

**PHASE I
ENVIRONMENTAL
SITE ASSESSMENT**

for the

**BUILDING 38, ALLIED SIGNAL
AEROSPACE CAMPUS
2525 WEST 190TH STREET
TORRANCE, CALIFORNIA**

Prepared for

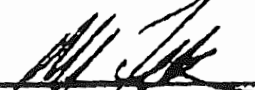
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PSI Project #: 688-7E070

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- B. EDR Government Database Review
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SUMMARY

Professional Service Industries has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM E 1527-94 for Building 38, Allied Signal Aerospace Campus at 2525 West 190th Street, Torrance, California. Any exceptions to, or deletions from, this standard of practice are described in the report.

Presently Building 38 is utilized as the executive staff office building for Allied Signal. The three-story office building is situated on 14 acres and is approximately 155,000 square feet in size. Building 38 is a portion of the Allied Signal campus. Operations performed in the office building are typical of those associated with office buildings. No hazardous waste streams are generated from daily operations. According to building permits reviewed at the City of Torrance, Department of Building and Safety, the current improvement was constructed in 1984. Prior to construction of the current office building, the area was utilized as an asphaltic concrete parking lot. Historical aerial photographs reviewed indicate that the site was utilized for agricultural purposes from at least 1928 to approximately 1959 when Garrett Research began developing the site.

Based on the site reconnaissance and interviews with Mr. Benny Dehghi Remediation Manager, Health, Safety & Environmental, Allied Signal, operations utilizing hazardous materials are performed at the north and northeastern portions of the property.

No National Priorities List (NPL) sites, Resource Conservation and Recovery Act Treatment Storage and/or Disposal Facility (RCRA TSD) sites, or State Priority List (SPL) sites are listed within one (1) mile of the subject site.

One Resource Conservation Recovery Act Treatment Storage and/or Disposal Facility (RCRA TSD) site is located approximately one mile southwest of the subject site. This site is not anticipated to pose an adverse environmental impact to the subject site based on the separation distance.

One Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS) site is located approximately one-half mile southwest of the subject site. This site is not anticipated to pose an adverse environmental impact to the subject site based on the separation distance.

No Solid Waste Information System (SWIS) sites were listed within one-half (1/2) mile of the subject site.

Six (6) Leaking Underground Storage Tank (LUST) sites are listed within one-half (1/2) mile of the subject site. In addition, the subject site is identified as

experiencing an unauthorized release. The release at the Allied Signal facility occurred at the eastern portion of the campus at a distance where no adverse environmental impacts to Building 38 are anticipated. The remaining five (5) unauthorized release sites are not anticipated to pose an adverse environmental impact due to their separation distance.

Due to the age of the current improvement, the presence of friable asbestos containing building materials, lead based paint, or polychlorinated bi-phenyls (PCB's) in electrical equipment is unlikely.

The subject site is located adjacent to the Mobil Oil refinery, which historically has operated in the area since the early 1930's. No information was reviewed which would indicate that the subject site has been impacted from the petroleum activities.

Based upon the methodologies described in this report, this assessment has revealed no evidence of recognized environmental conditions in connection with the site.

This summary is not to be used alone. The report must be read in its entirety.

INTRODUCTION

PURPOSE AND SCOPE

The Phase I Environmental Site Assessment (ESA) was performed to identify, to the extent feasible, recognized environmental conditions in connection with the site. The protocol utilized for this assessment is in general accordance with the requirements of ASTM Standard E 1527-94.

The site assessment included four components: Records Review, Site Reconnaissance, Interviews and Report Preparation. The purpose of the records review is to obtain and review records that will help identify recognized environmental conditions in connection with the site. The objective of the site reconnaissance is to obtain information indicating the likelihood of identifying recognized environmental conditions in connection with the site. The objective of the interviews is to obtain additional information indicating the likelihood of identifying recognized environmental conditions in connection with the site. The report includes documentation to support the analysis, opinions and conclusions as presented.

AUTHORIZATION

Authorization to perform this assessment was given by a signed copy of PSI Proposal No. 588-070 between Mr. Ed Zaelke, Arnold & Porter and PSI. The proposal was dated May 27, 1997 and returned approved on May 28, 1997.

ACCESS

Field reconnaissance was performed on May 29, 1997. Instructions as to the location of the subject site, access and an explanation of the subject site and facilities to be assessed were provided by Mr. Ed Zaelke of Arnold & Porter and Mr. Benny Dehghi, Remediation Manager, Allied Signal.

INFORMATION PROVIDED BY CLIENT

The following site information was provided to PSI by Mr. Ed Zaelke of Arnold and Porter.

ITEM	PROVIDED BY CLIENT	NOT PROVIDED BY CLIENT	DISCUSSED BELOW	DOES NOT APPLY
Environmental Questionnaire and Disclosure Statement		X		
Site Plan		X		
Legal Description		X		
Chain of Title		X		
Identification of Key Site Manager	X		X	
Letter of Access		X		
Environmental Liens		X		
Specialized Knowledge		X		

Identification of Key Site Manager

The Key Site Manager was identified by Mr. Ed. Zaelke of Arnold & Porter as Mr. Benny Dehghi, Remediation Manager, Health, Safety and Environmental, Allied Signal Aerospace.

Environmental Liens

The client, Mr. Ed Zaelke of Arnold & Porter, has not reported the existence of any environmental liens associated with the subject site to PSI that would provide information about previous ownership, or uses of the subject site that may be material to identifying recognized environmental conditions.

Special Knowledge

No information was provided about the subject site property to PSI.

WARRANTY

Phase I Assessment

PSI warrants that the findings and conclusions contained herein were accomplished in accordance with the methodologies set forth in the protocol. These methodologies are described by the standard as representing good commercial and customary practice for conducting an Environmental Site Assessment of a parcel of property for the purpose of identifying recognized environmental conditions. However, these findings and conclusions contain all of the limitations inherent in these methodologies which are referred to in the protocol and some of which are more specifically set forth below.

No other warranties are implied or expressed.

UNIDENTIFIABLE CONDITIONS

There is a possibility that even with proper application of these methodologies, there may exist on the subject site conditions that could not be identified within the scope of the assessment or which were not reasonably identifiable from the available information. PSI believes that the information obtained from the records review and the interviews concerning the site is reliable. However, PSI cannot and does not warrant or guarantee that the information provided by these other sources is accurate or complete. The methodologies of this assessment are not intended to produce all inclusive or comprehensive results, but rather to provide the client with information regarding apparent suspicions of existing and potential adverse environmental conditions relating to the subject property.

USE BY THIRD PARTIES

This report was prepared pursuant to the contract PSI has with Mr. Ed Zaelke of Arnold & Porter. That contractual relationship included an exchange of information about the subject site that was unique and between PSI and its client and serves as the basis upon which this report was prepared. Because of the importance of the communication between PSI and its client, reliance or any use of this report by anyone other than Mr. Ed Zaelke of Arnold & Porter, for whom it was prepared, is prohibited and therefore not foreseeable to PSI.

Reliance or use by any such third party without explicit authorization in the report does not make said third party a third party beneficiary to PSI's contract with Mr. Ed Zaelke of Arnold & Porter.

Any such unauthorized reliance on or use of this report, including any of its information or conclusions, will be at the third party's risk. For the same reasons, no warranties or representations, expressed or implied in this report, are made to any such third party.

SITE DESCRIPTION

LOCATION

For the purposes of this report, the subject site refers to Building 38 of the Allied Signal Campus and is located at 2525 West 190th Street in Torrance, California. The facility is a three-story executive staff office building that is approximately 155,000 square feet in size, situated on approximately 14 acres of flat land.

LEGAL DESCRIPTION

The legal description for the subject site was not provided to PSI.

VICINITY CHARACTERISTICS

The subject site is located in a primarily industrial and commercial area and is zoned as manufacturing by the City of Torrance. Major streets that bound the subject site include Crenshaw Boulevard to the west, 190th Street to the south, Arlington Avenue to the east and the San Diego Freeway to the north.

SUBJECT SITE DESCRIPTION

The subject site consists of a square, three (3) story office building located in the City of Torrance, California. The interior consists of two levels of executive office space, a basement and contains two (2) hydraulic elevators. The site was constructed in 1984 according to the City of Torrance, Department of Building and Safety. The office building is approximately 155,000 square feet in size, situated on approximately 14 acres of flat land. The structure is surrounded by an asphaltic concrete parking lot. To the north and east of the subject building is the campus cafeteria and a warehouse, respectively.

A plan of the subject site is included in the Appendix.

Improvements

Historical aerial photographs reviewed indicate that the site was utilized for agricultural purposes from at least 1928 to approximately 1959 when Garrett Research began developing the site. The subject site was constructed in 1984. Prior to the construction of the present office building, the area was utilized as an asphaltic concrete parking lot.

Utilities

Utilities on the site consisted of:

- Water Utility by the Metropolitan Water District
- Wastewater Utility by City of Torrance
- Electricity by Southern California Edison (SCE)
- Natural Gas by Southern California Gas Company
- Storm Water District by the County of Los Angeles
- Sewer District by the County of Los Angeles
- Solid Waste Collection provided by Waste Management, Inc.

SUBJECT SITE USE

Current Use

The subject property is currently being utilized as an executive staff multi-story office building. The subject property is zoned for manufacturing by the City of Torrance. The office building is a component of an aircraft manufacturing facility operated by Allied Signal Aerospace. This facility fabricates, and manufactures aircraft components and environmental control systems for aircraft.

Past Use

To the extent that indications of past uses of the site were visually or physically observed on the site visit, or were identified in the interviews or record review, they are identified below and described if they are likely to have involved the use, treatment, storage, disposal or generation of hazardous substances or petroleum products.

Visual Observation

There was no evidence of past usage that could be determined by visual observation.

ADJOINING PROPERTY USE

Current Use

The current use of adjoining properties was observed from the subject site as follows:

North Immediately adjacent to the subject site is a asphaltic concrete parking lot abutting a parcel of vacant land. Continuing north are several buildings within the Allied Signal complex that are utilized for manufacturing purposes. North of the Allied Signal manufacturing complex is the San Diego Freeway. The relative elevation of the northern property is approximately the same elevation as the subject site.

East Adjacent to the subject site is an additional asphaltic concrete parking area and several large manufacturing buildings constructed of split face concrete masonry. The buildings are part of the Allied Signal manufacturing complex.

South Immediately adjacent to the subject site is a asphaltic concrete parking lot. Beyond the parking lot is 190th Street. Directly south of 190th Street is the Mobil Oil Refinery. The relative elevation of the southern property is approximately the same elevation as the subject site.

West Adjacent to the subject site is an asphaltic concrete parking lot, and several light industrial/commercial buildings. Further west is Crenshaw Boulevard, and directly west of Crenshaw Boulevard is a residential tract of single-family homes. The relative elevation of the western property is approximately the same elevation as the subject site.

Past Use

Visual Observation

There was no evidence of past use on any adjoining property that could be determined by visual observation from the subject site.

RECORDS REVIEW

STANDARD FEDERAL AND STATE ENVIRONMENTAL RECORD SOURCES

Information from standard federal and state environmental record sources is provided through (EDR), e data resources, inc., (See Appendix D). Data from governmental agency lists are updated and integrated into one database, which is updated as these data are released. This integrated database also contains postal service data in order to enhance address matching. Records from one government source are compared to records from another to clarify any address ambiguities. The demographic and geographic information available provide assistance in identifying and managing risk. The accuracy of the geocoded locations is approximately +/-300 feet.

Regulatory information from the following sources regarding possible recognized environmental conditions, within the noted distance from the subject site, was reviewed. Refer to the Appendix for a complete listing.

Federal

<u>List</u>	<u>Approximate Search Distance, Miles</u>
Federal NPL List	1.0
Federal CERCLIS List	0.5
Federal RCRA TSD Facilities List	1.0
Federal RCRA Generators List	Site and adjoining properties
Federal ERNS List	Site only

State

<u>List</u>	<u>Approximate Search Distance, Miles</u>
State SPL List	1.0
State SWIS List	0.5
State LUST List	0.5
State Cortese List	0.5
State UST List	Site and adjoining properties
State SCL List	Site and adjoining properties

FINDINGS FROM LISTS

Federal NPL List

The National Priorities (Superfund) List is the EPA database of uncontrolled or abandoned hazardous waste sites identified for priority remedial actions under the Superfund Program.

No NPL Sites were listed within one (1) mile of the subject site.

Federal CERCLIS List

This list is a compilation of sites which the EPA has investigated or is currently investigating for a release or threatened release of hazardous substances.

One CERCLIS Site was located approximately one-half mile southwest of the subject site. This site is not anticipated to pose an environmental impact to the subject site based on the separation distance.

Federal RCRA TSD List

The EPA's Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA TSD database is a compilation by EPA of reporting facilities that treat, store or dispose of hazardous waste.

One RCRA TSD Facility was listed within one (1) mile of the subject site. The site is located approximately one-half mile southeast of the subject site. This site is not anticipated to pose an adverse environmental impact to the subject site based on the separation distance.

Federal RCRA Generators List

The EPA's Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Generators database is a compilation by the EPA of reporting facilities that generate hazardous waste.

No RCRA Generator Facilities were listed on the subject site or adjoining properties.

Federal Emergency Reporting Notification System (ERNS) List

The Emergency Reporting Notification System is a compilation of reported releases of oil or hazardous substances.

No ERNS releases were reported on the subject site.

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State Priority List (SPL)

The California Environmental Protection Agency, Department of Toxic Substance Control maintains an inventory of facilities subject to investigations concerning likely or threatened releases of hazardous substances to the environment. Annual Work Plan (AWP) sites and sites in which a Preliminary Endangerment Assessment is required with a high priority are included in this list. This list is also referred to as the State Superfund List.

No listed SPL sites are located within one (1) mile of the subject site.

Solid Waste Information System (SWIS) List

The Solid Waste Information System is published by the California Waste Management Board. The SWIS list has three categories, the closed and inactive landfills, the active landfills, and the transfer stations.

No SWIS sites were listed within one-half (1/2) mile of the subject site.

Leaking Underground Storage Tanks (LUST) List

The California State Water Resources Control Board, in cooperation with the Office of Emergency Services, compiles lists of all leaks of hazardous substances from underground storage tanks in the State of California pursuant to Section 25295(b) of the Health and Safety Code. The nine regional boards maintain information on all reported leak cases within their jurisdiction, both for those where the regional board and where other local agencies take the lead in overseeing investigation and remedial actions.

Six (6) LUST sites are listed within one-half (1/2) mile of the subject site. In addition, the subject site is identified as experiencing an unauthorized release. The release at the Allied Signal facility occurred at the eastern portion of the campus at a distance where no adverse environmental impacts to Building 38 are anticipated. The remaining five (5) unauthorized release sites are not anticipated to pose an adverse environmental impact due to their separation distances.

Hazardous Waste and Substance Site List (AB3750) / Cortese List

The Hazardous Waste and Substance Site List, also known as the Cortese List, is published by the California Governor's Office of Planning and Research (OPR). This list identifies various hazardous waste and substance sites within the State of California. AB 3750 requires each applicant for a development project to consult this list and submit a signed statement indicating whether a project is located on a listed site.

No listed Cortese sites are within one-half (1/2) mile of the subject site.

Underground Storage Tanks (USTs) List

The California State Water Resources Control Board and the California Regional Water Quality Control Boards compile a list of UST locations.

No registered UST sites are listed on or adjacent to the subject site.

Abandoned Sites Program Information System / State CERCLIS Equivalent List

The Abandoned Sites Program Information System is a list of abandoned properties within California compiled by the Department of Toxic Substances Control (DTSC). The DTSC has interviewed various state and local agencies as well as conducted a historical records search in order to determine the potential for these properties to affect human health and/or the environment.

Information regarding ASPIS sites should be considered preliminary as many of these sites are identified as requiring no further action based upon DTSC determination that no release has occurred or if a release did occur, it did not represent a significant threat to human health or the environment.

The subject site and the adjacent properties are not listed on the ASPIS list.

ADDITIONAL LOCAL RECORDS

The following additional local records were reviewed, and the findings are presented below.

County Environmental Health List

Each county in California maintains an environmental health department responsible for local monitoring and enforcement of various environmental laws.

No listed County Environmental Health sites are within one-quarter (1/4) mile of the subject site.

Fire Department

Records from City of Torrance, Fire Department were reviewed for the presence of an underground storage tank and for the use of hazardous materials (reportable quantities). In addition, Mr. John Kulluk, City of Torrance, Fire Department, Hazardous Materials Analyst was interviewed regarding the subject site. No record was found for Building 38.

Building Permits

Ms. Susan Robinson, City of Torrance, Deputy City Clerk was interviewed regarding the subject site. According to building permits reviewed, the subject building was constructed in 1984.

PHYSICAL SETTING SOURCES

Topographic Map Review

The 1964 (photorevised 1981) Torrance, California 7.5 minute topographic quadrangle map was obtained from the United States Geologic Survey (USGS) and reviewed for this ESA (See Appendix B). According to the contour lines on the topographic map, the subject site is located approximately 75 feet above Mean Sea Level. The contour lines indicate the area of the subject site is relatively flat in all directions. The site appears to be developed with asphaltic concrete parking areas and manufacturing facilities.

Soils Map

According to the USDA Soil Conservation Service, Report and General Soil Map of Los Angeles County, dated 1973, soils in the vicinity of the subject site are of the Oceano associations. These soils are characterized by excessively drained, grayish-brown, slightly acid and medium acid sand surface layers. Lower layers are light brownish-gray strongly acid sand, and the substratum is pale-brown, strongly acid sand. Subsurface permeability is rapid.

Groundwater

According to the Upper Los Angeles River Area, Groundwater Contour Map (1990), the suspected groundwater flow direction is to the southeast, and the depth to groundwater in the vicinity of the subject site is approximately 100 feet below ground surface elevation.

HISTORICAL USE INFORMATION

To obtain information regarding the past uses of the subject site and immediately adjacent properties, available historical data was researched.

AERIAL PHOTOGRAPH REVIEW

Available aerial photographs, dated 1941, 1947, 1953, 1958, 1959, 1965, 1969, 1978, 1989, 1992, from the Fairchild Collection, Whittier, California and the City of Torrance were reviewed for this Phase I Environmental Site Assessment (ESA). The photographs indicated the following:

Date: 1941
Scale: 1" = 1,000', 1,500' and 1,250'
Photo I.D. No.: C-7347, C-113, C-7558

The 1941 aerial photographs portrayed the subject site as being used for agricultural purposes. Adjacent properties to the south portray limited oil storage, to the north, east and west appears to be used for agricultural purposes.

Date: 1947
Scale: 1" = 2,000'
Photo I.D. No.: C-11351

The 1947 aerial photograph portrayed the subject site and site vicinity as being primarily new agricultural, similar to the observations made in the 1941 aerial photographs.

Date: 1963
Scale: 1" = 800' - 4,000'
Photo I.D. No.: C-17188, 16580, 19375, 12594, 11703

The 1963 aerial photographs portrayed the subject site and site vicinity as primarily new agricultural, similar to the observations made in the 1947 and 1941 aerial photographs. Some oil and gas development is observed over one-half mile south of the subject site.

Date: 1958
Scale: 1" = 2,500' 3,000', 3,300'
Photo I.D. No.: C-22478, 23023, 22867

The 1958 aerial photographs portrayed the subject site as primarily new agricultural, with the presence of a small number of greenhouses. Oil production is observed to the south of the subject site.

Date: 1965
Scale: 1" = 400'
Photo I.D. No.: City of Torrance

In the 1965 aerial photograph the subject site appears to be an asphaltic concrete parking lot. Adjacent property to the north contains a cafeteria and parking lot. A warehouse was observed east of the subject site, and to the west and south asphaltic concrete parking lots were observed.

Date: 1969, 1978
Scale: 1" = 400'
Photo I.D. No.: City of Torrance

The 1969 and 1978 aerial photographs portray the site as a asphaltic concrete parking lot. Adjacent property to the north contains a facility cafeteria, additional manufacturing buildings, and the San Diego Freeway. Adjacent property to the east contain warehouses and to the south and west adjacent properties appear to be utilized as parking lots.

Date: 1989, 1992
Scale: 1" = 400'
Photo I.D. No.: 53,54

The 1989 and 1992 aerial photographs portray the subject site with its current office building and surrounding manufacturing complex. A cafeteria and parking lot were observed to the north of the subject site, warehouses were observed to the east and asphaltic concrete parking lots were observed to the south and west of the subject site.

The aerial photographs did not indicate any evidence of environmentally adverse conditions such as systematic dumping or land-filling on or immediately adjacent to the subject site. A copy of the 1969 and 1978 aerial photographs are included in the

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RECONNAISSANCE AND INTERVIEWS

Where possible, photographs were taken during the reconnaissance to document features observed and recognized environmental conditions. The photographic locations are shown on the site sketch included in the report section "Site Description". Interviews were conducted with persons as noted in the following table. Photographs and records of communication from interviews are included in the Appendix A.

INTERVIEWS

Interviews were conducted with the following:

Ms. Susan Robinson, City of Torrance, Deputy City Clerk, May 29, 1997.

Mr. John Kulluk, City of Torrance Fire Department, Hazardous Materials Analyst, May 29, 1997.

Mr. Benny Dehghi, Remediation Manager, Health, Safety & Environmental, Allied Signal Inc., May 29, 1997, (310) 512-2296

ON-SITE RECONNAISSANCE

On-site visual reconnaissance of the subject site and improvements for indications of recognized environmental concerns was conducted on May 29, 1997, by Mr. Martin Falk of PSI. Reconnaissance consisted of systematically walking the interior and around the exterior of the site to provide an overlapping field of view. Where possible, photographs were taken to document the features observed during the reconnaissance and environmental conditions of concern. These photographs are included in the Appendix A.

A copy of the author's credentials may be found in the Appendix E.

Drums, Containers and Storage Tanks

The on-site reconnaissance addressed containers, drums, aboveground storage tanks, and other storage units containing materials which may pose an environmental threat. No drums, containers, or tanks were observed.

Appendix C.**CITY DIRECTORY**

Haines Criss-Cross Directories have been maintained since 1971 and were reviewed to determine prior owners and/or tenants occupying the subject property. The following is a list of tenants and/or owners occupying the property:

<u>DATE</u>	<u>NAME</u>
1971	Aerial Transit System, Airesearch Manufacturing Company, Garrett Corporation
1975	Airesearch Manufacturing Company, Airesearch Casting Company, Garrett Corporation
1980	Airesearch Casting, Airesearch Manufacturing Company, Garrett Corporation, Parsons Brinkerhoff
1985	Airesearch Casting, Airesearch Manufacturing Company, Garrett Corporation
1996	Airesearch Casting, Allied Signal Aerospace

SANBORN FIRE INSURANCE MAP

According to EDR Sanborn, Sanborn Fire Insurance Map coverage was not available for the subject property.

CHAIN OF TITLE RECORDS

The Chain of Title documents were not provided by the client.

ZONING RECORDS

Review of information from the City of Torrance Planning Department revealed that the subject site is zoned manufacturing.

Evidence of Waste Disposal

The on-site reconnaissance addressed dumps, pits, ponds, landfills, borrow pits, and lagoons which may have been used for disposal purposes. No evidence of dumps, pits, ponds, landfills, borrow pits, or lagoons was found.

Surface Fill

The on-site reconnaissance included observation for visible indications of fill soils. No indications of fill soil were observed.

Surface Staining and Stressed Vegetation

The on-site reconnaissance included indications of environmental conditions as evidenced by surface stains and/or stressed vegetation. No evidence of surface staining and/or stressed vegetation was observed.

Transformers

There are dry transformers located on each floor of the subject office building. It is unlikely that any dielectric fluid is present in the transformers observed.

Airstacks, Vents, and Odors

The on-site reconnaissance addressed air stacks, vents and strong, pungent or noxious odors. None were noticed.

Surface Drainage

The on-site reconnaissance addressed the apparent drainage to and from the subject site. Specific elements are as follows:

Surface water or drainage from adjacent properties was not observed.

Surface water or drainage to adjacent properties was not observed.

Aboveground Storage Tanks

No indications of aboveground storage tanks (ASTs) were observed on the subject site.

Evidence of Underground Storage Tanks

None of the following indications of underground storage tanks (UST's) were found on the subject site.

- Pumps, pipes or vents.
- Tank-related manholes.
- Tank-related concrete pads or surface depressions.

Conduits to Groundwater

No wells, shafts, or other obvious conduits to groundwater were observed on the subject site.

Evidence of Improper Waste Discharge

Pipes and/or vents, indicating improper releases of waste discharge were not found.

On-Site Environmental Management Practices

The on-site reconnaissance addressed the following environmental management practices.

Solid Waste

Disposal of solid waste is handled by Waste Management, Inc.

Hazardous Waste

No obvious indications of hazardous waste generation, storage or disposal were observed on the subject site and/or were indicated during interviews.

Treatment Facilities

No indications of wastewater disposal or treatment facilities were observed during the on-site reconnaissance.

Application of Pesticides or Herbicides

No indications of the misuse of pesticides, herbicides or fertilizers was observed during the on-site reconnaissance and/or interviews.

General Environmental Practices

No indications of adverse environmental practices were observed during the site reconnaissance and interviews with site management personnel.

OFF-SITE RECONNAISSANCE

Off-site visual reconnaissance of adjacent properties from the subject site was conducted on May 29, 1997, by Mr. Martin Falk of PSI. The off-site reconnaissance was limited to areas and facilities that were readily accessible for visual observation, immediately adjacent to and visible from the subject site. The adjacent properties were not entered. Off-site visual reconnaissance addressed the same issues consisted on-site.

Off-site items are indicated in the table below:

ITEM	OBSERVED	NOT OBSERVED	DISCLOSED REQUIRE
Drums, Containers & Storage Tanks		X	
Dumps Pits & Lagoons		X	
Surface Soil Staining or Stressed Vegetation		X	
Transformer		X	
Stacks, Vents & Odors		X	
Off-Site Drainage		X	
Underground Storage Tanks		X	
Aboveground Storage Tanks		X	
Shafts & Wells		X	
Off-Site Environmental Management Practices		X	

FINDINGS AND CONCLUSIONS

PHASE I ESA

We have performed a Phase I Environmental Site Assessment on the subject site in general conformance with the scope and limitations of the protocol and the limitations stated earlier in this report. Exceptions to or deletions from this protocol are discussed earlier in this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the site.

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This assessment has revealed no evidence of environmental conditions nor evidence to suggest a need for further assessment activities.

RECOMMENDATIONS