

January 25, 1990

Mr. Lester Feldman  
Regional Water Quality Control Board  
1800 Harrison Street  
Oakland, CA 94612

Re: 2032 Valdez Street  
Oakland, California

Dear Mr. Feldman:

At the suggestion of Mr. Gil Wistar of The Alameda County Health Care Service Agency, I am sending you a copy of a report prepared for Oakland Tribune, Inc. ("The Tribune") by the environmental consulting firm of Dames & Moore. The report addresses soil and groundwater investigation of property owned by The Tribune at 23rd and Valdez Streets in Oakland, and our efforts to remediate the environmental problems which have arisen there.

Also enclosed is a copy of our response to Mr. Wistar's recent inquiry about excavated soil piles. We will continue to copy you on all future correspondence with Mr. Wistar, and I would be happy to respond to any questions or comments you might have about this property.

Very truly yours,

  
Erica B. Grubb

EBG:jms

Enclosures

c: (w/o enclosures) Gil Wistar  
" " Bruce Scarbrough  
" " Tomme Young  
" " Paul R. Greenberg

January 25, 1990

Mr. Gil Wistar  
Alameda County Health Care  
Service Agency  
Department of Environmental Health  
80 Swan Way, Room 200  
Oakland, CA 94621

Re: 23rd & Valdez

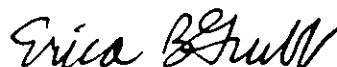
Dear Mr. Wistar:

As we discussed yesterday, I am enclosing documentation regarding the sampling and disposal of the excavated soil on The Tribune's property at 23rd and Valdez. The materials include proposals and reports by Dames & Moore, as well as hazardous waste manifests and receipt tickets from the landfills.

At your suggestion, I am sending Lester Feldman of the Regional Water Quality Control Board a copy of this mailing, and I am also sending Mr. Feldman a copy of the initial Dames & Moore report which you have received. I will be sharing your recommendations with Dames & Moore within the next few days, and expect to be back in touch with you regarding The Tribune's implementation efforts promptly.

Thank you for your continuing attention to this matter.

Very truly yours,



Erica B. Grubb

EBG:jms

Enclosures

c: (w/enclosures) Lester Feldman  
(w/o enclosures) Bruce Scarbrough  
" " Tomme Young  
" " Paul R. Greenberg



# DAMES & MOORE

A PROFESSIONAL LIMITED PARTNERSHIP

211 MAIN STREET, SUITE 601, SAN FRANCISCO, CALIFORNIA 94105 (415) 774-3887

January 9, 1990  
Job No. 19191-001-043

The Tribune  
P.O. Box 24304  
Oakland, California 94623

Attention: Ms. Erica B. Grubb, General Counsel

Project Status Report  
2302 Valdez Street  
Oakland, California

Dear Ms. Grubb:

Please find enclosed Dames & Moore's invoice No. 043-03026 for \$23,818.61 for services provided in connection with the above referenced project. This invoice covers the period from December 9, 1989 through January 5, 1990.

The charges included on this billing represent subcontractors fees for removal and disposal of the lead contaminated soil. In addition, the State of California Board of Equalization (BOE) taxes for the hazardous waste soil are included in this billing. BOE taxes were assessed at a rate of \$52.50 per ton, for a total of \$2,887.50. As stated in our October 25, 1989 proposal, BOE taxes were not included in our original fee estimate because we anticipated the disposal facility, Chemical Waste Management, would bill the Tribune directly.

For your records, we have enclosed copies of the subcontractors invoice, hazardous waste manifests, and receipt tickets for the three loads of lead contaminated soil transported to the Chemical Waste Management Facility at Kettleman Hills, California.

Subcontractor fees for disposal of the waste water containing drums is not included in the invoice. We are still waiting to receive an invoice from the subcontractor, H&H Ship Service.

Please call if you have any questions regarding this invoice.

Very truly yours,

DAMES & MOORE

Bruce Scarbrough  
Project Manager

March 27, 1990

90 MAR 29 PM 2:02

Mr. Bruce Scarbrough  
Project Geologist  
Dames & Moore  
221 Main Street, Suite 600  
San Francisco, CA 94105-1917

Re: 2302 Valdez Street, Oakland

Dear Bruce:

You indicated that the Oakland Public Works Department wants to see deed on the Valdez property before issuing a permit to drill additional monitoring wells. I have reviewed The Tribune's files and have determined that the deed of trust is a fairly voluminous document which covers other property in addition to the garage on Valdez.

In the interest of efficiency, I am enclosing a preliminary title report prepared by First American Title Company on February 27, 1990. This report clarifies The Tribune's status as deed-holder of the relevant portions of the property; see page 5 paragraph 5 and page 8 for specifics.

I trust that this will satisfy the City officials' request. Please contact me if you have further questions or comments.

Very truly yours,



Erica B. Grubb

EBG:jms

Enclosure

c: (w/o enclosure) Gil Wistar  
" " Robert C. Maynard

CONFIDENTIAL AND PRIVILEGED

March 6, 1990

Mr. Bruce Scarbrough  
Dames & Moore  
221 Main Street, Suite 600  
San Francisco, CA 94105-1917

Re: 2302 Valdez Street, Oakland, California

Dear Bruce:

On March 5, 1990, I spoke with Gil Wistar of the Alameda County Department of Environmental Health, regarding Dames & Moore's Phase II proposal for the Valdez Street property. Mr. Wistar has reviewed this proposal, and has concluded that it is a "sound plan" and needs no changes.

Mr. Wistar specifically acknowledged that we do not need to do "further characterization" of the area near the former gas pump in the Valdez garage, because Kleinfelder & Associates' 1987 soil boring found no detectable fuel hydrocarbons, benzene, toluene, ethylbenzene, or xylenes. Accordingly, Mr. Wistar has "no qualms" about the approach you have proposed for Phase II. He stated that The Tribune should feel free to proceed with Phase II as well as plans -- if any -- to market the property.

I have, therefore, signed the Authorization to Proceed which was attached to your Phase II proposal, and I would ask that Dave Klimberg contact me about billing arrangements for this next phase. As usual, I am sending a copy of this letter to Mr. Wistar and the Regional Water Quality Control Board, so that all pertinent regulatory agencies are fully aware of The Tribune's monitoring and remediation efforts.

Thank you again for your courtesy and consideration.

Very truly yours,



Erica B. Grubb

c: (w/o enclosure) Gil Wistar  
Lester Feldman

NOTE: 12/15/94  
Tank closure  
plan is in the  
ugt file.

TEL (510) 532-5272

FAX (510) 532-7279

**BARI S. ROBINSON**  
ATTORNEY AT LAW

LAW OFFICES OF  
WHITE, COURTS,  
MITCHELL & JOHNSON

2000 EMBARCADERO  
SUITE 302  
OAKLAND, CALIFORNIA 94606



**ARTHUR S. GOLDMAN**  
VICE PRESIDENT

**RITCHIE & RITCHIE**  
CORPORATION

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401 - 15TH STREET  
OAKLAND CA 94612  
(510) 834-6464  
FAX (510) 891-9453



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ENGINEERING CORPORATION

**James E. Gribi, R.G.**  
Senior Geologist

*W. Gribi*

7950 Dublin Blvd., Suite 203 • Dublin, California 94568

Phone: (510) 551-7774 FAX: (510) 551-7776

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**GRIBI Associates**

*Geological & Environmental Consulting Services*

**James E. Gribi, R.G.**  
Geologist

884 Vintage Ave. • Suisun • California • 94585  
Phone/Fax: (707) 864-5543