

Disclosures Regarding Potential Hazardous Materials
& Some Building Conditions

2530 Shattuck Avenue, Berkeley, CA

1. A tank has been found underground under the City sidewalk near the southern property line, close to the paved parking area at the rear of the property. It is believed to contain fuel oil, once commonly used for heating. Although it is under property owned by the City of Berkeley, responsibility for its removal it is likely to be the responsibility of the property owner. A proposal for its removal is separately available.
2. The property has some vinyl floor tiles of a size and age commonly found to contain asbestos.
3. Except for detecting the underground tank, no testing has been conducted to confirm the presence or absence of asbestos or any other hazardous material on the property.
4. The City may consider the building to be a “soft-story” structure requiring new engineered retrofitted strengthening.
5. Electrical systems appear out of compliance with current standards and codes and may be hazardous.
6. The sewer lateral appears to require repair.
7. Buyer is advised to conduct its own thorough investigation of all conditions by competent professionals.