, although the General Plan designation is CC – Community Commercial. The subject and surrounding properties are located within the ACORN Redevelopment Project Area (i.e., a designated Enterprise Zone).
4. **FACILITY/SITE DESCRIPTION:** AllWest visited the subject property on Thursday, June 24, 2009. Mr. Brian Collins of NAI BT Commercial arranged site access. Mr. Alfred Ford and Ms. Shirley Ford, relatives of the subject property owners, accompanied AllWest throughout the building inspection. AllWest was allowed access to all interior areas of the subject property except the building roof that was viewed from ground level and from recent aerial photographs.

The subject property is developed with a zero lot-line rectangular building, approximately 9,581 square feet (0.22 acre) in area, sited on the southeast corner of 7TH Street to the north and Filbert Street to the west in the City of Oakland, Alameda County, California. According to the Alameda County Assessor's parcel map, the street frontages of the building are 100 feet along 7TH Street and 95.81 feet along Filbert Street.

The partial two-story building was constructed in 1923, and is unoccupied except for a small area at the northeast corner tenanted by an antique shop.

AllWest walked the exterior perimeter of the property and all areas of the interior of the building (e.g., utility area; second floor offices; warehouse; dry cleaning and pressing area; laundry) and observed adjoining properties.

5. **CURRENT USE OF PROPERTY BY TENANTS:** Except for an antique shop tenant in the former lobby in the northeast corner, the building is unoccupied. However, the decommissioned dry cleaning equipment (e.g., dry cleaning machine and solvent recovery unit), laundry equipment (e.g., washers/dryers; pressing machines), building utility equipment (e.g., natural gas-fired boiler unit; air compressor) remain in place. Office furniture and other building-related materials are stored in the warehouse and partial 2nd floor portions of the building.
6. **INTERVIEWS WITH PRESENT PROPERTY OWNER:** Prior to AllWest's site inspection we forwarded a questionnaire to our client for distribution to transaction principals to collect information on past uses and ownerships of the subject property to identify potential conditions that may indicate the presence of releases or threatened releases of hazardous substances at the subject property. The completed questionnaire is included in Appendix D.

AllWest specifically inquired with the property owner's representative if they had knowledge of environmental liens or land use restriction on the property. No knowledge of such encumbrances was indicated by Mr. Alfred Ford.

AllWest's assessment of the site's current use did not encounter data gaps that diminish our ability to provide an opinion on a release or potential release of hazardous substances at the subject property.

7. **HISTORICAL USE OF THE PROPERTY:** Historical documents in the form of aerial photographs, Sanborn Fire Insurance maps, topographic maps, city directories and municipal records were reviewed by AllWest to evaluate past land use of the site. AllWest attempted to review historical documents as far back in time as the property contained structures or the property was used for agricultural, residential, commercial, industrial or governmental purposes, and used professional judgment to determine the extent of historical research.

Aerial photographs were obtained from EDR[®] in Milford, Connecticut covering the following years: 1939, 1946, 1958, 1965, 1974, 1982, 1993, 1998 and 2005. Aerial photographs dated 1998 and 2004 were obtained from the U.S. Geological Survey (USGS) Terraserver, a photograph dated 2007 was obtained from Google Earth and a photograph dated 2008 was obtained from MapQuest, Inc. Sanborn Fire Insurance maps were supplied by EDR[®] covering the years 1889, 1902, 1912, 1951, 1952, 1957, 1958, 1961, 1967 and 1970. R.L. Polk Company and Haines & Company city directory listings dated 1924 and 1930, and from 1969 in approximate 5-year increments to 2008 were reviewed at the Oakland Public Library.

USGS topographic maps dated 1895, 1899, 1915, 1942, 1946 and 1948 (San Francisco, California 15-Minute Quadrangle), and 1949, 1959, 1968, 1973, 1980 and 1993 (Oakland West, California 7.5-Minute Quadrangle) were obtained from the University of California at Berkeley Pathfinder website.

Records were researched at the Alameda County Assessor's Office and the City of Oakland Building Department, Planning Department and Fire Department. Online environmental resources including the California State Water Resources Control Board's GeoTracker database and Department of Toxic Substances Control's EnviroStor online database were also researched. As of the date of this report, Alameda County Environmental Health Department has not responded to AllWest's request to review their file; however, this is not a significant data failure as information maintained by ACEHD is collected from records from the other agencies contacted. A chain-of-title search was not performed for the property.

Aerial Photographs

1939: The subject property was developed with the current commercial building. A covered extension appears on the east side of the structure.

1946: There were no significant changes at the subject property from the 1939 photograph.

1958: There were no significant changes at the subject property from the 1946 photograph.

1965: The subject property was developed with the current commercial building. The covered extension is no longer present on the east side of the structure.

1974: There appeared to be no significant changes at the subject property from the 1965 photograph visible in this blurry photograph.

1982: There appeared to be no significant changes at the subject property from the 1974 photograph visible in this grainy photograph.

1993: There were no significant changes at the subject property from the 1982 photograph.

1998: There were no significant changes at the subject property from the 1993 photograph.

2004: There were no significant changes at the subject property from the 1998 photograph.

2005: There were no significant changes at the subject property from the 2004 photograph.

2007: There were no significant changes at the subject property from the 2005 photograph.

2008: There were no significant changes at the subject property from the 2007 photograph.

There were no significant gaps in aerial photograph coverage from 1946 through 2008, and the photographs clearly show the structure present on the subject property. No environmental concerns were readily apparent from review of historical aerial photographs.

Sanborn Fire Insurance Maps

The Sanborn Map Company of New York produced maps for urbanized areas from the late 1800s to the mid-1900s to underwrite potential fire hazards. The maps depict individual buildings and provide descriptive information on building construction materials, hazardous materials and the property's general use.

1889: The western portion of the subject property was developed with a residence; the eastern portion was undeveloped.

1902: There were no significant changes at the subject property from the 1889 map.

1912: There were no significant changes at the subject property from the 1902 map.

1951: The subject property building was identified as occupied by auto-truck repairing business with a machine shop, parts department and an office area.

1952: There were no significant changes at the subject property from the 1951 map.

- 1957: There were no significant changes at the subject property from the 1952 map.
- 1958: There were no significant changes at the subject property from the 1957 map.
- 1961: The subject property building was identified as a candy factory and warehouse.
- 1967: There were no significant changes at the subject property from the 1961 map.
- 1970: There were no significant changes at the subject property from the 1970 map.

There was a significant gap in Sanborn Fire Insurance Map coverage from 1912 when the subject property was a residence, to 1951 when the subject property was occupied by an automotive repair facility. The maps clearly depicted the structure present on and use of the subject property for the years covered.

Topographic Maps

The subject property lies at an elevation of approximately 22 feet above mean sea level (MSL) and is essentially flat (U.S. Geological Survey "Oakland West, California" 7.5-Minute Topographic Quadrangle, 1980, photo revised in 1993). The area slopes gently to the southwest toward the nearby Inner Harbor. Only the 1968 and 1973 topographic maps depict the subject property building. The subject property is depicted as located in an urban area on maps dating from 1942.

City Directories

Available R.L. Polk Company and Haines & Company Criss-Cross city directories dated 1924 and 1930, and in approximate 5-year increments from 1969 to 2008 indicate the subject property was occupied by Bruzzone Boero Motor Company automobile dealer and accessories in 1924 and 1930 (979 7TH Street). The 1969 directory shows the subject property was occupied by Leka's Candy Manufacturing Company (979 7TH Street) and a self-service launderette (999 7TH Street).

Directories dated 1975 through 2000 indicate the subject property was occupied by Adeline Cleaners (985 7TH Street).

Municipal Agency Files

The City of Oakland Building Department (OBD) contained permit records for the relocation of Adeline Cleaners to the subject property (985 7TH Street) in September 1972. There were no records of permits for underground storage tanks at the site contained in the OBD file for the subject property addresses.

The City of Oakland Fire Department (OBD) did not have any records dating from the mid-1990s of significant environmental concern for the subject property addresses. There were no records of permits for underground storage tanks or fuel storage, nor were there records of environmental releases or contamination at the site.

The Alameda County Recorder's Office did not have any readily available records of environmental liens or activity and use limitations for the subject property APN.

Summary of Historical Land Use

AllWest's land use history review for the subject property indicated that from before 1889 through the early 1920s the site was occupied by a residence. In 1923, the current building was constructed for use as an automobile dealership and automotive repair shop through the 1950s. During the 1960s the building was used as a candy factory. In 1972, the building was converted for use as a laundry and dry cleaners, and remained so until 2003 when the dry cleaning operation was discontinued. Except for a small antique shop tenant, the building has remained unoccupied since 2003.

AllWest's assessment of the subject property's historical land use activities did not encounter data gaps that diminish our ability to provide an opinion on a release or potential release of hazardous substances at the subject property.

8. CURRENT USE OF THE SURROUNDING PROPERTY:

Surrounding property land use can be characterized as a mixture of commercial businesses, a church and residential apartments. Neighboring properties to the subject site include the following:

North: 7TH Street, then residential apartment complexes.

East: Civicorp (formerly, East Bay Conservation Corps) Academy (955 7TH Street).

South: Civicorp Academy parking lot, then an elevated section of Interstate 880 freeway and the BART tracks.

West: Filbert Street, then As-Salaam Mosque (1005 7TH Street). Performance Options automotive repair shop (1009 7TH Street) is located nearby to the west.

9. HISTORICAL USE OF THE SURROUNDING PROPERTY: AllWest reviewed the previously referenced aerial photographs, Sanborn Fire Insurance maps, topographic maps, city directories and building records to assess the historical land use in the immediate site area.

Aerial Photographs

1939: The surrounding properties north across 7TH Street, west across Filbert Street and south appeared to be residential. The surrounding property east appeared to be a residence, then a paved lot.

1946: There were no significant changes at the surrounding properties from the 1939 photograph.

1958: The surrounding properties north across 7TH Street and east appeared to be residential. The surrounding properties west across Filbert Street were developed with small commercial buildings. The surrounding property south was a freeway, with residences beyond.

1965: The surrounding properties north across 7TH Street, west across Filbert Street and east were cleared vacant lots. The surrounding property south was a freeway, with large commercial/industrial buildings distant beyond.

1974: Few details are visible in this blurry photograph.

1982: Although few details are visible in this grainy photograph, the surrounding property north across 7TH Street appeared to be apartment buildings. The surrounding properties west across Filbert Street and east appeared to be developed with small commercial structures. The surrounding property south was a freeway, with large commercial/industrial buildings distant beyond.

1993: The surrounding property north across 7TH Street was developed with apartment buildings. The surrounding properties west across Filbert Street and east were developed with small commercial buildings. The surrounding property south was a freeway, with large commercial/industrial buildings distant beyond.

1998: There were no significant changes at the surrounding properties from the 1993 photograph.

2004: There were no significant changes at the surrounding properties from the 1998 photograph.

2005: There were no significant changes at the surrounding properties from the 2004 photograph.

2007: There were no significant changes at the surrounding properties from the 2005 photograph.

2008: There were no significant changes at the surrounding properties from the 2007 photograph.

Sanborn Fire Insurance Maps

1889: The surrounding properties north across 7TH Street were developed with two small commercial buildings. The surrounding properties west across Filbert Street and east were developed with residences. The surrounding property south was an undeveloped lot.

1902: The surrounding properties north across 7TH Street included a paint store, carpenter shop and an upholstery business. The surrounding property west across Filbert Street were residences and residential apartments. The surrounding property east was a residence. The surrounding property south remained undeveloped.

1912: The surrounding properties north across 7TH Street included offices, a sign painting company and an upholstery business. There were no significant changes at the other surrounding properties from the 1919 map.

1951: The surrounding properties north across 7TH Street were developed with small commercial buildings. The other surrounding properties were developed with residences or residential apartments.

1952: There were no significant changes at the surrounding properties from the 1951 map.

1957: The surrounding property south was a residence, then the Eastshore Freeway. There were no significant changes at the other surrounding properties from the 1952 map.

1958: There were no significant changes at the surrounding properties from the 1957 map.

1961: There were no significant changes at the surrounding properties from the 1958 map.

1967: The surrounding properties north across 7TH Street and east were vacant lots. The surrounding property west across Filbert Street was an undeveloped lot, then a small automotive repair shop. The surrounding property south was an undeveloped lot, then the Nimitz Freeway.

1970: There were no significant changes at the surrounding properties from the 1967 map.

Use of the surrounding properties was not identified from 1912 to 1951 (no Sanborn map coverage).

Topographic Maps

The area surrounding the property is nearly flat, sloping very gently toward the Alameda Channel / Inner Harbor (formerly, San Antonio Creek) that separates the City of Oakland from the City of Alameda, approximately 0.54 mile south-southwest across Interstate 880 and industrial/commercial areas beyond. The area varies in elevation from approximately 25 feet above msl northeast of the subject property to sea level at the Alameda Channel (U. S. Geological Survey "Oakland West, California" 7.5-Minute Topographic Quadrangle, 1980, photo revised in 1993).

The surrounding area north and east is shaded as located within the urbanized area of the City of Oakland. Areas southwest of the subject property across the freeway are depicted with industrial buildings (especially near the shoreline) and the Southern Pacific Rail Yard farther to the southwest and west. Oil and natural gas aboveground storage tank farms are shown across the freeway to the southwest adjacent to the channel. No other significant surface features were depicted on any of the historical topographic maps reviewed.

City Directories

R.L. Polk Company and Haines & Company city directories from 1969 to 2008 list commercial businesses (e.g., offices; medical supplies; an occupational school) not of environmental concern west across Filbert Street and east of the subject property. Adjoining properties north across 7TH Street are listed as residential. An automotive repair business has been listed at 1009 7TH Street farther to the west across Filbert Street since 1969.

Summary of Historical Surrounding Area Land Use

AllWest's land use history review for the surrounding property indicated that an automotive repair business has been located nearby to the west across Filbert Street since 1961. Although of potential environmental concern to the subject property, the business is hydraulically cross-gradient and does not adjoin the subject site. Other surrounding properties have been smaller commercial businesses, schools, residences and residential apartments, none of which are of significant environmental concern to the present time.

AllWest's assessment of the site's current and historical surrounding land use did not encounter data gaps that diminish our ability to provide an opinion on a release or potential release of hazardous substances at the subject property.

10. PREVIOUS REPORTS: AllWest was not provided with copies of previous environmental assessments.

B. PHYSICAL CHARACTERISTICS

1. TOPOGRAPHY: The subject property is located at an elevation of approximately 22 feet above mean sea level (U.S. Geological Survey "Oakland West, California" 7.5-Minute Topographic Quadrangle, 1980, photo revised in 1993). The subject property and near vicinity are essentially flat. The area slopes very gently to the southwest toward the nearby Alameda Channel. The groundwater gradient is presumed to follow the local topography to the southwest.
2. VEGETATION: No landscaping or vegetation was observed on the subject property. The subject property surface is covered by the building.
3. SOILS: There is no exposed soil at the subject property. According to the SSURGO Soil Map, the Oakland area is underlain primarily by shales,

sandstones and blue schists of the Cretaceous Franciscan assemblage, and claystones, shale, sandstones and siltstones from the late Cretaceous to Tertiary periods. Bedrock of the Cretaceous Franciscan assemblage has been mapped on the southwest side of the Hayward fault. This assemblage consists of sandstone, shale, graywache, serpentinite, chert, limestone, and blueschists. Soils in the area of the subject property are classified as Urban Land of varying consistency and permeability.

4. GEOLOGY: AllWest reviewed the 1977 *Geologic Map of California* prepared by C. Jennings. The San Francisco Bay Area including the City of Oakland is located where the boundaries of the Pacific and North American Plates are in contact. The movement of these plates produces the general northwest-southeast trend of valleys and ridges in the Bay Area and the regional seismicity that is common to this part of northern California.

The geologic formations in the Bay Area belong to the Coast Ranges geomorphic province. The San Andreas rift system divides the formations of this province between North American and Pacific rock types. Rock types within this zone are intermingled due to the sliding action between the plates. The oldest well-documented bedrock in the East Bay is the Franciscan assemblage. Much younger formations of consolidated rocks form the core of the Berkeley Hills. The unconsolidated fluvial gravels, sands, silts and clays deposited in the major northwest-southeast trending valleys are derived from these younger rocks.

5. HYDROLOGY: According to California's Groundwater Bulletin 118, the subject property is located in the San Francisco Bay Hydrologic Region and lies in the Santa Clara Valley Groundwater Basin, East Bay Plain Subbasin. No site-specific groundwater information was available for the subject property. Based on groundwater studies at nearby locations and information contained in the EDR[®] report and a 2003 study by the California Geological Survey on seismic hazard zones for the Oakland West Quadrangle, depth to shallow groundwater in the area of the property is expected to be less than 15 feet.

The nearest significant surface water to the site is Alameda Channel (i.e., Inner Harbor), a tidal estuary, located approximately 0.54 mile south-southwest of the subject property. There are no water supply wells, aboveground water tanks or water reservoirs at the subject property. The subject property does not fall under requirements of the National Pollutant Discharge Elimination System (NPDES).

C. NATURAL HAZARDS

1. **SEISMICITY:** The San Francisco Bay Area is considered seismically active, and earthquakes are an unavoidable geologic hazard in Alameda County. Based on available geologic literature, no active fault traces traverse the subject property, although the Monte Vista and San Andreas faults are nearby to the west, and the Hayward fault is proximate to the east. The site is not located within an Alquist-Priolo Special Study Zone for fault rupture hazard, according to the California Division of Mines and Geology maps; however, the site area is seismically active. The primary seismic hazards for this site include strong ground motion and high susceptibility to liquefaction induced by earthquakes generated along active faults within the region.

2. **RADON:** Outgassing of radon has not been identified as a problem in the City of Oakland or Alameda County. The U.S. 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 California Department of Health Services (DHS) in its California Statewide Radon Survey of 1990, has found homes with elevated levels of radon in all three zones, and both EPA and DHS recommend property-specific testing in order to determine radon levels at a specific location. However, the DHS Radon Survey does give a valuable indication of the propensity of radon gas accumulation in structures. Review of the DHS Radon Survey places the subject property in Zone 2, where average predicted radon levels are between 2.0 and 4.0 pCi/L.

Based on the radon zone classification and non-residential use of the subject property, radon is not a significant environmental concern.

3. **SENSITIVE ECOLOGICAL AREAS:** Sensitive ecological areas include wetlands, rivers or creeks, marsh areas and land dedicated for open space. A review of the Oakland West, California Quadrangle topographic map does not indicate the presence of sensitive ecological (e.g., marsh or marsh-type) vegetation at the subject property. Wetlands identified in the National Wetlands Inventory are located distant to the south and southwest of the subject property along isolated portions of the northern shore of the Alameda Channel.

4. **FLOODING:** According to Federal Emergency Management Agency (FEMA) Flood Insurance Map – Community Panel No. 065048-0015B, dated September 30, 1982, the subject property lies in Flood Zone C,

defined by FEMA as an area outside the 100-year and 500-year flood plains. No flood zones were depicted within one mile of the subject property. A copy of the FEMA Flood Insurance Map is included in Appendix F.

5. **MASS WASTING:** No physical evidence of mass wasting, such as landslides or ground subsidence, was observed at the subject property.

D. SITE CHARACTERISTICS

1. **PARKING:** The subject property building occupies the entire site. No parking areas are located on the subject property.
2. **ROADWAYS:** No roads are located on the property.
3. **FENCES:** No fences were observed on the subject property.
4. **OUTSIDE STORAGE:** No outside storage was observed at the subject property.
5. **EASEMENTS:** No known easements are on the subject property, except for municipal utilities.
6. **WELLS:** No evidence of dry, domestic water, irrigation, injection or monitoring wells was observed on the subject property.
7. **SUMPS:** No sumps were observed or reported on the subject property.
8. **CATCH BASINS:** Storm water runoff from the subject property building roof is directed by downspouts to drains connected to the municipal storm water system along the adjoining streets.
9. **PONDS:** No ponds or other natural bodies of water are located on the subject property.
10. **SEWAGE SYSTEM:** The subject property's sanitary sewage is discharged to the municipal sewer system operated by East Bay Municipal Utility District (EBMUD). No historical sewer discharge permits were identified.
11. **POTABLE WATER SYSTEM:** There are underground water lines at the subject property. Potable water is supplied by EBMUD. According to the agency's 2007 Water Quality Report 90 percent of the water comes from the 577-square-mile Mokelumne River watershed in the Sierra Nevada.

Water quality is within state and federal standards. A copy of the EBMUD 2008 Water Quality Report is included in Appendix F.

12. **WASTE WATER SYSTEMS:** No waste water treatment systems were observed or reported used at the subject property.

An approximate 12-inch wide by 30-foot long floor trench extends from the east interior wall of the building, past the dry cleaning equipment and discharges into a floor drain in the pressing area (see the Site Plan figure in the Appendix that shows the approximate location of the trench). Except for the discharge point into the sanitary sewer drain, the trench is covered with a concrete cap that is sealed to the adjacent concrete floor slab. There were no stains or evidence of discharges to the trench from the former dry cleaning operation. Signage on the dry cleaning equipment specifically prohibits dumping of dry cleaning water or chemicals to the sanitary sewer drain.

13. **POWER DISTRIBUTION SYSTEMS:** Electricity is provided to the subject property by Pacific Gas & Electric Company (PG&E). No pole- or pad-mounted transformers were observed on the subject property.

E. HAZARDOUS MATERIALS IN FACILITY AND OPERATIONAL SYSTEMS

1. **BUILDING STRUCTURE:** The subject property's partial 2-story, approximately 9,581-square foot commercial building was completed in 1923. The building is of wood- and steel-frame, slab-on-grade construction with wood and lath plaster and a decorative brick exterior with windows on all four sides of the building. Seismic upgrades to the building's interior framing are visible throughout. The building has a flat asphalt and tar built-up composition roof with skylights. A portion of the roof edging is concrete tiles.
2. **BUILDING MATERIALS:** Interior surfaces of the subject property building are bare or painted sheetrock, plywood and wood panels in various stages of deterioration. The floors are sealed and painted concrete or ceramic tile, with wood planks, vinyl tiles and carpeting in the 2nd floor office area.
3. **MECHANICAL AND HVAC SYSTEMS:** Unit heaters suspended from the ceiling structure are located throughout the subject property building. A Thermo Steam Boiler unit and associated metal hot water storage and water feed tanks, all currently out of service, are located in the Utility Room. Hot and cold water lines run along the interior ceiling structure

throughout the building's Warehouse, Dry Cleaning Area, Pressing Room and Laundry Room.

4. **BUILDING EQUIPMENT:** An electrically-operated roll-up vehicle access door is located on the north side of the subject property building.
5. **INDUSTRIAL EQUIPMENT:** Dry cleaning equipment including a J&T washer/extraction unit, Hoyt Solvo-Miser SF-130 solvent reclaiming unit, PER Corporation Model A30 solvent filtration unit and an Ajax carbon adsorption unit have reportedly been decommissioned (i.e., cleaned and "mothballed") and are stored in-place in the former dry cleaning / pressing area. Garment steam pressing machines are also stored in-place in this area.

Clothes washer and dryer units are stored in-place in the Laundry Room. Two hot water tanks are located in the Warehouse adjacent to the Laundry Room. An air compressor unit has been decommissioned and is stored in the Utility Room.

F. TOXIC AND FLAMMABLE MATERIALS, COMPRESSED GASES AND PETROCHEMICALS

1. **MANUFACTURE/USE:** Except for the small antique shop tenant in the lobby of the former dry cleaners business, the subject property has been unoccupied and idle since 2003. No manufacturing activities are conducted at the site.
2. **STORAGE:** The subject property owner's representatives (one of which was a former employee of Adeline Cleaners until it closed in 2003) advised AllWest that all dry cleaning chemicals were removed and disposed offsite, and the equipment cleaned when the business closed. AllWest observed the following hazardous materials stored or abandoned at the subject property:

Table 1

HAZARDOUS / DISCARDED MATERIALS				
TYPE OF MATERIAL	QUANTITY AND CONTAINER TYPE	LOCATION	USE	CONDITION OF CONTAINERS AND AREA
Motor oil	(2) 1-gal. plastic jug	Utility Room	Discarded	Good condition; area in disarray
Cleaning solution	(2) 1-gal. plastic jug	Utility Room	Discarded	Good condition; area in disarray
Paint thinner	(1) 5-gal. plastic jug	Warehouse	Discarded	Good condition; area is organized
Interior paint	(7) 1-gal. metal cans	Warehouse	Discarded	Good condition; area is organized
Interior paint	(2) 5-gal. plastic pails	Warehouse	Discarded	Good condition; area is organized
Concrete sealer	(1) 5-gal. metal can	Warehouse	Discarded	Good condition; area is organized
Glazing	(1) 5-gal. metal can	Warehouse	Discarded	Good condition; area is organized

Although the exteriors of several of the containers were stained with the material they contained, there was no evidence the material had spilled onto the intact concrete floor. AllWest observed two small oil spills on the Warehouse floor, apparently from the delivery van parked inside the building.

The subject property addresses were not listed as a release or contaminated site in the State Water Resources Control Board GeoTracker database or in the Department of Toxic Substances Control EnviroStor database.

As of the date of this report, Alameda County Environmental Health Department has not responded to AllWest's request to review their file for the subject property; however, this is not a significant data failure as information maintained by ACEHD is collected from records from the other agencies contacted.

3. **DISPOSAL:** No on-site hazardous waste disposal was observed during the site reconnaissance or reported in interviews. Although all wastes were reportedly removed to off-site disposal when the dry cleaner business closed in 2003, two 30-gallon carboys labeled "hazardous waste" were

observed stored in the Warehouse portion of the subject building (see Section G.5., below).

4. **UNDERGROUND STORAGE TANKS:** No evidence of underground storage tanks (USTs), such as vent pipes and fill ports, was observed or reported at the subject property. AllWest recommends a UST removal contractor be retained to further assess the potential for the site to contain abandoned below grade storage tanks.
5. **ABOVEGROUND STORAGE TANKS:** Except for two small metal tanks used for storage of boiler water and tanks integral to the laundry and dry cleaning equipment, no aboveground storage tanks were observed or reported historically present at the subject property.

G. POLLUTION SOURCES, CONTROLS AND TREATMENT

1. **AIR:** The former dry cleaning business at the subject property was regulated by the Bay Area Air Quality Management District (BAAQMD) from 1987 to 2003 for discharge of up to four tons per year (limited by permit) of Total Organic Hydrocarbon Gases. No violations were reported in the BAAQMD listing in the EDR[®] database report.
2. **SOIL AND GROUNDWATER:** There was no visible, recorded or reported evidence of soil or groundwater contamination at the subject property.

Based on the site's historic land use activities as an automotive repair business for 37 years and as a dry cleaner business for 31 years AllWest assesses the probability of soil and groundwater contamination as moderate. A subsurface investigation is recommended to further assess site environmental conditions.

AllWest was not provided information regarding the relationship of the property's purchased price to its fair market value. While AllWest considers this a data gap it does not impact our ability to evaluate conditions indicative of a release or threatened release of hazardous substances.

3. **VAPOR INTRUSION:**

As part of our assessment AllWest evaluated the potential for vapor intrusion into property structures following the general methodology outlined in ASTM E-2600-08 using professional judgment.

The Tier 1 screening assessment was employed to determine if a potential vapor intrusion condition (VIC) exists at the site. The subject property, adjoining properties and hydraulically up-gradient properties were assessed to determine if there are any known or suspect contaminated sites within approximate minimum search distances.

A Tier 1 screening assessment consists of a search distance test to identify if there are any known or suspected contaminated sites within the primary and secondary areas of concern; a chemicals of concern test to determine if chemicals of concern exist at the known or suspected contaminated sites and a plume test to determine whether or not chemicals of concern in the contaminated plume may be within the critical distance. The critical distance is defined as the linear distance in any direction from the nearest edge of the plume to the property. If the distance from the subject property to the nearest edge of a petroleum hydrocarbon plume is less than 30 feet or less than 100 feet for non-petroleum chemicals of concern, then it is presumed that a potential vapor intrusion condition (pVIC) exists and additional screening may be necessary.

The potential for a VIC from current land use activities is considered very low due to the available documentation which suggests no visual or olfactory evidence of petroleum hydrocarbon or volatile organic compound (VOC) contamination from current activities at the site, and minimal regulated hazardous materials use in and the absence of releases from current site activities.

The potential for a VIC from historical land use activities is considered moderate due to the operation of an automotive repair business at the subject property from 1923 to 1960, and the operation of a dry cleaner business at the subject property from 1972 to 2003.

The potential for a VIC from surrounding land use is considered low due to the absence of an identified groundwater contaminant plume within 30 linear feet (VOCs) or 100 linear feet (petroleum hydrocarbons) of the subject property building.

METHANE:

According to the City of Oakland Planning Department, methane zones have not been mapped and are not a concern within the city. The subject property is not located within 1,000 feet of a landfill, an active oil well or an abandoned/inactive oil well.

4. SOLID WASTE:

No solid waste is currently generated at the unoccupied subject property.

5. HAZARDOUS WASTE:

Although no processes are currently conducted at the subject property and all hazardous wastes generated from the dry cleaner operation were reportedly removed when the business closed in 2003, AllWest observed two 30-gallon metal carboys labeled "hazardous waste" and "perchloroethylene, ORM-A" stacked on two 55-gallon metal drums reportedly containing non-hazardous solid waste in the Warehouse portion of the building. Although there was no evidence of a release from the carboys or the drums, the containers are in a deteriorated condition and the wastes should be properly characterized and submitted to a licensed transporter/disposer/recycler for off-site disposal.

6. MEDICAL WASTE:

No medical wastes were observed or reported generated, stored or disposed at the subject property.

H. OFF-SITE ENVIRONMENTAL CONCERNS

To address off-site environmental concerns as provided by federal, tribal, state and local government records and recorded environmental clean-up liens AllWest contracted the services of Environmental Data Resources, Inc (EDR[®]). The purpose of the records search was to assess the potential presence of hazardous substance contamination at the subject site as a result of activities conducted on the subject site and properties within the ASTM designated search distances. A list of the state and federal regulatory databases searched, summary of findings and detailed records are presented in Appendix A.

Two hundred and fifteen regulatory listed sites were identified by EDR[®] as being within the approximate minimum search distance from the subject property. These sites are listed in Appendix A and their respective locations identified by number in Appendix A's Figures. Some map locations shown on the Figures refer to more than one site, and some sites are listed multiple times in the EDR[®] report. EDR[®] listed 32 orphan sites (sites which addresses are as inadequate or incomplete as to render locating the site on a map ineffective) that could be within the approximate minimum search distance. However, AllWest used other sources of information, when possible, to locate and evaluate the orphan sites listed by EDR[®], and three orphan sites are believed to be located within the search radius. The sites identified by EDR[®] are tabulated below.

Due to the presence of Adeline Cleaners at 985 7TH Street from 1972 to 2003, the subject property is listed on the following regulatory databases:

RCRIS-SQG The Federal EPA's RCRIS "Small Quantity Generator" (SQG) list includes information on sites that generate, transport, store, treat and/or dispose of hazardous waste as defined by the RCRA.

EMI The State of California Air Resources Board maintains this database of toxics and criteria pollutant emissions data from regulated businesses.

HAZNET The State of California Department of Toxic Substances Control maintains this database of hazardous waste disposal manifests submitted by regulated businesses.

CLEANERS The State of California Department of Toxic Substances Control maintains this database of regulated commercial dry cleaning businesses.

Table 2
Regulatory Database Search Summary

Regulatory List	Search Radius	Number of Sites
NPL	1 mile	1
RCRA - CORRACTS	1 mile	2
CERCLIS	½ mile	3
CERCLIS - NFRAP	½ mile	2
RCRA - TSD	½ mile	2
RCRA Generators	Site and Adjoining	1
ERNS	Site	None
EnviroStor	1 mile	36
Toxic Pits	1 mile	None
SLIC	½ mile	9
State Landfills (SWF/LF)	½ mile	None
LUST	½ mile	33
Registered USTs	Site and Adjoining	None
HAZNET	Site and Adjoining	1
EMI	Site	1
CLEANERS	Site	1
Oil and Gas Wells	Site and Adjoining	None

1. U.S. Environmental Protection Agency: National Priority List (NPL)

The NPL is an U.S. Environmental Protection Agency (U.S. EPA) database listing of the United States' worst uncontrolled or abandoned hazardous waste sites. NPL sites are targeted for possible long-term remedial action under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) of 1980. In addition, the NPL Report includes information concerning cleanup agreements between the U.S. EPA and potentially Responsible Parties (commonly called Records of Decision, or RODS), any liens filed against contaminated properties, as well as the past and current U.S. EPA budget expenditures tracked within the Superfund Consolidated Accomplishments Plan (SCAP). The list publication date is February 2009.

The search radius for NPL is one mile. The subject property is not listed on NPL.

There is one NPL site within one mile of the subject property. AMCO Chemical at 1414 3RD Street approximately 0.49 mile west is undergoing remediation and additional site characterization for historical releases of a variety of non-halogenated and halogenated solvents and vinyl chloride to the soil and shallow groundwater. The contaminant plume has migrated approximately 100 yards off-site to the southwest (i.e., away from the subject property). Based on substantial analytical studies conducted at the site with the oversight of the U.S. EPA and the California Department of Toxic Substances Control (DTSC) and available on the DTSC EnviroStor online database, and based on distance from the subject property and hydraulic gradient, the contamination is unlikely to have impacted the subject property.

2. U.S. Environmental Protection Agency: Resource Conservation and Recovery Act Information System (RCRIS) Corrective Action (CORRACTS) Facilities

The RCRIS CORRACTS contains information pertaining to hazardous waste treatment, storage, and disposal facilities (RCRA TSDs) which have conducted, or are currently conducting, a corrective action(s) as regulated under the Resource Conservation and Recovery Act. The list publication date is March 2009. The following information is included within the CORRACTS database:

- Information pertaining to the status of facilities tracked by the RCRA Administrative Action Tracking System (RAATS);
- Inspections and evaluations conducted by Federal and state agencies;
- All reported facility violations, the environmental statute(s) violated, and any proposed and actual penalties; and
- Information pertaining to corrective actions undertaken by the facility or U.S. EPA.

The search radius for CORRACTS is one mile. The subject property is not listed on CORRACTS.

There are two CORRACTS sites within one mile of the subject property. Both Francis Plating of Oakland, Inc. at 785 7TH Street approximately 0.346 mile east-southeast and Safety Kleen Corporation at 404 Market Street approximately 0.138 mile southeast are distant and hydraulically cross-gradient. Although the cases remain active for historical releases of solvents and metals to the soil and shallow groundwater at these sites, substantial analytical data generated with the oversight of U.S. EPA, DTSC and the California Regional Water Quality Control Board (RWQCB) and available on the RWQCB GeoTracker online database, as well as distance from the subject site and hydraulic gradient indicates the groundwater gradient is well-defined to the southwest and the contamination appears unlikely to have impacted the subject property.

3. U.S. Environmental Protection Agency: Comprehensive Environmental Response, Compensation, and Liability Act Information System (CERCLIS)

The CERCLIS (Active) database is a comprehensive listing of known or suspected uncontrolled or abandoned hazardous waste sites. These sites have either been investigated, or are currently under investigation by the U.S. EPA for the release, or threatened release of hazardous substances. Once a site is placed in CERCLIS, it may be subjected to several levels of review and evaluation, and ultimately placed on the National Priorities List (NPL). In addition to site events and milestone dates, the CERCLIS report also contains financial information from the SCAP. The CERCLIS list was last published in January 2009.

The search radius for CERCLIS is ½ mile. The subject property is not listed on CERCLIS.

There are three CERCLIS sites within ½ mile of the subject property. The sites, Francis Plating of Oakland, Inc., Safety Kleen Corporation and AMCO Chemical, have been discussed in the preceding database sections and the contamination generated at these sites appears unlikely to have impacted the subject property.

4. U.S. Environmental Protection Agency: CERCLIS Archive – No Further Remedial Action Planned Sites

The No Further Remedial Action Planned report (NFRAP) database, also known as the CERCLIS Archive, contains information pertaining to sites which have been removed from the U.S. EPA's CERCLIS Active database. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without need for the site to be placed on the NPL, or the contamination was not serious enough to require federal

Superfund action or NPL consideration. The list publication date is December 2007.

The search radius for NFRAP is the subject property. The subject property is not listed on NFRAP.

5. U.S. Environmental Protection Agency: Resource Conservation and Recovery Act Information System (RCRIS) Treatment, Storage, and Disposal (TSD) Facilities

The RCRIS-TSD is a U.S. EPA listing of facilities that were permitted under RCRA to perform on-site treatment, storage, or disposal of hazardous wastes. The list publication date is November 2008. The sites listed in RCRIS-TSD do not necessarily pose an environmental threat to the surrounding properties because the TSD permit imposes stringent monitoring and reporting requirements. The following information is also included in the RCRIS TSD database:

- Information pertaining to the status of facilities tracked by the RCRA Administrative Action Tracking System (RAATS);
- Inspections and evaluations conducted by federal and state agencies; and
- All reported facility violations, the environmental statute(s) violated, and any proposed and actual penalties.

The search radius for RCRIS-TSD is ½ mile. The subject property is not listed as a RCRIS-TSD facility.

There are two RCRIS-TSD sites located within ½ mile of the subject property. The sites, Francis Plating of Oakland, Inc., Safety Kleen Corporation and AMCO Chemical, have been discussed in the preceding database sections and the contamination generated at these sites appears unlikely to have impacted the subject property.

6. U.S. Environmental Protection Agency: Resource Conservation and Recovery Act Information System (RCRIS) Generators List

The RCRIS Generators list is a U.S. EPA listing of facilities that generate hazardous wastes or meet other applicable waste generating requirements under RCRA. The list publication date is November 2008. The sites listed on the RCRIS Generators list have not necessarily released hazardous waste into the environment or pose an environmental threat to the surrounding properties. These listed sites are required to properly contain the wastes generated and remove their wastes from the site within 90 days. Furthermore, the facilities that report waste generation activities are more inclined to perform the required monitoring. The search radius for RCRIS Generators list is the site and adjoining properties.

The subject property, as Adeline Cleaners, is listed on the RCRIS Generators list as a small quantity generator of waste liquids with halogenated organic compounds greater than 1,000 milligrams per liter during the time the business operated at the site (1972 to 2003). The waste solvents were submitted to a permitted off-site recycling facility and there were no records of releases or violations impacting the subject property reported in the database. No RCRIS sites were identified on the EDR[®] report as being adjoining to the subject site.

7. U.S. Environmental Protection Agency: Emergency Response Notification System (ERNS) List

The Emergency Response Notification System (ERNS) list is a U.S. EPA maintained list of reported incidents that concerning the sudden and/or accidental release of hazardous substances, including petroleum, into the environment. The list publication date is December 2008. The search radius for ERNS is the subject site and adjoining properties.

The subject site is not listed on the ERNS list.

There are no listed ERNS incidents which occurred on properties adjoining to the subject property.

8. California Department of Toxic Substances Control (DTSC): EnviroStor Sites

The EnviroStor database is a DTSC listing of sites under investigation that could be actually or potentially contaminated and that may present a possible threat to human health and the environment. The list publication date is February 2009. The search radius for EnviroStor is one mile.

The subject property is not listed on the EnviroStor list.

There are 36 EnviroStor sites located within one mile of the subject property. Twenty-one sites are located greater than ½ mile from the subject property and the other 15, based on release case status, hydraulic gradient and/or distance are unlikely to have impacted the subject property. The three closest sites to the property, including the adjoining property east, are listed below:

<u>Facility Name</u>	<u>Address</u>	<u>Distance</u>	<u>Groundwater Gradient</u>
Micronesia Cargo	955 7 TH Street	Adjoining E	Cross-gradient
Marble Technics West	1035 7 TH Street	0.056 mi WNW	Cross-gradient
Chang's Automotive	1007 7 TH Street	0.062 mi W	Cross-gradient

The historical releases at these sites were confined to on-site soil. The remediation has been completed and all contamination cases have been closed. These historical releases are unlikely to have impacted the subject property.

9. California Department of Toxic Substances Control: Toxic Pits Cleanup Act Sites (Toxic Pits; TPCA)

The TPCA is a California Department of Toxic Substances Control (DTSC) listing of hazardous waste cleanup sites regulated pursuant to the California Toxic Pits Cleanup Act (Toxic Pits). The list publication date is July 1995. The search radius for TPCA list is one mile.

The subject property is not listed on the TPCA site list.

There are no Toxic Pits sites located within one mile of the subject property.

10. California Regional Water Quality Control Board: Spills, Leaks, Investigations, and Cleanup (SLIC)

The SLIC is a California Regional Water Quality Control Board (RWQCB) listing of sites that have reported spills, leaks, investigative activities, and/or cleanup actions. The list publication date is April 2009. The search radius for SLIC list is ½ mile.

The subject property is not listed on the SLIC list.

There are nine SLIC sites listed within ½ mile of the subject property. The SLIC cases are closed at two sites and eight of the nine sites are distant and hydraulically cross-gradient. The active SLIC case at JB Auto, 819 12TH Street approximately 0.335 mile northeast, although hydraulically up-gradient, is distant and located across two freeways from the subject property. The historical releases at this site are unlikely to have impacted the subject property.

11. California Integrated Waste Management Board: Solid Waste Information System (SWF/LF) Facilities

The SWF/LF is a California Integrated Waste Management Board (CIWMB) listing of all permitted active, inactive or closed landfills. The list publication date is March 2009. The search radius for SWF/LF is ½ mile.

The subject property is not listed on the SWF/LF list.

There are no SWF/LF sites within ½ mile of the subject property.

12. California Regional Water Quality Control Board: Leaking Underground Storage Tanks (LUST)

The LUST list is a California RWQCB listing of sites that have reported leaking underground storage tanks. A site may be listed on LUST by reporting that the tank system(s) failed tank testing, that routine monitoring of tank system(s) showed evidence of leakage, or that verification sampling during tank removal showed subsurface contamination. The list publication date is April 2009. The search radius for the LUST list is ½ mile.

Fuel leak case research conducted at the Lawrence Livermore National Laboratory (LLNL) indicates that attenuation and degradation play major roles in reducing hydrocarbon in ground water to non-detectable levels within several hundred feet of the contaminant source. Research findings indicate that in over 90 percent of the petroleum hydrocarbon cases, ground water contaminant plumes do not extend more than 250 feet from the source. The mobility of a gasoline additive called Methyl tertiary-Butyl Ether (MtBE) is currently being researched. Preliminary findings indicate that MtBE is highly soluble in water and moves easily through soil particles and into ground water where it may spread over a distance greater than 250 feet. MtBE will transfer to ground water from gasoline leaking from USTs, pipelines, car emissions into the atmosphere and other components of gasoline vapor distribution. MtBE has been an additive to gasoline since approximately 1985.

The property is not listed on the LUST list.

There are 33 LUST sites listed in the EDR[®] report within ½ mile of the subject property. The sites closest to the subject property are listed below with their distance and direction from the site, and location in relation to the inferred southwesterly groundwater flow direction.

<u>Facility Name</u>	<u>Address</u>	<u>Distance</u>	<u>Groundwater Gradient</u>
Shell	610 Market Street	0.109 ESE	Cross-gradient
Vend Mart Property	1035 7 TH Street	0.056 mi WNW	Cross-gradient

Although both of these nearby sites are active LUST cases, the sites do not adjoin the subject property and are hydraulically cross-gradient. The releases at these sites are unlikely to have impacted the subject site.

All of the remaining LUST sites are petroleum product release sites which are either located hydrologically cross-gradient (or down-gradient) from the subject property, have detected soil contamination only, and/or have received regulatory case closure. As a result, these sites are not likely or expected to have impacted the subject property.

13. California Water Resources Control Board: Registered Underground Storage Tank (RUST) List

The California Water Resources Control Board Underground Storage Tank Program maintains a list of registered underground storage tanks (UST) of the site area. The list publication date is April 2009. The sites listed on the RUST list have not necessarily released hazardous substances into the environment or pose environmental threat to the surrounding properties. Since Federal and California RUST regulations require periodic monitoring for UST leakage and the immediate reporting of evidence of RUST leakage, only those sites listed on leaking underground storage tanks (LUST) have the potential of environmental impact. The search radius for the RUST list is the subject site and adjoining properties.

The subject property is not listed on the RUST list.

No RUST sites were identified to be located adjoining to the subject property.

14. California Department of Toxic Substances Control: Hazardous Waste Information System (HAZNET) List

The data on the HAZNET list is extracted from the copies of hazardous waste manifests received each year by the DTSC. The list publication date is December 2007. The annual volume of manifests is typically 700,000 to 1,000,000 annually, representing approximately 350,000 to 500,000 shipments. Data are from the manifests submitted without correction, and therefore, many contain some invalid values for data elements such as generator ID, TSD ID, waste category, and disposal method. The search radius for HAZNET is the site and adjoining properties.

The subject property, as the former Adeline Cleaners, is listed as a HAZNET site for generation of 1.15 tons of liquids with halogenated organic compounds greater than 1,000 milligrams per liter. The wastes were submitted to an off-site recycling facility and no violations or releases affecting the subject property were reported in the database.

No HAZNET sites were identified to be located adjoining to the subject site.

15. California Air Resources Board: Emissions Inventory Data (EMI)

The California Air Resources Board (CARB) maintains a database of toxics and criteria pollutant emissions data collected by CARB and local air pollution agencies for regulated businesses. The list publication date is December 2006. The search radius for EMI is the subject site.

The subject property, as the former Adeline Cleaners, is listed on the EMI database for permitted discharges of up to four tons per year of Total Organic Hydrocarbon Gases from 1987 to 2003. No violations for the former drycleaning operation were recorded in the EMI database.

16. Department of Toxic Substances Control (DTSC): Drycleaners (CLEANERS) List

The California DTSC maintains this database of regulated commercial dry cleaning businesses. The list publication date is May 2009. The search radius for CLEANERS is the site and adjoining properties.

The subject property, as the former Adeline Cleaners, is listed as a CLEANERS site for the period July 1987 to June 1998. No violations or releases for the historical operation were recorded in the database. No CLEANERS sites were identified to be located adjoining to the subject site.

17. California Oil and Gas Wells

The California Oil and Gas Wells map shows oil and natural gas production wells located in the State of California.

According to the 1994 Munger Map, no oil or gas wells are at or adjoining to the property. No oil and gas wells are located on or within ½ mile of the subject property vicinity.

Summary

In summary, the agency database search found no sites that may have impacted the groundwater beneath the subject site.

AllWest's search for recorded environmental clean-up liens and reviews of federal, tribal, state and local government records did not encounter data gaps that diminish our ability to provide an opinion on a release or potential release of hazardous substances at the subject property.

VII. INFORMATION SOURCES

A. HISTORICAL SOURCES

Aerial Photographs

The EDR Aerial Photo Decade Package, Environmental Data Resources, Inc. (EDR[®]), Milford, Connecticut, June 16, 2009. Aerial photographs dated 1939 (1" = 555'), 1946 (1" = 655'), 1958 (1" = 555'), 1965 (1" = 333'), 1974 (1" = 601'), 1982 (1" = 690'), 1993 (1" = 666'), 1998 (1" = 666') and 2005 (1" = 484') were reviewed. Aerial photographs dated 2004 (USGS Terraserver), 2007 (Google Earth) and 2008 (MapQuest, Inc.) were also reviewed.

Sanborn Fire Insurance Maps

Certified Sanborn[®] Map Report, June 17, 2009, EDR[®]. Sanborn Fire Insurance Maps dated 1889, 1902, 1912, 1951, 1952, 1957, 1958, 1961, 1967 and 1970.

City Directories

Oakland Public Library. R.L. Polk Company City Directories dated 1924, 1930 and 1969. Haines & Company Criss-Cross Directories dated from 1975 through 2008 in approximate 5-year increments.

Topographic Maps

University of California at Berkeley Pathfinder website. Topographic maps dated 1895, 1899, 1915, 1942, 1946, 1949, 1959, 1968, 1973, 1980 and 1993.

Oakland West, California, 7.5-Minute USGS Topographic Map dated 1980, photo revised in 1993, USGS Terraserver.

B. AGENCY DATABASES

The EDR Radius Map[™] Report with GeoCheck[®], June 16, 2009, EDR[®]:

- National Priorities List, February 2009, United States Environmental Protection Agency (U.S. EPA).
- Comprehensive Environmental Response, Compensation and Liability Act Information System (CERCLIS), January 2009, U.S. EPA.
- Corrective Action Report (CORRACTS), March 2009, U.S. EPA.

- Resource Conservation and Recovery Information System (RCRIS), November 2008, U.S. EPA.
- Emergency Response Notification System (ERNS), December 2008, U.S. EPA.
- EnviroStor Database, May 2009, California Department of Toxic Substances Control (DTSC).
- Solid Waste Information System SWF/LF (SWIS), March 2009, State of California Integrated Waste Management Board (CIWMB).
- Hazardous Waste Information System (HAZNET), December 2007, California Environmental Protection Agency.
- Leaking Underground Storage Tank Information System (LUST), April 2009, State Water Resources Control Board.
- Registered UST Facilities (UST), April 2009, State Water Resources Control Board (SWRCB).
- Registered AST Facilities (AST), November 2007, State Water Resources Control Board (SWRCB).

C. ENVIRONMENTAL STUDIES

Alquist-Priolo Special Studies Zones Act, Special Publication No. 42, 1997, California Division of Mines and Geology.

California Statewide Radon Survey, 1990, California Department of Health Services.

California's Groundwater, Bulletin 118, 2006, California Department of Water Resources.

Flood Insurance Rate Map, Community Panel No. 065048-0015B dated September 30, 1982, Federal Emergency Management Agency (FEMA).

Geology of Northern California, Bulletin No. 190, 1966, California Division of Mines and Geology.

Geologic of California, Norris and Webb, 1990, John M. Wiley & Sons

Oakland West, California 7.5-Minute Topographic Quadrangle Map, 1980, photo revised in 1993, U.S. Geological Survey.

D. ZONING AND BUILDING

City of Oakland Building Department, 250 Frank Ogawa Plaza, 2nd Floor, Oakland, CA 94612. Contact: 510-238-3443.

Zoning and parcel information available at the City of Oakland's GIS website:
<http://www.oaklandnet.com/maproom/dynamicmaps.html>

E. FIRE AND ENVIRONMENTAL HEALTH

City of Oakland Fire Department, 250 Frank Ogawa Plaza, 3rd Floor, Oakland, CA 94612. Contact: 510-238-7389.

Alameda County Environmental Health Department, 1131 Harbor Bay Parkway, Suite 250, Alameda, CA 94502. Contact: 510-567-6700.

F. WATER QUALITY

East Bay Municipal Utility District, 375 11th Street, Oakland, CA 94607.
Website: http://www.ebmud.com/water_&_environment/water_quality/

Regional Water Quality Control Board, San Francisco Bay Region (Region 2), 1515 Clay Street, Suite 1400, Oakland, CA 94612. Contact: 510-622-2300.

G. HAZARDOUS MATERIALS

City of Oakland Office of Emergency Services, 250 Frank Ogawa Plaza, 3rd Floor, Oakland, CA 94612. Contact: 510-238-7760.

Alameda County Environmental Health Department, 1131 Harbor Bay Parkway, Suite 250, Alameda, CA 94502. Contact: 510-567-6700.

State Water Resources Control Board (SWRCB) GeoTracker website:
<http://www.geotracker.swrcb.ca.gov/>

H. PREVIOUS REPORTS

None provided.