

PRELIMINARY HISTORICAL REVIEW AND
SITE RECONNAISSANCE OF
ASSESSOR'S PARCEL NO. 8208011028
CITY OF INDUSTRY
COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

Prepared by:
GeoScience Analytical, Inc.

REAL ESTATE PROPERTY FILE

PROP# 65074

CORR. _____	WARB/MAIN _____
TAX/INS. _____	ANN REVIEW _____
LEASES _____	APPRAISALS _____
OTHER DOCS _____	TITLE REPORT/ _____
ACQ. SHEET _____	PROP. PROFILE _____
CHANGE NOT _____	SALES/MARKET _____

Prepared for:
Northern Trust Bank
355 South Grand Avenue; Ste. 2600
Los Angeles, CA 90017

Project No. 1582

May 31, 1994

4454 Industrial Street
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(805) 526-6532



May 31, 1994

Project No. 1582

TO: Northern Trust Bank
355 South Grand Avenue; Ste. 2600
Los Angeles, CA 90017

ATTENTION: Mr. Jeff Eisenberg

SUBJECT: Preliminary Historical Review and Site
Reconnaissance of Assessors Parcel No. 8208011028 in
the City of Industry, County of Los Angeles, State
of California.

GeoScience Analytical, Inc. is pleased to present this report of an historical review and site reconnaissance of the property specified above. The purpose of this study was to assess the environmental conditions at the subject site.

Should you have any questions regarding this report, please do not hesitate to contact us at (805) 526-6532.

Respectfully submitted,

GEOSCIENCE ANALYTICAL, INC.

Fleet E Rust

Fleet E. Rust, Ph.D.
President

FER:bg

Distribution: (3) Addressee

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1.0 INTRODUCTION

In accordance with your request and authorization, GeoScience Analytical, Inc. has completed this preliminary historical review and site reconnaissance of the subject site located in City of Industry, California (see Figure 1). The purpose of this review was to assess the subject property for possible contamination by hazardous materials/wastes that may be indigenous to the property or have been emplaced from past or present use. The scope of work included:

- * Review of geologic and hydrogeologic setting;
- * Review of available pertinent geotechnical reports;
- * Discussion of site with on site employees;
- * Review of in-house documents pertaining to site history;
- * Review of available historical aerial photographs;
- * Contact with the appropriate local, county, and state agencies for information regarding the occurrence of hazardous materials in the area of the site;
- * Preparation and review of a preliminary title search;
- * Site reconnaissance to visually assess possible locations of surface contamination;
- * Preparation of this report summarizing our findings, conclusions and recommendations.

This assessment did not include surface or subsurface soil sampling, testing for the presence of radon, polychlorinated biphenyls, polyurethane foam, asbestos or any geotechnical evaluation of the site.

The following report presents the results of this preliminary contamination assessment.

Our findings and professional opinions are based on the information made available to GeoScience Analytical, Inc. (in most cases from public records) and should be understood to be preliminary only. GeoScience Analytical, Inc. makes no other warranties, either expressed or implied, concerning the completeness of the data made available to us for this study. We expressly withhold any certification of any type concerning the absence of toxic materials and/or wastes at the subject site other than as follows:

Based on a visual inspection and review of the uses of the Property, only, this report shall certify to Northern Trust Bank that there exists no evidence of the past or ongoing release at, upon, under, or within or of the past or ongoing migration from neighboring lands to, the Property, of hazardous materials, which terms shall include hazardous waste, as that term is defined by the Resource Conservation and Recovery Act ("RCRA"), 42 U.S.C. 6903(5), hazardous substances, as that term is

defined by the Comprehensive Environmental Response, Compensation and Liability Act of 1980 ("CERCLA"), 42 U.S.C. 9601(14), pollutants or contaminants, as those terms are defined by CERCLA, 42 U.S.C. 9601(33) and volatile organic compounds, including oil and petroleum products other than as identified herein.

2.0 SITE DESCRIPTION

The subject site is an irregularly shaped property located on the southwest side of Nelson Avenue in the City of Industry, Los Angeles County, California. It is bordered on the northeast by Puente Creek and on the southwest by the Southern Pacific Railroad. The Assessor's Parcel Number is 8208011028 as found in the County Assessor's Book 8208, page 11 (FIG. 2). To the northeast, across Nelson Avenue, is residential. There is a school to the northwest on the other side of Puente Creek. To the southeast, next door to the site, is a large paved yard that is currently being used to store pipe and associated parts. There is an office building and brick structure to the front. The site is for sale. Beyond are more commercial and/or light industrial structures. To the rear of the site, beyond the railroad tracks, is Valley Boulevard and then more commercial and industrial development. To the northwest beyond Puente Creek, which is a concrete lined channel, is a multi-tenant commercial building beyond which are other commercial/industrial buildings. A railroad spur crosses the rear of the property to the pipe storage yard.

The property itself is about 6.12 acres of which 85% is paved, mostly with asphalt. The rest is covered by two large wooden pole supported buildings (2 story) in the middle and rear of the property and two smaller buildings at the northeast corner used for storage. The large (14,810 sq.ft.) central building is used to rebuild/repair and wash truck trailers. The rear large (14,380 sq.ft.) building has offices at one end and a spray paint booth at the other. There are ivy, small shrubs and trees in front of a 6' brick wall 40' back from the curb separating the site from Nelson Avenue. The remaining three sides of the site have chain link fencing with razor wire on top. The paving is devoted to parking for truck trailers awaiting service or pick-up.

3.0 HISTORICAL REVIEW

The historical review included: (1) a review of the geologic and hydrogeologic setting; (2) a review of available geotechnical reports; (3) inquiries to local, county, and state regulatory agencies to obtain information regarding the occurrence of hazardous materials in the area of the site; (4) a review of government documents pertaining to site history; (5) a review of available historical aerial photographs; (6) a review of the preliminary title report; and, (7) discussion of the site with the present owner and the current occupants of the site.

3.1 Geologic and Hydrogeologic Setting

City of Industry is located in the southwest portion of the San Gabriel Valley in the northeastern section of Los Angeles County. The San Gabriel River is to the west. It is about 20 miles from the Pacific Ocean. The San Gabriel Valley is bounded on the north by the San Gabriel Mountains which consist of steep, irregular rocky ridges broken by numerous irregular canyons. The elevation of these mountains range from 900' to 10,000'.

The San Gabriel Valley is a broad Piedmont plain that slopes from the base of the San Gabriels to Whittier Narrows with an average decline of 65' per mile. It is separated from the Coastal Plain by the Repetto, Merced, Puente and San Jose Hills.

Underlying the City of Industry is approximately 100' of recent alluvium consisting of gravel, sand, silt and clay deposits. Older alluvial deposits dating from the Upper Pleistocene extend to a depth of 400'. Below this is the Puente and Topanga formations which consist of marine siltstones and sandstones to a depth of 2,500'. The Puente formation dates from the Upper Miocene of the Tertiary and the Topanga formation dates from the Middle Miocene of the Tertiary. Below are metamorphic and volcanic rock. Groundwater flow is to the northwest (see Fig. 3).

The Los Angeles County Department of Water and Power has records of eleven (11) water wells used to observe groundwater levels within 1 mile of 15000 Nelson Avenue. Data were updated as of 3/1/94. The wells, their approximate locations and the most recent measurements in each well are as follows:

3036N The well is located near the intersection of Nelson Avenue and Puente Creek, 0.1 mile northwest of 15000 Nelson Avenue. As of 9/24/93 groundwater was 59.2' below grade.

- 3046H The well is near the intersection of Unruh Avenue and Nelson Avenue, 0.2 miles southeast of 15000 Nelson Avenue. As of 9/24/93 groundwater was 64.8' below grade.
- 3038A The well is near Salt Lake Avenue between Turnbull Canyon Road and Hacienda Avenue 1 mile south of 15000 Nelson Avenue. As of 11/7/84 the groundwater was 25.9' below grade.
- 3035U The well is near the intersection of Hitchcroft Street and Sunset Avenue 0.7 miles north of 15000 Nelson Avenue. As of 5/11/91, the groundwater was 70.6' below grade.
- 3035L No records were available.
- 3036 The well is near the intersection of Sunset Avenue and Prichard Street 0.5 miles northwest of 15000 Nelson Avenue. As of 11/10/93 the groundwater was 66' below grade.
- 3026E The well is just east of the intersection of Sunset and Nelson Avenues 0.5 miles to the northwest of 15000 Nelson Avenue. As of 11/10/93 groundwater was 94' below grade.
- 3026D The well is near the intersection of Sunset and Nelson Avenues 0.5 miles to the northwest of 15000 Nelson Avenue. As of 4/15/86, groundwater was 87.5' below grade.
- 3035R The well is near Temple Avenue between League and Tonopah Avenues, 0.8 miles north of 15000 Nelson Avenue. As of 11/10/93 groundwater was 78.5' below grade.
- 3025A The well is near the corner of Beckner Street and League Avenue 0.7 miles northwest of 15000 Nelson Avenue. As of 11/15/86 groundwater was 96' below grade.
- 3025N The well is midway between Orange and Lang Avenues northeast of Nelson Avenue 0.8 miles northwest of 15000 Nelson Avenue. As of 11/10/93 groundwater was 76' below grade.

3.2 Review of Available Geotechnical Reports

No geotechnical reports were reviewed as a part of this hisotirical site assessment.

3.3 Discussion with Government Agencies

Between May 9 and May 16, 1994, personnel from various government agencies were contacted by GeoScience Analytical, Inc. staff (Appendix B.). Information was obtained from each source regarding the subject site and/or the general vicinity of the site. The information included, but was not limited to:

- * Permitting of hazardous materials storage or usage;
- * Reported hazardous materials spills or releases;
- * Reported hazardous materials cleanup operations;
- * Land use permits;
- * Hydrogeologic conditions.

The following is a summary of material obtained from agencies that had pertinent information relative to the subject site and this investigation:

- * California Regional Water Quality Control Board (CRWQCB) Region 4 (Los Angeles) of the State Water Quality Control Board has no records of underground tank leaks or other incidences of water contamination at 15000 Nelson Avenue.

- * California Department of Health Services, Environmental Management Branch

There are no records of radon testing at 15000 Nelson Avenue or the surrounding area.

- * Los Angeles County Agricultural Commission

No records exist of any hazardous or restricted materials permits being issued for 15000 Nelson Avenue.

- * Los Angeles County Department of Health Services. Toxics Epidemiology Program

There are no records of radon testing at 15000 Nelson Avenue.

- * California Division of Oil and Gas

The California Division of Oil and Gas has no records of natural seeps at 15000 Nelson Avenue. There are no records of oil wells at the site.

* County of Los Angeles Fire Department

No records exist of hazardous material spills or incidences at 15000 Nelson Avenue. On file with the Fire Department is a list of hazardous material at the site:

Argon - 840 cu.ft.
Propane - 500 cu.ft.
Mineral Spirits Solvent - 16 gal.
Polyurethane coat material - 4-6 gal.
Enamel Red low VOC - 2-3 gal.
Paint catalyst - 1 gal.
Paint colors - 2-4 gal.
Na2SO4 - 500 lbs.
O2 - 1,405 cu.ft.
C2H2 - 828 cu.ft.
Liquid CO2 - 590 gal.
HF + H2SO4 - 450 lbs.

* Los Angeles County Department of Public Works

No records of hazardous materials releases exist for 15000 Nelson Avenue. No records exist of underground storage tanks at 15000 Nelson Avenue.

3.4 Review of Government Documents

In addition to contacts with agency personnel, GeoScience Analytical, Inc. researched published government documents for mention of hazardous substance sites and underground tank release cases on the subject property or within a one mile radius of it. Building permits were also reviewed for the subject site. No mention was found of 15000 Nelson Avenue with respect to hazards. The following information was obtained about the surrounding area (1 mile radius):

- * The State of California Water Resources Control Board: Underground Storage Tanks Leaks List - Quarterly Update March 31, 1994 CRWQCB-LA (Region 4). There are 39 citations within a one mile radius of the site:

Oakite Products at 544 South 6th Street reports as of 10/1/90 soil contamination. Post remediation monitoring is now occurring. The site is one mile west of 15000 Nelson Avenue.

Chevron Station 9-9413 at 841 South 7th Street reports groundwater contamination by miscellaneous fuels as of 7/1/89. Remedial action is underway. The site is one mile southwest of 15000 Nelson Avenue.

Aerosol Service Company, Inc. at 425 South 9th Street reports undefined contamination by ethanol as of 7/27/90. The leak is being confirmed. The site is 0.6 miles south of 15000 Nelson Avenue.

Puente Ready Mix at 209 N. California Avenue reports soil contamination by diesel fuel as of 10/20/89. The leak is being confirmed. The site is 0.1 mile west of 15000 Nelson Avenue.

MTR Ceramics at 15131 East Clark Avenue reports soil contamination with gasoline as of 12/19/91. There is no action at the present time. The site is 0.7 miles to the south of 15000 Nelson Avenue.

Wilsey Foods at 14970 East Don Julian Road reports soil contamination by gasoline as of 9/13/90. Remedial action is underway. The site is 0.7 miles southwest of 15000 Nelson Avenue.

Rodco Corp. at 14911 East Don Julian Road reports soil contamination with unleaded gas as of 1/28/91. Horizontal and vertical delineation of the contamination plume is underway. The site is 0.7 miles southwest of 15000 Nelson Avenue.

Dubois Chemical at 15010 Don Julian Road reports groundwater contamination with solvents as of 8/1/86. Horizontal and vertical delineation of the plume is underway. The site is 0.7 miles southwest of 15000 Nelson Avenue.

Hysol Electornics at 15051 Don Julian Road reports soil contamination with solvents as of 12/29/87. Horizontal and vertical delineation of the plume is underway. The site is 0.7 miles southwest of 15000 Nelson Avenue.

Universal Paint Corporation at 111 Hudson Avenue reports groundwater contamination with solvents as of 11/19/86. Horizontal and vertical delineation of the contamination plume is underway. The site is 0.6 miles southeast of 15000 Nelson Avenue.

Los Angeles County Facilities Management Department at 150 North Hudson Avenue reports groundwater contaminated with gasoline as of 7/28/88. Horizontal and vertical delineation of the contamination plume is underway. The site is 0.6 miles southeast of 15000 Nelson Avenue.

Hansen Foods at 14380 Nelson Avenue reports soil contamination with waste oil as of 5/20/90. A preliminary site assessment is underway. The site is 0.8 miles northwest of 15000 Nelson Avenue.

Rankin Overhead Door at 15150 Nelson Avenue reports undefined contamination with hydrocarbons as of 5/6/93. There is no action undertaken at present. The site is 0.2 miles southeast of 15000 Nelson Avenue.

Techalloy Inc., California at 15100 East Nelson Avenue reports undefined contamination with hydrocarbons as of 12/9/91. A preliminary site assessment is underway. The site is 0.2 miles southeast of 15000 Nelson Avenue.

Mercury Hardwood at 14166 Nelson Avenue reports undefined contamination with unleaded gas as of 2/26/90. A preliminary site assessment is underway. The site is one mile northwest of 15000 Nelson Avenue.

Edna, Inc. at 15006 Nelson Avenue reports unknown contamination as of 9/15/87. Currently, horizontal and vertical delineation of the contamination plume is inactive. The site is next door to the east of 15000 Nelson Avenue.

Cacique, Inc. at 14940 Proctor Avenue reports undefined contamination by waste oil as of 6/30/92. No action has been undertaken. The site is 0.4 miles southwest of 15000 Nelson Avenue.

Acorn Engineering at 15125 East Proctor Avenue reports soil contamination with unleaded gasoline as of 2/27/90. Horizontal and vertical delineation of the contamination plume is underway. The site is 0.4 miles southwest of 15000 Nelson Avenue.

Lucas/Western Corporation at 14724 East Proctor Avenue reports groundwater contamination by solvents as of 10/23/84. Horizontal and vertical delineation of the contamination plume is underway. The site is 0.7 miles west of 15000 Nelson Avenue.

Engineered Storage Systems at 15034 East Proctor Avenue reports undefined contamination with regular gasoline as of 3/8/90. Leak confirmation is underway. The site is 0.7 miles southwest of 15000 Nelson Avenue.

E. W. Smith Chemical Company at 15020 East Proctor Avenue reports soil contamination with gasoline as of 5/14/92. A preliminary site assessment is underway. The site is 0.7 miles southwest of 15000 Nelson Avenue.

Richardson Battery Parts at 14755 East Salt Lake Avenue reports groundwater contamination with miscellaneous fuels as of 5/5/86. Remedial action is underway. The site is one mile southwest of 15000 Nelson Avenue.

Chemstar, Inc. at 14931 Salt Lake Avenue reports soil contamination with regular gasoline as of 3/9/90. A preliminary site assessment is underway. The site is 0.8 miles southwest of 15000 Nelson Avenue.

The City of Industry at 15651 East Stafford Street reports undefined contamination with gasoline as of 9/22/92. There is no action at present. The site is 0.8 miles southeast of 15000 Nelson Avenue.

Bob's Masonry at 225 South Turnbull Canyon Road reports soil contamination with unleaded gasoline as of 12/31/90. A remediation plan has been submitted. The site is 0.6 miles south of 15000 Nelson Avenue.

ITT Barton Instruments at 900 South Turnbull Canyon Road reports soil contamination with waste oil as of 6/19/91. Horizontal and vertical characterization of the contamination plume is underway. The site is 0.9 miles south of 15000 Nelson Avenue.

Hertz-Penske Truck Leasing, Inc. at 14804 Valley Boulevard reports groundwater contamination by diesel as of 8/28/87. Remedial action is underway. The site is 0.3 miles west of 15000 Nelson Avenue.

Mobil Station #11-E34 at 15580 Valley Boulevard reports groundwater contamination with waste oil as of 6/16/86. Post remediation monitoring is underway. The site is one mile southeast of 15000 Nelson Avenue.

Henry Hata at 14854 East Valley Boulevard reports undefined contamination with diesel as of 8/10/90. There is no action undertaken. The site is 0.3 miles west of 15000 Nelson Avenue.

Haddick's Towing at 15120 East Valley Boulevard reports soil contamination by waste oil as of 8/15/80. Horizontal and vertical delineation of the contamination plume is underway. The site is 0.3 miles southeast of 15000 Nelson Avenue.

9th Avenue Properties at 150 South 9th Avenue reports undefined hydrocarbon contamination as of 6/17/93. The leak is being confirmed. The site is 0.3 miles southwest of 15000 Nelson Avenue.

ARCO Service Station #5228 at 777 North Glendora Avenue reports soil contamination with gasoline as of 3/11/92. Horizontal and vertical delineation of the contamination plume is underway. The site is 0.9 miles east of 15000 Nelson Avenue.

Mobil Service Station #17-5MR at 1004 North Hacienda Boulevard reports a tank leak of regular gas that has contaminated an aquifer used for drinking water as of 4/14/86. No action is underway. The site is one mile northeast of 15000 Nelson Avenue.

Shell Service Station #204-4190-1004 at 1009 North Hacienda Boulevard reports groundwater contamination with gasoline as of 4/23/87. Horizontal and vertical delineation of the contamination plume is underway. The site is one mile northeast of 15000 Nelson Avenue.

Exxon Service Station #7-3956 at 934 North Hacienda Boulevard reports undefined contamination by gasoline as of 4/29/92. A preliminary site assessment is underway. The site is 0.9 miles to the northeast.

Unocal Service Station #5786 at 551 Sunset Avenue reports soil contamination by gasoline as of 11/30/93. The leak is being confirmed. The site is 0.5 miles northwest of 15000 Nelson Avenue.

Chevron Service Station #1787 at 603 North Sunset Avenue reports undefined contamination by waste oil as of 3/4/88. Horizontal and vertical delineation of the contamination plume is underway. The site is 0.6 miles north of 15000 Nelson Avenue.

Texaco at 14562 East Valley Boulevard reports undefined unleaded gasoline contamination as of 7/3/91. A remediation plan has been submitted. The site is 0.6 miles west of 15000 Nelson Avenue.

ARCO Service Station #1953 at 15156 East Gale Avenue reports undefined gasoline contamination as of 3/22/89. Vertical and horizontal delineation of the contamination plume is underway. The site is one mile south of 15000 Nelson Avenue.

- * The California Environmental Protection Agency, Department of Toxic Substances Control: CAL SITES ZIP LIST current to 5/5/94 is a listing of sites reported to the Department of Toxic Substances Control that appear contaminated. There were no citations for 15000 Nelson Avenue, the subject site. Within a one (1) mile radius there are 3 sites that have been reported:

Lucas Western Inc. at 14724 East Proctor Avenue was reported in 1993. The Regional Water Quality Control Board - Los Angeles (Region 4) is the lead agency for the site. It is 0.7 miles west of 15000 Nelson Avenue.

Quemetco Incorporated at 720 South 7th Avenue was reported in 1987. The United States Environmental Protection Agency is the lead agency for the site. It is 1 mile southwest of 15000 Nelson Avenue.

W. R. Grace and Company (Dubois Chemicals) at 15010 East Don Julian Road was reported in 1993. The Regional Water Quality Control Board - Los Angeles (Region 4) is the lead agency. The site is 0.7 miles southwest of 15000 Nelson Avenue.

- * The County of Los Angeles Building Department maintains records of building permits. These records contained the following information:

An electrical permit was issued on 4/27/37 to the then current owner Pete Nyenhuis.

On 7/10/41 building permit No. A23524 was issued for an addition to the existing structure.

On 2/9/44 permit No. 61747 was issued to remodel the existing building.

On 4/17/44 permit No. 71166 was issued to the then current owner, E. J. Leonard, for a cesspool.

On 7/19/51 a building permit was issued for a garage.

On 2/17/60 a building permit lists a final inspection for a lumber mill and sheds.

On 8/15/60 a final inspection is recorded for sawdust bins for Bo-Do Land Co.

On 11/15/60 a permit for a sewer connection was issued to Dooley and Co.

On 11/22/61 a final inspection is recorded for conversion of a house to a mill office for Dooley Lumber.

On 6/23/88 permits were issued for removal of a milling shed, small farm house and two storage sheds, all vacant.

On 8/29/88 permit 88-160 was issued for a 39" diameter sewer connection.

On 10/11/88 a certificate of occupancy was issued for an office.

On 11/8/88 a certificate of occupancy was issued for four buildings.

On 1/31/89 a permit was issued to refurbish an existing building.

On 11/2/89 a spray paint booth was approved.

3.5 Review of Aerial Photos

Aerial photos from 1927, 1928, 1935, 1946, 1947, 1948, 1949, 1951, 1952, 1953, 1954 and 1958 were reviewed. The general area has been associated with farming, housing, and commercial/industrial uses. There was no evidence to indicate potential hazardous materials/waste storage, usage, or disposal on the subject property.

1927 Photograph:

The photograph is high altitude. There is the Puente Creek to the immediate west. The site is cleared land with unidentified structures, probably a house and shed, on the north central edge of the property. The south boundary of the property is railroad tracks followed by a street that is present day Valley Boulevard. On the west side of Puente Creek is cleared land with four buildings of unidentified purpose. The surrounding land consists of plowed fields and orchards.

1928 Photograph:

The photograph is high altitude with no changes from the previous photograph. The buildings on the north central side are more visible and are probably a house and shed. There is a tree by the house and a circular driveway. On the west side of Puente Creek there are five buildings.

1935 Photograph:

There are no changes from the previous photograph.

1946 Photograph:

There are commercial and/or industrial activities south of the railroad tracks and Valley Boulevard. To the north across present day Nelson Avenue along Puente Creek there is cleared land. The general area is farmland. The house and small building remain on the north central edge of the property along present day Nelson Avenue. The rest of the property is farmland. To the west, across Puente Creek, the possible feed lot or dairy extends all the way from present day Nelson Avenue to the railroad tracks.

1947 Photograph:

A house and small shed are present on the north central edge. The tree is gone and the driveway is larger. There are animals visible among the buildings to the west across Puente Creek as in a feed lot or dairy operation. The land south of the house is plowed to the railroad tracks. To the east of the property is an unidentified commercial/industrial operation with three or four buildings near the railroad tracks. It may be a lumber yard. The general area north of the tracks is farmland and south of the railroad tracks and Valley Boulevard are commercial or industrial activities surrounded by farmland.

1948 Photograph:

No changes from previous photograph are present except that there is a building on the north side of Nelson Avenue on cleared land near Puente Creek. There are small rectangular objects visible that may be stacked materials.

1949 Photograph:

The photograph is high altitude with no changes from the previous photograph except that there are now buildings along the south side of Nelson Avenue west of Puente Creek for some distance and the possible feed lot or dairy operation appears to be smaller. There are more buildings to the north of Nelson Avenue across from the property and the shed is gone from east of the house.

1951 Photograph:

The photograph is very high altitude and there are no changes from the previous photograph.

1952 Photograph:

There are no changes from the previous photograph except for a small building or garage to the southeast of the house. The photograph is high altitude.

1953 Photograph:

The flight is very high altitude with no changes from the previous photograph.

1954 Photograph:

The buildings along the railroad tracks to the east of the property are gone but otherwise there are no changes from the previous photograph.

1958 Photograph:

The property is unchanged with farmland and the house and small building or garage on the north central edge along Nelson Avenue. The land around Puente Creek north of Nelson Avenue is vacant and the Creek itself is now lined with concrete. To the northwest and northeast of the property across Nelson Avenue there are now housing subdivisions. There are buildings to the east of the property along the railroad tracks. The land south of Valley Boulevard is commercial/industrial surrounded by farmland. Buildings west of Puente Creek remain.

3.6 Legal Description

GeoScience Analytical, Inc. performed a Title Search on the site in order to review any mention of past or present storage of hazardous materials/waste and for mention of past or present utilization of the site (Appendix A). There was no evidence for hazardous materials/waste storage, usage or disposal on the subject property.

The property is that portion of Lot 444 of Tract 606 in the City of Industry, County of Los Angeles, State of California, as per map recorded in Book 15 pages 142 and 143 of Maps, in the office of the County Recorder of said County, lying southeasterly of the southeasterly foundary of that certain parcel of land as conveyed to the County of Los Angeles for flood control purposes by Deed recorded in Book 41837 page 327, official records of said County. The Assessor's Parcel Number is 8208011028 (FIG. 2).

The property was owned by a Mr. Pete Nyenhuis in the late 1930's.

From the mid-40's until January 4, 1960, the property was owned by E. J. Leonard and/or the Leonard Ranch.

On January 4, 1960 Bo-Do Land Company purchased the property. The Deed was recorded January 20, 1960.

On April 22, 1975 Bo-Do Land Company deeded the property to Edna, Inc. The Deed was recorded June 9, 1975.

On December 8, 1988 Edna, Inc. quitclaimed the property to Trust Services of America. The transfer was recorded January 24, 1989.

3.7 Conversation with Present Owner and Branch Manager for Great Dane, Inc. and employees.

The owner, Mrs. Edna Dooley, stated that the large pole buildings were erected in either 1974 or 1979 as storage sheds for lumber. They were uninsulated. She stated that as long as the site has been owned by her or her husband, it was a lumber yard before the current tenant moved in. She states contamination next door due to underground storage tank leaks is remediated.

The Branch Manager for the current tenant, Great Dane Trailers, Inc., is Mr. Howard Smith who states that current site activities include the repair, rebuilding, modification, washing and sale of "big rig" trailers. Up to 70 trailers can be on site at one time.

Mr. Bob Dome states that washing operation is supported by a four-stage clarifier system that separates solids and oils from the water which is then pumped to the sewer system. The clarifiers are emptied periodically with all material being taken off site for disposal by a waste hauler. The spray paint booth has a permit (A18876SF) from CALOSHA as of 10/1/93 for its air pressure tank. The operation of the spray paint booth is permitted by the South Coast Air Quality Management District under permits D06988 and A/N181427.

4.0 SITE RECONNAISSANCE

On May 12, 1994, a GeoScience Analytical, Inc. environmental assessor visited the site to assess: (1) present site utilization; and, (2) surface signs of possible contamination.

Factors observed during our site reconnaissance included the following:

- * The site is flat and irregular in shape with an area of about 6.1 acres. There are four (4) buildings present behind a 6' brick wall set 40' back from the curb along Nelson Avenue. Ivy, trees and shrubs are in the intervening 40'. Besides the brick wall the rest of the property boundary is chain link fence. All fences and the wall are topped by razor wire. Other than the plantings in front, the four buildings and a little open land around a railroad spur across the rear of the property, the whole site is paved with asphalt and a small amount of concrete around the large work building at the center of the property. Most of the site has truck trailers parked on it awaiting maintenance or pick-up.
- * Site drainage is by sheet flow to the rear southwest corner where there is a drain to Puente Creek. To the southeast, the site next door, also completely paved, drains, at least partly, across the property to Puente Creek.
- * Trailer wash water flows through four clarifiers before leaving the site by means of a sewer connection. The clarifiers, containing solids and washed off oils, etc., are pumped separately by a waste hauler and the material disposed of off site.
- * A trailer is used to store chemicals used at the site. There is no staining or degradation of the asphalt beneath or around it.
- * There is a 288 gallon above ground propane tank located to the rear of the property near Puente Creek. There are no underground storage tanks on the property.
- * There is a large pile of used brake pads stored outside the east end of the large central building where the trailer maintenance is done.
- * There is a spray paint booth at the south end of the large building at the rear of the property. Its CALOSHA and SCAQMD permits are in order.
- * Puente Creek, a concrete lined channel, forms the northwest boundary of the site, while the southern boundary is the Southern Pacific Railroad. The eastern boundary is a paved, metal pipe storage yard. There is evidence of underground

storage tanks at the front of this property. The northeastern boundary is Nelson Avenue and across it residential area. In general, south of Nelson Avenue is commercial/industrial usage and north of it is residential usage. City of Industry is south of Nelson Avenue. La Puente is north of Nelson Avenue in this area.

- * There are two small buildings at the northeast corner of the property that are used for storage.
- * The large central building (200' x 75') is two story and supported by poles. It has a wooden roof. There are seven bays with roll-up doors. Large truck trailers are rebuilt/repared and washed in this building.
- * The large pole building at the rear of the property has a two story office structure at its front. The rest of the building is open with a wall running most of its length and separating it in two. The eastern half has a loading dock. At the rear is the spray paint booth. Other than the offices and spray paint booth it is unused. The rail spur is behind it.
- * There are no indications of surface contamination at the site.

5.0 PRELIMINARY FINDINGS, CONCLUSIONS AND RECOMMENDATIONS

5.1 Preliminary Findings and Conclusions

Based on information made available during this assessment, our field observations, verbal conversations with representatives of various regulatory agencies (as described above), and our conversations with the owner and architect, the preliminary findings and conclusions are as follows:

- * The potential for the subject site to be contaminated by on-site hazardous materials may not be low for some of the following reasons:
 - Used brake shoes which may contain asbestos are stored on site.
 - Insulation is removed from some trailers. It may contain asbestos.
 - No records exist of radon measurements. No standards exist for radon exposure in commercial structures. Since most of the used buildings are open bay and the rest office space with good air circulation, the likelihood of radon contamination is not high. Radon measurements made in the local area are at very low concentration (<4pCi/L).
 - The buildings on site, especially the two small buildings to the front, have not been tested for the presence of asbestos.
 - No evidence of surface contamination exists.
- * The potential for the subject site to be contaminated by materials due to off site migration is not low for the following reason:
 - There is an inactive investigation of an underground storage tank leak on the property immediately adjacent to the subject property.

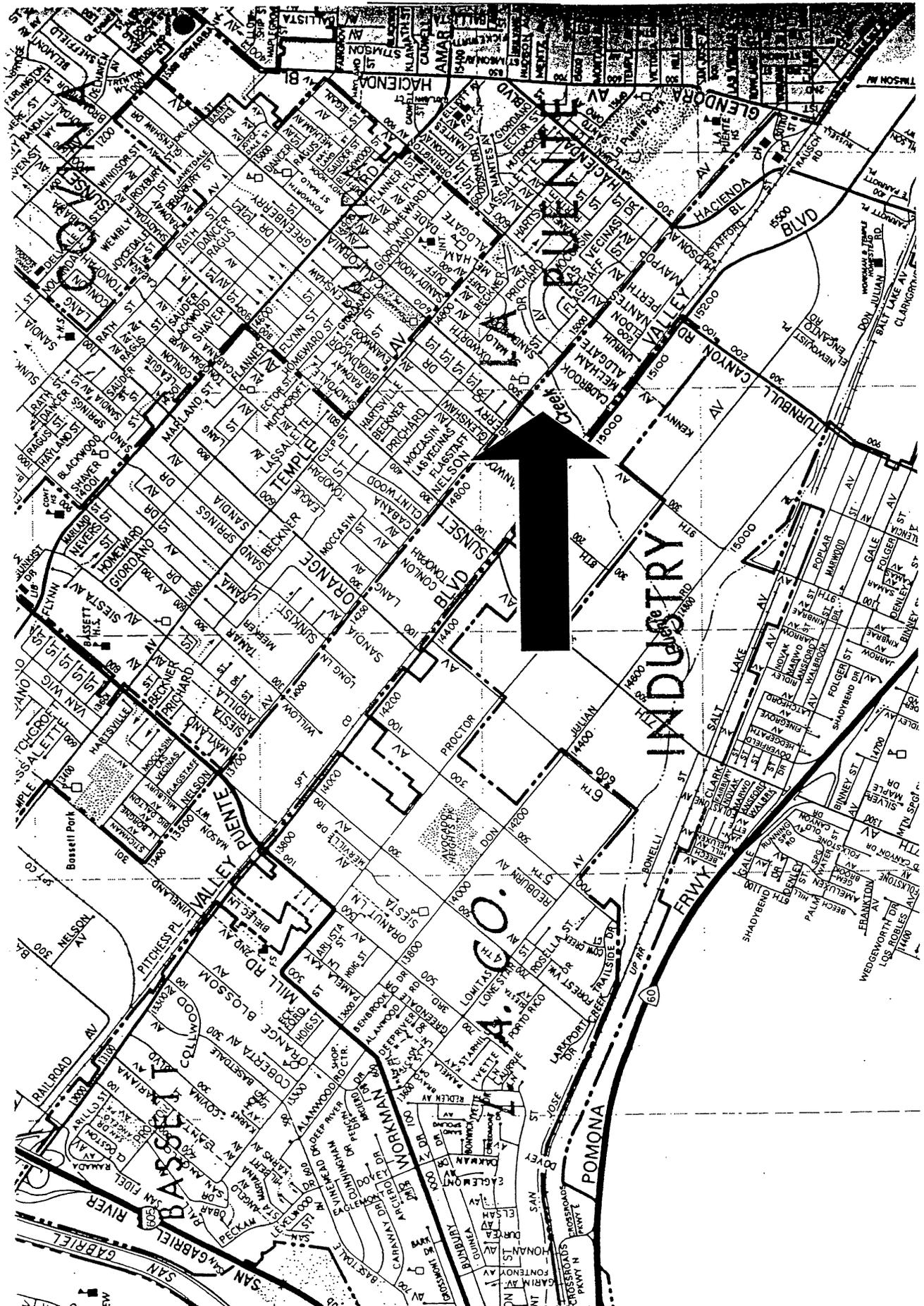
5.2 Recommendations

- Radon measurements may be made in the first floor of the offices. No evidence exists, however, for the presence of radon.
- Asbestos testing may be carried out in the buildings, the used brake pads and used insulation. No evidence exists, however, for the presence of asbestos.

- The potential for offsite subsurface contamination exists. In the absence of conducting exploratory soil borings, contacts should be kept with the Regional Water Quality Control board-Los Angeles (Region 4) regarding the immediately adjacent property.

FIGURE 1

SITE LOCATION MAP



1-800-345-7334

74101605
711216
74101607
44223-44
770105502MI

FIGURE 2

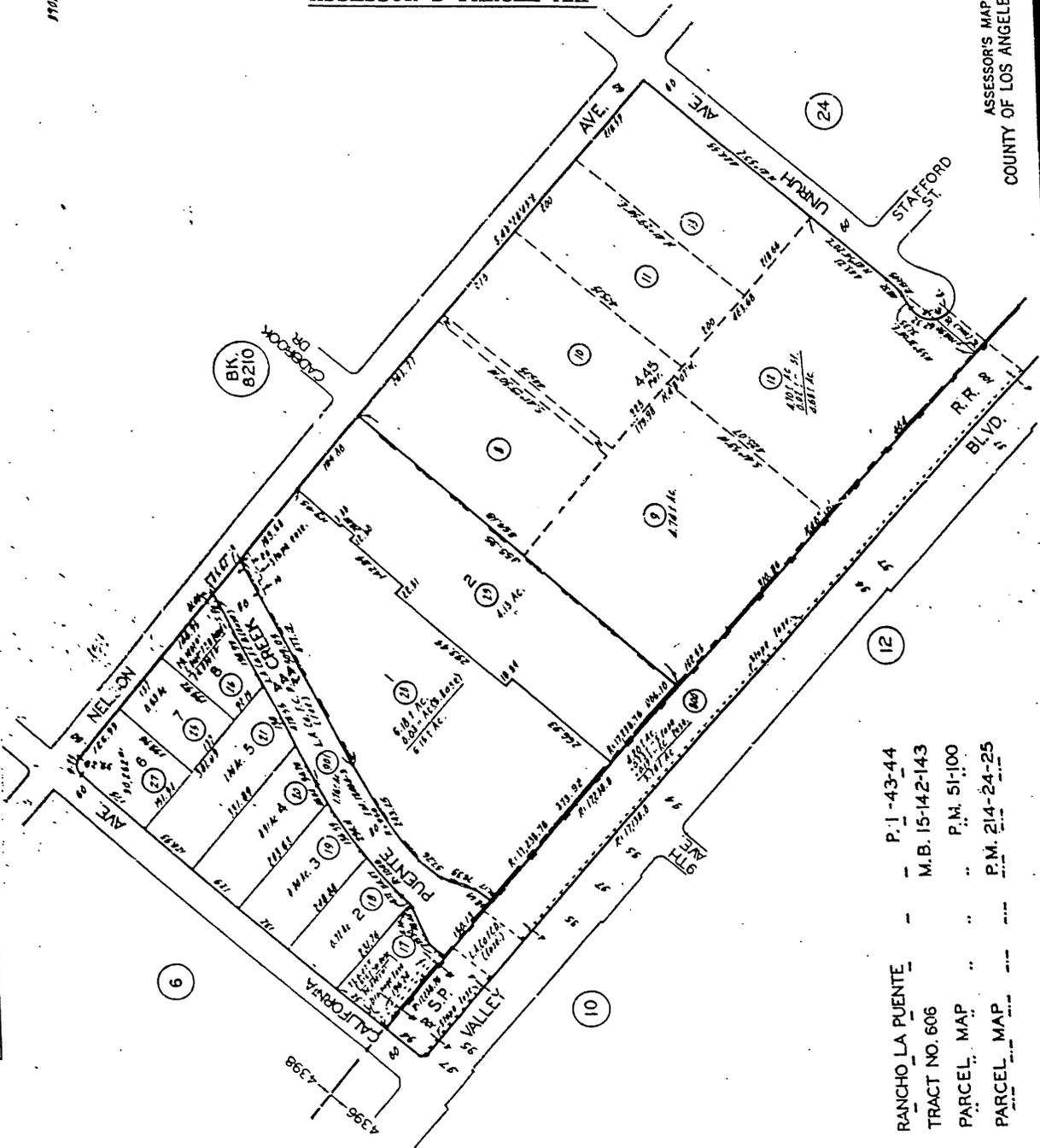
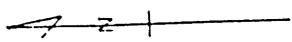
ASSESSOR'S PARCEL MAP

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.



TRW·REDI

8208 11
SCALE 1" = 200'



---	P. 1-43-44
---	M.B. 15-142-143
---	P.M. 51-100
---	P.M. 214-24-25

RANCHO LA PUENTE
 TRACT NO. 606
 PARCEL MAP
 PARCEL MAP

CODE
4396
4398

FOR PREV. ASSMT SEE
8208-11

1-800-345-7334



APPENDIX A

PRELIMINARY TITLE SEARCH

EXHIBIT "A"

That portion of Lot 444 of Tract No. 606, in the City of Industry, County of Los Angeles, State of California, as per map recorded in Book 15 Pages 142 and 143 of Maps, in the Office of the County Recorder of said County, lying Southeasterly of the Southeasterly boundary of that certain parcel of land as conveyed to the County of Los Angeles for flood control purposes by Deed recorded in Book 41873 Page 327, Official Records of said County, being more particularly as follows:

Beginning at the most Southerly corner of said Lot 444, said corner being in the arc of a curve forming the Northeasterly side line of the Southern Pacific Railroad Company's right of way (100.00 feet wide) as shown on said map; thence along the Southeasterly boundary of said lot, North $41^{\circ} 18' 14''$ East 854.18 feet to the most Easterly corner of said Lot, said corner being in the Southwesterly side line of Nelson Avenue (60.00 feet wide) as shown on said map; thence along said side line and along the Northeasterly boundary of said lot, North $48^{\circ} 45' 41''$ West 384.32 feet, more or less, to the intersection of the aforementioned Southeasterly boundary of the county flood control parcel of land with the Northeasterly boundary of said Lot 444; thence along said Southeasterly boundary of the county flood control parcel of land South $62^{\circ} 36' 18''$ West 476.94 feet to the beginning of a tangent curve therein concave Southeasterly and having a radius of 960.00 feet; thence along said curve, through a central angle of $14^{\circ} 31' 04''$ an arc length of 243.25 feet; thence South $39^{\circ} 18' 36''$ West 167.26 feet to the intersection of the Southeasterly boundary of the county flood control parcel of land with the aforementioned Northeasterly side line of the Southern Pacific Railroad Company's right of way (100.00 feet wide) as shown on said map; thence Southeasterly along said railroad right of way along the arc of a curve forming said side line, a distance of 606.02 feet, more or less, to the point of beginning.

EXCEPT THEREFROM that portion of said land, described as follows:

Beginning at the intersection of the Southwesterly curve line of said Lot 444, with the Southeasterly line of the land described as Parcel 12 in a final Judgement had in Superior Court Case No. 614431, a certified copy of which is recorded in Book 49201 Page 399, Official Records, in the Office of the said Recorder; thence along said Southeasterly line of the land described as Parcel 12, North $39^{\circ} 39' 25''$ West 74.33 feet; thence South $39^{\circ} 18' 36''$ East 110.00 feet; thence South $19^{\circ} 39' 25''$ West 40.69 feet to said Southwesterly curved line; thence along said Southwesterly curved line Northwesterly 25.01 feet to the point of beginning.

RECORDING REQUESTED BY
TITLE INSURANCE AND TRUST COMPANY

396

BK 06681 PG 224

RECORDED IN OFFICIAL RECORDS
OF LOS ANGELES COUNTY, CA
JUN 9 1975 AT 8 A.M.
Recorder's Office

AND WHEN RECORDED MAIL TO
Name EDNA, INC.
Street c/o Joseph G. Dooley
Address 15000 Nelson Avenue
City & State City of Industry, California 91744

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO
Name
Street
Address
City & State
SAME AS ABOVE

DOCUMENTARY TRANSFER TAX \$ 421.25
COMPUTED ON FULL VALUE OF PROPERTY CONVEYED
OR COMPUTED ON FULL VALUE LESS LIENS AND ENCUMBRANCES REMAINING AT TIME OF SALE
Joseph G. Dooley T.I.T.C.
Title Insurance and Trust Company

FEE \$4 2K

Grant Deed

D.T.T. S.

TO 408 CA (12-68) THIS FORM FURNISHED BY TITLE INSURANCE AND TRUST COMPANY

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, BO-DO LAND COMPANY a Limited Partnership

hereby GRANT(S) to EDNA, INC., a California corporation

the following described real property in the City of Industry
County of Los Angeles, State of California:

(PROPERTY MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF)

Dated April 22, 1975

BO-DO LAND COMPANY, a Limited Partnership

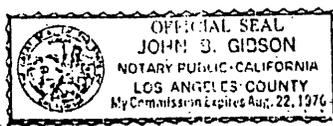
STATE OF CALIFORNIA }
COUNTY OF Los Angeles } SS. he under-
On April 23, 1975 } signed

BY: *Joseph G. Dooley*
JOSEPH G. DOOLEY

before me, the undersigned, a Notary Public in and for said State, personally appeared JOSEPH G. DOOLEY

to be one of the partners of the partnership that executed the within instrument, and acknowledged to me that such partnership executed the same.

WITNESS my hand and official seal
Signature *John B. Gibson*
JOHN B. GIBSON
Name (Typed or Printed)



Title Order No. 7366347

Escrow ~~XXXXX~~ No. 73-66-347 BCL/DCL

STAPLE HERE

MAIL TAX STATEMENTS AS DIRECTED ABOVE

BK D6681 PG 225

EXHIBIT 'A'

That portion of Lot 444 of Tract No. 606, in the city of Industry, county of Los Angeles, state of California, as per map recorded in Book 15 Pages 142 and 143 of Maps, in the office of the county recorder of said county, lying southeasterly of the southeasterly boundary of that certain parcel of land as conveyed to the County of Los Angeles for flood control purposes by Deed recorded in Book 41873 Page 327 of Official Records of said county, being more particularly described as follows:

Beginning at the most southerly corner of said Lot 444, said corner being in the arc of a curve forming the northeasterly side line of the Southern Pacific Railroad Company's right of way (100.00 feet wide) as shown on said map; thence along the southeasterly boundary of said lot, North 41 degrees 13 minutes 14 seconds East 854.18 feet to the most easterly corner of said lot, said corner being in the southwesterly side line of Nelson Avenue (60.00 feet wide) as shown on said map; thence along said side and along the northeasterly boundary of said lot, North 48 degrees 45 minutes 41 seconds West 384.32 feet, more or less, to the intersection of the aforementioned southeasterly boundary of the County Flood Control parcel of land with the northeasterly boundary of said Lot 444; thence along said southeasterly boundary of the County Flood Control parcel of land South 62 degrees 06 minutes, 18 seconds West 476.94 feet to the beginning of a tangent curve therein concave southeasterly and having a radius of 960.00 feet; thence along said curve, through a central angle of 14 degrees 31 minutes 04 seconds, an arc length of 243.25 feet; thence South 39 degrees 18 minutes 36 seconds West 167.26 feet to the intersection of the southeasterly boundary of the County Flood Control parcel of land with the aforementioned northeasterly side line of the Southern Pacific Railroad Company's right of way (100.00 feet wide) as shown on said map; thence southeasterly along said railroad right of way, along the arc of a curve forming said side line, a distance of 606.02 feet, more or less, to the point of beginning.

Except therefrom that portion of said land, described as follows:

Beginning at the intersection of the southwesterly curved line of said lot 444, with the southeasterly line of the land described as parcel 12 in a final judgment had in Superior Court Case No. 614431, a certified copy of which is recorded in Book 49201 Page 399 of Official Records, in the office of said recorder; thence along said southeasterly line of the land described as parcel 12, North 39 degrees 18 minutes 36 seconds East 110.00 feet; thence South 19 degrees 39 minutes 25 seconds West 74.33 feet; thence South 39 degrees 18 minutes 36 seconds West 40.69 feet to said southwesterly curved line; thence along said southwesterly curved line northwesterly 25.01 feet to the point of beginning.

Also except therefrom 49 percent of all oil, gas or other hydrocarbon substances together with the right to drill and maintain well holes, under, through and beyond said land and to extract oil, gas or other hydrocarbon substances, together with rights of way and easements for all purposes necessary to extract oil, gas and other hydrocarbon substances therefrom but with no right of entry upon or through said property, except below a depth of 500 feet below the present surface of the property herein described, as reserved by Leonard Ranch, a co-partnership and recorded January 20, 1960.

1297

BOOK D725 PAGE 364

I. R. S. \$129.80

Bank of America
NATIONAL TRUST AND SAVINGS ASSOCIATION

TITLE ORDER NO. 5282014

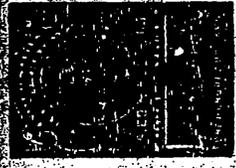
ESCROW NO. 36-6098

AFFIX
INTERNAL REVENUE STAMPS
HERE

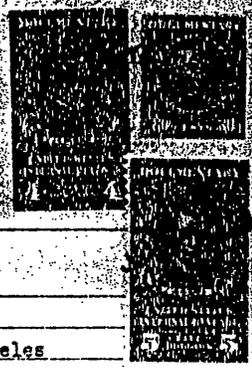
WHEN RECORDED PLEASE RETURN TO

Joseph G. Dooley
980 El Campo Dr.
Pasadena 10, Calif.

FEE
\$2.80
2A



Grant Beed
INDIVIDUAL



FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
LEONARD RANCH, a co-partnership

do es hereby GRANT to BO-DO LAND COMPANY, a limited partnership

all that real property situated in the _____ County of Los Angeles

State of California, described as follows:

SEE RIDER ATTACHED AND MADE A PART HEREOF:

...said lot 444 of Tract No. 606 in the county of Los Angeles, State of California, as per
...recorded in book 41873 page 327, Official Records of said county. More particularly described as follows:

Beginning at the most southerly corner of said lot 444; said corner being in the arc of a curve forming the northeasterly side line of the Southern Pacific Railroad Company's right of way 100.00 feet wide as shown on said map; thence along the southeasterly boundary of said lot, North 41° 13' 14" East 854.18 feet to the most easterly corner of said lot; said corner being in the southwesterly side line of Nelson Avenue 60.00 feet wide as shown on said map; thence along said side line and along the northeasterly boundary of said lot, North 48° 45' 41" West 384.32 feet more or less to the intersection of the aforementioned southeasterly boundary of the County Flood Control parcel of said land with the northeasterly boundary of said lot 444; thence along said southeasterly boundary of the County Flood Control parcel of land South 62° 06' 18" West 476.94 feet; to the beginning of a tangent curve therein concave southeasterly and having a radius of 960.00 feet; thence along said curve thru a central angle of 14° 31' 04" an arc length of 243.25 feet; thence South 39° 18' 36" West 167.26 feet to the intersection of the southeasterly boundary of the County Flood Control parcel of land with the aforementioned northeasterly side line of the Southern Pacific Railroad Company's right of way 100.00 feet wide as shown on said map; thence southeasterly along said Railroad right of way, along the arc of a curve forming said side line a distance of 606.02 feet more or less to the point of beginning.

ALSO all right, title and interest of the Grantor in and to a perpetual easement and right of way for sewer and incidental purposes over the southwesterly 10 feet of said land lying below a depth of 20 feet, as granted to County Sanitation District #2, by deed recorded 2/28/54 in book 44697 page 197, Official Records, such interest to apply only to the above described property.

EXCEPTING and reserving unto the grantor, his successors or assigns, 49% of all oil, gas or other hydro-carbon substances together with the right to drill and maintain well holes under, through and beyond said land and to extract oil, gas or other hydro-carbon substances together with rights of way and easements for all purposes necessary to extract oil and other hydro-carbon substances therefrom, but not to be exercised on any part of the property except below a depth of 100 feet below the surface of the land as described.

SUBJECT TO:

BOOK D725 PAGE 365

- 1. 2nd Half taxes for the fiscal year 1959-1960.
- 2. Covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, or in deed to file.



DATED January 4, 1960, 19

Jerome Leonard

 Jerome Leonard, partner

Halina Leonard

 Halina Leonard, partner

STATE OF CALIFORNIA
 COUNTY OF Los Angeles
 I, January 4th, 1960, before me,
 the undersigned, a Notary Public in and for said LOS ANGELES
 County and State, personally appeared

A. Jerome Leonard and Halina
Leonard, husband and wife

known to me to be the person whose name is
 subscribed to the within instrument and acknowledge to me
 that executed the same.

WITNES my hand and official seal
Study Beach

 Notary Public in and for Los Angeles County and State

My Commission Expires JAN 9, 1963
 Dorothy Bosner

(FOR COUNTY RECORDER'S USE ONLY)
 RECORDED IN OFFICIAL RECORDS
 OF LOS ANGELES COUNTY, CALIF.
 FOR TITLE INSURANCE & TRUST CO.
 JAN 20 1960 AT 8 A.M.
 RAY E. LEE, County Recorder



BOOK D725 PAGE 366

STATE OF CALIFORNIA
COUNTY OF
Los Angeles

On JANUARY 4, 1960 before me,
the undersigned a Notary Public in and for said County and
personally appeared
Jerome Leonard and Edina Leonard

They acknowledged to me that they executed the foregoing
instrument for the purposes and consideration therein expressed
and that they are the persons whose names are subscribed to the same.

Notary Public in and for the County of Los Angeles, California

APPENDIX B

REFERENCES, PERSONS CONTACTED AND AERIAL PHOTOS

REFERENCES

1. State of California, Water Resources Control Board.
Underground Storage Tanks Leak List March 31, 1994
Quarterly Update - California Regional Water Quality
Control Board - Los Angeles (Region 4).
2. State of California, Division of Oil & Gas - Department of
Conservation, Publication TR12. California Oil and
Gas Fields, Vol. II, South, Central Coastal and
Offshore California, 2nd Ed. 1974; reprinted 1982.
3. State of California. California Division of Oil and Gas.
Onshore Oil and Gas Seeps in California, Publication
TR26, Sacramento, California 1980.
4. Munger Map Book, 1983; Averill H. Munger, Publisher, 9800
S. Sepulveda Blvd., Los Angeles, CA 90045.
5. State of California, Department of Water Resources,
Southern District Bulletin 104, Planned Utilization
of the Ground Water Basin of the Coastal Plain of
Los Angeles County; Appendix A: Groundwater
Geology, June 1961.
6. California Environmental Protection Agency, Department of
Toxic Substances Control, CALSITES ZIP List, updated
5/5/94.
7. Thomas Brothers Maps - Los Angeles County Popular Street
Atlas, 1990 edition.

PERSONS CONTACTED

<u>Agency</u>	<u>Contact</u>	<u>Title</u>
State of California - Department of Toxic Substances Control	Betty Everly	Librarian
State of California - Department of Health Services Environmental Management Branch	Gene Baker	Manager, Radon Program
County of Los Angeles Health Department Toxics Epidemiology	Paul Papanek	Director
County of Los Angeles Department of Public Works	Peter Imaa	Engineer
County of Los Angeles Department of Public Works - Waste Management	Judy	Clerk
County of Los Angeles Department of Public Works - Underground Storage Tanks Unit	Maria	Clerk
County of Los Angeles County Assessor	Walter Jackson	Clerk
County of Los Angeles Recorder's Office	Phil	Clerk
County of Los Angeles - Agricultural Commission	Gary Maxwell	Supervising Inspector
City of Industry Engineering Department	John Ballas	City Engineer
County of Los Angeles Building & Safety Department	Sylvia	Clerk
City of Industry Building & Safety Dept.	Kevin Redecke	Inspector

PERSONS CONTACTED (cont.)

<u>Agency</u>	<u>Contact</u>	<u>Title</u>
County of Los Angeles Fire Department	Steve	Paramedic
Whittier College Fairchild Photo Collection	Pam	Clerk
	Edna Dooley	Owner
	Howard Smith	Branch Manager Great Dane
	Bob Dome	Employee Great Dane
Whittier College Fairchild Photo Collection	Pam	Clerk
South Coast Air Quality Management District	Jeanette Short	Clerk
C&C Engineering	Bryan Ridenour	Engineer

AERIAL PHOTOS REVIEWED

<u>YEAR</u>	<u>FLIGHT</u>	<u>PHOTOGRAPH NO.</u>
1927	C113	639-641; 680-682
1928	C-278A; C-300	G:17,18; H:12; L:73-75; 99-101
1935	C-3668	103; 104; 136; 137
1946	C-10235	40-42
1947	C-10000A; C-11805	4:10,11,45,46; 1:20
1948	C-12228	2:1
1949	C-13373; C-13990	1:200; 2:23-25 3:165-167
1951	C-16123	1:39,40
1952	C-17979	6:7,8; 18:44,45
1953	C-19400	3:24,25
1954	C-20425	3:32-34; 42-44; 4:44-46
1958	C-23023	4:38; 72-74