Phase I Environmental Site Assessment

Alameda County Parcel 463-25-43-4

2256 Claremont Ct, Hayward California 94545

Prepared For:

Crown Enterprises
12225 Stephens Rd
Warren, Michigan 48089

Prepared by:

Lord and Winter, LLC
231 Public Square Suite 300, PMB 44
Franklin, Tennessee 37064

July 1, 2024

1.0 EXECUTIVE SUMMARY

The Subject Property is located at 2256 Claremont Ct, Hayward California, 94545. The parcel number for this property is Alameda County Parcel 463-25-43-4. The GPS Coordinates for the center of the site are 37.61495, -122.07732. The site is 7.9 total acres.

In the opinion of Lord and Winter, 2 RECs, 0 HRECs, and 0 CRECs were found.

Lord and Winter observed **three** de minimis items, and **two** data gaps associated with the Subject Property.

Lord and Winter recommends a Limited Phase II Site Investigation to determine if the RECs identified have resulted in a release to the Subject Property.



2.0 USER PROVIDED INFORMATION

Lord and Winter did not receive a questionnaire from the current owner. The client also did not provide any additional documents.

3.0 RECORDS REVIEW

Subject Property

The Subject Property is located at 2256 Claremont Ct, Hayward, California 94545. Consolidated Freightways Corporation of Delaware currently owns the Subject Property according to the Alameda County Property Assessor.

The Subject Property has an average elevation of 11.08 ft. No apparent slope direction is discernable from the topographic maps. However, regional elevations slope to the SW towards San Fransisco Bay. Soil at the site ranges from a silty clay loam to a clay loam. Ward Creek adjoins the Subject Property to the S, and San Francisco Bay is present SW of the Subject Property. Surface water runoff is expected to flow to Ward Creek to the S. Groundwater is expected to follow regional slope and flow to the SW. The Physical Setting Report can be found in Appendix 8.

A review of historical land use sources resulted in the following findings:

- Aerial Photographs (1939-2023)
- In 1936 the Subject Property and much of the surrounding area is undeveloped farmland. In 1958 the E portion of the Subject Property appears to be used as a soil borrow pit. I-880 is shown with land East of 880 under development. By 1968 the current XPO facility has been built adjoining the Subject Property to the E. A small portion of the E part of the Subject Property is used for trailer storage. A large industrial

facility is present E across I-880. Residential homes are present to the N. Land S of Ward Creek appears to be undergoing mass grading. By 1974 the current Fed Ex Shipping Terminal and other industrial properties appears W of the subject Property. More residential houses and other industrial structures appear N and one to the south. Land SW of the site appears to be used as a concert venue. In 1982 additional industrial properties appear N and S of the Subject Property. By 1993, the current structure on the Subject Property appears. The large industrial property E of I-880 has been redeveloped into a large parking lot. Most of the land S of the Subject Property is dominated by industrial structures. The stadiums SW of the Subject Property have been demolished and the site is being developed into a large industrial structure. From 2003 – 2023 minor changes of environmental significance are observed.

A review of historical topographic maps resulted in the following findings:

- Topographic Maps: (1899-2021): In 1999 a rail line is present E of the Subject Property. The Subject Property itself is undeveloped. In 1948 roads are appearing the Subject property, but the land remains relatively undeveloped otherwise. In 1969, the current XOP shipping facility is depicted E of the Subject Property. Structures shown include the shipping terminal and the maintenance garage on the N side of the parcel. Hesperian Blvd and I-880 are depicted. Land N of the Subject Property appears to be a residential subdivision. Additional industrial buildings appear E of the Site. In 1981 the Fed Ex shipping terminal and maintenance garage are shown. From 1997 – 2021, no additional information can be observed from the maps.
- Fire Insurance Maps: N/A; Not ordered due to lack of coverage.
- Property Tax Files / County Tax Assessor: Current property tax files are attached in Appendix 9
- Environmental Lien and AUL Search: Lord and Winter was not contracted to conduct the Environmental Lien and AUL Search, nor given access to the title documents from the client. This has been listed as a data gap.
- Building Permits: Lord and Winter consulted online government databases for building permits. During the search, no online permits were found for the Subject Property.
- City Directory Database: (1924-2022); In 1995 the Subject Property is listed as CF Motor Freight. In 2001 the Site is listed as Consolidated Freightways. From 2008 – present, the site has been listed as Central Transport.

A review of Environmental Database Report records listed in Appendix 6 resulted in the following findings of the Subject Property:

- The subject Property has numerous environmental records: hazardous materials spills, hazardous materials handlers, and is a hazardous waste generator. Numerous hazardous materials spills are on record, but these all have a record of cleanup and are not considered a REC in the opinion of Lord and Winter. The Subject Property has numerous violations for missing hazardous materials reports, UST reports, missing UST Operating permit, failure to implement inspections, failure to correct violations, failure to send hazardous waste offsite for treatment, storage, or disposal after 180 days, failure to clean stained concrete from spilled fuel, and many other violations on records. Most have a return to compliance.
- The facility has registered USTs under id 01-003-007902. The tank is a single 10,000-gallon diesel UST installed in 1986. The site is listed as a contaminated property from a leaking UST. However, no information could be found for the tank related to a leak, and further state documents did not provide any additional information.
- The Subject Property has a history of operating a UST for the past ±40 years, and there are many UST related violations on record. The facility also has an extensive history of hazardous waste violations on record relating to reporting and storage of hazardous waste. Given the long history of UST usage and the many reported hazardous waste violations, the possibility of an unreported release exists and represents **REC 1** in the opinion of Lord and Winter.

Historical Uses of the Subject Property

The Subject Property was undeveloped from 1899 – 1982. From 1993 – present, the site has been used as a shipping terminal.

Adjoining and Adjacent Properties

Land W of the Subject Property was undeveloped from 1899 – 1968. From 1974 – present, it has been used as a shipping terminal. Land N of the Subject Property was undeveloped from 1899 – 1974. From 1982 – present, it has been used by various industrial businesses. Land E of the Subject Property was undeveloped from 1899 – 1958. From 1968 – present, it has been used as a shipping terminal. Land S of the Subject Property was undeveloped from 1899 – 1982. From 1993 – present, the area has been used for various industrial businesses.

The shipping terminal W of the Subject Property once had onsite USTs, an active fueling pad from an AST, and a maintenance garage. However, these structures are located > 100 ft W downgradient from the Subject Property and so are not considered a REC in the opinion of Lord and Winter.

The industrial buildings S of the Subject Property are located > ±150 FT downgradient from the Subject Property across Ward Creek, and so are not considered a REC in the opinion of Lord and Winter.

The shipping Terminal E of the Subject Property has both the current USTs and the onsite maintenance garage ±290 ft NE upgradient to the Subject Property. Maintenance garages would generate petroleum products like waste oils, greases, and solvents. Given the ±56 years of operations, some of which were before environmental regulations were enacted, it is possible that an unreported release may have occurred which could impact the Subject Property and represents **REC 2** in the opinion of Lord and Winter.

Properties N of the Subject Property are and have been used for various commercial / industrial interests which were not considered a REC in the opinion of Lord and Winter.

Environmental compliance records for significant properties are discussed below for properties within 500 feet of the Subject Property. The minimum search distance was reduced from 0.50 miles to 500 ft. at the discretion of the environmental professional.

- XPO Logistics located at 2200 Claremont St, adjoins the Subject Property to the E. This facility has many shipping related spills on record, many with listed cleanups. A federal response spill is on record with the site. Numerous past and present USTs are listed with the site, and the facility is a hazardous waste generator. A Lust is recorded with the site from 1997 during tank closure, and free product was observed in the groundwater. Closure was achieved in 2014. Given the ±56 years of operations, some of which were before environmental regulations were enacted, it is possible that an unreported release may have occurred which could impact the Subject Property and represents **REC 2** in the opinion of Lord and Winter.
- T-Mobile West, LLC – This facility which adjoins the Subject Property to the N is a listed hazardous material facility with no major violations on record. It is not considered a REC in the opinion of Lord and Winter.
- FedEx Freight: This facility is a hazardous materials generator and has numerous shipping spills on record with cleanups. The site has a history of many USTs, ASTs, and a closed LUST in 2001. The tanks of the LUST were located > 200 ft W downgradient from the Site, and groundwater was found to flow W / SW. However, since most of this site lies > 100 ft downgradient, it is not considered a REC in the opinion of Lord and Winter.

4.0 SITE RECONNAISSANCE

The Site Reconnaissance was conducted on July 27, 2024, and is attached in Appendix 2. The Subject Property is currently zoned general industrial. Land use surrounding the property was observed to be commercial / industrial to the on all sides. Ward Creek is also present S of the Subject Property. The water connection on site is assumed to be municipal water with a sanitary connection to the municipal sewer system. Natural gas was observed on the Site. Power is delivered to the Site via buried power lines. No storm sewers were observed on site.

A list of improvements and Interior Features at the Subject Property are listed below:

- The main facility is a shipping dock with an attached office. Electric forklifts are used to transfer freight from trailer to trailer. No other environmental concerns were identified within the structure

Exterior Features observed during the site reconnaissance are identified below:

- Exterior Security: The Subject Property is surrounded by a chain link fence overgrown with vegetation, and locked gates
- Many semi-trucks and trailers were observed onsite. All are stored outside in the parking area surrounding the shipping structure. Stained de minimis concrete was observed in the parking areas during the site recon. Numerous 55-gallon drums used as trash cans were observed on the site and are not considered a REC in the opinion of Lord and Winter. All cargo was observed within the shipping structure. Two 330-gallon DEF totes were observed behind a fence along the E side of the facility. The totes were on concrete, but not under cover. The concrete beneath the toes does not appear to be stained but covered with a thin layer of soil. Outside of the storage structure, a 55-gallon drum of an unknown substance was observed on a pallet, on concrete, but not under cover. No visible release was observed from the drum. The two totes and the 55-gallon drum are not within secondary containment, but are considered a de minimis items in the opinion of Lord and Winter
- The active UST was observed on the N side of the Subject Property. Staining is observed on the concrete around the fueling pad, and the fueling pad is not under cover. The fueling pad is a part of **REC 1** in the opinion of Lord and Winter.
- Various dumpsters and scattered trash were observed on the Subject Property; these are considered de minimis items in the opinion of Lord and Winter.

5.0 INTERVIEWS

The following interviews were conducted via questionnaires sent from Lord and Winter to (Appendix 4). The current site manager present onsite was interviewed during the Site Recon.

- Interview with Owner: A subject questionnaire was not received from the property owner. Given the long history of UST usage on the site, this is considered a significant data gap in the opinion of Lord and Winter.
- Interview with Occupants: No other interviews were conducted.

Lord and Winter was unable to review Environmental Liens and Title Records as Lord and Winter was not requested by the client to order them., and the client did not provide those documents from their Title Report. This has been listed as a data gap.

Lord and Winter searched the CalEPA Regulated Site Portal, which utilizes records from Cal/OSHA, California Environmental Reporting System (CERS), California Integrated Water Quality System (CIWQS), US EPA's Air Emission Inventory System (EIS), EnviroStor, GeoTracker, Stormwater Multiple Application and Report Tracking System (SMARTS), Solid Waste Information System (SWIS), Toxics Release Inventory (TRI). These documents are attached in Appendix 8.

6.0 CONCLUSIONS

We have performed a Phase I Environmental Site Assessment in general conformance with the scope and limitations of the ASTM Practice E1527-21[1] of Alameda County Parcel 463-25-43-4 at 2256 Claremont Ct, Hayward, California 94545, the Subject Property. There are no exceptions to, or deletions from the practice described in Appendix 1 this report other than those identified as data gaps. The following data gaps were identified in this report:

- Environmental lien and AUL search was not selected by the client. This data gap is considered insignificant due to lien and AUL searches being optional in the environmental site assessment process.
- An owner questionnaire response was not received. This data gap is considered significant since the site has ±40 years of history as a UST operator.

The assessment has revealed the following evidence of Recognized Environmental Conditions (RECs), controlled recognized environmental conditions (CRECs), and/or significant data gaps in connection with the Subject Property:

- **REC 1:** The Subject Property has a history of operating a UST for the past ±40 years, and there are many UST related violations on record. The facility also has an extensive history of hazardous waste violations on record relating to reporting and storage of hazardous waste. Given the long history of UST usage and the many reported hazardous waste violations, the possibility of an unreported release exists and represents **REC 1** in the opinion of Lord and Winter.
- **REC 2:** The upgradient XPO Logistics has a closed federal spill response on record, numerous USTs were once present, at least 5 USTs are currently in use, and a closed LUST is on record for the site in which free product was observed in groundwater. A vehicle maintenance garage is located on the N portion of the site, and would generate petroleum products like waste oils, greases, and solvents. Given the ±56 years of operations, some of which were before environmental regulations were enacted, it is possible that an unreported release may have occurred which could impact the Subject Property and represents **REC 2** in the opinion of Lord and Winter.

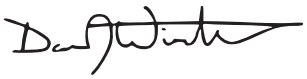
The following de minimis conditions were identified at the Subject property:

- Scattered trash and various dumpsters were observed on the Subject Property
- Stained concrete was observed on the Subject Property both around the UST and where trucks are parked.
- Two 330-gallon Totes and a 55-gallon drum were observed outside, on concrete, but not under cover or in secondary containment.

[1] ASTM E-1527-21, Standard Practice for Environmental Site Assessments: Phase 1 Environmental Site Assessment Process.

Information obtained and conveyed is private and *not to be disclosed to any third party* regardless of relationship. Performance of the Phase I Environmental Site Assessment is conducted under contract between Lord and Winter, LLC and the Client. Information is non-transferable. User reliance is subject to the Client Terms and Conditions and provided only to the following entity(s)(Client) and no other:

Crown Enterprises, LLC
12225 Stephens Road
Warren, Michigan 48089



David J. Winter, PMP CHMM
President
Lord and Winter, LLC

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in §312.10 of 40 CFR § 312 and I have the specific qualifications based on education, training, and experience to assess a property of the nature, history and setting of the Subject Property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 C.F.R. Part 312.

Significant Site Observations

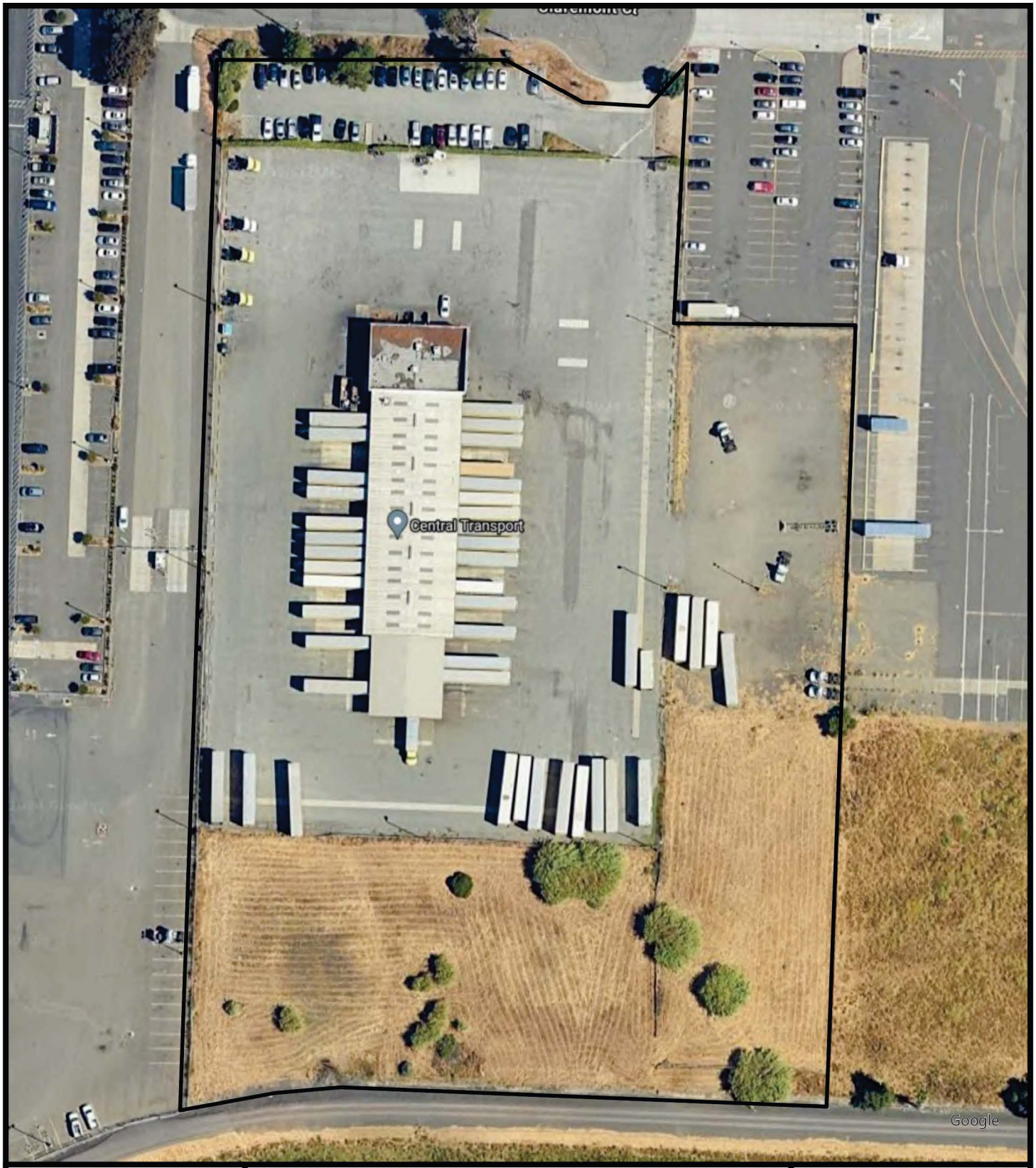


DEF Totes observed onsite



Drum Observed Onsite Next to DEF Totes

Site Overview Figure



LORD & WINTER

N

Figure 1

Site Overview

2256 Claremont Ct
Hayward, California

June 2024

0 0.01 0.03 0.06 0.09
Miles

Legend

Parcel Boundaries

Lord and Winter Disclaimer

No environmental site assessment can eliminate uncertainty regarding the potential for recognized environmental conditions in connection with a property. Performance of this site assessment is intended to reduce, but not eliminate, uncertainty regarding the potential for recognized environmental conditions in connection with the Subject Property within reasonable limits of time and cost.

The scope of this assessment was conducted to identify recognized environmental conditions indicated by observations of visible evidence of contamination or other commonly recognized indicators. It was not the purpose of this assessment to determine the actual presence, degree, or extent of contamination of the Subject Property, if any. That objective would require additional assessment work, including sampling and analysis of soil, water, soil vapor, or other materials. Specifically, this Phase I Environmental Site Assessment did not include the collection or testing of soil, groundwater, surface water, drinking water (for lead and copper), surface air, soil vapor, or building materials (for PCBs, asbestos, or lead paint), hazardous materials, or the identification of endangered or protected plant or animal species, historical, or archeological sites, wetland delineations, geotechnical studies, geologic hazards, potential noise or air quality impacts, or Americans with Disability Act (ADA) concerns.

Although this assessment has addressed the potential for contamination at the site, additional potential sources of contamination may not have been identified because of the limitations of this study, the accuracy of government records, or the presence of undetected and unreported environmental incidents. Environmental Professionals are generally unable to observe most surface soils at the Subject Property due to paving and building placement. Additionally, this report reflects the conditions of the Subject Property at the time of the reconnaissance and should not be relied on to represent conditions at a substantially later date. If any changes in site conditions occur, please notify the report's author so that the changed conditions can be evaluated to determine the impact on the Subject Property and offer an opinion as to the effect on the findings.

As defined by ASTM E1527-21, the term recognized environmental conditions means (1) the presence of hazardous substances or petroleum products in, on, or at the Subject Property due to a release to the environment; (2) the likely presence of hazardous substances or petroleum products in, on, or at the Subject Property due to a release or likely release to the environment; or (3) the presence of hazardous substances or petroleum products in, on or at the Subject Property under conditions that pose a material threat of future release to the environment. A de minimis condition is not a recognized environmental condition. The term includes hazardous substances or petroleum products even under conditions in compliance with applicable laws or regulations. The term is not intended to include de minimis conditions that generally do not present a material risk or harm to the public health or the environment, and that generally would not be the subject of an enforcement action if brought to the attention of appropriate government agencies. In the context of this assessment report, recognized environmental conditions specifically exclude the presence of radon, wetlands, or sensitive ecological receptors or resources at the Subject Property. The possible mention of reference made regarding any of these issues within the report is for clarification purposes only and does not broaden the scope to include these topics unless specifically added to the scope of services.

Reasonably ascertainable recorded land title records should be checked to identify environmental liens, if any, that are currently recorded against the property. Any environmental liens so identified should be reported to the environmental professional conducting the Phase I Environmental Site Assessment. The ASTM standard does not impose on the environmental professional the responsibility to check for recorded environmental liens. As described in 6.2 of ASTM E1527-21, reviewing land title records for AULs and environmental liens (or judicial records where applicable) is a user responsibility. Lord and Winter always requests that the user provide the results of the AUL and environmental Lien search. Unless this task is expressly added by a change in the scope of work to be performed by Lord and Winter, the user requirements set forth in 6.2 of ASTM E1527-21 do not impose on the environmental professional the responsibility to undertake a review of land title records or judicial records for environmental liens or AULs.

Appendix 1 – Scope of Work and Data Sources

Definitions of Terms

- REC-Recognized Environmental Condition: (1) the presence of hazardous substances or petroleum products in, on, or at the Subject Property due to a release to the environment; (2) the likely presence of hazardous substances or petroleum products in, on, or at the Subject Property due to a release or likely release to the environment; or (3) the presence of hazardous substances or petroleum products in, on or at the Subject Property under conditions that pose a material threat of future release to the environment.

- HREC-Historical REC: a previous release of hazardous substances or petroleum products affecting the Subject Property that has been addressed to the satisfaction of the applicable regulatory authority or authorities and meeting unrestricted use criteria established by the applicable regulatory authority or authorities without subjecting the Subject Property to any controls (for example, activity and use limitations or other property use limitations).

- CREC-Controlled REC: recognized environmental condition affecting the Subject Property that has been addressed to the satisfaction of the applicable regulatory authority or authorities with hazardous substances or petroleum products allowed to remain in place subject to implementation of required controls.

- The term REC is not intended to include *de minimis* conditions that generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

Scope of Work

Scope	Objective
Environmental Site Records	Obtain publicly available environmental database records to help identify whether recognized environmental conditions exist in connection with the property.
Environmental Lien and Activity Use Limitation	Review existing records to give an opinion on whether any environmental liens or limitations on use are attached to the property due to environmental conditions.
Tax Report	Review existing tax reports to identify any environmentally related issues stemming from tax or parcel data.
Building Permit Report	Review building permits associated with the address to determine if any REC related construction had occurred.
Historical Records	Review historical aerial photos and Sanborn Fire Insurance Maps for evidence of RECs.
Site Reconnaissance	Obtain information indicating the likelihood of identifying recognized environmental conditions in connection with the property.
Interviews	Obtain information from knowledgeable individuals indicating recognized environmental conditions in connection with the property including the owner or owner-representative and state agency staff.
Report	Document the ASTM process, data obtained, and identify and list of recognized environmental conditions.

Deviations of Scope or Methods

There were no deviations from the standard, general implementation of ASTM E1527-21.

Assumptions

Assumption	Description
Data Completeness	Data obtained in the records review site reconnaissance and interviews are accurate and sufficient to generally identify risks related to recognized environmental conditions at the site.
Data Use	Data is for use of client and may not be transferred to another.

Limitations

Description
Time Sensitive The findings of the report based upon time sensitive information are generally accepted to be current to within 6 months of the data of the report and no longer.
Standard Practice The findings of the report are based upon standard practices in the environmental practice and generally follow standard methods given the time and budget constraints found within the terms and conditions between the Client and Lord and Winter, LLC.
Accuracy of Data The findings of the report rely on the accuracy of public and private records obtained.
Opinions All findings and conclusions of RECs, HRECs, CRECs, environmental conditions both on and off site, environmental compliance, and site conditions are the opinions of Lord and Winter, LLC. Only regulators have authority to determine the current state of compliance with environmental laws and regulations.
Disclaimer - RECs The term Recognized Environmental Conditions (RECs) refers to evidence at the site of a likely release to soil, groundwater, soil vapor, or property. The term is not all inclusive of all risks potentially at the site. Generally, an REC will only be recognized if there is physical evidence at the site during the time of the inspection, evidence from the interviews, or evidence from the database and historical data search that hazardous materials storage or use occurred at the site or near enough the site to impact the site. The User should not assume that the site is completely contamination free even if no RECs are found. Evidence of a release may be found with an additional scope of work that would allow soil, groundwater, or soil vapor analytical sampling. Analytical sampling is not within the scope of this project.

Site Methodology

Task	Scope of Work
Background Research as Available	ERIS Report, Geological Maps, Topographical Maps, Aerial Photographs, Sanborn Fire Insurance Maps, Questionnaire with owner representative, Interview state agency database, Building Permits, City Directory Search, Recorded Deeds, Tax Records.
Site Walk	Conducted walking survey of property, identified features, photographed site, collected data, assessed environmental conditions
Data Collection	Collected data using a Fulcrum Data App and Sub Meter Accurate DGPS System by GENEQ SX Blue GPS

Special Terms and User Reliance

There are no special terms or conditions that are non-typical between the Client and Lord and Winter, LLC for conducting the Phase 1 Environmental Site Assessment.

Environmental Data Sources – Tribal

Tribal - Indian Lands - Region 4
Leaking Underground Storage Tanks (LUSTs) on Indian Lands - Tribal/Indian Lanes Region IV
Underground Storage Tanks (USTs) on Indian Lands
Delisted Tribal Leaking Storage Tanks
Delisted Tribal Underground Storage Tanks

Environmental Data Sources – Federal

Federal - Environmental Protection Agency
Formerly Utilized Sites Remedial Action Program
National Priority List (Superfund) - NPL
National Priority List - Proposed
Deleted National Priority List
Superfund Enterprise Management System List 8R Active Site Inventory
Inventory of Open Dumps, June 1985
Superfund Enterprise Management System List 8R Archive Sites
Comprehensive Environmental Response, Compensation and Liability Information System - CERCLIS
EPA Report on the Status of Open Dumps on Indian Lands
Comprehensive Environmental Response, Compensation and Liability Information System - CERCLIS - No Further Remedial Action Planned
Comprehensive Environmental Response, Compensation and Liability Information System - CERCLIS Liens
Resource Conservation and Recovery Act (RCRA) CORRACTS - Corrective Action
Resource Conservation and Recovery Act (RCRA) non-CORRACTS TSD Facilities
Resource Conservation and Recovery Act (RCRA) Generator List
Resource Conservation and Recovery Act (RCRA) Small Quantity Generators List
Resource Conservation and Recovery Act (RCRA) Conditionally Exempt Small Quantity Generators List
Resource Conservation and Recovery Act (RCRA) Non-Generators
Resource Conservation and Recovery Act (RCRA) Sites with Controls
Federal Engineering Controls - E.C.s
Federal Institutional Controls - I.C.s
Land Use Control Information System
The Assessment, Cleanup and Redevelopment Exchange System (ACRES) Brownfield Database
Facility Response Plan
Historical Gas Stations
Petroleum Refineries
Petroleum Product and Crude Oil Rail Terminals
Superfund Enterprise Management System LIEN on Property
Superfund Decision Documents
PFOA/PFOS Contaminated Sites
Facility Registry Service/Facility Index
Toxics Release Inventory (TRI) Program
Perfluorinated Alkyl Substances (PFAS) Releases
Perfluorinated Alkyl Substances (PFAS) Water Contamination
Toxic Substances Control Act
Historical Toxic Substances Control Act
FTTS Administrative Case Listing
FTTS Inspection Case Listing
Potentially Responsible Parties List
State Coalition for Remediation of Drycleaners Listing
Integrated Compliance Information System (ICIS)
Drycleaner Facilities
Delisted Drycleaner Facilities
Registered Pesticide Establishments
Polychlorinated Biphenyl (PCB) Notifiers
Federal - National Response Center
Emergency Response Notification System 1982-1986 - National Response Center (NRC)
Emergency Response Notification System 1987-1989 - NRC
Emergency Response Notification System - NRC
Federal Emergency Management Agency (FEMA) Underground Storage Tank Listing
Hazardous Materials Information Reporting System - US DOT
National Clandestine Drug Labs - US DOJ
Formerly Used Defense Sites – USACE

Federal - Environmental Protection Agency
PHMSA Pipeline Safety Flagged Incidents
Material Licensing Tracking System (MLTS) - NRC
Historic Material Licensing Tracking System (MLTS) sites - NRC
Mines Master Index File - MSHA
Surface Mining Control and Reclamation Act Sites
Mineral Resource Data System
Uranium Mill Tailings Radiation Control Act Sites
Alternative Fueling Stations - US DOE
Former Military Nike Missile Sites

Environmental Data Sources – State

State - CalEPA
State Response Sites
EnviroStor Database
Delisted State Response Sites
Solid Waste Information System (SWIS)
Solid Waste Disposal Sites with Waste Constituents Above Hazardous Waste Levels
Waste Management Unit Database
EnviroStor Hazardous Waste Facilities
Sites Listed in the Solid Waste Assessment Test (SWAT) Program Report
Construction and Demolition Debris Recyclers
Recycling Centers
Listing of Certified Processors
Listing of Certified Dropoff, Collection, and Community Service Programs
Land Disposal Sites
Leaking Underground Fuel Tank Reports
Delisted Leaking Storage Tanks
Permitted Underground Storage Tank (UST) in GeoTracker
Proposed Closure of Underground Storage Tank Cases
Historical Hazardous Substance Storage Information Database
Statewide Environmental Evaluation and Planning System
Aboveground Storage Tanks
SWRCB Historical Aboveground Storage Tanks
Oil and Gas Facility Tanks
Delisted Storage Tank
California Environmental Reporting System (CERS) Tanks
Delisted California Environmental Reporting System (CERS) Tanks
Historical Hazardous Substance Storage Container Information - Facility Summary
Site Mitigation and Brownfields Reuse Program Facility Sites with Land Use Restrictions
CALSITES Database
Hazardous Waste Management Program Facility Sites with Deed / Land Use Restrictions
Deed Restrictions and Land Use Restrictions
Voluntary Cleanup Program
GeoTracker Cleanup Program Sites
Delisted Cleanup Program Sites
Delisted County Records

Appendix 2 – Site Reconnaissance Data

Environmental Site Observations

06-28-2024

Subject Property	Site Visit Details	Site Contact
Name: Central Transport Type: Commercial Address: 2256 Claremont Ct. Hayward, California 94545	Inspector Name: Shelby Funk Site Visit Date: 06-27-2024	Name: Andrew Lopez Phone Number:

Site Observations	*Observed?*	*Notes*
Above-Ground Storage Tanks	No	
Underground Tank Indicators	Yes	There was a fuel station with two dispensers for the trucks to refuel. The tank(s) were underground. Vent pipe observed and lid covers near this area. Piping nearby fuel station on ground near dispenser/shed area. Concrete patchwork areas in pavement areas.
Storage Drums/Containers	Yes	Few 55 gal drums, unknown contents. #6304, 6343 There was also two plastic containers with liquid- I could not see anything to identify what was in these containers except DEF labeling on the plastic containers. They were in good condition- and were around 200 gallons in size.
Other Hazardous Substances	No	
Other Petroleum Products	No	
Unusual Odors	No	
Pools of Liquid	No	
Transformers/Possible PCB Items	No	
Pits, Ponds or Lagoons	No	
Stained Soil or Pavement	Yes	Around the parking lot and paved areas there were several stained areas.
Stressed Vegetation	No	
Solid Waste or Trash Debris	No	
Wastewater/Stormwater	No	
Wells	No	
Septic Systems/Cesspools	No	
Stains or Corrosion	Yes	Ceiling tile staining interior of building.
Heating/Cooling Systems	No	
Drains and Sumps	No	

Adjacent Properties	Access Restrictions
North Adjacent: Commercial East Adjacent: Commercial South Adjacent: Was not visible-it was far away- Commercial West Adjacent: Fed Ex Shipping Company	The property extends out into tall fencing and then beyond the fencing the grass/vegetation was very overgrown. These conditions restricted access and visibility. Site contact walked inspector through part of the building interior but not all of it. Shed by fuel dispenser not accessed.

Additional Notes


8:37
5G+
180
210
150
240
S
120
270
W
E
90
300
N
60
330
30
0
186° S
37°36′57″ N 122°4′37″ W
Hayward, CA
20 ft Elevation


DRIVERS WAN
2256


CENTRAL TRANSPORT


CENTRAL TRANSPORT
NOT AN EXIT
NOT AN EXIT


NOT AN EXIT
NOT AN EXIT
NOT AN EXIT
NOT AN EXIT


NOT AN EXIT
NOT AN EXIT
NOT AN EXIT
CENTRAL TRANSPORT


CENTRAL TRANSPORT
COASTWIDE


TOYOTA
TOYOTA


NOTICE
CHOCK REAR WHEELS
CHALLENGER
CHALLENGER
NO SMOKING
EXIT
946
GOGGLES
FACE SHIELD
SQUARE D
C57 2860


CHALLENGER
CHALLENGER
NO SMOKING
EXIT
FIRE EXTINGUISHER
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GOGGLES
FACE SHIELD
SQUARE D
PUSH STOP BUTTON AND HOLD UNTIL CHARGING STOPPED BEFORE UNPLUGGING
C57 2860


NOT AN EXIT
TOYOTA


32
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30


CENTRAL
TRANSPORT
1700258
TOYOTA


CENTRAL
TRANSPORT
1700258
TOYOTA
EXIT
NOTICE
CHOCK REAR
WHEELS


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Spills
Guadalupe Recycling & Disposal Facility


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Container Services now offered in the San Jose area
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AT ANY TIME


TOYOTA
8ZS-7374
GLS LeasCo
GLS Le


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CENTRAL
TRANSPORT
2400042
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CENTRAL TRANSP
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CENTRAL TRANSPORT
CENTRAL TRANSPORT
VITRAN


CENTRAL TRANSPORT
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CENTRAL TRANSPORT


TRANSPORT
GLS LeasCo
CENTRAL TRANSPO


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37°36′53″ N 122°4′39″ W
Hayward, CA
20 ft Elevation




CENTRAL
VITRAN


FedEx
FedEx


CENTRAL
TRANSPORT
CAUTION
HEIGHT
13' 6"
FedEx


VITRAN


CENTRAL TRANSPORT
CENTRAL TRANSPORT
XPO


CENTRAL TRANSPORT
CENTRAL TRANSPORT
CENTRAL TRANSPORT
VITRAN
CENTRAL TRANSPORT




GLS
LeasCo
290147G
CENTRAL
TRANSPORT
1801344
CAUTION
WIDE
TURNS


CENTRAL
1900620






CENTRAL TRANSPORT
GLS LeasCo
GLS LeasCo
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GLS LeasCo
CENTRAL TRANSPORT
GLS LeasCo


XPO
XPO
XPO
WERNER


CENTRAL TRANSPORT
2400042
CENTRAL TRANSPORT
No Distractions.
Get Home Safe.
8118369
Universal
USDOT 1162977


CENTRAL
TRANSPORT
1900618
CAUTION
HEIGHT
13' 6"


DEF
DEF


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(1-888-724-8389)
DEF






COASTWIDE


CENTRAL TRANSPORT
COASTWIDE






CENTRAL TRANSPORT
S 550






ON ROAD DIESEL
NO SMOKING
Ward
FIRE






FedEx
Universal








NO PARKING ANY TIME
CENTRAL TRANSPORT
XPO
XPO Logistics
CENTRAL TRANSPORT
CENTRAL TRANSPORT
CENTRAL TRANSPORT

Appendix 3 – Historical Aerial Photographs

HISTORICAL AERIALS

Project Property: 2256 Claremont Ct, Hayward CA
2256 Claremont Ct
Hayward CA 94545

Project No: 915.1

Requested By: Lord and Winter, LLC

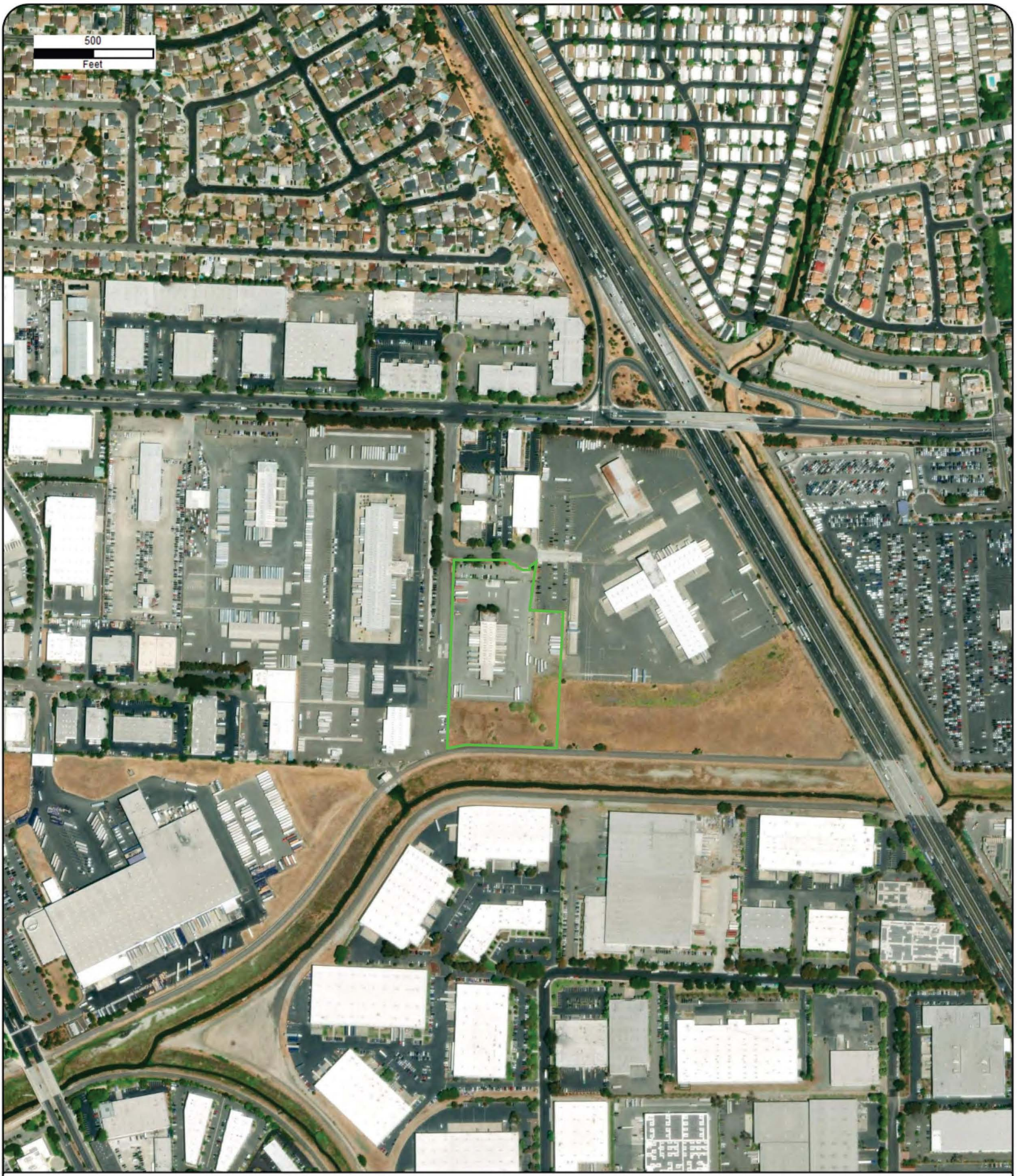
Order No: 24062402739

Date Completed: June 26,2024

Aerial Maps included in this report are produced by the sources listed above and are to be used for research purposes including a phase I report. Maps are not to be resold as commercial property. ERIS provides no warranty of accuracy or liability. The information contained in this report has been produced using aerial photos listed in above sources by ERIS Information Inc. (in the US) and ERIS Information Limited Partnership (in Canada), both doing business as 'ERIS'. The maps contained in this report do not purport to be and do not constitute a guarantee of the accuracy of the information contained herein. Although ERIS has endeavored to present information that is accurate, ERIS disclaims, any and all liability for any errors, omissions, or inaccuracies in such information and data, whether attributable to inadvertence, negligence or otherwise, and for any consequences arising therefrom. Liability on the part of ERIS is limited to the monetary value paid for this report.

Environmental Risk Information Services
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1.866.517.5204 | info@erisinfo.com | erisinfo.com

Date	Source	Scale	Comments
2023	Maxar Technologies	1" = 500'	
2020	United States Department of Agriculture	1" = 500'	
2018	United States Department of Agriculture	1" = 500'	
2016	United States Department of Agriculture	1" = 500'	
2014	United States Department of Agriculture	1" = 500'	
2012	United States Department of Agriculture	1" = 500'	
2010	United States Department of Agriculture	1" = 500'	
2009	United States Department of Agriculture	1" = 500'	
2003	United States Department of Agriculture	1" = 500'	
1993	United States Geological Survey	1" = 500'	
1982	United States Geological Survey	1" = 500'	
1974	United States Geological Survey	1" = 500'	
1968	United States Geological Survey	1" = 500'	
1958	Agricultural Stabilization & Conserv. Service	1" = 500'	
1949	United States Geological Survey	1" = 500'	
1939	Fairchild	1" = 500'	

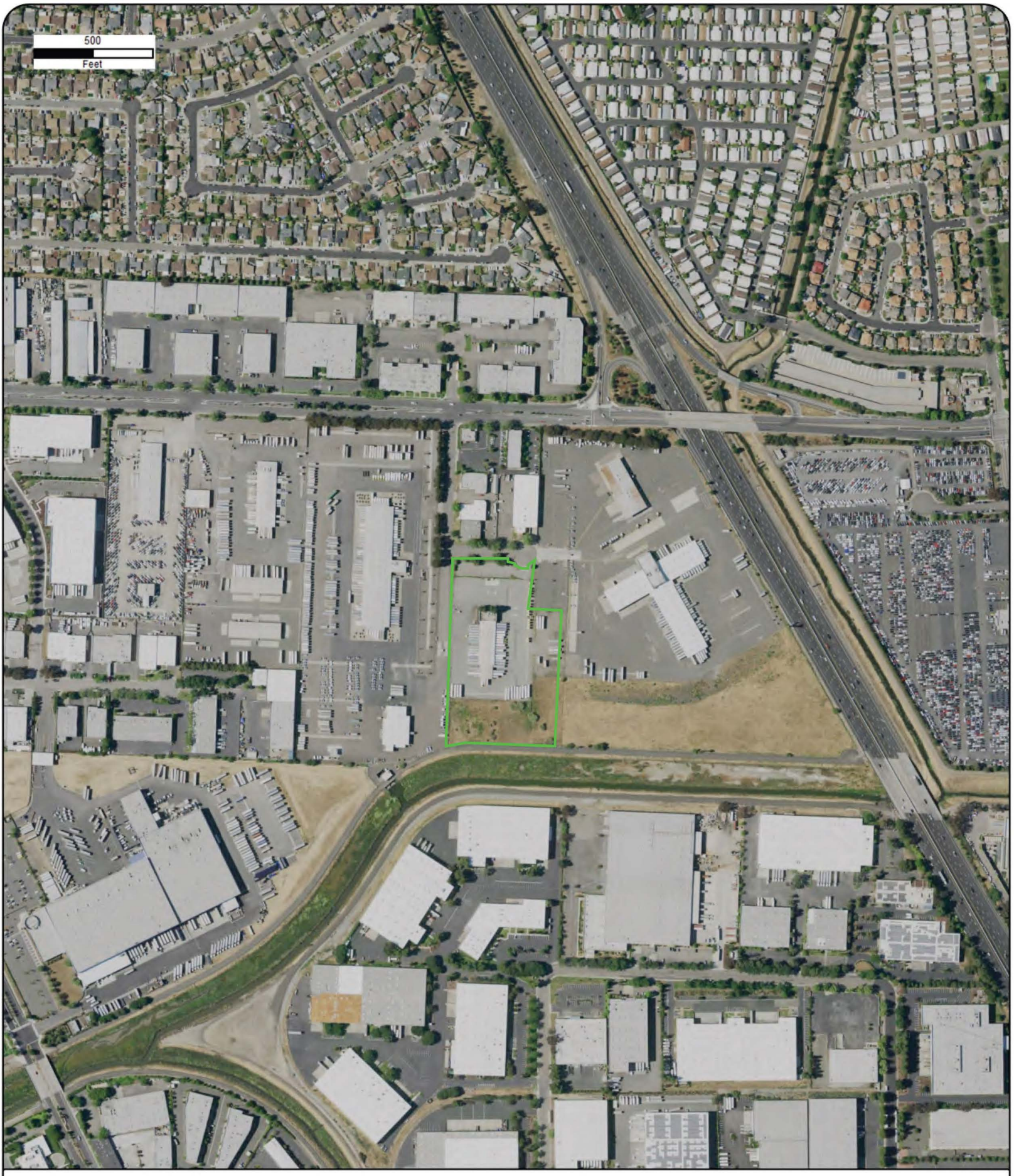


Year: 2023
Source: MAXAR
Scale: 1" = 500'
Comment:

Address: 2256 Claremont Ct, Hayward, CA
Approx Center: -122.0771977,37.61476608

Order No: 24062402739

ERIS

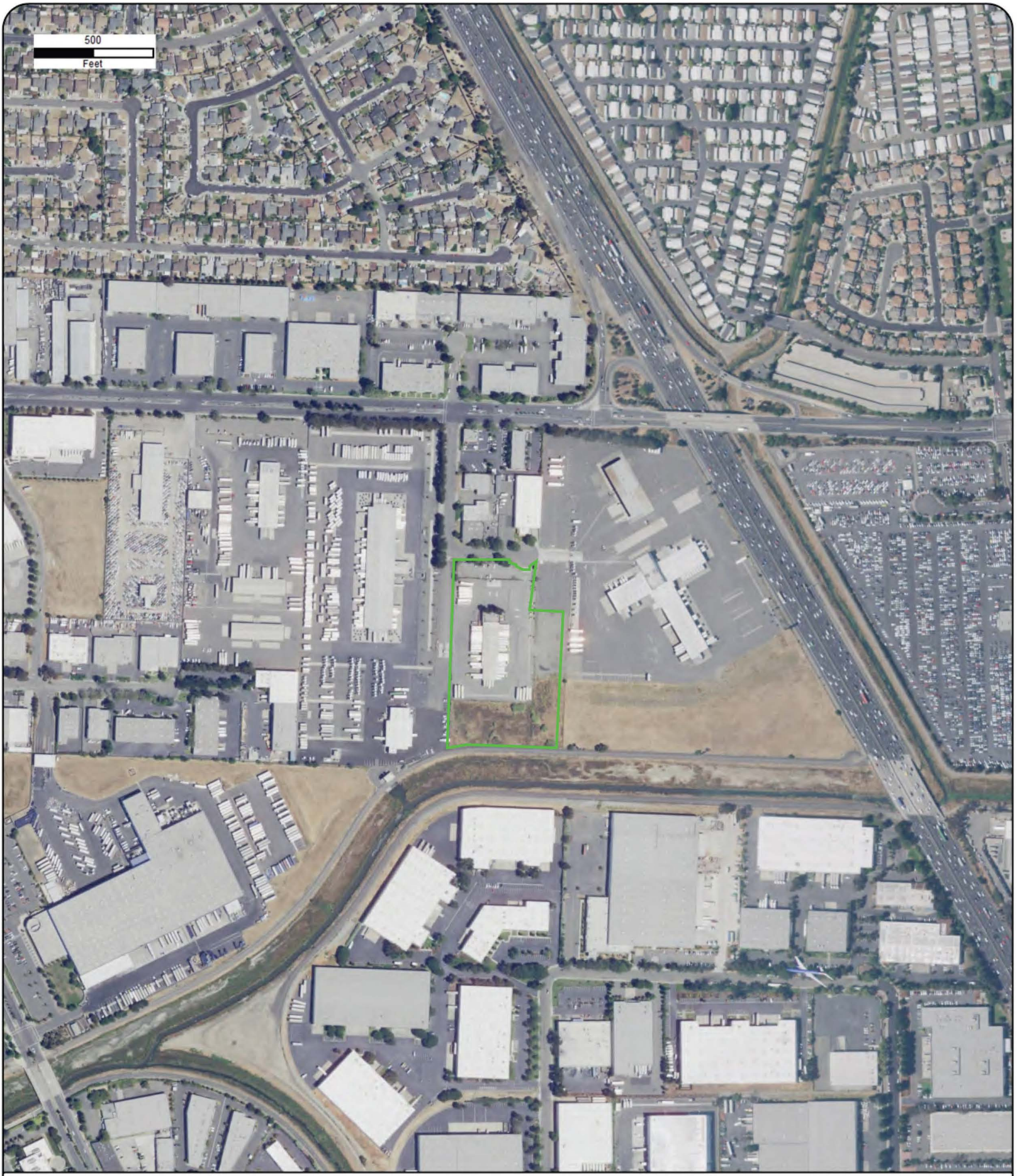


Year: 2020
Source: USDA
Scale: 1" = 500'
Comment:

Address: 2256 Claremont Ct, Hayward, CA
Approx Center: -122.0771977,37.61476608

Order No: 24062402739

ERIS

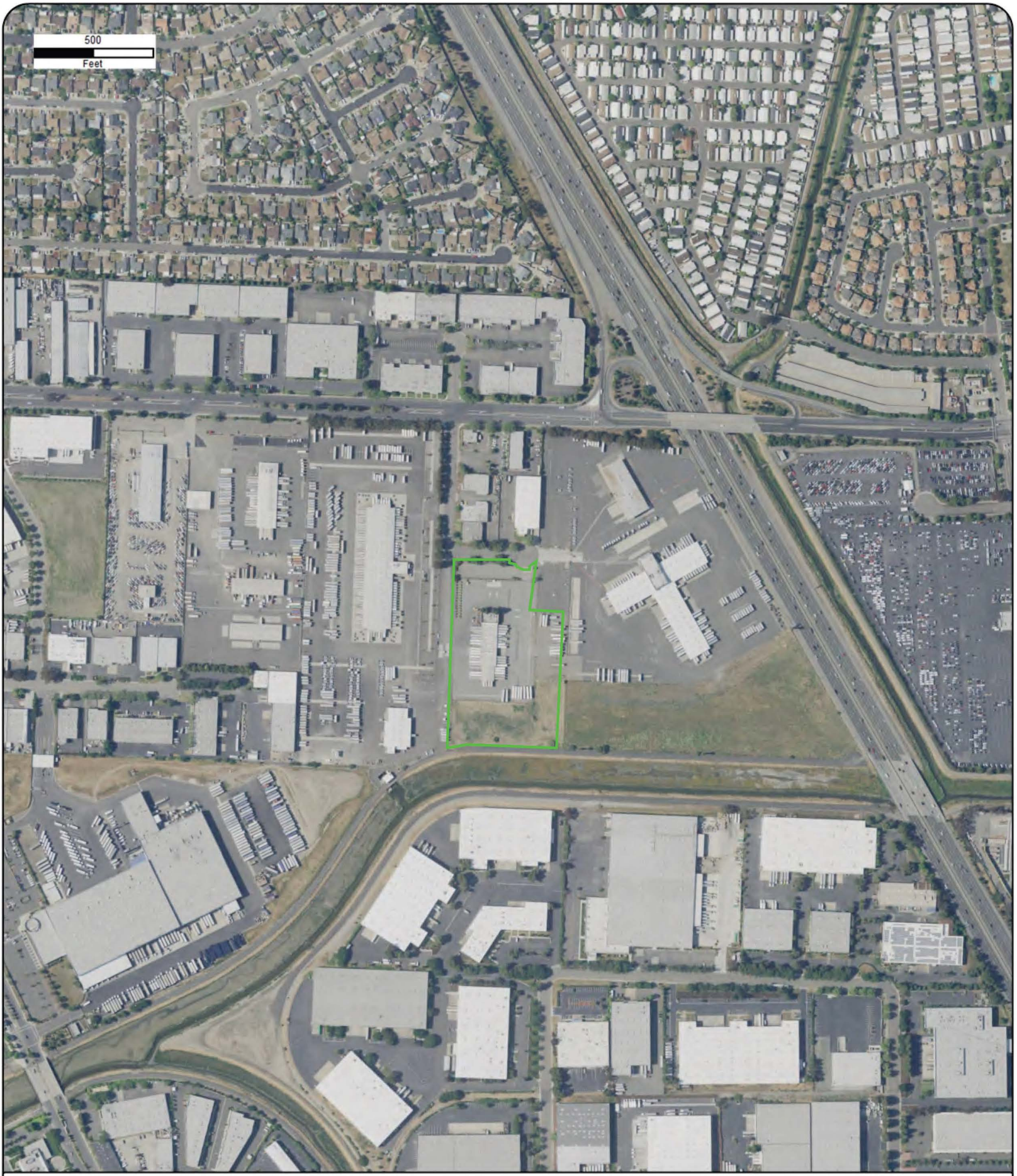


Year: 2018
Source: USDA
Scale: 1" = 500'
Comment:

Address: 2256 Claremont Ct, Hayward, CA
Approx Center: -122.0771977,37.61476608

Order No: 24062402739

ERIS

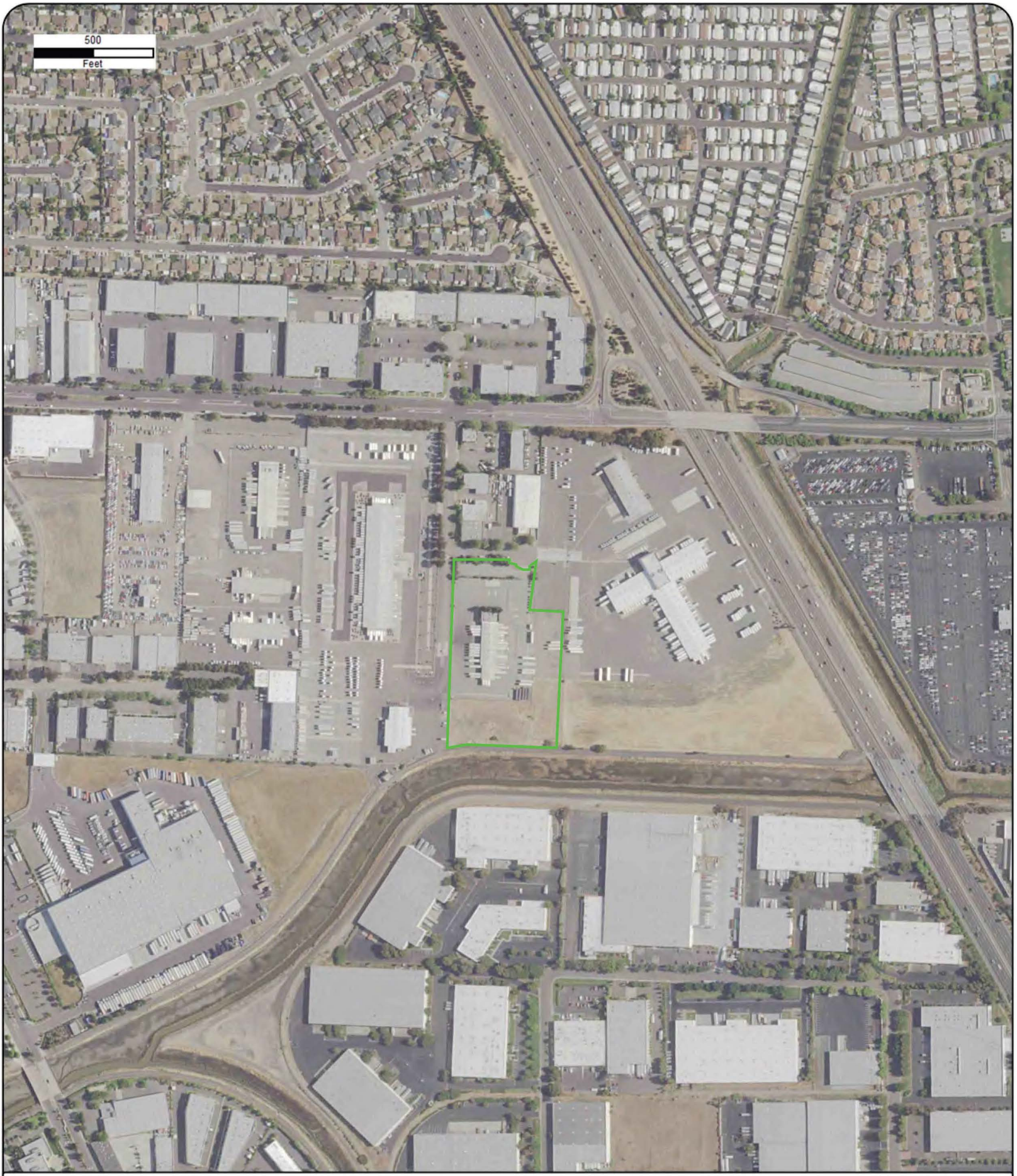


Year: 2016
Source: USDA
Scale: 1" = 500'
Comment:

Address: 2256 Claremont Ct, Hayward, CA
Approx Center: -122.0771977,37.61476608

Order No: 24062402739

ERIS



Year: 2014
Source: USDA
Scale: 1" = 500'
Comment:

Address: 2256 Claremont Ct, Hayward, CA
Approx Center: -122.0771977,37.61476608

Order No: 24062402739

ERIS

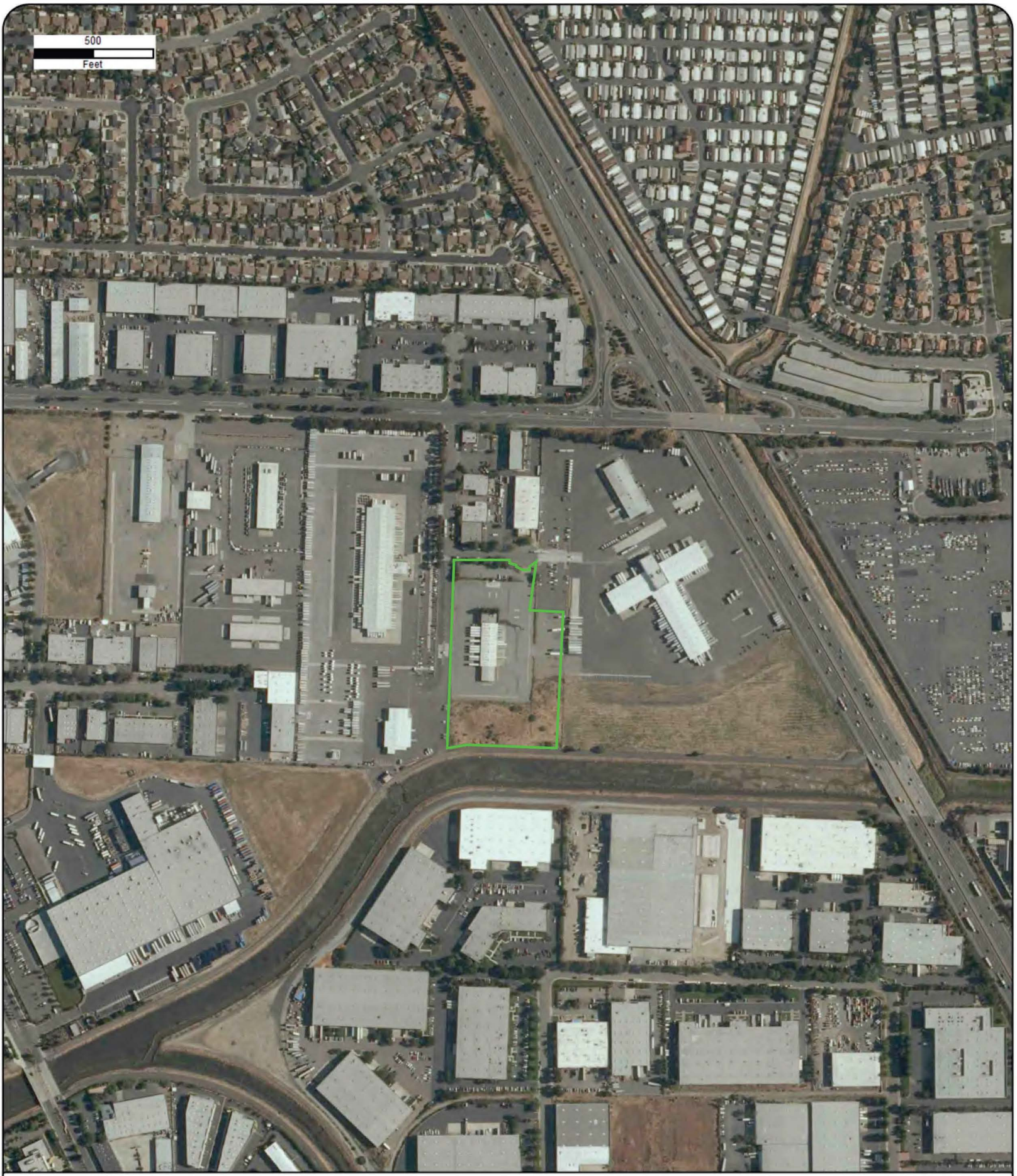


Year: 2012
Source: USDA
Scale: 1" = 500'
Comment:

Address: 2256 Claremont Ct, Hayward, CA
Approx Center: -122.0771977,37.61476608

Order No: 24062402739

ERIS

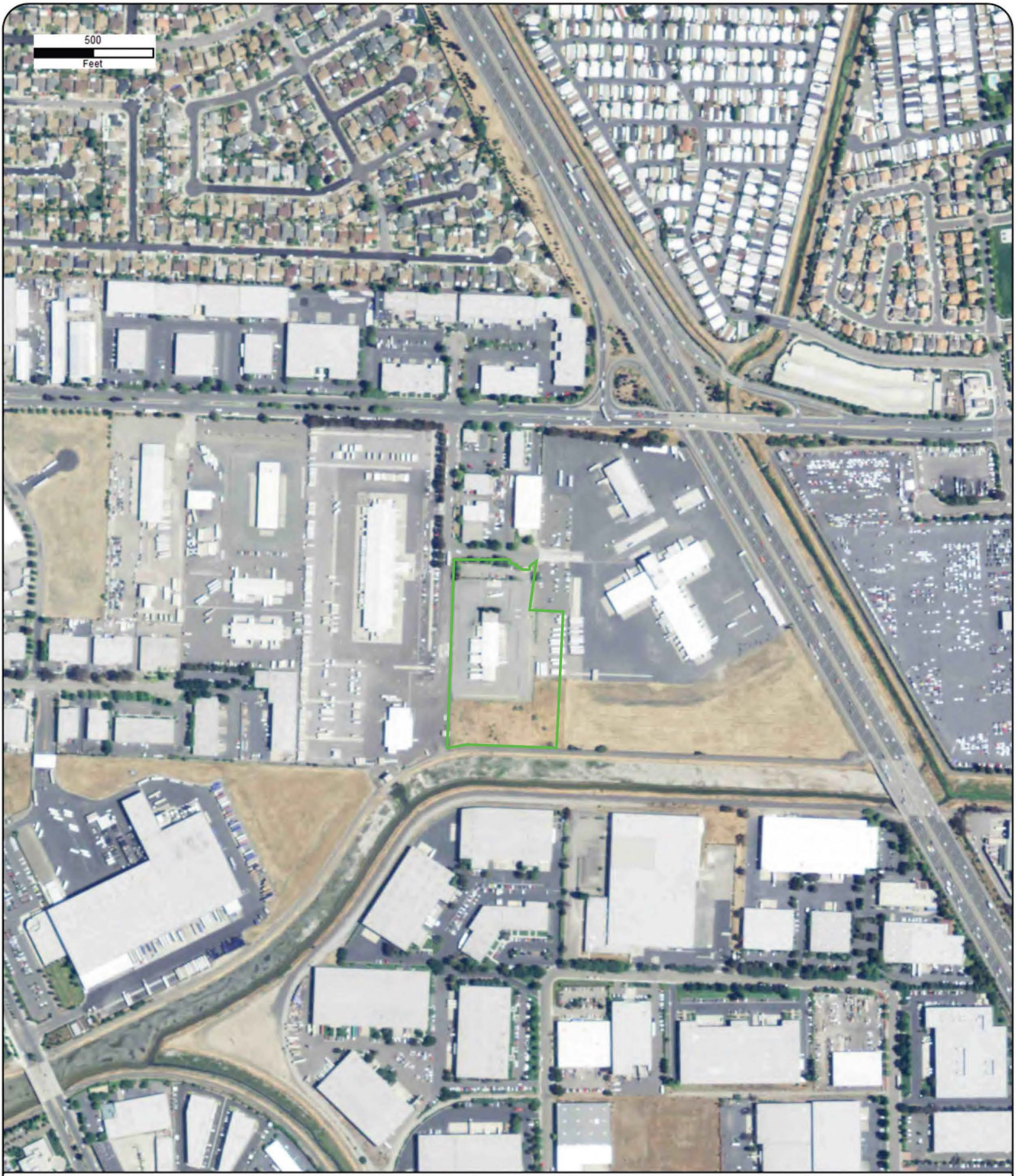


Year: 2010
Source: USDA
Scale: 1" = 500'
Comment:

Address: 2256 Claremont Ct, Hayward, CA
Approx Center: -122.0771977,37.61476608

Order No: 24062402739

ERIS



Year: 2009
Source: USDA
Scale: 1" = 500'
Comment:

Address: 2256 Claremont Ct, Hayward, CA
Approx Center: -122.0771977,37.61476608

Order No: 24062402739

ERIS



Year: 2003
Source: USDA
Scale: 1" = 500'
Comment:

Address: 2256 Claremont Ct, Hayward, CA
Approx Center: -122.0771977,37.61476608

Order No: 24062402739

ERIS



Year: 1993
Source: USGS
Scale: 1" = 500'
Comment:

Address: 2256 Claremont Ct, Hayward, CA
Approx Center: -122.0771977,37.61476608

Order No: 24062402739

ERIS

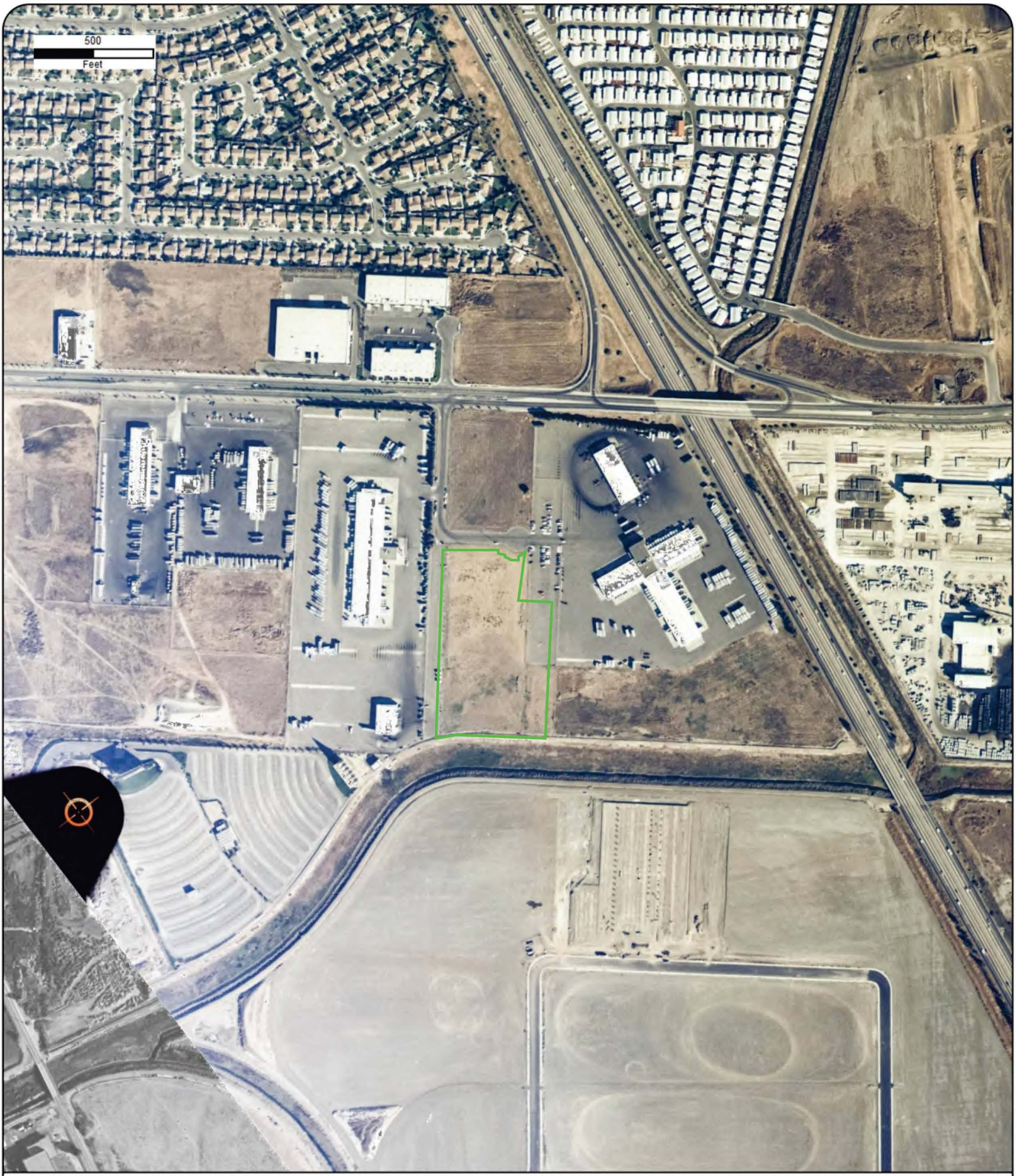


Year: 1982
Source: USGS
Scale: 1" = 500'
Comment:

Address: 2256 Claremont Ct, Hayward, CA
Approx Center: -122.0771977,37.61476608

Order No: 24062402739

ERIS



Year: 1974
Source: USGS
Scale: 1" = 500'
Comment:

Address: 2256 Claremont Ct, Hayward, CA
Approx Center: -122.0771977,37.61476608

Order No: 24062402739

ERIS



Year: 1968
Source: USGS
Scale: 1" = 500'
Comment:

Address: 2256 Claremont Ct, Hayward, CA
Approx Center: -122.0771977,37.61476608

Order No: 24062402739

ERIS



Year: 1958
Source: ASCS
Scale: 1" = 500'
Comment:

Address: 2256 Claremont Ct, Hayward, CA
Approx Center: -122.0771977,37.61476608

Order No: 24062402739

ERIS



Year: 1949
Source: USGS
Scale: 1" = 500'
Comment:

Address: 2256 Claremont Ct, Hayward, CA
Approx Center: -122.0771977,37.61476608

Order No: 24062402739

ERIS



Year: 1939
Source: FAIRCHILD
Scale: 1" = 500'
Comment:

Address: 2256 Claremont Ct, Hayward, CA
Approx Center: -122.0771977,37.61476608

Order No: 24062402739

ERIS

Appendices 4 through 10 are on file with the City of Hayward.