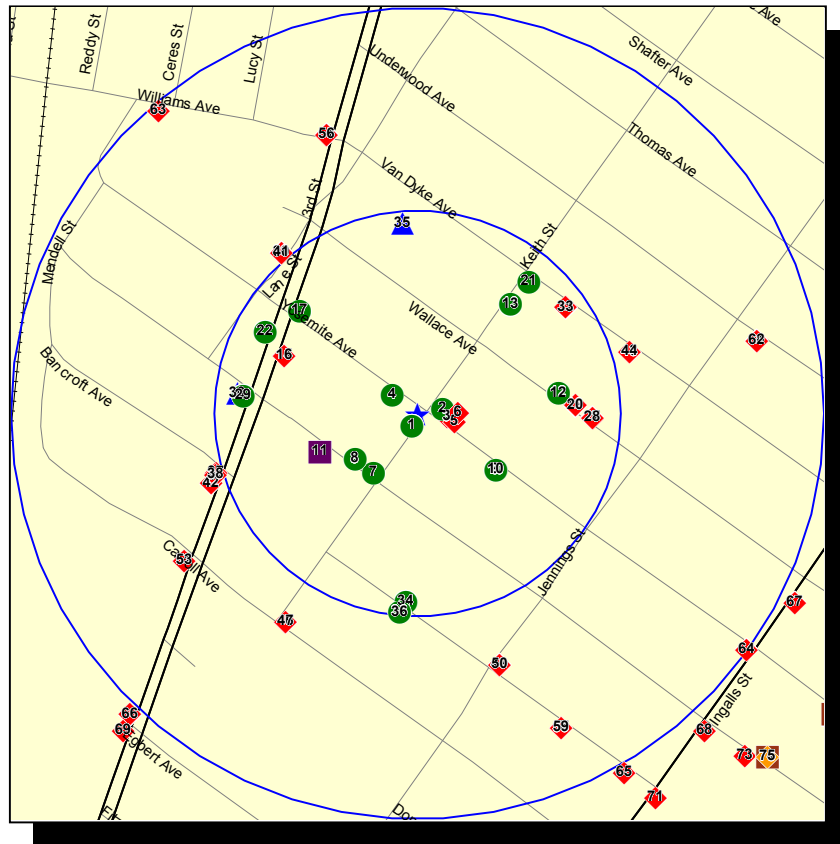


PIERS
*Environmental
Services, Inc.*

1330 S. Bascom Ave, Suite F
San Jose, CA 95128
Phone: 408-559-1248
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Radiusreports@pierses.com



***Identified Hazardous Materials Sites
Radius Report For:***

***2300 Keith Street
San Francisco CA, 94124
Project #: 02306***

WWW.PIERSES.COM

IDENTIFIED HAZARDOUS MATERIALS SITES RADIUS REPORT

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IDENTIFIED HAZARDOUS MATERIALS SITES RADIUS REPORT

ABOUT THIS REPORT:

The databases searched to compile the enclosed report are gathered from numerous federal, state and local governing environmental entities. All of the databases required to be searched by ASTM Standard E 1527-00 – Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process – Section 7.2.1.1 “Standard Environmental Records Sources” have been included in this report, and searched to the required distances from the subject property. Additionally, PIERS has acquired other valuable databases and integrated them into our advanced system in order to provide more valuable information to our clients regarding hazardous materials storage and release sites within a one-mile radius from the subject property.

PIERS has created a sophisticated data update system, keeping our report databases as current as possible (surpassing ASTM E1527-00 requirements). PIERS consistently requests and updates data from each of the government agencies used to create this report. Depending on the type of database, records are updated at the agencies at varying intervals (daily, monthly, quarterly, semi-annually, or annually). An overall data update (including all available updates) is loaded into our specialized software on a quarterly basis.

It should be clearly understood that this database/map report lists only reported and accurately entered sites. Numerous sites have yet to be discovered and therefore are not yet listed by any governmental agency. The most effective way to determine if a site may be listed by a government agency in the future is by performing a full Environmental Transaction Screen (including a professional site inspection and review of historical records) or better yet, by obtaining a full Phase I Environmental Site Assessment. This radius report satisfies only one subsection requirement found within the ASTM Phase I Environmental Site Assessment reporting requirements. This report should not be considered a Phase I Environmental Site Assessment. If no sites are found for a database searched, the database and its description are excluded from the report details so as to report recorded sites only.

For specific data inquires or interpretations, environmental consultation, or to order Transaction Screen Reports, Phase I Environmental Site Assessment Reports, or other environmental reports, please contact us via email at radiusreports@pierses.com, or via telephone at 408-559-1248. A full summary of our firm, including services offered and pricing can be viewed at www.pierses.com.

DISCLAIMER

This report contains data obtained from multiple governmental agencies. PIERS cannot insure the accuracy of the enclosed information. PIERS is in no way responsible for errors and/or omissions occurring in data or data conversion, or for the client’s use of the information (report). PIERS and its affiliates cannot be held liable for accuracy, storage, loss or expense suffered by customers resulting directly or indirectly from any data provided by PIERS. No warranty expressed or implied is made in any way in connection with this report.

IDENTIFIED HAZARDOUS MATERIALS SITES RADIUS REPORT

SUBJECT PROPERTY INFORMATION:

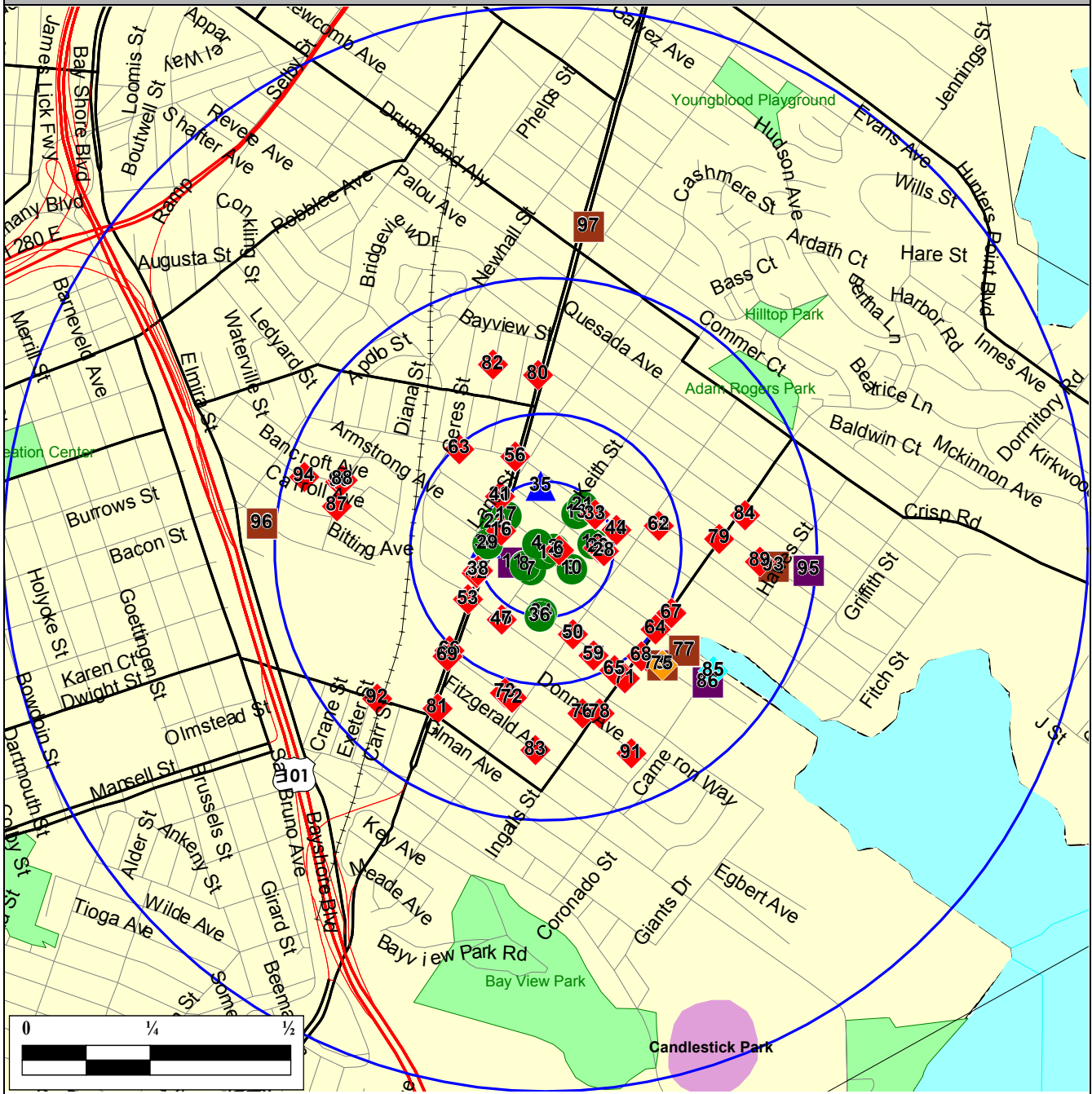
Project #: 02306
2300 Keith Street
San Francisco CA, 94124

SITE SUMMARY CHART

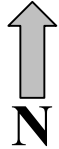
			UP TO 1/8 MILE	1/8 MILE TO 1/4 MILE	1/4 MILE TO 1/2 MILE	1/2 MILE TO 1 MILE
DATABASES SEARCHED TO ONE MILE						
■	NPL	National Priority List	0	0	0	0
■	PROP NPL	Proposed NPL	0	0	0	0
■	CORRACTS	Corrective Actions	0	0	0	0
■	TSD	Treatment, Storage and Disposal Sites	0	0	0	0
■	SMBRP	Site Mitigation and Brownfield's Reuse	0	0	3	2
■	SLIC	Spills, Leaks, Investigations, Cleanup Sites	1	0	2	0
■	DEED	Deed Restrictions	0	0	0	0
DATABASES SEARCHED TO ONE-HALF MILE						
◆	CERCLIS	Superfund Sites	0	0	1	-
◆	CERCLIS/ NFRAP	No Further Remedial Action Planned	0	0	0	-
◆	LUST	Leaking Underground Storage Tanks	18	28	24	-
◆	SWLF	Solid Waste Landfills	0	0	1	-
DATABASES SEARCHED TO ONE-QUARTER MILE						
●	WELLS	Water Wells	0	0	-	-
●	HAZMAT	Site Specific Local Hazmat	14	0	-	-
DATABASES SEARCHED TO ONE-EIGHTH MILE						
▲	ERNS	Emergency Response Notification System	0	-	-	-
▲	GENERATOR	Large/Small Hazmat Generators	2	-	-	-
▲	UST	Underground Storage Tanks	0	-	-	-
▲	AST	Above Ground Storage Tanks	0	-	-	-
▲	CLEANERS	Dry Cleaner Sites	0	-	-	-
▲	HAZNET	Hazardous Materials Transporters	0	-	-	-

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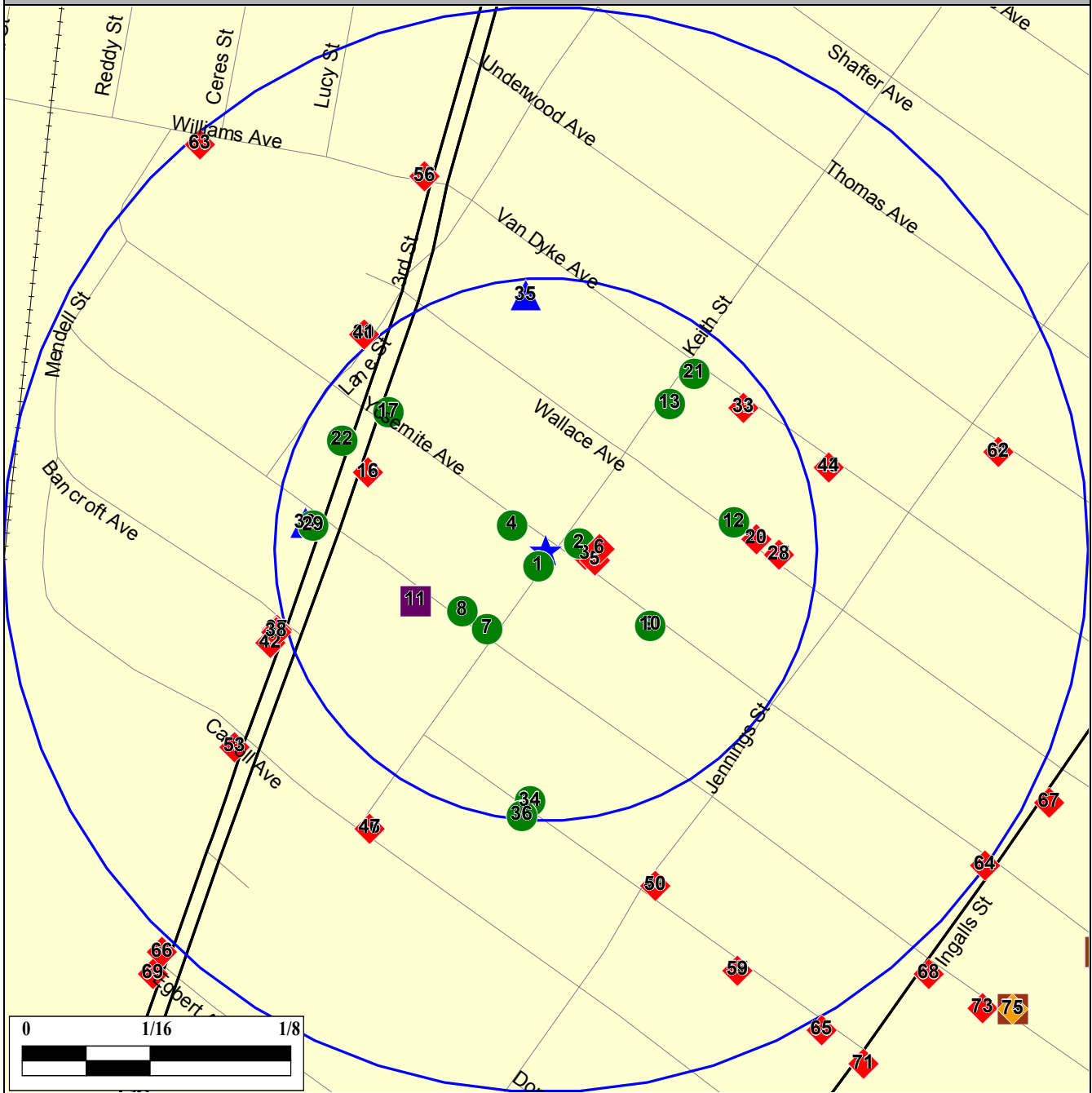
IDENTIFIED HAZARDOUS MATERIALS SITES RADIUS REPORT One Mile Radius Map



	MAJOR ROADS		NPL		SLIC		HAZMAT		HAZNET
	ROADS		PROPOSED NPL		CERCLIS		ERNS		SUBJECT PROPERTY
	FREEWAYS		CORRACTS		CERCLIS/NFRAP		GENERATOR		
	RAILROAD TRACKS		TSD		SWLF		UST		
	PARKS		SMBRP		LUST		AST		
	PLACES, SCHOOLS		DEED		WELLS		CLEANERS		



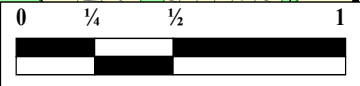
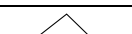
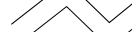





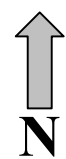
IDENTIFIED HAZARDOUS MATERIALS SITES RADIUS REPORT Quarter Mile Radius Map



	MAJOR ROADS		NPL		SLIC		HAZMAT		HAZNET
	ROADS		PROPOSED NPL		CERCLIS		ERNS		SUBJECT PROPERTY
	FREEWAYS		CORRACTS		CERCLIS/NFRAP		GENERATOR		
	RAILROAD TRACKS		TSD		SWLF		UST		
	PARKS		SMBRP		LUST		AST		
	PLACES, SCHOOLS		DEED		WELLS		CLEANERS		

IDENTIFIED HAZARDOUS MATERIALS SITES RADIUS REPORT Site Vicinity Map



	<ul style="list-style-type: none">  MAJOR ROADS  ROADS  FREEWAYS  RAILROAD TRACKS  PARKS  PLACES, SCHOOLS 	<p> SUBJECT PROPERTY</p>	
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IDENTIFIED HAZARDOUS MATERIALS SITES

RADIUS REPORT

Listings for Subject Property

HAZMAT: Hazardous Materials Storage and Incident Records Database Searched to a One-Quarter Mile Radius

The below-listed sites are found on local HAZMAT databases. PIERS gathers data from local fire and health departments where available. This data includes information on hazardous materials storage, use and disposal sites as well as incident reports, hazardous materials inventory and business plan documents, spills and releases.

Source Agency: State Water Resources Control Board (SWRCB) Waste Discharge System (WDS) database, Waste Management Unit Database (WMUDS/SWAT); Various local fire and health departments including: the Contra Costa Site List (County Environmental Health), San Leandro Environmental Services List, Oakland Office of Emergency Services List, San Mateo County Business Inventory Database, San Francisco HazMat List, San Jose Hazardous Materials Database

THEO DEFRIESE & SONS

2300 Keith ST
San Francisco, CA 94123

PIERS ID: SFCUGT-1228
Distance/Direction: 41 Feet / South West
Agency ID: 1228

Site No

1

List:	San Francisco Hazardous Materials Storage and Use Sites
Score for Amount of HazMat Stored (0-45):	3
Number of Tanks:	0
Reg under CA Accidental Release Program:	0
Relative Amt of Haz Waste Generated (0-6):	0
Reg Under Tiered Permitting Program:	0
Agency:	SFDPH

IDENTIFIED HAZARDOUS MATERIALS SITES

RADIUS REPORT

Listings for Surrounding Sites - SMBRPD Sites

SMBRP: Site Mitigation and Brownfield's Reuse Program

Database Searched to a One Mile Radius

The below-listed sites are found on the SMBRP database. The DTSC has developed a database with information about sites in California that are known to be contaminated with hazardous substances as well as information on uncharacterized properties where further studies may reveal environmental problems. The Site Mitigation and Brownfields Reuse Program Database (SMBRPD), also known as "Cal Sites," is used primarily by DTSC's staff as an informational tool to evaluate and track activities at properties that may have been affected by the release of hazardous substances. The SMBRPD displays information in six categories. The categories are Cal Sites Properties (CS), School Property Evaluation Program Properties (SCH), Voluntary Cleanup Program Properties (VCP), Unconfirmed Properties Referred to Another Local or State Agency (REF), Unconfirmed Properties Needing Further Evaluation (RFE), and Properties where a No Further Action Determination (NFA) has been made. Each category contains information on properties based upon the type of work taking place at the site. For example, the Cal Sites database is now one of the six categories within SMPBRD and contains only confirmed sites considered as posing the greatest threat to the public and/or the environment, commonly known as State Superfund sites. Properties being evaluated by DTSC, as potential public school sites will be found within the School Property Evaluation Program, and those properties undergoing voluntary investigation and/or cleanup are in the Voluntary Cleanup Program.

Source Agency: California EPA – Department of Toxics Substances Control (DTSC)

BUCKEYE PROPERTIES

PIERS ID: SMBRPD-38650002
Distance/Direction: 1592 Feet / South East
Agency ID: 38650002

Site No

74

**1296 ARMSTRONG AVENUE
SAN FRANCISCO, CA 94126**

List: DTSC Brownfields Database
Branch Name: NORTH COAST
Status Code Name: PROPERTY/SITE REFERRED TO RWQCB
Lead Name: N/A
Type Code Name: N/A
SICNAME: REAL ESTATE
NUMSOURCES: 0

Site Activities

Key Value for Unique ID of AWP Activities: 1
Date Activity Completed: 3091993
STATNAME: PROPERTY/SITE REFERRED TO RWQCB
YDSREMOV: 0
YDSTREAT: 0

Alternate Addresses

All Street Addresses Associated with Site: 1296 ARMSTRONG AVENUE
All Cities Associated with Site: SAN FRANCISCO
All States Associated with Site: CA
All Zip Codes Associated with Site: 94126

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RADIUSREPORTS@PIERSES.COM PHONE: 408-559-1248 FAX: 408-559-1224 WWW.PIERSES.COM

DATE OF REPORT: 10/28/2002

ADDRESS: 2300 Keith Street

PAGE #: 9

IDENTIFIED HAZARDOUS MATERIALS SITES

RADIUS REPORT

Listings for Surrounding Sites - SMBRPD Sites

Comments

Date Entered in Comments Field: 3/9/1993
General Comments: This 7-acre partially paved and built-up site, located in a partially industrial waterfront area of San Francisco is a landfill created by filling tidal flats with random refuse during and after World War II between 1942 and 1965 and was acquired by the present owners in 1955. A number of businesses operate at this site. Excavation during sewer inspections by city of San Francisco's Dept of Public Works (DPW) in 1986 revealed groundwater was contaminated with PCB (3.7 ppm), DCE (200 ppm) and benzene (0.3 ppm). The site does not have an adequate engineered cover. Other routes of exposure to contamination are surface run-off and groundwater area within a radius of 1 mile was a population of over 20,000. It is also within close proximity of sensitive environment and habitat of a few endangered species. Currently no regulatory agency is involved in the control or abatement process of the site. Consideration for emergency response rapid containment migration is unlikely at the site. Contamination at the site was discovered in 1986 City sewer installation. Soil and groundwater detected first in 1986. No files on facility for RWQCB or DTSC. US EPA involvement limited to 1990 CERCLA preliminary Assessment (used to prepare this screening). Locals have file on site. EPA Federal Inspection Team program made a reassessment on the site in July 1991.

Potential appears to be high for containment migration through surface water, groundwater, contact and through food chain.

Date Entered in Comments Field: 3/3/1995
General Comments: City issued a Notice of Abate Nuisance to Reginald Ricci, landowner, and a Notice of Order for Compliance to operator, City Debris Box Service, requiring cleanup of 1300 Yosemite (part of site). Operator unlawfully operating a recycling and transfer facility without a solid waste facility permit. Sampling by City found lead above TTLC and high levels of motor oil in soils. Verbal reports that operator has threatened Cal/OSHA and LEA inspectors at the Site.