FERO ENGINEERING
ENVIRONMENTAL ENGINEERING & CONSULTING

September 18, 2000

County Los Angeles
Department of Public Works
Environmental Programs Division
Post Office Box 1460
Alhambra, California 91802-1460

Tank Closure Report
Permanent Tank Closure Permit
No. 294975
File No. I-14533-15141 (6H)
Lane Stanton Vance Lumber Company
14710 Nelson Avenue, City of Industry, California 91744

TANK REMOVAL

On September 7, 2000, under Closure Permit Registration Number 294975 and in accordance with the County of Los Angeles Fire Department requirements, one 550 gallon (originally thought to be 200 gallon) steel underground gasoline tank located at 14710 Nelson Avenue in the City of Industry was removed and properly disposed.

Prior to removal, the tank was cleaned, triple rinsed, and certified as clean & vapor free by a marine chemist. The cleaning solution and residue from the tank were contained in a vacuum truck, manifested and transported to De Menno Kerdoon a licensed hazardous waste treatment/disposal facility in Compton. A copy of the hazardous waste manifest is enclosed as Exhibit 1. A copy of the clean tank certification is enclosed as Exhibit 2.

The clean tank was removed from the pit. The tank was attached securely on a truck, and transported to Adams Steel a recycling facility in Anaheim, California. The certificate of destruction for the tank is enclosed as Exhibit 3.

On September 7, 2000, upon removal of the subject tank, one soil sample (SP1A) was collected at 12:35 p.m. from two feet below the central invert elevation of the subject tank. The dispenser was not present but apparently was located over the west end of the tank and no lateral piping was present, therefore no additional samples were required or obtained. A scaled site plan which shows the location of the tank, the sampling point, building, etc. is enclosed as Figure 1.

The soil sample was obtained in as close to an undisturbed state as possible from the location specified in the closure application utilizing a backhoe. Upon removing the soil from the specified location, a clean 2 inch by 6 inch brass sample tube was inserted into the soil in the backhoe bucket in

such a way that no headspace was allowed within the sample tube. The brass sampling tube was sealed with Teflon lined tight fitting plastic caps, and appropriately labeled and logged in. The sample was immediately placed in an ice chest containing ice and transported via proper Chain-of-Custody procedures to State certified Enviro-Chem, Inc. Laboratories in Pomona for analysis. The tank invert soil sample was obtained from native materials which generally consisted of silty fine to medium sands.

Soil sampling was performed by John B. Petersen working directly under the supervision of Rick L. Fero, P.E., a California Registered Civil Engineer with sufficient and relevant experience in soils as required by applicable regulations.

The tank was used for diesel fuel. The soil sample obtained was tested for Total Petroleum Hydrocarbons (TPH) as diesel using EPA Method 8015m and for Benzene, Toluene, Xylenes, Ethylbenzene (BTXE) and MTBE using EPA Method 8021B. Analytical results from the testing are summarized in Table 1 below. Complete analytical results and chain of custody documentation for the above mentioned samples are included as Exhibit 4.

Table 1

Soil Analytical Results
Former Underground Diesel Tank
Lane Stanton Vance Lumber Company
14710 Nelson Avenue, City of Industry, California 91744

Sample Point (ft.)	TPHd (mg/Kg)	BTXE (ug/Kg)	MTBE (ug/Kg)
SP1A	ND	ND	ND

ND = Not Detected at laboratory detection limits.

The tank excavation was backfilled with the clean stockpiled soils which were supplemented with clean import soils. The soils were placed in the excavation and compacted and the tank area was resurfaced with asphalt.

REGIONAL & SITE GEOLOGY

The project site is located in the Transverse Ranges Province. Most of the province is mountainous; many of the higher ridges and peaks rise above 5,000 feet, and the highest mountains rise to elevations of more than 10,000 feet. The backbone of the province, in its central and eastern parts, is formed by the San Gabriel and San Bernardino Mountains. The Province extends eastward about 275 miles from Point Arguello into the Mojave desert. The site is more specifically located in the southeastern San Gabriel Valley. (1, 2) During the process of excavating soils to obtain the tank invert sample, native soils were observed to consist generally of silty fine to medium sands.

GROUNDWATER

As specified in the closure permit, research was conducted to determine groundwater elevations at the subject site. Fero Environmental Engineering, Inc. conducts quarterly groundwater monitoring of several groundwater wells located approximately ¾ of a mile to the southeast of the subject site. The most recent available monitoring data from that site (July 26, 2000) indicates that the groundwater table is 32 feet below grade (fbg) at that location.

CONCLUSIONS

-- In accordance with the Los Angeles County Department of Public Works and Fire Department requirements, the subject underground tank was removed and properly disposed.

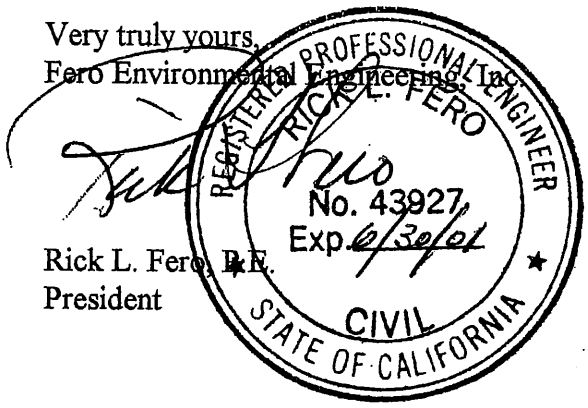
-- A soil sample was obtained from the appropriate location beneath the tank and it was analyzed according to County of Los Angeles Department of Public Works' accepted protocol.

-- As indicated above in Table 1, no diesel related TPH was found in the soil sample. No benzene, toluene, ethylbenzene, xylene or MTBE were detected in the soil sample.

-- Visual inspection of the tank and the soil sample results indicate the tank was sound thereby requiring no remediation at the site.

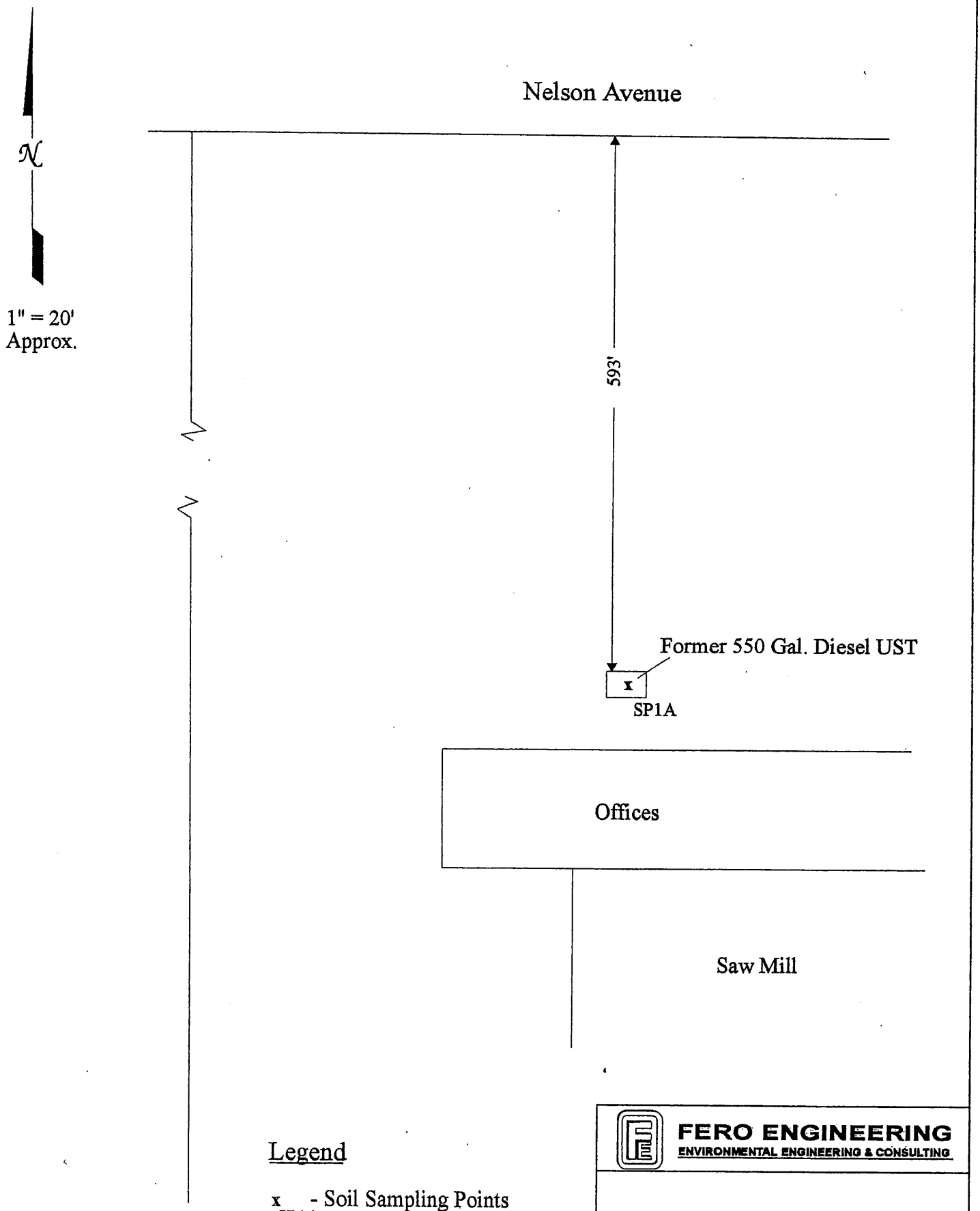
Fero therefore respectfully requests formal closure of the subject underground storage tank through the County of Los Angeles Department of Public Works and a letter indicating "no further action required..." regarding the subject tank. Should you have any questions regarding the content of this closure report, please do not hesitate to call the undersigned at (714) 256-2737.

Very truly yours,
Fero Environmental Engineering, Inc.



Rick L. Fero, P.E.
President

RLF:jbp
[364rpt]



FERO ENGINEERING
ENVIRONMENTAL ENGINEERING & CONSULTING

Plot Plan

Lane Stanton Vance Lumber Company
14710 Nelson Ave., Industry, CA

[364plot]

Figure 1

References

1) Geological Survey Professional Paper 420-A, 1965.

2) Geological Survey Professional Paper 1360, 1985.

Exhibit 1

Tank Rinsate Manifest

State of California—Environmental Protection Agency
Form Approved OMB No. 2050-0039 (Expires 9-30-99)
Please print or type. Form designed for use on elite (12-pitch) typewriter.

See Instructions on back of page 6.

Department of Toxic Subs
Sacramento, Cali

2UU80591

IN CASE OF EMERGENCY OR SPILL, CALL THE NATIONAL RESPONSE CENTER 1-800-424-8802; WITHIN CALIFORNIA, CALL 1-800-852-7550

UNIFORM HAZARDOUS WASTE MANIFEST

1. Generator's US EPA ID No. CAC002178913 — Manifest Document No. 00001 — 2. Page 1 of 1 — Information in the shaded is not required by Federal

GENERATOR

3. Generator's Name and Mailing Address
Lane-Stanton-Vance Lumber Co
14710 Nelson Ave
Industry Ca 91744

4. Generator's Phone (626) 969 6331

A. State Manifest Document Number: 20080

B. State Generator's ID:

5. Transporter 1 Company Name: Kleto and Sons Trucking, Inc. — 6. US EPA ID Number: CAT080016116

C. State Transporter's ID (Reserved.): XXXXXXXXXXXXXXXXXX

D. Transporter's Phone: (714) 990-6855

7. Transporter 2 Company Name — 8. US EPA ID Number

E. State Transporter's ID (Reserved.)

F. Transporter's Phone

9. Designated Facility Name and Site Address
DeKenno Kerdoon
2000 N. Alameda Street
Compton, CA 90222 — 10. US EPA ID Number: CAT080013352

G. State Facility's ID: CAD064013421

H. Facility's Phone: (310) 537-7100

11. US DOT Description (including Proper Shipping Name, Hazard Class, and ID Number)	12. Containers No.	12. Containers Type	13. Total Quantity	14. Unit Wt/Vol	I. Waste Numb
a. NON RCRA HAZARDOUS WASTE LIQUID	001	TT	00170	G	State 221 / EPA/Other Exempt
b.					State / EPA/Other
c.					State / EPA/Other
d.					State / EPA/Other

J. Additional Descriptions for Materials Listed Above
Job Site : Lumber Company
14710 Nelson Ave
Industry

K. Handling Codes for Wastes Listed Above
a. 01 — b. — c. — d.

15. Special Handling Instructions and Additional Information
NO SMOKING
24 Hour Emergency Phone Number : 714-990-6855
Wear Appropriate Protective Clothing
Alternate Disposal Site : Crosby & Overton
1630 W. 17th Street (800) 827-
Long Beach, CA 90813 CAD028409

16. GENERATOR'S CERTIFICATION: I hereby declare that the contents of this consignment are fully and accurately described above by proper shipping name and are classified, packed marked, and labeled, and are in all respects in proper condition for transport by highway according to applicable international and national government regulations.

If I am a large quantity generator, I certify that I have a program in place to reduce the volume and toxicity of waste generated to the degree I have determined to be econom practicable and that I have selected the practicable method of treatment, storage, or disposal currently available to me which minimizes the present and future threat to human and the environment; OR, if I am a small quantity generator, I have made a good faith effort to minimize my waste generation and select the best waste management method available to me and that I can afford.

Printed/Typed Name: Authorized Generator Tim Potts — Signature — Month 01 Day 17

TRANSPORTER

17. Transporter 1 Acknowledgement of Receipt of Materials
Printed/Typed Name: J. E. Lewis — Signature — Month 01 Day 17

18. Transporter 2 Acknowledgement of Receipt of Materials
Printed/Typed Name — Signature — Month — Day

FACILITY

19. Discrepancy Indication Space

20. Facility Owner or Operator Certification of receipt of hazardous materials covered by this manifest except as noted in Item 19.
Printed/Typed Name: Sophie Chau — Signature — Month 01 Day 18

DO NOT WRITE BELOW THIS LINE.

DTSC 8022A (1/99)
EPA 8700—22

Green: TRANSPORTER RETA

TANK CERTIFICATION REPORT

CTL ENVIRONMENTAL SERVICES
24404 S. Vermont Avenue, #307
Harbor City, CA 90710
TEL: (310) 530-5006

TANK REMOVAL CERTIFICATE #: 06677
Date: 9/7/00
Permit #: 294975
Site: Lane - Stanton - Vance
Address of tank: 14710 Nelson Ave.
City of Industry, CA
Client: NAVY

TANK DESCRIPTION	TANK SIZE	TANK NUMBER	TANK CONTENTS	RESULTS OF TANK INSPECTION
Steel UST	550 gallon	294975	diesel	LEL 0%

The tank(s) described above has/have been inspected and found to be gas free based on readings obtained with an MSA type 2A Explosivity Meter (LEL of zero percent). A visual inspection has been made of the interior of the tank(s) and no visible contamination has been observed except as noted below.

EXCEPTION: None

THE AMERICAN BOARD OF INDUSTRIAL HYGIENE • INCORPORATED • CERT. NO. #1973 1433 • PENNSYLVANIA 1960 • STUART E. SALOT, PH.D. •

The tank(s) described above is/are approved for removal and transportation.

INSPECTED BY:

CERTIFIED BY: STUART E. SALOT, PH.D., C.I.H.
CERTIFIED INDUSTRIAL HYGIENIST (#1973 & 1433)

Exhibit 3

Tank Destruction Documentation

CERTIFICATE OF DESTRUCTION

COMPANY NAME
ADDRESS 14710 Nelson Ave
City of Industry Cy

ADAMS STEEL CERTIFIES THAT 1) 500 gal

HAS BEEN SCRAPPED, CRUSHED AND TOTALLY DESTROYED ON: 9/11/2000

SIGNATURE Cheryl Hartman
TITLE Purchasing Supervisor
DATE 9/11/2000

ADAMS STEEL
3200 E. FRONTERA ROAD
ANAHEIM, CA 92806
(714) 630-6523
FAX (714) 630-5836

Enviro - Chem, Inc.
1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909) 590-5905 Fax (909) 590-5907

Date: September 8, 2000

Mr. John Petersen
Fero Environmental Engineering, Inc.
431 W. Lambert Road, #305
Brea, CA 92821
Tel(714)256-2737 Fax(714)256-1505

Project: **LSV Lumber Co. / 00-364**

Dear Mr. Petersen:

The analytical results for the soil samples, received by our Lab on September 7, 2000, are attached. All samples were received chilled, intact and accompanying chain of custody record.

Enviro-Chem appreciates the opportunity to provide you and your company this and other services. Please do not hesitate to call Mr. John Ackerman, our Customer Service Specialist, or myself, if you have any questions.

Sincerely,

Curtis Desilets
Vice President/Program Manager

Michael T.T. Chuah
Lab Manager

Enviro - Chem, Inc.
1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909) 590-5905 Fax (909) 590-5907

LABORATORY REPORT

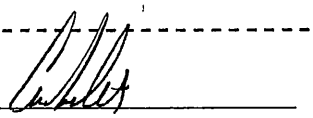
CUSTOMER: **Fero Environmental Engineering, Inc.**
431 W. Lambert Road, #305
Brea, CA 92821
Tel(714)256-2737 Fax(714)256-1505

PROJECT: **LSV Lumber Co. / 00-364**
MATRIX: SOIL
DATE SAMPLED: 09/07/00
REPORT TO: MR. JOHN PETERSEN
DATE SAMPLES RECEIVED: 09/07/00
DATE ANALYZED: 09/07/00
DATE REPORTED: 09/08/00

SAMPLE I.D.: **SP1A** LAB I.D.: 000907-46

ANALYTE	RESULTS, MG/KG	PQL	EPA METHOD
TPH/DIESEL RANGE (C10-C22)	ND	10	LUFT/8015M
TPH/GASOLINE RANGE (C4-C10)	ND	0.1	5030/8015M
BENZENE	ND	0.005	5030/8021B
TOLUENE	ND	0.005	5030/8021B
ETHYLBENZENE	ND	0.005	5030/8021B
TOTAL XYLENES	ND	0.01	5030/8021B
MTBE	ND	0.01	5030/8021B

COMMENTS
MG/KG = PPM
PQL = PREACTICAL QUANTITATION LIMIT
ND = BELOW THE PQL OR NON-DETECTED
TPH = TOTAL PETROLEUM HYDROCARBONS
MTBE = METHYL tert-BUTYL ETHER

DATA REVIEWED AND APPROVED BY: 
CAL-DHS ELAP CERTIFICATE No.: 1555

Enviro - Chem, Inc.
1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909) 590-5905 Fax (909) 590-5907

METHOD BLANK REPORT

CUSTOMER: **Fero Environmental Engineering, Inc.**
431 W. Lambert Road, #305
Brea, CA 92821
Tel(714)256-2737 Fax(714)256-1505

PROJECT: **LSV Lumber Co. / 00-364**
MATRIX: SOIL
DATE SAMPLED: 09/07/00
REPORT TO: MR. JOHN PETERSEN
DATE SAMPLES RECEIVED: 09/07/00
DATE ANALYZED: 09/07/00
DATE REPORTED: 09/08/00

METHOD BLANK FOR LAB I.D.: 000907-46

ANALYTE	RESULTS, MG/KG	PQL	EPA METHOD
TPH/DIESEL RANGE (C10-C22)	ND	10	LUFT/8015M
TPH/GASOLINE RANGE (C4-C10)	ND	0.1	5030/8015M
BENZENE	ND	0.005	5030/8021B
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ETHYLBENZENE	ND	0.005	5030/8021B
TOTAL XYLENES	ND	0.01	5030/8021B
MTBE	ND	0.01	5030/8021B

COMMENTS
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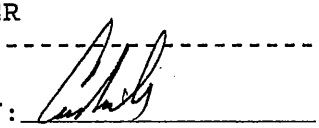
DATA REVIEWED AND APPROVED BY: 
CAL-DHS ELAP CERTIFICATE No.: 1555

Enviro-Chem, Inc.
1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909)590-5905 Fax (909)590-5907

GAS/BTEX (S) QC

Date Analyzed: 9/7-8/2000

MATRIX SPIKE(MS)/MATRIX SPIKE DUPLICATE(MSD)

SPIKED SAMPLE LAB. I.D.: 0907-46 MATRIX: Soil (mg/Kg, ppm)

ANALYTE	SR	SPK CONC	MS	% REC	MSD	% REC	%RPD	ACP % REC	ACP RPD
Gasoline	0.000	0.500	0.477	95	0.507	101	6	75-125	0 - 20
Toluene	0.000	0.050	0.051	103	0.051	102	1	75-125	0 - 20

LCS STD RECOVERY:

ANALYTE	SPK CONC	LCS	% REC	ACP %REC
Gasoline	0.500	0.581	116	75-125
Toluene	0.050	0.052	104	75-125

Analyzed By: James Yeap

Reviewed and approved by: CBI (09-08-00)

1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909)590-5905 Fax (909)590-5907

DIESEL (S) QC

Date Analyzed: 9/7-8/2000

Matrix Spike (MS)/Matrix Spike Duplicate (MSD) **Unit** **mG/Kg (PPM)**
Spiked Sample Lab I.D.: **0907-46** **Matrix:** **soil**

Analyte	SR	spk conc	MS	%MS	MSD	%MSD	%RPD	ACP %MS	ACP RPD
Diesel	0	3400	3501	103	3264	96	7	75-125	<20%

Analyzed By: James Yeap

Approved By: CBJ

Enviro-C. n, Inc. Laboratories
1214 E. Lexington Avenue,
Pomona, CA 91766
Tel: (909) 590-5905 Fax: (909) 590-5907
CA-DHS ELAP CERTIFICATE # 1555

Turnaround Time
0 Same Day
X 24 Hours 50%
0 48 Hours
0 72 Hours
0 1 Week (Standard)
Other: DUE BY 1300!

SAMPLE ID	LAB ID	SAMPLING DATE & TIME	MATRIX	No. OF CONTAINERS	TEMPERATURE	PRESERVATION	8015m (diesel) BTEX, MTBE	Remarks
							Analysis Required	COMMENTS
SP1A	000907-46	~~8-7-00~~ 12:35	SOIL	1	4°C	-	X	

Company Name: FERO ENG.
Address: 431 W. LAMBERT RD. STE 305
City/State/Zip: BREA, CA 92821

Project Contact: John Petersen
Tel: 714 256 2737
Fax: " 256 1505

Sampler's signature: John Petersen
Project Name/ID: LSV LUMBER CO. 00-364

Relinquished by: John Petersen	Date & Time: 9/7/00 1325	Received by:	Date & Time: 9/7/00 1325
Relinquished by:	Date & Time: 9/7/00 1330	Received by:	Date & Time: 9/7/00 1:30
Relinquished by:	Date & Time:	Received by:	Date & Time:

CHAIN OF CUSTODY RECORD

WHITE WITH SAMPLE - YELLOW TO CLIENT