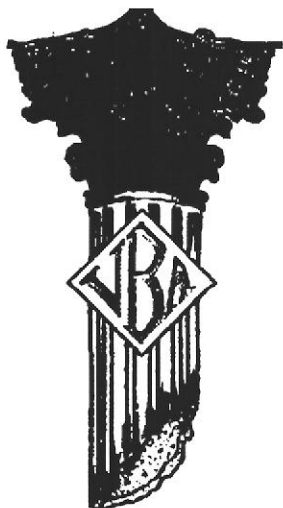


FAXED
 10-29
 VBA



October 25, 1995

Mr. Gary L. Sordrager
 E&LC Company
 P. O. Box 467
 Alamo, CA 94507

VIA FACSIMILE
 510-831-2538

Subject: Airport Plaza Shopping Center
 Proposed Demolition of Four Buildings
 23958 Hesperian Blvd., Hayward, California
 APN Parcel Numbers: 432-0060-104-03, 432-0060108
 432-0060-107-03, 432-0060-105-3

Dear Mr. Sordrager:

Van Brunt Associates (VBA) is a consultant representing the Adolph P. Schuman Marital Trust (Trust) who is the owner of the above referenced property. Mr. James P. Crafts, Esq. is the Co-Trustee of the Trust and has retained our services.

I have learned from Jason Whiting of Fremont Bank that you have been awarded the contract to demolish the above referenced buildings. The purpose of this letter is to advise you that there are certain precautions that you must take during the execution of your contract. For your reference, I have provided you with a site plan and other drawings to assist with your work.

When you or any of your subcontractors are performing work, please insure that the following restrictions and work protocols are followed:

- 1.) Building 1 cannot be demolished in accordance with the scope of work outlined in your contract. Certain features and facilities must be properly field identified, marked and protected during the gross demolition work. Specifically, the sewer line serving this building must be protected until it is removed by your crew under careful supervision by VBA.

As indicated on Figure 2, there are certain openings or inlets into the existing sewer line that run beneath portions of the slab that must temporarily remain in place. In each of the indicated locations (or in any location that is found or uncovered during the demolition), where a soil line enters into the sewer system, the slab must be saw cut and the pipe inlet and a small portion of the slab remain. In Figure 2, we have marked all known floor drains

**VAN BRUNT
 ASSOCIATES**

1517 N. Main St. • Suite 204 • Walnut Creek, CA 94596 • Phone 510-685-5900 • Fax 510-945-0606

Mr. Gary L. Sordrager
October 25, 1995
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or other inlets found into the sewer system in the building. In these locations, you shall saw cut and leave in place, a minimum, one square foot slab surrounding the sewer line inlet intact. Each of the sewer line inlets that are salvaged shall be protected with plywood, flags, or other devices or methods to prevent it from becoming disturbed or damaged during the work. At the completion of the gross slab demolition and removal of Building 1, you are to install a 10-mil thick polyethylene plastic membrane over the two areas formerly occupied by the dry cleaners. You shall fill in, or otherwise grade flat, the exposed soil beneath Building 1. This is to avoid a trip hazard when it is covered with polyethylene plastic.

The 4-inch sewer lateral as shown in Figure 3 shall be carefully excavated and removed in sections at a later time. Prior to the sewer line excavation, it will be necessary to excavate and disconnect the 4-inch sewer line at or near the point of connection to the municipal sewer system. The City side of the sewer shall be permanently capped and sealed in accordance with City of Hayward requirements. This work is for the express purpose of carefully inspecting the sewer line as it is being removed. A representative of VBA must be present when you demolish a portion of the slab-on-grade as shown in Figure 3. We will require a 48-hour notice prior to your work beginning in this area.

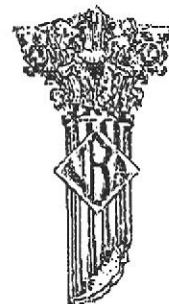
VBA will be performing work such as making field drawings, taking photographs, retrieving soil samples, etc. This work will require a backhoe capable of digging out the sewer line from the known depth of 4- to 6-feet. The entire sewer line must be excavated and removed. All soil excavated and temporarily stockpiled shall be immediately covered in plastic during idle periods. The material excavated should be backfilled into the trench at the end of each work day. A trench plate will be needed to cover the transition point where the pipe removal stopped that day.

We have reason to believe that certain solvents associated with dry cleaning operations may have leaked from this sewer line. It is possible that soil adjacent to and beneath this sewer line contains some of these solvents. This site appears to fall under the authority of 29 CFR Part 1910. Accordingly, any employee onsite during this special sewer excavation must have completed a 40-hour Health and Safety Training for Hazardous Waste Operations.

- 2.) A groundwater monitoring well exists as shown on the site plan (Figure 1). This well shall be field marked and protected by your company.
- 3.) The 4-foot tall cyclone fence that is along the westerly and northerly boundaries of the existing Exxon service station located at the corner of Winton and Hesperian, shall remain in place. The existing ivy and any other vegetation shall be neatly pruned or trimmed so that it extends no more than 1-foot away from the fence. All of this debris and vegetation that is trimmed, or otherwise cut, shall be raked clean and hauled offsite.

If any of these requirements cannot be performed pursuant to your contract, or it will cause a change in the contract sum, please notify Mr. Crafts immediately.

Mr. Gary L. Sordrager
October 25, 1995
Page 3



If you have any questions, please feel free to contact me directly at 510-685-5900.

Sincerely,

VAN BRUNT ASSOCIATES

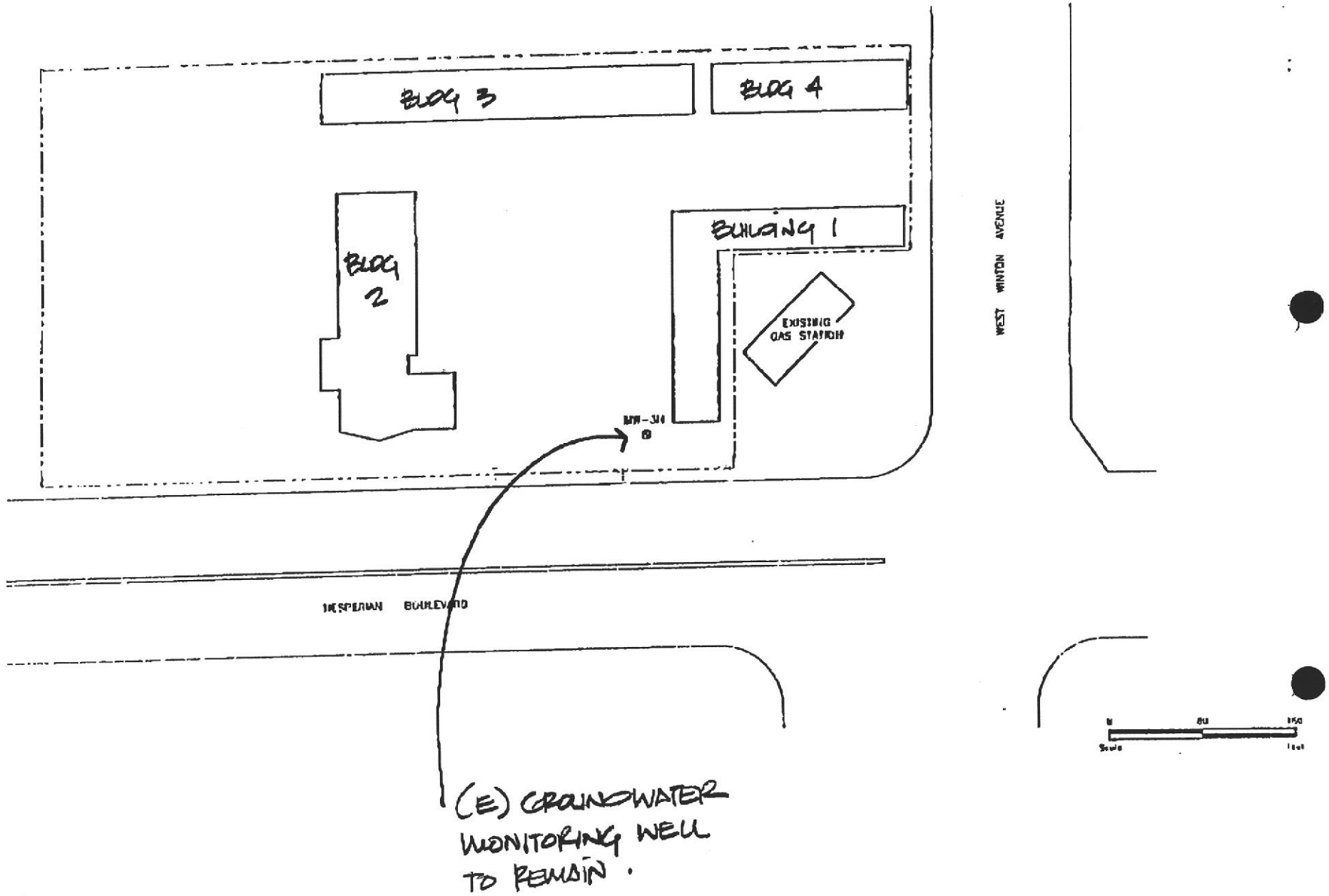
A handwritten signature in black ink, appearing to read 'M. Van Brunt', written over the company name.

Michael W. Van Brunt
Principal

MVB:tg
94502.54

cc: James Crafts, Esq.
Jason Whiting, Fremont Bank

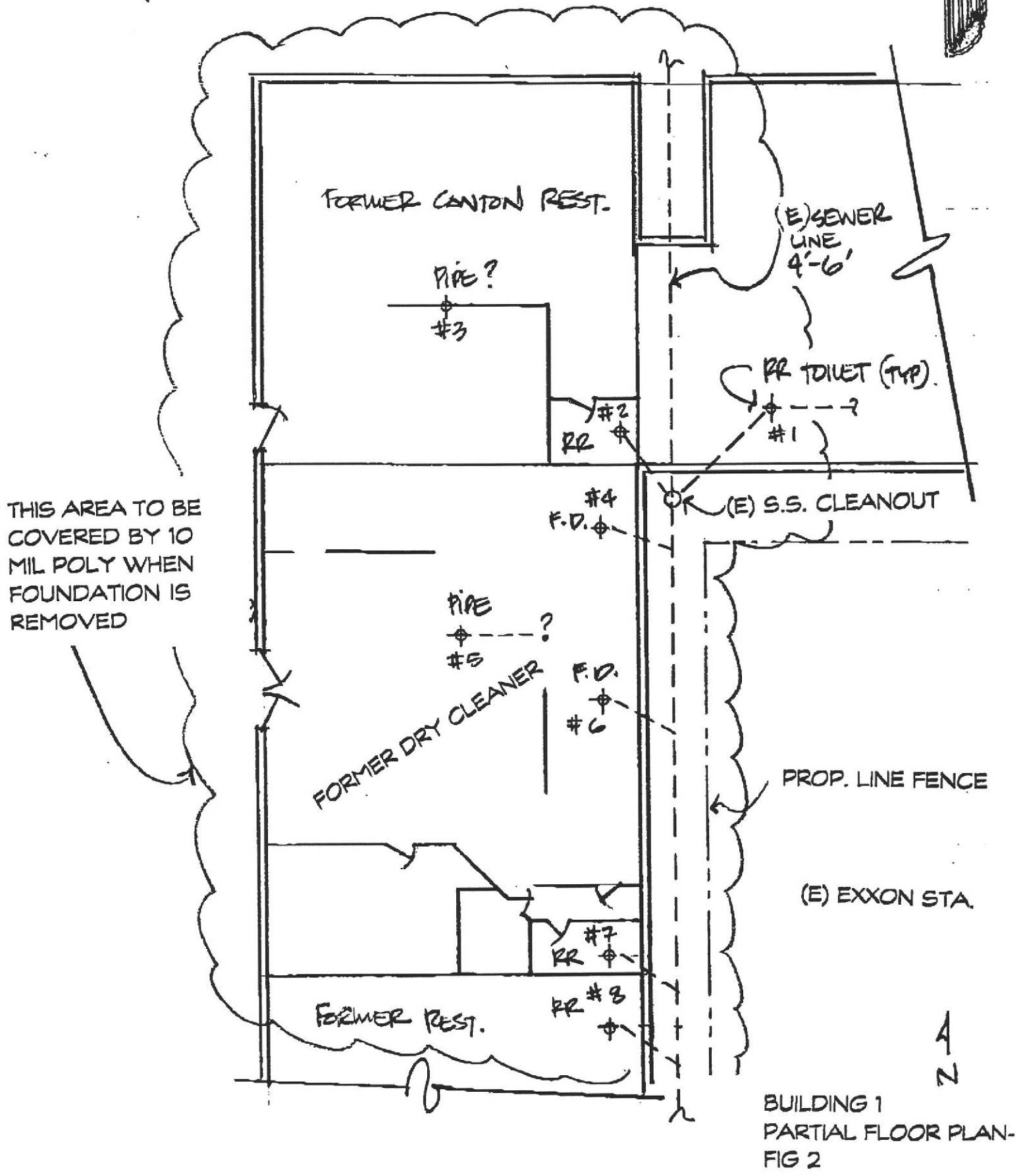
Attachments: Figure 1 - Site Plan
Figure 2 - Building 1 Plan
Figure 3 - Sewer "As Built" Survey



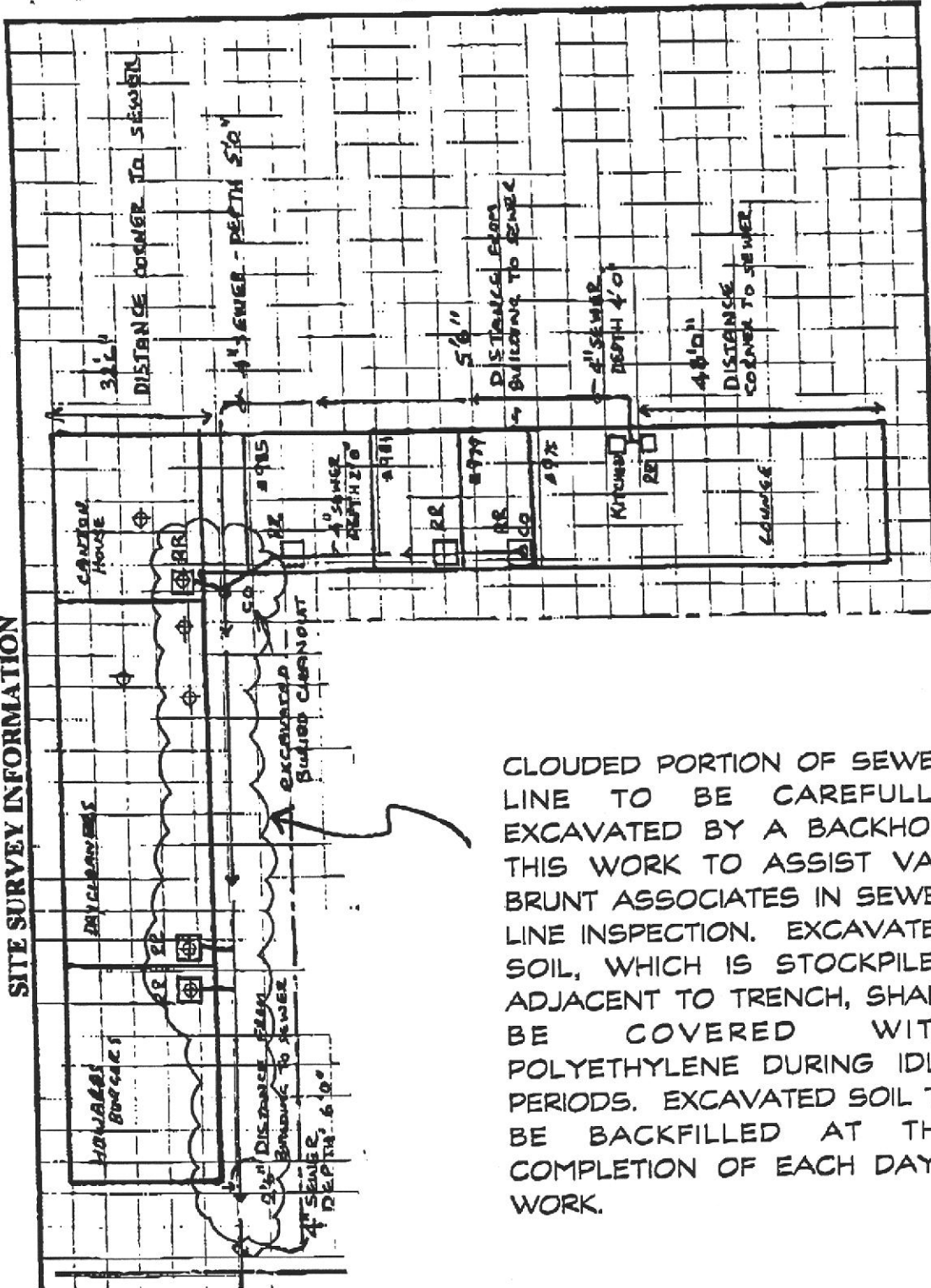


⊕ RR. = RESTROOM TOILET FLANGE TO BE PROTECTED

⊕ F.D. = FLOOR DRAIN FLANGE TO BE PROTECTED



SITE SURVEY INFORMATION



CLOUDED PORTION OF SEWER LINE TO BE CAREFULLY EXCAVATED BY A BACKHOE. THIS WORK TO ASSIST VAN BRUNT ASSOCIATES IN SEWER LINE INSPECTION. EXCAVATED SOIL, WHICH IS STOCKPILED ADJACENT TO TRENCH, SHALL BE COVERED WITH POLYETHYLENE DURING IDLE PERIODS. EXCAVATED SOIL TO BE BACKFILLED AT THE COMPLETION OF EACH DAY'S WORK.

SKETCH BY VBA
 BASE PLAN BY DOWN UNDER TECH.

BUILDING 1

PARTIAL SEWER AS-BUILT
 FIG 3

4-2-