

**Harding Lawson Associates**

November 14, 1996

02801

Victor Wang, Esq.  
In-House Counsel and Risk Manager  
Ampron International, Inc.  
1028 Lawson Street  
City of Industry, California 91748

**Proposal for Phase I Environmental Site Assessment  
Former Graham Printing & Lithographic Company  
17475 Gale Avenue  
City of Industry, California**

Dear Mr. Wang:

Thank you for allowing Harding Lawson Associates (HLA) the opportunity to submit a proposal for a Phase I Environmental Site Assessment (ESA) for the property located at 17475 Gale Avenue in the City of Industry. Based on the review of environmental documents performed thusfar, HLA recommends a Phase I ESA as part of due diligence associated with the potential purchase of this property. Most lending institutions, if not all, require a Phase I ESA prior to the consideration of a loan for the property. The scope of services for performing an ESA are provided to you for your review in Attachment A. The ESA is designed to document the history of the Site and to uncover any potential issues of environmental concern.

The work performed to date can be incorporated into the Phase I ESA as part of the historical review of the Site. Due to the historical industrial operations that occurred on the Site and the complexity of the environmental issues associated with the site, namely its listing as a potentially responsible party for groundwater of the Puente Valley Operable Unit of the San Gabriel Superfund Site, the Phase I ESA will be more complexed and detailed than a typical ESA for a commercial or other industrial building not part of the Superfund Site. For these reasons, the ESA will include:

- A review of all documents at the Regional Water Quality Control Board
- A review of the local building and fire departments files on both addresses used at the Site (the agencies charge double to review two addresses)
- A review of historical aerial photographs of the Site to understand former operations
- A review of historical Sanborn Fire Insurance Maps of the Site also to understand former operations
- A review of all adjoining properties, via a database system, for the potential to environmentally impact the Site
- And other reviews associated with a thorough due diligence, as described in Attachment A.

November 14, 1996  
02801  
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Amtron International, Inc.  
Page 2

As I have expressed to you previously, HLA has assembled an experienced team to perform the work outlined in this proposal. This uniquely qualified project team is capable of cost-effectively assessing the environmental risks associated with purchasing the property of concern and understanding any environmental risks that may result from owning property with current or previous known contamination.

HLA proposes to conduct the work as described in Attachment 1 for a lump-sum cost of \$4,600. Additionally, a work authorization is attached for an increase of \$1,000 to cover the costs associated with the additional materials to review at the property management company. The initial proposal included the review of one box and there were five boxes of materials to review. HLA understands your budget and time constraints and believes this to be the lowest price we can provide to you, based on the complexity of the project, and for the services rendered.

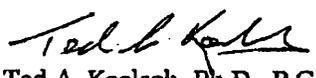
Since the scope of work as described will require approximately 3 to 4 weeks for submittal of the first draft written report, please let me know as soon as possible as to your approval of this work, so that we can still ensure all necessary information is provided to you within your due diligence period. HLA is prepared to begin the project immediately upon receiving a signed copy of the attached Work Authorization (Attachment B). This proposal is valid for 90 days.

We are pleased to have the opportunity to submit this proposal and look forward to working with you on this and future assignments. Please contact either of the undersigned if you have any questions regarding this proposal.

Yours very truly,

**HARDING LAWSON ASSOCIATES**

  
Stephanie Powell  
Project Geologist

  
Ted A. Koelsch, Ph.D., P.G.  
Consulting Principal Geologist

TK/sp/hk  
p:\sb\proposal\amp2.pro

Attachments:     A - Scope of Services  
                      B - Work Authorization

**ATTACHMENT A - SCOPE OF SERVICES**

## STANDARD SCOPE OF SERVICES

### Environmental Site Assessment

The Environmental Site Assessment (ESA) consists of gathering information about the site from public sources, reviewing documents and records of regulatory agencies, evaluating available aerial photographs, conducting both a visit to the site and an offsite reconnaissance, and interviewing individuals about current and/or previous site uses. The ESA will be conducted in accordance with the standards and procedures set forth in the American Society for Testing and Materials Standard Practice E-1527-94 entitled *Environmental Site Assessments: Phase I Environmental Site Assessment Process*.

In order to perform the ESA, HLA will require copies of pertinent site documents, to the extent such documents are available from existing tenants or owners, such as title reports, proposed land use(s), existing boundary surveys, building plans, topographic maps, and site layouts indicating structures and subsurface improvements. If available, the current tenant/owner should provide historical records of chemical purchases and uses, regulatory permits, engineering drawings, hazardous waste manifests, and other pertinent documents. The Client will be responsible for arranging access to the property and introducing the HLA representative to the owner/occupant.

The ESA has been divided into the five tasks described below.

#### Task 1 - Site History Review

HLA will review and evaluate pertinent available data regarding historical uses and development of the property to identify areas of the property where hazardous materials may have been used, stored, or otherwise handled. The following sources of information pertaining to previous and present ownership and use of the property may be used:

- Agency maps and owner site plans.
- Current and historical aerial photographs. Aerial photographs will be reviewed in detail to detect developments, improvements, modifications, ponds, aboveground storage tanks (ASTs), oil wells, and/or disposal areas on the property and/or surrounding areas.
- Title search as provided by The Client.
- Documents from city and county historical societies, old business and telephone directories, Sanborn maps, or other historic documents.
- Interviews with persons and regulatory agencies knowledgeable about the site.
- City or County hazardous waste plans, inspections, and inventories.
- Building department records.
- Other pertinent documents supplied by The Client regarding the property.

Information obtained from a review of the site history will help guide the site reconnaissance and will provide useful information for the preparation of additional sampling plans and analytical testing if a Remedial Investigation/Site Characterization (Phase II) is required. If a title search is not available, HLA can provide this search at cost plus 10 percent. The cost of a title search is not included in this scope of work. If a title search is warranted, HLA will advise The Client. In addition, occasionally during historical research, HLA can discover previous addresses for the subject site. These additional addresses usually incur additional agency fees not anticipated in the initial ESA cost estimate. Therefore, additional costs may be warranted, with the Client's approval, on a time and materials basis in accordance with the attached fee schedule.

HLA will also attempt to interview people who may have knowledge of past or current activities at the property (e.g., previous and current owners and tenants, maintenance personnel, property managers, and neighbors). The focus of the interviews will be to gather information about previous and present hazardous material handling practices, potential presence of USTs, or any other environmental and human health concerns.

#### **Task 2 - Geological and Hydrogeological Review**

HLA geologists will identify the geologic conditions of the site area including the type of soils. Stratigraphy will be specifically discussed in the report. HLA personnel will investigate hydrogeological conditions at and in the vicinity of the site, including depth to first groundwater, depth to other aquifers, gradient, and regional and local flow directions, to the extent such information is reasonably available. HLA will evaluate whether groundwater is used for domestic water supply. Pertinent information from geotechnical reports (if any) supplied by the current owner regarding soil and groundwater will also be reviewed.

#### **Task 3 - Records Review**

HLA will contact, as appropriate, local agencies regarding information on potential environmental conditions resulting from activities at the site. Agencies that may be contacted include the U.S. Environmental Protection Agency (EPA), California Environmental Protection Agency (CalEPA), California Regional Water Quality Control Board (RWQCB), local air pollution control district, local county Environmental Health Department, local Water District, local Agricultural Commissioner, local sanitation district, building department, and fire department, as well as other local agencies.

Requested information will include, as appropriate, the following:

- Current permit status and known violations
- Current or previous use of property for dairy, livestock, and/or animal operations
- Activities that may have impacted subsurface conditions at the subject property
- Existing or potential enforcement actions
- The presence and status of any underground storage tanks (USTs) on the site, including the results of leak detection testing, tank registration, and product content

Most regulatory agencies prohibit staff interviews and require a written request for information. In cases where the agency response does not occur before the ESA report is complete, HLA will issue an addendum to the report, if necessary.

HLA will review and evaluate published regulatory agency lists of hazardous material sites within the ASTM designated search distance from the property. The lists to be reviewed will include, but are not limited to, the following:

- EPA Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS), and National Priorities List (NPL)
- California Hazardous Waste and Substances Sites (Cortese) List
- RWQCB Leaking Underground Tank List
- CalEPA Abandoned Sites Program Information System (ASPIS) and Bond Expenditure Plan for the Hazardous Waste Cleanup Act of 1984 (BEP)
- California Waste Management Board's list of active and inactive landfills

The evaluation of published regulatory agency lists often requires the review of public records to identify and evaluate the reported occurrence of environmental conditions at offsite properties that could impact the subject property. The review of agency files for potential offsite sources of environmental concern is not included in the Standard Scope of Services and can be provided at an additional cost of \$450 per agency per site. This price includes the review of up to five additional sites at the same agency. If the review of more than five sites is warranted, the cost will be on a time-and-materials basis in accordance with the fee schedule attached.

#### **Task 4 - Site Visit and Offsite Reconnaissance**

A site visit and offsite reconnaissance will be conducted. HLA will investigate the property and adjacent properties for visual evidence of the following:

- ASTs, USTs, and supply lines
- Hazardous material and waste storage/disposal areas including sumps, pits, clarifiers, ponds, and landfills
- Hazardous materials and maintenance storage/use areas
- Oil wells
- Barren or discolored ground-surface conditions, including signs of dead or stressed vegetation
- Liquid-filled electrical devices, electrical transformers, and capacitors
- Existing groundwater monitoring wells

- Domestic water wells and septic systems
- Storm drains and sewer lines

HLA will identify underground pipelines, tanks, utility locations, and other substructures based on visual observations and a review of utility plans and as-builts for the Site provided by The Client at the time of the site visit. A subsurface survey will not be performed as part of this scope of work.

During the site visit, information will be gathered by both questioning available facility personnel who may have pertinent information and by examining the exterior and interior of onsite structures for the potential presence of asbestos-containing materials (ACM). Buildings constructed prior to 1976 have a high probability of containing ACM. Building plans and/or specifications, if available onsite, will be reviewed for information concerning the use of ACM during construction. The Standard Scope of Services and cost of this ESA do not include the collection or analysis of suspected ACM samples. If necessary, the scope can be modified to include sampling and testing. The price will be based on the facility type, square footage, and materials of construction. Site-specific information is required to determine this cost.

HLA will also conduct a drive-by offsite reconnaissance of adjacent properties in an attempt to identify potential environmental concerns for the site. Photographs of the subject site and adjacent properties will be taken at that time.

#### **Task 5 - Report Preparation**

HLA will prepare a draft written report that includes a brief description of the work, a list of records that were reviewed, descriptions of pertinent interviews, observations made during the site visit and offsite reconnaissance, and a summary of known and potential environmental concerns. Additionally, conclusions and recommendations will be provided regarding environmental concerns revealed during the ESA. Three maps illustrating the following will be provided: the subject site in its regional setting, a detailed site map, and sites identified during the government agency records review. Upon incorporation of *one round* of comments, a final report will be issued.

#### **LIMITATIONS**

To a large extent, the conclusions reached during the ESA will rely on information gathered from public and private sources. The lack of evidence regarding the presence of hazardous materials resulting from a reasonable and mutually agreed-upon scope of work does not guarantee the absence of such materials. It only indicates that no hazardous materials were found as a result of the investigation. The limited nature of the scope of work for a Phase I ESA precludes HLA from providing any warranty or guarantee regarding the absence of hazardous materials. HLA will provide its best professional judgment and will perform the agreed-upon services in accordance with standard and accepted consulting practices and procedures.

The scope of work does not include the following:

- A review of the site's insurance coverage and claims history
- A review of the "toxic tort" or environmental litigation history of the site

- **Sampling of soil or groundwater at the site**
- **In-depth interviews with previous owners and tenants of the site**
- **An evaluation of site-specific geologic hazards**

**The scope can be modified to include further geologic evaluations, if required. HLA's ability to contact and interview previous site owners and/or tenants is dependent on their cooperation and availability. Therefore, in-depth interviews with previous site owners and tenants are not assured.**

**ATTACHMENT B - WORK AUTHORIZATION**

**HARDING LAWSON ASSOCIATES  
CONTINUING SERVICE AGREEMENT  
WORK AUTHORIZATION FORM**

**Client:** Amptron International, Inc.  
1028 Lawson Street  
City of Industry, California 91748

**Project Title:** Additional Materials Reviewed  
Regarding Former Graham Printing &  
Lithographic Company  
17475 Gale Avenue  
City of Industry, California

**HLA Project No.** 36878-2.0

**HLA Project Manager:** Ted Koelsch, Consulting Principal

**Telephone No.:** (714) 260-1800

**SCHEDULE - Start:** November 14, 1996

---

**Authorization:** This work authorization constitutes confirmation for Amptron International, Inc. additional services

**Fee Estimate:** Compensation for services performed will be on a time-and-materials basis not-to-exceed \$1,000 without prior authorization.

**Description and scope of authorized services:** Additional work as described in HLA proposal dated November 14, 1996:

Services provided herein by Harding Lawson Associates shall be in accordance with the Terms and Conditions of the existing Service Agreement between Amptron International and Harding Lawson Associates.

**AUTHORIZED BY:  
HARDING LAWSON ASSOCIATES**

**By:** \_\_\_\_\_

**Title:** \_\_\_\_\_

**Date:** \_\_\_\_\_

**AUTHORIZED BY:  
AMPTRON INTERNATIONAL, INC.**

**By:** \_\_\_\_\_

**Title:** \_\_\_\_\_

**Date:** \_\_\_\_\_

**HARDING LAWSON ASSOCIATES  
CONTINUING SERVICE AGREEMENT  
WORK AUTHORIZATION FORM**

**Client:** Amptron International, Inc.  
1028 Lawson Street  
City of Industry, California 91748

**Project Title:** Proposal for Phase I Environmental  
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**AUTHORIZED BY:**  
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**AUTHORIZED BY:**  
AMPTRON INTERNATIONAL, INC.

**By:** \_\_\_\_\_

**By:** \_\_\_\_\_

**Title:** \_\_\_\_\_

**Title:** \_\_\_\_\_

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Harding Lawson Associates



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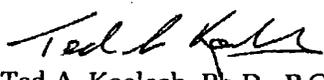
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Consulting Principal Geologist

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Attachments:    A - Scope of Services  
                      B - Work Authorization

**ATTACHMENT A - SCOPE OF SERVICES**

## STANDARD SCOPE OF SERVICES

### Environmental Site Assessment

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**ATTACHMENT B - WORK AUTHORIZATION**

**HARDING LAWSON ASSOCIATES  
CONTINUING SERVICE AGREEMENT  
WORK AUTHORIZATION FORM**

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1028 Lawson Street  
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**HLA Project No.** 36878-2.0

**HLA Project Manager:** Ted Koelsch, Consulting Principal

**Telephone No.:** (714) 260-1800

**SCHEDULE - Start:** November 14, 1996

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**HARDING LAWSON ASSOCIATES**

**AUTHORIZED BY:**  
**AMPTRON INTERNATIONAL, INC.**

**By:** \_\_\_\_\_

**By:** \_\_\_\_\_

**Title:** \_\_\_\_\_

**Title:** \_\_\_\_\_

**Date:** \_\_\_\_\_

**Date:** \_\_\_\_\_

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**HARDING LAWSON ASSOCIATES**

**AUTHORIZED BY:**  
**AMPTRON INTERNATIONAL, INC.**

**By:** \_\_\_\_\_

**By:** \_\_\_\_\_

**Title:** \_\_\_\_\_

**Title:** \_\_\_\_\_

**Date:** \_\_\_\_\_

**Date:** \_\_\_\_\_