PHASE I
ENVIRONMENTAL SITE ASSESSMENT
UPDATE

176 and 198 11th Street and 1110 Jackson Street
Oakland, California

Prepared for:

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EXECUTIVE SUMMARY

David J. Powers and Associates retained Belinda P. Blackie, P.E., R.E.A. to perform a Phase I environmental site assessment update of the property located at 176 and 198 11th Street and 1110 Jackson Street, located in Oakland, California (site). The approximately 0.66-acre site is located in the downtown portion of Oakland, in Alameda County. The purpose of this assessment was to evaluate the site for the potential presence of "hazardous materials, contamination, toxic chemicals and gases, and radioactive substances" which could adversely impact future site occupants or otherwise impact the intended development of the site in general accordance with 24 CFR 58.5 (i)(2).

The site was developed with the Oakland Hospital as early as 1889. Residential structures were located on-site in the early 1900s, with an automobile repair garage present from at least 1911 through 1933. By the 1940s/1950s, a glass shop was present, as was a retail building and parking lots. By the 1960s/1970s, a store and warehouse were present, as was a private school. In 2005, site development included a warehouse, beauty salon, market, and offices. All historic on-site structures reportedly were demolished in January 2007. The site currently is an undeveloped lot owned by Lakeshore Partners, LLC, who reportedly has owned the property since September 2008. Construction of a 22-story, 290-unit multi-family residential building occupying the entire site is planned.

Use of caustic solutions containing metals in a stripping tank was reported by a glass works facility historically present at 176 11th; stannous chloride and copper paint also were reported at the facility. The facility was reported as a hazardous waste generator and hazardous materials user in Oakland Fire Department files. Small quantities of solvent waste and organic solids, as well as photo processing wastes, reportedly also have been generated by other previous site tenants. Hazardous materials also may have been used at the historic Oakland Hospital and automotive repair-related materials likely were used and stored at the former automobile repair garage. Underground storage tanks (USTs) possibly associated with the automobile repair garage historically were reported beneath Jackson Street adjacent west of the site. Small quantities of motor oil, antifreeze, propane, and routine janitorial and maintenance materials were observed at the site prior to demolition of the previous on-site structures in 2005, and similar materials likely were used by other previous tenants of the on-site structures.

This environmental site assessment update has revealed no evidence of hazardous materials, contamination, toxic chemicals and gases, or radioactive substances which, following site development, appear likely to adversely impact future site occupants or otherwise impact the intended development of the site. The potential presence of residual metals and/or pesticides in the vicinity of historic on-site

structures would be remedied during excavation of surficial soils across the site for construction of subsurface structures. In addition, the proposed building would cap the site, further reducing the likelihood of exposure to future site occupants. The concentrations of tetrachloroethylene (PCE) and trichloroethylene (TCE) detected in on-site ground water were below state MCLs and therefore are not anticipated to pose an exposure threat to future site residents either through contact with ground water or through volatilization of the chemicals from ground water through the overlying soil. Due to the long history of development on the site however, sub-grade structures including USTs, pipelines, septic tanks, fill materials, buried debris, building materials, and impacted soil may remain present. In addition, excavated soil and extracted ground water generated during site development should be adequately characterized to determine appropriate disposal/discharge options.

TABLE OF CONTENTS

FIGURES

APPENDICES

1.0 INTRODUCTION

Belinda P. Blackie, P.E., R.E.A. was retained by David J. Powers and Associates to perform a Phase I environmental site assessment update of the property located at 176 and 198 11th Street and 1110 Jackson Street (site) in Oakland, California (Figures 1 and 2). Lakeshore Partners, LLC is the current owner of the site and intends to develop the property with a 22-story, 290-unit multi-family residential building occupying the entire site.

1.1 PURPOSE

The purpose of this environmental site assessment update was to evaluate the site for the potential presence of "hazardous materials, contamination, toxic chemicals and gases, and radioactive substances" which could adversely impact future site occupants or otherwise impact the intended development of the site in general accordance with 24 CFR 58.5 (i)(2).

1.2 SCOPE OF SERVICES

The environmental site assessment update consisted of the following tasks.

- Review of historical site uses and conditions reported by others in previously-prepared reports
- Reconnaissance of site
- Review of environmental databases and other publicly-available information
- Interview of the current site owner
- Preparation of a report summarizing the findings, conclusions, recommendations, and opinions

1.3 LIMITATIONS AND EXCEPTIONS

The conclusions and recommendations presented in this update report were based on readily observable site conditions and publicly available information, including information documented and provided by others both in previously-prepared reports and elsewhere. The accuracy and completeness of the data provided by others is unknown; the Environmental Professional who prepared this report is not responsible for the data provided by others. Publicly available information cannot be relied upon to definitively confirm or deny the existence of hazardous materials, contamination, toxic chemicals and gases, and/or radioactive substances at the site.

No warranty, expressed or implied, has been made, except that the services have been performed to generally satisfy the provision of 24 CFR 58.5 (i)(2). This assessment is intended to reduce the uncertainty of the presence of hazardous materials on the subject property, but cannot entirely eliminate uncertainty with regards to the presence of adverse environmental conditions.

1.4 USER RELIANCE

This Phase I environmental site assessment update has been prepared by Belinda P. Blackie, P.E., R.E.A. for the sole use of David J. Powers and Associates (User) and is valid for six months.

2.0 SITE DESCRIPTION

2.1 SITE LOCATION AND GENERAL CHARACTERISTICS

The site consists of three parcels of land, comprising a total of approximately 0.66 acre, located in Oakland, Alameda County, California. The site addresses are 176 and 198 11th Street and 1110 Jackson Street, and the Assessor's Parcel Numbers (APNs) for the site are 2-81-7, 2-81-8, and 2-81-2, respectively.

2.2 GEOLOGIC SETTING AND HYDROGEOLOGY

The site is located along the eastern margin of the San Francisco Bay, within the Coast Ranges Geomorphic Province. The Oakland West 7.5-minute topographic map shows the site at an elevation of approximately 34 feet above mean sea level, with topography in the vicinity of the site sloping gently towards Lake Merritt to the east-northeast (USGS 1993). Based on general geologic information for the Oakland area, subsurface materials generally consist of sedimentary strata. Data collected during a previous Phase II soil and ground water quality investigation performed at the site by others, indicated the presence of approximately 5 feet of silty sands underlain by approximately 17 feet of clay, with sand/sand with clay subsequently underlain by sand with silt to the maximum exploration depth of 25 feet (Tetra Tech 2006).

Based on hydrogeological information available in the referenced Phase II report, ground water at the site first is encountered in a perched zone at an approximate depth of 3 to 4 feet. Saturated conditions were reported at depths of approximately 18 to 21 feet. Ground water flow direction for the Alcopark Garage facility adjacent north of 12th Street from the site was reported towards the southeast (PSI 2009).

2.3 CURRENT USES OF THE SITE

On June 7, 2010, a reconnaissance of the site was conducted by environmental engineer Belinda P. Blackie, P.E., R.E.A.; Ms. Blackie was accompanied by Mr. Thomas Peterson of Lakeshore Partners, LLC, the current site owner. The reconnaissance of the interior and periphery of the site was conducted on foot. Significant limitations to the site reconnaissance were not encountered. A summary of the current site development is presented below; the site is shown on Figure 2. Photographs taken during the reconnaissance are presented in Figure 3.

At the time of the reconnaissance the site was undeveloped, generally consisting of soil covered with tall weeds. Scattered trash was present across the site. As the reconnaissance was being conducted, a weed-abatement contractor was cutting back the weeds covering the site. The site surface was uneven. Two areas significantly depressed in contrast with other areas of the site were observed near the southeastern corner of APN 2-81-2 and northeastern corner of APN 2-81-7 (Figure 2). A fire riser pipe was observed near the middle of the 12th Street site boundary; a metal conduit with a protruding cable was observed near the middle of the 11th Street site boundary. A strip of concrete connected to the adjacent sidewalk was present along the eastern portion of the 11th Street site boundary. A summary of additional site features is presented in the following table.

Summary of Site Features

Feature	Observed	Not Observed	Comments
Aboveground storage tanks		✓	
Agricultural wells		✓	
Domestic wells		✓	
Drains or sumps		✓	
Drums		✓	
Hazardous substances and/or petroleum products		✓	
Odors		✓	
Pits, ponds or lagoons		✓	
Pools of liquid		✓	
Septic system		✓	
Solid waste		✓	

(continued)

Summary of Site Features (continued)

Feature	Observed	Not Observed	Comments
Stained or corroded soil and/or pavement		✓	
Stressed vegetation		✓	
Transformers		✓	
Underground storage tanks		✓	
Wastewater		✓	

2.4 CURRENT USES OF THE ADJOINING PROPERTIES

The site is located in the downtown area of Oakland, with primarily commercial development and City/County government buildings in the immediate vicinity. A multi-level parking garage operated by Alcopark was located across 12th Street, immediately north of the site at 1220 Jackson Street/165 13th Street. An apartment building, several single-family residences, and a fenced surface parking lot were located across 11th Street, immediately south of the site. Jackson Center One, an office building, was located immediately west of Jackson Street from the site at 1111 Jackson Street. An office building housing Wells Fargo Bank and other tenants was located adjacent east of APN 2-81-2, at 171 12th Street, and a multi-tenant commercial building housing Family Bridges, Inc. and the Asian Senior Center was located adjacent east of APN 2-81-7, at 168 11th Street.

3.0 CURRENT OWNER-PROVIDED INFORMATION

As part of this study, Mr. Thomas Peterson of Lakeshore Partners, LLC (representative of the current site owner) was contacted by environmental engineer Belinda P. Blackie, P.E., R.E.A. to obtain current and historic information relating to the site. A questionnaire was provided to Mr. Peterson, which he had been unable to complete at the time this report was issued. Mr. Peterson also was interviewed by Ms. Blackie at the time of the site reconnaissance on June 7, 2010, and he provided a copy of a previous Phase I environmental assessment and Phase II soil and ground water quality investigation report prepared by others. Information obtained from the interview is summarized in the following sections as well as elsewhere in the report, as appropriate. Information obtained from the previous reports is summarized in Section 6.1 below.

3.1 SPECIFIC KNOWLEDGE REGARDING SITE

Mr. Peterson provided a brief history of site ownership over the past approximately five years. Lakeshore Partners III, a partnership including Mr. Peterson, initially acquired the parcels from the prior owners in the mid-2000s. In April 2006, the parcels owned by Lakeshore Partners III were acquired by builder D.R. Horton. Subsequently, in September 2008, the three site parcels were purchased from D.R. Horton by Lakeshore Partners, LLC, who is the current owner. The buildings previously present on the site reportedly were demolished in January 2007.

3.2 LAND TITLE RECORDS

Land title records for the site were not provided for review by the User or property owner.

4.0 PAST SITE OWNER/OCCUPANT-PROVIDED INFORMATION

Contact information for D.R. Horton, a previous site owner, was obtained through the current property owner, Lakeshore Partners, LLC. Mr. Nick Arenson of D.R. Horton was contacted by environmental engineer Belinda P. Blackie, P.E., R.E.A. to obtain information relating to the site. A questionnaire was provided to Mr. Arenson on June 10, 2010, which had not been returned at the time this report was issued.

Names of other past site owners and/or occupants were obtained from the current site owner, as well as through review of the previous Phase I reports. Previous owners of the 176 and 198 11th Street portion of the Site were reportedly Peter, Betty, Paul, and Dana Lau, who reportedly owned the property from 1996 to approximately 2005. Owners of these properties prior to the Laus were reported to be various individuals and trusts, as well as banks. The 1110 Jackson Street property reportedly was owned by Marcia Kuperstein from 2001 to approximately 2005. Owners of this property prior to Ms. Kuperstein were various individuals. Information obtained from an interview with Mr. Paul Lau conducted during the previous Phase I assessment is included in Section 6.1 below. Current contact information for the remainder of these parties was unable to be obtained however, and therefore interviews were not able to be conducted.

5.0 RECORDS REVIEW

5.1 REGULATORY DATABASE REPORT REVIEW

As part of the assessment, Environmental Data Resources, Inc. (EDR) was contracted to provide an electronic search of databases maintained by various Federal and State regulatory agencies, containing records of environmental permits, records of properties generating, handling or storing hazardous materials, records of properties impacted by regulated compounds, and records of properties under investigation by the government for alleged violations of hazardous material regulations. The report, prepared by EDR on June 3, 2010 satisfies the minimum search radii as outlined in ASTM E1527-05. A record of the databases searched and dates the database information was updated is provided in the EDR Radius Map report included in Appendix A.

5.1.1 Site Facility Records

The site was listed in the regulatory agency database report under the name of Allan S. Kuperstein on the Haznet database. Unspecified solvent mixture waste (0.6 ton) and other organic solids (0.2 ton) reportedly were removed from the site for disposal. Another facility which likely historically was included as the site, listed at 180 11th Street, also was present in the regulatory agency database report as an automobile repair and service station in 1928 (United Auto Service) and an automobile repair facility in 1933 (Butler H R).

The Oakland Area Hospital, of which a portion was reported to have been located on the project site in the previous 2005 Phase I report (EMG 2005), also was included in the regulatory agency database report on the Formerly Used Defense Site (FUDS) database. The listing indicated that no potential hazards had been identified in relation to the former hospital facility.

5.1.2 Vicinity Facility Records

The Alcopark Garage, located at 165 13th Street immediately north of 12th Street from the site, is listed in the regulatory agency database report on several databases for having a release of gasoline which impacted ground water. The case was listed as closed in April 2009. As many as five underground storage tanks (USTs) (fuel, oil, and transmission fluid) were reported at the facility historically. Further discussion of this facility and the reported release is included in Section 6.1 below.

Database references to additional off-site facilities in the EDR report were evaluated for their potential to impact the site. No other vicinity facilities, including those identified as "orphan" facilities, appearing likely to have a significant impact on the site were identified within the search radii of each database. Numerous facilities in the site vicinity, however, were listed as hazardous waste generators or as having USTs and/or being leaking UST facilities. Due to the status of these facilities, their location with respect to the site, and/or the hazardous wastes reportedly generated, they did not appear likely to have a significant impact on the site.

5.2 LOCAL PUBLICLY-AVAILABLE RECORD REVIEW

Hazardous materials files and documents archived for the site since performance of the previous Phase I assessments in 2005 were requested from local regulatory agencies and researched on-line. The Alameda County Environmental Health Department (ACEHD) was contacted on June 3, 2010 and, according to their representative, no hazardous materials files are available for the site address. No hazardous materials files for the site were available on the ACEHD website. The Oakland Fire Department (OFD) was contacted on June 7, 2010 and, according to an OFD representative, one file was available for 176 11th Street. Although this file pre-dated the previous Phase I reports, the information it contained was not included in the previous reports so it was reviewed for this study. The State Water Resources Control Board (SWRCB) Geotracker website and the Department of Toxic Substances Control (DTSC) Envirostor website also were reviewed. No documents relating to the site were available on either website.

The file available at the OFD for 176 11th Street was for previous tenant Bendell and Company. A copy of the information contained in the file is included in Appendix B. According to information included in the file, toxic and corrosive hazardous materials were used in on-site operations, and the facility was indicated as a hazardous waste facility in September of 1985. According to an April 1, 1985 hazardous waste generator compliance report, a caustic tank (nitric acid) was used to strip paint (silver) off mirrors, and sludge from the tank was considered a hazardous waste. In addition, a silver nitrate solution with sodium hydroxide pellets was used to coat the mirrors with silver. Silver reportedly was recovered for recycling. Stannous chloride also reportedly was used by the tenant, as was copper paint which was applied to the back of the mirrors. An ACEHD memorandum in the file noted that the facility was closed and had been vacant since 1986.

5.3 POTABLE WATER SOURCE AND METHOD OF SEWAGE DISPOSAL

According to a previous Phase I assessment, potable water for the site is provided by East Bay Municipal Utility District. The City of Oakland reportedly provides sewage disposal services for the site (Tetra Tech 2005).

5.4 STATE AND FEDERAL RADON TESTING DATA

Federal and State radon screening test data for the site, reported by zip code (94607), were included in the EDR radius map report previously referenced in Section 5.1 and included in Appendix A. Based on the provided radon data, 49 Federal and three State radon screening tests have been performed in the site zip code. None of the State results indicated radon concentrations exceeding the EPA action level of 4 pCi/L. Radon concentrations reported in the Federal tests averaged 0.776 pCi/L in the first floor living area, -0.400 pCi/L in the second floor living area, and 1.338 pCi/L in the basement, with 100 percent of all results less than 4pCi/L.

5.5 FEDERAL, STATE, AND PUBLIC WELL DATA

Federal, State, and public well location data was obtained from EDR in the report previously referenced in Section 5.1 and included in Appendix A. Review of the Federal, State, and public well database information indicated that no Federal, State, or public wells are located on site.

6.0 HISTORICAL REVIEW

6.1 SUMMARY OF PREVIOUS SITE STUDIES

Two previous Phase I environmental site assessments and a limited Phase II environmental site assessment have been prepared for the site. Copies of the previous reports obtained from the User and current property owner, listed below, are included in Appendix B.

Phase I Environmental Site Assessment of Lau Properties/Kuperstein Property, 176 and 198 11th Street/1110 Jackson Street, Oakland, California 94607. EMG. September 15, 2005.

Report of Phase I Environmental Site Assessment, Jackson Tower, Oakland, California. Tetra Tech EM Inc. October 20, 2005.

Report of Limited Phase II Environmental Site Assessment, Jackson Tower, Oakland, California. Tetra Tech EM Inc. January 18, 2006.

A summary of the information obtained during these studies is presented in the following paragraphs, as well as elsewhere in the report as applicable. Historical maps and photographs included in the previous Phase I reports also were reviewed, but due to the quality of the reproduced images, details were unable to be discerned and the report summaries of the information obtained from the maps and photographs was relied upon for the information presented in the following section.

6.1.1 Site History

Historical data reviewed in the 2005 Phase I reports by EMG and Tetra Tech reportedly indicated that the entire block containing the site historically had been developed with the Oakland Hospital (depicted on a 1889 Sanborn map). By 1903, the hospital no longer was indicated on the site, having been replaced by three residential structures, one located on the northeastern portion of 1110 Jackson Street (APN 2-81-2) and two located on the northwestern portion of 198 11th Street (APN 2-81-8). A 1911 Sanborn map reportedly depicted five structures on the site, two appearing to be the residences present in 1903 on the northwestern portion of 198 11th Street, a third appearing to be a different residence present on the southeastern portion of the same parcel, and an automobile repair garage on 1110 Jackson Street. Also on the 1911 Sanborn map, two 250-gallon gasoline USTs were depicted under Jackson Street on the northwestern side of 1110 Jackson Street, appearing to have been associated with the adjacent automotive repair garage. By the 1940s/1950s, the most recently-present structure on 176 11th Street (APN 2-81-7) appeared present on the site, appearing to have been used as a glass works shop or glass wholesaler (Bendell and Company Glass), as was a retail building and parking lot on 1110 Jackson Street and another parking lot on 198 11th Street. The USTs depicted beneath Jackson Street adjacent to the 1110 Jackson Street portion of the site on the 1911 Sanborn map reportedly no longer appeared present by 1950. By the 1960s/1970s, a store and surplus merchandise warehouse (United Surplus Sales and United Foam and Fabric) were depicted on 198 11th Street, and a private school was depicted on 1110 Jackson Street. Site tenants in the 1980s/1990s reportedly included San Francisco Art Supply, Amsterdam Art, Oakland Art Supplies, and Tin Sing Company at 198 11th Street and St. Luke's Hospital/St. Luke's Hospitalization Program at 1110 Jackson Street. In 2005, at the time of the previous Phase I site assessments, site development included a warehouse occupied by Tin Sing Company, Inc. and the Beauty Wave Salon at 176 11th Street, a warehouse, Asian market, and offices occupied by Tin Sing Company, Inc. at 198 11th Street, and offices occupied by the County of Alameda at 1110 Jackson Street.

6.1.2 EMG Phase I Report

At the time of the EMG Phase I in September 2005, the site was developed with three structures and paved parking lot and driveway areas (described in Section 6.1.1 above). Janitorial and maintenance supplies, retail-sized propane cylinders, one quart containers of motor oil, and one gallon containers of antifreeze reportedly were observed in the on-site buildings at the time of the EMG reconnaissance. No indications of spills or releases were reported. Previous site tenant Amsterdam Art was listed in the Haznet database as a generator of photo processing waste.

One hydraulic lift elevator was noted inside the building at 176 11th Street, reportedly installed prior to 1978 and therefore potentially utilizing polychlorinated biphenyl (PCB)-containing hydraulic fluid at some point. According to Mr. Paul Lau, one owner of the site in 2005, the elevator was not in use at the time of the previous study, and the hydraulic elevator unit contained water rather than hydraulic fluid. EMG however reported oil staining of the concrete floor adjacent to the hydraulic unit and recommend that the hydraulic system be drained and fluids characterized for appropriate disposal. In addition, suspect asbestos-containing materials (ACMs) were observed in the site buildings at the time of the EMG reconnaissance, as was mold in the warehouse at 176 11th Street. No indications of the presence of USTs or aboveground storage tanks (ASTs) on the project site were documented in the EMG report.

The previous report discussed the presence of historic fuel USTs beneath Jackson Street adjacent to the 1110 Jackson Street portion of the site (described in Section 6.1.1 above). The report stated that since the USTs appeared to have been removed prior to 1950, natural degradation of petroleum hydrocarbons, if released from the tanks, likely would have occurred. In addition, no UST-related spills or releases had been documented in the databases reviewed for the study. No other vicinity facilities appearing to have the potential to adversely impact the site were noted in the regulatory agency databases reviewed for the EMG study.

6.1.3 Tetra Tech Phase I Report

At the time of the Tetra Tech Phase I in October 2005, the site was developed with an asphalt parking lot and single-story office building at 1110 Jackson Street, an Asian market at 198 11th Street, and a vacant, two-story office building at 176 11th Street. Access was only available to the 198 11th Street building at the time of the previous reconnaissance. No evidence of USTs historically or at the time of the Tetra Tech reconnaissance was reported. Previous site tenant Amsterdam Art was listed in the Haznet database as a generator of hazardous waste. Potential ACM was identified in the accessible on-site structure, and the

possible presence of lead-based paint was documented, due to the age of the on-site buildings. An out of service hydraulic elevator was reported in the two-story building, in which the reservoir tanks reportedly had been emptied of hydraulic fluid and filled with water. Observation of the elevator was not possible at the time of the previous reconnaissance. One additional potential site hazard identified in the Tetra Tech report was the possible presence of residual subsurface structures from historic site development.

The Tetra Tech study concluded that the Alcopark Garage facility, located north of the site at 165 13th Street, was a potential recognized environmental concern to the site and warranted further assessment. This determination was reportedly was made due to the facility being listed on multiple regulatory agency databases for the presence of USTs and a UST release, combined with the adjacent location and the shallow occurrence of ground water in the site vicinity. Based on information obtained from the OFD for the site, the most recently reported status for the Alcopark facility was no further action required regarding the previous leaking UST. However, OFD file information reportedly indicated benzene, toluene, ethylbenzene, and xylenes (BTEX) in ground water samples from monitoring wells on the Alcopark property.

6.1.4 Tetra Tech Limited Phase II Report

Soil and ground water characterization, as summarized in the limited Phase II report, was conducted at the site to evaluate whether petroleum hydrocarbons, BTEX, or other volatile organic compounds (VOCs) or fuel oxygenates were present in on-site soil and ground water as a result of a release of gasoline from the Alcopark Garage facility located adjacent north of 12th street from the site. The Phase II work reportedly included advancement of three soil borings with the collection of a soil and ground water grab sample from each boring. Two borings were advanced in the former parking lot for the 1110 Jackson Street building and the third boring was advanced in the parking lot for the Asian market at 198 11th Street (Figure 2).

Tetrachloroethylene (PCE) and trichloroethylene (TCE) reportedly were detected at 4.1 micrograms per liter (ug/L) in the ground water sample collected from the 198 11th Street parking lot (located near the anticipated down-gradient edge of the site); VOCs were not reported in the ground water samples from the 1110 Jackson Street parking lot (anticipated up-gradient locations). The State of California Maximum Contaminant Level (MCL)/drinking water standard for these compounds is 5.0 ug/L. No petroleum hydrocarbons, fuel oxygenates, BTEX, metals, or other VOCs were reported in the samples. Analytical results for the three soil samples collected from an approximate depth of 12 feet reportedly did not contain detectable concentrations of gasoline, diesel, motor oil, VOCs (including fuel oxygenates), or BTEX. Concentrations of metals detected reportedly were within "reported California background concentrations". A hand-written notation on the site plan included in the report noted "lead-surface samples need more samples".

The Phase II report concluded that, although PCE and TCE were detected at concentrations below state drinking water standards in on-site ground water, any ground water extracted from the site during construction activities would likely require characterization for appropriate disposal and/or discharge under a National Pollutant Discharge Elimination System (NPDES) permit from the California Regional Water Quality Control Board (RWQCB). Additionally, engineering controls were noted as possibly being required for future subsurface structures.

6.2 BUILDING DEPARTMENT RECORDS

The Oakland Building Department (OBD) was contacted on June 3 and June 7, 2010, to ascertain whether building permit files archived since performance of the previous Phase I studies in 2005 were available for the site. A response from the OBD had not been received at the time this report was issued.

7.0 SUMMARY OF FINDINGS

7.1 SITE USE

7.1.1 Current

The site currently is an undeveloped lot owned by Lakeshore Partners, LLC, who reportedly has owned the property since September 2008.

7.1.2 Historic

The site was developed with the Oakland Hospital as early as 1889, the reported earliest available historical source. Residential structures were located on-site in the early 1900s, with an automobile repair garage present at 1110 Jackson Street (also listed as 180 11th Street) from at least 1911 through 1933. Two 250-gallon gasoline USTs were depicted under Jackson Street on the northwestern side of 1110 Jackson Street in 1911, appearing to have been associated with the automotive repair garage, but were no longer reported present by the 1950s. By the 1940s/1950s, a glass works shop or glass wholesaler was present at 176 11th Street, as was a retail building and parking lot on 1110 Jackson Street and another parking lot on 198 11th Street. By the 1960s/1970s, a store and warehouse were present at 198 11th Street, and a private school was present at 1110 Jackson Street. In 2005, at the time of the previous Phase I site assessments, site development included a warehouse and beauty salon at 176 11th Street, a warehouse, Asian market, and

offices at 198 11th Street, and offices at 1110 Jackson Street. All historic on-site structures reportedly were demolished in January 2007.

7.2 HAZARDOUS MATERIALS STORAGE AND USE

Previous site occupant Bendell and Company, who occupied a glass works facility at 176 11th Street for a period of time including the early-1980s, performed mirror coating and stripping activities at the site. Their activities reportedly utilized caustic solutions containing metals in a stripping tank, as well as stannous chloride and paint. They were reported as a hazardous waste generator and hazardous materials user in OFD files from the mid-1980s. In addition, small quantities of solvent waste and organic solids reportedly were removed from other unspecified facilities at the site for disposal, based on a 2008 listing in the regulatory agency database report. Photo processing waste reportedly was generated by one previous site tenant, Amsterdam Art (reported tenant in 1994). Hazardous materials may have been used at the historic Oakland Hospital present on-site in the late 1800s, although no potential hazards had been identified in relation to the former facility. Automotive repair-related materials likely were used and stored at the automobile repair garage present at 1110 Jackson Street in the early- to mid-1900s. USTs possibly associated with the automobile repair garage historically were reported beneath Jackson Street adjacent west of the site. Small quantities of motor oil, antifreeze, propane, and routine janitorial and maintenance materials were observed at the site prior to demolition of the previous on-site structures in 2005, and similar materials likely were used by other previous tenants of the on-site structures.

7.3 CONCERNS IDENTIFIED IN PREVIOUS STUDIES

On-site environmental concerns that were identified in the two previous Phase I environmental assessments conducted were limited to issues resolved with the demolition of the previous on-site structures in 2007. The issues identified included the historic hydraulic elevator, potential ACMs, mold, and lead-based paint on building materials.

7.4 SOIL AND GROUND WATER QUALITY

Limited soil and ground water quality characterization conducted on the site in 2006 revealed the presence of 4.1 ug/L TCE and 4.1 ug/L PCE in one ground water grab sample collected from the former 198 11th Street parking lot (located near the anticipated down-gradient edge of the site). Petroleum hydrocarbons, BTEX, elevated metals, fuel oxygenates, or other VOCs were not detected in the other two ground water

samples collected from more up-gradient borings. In addition, these contaminants were not detected in the soil samples collected from the same three borings.

7.5 CONCERNS WITH VICINITY PROPERTIES

Information in the database search report did not reveal the presence of vicinity properties appearing likely to have significantly impacted the site. However, the Alcopark Garage facility located adjacent north of the site, where a documented fuel release from USTs had occurred, was recognized as a possible concern to the site in a previous Phase I report. Subsequent evaluation of ground water quality on the project site in 2006 did not reveal the presence of petroleum hydrocarbons, BTEX, fuel oxygenates, or lead, indicating that the Alcopark Garage facility appeared not to have significantly impacted the site.

8.0 CONCLUSIONS, RECOMMENDATIONS, AND OPINIONS

This Phase I environmental site assessment update has revealed the following concerns in connection with the site.

8.1 HISTORIC SITE DEVELOPMENT

Development of the site with multiple different buildings occupied by numerous tenants was documented from as early as the late 1800s through 2007. Many areas with historic structures are found to have residual metals and/or pesticides present in soil around the location of the perimeter of the historic structures, attributable to the application of pesticides and the flaking of lead-based paint. Since excavation of the entire site to facilitate subsurface construction is planned however, residual metals and/or pesticides, if present in surficial soils, likely would be removed. In addition, the entire site reportedly is planned to be covered by the proposed structure, which would act as a cap over residually impacted soil, if it remained present, to prevent exposure to future site occupants. Since soil from the site is planned to be excavated and presumably removed from the site, characterization of excavated soil should be conducted to determine the appropriate disposal method.

Also as a result of the long history of development at the site, other sub-grade structures including USTs, pipelines, septic tanks, fill materials, buried debris, building materials, and impacted soil also may be present from previous site development in those areas. If objects such as these are encountered during future development of the site, special measures for their removal may be required, possibly including soil characterization and/or remediation.

8.2 VOCS IN ON-SITE GROUND WATER

The concentrations of PCE and TCE detected in one of three ground water samples collected from the site in a 2006 study were beneath state drinking water standards/MCLs and therefore are not anticipated to pose an exposure threat to future site residents either through contact with ground water or through volatilization of the VOCs from ground water through the overlying soil. The presence of the VOCs detected in a generally down-gradient ground water sample compared to the absence of the same VOCs in two generally up-gradient ground water samples however, could indicate an on-site source of PCE and TCE. If present, such a source likely resulted from a surface release many years ago and the chemicals would be expected to have significantly volatilized over time as well as been spread about the site during development activities, further decreasing soil concentrations. Additionally, as mentioned in Section 8.1 above, the entire site reportedly is planned to be covered by the proposed structure, which would act as a cap over residually impacted soil, if it remained present, to prevent exposure to future site occupants. Since excavation of the site is planned to facilitate subsurface construction, dewatering likely will be required. Analysis of extracted ground water for VOCs should be conducted, and pumping and discharge of extracted ground water should be performed in accordance with appropriate RWQCB NPDES requirements.

9.0 DEVIATIONS

The following data failure and/or gaps were encountered in completion of this Phase I environmental site assessment update.

9.1 DATA FAILURE

Data failure is an inability of the available data to meet the objectives of the study. The following data failure was encountered.

- Gaps of greater than 5 years were present in the historic reference sources site in the previous studies reviewed, and historic reference sources earlier than 1889 reportedly were unavailable. The sources and years available appear to have adequately documented historical site development, however, and therefore the data failure attributable to the historical sources appears not to be significant.

9.2 DATA GAPS

Data gaps result from insufficient information availability for the site, which may hinder the ability of the study to adequately distinguish recognized environmental concerns. The following data gaps were encountered.

- Contact with previous site owners/occupants was unable to be made due to lack of available contact information. As pertinent information regarding historical usage of the site was available from other sources, this data gap appears not to be significant.
- The current property owner was unable to complete the provided questionnaire at the time this report was issued. Site information was provided by the property owner at the time of the reconnaissance and also was available through other sources however, therefore this data gap appears not to be significant.
- A response to the request for OBD documents had not been received at the time this report was issued. Based on the historical data available in the available previous Phase I reports, this data gap appears not to be significant.

10.0 ADDITIONS

The following additions were made to the Phase I environmental site assessment update.

- Radon data for the site vicinity was reviewed.
- State, Federal, and public well data for the site vicinity was reviewed.

11.0 REFERENCES

EDR. *The EDR Radius Report Map with Geocheck, Jackson and 11th Property, 1110 Jackson Street, Oakland, CA 94607.* Inquiry Number 2784693.1s. June 3, 2010.

Phase I Environmental Site Assessment of Lau Properties/Kuperstein Property, 176 and 198 11th Street/1110 Jackson Street, Oakland, California 94607. EMG. September 15, 2005.

Report of Phase I Environmental Site Assessment, Jackson Tower, Oakland, California. Tetra Tech EM Inc. October 20, 2005.

Report of Limited Phase II Environmental Site Assessment, Jackson Tower, Oakland, California. Tetra Tech EM Inc. January 18, 2006.

Second Quarter 2009 Groundwater monitoring Report, Alcopark Fueling Facility – Site No. 2, 165 13th Street, Oakland, California. PSI, Inc. June 29, 2009.

USGS. *7.5-Minute Topographic Map, Oakland West Quad*. 1993.

12.0 QUALIFICATIONS AND SIGNATURE

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in Section 312.20 of 40 CFR 312. I have the specific qualifications, based on education, training, and experience, to assess a site of the nature, history, and setting of the subject site.

Belinda P. Blackie, R.E.A., P.E.
P.E. Number C56448
R.E.A. Number REA-06746

FIGURES

FIGURE 3. SITE PHOTOGRAPHS

APPENDIX A

REGULATORY AGENCY DATABASE REPORT

APPENDIX B

OFD FILE DOCUMENTS

APPENDIX C

PROVIDED DOCUMENTS

APPENDIX D

RESUME OF ENVIRONMENTAL PROFESSIONAL