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January 5, 2000

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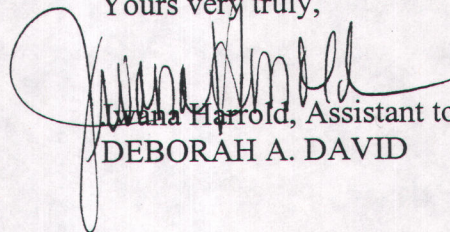
RE: David v. Standard Oil

Dear Counsel:

Enclosed please find the most recent Risk Management Plan received from BSK.

Thank you.

Yours very truly,


Ivana Harrold, Assistant to
DEBORAH A. DAVID

/jlh

Enc.

cc: Barney Chan

J. Lawrence David

ENVIRONMENTAL
PROTECTION
00 JAN 10 PM 4:10



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(925) 462-4000 • FAX (925) 462-6283

December 7, 1999

BSK Job No. 04-40-0221

Ms. Deborah David
c/o Lebovits and David
Two Century Plaza
2049 Century Park East, Suite 3100
Los Angeles, California 90067

Subject: Risk Management Plan
Former Clarifier Sump
106-110 Hegenberger Road
Oakland, California
STID No. 4240

Dear Ms. David:

BSK & Associates is pleased to present this Risk Management Plan for the property located at 106-110 Hegenberger Road in Oakland, California. The Risk Management Plan is presented in response to a request in a letter submitted to you by Barney Chan of Alameda County Department of Environmental Health (ACDEH), dated September 10, 1999 and your letter submitted to us, dated September 22, 1999.

PURPOSE

The purpose of the Risk Management Plan is to ensure protection of construction workers and proper handling of soils should future construction activities take place at the site.

Risk Management

Petroleum hydrocarbons are present in the subsurface near the former location of the clarifier sump. Previous risk assessments (BSK Report, dated December 3, 1998) indicate that there is a ~~small~~ ^{small} area which would present a potential excess cancer risk due to the migration of vapors into buildings in the vicinity of sampling point V-1 (refer to Figure 1)*. Risk management measures should be implemented to control risks should the future use of the property change. The risk management measures which should be implemented are as follows:

**(Cross hatched area).*

1) Health and Safety Plan

Prior to any future construction activities at the site a health and safety plan should be prepared and submitted to ACDEH for review. The health and safety plan will include the site hazards, training requirements, medical surveillance requirements, air monitoring requirements, personal protective equipment requirements, site control measures, decontamination methods and site emergency response actions.

2) Soil and Groundwater Management

Prior to any construction activities at the site, a soil and groundwater management plan should be prepared and submitted to ACDEH for review. The plan should address measures to manage excavated soil and groundwater from dewatering resulting from future construction activities. The soil and groundwater management plan will include treatment and storage options, disposal requirements, and sampling requirements.

3) Well Restriction

Groundwater wells shall not be installed at site the without prior approval from ACDEH. The well restriction shall include drinking water wells, irrigation wells and construction wells.

4) Land Use Restriction

The property is currently zoned for commercial use. If the future land use of the property changes, the risk assessment must be reviewed and revised if necessary. Buildings should not be placed in the vicinity south of the former clarifier sump without remediation of the petroleum hydrocarbons in the subsoils or the use of construction techniques which would prevent the migration of petroleum hydrocarbon vapors through the floor slab.

LIMITATIONS

This Risk Management Plan has been prepared for the exclusive use of the Ms. Deborah David. The information and recommendations presented herein are based on BSK & Associates' evaluation of subsurface conditions interpreted from data obtained from previous investigations. Data compiled from this previous investigations were based on analytical results of samples collected from a limited number of subsurface sampling locations at the site and may not be entirely representative of conditions existing at other locations on the site.

This Plan has been prepared in accordance with generally accepted methodologies and standards of practice for the area. No other warranty, either expressed or implied, is made as to the findings or conclusions included in this report.

A copy of this Risk Management Plan should be forwarded to Mr. Barny Chan of ACDEH. Extra copies of this report have been provided for this purpose.

BSK & Associates appreciates the opportunity to provide you with environmental services. If you have any questions, please don't hesitate to call us at (925) 462-4000.

Respectfully submitted,
BSK & Associates

M B Cline

Martin B. Cline, C.E.G
Project Geologist

Alex Y. Eskandari

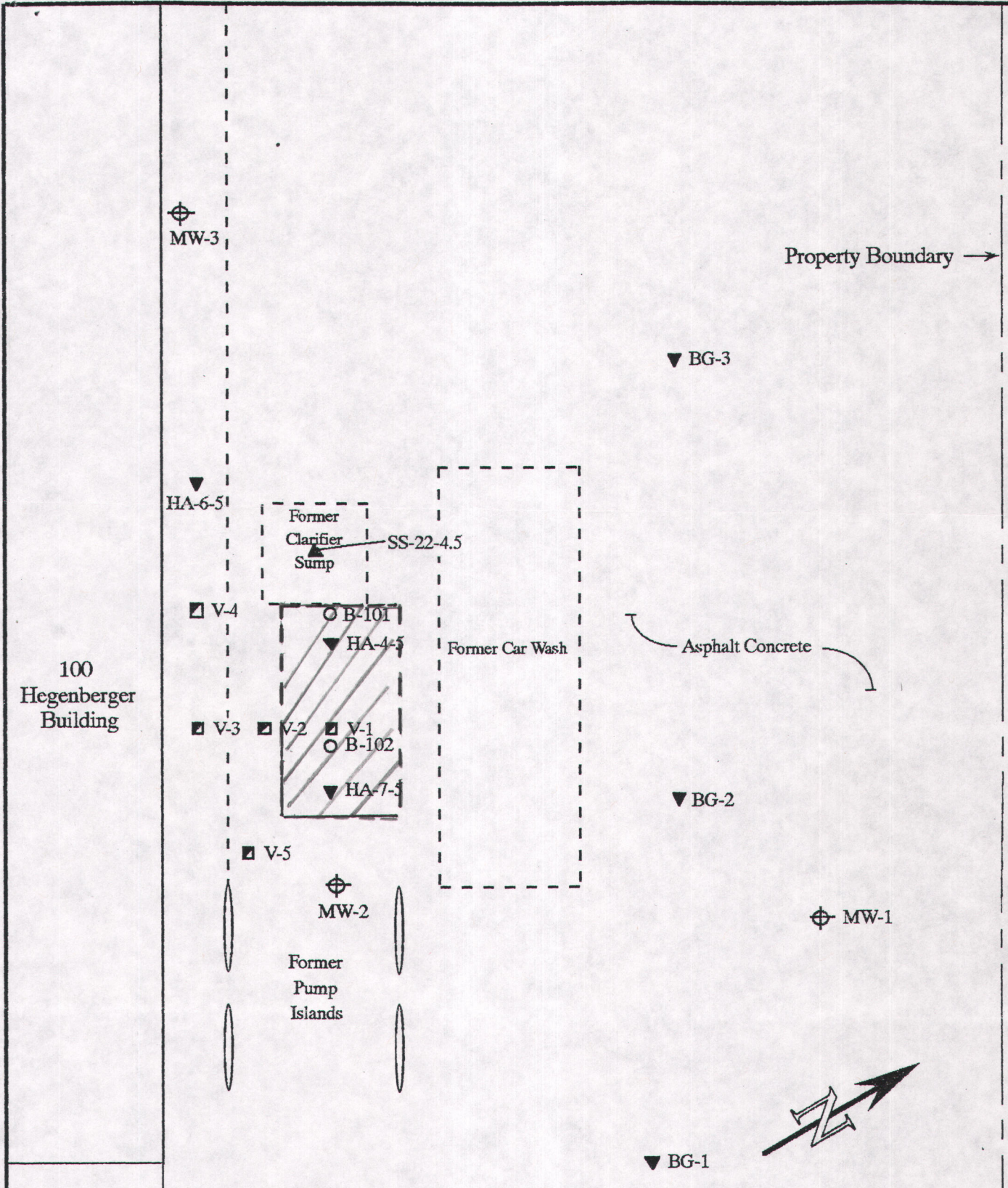
Alex Y. Eskandari, P.E.
Manager - Geo-Environmental Services

MBC

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Attachments:

Figure 1, Site Plan



100
Hegenberger
Building

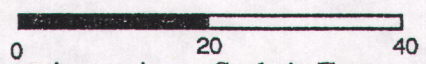
Property Boundary →

Former
Clarifier
Sump

Former Car Wash

Asphalt Concrete

Former
Pump
Islands



Approximate Scale in Feet

After Dugan Associates 1994

- Soil Vapor Sampling Location by BSK & Associates, 1998
- ▲ Soil Sampling Location by Harding Lawson Associates, 1990
- ▼ Soil Sampling Location by West Coast Environment, 1991
- Soil Sampling Location by Dugan Associates, 1994
- Soil Sampling Location by BSK & Associates, 1997
- ⊕ Groundwater Monitoring Location by Dugan Associates, 1994

David Property
106/110 Hegenberger Road
Oakland, California

Job No. 04-20-0184
SITE PLAN
FIGURE: 1

BSK
& ASSOCIATES