Duplicate #8

Harding Lawson Associates

October 18, 1996

02801

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

Proposal for Review of Environmental Documents
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 review of environmental reports and related documents pertaining to a property located at 17475 Gale Avenue in the City of Industry. It is HLA's understanding that Amptron International, Inc. (Amptron) is interested in purchasing this property as part of its operations expansion in the assembly and packaging of computer motherboards and future assembly of complete computer systems. Based on conversations at our October 17, 1996 meeting and a brief review of documents supplied to HLA by Amptron, the property has the following characteristics:

- The site was first developed in 1978 and was occupied by Graham Printing & Lithographic Company (Graham)
- The site has been vacant since 1992
- The site was issued a Special Notice Letter, Puente Valley Operable Unit, San Gabriel Superfund Sites Areas 1-4, by the United States Environmental Protection Agency
- Both soil and groundwater investigations have been conducted at the site by the current property owner, RREEF.
- Amptron has been informed by RREEF that the site is "clean" or without contamination and that as part of the sales agreement, Amptron will be indemnified by RREEF for any and all environmental liabilities.

HLA understands that Amptron is requesting HLA's services to confirm the assertion made by RREEF regarding the absence of soil or groundwater contamination through a review of environmental reports and correspondences pertaining to the site. This assessment is intended to provide Amptron the information necessary to determine if the contamination known to have existed at one time on property would still be of concern.

A brief statement on HLA's capabilities and background, along with a description of HLA's extensive experience in performing Phase I Environmental Site Assessments (ESAs), is provided herein.

BACKGROUND INFORMATION ON HLA

HLA, founded in 1957 and headquartered in Novato, California, currently employs more than 1,000 employees in over 30 offices in the United States and the Pacific Rim. A publicly traded firm, HLA is consistently ranked by *Engineering News Record* as one of the top 100 environmental and geotechnical consulting firms in the United States.

HLA has provided a broad spectrum of environmental and engineering services throughout North America and overseas. We have established a reputation for excellence in site assessment and restoration, strategic environmental management, risk assessments/risk management, hazardous waste management, solid waste management, potable water and wastewater management programs, civil and geotechnical engineering, air quality management, environmental planning and permitting, and a wide range of related consulting services.

HLA conducts site assessments to evaluate the potential environmental liabilities posed by acquiring or financing real estate. HLA helps reduce the client's exposure to environmental and public health related liabilities by evaluating potential problems involving hazardous materials and assessing cost-effective remedial measures needed to mitigate these problems.

HLA uses a phased approach when conducting environmental assessments, tailoring each assessment to fit the characteristics of the site and the client's objective. Present and prior uses of the site and of contiguous properties and the proposed uses of the property are considered.

HLA's approach to this assessment is as follows:

Task 1.0 - Review of Environmental Documents

The initial document review will consist of reviewing the contents of the "starter box" that will be provided to HLA by Amptron regarding the former Graham site. To ensure that the assessment is as comprehensive as practicable, HLA will also request permission to contact the RREEF property manager responsible for this site. It is HLA's understanding that this person has the complete file of documents related to the environmental status of this site. For purposes of this proposal HLA has assumed that the total number of documents to review could be contained within a 1-foot cube box. During the review process, HLA will inform Amptron if information is revealed that warrants immediate attention.

Task 2.0 - Report Preparation

A written report will be prepared, based on a review of the documents provided to HLA, that includes the following:

- A brief summary of the operational history of the site during Graham's occupancy
- A summary of investigations performed at the site
- A summary of soil and groundwater contamination detected on the site
- A summary of remedial activities that have taken place on the site
- A summary of agency involvement in the site
- HLA's evaluation of the thoroughness of previous environmental investigations on the site
- HLA's evaluation as to the likelihood that this site would be required to be remediated

The completeness of these items is dependent on the information provided in the documents to be reviewed. HLA will prepare one draft report, and after one round of comments, a final report will be issued.

Task 3.0 - Meetings

This proposal includes one meeting with the RREEF property manager to obtain the documents for review and up to two meetings to discuss the results of the assessment.

CLOSING

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.

A complete description of HLA's experience and qualifications is enclosed with this proposal. HLA has considerable experience in performing these types of assessments and is therefore confident that it can perform these projects in a cost-effective and time-efficient manner.

HLA proposes to conduct Task 1.0, Review of Environmental Documents, for a time-and materials estimate of $2,500. Task 2.0, Report Preparation, will be performed as outlined in this proposal for a time-and-materials estimate of $1,200. Task 3.0, Meetings, will be performed as outlined in this proposal for a time-and-materials estimate of $600. The total cost to perform these tasks would then be $4,300. A Schedule of Fees is included as Attachment A.

The scope of work as described will require approximately 3 weeks for submittal of the first draft written report. HLA is prepared to begin the project immediately upon receiving a signed copy of the attached Services Agreement (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 Koelsch, Ph.D., R.G.
Consulting Principal

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Attachments:
A - Schedule of Fees
B - Services Agreement
C - Resumes

Printed on Recycled Paper.

ATTACHMENT A - SCHEDULE OF FEES

HARDING LAWSON ASSOCIATES

SCHEDULE OF CHARGES Effective 1/96

Professional Services	Staff Engineer and Scientist	$75.00/hour
	Project Engineer and Scientist	$90.00/hour
	Senior Engineer and Scientist	$110.00/hour
	Associate Engineer and Scientist	$135.00/hour
	Principal Engineer and Scientist	$155.00/hour
	Consulting Vice President	$185.00/hour
Technical Services	Clerical	$55.00/hour
	Technical Word Processor	$60.00/hour
	Drafter/CAD Operator	$65.00/hour
	Project Administrator/Project Coordinator	$65.00/hour
	Technical Editor	$65.00/hour
	Field Technician	$60.00/hour
	Senior Field Technician	$70.00/hour
Contract Labor	From time to time, Harding Lawson Associates retains outside Professional and Technical labor on a temporary basis to meet peak work load demands. Such contract labor will be charged at regular Schedule of Charges rates.	
Litigation Support	Expert testimony in depositions, hearings, mediation, and trials will be charged at 200% of above rates.	
Travel Time	Travel time will be charged at regular hourly rates, for actual time involved.	
Equipment	CAD/Microcomputer	$25.00/hour
	Personal Computer	$25.00/hour
	Truck and Field Test Equipment	$15.00/hour
	4-Wheel-Drive Truck	$15.00/hour
	1/2- to 1-Ton Pickup Truck	$10.00/hour
	Automobile	.30/mile
	Geophysical Equipment	Separate Schedule
	Geotechnical & Environmental Monitoring Equipment	Separate Schedule
	Other Computer Services	Separate Schedule
	Laboratory Testing	Separate Schedule
Outside Services	Rental of equipment not ordinarily furnished by Harding Lawson Associates and all other costs such as special printing, photographic work, travel by common carrier, subsistence, subcontractors, etc.	cost + 15%
Communication & Reproduction	In-house costs for long-distance telephone, telex, telecopier, postage and printing	project labor charges x 5%
Terms	Billings are payable upon presentation and are past due 30 days from invoice date. A finance charge of 1.5 percent per month, or the maximum amount allowed by law, will be charged on past-due accounts. Harding Lawson Associates makes no warranty, either expressed or implied, as to its findings, recommendations, specifications, or professional advice except that they are prepared and issued in accordance with generally accepted professional practice.	

Harding Lawson Associates, Inc. reserves the right to revise its Schedule of Charges with changes in its practice.

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30 Corporate Park, Suite 400, Irvine, CA 92714 714/260-1800 Fax: 714/260-1820

ATTACHMENT B - SERVICES AGREEMENT

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

Experience

Dr. Koelsch has over 17 years of experience in geologic, geotechnical, and environmental studies, with particular emphasis in the areas of fluid flow and contaminant fate and transport, and the mechanical behavior of both soil and rock materials. He has served as either technical consultant, director, or manager on a wide range of environmental projects involving commercial, governmental, and military clients. Projects have included the performance of preliminary site assessments for real estate transactions, remedial investigations, feasibility studies, fate and transport studies, second-party review, and litigation support.

Registration and Certification

Registered Geologist - California 1990, No. 4741

Training

OSHA and EPA forty-hour safety training course
Eight-hour hazardous materials supervisory course
Eight-hour annual EPA-required hazardous materials refresher courses
Total quality management - Implementing and managing a total quality effort. Project management and small group management.
CPR/First Aid

Education

Ph.D., Geology, University of Illinois, Urbana-Champaign, 1979
M.S., Geology, University of Illinois, Urbana-Champaign, 1977
B.A., Geophysics, Occidental College, Los Angeles, California, 1973

Representative Projects

Litigation Support

Provided second-party review and expert testimony on behalf of litigants. Case involved apportionment of responsibilities associated with multiple contaminant releases.

Provided litigation support on behalf of litigants in case involving evaluation of the appropriateness of remedial actions, associated costs, and determination of responsible parties.

Manufacturing/Petroleum Facilities

Former Tire and Rubber Manufacturing facility, South Gate, California - Project Manager for removal actions and remedial investigation/feasibility study for a 61 acre State supported site. Work to date has included an extensive site history review to document activities and chemical uses over the sites 70 year history. A RI/FS work plan is being developed to assess soil and groundwater condition at the site. All work is being performed under the oversight of the California Department of Toxic Substances Control. Client: Confidential

Petroleum transfer/recycling site, Santa Fe Springs, California - Project manager for removal actions and remedial investigation/feasibility study for 21-acre State Superfund site, formerly used for storage of crude oil, refined product and waste oil, and storage/disposal of oil field drilling fluids. Work to date has included sampling of drums and tanks in preparation for removal from site and initiation of remedial investigation to characterize soil containing petroleum hydrocarbons, PCBs, and heavy metals. All work is being performed under the oversight of the California Department of Toxic Substances Control. Client: Confidential

Class I hazardous waste disposal facility, Shafter, California - Technical Consultant, Quality Control Reviewer for removal action, remedial investigation, and feasibility study at a closed Class I hazardous waste disposal facility. Work includes sampling and removal of 600,000 gallons of hazardous and nonhazardous oil, water, and sludge from aboveground storage tanks. Potential soil and groundwater contamination will be assessed and remediated, if necessary, in the waste storage area and at the location of an 11,000-foot-deep waste injection well. The integrity of the well will be evaluated in preparation for closure. All work is being reviewed by the California Department of Toxic Substances Control. Client: Rio Bravo Ad Hoc PRP Group

Chemical repackaging facility, Santa Fe Springs, California - Project manager for State Superfund remedial investigation/feasibility study to assess the extent of known soil and groundwater contamination, consisting of acid and caustic solutions and various organic solvents. Client: Confidential

Lowry Landfill, Colorado - Supervised evaluation of compaction effects on leachate transport through soil substrate. Designed and conducted state-of-the-art compaction/triaxial deformation tests to evaluate the role of fractures on contaminant transport. Client: Major geotechnical consultant

Hazardous material storage/disposal site, Camp Pendleton, California - Project manager for site assessment and characterization of detected contaminants. Provided recommendations for site redesign and utilization. Client: U.S. Navy

Chemical repackaging facility, Santa Fe Springs, California - Project manager for State Superfund remedial investigation/feasibility study to assess the extent of known soil and groundwater contamination, consisting of acid and caustic solutions and various organic solvents. Client: Confidential

Petroleum Marine Terminal, Port of Los Angeles, California - Project manager for site assessment/feasibility study and environmental impact report for a major petroleum marine terminal and storage tank farm. Client: Confidential

Hazardous material storage/disposal site, Camp Pendleton, California - Project manager for site assessment and characterization of detected contaminants. Provided recommendations for site redesign and utilization. Client: U.S. Navy

Subsurface investigation, manufacturing facility, Chino, California - Conducted subsurface investigation to assess possible heavy metal and petroleum hydrocarbon contamination. Client: Confidential

Subsurface investigation, refueling depot, waste transfer station, Huntington Beach, California - Directed subsurface investigation related to a 30,000-gallon diesel leak. Supervised installation of over 100 wells used in the characterization and remediation phases. Provided technical review of steam injection and hot water flooding program for site remediation. Client: Major waste disposal/transfer company

Remedial investigation, auto dealership, Marina del Ray, California - Provided technical oversight and review of remedial activities conducted onsite. Client: Auto dealership

Site characterization and remedial investigation, refueling depot, Oceanview School District, California - Supervised site characterization and remedial activities. Achieved closure of site. Client: Oceanview School District

Site investigation, heating oil distribution system, Camp Pendleton, California - Directed multi-site investigation for contamination of soil or groundwater resulting from old fuel oil distribution systems. Activities included geophysical utility locating and soil and groundwater sampling. Client: U.S. Navy

Site assessment, service station, Ventura, California - Conducted site assessment to evaluate the extent of soil and groundwater contamination. Client: Major oil company

Remedial program, refueling depot, March Air Force Base, California - Implemented free-product recovery system for JP-4 jet fuel for prime contractor. Client: U.S. Air Force

Superfund Sites/Hazardous Waste Landfills

Former Tire and Rubber Manufacturing facility, South Gate, California - Project Manager for removal actions and remedial investigation/feasibility study for a 61 acre State supported site. Work to date has included an extensive site history review to document activities and chemical uses over the sites 70 year history. A RI/FS work plan is being developed to assess soil and groundwater condition at the site. All work is being performed under the oversight of the California Department of Toxic Substances Control. Client: Confidential

Petroleum transfer/recycling site, Santa Fe Springs, California - Project manager for removal actions and remedial investigation/feasibility study for 21-acre State Superfund site, formerly used for storage of crude oil, refined product and waste oil, and storage/disposal of oil field drilling fluids. Work to date has included sampling of drums and tanks in preparation for removal from site and initiation of remedial investigation to characterize soil containing petroleum hydrocarbons, PCBs, and heavy metals. All work is being performed under the oversight of the California Department of Toxic Substances Control. Client: Confidential

Class I hazardous waste disposal facility, Shafter, California - Technical Consultant, Quality Control Reviewer for removal action, remedial investigation, and feasibility study at a closed Class I hazardous waste disposal facility. Work includes sampling and removal of 600,000 gallons of hazardous and nonhazardous oil, water, and sludge from aboveground storage tanks. Potential soil and groundwater contamination will be assessed and remediated, if necessary, in the waste storage area and at the location of an 11,000-foot-deep waste injection well. The integrity of the well will be evaluated in preparation for closure. All work is being reviewed by the California Department of Toxic Substances Control. Client: Rio Bravo Ad Hoc PRP Group

Chemical repackaging facility, Santa Fe Springs, California - Project manager for State Superfund remedial investigation/feasibility study to assess the extent of known soil and groundwater contamination, consisting of acid and caustic solutions and various organic solvents. Client: Confidential

Lowry Landfill, Colorado - Supervised evaluation of compaction effects on leachate transport through soil substrate. Designed and conducted state-of-the-art compaction/triaxial deformation tests to evaluate the role of fractures on contaminant transport. Client: Major geotechnical consultant

Hazardous material storage/disposal site, Camp Pendleton, California - Project manager for site assessment and characterization of detected contaminants. Provided recommendations for site redesign and utilization. Client: U.S. Navy

Manufacturing/Petroleum Facilities

Site characterization/remediation, manufacturing facility, City of Industry, California - Technical consultant for site characterization of chlorinated hydrocarbons in soil and groundwater. Designed subsurface investigative program to identify migration pathways controlling contaminant movement. Work was performed under the oversight of the Regional Water Quality Control Board and the California Department of Toxic Substances Control. Client: Confidential

Site characterization/remediation, manufacturing facility, Irvine, California - Technical consultant for characterization and remedial design for site with a chlorinated hydrocarbons in soil and groundwater. Consulted on a groundwater characterization program and design of a groundwater remedial program for a site with a perched water zone and a hydrologically separated lower aquifer system that both had waters containing chlorinated hydrocarbons. Work was performed under the oversight of the Regional Water Quality Control Board. Client: Confidential real estate company

Subsurface investigation, armor tank refueling depot, Camp Pendleton, California - Conducted subsurface investigation to assess the degree and extent of soil and groundwater contamination. Provided recommendations for future planned construction. Client: U.S. Navy

Site assessment and characterization, service station, Camp Pendleton, California - Conducted site assessment and characterization of the extent of

petroleum hydrocarbon contamination in soil and groundwater, including hydrogeologic assessment of local flow conditions. Client: U.S. Navy

Site assessment, characterization, and remedial investigation, refueling depot, Fullerton, California - Conducted assessment, characterization, and remedial investigation of groundwater impacted by petroleum hydrocarbons. Interim remedial activities included free-product recovery and soil venting. Client: Auto dealership

Chemical repackaging facility, Santa Fe Springs, California - Project manager for State Superfund remedial investigation/feasibility study to assess the extent of known soil and groundwater contamination, consisting of acid and caustic solutions and various organic solvents. Client: Confidential

Petroleum Marine Terminal, Port of Los Angeles, California - Project manager for site assessment/feasibility study and environmental impact report for a major petroleum marine terminal and storage tank farm. Client: Confidential

Hazardous material storage/disposal site, Camp Pendleton, California - Project manager for site assessment and characterization of detected contaminants. Provided recommendations for site redesign and utilization. Client: U.S. Navy

Subsurface investigation, manufacturing facility, Chino, California - Conducted subsurface investigation to assess possible heavy metal and petroleum hydrocarbon contamination. Client: Confidential

Subsurface investigation, refueling depot, waste transfer station, Huntington Beach, California - Directed subsurface investigation related to a 30,000-gallon diesel leak. Supervised installation of over 100 wells used in the characterization and remediation phases. Provided technical review of steam injection and hot water flooding program for site remediation. Client: Major waste disposal/transfer company

Remedial investigation, auto dealership, Marina del Ray, California - Provided technical oversight and review of remedial activities conducted onsite. Client: Auto dealership

Site characterization and remedial investigation, refueling depot, Oceanview School District, California - Supervised site characterization and remedial activities. Achieved closure of site. Client: Oceanview School District

Site investigation, heating oil distribution system, Camp Pendleton, California - Directed multi-site investigation for contamination of soil or groundwater resulting from old fuel oil distribution systems. Activities included geophysical utility locating and soil and groundwater sampling. Client: U.S. Navy

Site assessment, service station, Ventura, California - Conducted site assessment to evaluate the extent of soil and groundwater contamination. Client: Major oil company

Remedial program, refueling depot, March Air Force Base, California - Implemented free-product recovery system for JP-4 jet fuel for prime contractor. Client: U.S. Air Force

Nuclear Waste Repository Siting

Bedded salt evaluation - Served as Assistant Activity Director and Testing Supervisor for Department of Energy (DOE) and Office of Nuclear Waste Isolation (ONWI) study on the transport properties and flow characteristics of bedded salt. Evaluated performance of bedded salt as a repository material, and the usefulness of laboratory measurements in the prediction of field behavior. Client: DOE - ONWI

Geotechnical

Material characterization and liquefaction potential evaluation, San Fernando Valley, California - Supervised testing to evaluate liquefaction potential at a major southern Californian water district facility for prime contractor. Interpreted and evaluated results from cyclic triaxial shear and compression tests. Client: Metropolitan Water District

Technical review, homeowners' association, San Diego, California - Examined hydrogeologic conditions that contributed to localized slope failures. Recommended techniques to reduce and control soil moisture content and stabilize slopes. Client: Confidential

Memberships

Association of Groundwater Scientists and Engineers
American Geological Institute
American Geophysical Union
American Society for Testing and Materials
Hazardous Materials Control and Research Institute

Stephanie Powell
Project Geologist

Experience	Ms. Powell has experience in regulatory compliance, permitting, and environmental assessments. She is experienced in preparing permit applications and hazardous waste management plans. Ms. Powell has performed environmental site assessments for real estate transactions and is a certified AHERA Building Inspector. She has participated in negotiations with federal, state and local regulatory agencies for approval of permits and other environmental documents. She also has experience in report preparation and the coordination of field activities.
Registration and Certification	AHERA - Building Inspector EAA-Certified Environmental Specialists
Training	OSHA and EPA forty-hour safety training course
Education	B.S., Geology, University of Los Angeles, California, 1994
Representative Projects	RCRA Part B permit, hazardous waste treatment and storage facility - Prepared a RCRA Part B permit for a government installation. Project involved an in-depth understanding of the hazardous waste streams and the treatment technologies used, as well as working knowledge of operations and protocol at government installations. TSDF compliance audits - Performed compliance audits of several treatment, storage, and disposal facilities (TSDF) to which industrial businesses had historically sent wastes in order to ensure that a potential acquisition of these businesses would not result in a future TSDF potentially responsible party liability. Client: Confidential Phase I environmental site assessments and business acquisition audits, various locations - Performed site assessments and audits for cogeneration and other industrial and manufacturing facilities. Client: Confidential TSDF audit program - Prepared a TSDF audit program for a large corporation with several sites that were large-quantity generators. Client: Confidential Pollution prevention plans, aboveground and underground storage tank management plans, hazardous materials/waste training program, U.S. Navy, southern California - Performed pollution prevention assessments and wrote pollution prevention assessment reports. Researched and recommended pollution reduction opportunities based on technical feasibility and cost. Client: U.S. Navy

Drum removal action workplan, former chemical recycling and treatment facility, southern California - Based on the results of the preliminary survey, a workplan for drum removal was prepared for this Superfund Site. The workplan included a Site safety and health plan and protocols for Site activities including decontamination areas and safety exclusion zones; drum inventory, labeling, tracking, and handling; waste sampling and characterization; waste segregation and consolidation; overpacking and containerization; structure decontamination procedures; and waste transportation and disposal. Client: Confidential PRP Group

SCAQMD air permitting, southern California - Assisted in preparation of numerous applications for air permits from the South Coast Air Quality Management District for a pharmaceutical manufacturing company. The equipment involved included boilers, internal combustion engines, process tanks, a spray dryer, and a baghouse collector.

Wastewater discharge permitting - Assisted in the preparation of permit applications for two cardboard manufacturing facilities in order to obtain wastewater sewer discharge permits.

Environmental manuals - Prepared various sections of environmental manuals for the metal finishing and oil production industries. These sections covered air quality regulations, hazardous waste regulations, pollution prevention and waste minimization, employee training, pipelines, and storage tank requirements.

PCB research - Researched and prepared a report for the Director of Cal-OSHA regarding potential sources of PCBs, their recognition in the field, and the federal and state regulations pertaining to their use and disposal. Currently on DTSC comment committee for proposed PCB the "Mega-Rule."

Site remediation - Provided remediation project technical support. Prepared quarterly project status reports, site safety plans, and computer modeling of contaminated plumes. Field activities included assisting in the installation of groundwater monitoring wells, weekly groundwater monitoring and sampling, and aquifer drawdown testing.

Phase I environmental site assessments, various U.S. locations - Performed and managed Phase I environmental site assessment projects including site reconnaissance; archival, geologic, and hydrologic research; regulatory agency interviews and records research; and report writing.

Memberships

Environmental Assessment Association
Air and Waste Management Association - Orange County Chapter