SEMS-RM DOCID # 1166977

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May 10, 2012
172-01

TW Tedesco Properties, L.P.
c/o Tom Tedesco

Personal Matters / Ex. 6

Sharon Ann Tedesco Trust

Personal Matters / Ex. 6

GROUNDWATER MONITORING WELL SAMPLING
AND SITE STATUS UPDATE
FIRST QUARTER 2012
FORMER MONDO CHROME FACILITY
4933 FIRESTONE BOULEVARD
SOUTH GATE, CALIFORNIA
SLIC#00760, GID#SL2043G1564

ACTIVITIES CONDUCTED IN THE FIRST QUARTER 2012

On March 29, 2012, groundwater monitoring wells MW1, MW2, and MW3 were measured for depth to water and checked for the presence of free product. Free product was not detected in wells MW1, MW2, or MW3 and the wells were subsequently purged and sampled according to the procedures outlined in Appendix A. Groundwater sampling data sheets are presented in Appendix B.

Collected groundwater samples were analyzed for volatile organic compounds (VOCs) in accordance with EPA Method No. 8260B. Laboratory data sheets have been attached in Appendix C. Groundwater purged from the wells was transported to and recycled at Crosby and Overton in Long Beach, California. The groundwater disposal manifest has been attached in Appendix D.

RESULTS FROM CURRENT MONITORING AND SAMPLING EVENT

Current phase of project	Monitoring and Assessment	
Nature of contamination	PCE, TCE and cis 1,2-DCE	
Frequency of monitoring/sampling	quarterly	
Date of groundwater monitoring/sampling	March 29, 2012	
Wells monitored	MW1, MW2 and MW3	
Wells sampled	MW1, MW2 and MW3	
Number of monitoring wells	3	
Purged / Sampled	3 / 3	
Depth to groundwater range	48.30 (MW2) to 48.67 (MW1)	**(ft btoc)**
Groundwater elevation range	60.73 (MW1) to 61.15 (MW2)	**(feet)**
Groundwater flow/gradient	Northeast / 0.003	
Flow consistent with prev quarters	Yes, historically groundwater has flowed in a northerly direction	
PCE concentration range	ND<1.0 to 11	**(µg/L)**
Well with highest PCE concentration	MW1	
TCE concentration range	6.1 to 150	**(µg/L)**
Well with highest TCE concentration	MW1	
cis 1,2-DCE concentration range	7.6 to 21	**(µg/L)**
Well with highest cis 1,2 DCE concentration	MW2	
Wells / surface water within 2,000 feet	None	
Distance / direction from site (nearest)	N/A	**(feet)**
Volume of groundwater purged	10	**(gal)**
Disposal & recycling facility	Crosby & Overton	
Current remediation techniques	N/A	
	(µg/L = micrograms per liter)	
	(ft btoc = feet below top of casing)	
Summary of unusual activity	None	
Agency directive requirements	Groundwater monitoring Assessment of Soil, Soil Vapor and Groundwater	

RESULTS

- Groundwater was estimated to flow toward the northeast on March 29, 2012. Groundwater has consistently flowed in a northerly direction since the first quarter of 2000. A Site sketch showing groundwater elevations and estimated direction of groundwater flow is presented as Figure 3.

- The highest concentrations of PCE and TCE were detected in the groundwater samples collected from MW1. The highest concentration of cis 1,2-DCE was detected in the groundwater samples collected from MW2. Historically, the greatest concentrations of VOCs have been detected in MW1. A site sketch showing PCE, TCE and cis 1,2-DCE concentrations in groundwater on March 29, 2012, is presented as Figure 4.

ACTIVITIES PLANNED FOR THE SECOND QUARTER 2012

- The second quarter groundwater monitoring and sampling event will be conducted in the later half of June, 2012.

If you have any questions regarding this report, please contact us at your convenience.

Sincerely,
FREY Environmental, Inc.

Joe Frey
Principal
Certified Engineering Geologist
CEG #1500

Evan Privett
Senior Project Geologist
PG #7880

Zachary Gautsch
Staff Engineer

ATTACHMENTS

Table 1	Groundwater Levels and Chemical Analyses
Table 2	Summary of Additional Chemical Analyses
Figure 1	Site Location Map
Figure 2	Site Vicinity Sketch
Figure 3	Site Sketch Showing Groundwater Elevations and Estimated Groundwater Flow Direction on March 29, 2012
Figure 4	Site Sketch With Concentrations of VOCs in Groundwater on March 29, 2012
Appendix A	Field Procedures
Appendix B	Water Sampling Data Forms
Appendix C	Laboratory Results
Appendix D	Groundwater Disposal Manifest

cc: Adnan Siddiqui
Regional Water Quality Control Board
Los Angeles Region
320 West 4th Street, Suite 200
Los Angeles, California 90013

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TABLES

TABLE 1
Groundwater Levels and Chemical Analyses
Former Mondo Chrome Facility
4933 Firestone Boulevard
South Gate, California

Well Number	Well Elevation (ft-msl)	Date Sampled	Depth to Groundwater (feet)	Groundwater Elevation (ft-msl)	PCE (µg/L)	TCE (µg/L)	cis-1,2-DCE (µg/L)	trans-1,2-DCE (µg/L)	1,1-DCE (µg/L)	Vinyl chloride (µg/L)	1,2-DCA (µg/L)	1,2,3-TCP (µg/L)	1,4-Dioxane (µg/L)
MW1	109.40	12/07/1998	41.58	67.82	110	140	6.8	NA	ND<1.0	ND<1.0	ND<0.5	NA	NA
		03/03/1999	40.71	68.69	140	190	ND<10	NA	ND<16	ND<20	ND<10	NA	NA
screen		06/24/1999	40.36	69.04	600	780	ND<25	NA	ND<40	ND<50	ND<25	NA	NA
interval		09/17/1999	40.31	69.09	707	824	9.4	NA	1.9	1.9	ND<0.5	NA	NA
(feet-bgs)		12/20/1999	40.35	69.05	395	635	10	NA	1.6	ND<1.0	ND<0.5	NA	NA
30-55		03/28/2000	40.42	68.98	368	538	11	NA	1.9	ND<1.0	ND<0.5	NA	NA
		06/26/2000	40.50	68.90	663	909	125	NA	ND<0.8	ND<1.0	ND<0.5	NA	NA
		09/22/2000	40.55	68.85	111	150	ND<0.5	NA	2.49	ND<1.0	ND<0.5	NA	NA
		12/18/2000	41.78	67.62	616	116	14	2.1	1.4	ND<1.0	ND<0.5	NA	NA
		03/05/2001	40.90	68.50	670	330	11	2.2	2.7	3.4	0.65	NA	NA
		06/04/2001	40.88	68.52	420	800	12	ND<0.8	1.6	ND<1.0	ND<1.0	NA	NA
		09/24/2001	41.28	68.12	430	890	17	ND<10	ND<10	ND<10	ND<5.0	NA	NA
		12/13/2001	41.71	67.69	420	890	12	ND<1.0	1.9	ND<1.0	ND<0.50	NA	NA
		03/27/2002	41.70	67.70	590	980	18	ND<5.0	ND<5.0	ND<5.0	ND<2.5	NA	NA
		10/30/2002	41.72	67.68	500	880	12	ND<10	ND<10	ND<5.0	ND<5.0	NA	NA
		05/06/2003	43.18	66.22	640	1,000	17	ND<10	ND<10	ND<5.0	ND<5.0	NA	NA
		11/07/2003	43.54	65.86	510	820	15	ND<1.0	2.3	0.90	ND<0.50	NA	NA
		03/14/2008	43.58	65.82	310	560	13	ND<1.0	ND<1.0	ND<0.50	ND<0.50	ND<5.00	5.8
		03/18/2011	48.34	61.06	26	250	48	ND<1.0	ND<1.0	ND<1.0	ND<1.0	ND<1.0	NA
		06/20/2011	48.49	60.91	38	660	86	4.6	ND<1.0	ND<1.0	ND<1.0	ND<1.0	NA
		09/22/2011	48.61	60.79	3.9	130	58	1.6	ND<1.0	ND<1.0	ND<1.0	ND<1.0	NA
		03/29/2012	48.67	60.73	11	150	16	5.7	ND<1.0	ND<1.0	ND<1.0	ND<1.0	NA

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Well Number	Well Elevation (ft-msl)	Date Sampled	Depth to Groundwater (feet)	Groundwater Elevation (ft-msl)	PCE (µg/L)	TCE (µg/L)	cis-1,2-DCE (µg/L)	trans-1,2-DCE (µg/L)	1,1-DCE (µg/L)	Vinyl chloride (µg/L)	1,2-DCA (µg/L)	1,2,3-TCP (µg/L)	1,4-Dioxane (µg/L)
MW2	109.45	12/07/1998	41.68	67.77	11	77	16	NA	ND<1.0	ND<1.0	ND<0.5	NA	NA
		03/03/1999	40.81	68.64	6.5	130	13	NA	ND<4	ND<5	ND<2.5	NA	NA
screen		06/24/1999	40.45	69.00	20	160	13	NA	ND<8	ND<10	ND<5	NA	NA
interval		09/17/1999	40.40	69.05	15	156	21	NA	ND<0.8	ND<1	ND<0.5	NA	NA
(feet-bgs)		12/20/1999	40.43	69.02	27	158	18	NA	ND<0.8	ND<1.0	ND<0.5	NA	NA
30-55		03/28/2000	40.38	69.07	8.4	138	27	NA	0.8	ND<1.0	ND<0.5	NA	NA
		06/26/2000	40.46	68.99	17	101	230	NA	ND<0.8	ND<1.0	ND<0.5	NA	NA
		09/22/2000	40.47	68.98	3.79	72.6	ND<0.5	NA	ND<0.8	ND<1.0	ND<0.5	NA	NA
		12/18/2000	41.70	67.75	12	92	28	2.1	ND<0.8	ND<1.0	ND<0.5	NA	NA
		03/05/2001	40.83	68.62	7.1	50	19	2.2	1.3	1.2	ND<0.5	NA	NA
		06/04/2001	40.71	68.74	3.0	86	24	ND<0.8	ND<0.8	ND<1.0	ND<0.5	NA	NA
		09/24/2001	41.11	68.34	3.1	94	45	ND<10	ND<1.0	ND<1.0	ND<0.50	NA	NA
		12/13/2001	41.49	67.96	2.9	98	34	ND<1.0	ND<1.0	ND<1.0	ND<0.50	NA	NA
		03/27/2002	41.40	68.05	4.1	120	46	1.1	ND<1.0	ND<1.0	ND<0.50	NA	NA
		10/30/2002	41.43	68.02	5.0	90	62	1.3	ND<1.0	ND<0.50	ND<0.50	NA	NA
		05/06/2003	42.76	66.69	2.9	97	53	1.4	ND<1.0	ND<0.50	ND<0.50	NA	NA
		11/07/2003	43.26	66.19	3.3	90	52	1.2	ND<1.0	ND<0.50	ND<0.50	NA	NA
		03/14/2008	43.22	66.23	2.2	68	43	ND<1.0	ND<1.0	ND<0.50	ND<0.50	ND<5.00	ND<2.0
		03/18/2011	47.73	61.72	1.8	4.9	14	ND<1.0	ND<1.0	ND<1.0	ND<1.0	ND<1.0	NA
		06/20/2011	47.88	61.57	ND<1.0	12	24	ND<1.0	ND<1.0	ND<1.0	ND<1.0	ND<1.0	NA
		09/22/2011	48.10	61.35	ND<1.0	5.2	9.6	ND<1.0	ND<1.0	ND<1.0	ND<1.0	ND<1.0	NA
		03/29/2012	48.30	61.15	ND<1.0	6.1	21	ND<1.0	ND<1.0	ND<1.0	ND<1.0	ND<1.0	NA

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Well Number	Well Elevation (ft-msl)	Date Sampled	Depth to Groundwater (feet)	Groundwater Elevation (ft-msl)	PCE (µg/L)	TCE (µg/L)	cis-1,2-DCE (µg/L)	trans-1,2-DCE (µg/L)	1,1-DCE (µg/L)	Vinyl chloride (µg/L)	1,2-DCA (µg/L)	1,2,3-TCP (µg/L)	1,4-Dioxane (µg/L)
MW3	109.61	12/07/1998	41.78	67.83	9.3	75	10	NA	1.7	ND<1.0	ND<0.50	NA	NA
		03/03/1999	40.94	68.67	5.1	100	6.4	NA	ND<4	ND<5	ND<2.5	NA	NA
screen		06/24/1999	40.59	69.02	7.4	110	7.3	NA	ND<8	ND<10	ND<5	NA	NA
interval		09/17/1999	40.56	69.05	6.1	145	12	NA	1.2	2.3	1.2	NA	NA
(feet-bgs)		12/20/1999	40.61	69.00	4.4	43	3.6	NA	ND<0.8	ND<1.0	ND<0.5	NA	NA
30-55		03/28/2000	40.54	69.07	4.7	114	13	NA	1.7	ND<1.0	0.9	NA	NA
		06/26/2000	40.61	69.00	26	92	ND<0.5	NA	ND<0.8	ND<1.0	ND<0.50	NA	NA
		09/22/2000	40.60	69.01	7.11	66	4.97	NA	1.61	ND<1.0	ND<0.50	NA	NA
		12/18/2000	41.85	67.76	11	80	13	1.9	1.1	ND<1.0	ND<0.50	NA	NA
		03/05/2001	40.90	68.71	7	47	11	2	2.2	1.4	1.2	NA	NA
		06/04/2001	40.86	68.75	2.4	56	9.2	ND<0.8	0.85	ND<1.0	ND<0.50	NA	NA
		09/24/2001	41.20	68.41	2.5	72	17	ND<1.0	1.4	ND<1.0	1.0	NA	NA
		12/13/2001	41.48	68.13	3.1	67	11	ND<1.0	1.3	ND<1.0	ND<0.50	NA	NA
		03/27/2002	41.42	68.19	3.4	80	14	ND<1.0	1.7	ND<1.0	1.0	NA	NA
		10/30/2002	41.44	68.17	13	72	18	ND<1.0	1.2	ND<0.50	ND<0.50	NA	NA
		05/06/2003	42.86	66.75	3.5	63	12	ND<1.0	1.5	ND<0.50	0.66	NA	NA
		11/07/2003	43.36	66.25	1.5	61	13	ND<1.0	1.5	0.59	ND<0.50	NA	NA
		03/14/2008	43.43	66.18	1.2	49	25	ND<1.0	ND<1.0	ND<0.50	ND<0.50	ND<5.00	ND<2.0
		03/18/2011	48.11	61.50	9.8	27	13	ND<1.0	ND<1.0	ND<1.0	ND<1.0	ND<1.0	NA
		06/20/2011	48.25	61.36	4.5	19	21	ND<1.0	ND<1.0	ND<1.0	ND<1.0	ND<1.0	NA
		09/22/2011	48.47	61.14	2.5	13	19	ND<1.0	ND<1.0	ND<1.0	ND<1.0	ND<1.0	NA
		03/29/2012	48.65	60.96	1.8	7.3	7.6	ND<1.0	ND<1.0	ND<1.0	ND<1.0	ND<1.0	NA
DHS MCLs					5	5	6	0.8	6	0.5	0.5		

notes:

[1] well elevation recorded at top of casing

[2] maximum contaminant levels (MCLs) are enforceable drinking water standards

[3] Trichlorobenzene 1,2,3 and 1,2,4 detected at concentrations of 1.1 µg/L and 1.0 µg/L, respectively, in sample from well MW3 on 05/06/03.

ND constituent not detected above the stated concentration

NA not analyzed

PCE	tetrachloroethene
TCE	trichloroethene
cis-1,2-DCE	cis-1,2 dichloroethene
trans-1,2-DCE	trans-1,2 dichloroethene
1,1-DCE	1,1-dichloroethene
1,2-DCA	1,2-dichloroethane
1,2,3-TCP	1,2,3-Trichloropropane

TABLE 2
Summary of Additional Chemical Analyses
Former Mondo Chrome Facility
4933 Firestone Boulevard
South Gate, California

Well Number	Date Sampled	Color	pH	Total Cyanide (µg/L)	Total Chromium (µg/L)	Chromium VI (µg/L)	Cadmium (µg/L)	Nickel (µg/L)
MW1	12/07/1998	NA	7.48	NA	NA	NA	NA	NA
	03/03/1999	NA	7.04	NA	19	ND<20	ND<4	NA
	06/24/1999	NA	7.34	NA	19	ND<20	ND<4	NA
	09/17/1999	NA	7.37	NA	16	ND<20	ND<4	NA
	12/20/1999	NA	NA	NA	37	ND<20	ND<3	NA
	03/28/2000	NA	7.22	NA	4	NA	NA	NA
	06/26/2000	NA	NA	NA	46	NA	NA	NA
	09/22/2000	NA	7.53	NA	ND<3	NA	NA	NA
	12/18/2000	NA	6.83	NA	20	ND<20	ND<3	NA
	03/05/2001	NA	7.05	NA	11	ND<20	ND<3	NA
	06/04/2001	NA	7.07	NA	19	NA	ND<3	NA
	09/24/2001	NA	7.35	NA	8.42	ND<1.0	ND<5	NA
	12/13/2001	NA	7.38	NA	22.5	ND<1.0	ND<5	NA
	03/27/2002	NA	7.04	NA	15.4	ND<1.0	ND<5	NA
	10/30/2002	NA	NA	NA	ND<5	ND<1.0	ND<5	NA
	05/06/2003	NA	7.35	NA	ND<5	ND<1.0	ND<5	NA
	11/07/2003	NA	NA	NA	8.03	ND<1.0	ND<5.00	NA
	03/14/2008	5.0	7.17	ND<50	ND<5.00	ND<0.20	ND<5.00	8.75
	03/18/2011	NA	NA	NA	NA	NA	NA	NA
	06/20/2011	NA	NA	NA	NA	NA	NA	NA
	09/22/2011	NA	NA	NA	NA	NA	NA	NA
	03/29/2012	NA	NA	NA	NA	NA	NA	NA
MW2	12/07/1998	NA	7.20	NA	NA	NA	NA	NA
	03/03/1999	NA	6.91	NA	33	ND<20	ND<4	NA
	06/24/1999	NA	7.17	NA	50	ND<20	ND<4	NA
	09/17/1999	NA	7.16	NA	40	ND<20	ND<4	NA
	12/20/1999	NA	NA	NA	18	ND<20	ND<3	NA
	03/28/2000	NA	7.37	NA	19	NA	NA	NA
	06/26/2000	NA	NA	NA	38	NA	NA	NA
	09/22/2000	NA	7.57	NA	17	NA	NA	NA
	12/18/2000	NA	6.62	NA	20	ND<20	ND<3	NA
	03/05/2001	NA	7.03	NA	23	ND<20	3	NA
	06/04/2001	NA	7.05	NA	28	NA	ND<3	NA
	09/24/2001	NA	7.27	NA	6.73	ND<1.0	ND<5	NA
	12/13/2001	NA	7.30	NA	12.1	ND<1.0	ND<5	NA
	03/27/2002	NA	7.11	NA	9.67	ND<1.0	ND<5	NA
	10/30/2002	NA	NA	NA	17.6	ND<1.0	ND<5	NA
	05/06/2003	NA	7.03	NA	ND<5	ND<1.0	ND<5	NA
	11/07/2003	NA	NA	NA	ND<5	ND<1.0	ND<5	NA
	03/14/2008	10	7.06	ND<50	6.41	ND<1.0	ND<5.00	NA
	03/18/2011	NA	NA	NA	NA	NA	NA	NA
	06/20/2011	NA	NA	NA	NA	NA	NA	NA
	09/22/2011	NA	NA	NA	NA	NA	NA	NA
	03/29/2012	NA	NA	NA	NA	NA	NA	NA

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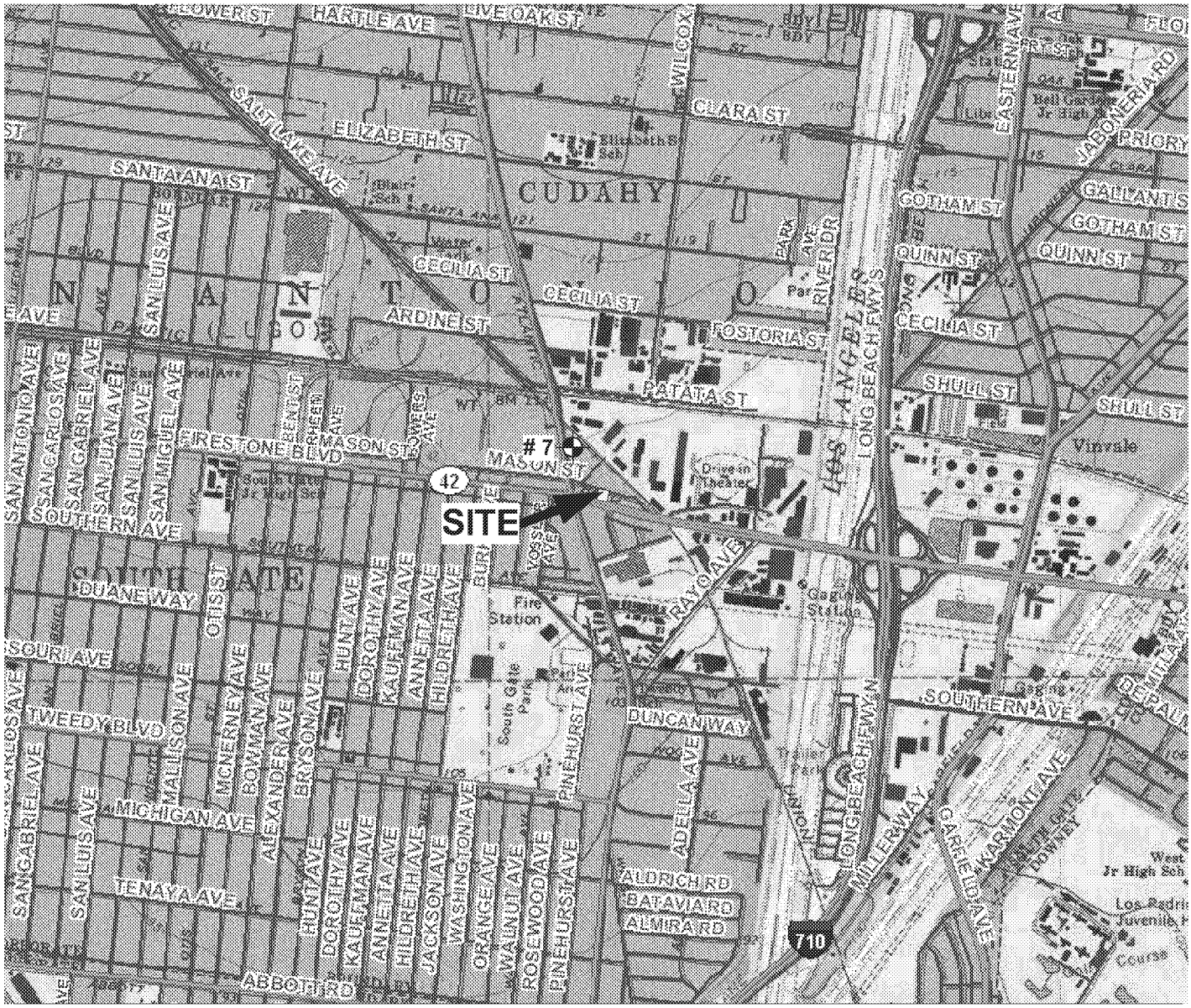
Summary of Additional Chemical Analyses
Former Mondo Chrome Facility
4933 Firestone Boulevard
South Gate, California

Well Number	Date Sampled	Color	pH	Total Cyanide (µg/L)	Total Chromium (µg/L)	Chromium VI (µg/L)	Cadmium (µg/L)	Nickel (µg/L)
MW3	12/07/1998	NA	7.29	NA	NA	NA	NA	NA
	03/03/1999	NA	6.9	NA	68	ND<20	ND<4	NA
	06/24/1999	NA	7.46	NA	50	ND<20	ND<4	NA
	09/17/1999	NA	6.16	NA	58	ND<20	ND<4	NA
	12/20/1999	NA	NA	NA	37	ND<20	ND<3	NA
	03/28/2000	NA	7.29	NA	19	NA	NA	NA
	06/26/2000	NA	NA	NA	44	NA	NA	NA
	09/22/2000	NA	7.35	NA	20	NA	NA	NA
	12/18/2000	NA	6.51	NA	30	ND<20	ND<3	NA
	03/05/2001	NA	7.02	NA	24	ND<20	6	NA
	06/04/2001	NA	7.19	NA	26	NA	3	NA
	09/24/2001	NA	7.40	NA	7.74	ND<1.0	ND<5	NA
	12/13/2001	NA	7.36	NA	9.35	ND<1.0	ND<5	NA
	03/27/2002	NA	6.85	NA	11.8	ND<1.0	ND<5	NA
	10/30/2002	NA	NA	NA	11.6	ND<1.0	ND<5	NA
	05/06/2003	NA	7.25	NA	8.12	ND<1.0	ND<5	NA
	11/07/2003	NA	NA	NA	5.04	ND<1.0	ND<5	NA
	03/14/2008	10	6.98	ND<50	ND<5.00	ND<0.20	ND<5.00	21.0
	03/18/2011	NA	NA	NA	NA	NA	NA	NA
	06/20/2011	NA	NA	NA	NA	NA	NA	NA
	09/22/2011	NA	NA	NA	NA	NA	NA	NA
	03/29/2012	NA	NA	NA	NA	NA	NA	NA
DHS MCLs					**50**		**5**	**100**

Notes:
ND Not detected above laboratory detection limit
NA Not analyzed

FIGURES



NORTH

0 1/2 1

SCALE IN MILES

FORMER MONDO CHROME FACILITY
4933 FIRESTONE BOULEVARD
SOUTH GATE, CALIFORNIA

Client: **TEDESCO** Project No.: **172-01**

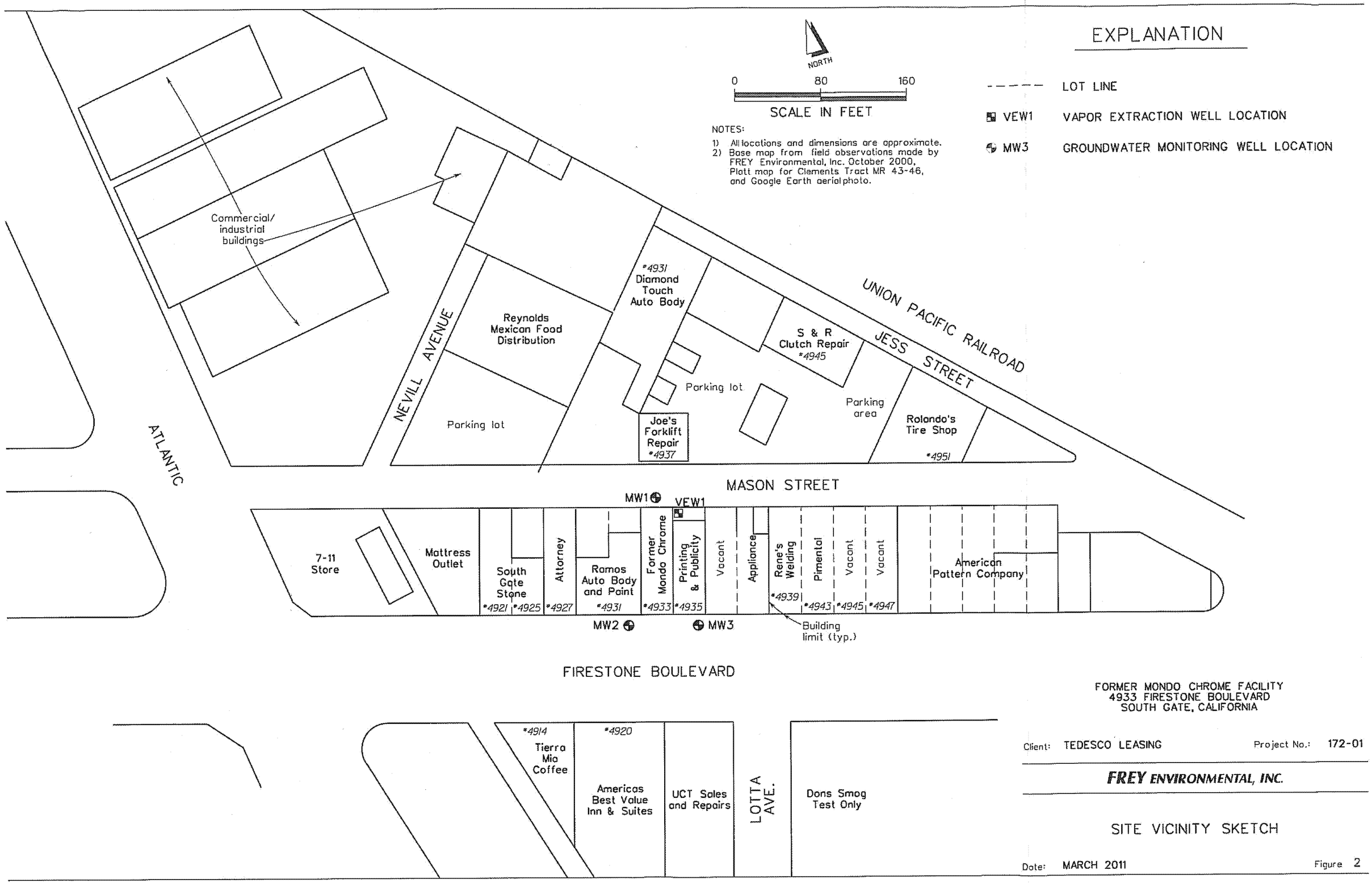
FREY ENVIRONMENTAL, INC.

NOTE:

1) All locations and dimensions are approximate.
2) Base map from USGS 7.5 minute South Gate (1978, photorevised 1981), California topographic quadrangle.
3) Groundwater well data from Fugro West, Inc., project no. 94-48-1320.

SITE LOCATION MAP

Date: **MAY 2012** Figure: **1**



FORMER MONDO CHROME FACILITY
4933 FIRESTONE BOULEVARD
SOUTH GATE, CALIFORNIA

Client: TEDESCO LEASING Project No.: 172-01

FREY ENVIRONMENTAL, INC.

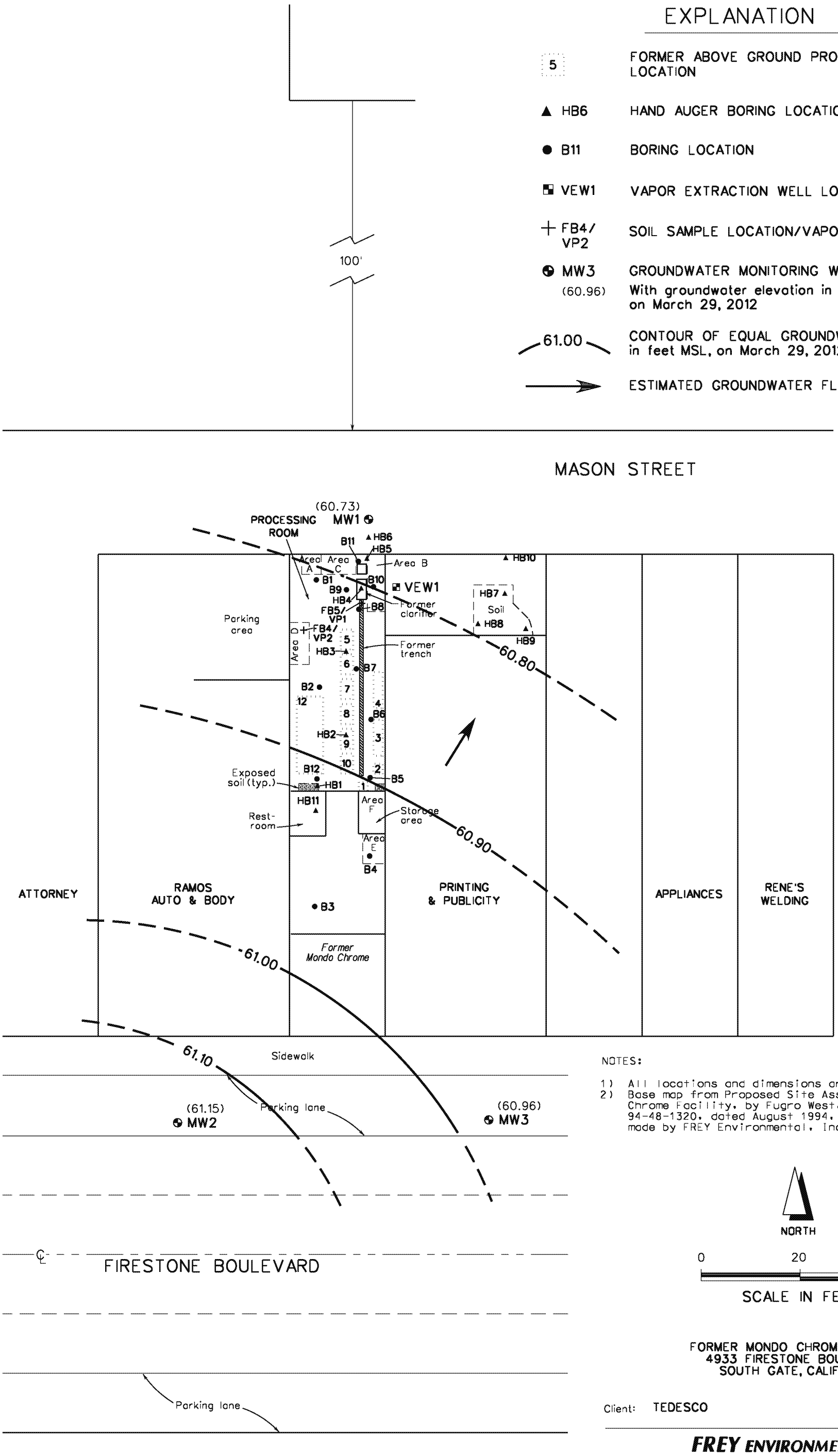
SITE VICINITY SKETCH

Date: MARCH 2011 Figure 2

172-01/17201-2B

EXPLANATION

5	FORMER ABOVE GROUND PROCESS TANK LOCATION
▲ HB6	HAND AUGER BORING LOCATION
● B11	BORING LOCATION
VEW1	VAPOR EXTRACTION WELL LOCATION
+ FB4/ VP2	SOIL SAMPLE LOCATION/VAPOR PROBE LOCATION
MW3 (60.96)	GROUNDWATER MONITORING WELL LOCATION With groundwater elevation in feet MSL, on March 29, 2012
61.00	CONTOUR OF EQUAL GROUNDWATER ELEVATION in feet MSL, on March 29, 2012
→	ESTIMATED GROUNDWATER FLOW DIRECTION



NOTES:

1) All locations and dimensions are approximate.
2) Base map from Proposed Site Assessment, Former Mondo Chrome Facility, by Fugro West, Inc., project no. 94-48-1320, dated August 1994, and field observations made by FREY Environmental, Inc. July 1996.

NORTH

0 20 40

SCALE IN FEET

FORMER MONDO CHROME FACILITY
4933 FIRESTONE BOULEVARD
SOUTH GATE, CALIFORNIA

Client: TEDESCO

Project No.: 172-01

FREY ENVIRONMENTAL, INC.

SITE SKETCH SHOWING GROUNDWATER ELEVATIONS AND ESTIMATED GROUNDWATER FLOW DIRECTION ON MARCH 29, 2012

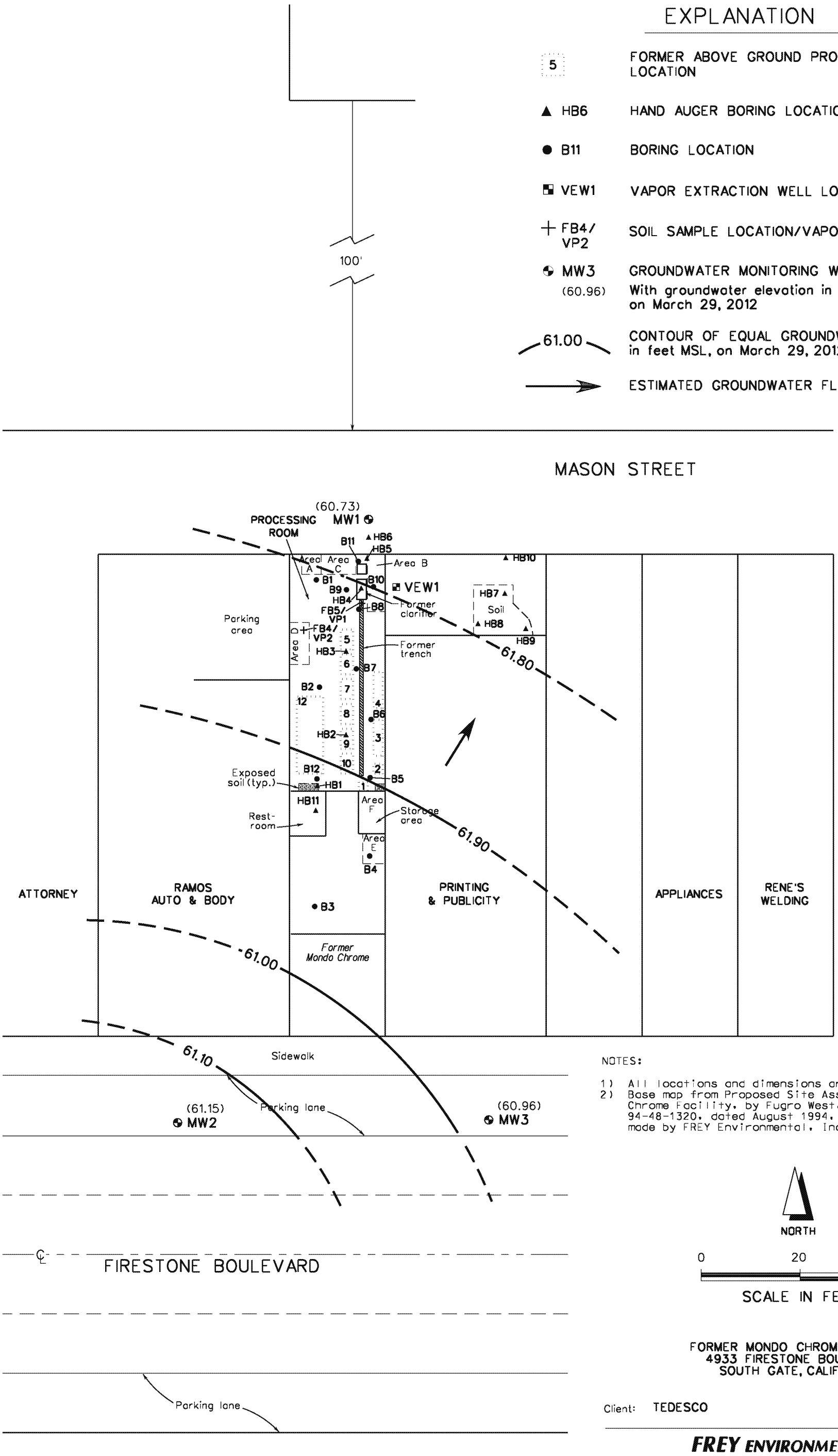
Date: MAY 2012

Figure 3

17201/17201-2a

EXPLANATION

5	FORMER ABOVE GROUND PROCESS TANK LOCATION
▲ HB6	HAND AUGER BORING LOCATION
● B11	BORING LOCATION
VEW1	VAPOR EXTRACTION WELL LOCATION
+ FB4/ VP2	SOIL SAMPLE LOCATION/VAPOR PROBE LOCATION
MW3 (60.96)	GROUNDWATER MONITORING WELL LOCATION With groundwater elevation in feet MSL, on March 29, 2012
61.00	CONTOUR OF EQUAL GROUNDWATER ELEVATION in feet MSL, on March 29, 2012
→	ESTIMATED GROUNDWATER FLOW DIRECTION



NOTES:

1) All locations and dimensions are approximate.
2) Base map from Proposed Site Assessment, Former Mondo Chrome Facility, by Fugro West, Inc., project no. 94-48-1320, dated August 1994, and field observations made by FREY Environmental, Inc. July 1996.

NORTH

0 20 40

SCALE IN FEET

FORMER MONDO CHROME FACILITY
4933 FIRESTONE BOULEVARD
SOUTH GATE, CALIFORNIA

Client: TEDESCO

Project No.: 172-01

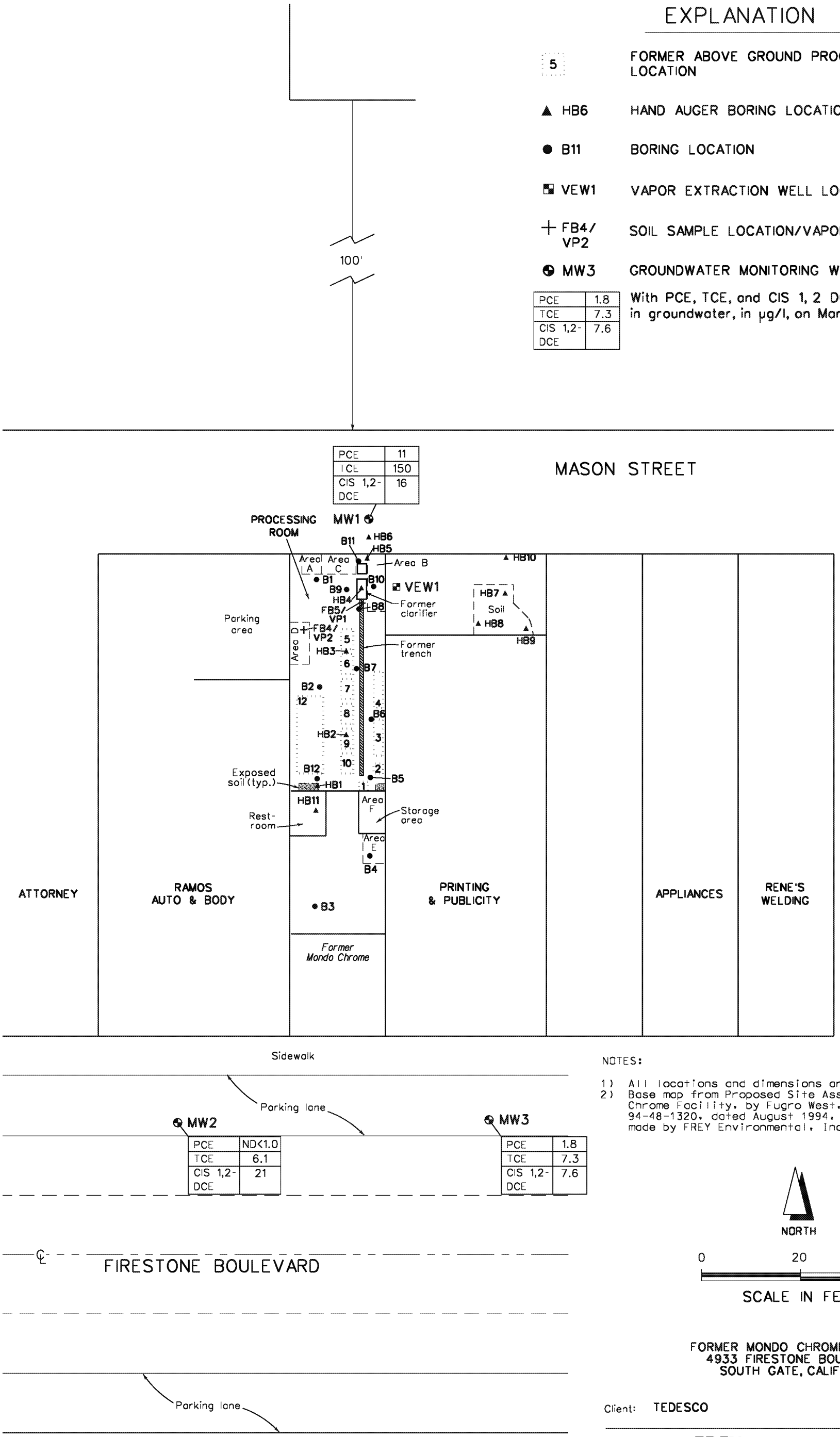
FREY ENVIRONMENTAL, INC.

SITE SKETCH SHOWING GROUNDWATER ELEVATIONS AND ESTIMATED GROUNDWATER FLOW DIRECTION ON MARCH 29, 2012

Date: APRIL 2012

Figure 3

17201/17201-2a



EXPLANATION

5	FORMER ABOVE GROUND PROCESS TANK LOCATION
▲ HB6	HAND AUGER BORING LOCATION
● B11	BORING LOCATION
VEW1	VAPOR EXTRACTION WELL LOCATION
+ FB4/VP2	SOIL SAMPLE LOCATION/VAPOR PROBE LOCATION
MW3	GROUNDWATER MONITORING WELL LOCATION

PCE	1.8
TCE	7.3
CIS 1,2-DCE	7.6

With PCE, TCE, and CIS 1, 2 DCE concentration in groundwater, in µg/l, on March 29, 2012

NOTES:

1) All locations and dimensions are approximate.
2) Base map from Proposed Site Assessment, Former Mondo Chrome Facility, by Fugro West, Inc., project no. 94-48-1320, dated August 1994, and field observations made by FREY Environmental, Inc. July 1996.

NORTH

0 20 40

SCALE IN FEET

FORMER MONDO CHROME FACILITY
4933 FIRESTONE BOULEVARD
SOUTH GATE, CALIFORNIA

Client: TEDESCO

Project No.: 172-01

FREY ENVIRONMENTAL, INC.

SITE SKETCH
WITH CONCENTRATIONS OF VOCS
IN GROUNDWATER, ON MARCH 29, 2012

Date: APRIL 2012

Figure 4

17201/17201-2a

APPENDIX A

FIELD PROCEDURES

FIELD PROCEDURES
WELL PURGING AND GROUND WATER SAMPLING

- Prior to purging groundwater monitoring wells, each well head was inspected for evidence of tampering or damage.

- Prior to purging the wells, the water level in the well and depth of the well were recorded using a conductance probe. In addition, a clear bailer sample was taken and visually inspected for turbidity and the presence of free product.

- All items entering the well; tapes, conductance probe, bailers were cleaned prior to use and between sampling periods. Tubing, which ran from the pump to the 55 gallon drum used to collect purge water, was replaced between each well.

- A Grundfos 1.75 inch diameter, Redi-Flow 2, was lowered to approximately one foot from the bottom of the well to be sampled. Manufacturer supplied, ½-inch diameter tubing extended from the Redi-Flow to the 55-gallon drum used to collect purged groundwater.

- Each groundwater monitoring well was purged at a rate of approximately 1 gallon per minute until water quality parameters had stabilized. Water quality parameters pH, temperature, conductivity and total dissolved solids were monitored and recorded throughout well purging.

- Water quality parameters were considered stable when pH, temperature, conductivity and total dissolved solids varied by less than 10%. Well MW-1 began to dry up so well characteristics stabilized for 6 minutes.

- Groundwater samples were collected from each well just prior to the termination of well purging. Groundwater samples were placed from the 1/2-inch diameter tubing directly into laboratory supplied, EPA approved, zero head space, 40 mL vials.

- Each sample was labeled with the well number, project number, and time of sample collection.

- The three vials from each well were placed in a ziploc plastic bag and into an ice chest cooled with ice.

- The samples were delivered to the laboratory following collection. Sample handling, transport, and delivery to the laboratory were documented using chain of custody procedures and appropriate Chain-of-Custody forms.

APPENDIX B

WATER SAMPLING DATA FORMS

GROUNDWATER SAMPLING DATA

SITE NAME	Former Mondo Chrome	TASK NUMBER	16	DATE MONITORED	March 29, 2012
DATE SAMPLED	March 29, 2012				
JOB NO.	172-01	QUARTER	1	SAMPLING PERSONNEL	Z. Gautsch

WELL NUMBER	MW1	Well Diameter	2-inch	Reference Point	North Side Of Casing
WATER DEPTH (ft)	48.67	WELL DEPTH	54.5	Feet of H20 in Well	5.83

WELLBOX INSPECTION	only one bolt, other is broken off stuck

TIME	ELAPSED TIME	GALLONS PURGED	ph	Temp (deg. F)	Cond. (µS/cm)	TDS (ppm)	~~Dissolved Oxygen~~ ORP (mg/L)	COMMENTS
11:33								start
11:33:38	:30	0.5	8.24	71.5	1627	804	81	
11:35	2:00	2.5	8.90	70.3	1624	813	74	stop
11:40								start
11:41	3:00	3	8.03	73.4	1616	807	86	stop
11:45								start
11:45:30	3:50	3.5	7.70	75.1	1636	816	74	stop
11:46	4:00	4	7.80	75.3	1640	818	87	sample
TOTAL GALLONS PURGED		4						

PUMP INTAKE DEPTH (FT)	MAXIMUM PURGE DEPTH (FT)	SAMPLE DEPTH (FT) 50.6

FIELD EQUIPMENT	MODEL NAME/ DESCRIPTION
pH Meter/EC Meter	Hanna
Pump (Dia./Type)	2-inch Grunfos Redi Flow
Water Level Meter	Solinst
Bailer (Dia.x length)	1.5" and 36" stainless steel bailer

SAMPLE NUMBER	# BOTTLES
MW1	3

WELL VOLUME CALCULATIONS:

(Water Column Thickness) (Multiplier) = One Well Volume in Gallons

2-INCH WELL: (5.83 Ft) x (0.77) = 4.48 Gallons

x3 (3 Well Volumes) = 13.5 Gallons

PURGE RATE IS 0.5 GALLONS PER MINUTE

SAMPLE COLLECTION DEPTH

#1. Water Column Thickness = Depth to water - Total well depth

#2. Water Column Thickness * 0.8

#3. Total well depth + #2 = feet below top of casing when you can sample

FREY ENVIRONMENTAL, INC.

GROUNDWATER SAMPLING DATA

SITE NAME	Former Mondo Chrome	TASK NUMBER	16	DATE MONITORED	March 29, 2012	DATE SAMPLED	March 29, 2012
JOB NO.	172-01	QUARTER	1	SAMPLING PERSONNEL	Z. Gautsch		

WELL NUMBER MW2	Well Diameter 2-inch	Reference Point North Side Of Casing
WATER DEPTH (ft) 48.30	WELL DEPTH 53.65	Feet of H20 in Well 5.35

WELLBOX INSPECTION	OK

TIME	ELAPSED TIME	GALLONS PURGED	ph	Temp (deg. F)	Cond. (µS/cm)	TDS (ppm)	~~Dissolved~~ Oxygen (mg/L)	COMMENTS
10:07								
10:08	1	1	7.54	73.4	1492	746	42	
10:09	2	2	8.08	73.5	1531	767	34	Shpp pump
10:11								shut
10:12	3	3	7.65	73.6	1520	766	38	
10:13	4	4	7.58	73.6	1533	766	46	shop
10:15	5	5	7.46	74.7	1532	766	22	
TOTAL GALLONS PURGED		5						

PUMP INTAKE DEPTH (FT)	MAXIMUM PURGE DEPTH (FT)	SAMPLE DEPTH (FT) 48.40

FIELD EQUIPMENT	MODEL NAME/ DESCRIPTION
pH Meter/EC Meter	Hanna
Pump (Dia./Type)	2-inch Grunfos Redi Flow
Water Level Meter	Solinst
Bailer (Dia.x length)	1.5" and 36" stainless steel bailer

SAMPLE NUMBER	# BOTTLES
MW2	3

WELL VOLUME CALCULATIONS:

(Water Column Thickness) (Multiplier) = One Well Volume in Gallons

2-INCH WELL: (5.35 Ft) x (0.77) = 4.12 Gallons

x3 (3 Well Volumes) = 12.4 Gallons

PURGE RATE IS 0.5 GALLONS PER MINUTE

SAMPLE COLLECTION DEPTH

#1. Water Column Thickness = Depth to water - Total well depth

#2. Water Column Thickness * 0.8

#3. Total well depth + #2 = feet below top of casing when you can sample

FREY ENVIRONMENTAL, INC.

GROUNDWATER SAMPLING DATA

SITE NAME	Former Mondo Chrome	TASK NUMBER	16	DATE MONITORED	March 29, 2012	DATE SAMPLED	March 29, 2012
JOB NO.	172-01	QUARTER	1	SAMPLING PERSONNEL	Z. Gautsch		

WELL NUMBER	MW3	Well Diameter	2-inch	Reference Point	North Side Of Casing
WATER DEPTH (ft)	48.65	WELL DEPTH	54.50	Feet of H20 in Well	5.85

WELLBOX INSPECTION	A-OK

TIME	ELAPSED TIME	GALLONS PURGED	ph	Temp (deg. F)	Cond. (µS/cm)	TDS (ppm)	~~Dissolved~~ DO Oxygen (mg/L)	COMMENTS
8:17								
8:18	1	0.5	7.32		2943	1486	530	Stop pump
8:57								Start pump
8:58	1	0.5	1.38		2660	1330	300	stop
9:04								Start
9:05			7.39		2630	1340	250	Sample
TOTAL GALLONS PURGED		2						

PUMP INTAKE DEPTH (FT)	52.	MAXIMUM PURGE DEPTH (FT)	54	SAMPLE DEPTH (FT)	49.50

FIELD EQUIPMENT	MODEL NAME/ DESCRIPTION
pH Meter/EC Meter	Hanna
Pump (Dia./Type)	2-inch Grunfos Redi Flow
Water Level Meter	Solinst
Bailer (Dia.x length)	1.5" and 36" stainless steel bailer

SAMPLE NUMBER	# BOTTLES
MW 3	3

WELL VOLUME CALCULATIONS:

(Water Column Thickness) (Multiplier) = One Well Volume in Gallons

2-INCH WELL: (5.85 Ft) x (0.77) = 4.505 Gallons

x3 (3 Well Volumes) = 13.5 Gallons

PURGE RATE IS 0.5 GALLONS PER MINUTE

SAMPLE COLLECTION DEPTH

#1. Water Column Thickness = Depth to water - Total well depth

#2. Water Column Thickness * 0.8

#3. Total well depth + #2 = feet below top of casing when you can sample

FREY ENVIRONMENTAL, INC.

APPENDIX C

LABORATORY RESULTS

Baseline On-Site Analysis
P. O. Box 2243
Huntington Beach, CA 92647

Toll Free: 888.753.7553
FAX: 714.840.1584

Laboratory Report

Client: FREY Environmental, Inc.
Client Address: 2817-A Lafayette Avenue
Newport Beach, California 92663

Project Name: Former Mondo Chrome
Project Address: ---

Contact: Evan Privett

Report Date: 4/4/12
Lab Project Number: 12215
Client Project Number: 172-02

Dates Sampled: 3/29/12
Dates Received: 3/30/12
Dates Analyzed: 4/2/12
Sample Matrix: Water

Analyses Requested:

1. EPA 8260B – Volatile Organic Compounds with Fuel Oxygenates

Baseline received samples collected from the project shown above. A Chain-of-Custody Record (COC) is attached.

The samples were analyzed for the parameters shown above per the COC. In this report, *Baseline* presents the results and a QA/QC summary for this analysis.

Brian K. Kato

Approved

Brian K. Kato, Laboratory Manager

BASELINE ON-SITE ANALYSIS™

Baseline On-Site Analysis
P. O. Box 2243
Huntington Beach, CA 92647

Toll Free: 888.753.7553
FAX: 714.840.1584

Laboratory Report

Client: FREY Environmental, Inc.
Client Address: 2817-A Lafayette Avenue
Newport Beach, California 92663

Project Name: Former Mondo Chrome
Project Address: ---

Contact: Evan Privett

Report Date: 4/4/12
Lab Project Number: 12215
Client Project Number: 172-02

Dates Sampled: 3/29/12
Dates Received: 3/30/12
Dates Analyzed: 4/2/12
Sample Matrix: Water

Volatile Organic Compounds (EPA 8260B) - Part I

EPA Method:	8260B	8260B	8260B		8260B
Units:	µg/L	µg/L	µg/L		µg/L
Dilution Factor:	1	1	1		1
Sample ID:	**MW-1**	**MW-2**	**MW-3**		**Method Blank**
Compound Name					
Volatile Aromatics (BTEX)					
Benzene	ND<0.50	ND<0.50	ND<0.50		ND<0.50
Toluene	ND<0.50	ND<0.50	ND<0.50		ND<0.50
Ethylbenzene	ND<0.50	ND<0.50	ND<0.50		ND<0.50
Total Xylenes	ND<0.50	ND<0.50	ND<0.50		ND<0.50
Fuel Oxygenates					
Methyl t-Butyl Ether (MTBE)	ND<0.50	ND<0.50	ND<0.50		ND<0.50
t-Butanol (TBA)	ND<10	ND<10	ND<10		ND<10
Di-Isopropyl Ether (DIPE)	ND<2.0	ND<2.0	ND<2.0		ND<2.0
Ethyl t-Butyl Ether (ETBE)	ND<2.0	ND<2.0	ND<2.0		ND<2.0
t-Amyl Methyl Ether (TAME)	ND<2.0	ND<2.0	ND<2.0		ND<2.0
Ethanol	ND<50	ND<50	ND<50		ND<50
Non-Halogenated VOC's					
n-Butylbenzene	ND<1.0	ND<1.0	ND<1.0		ND<1.0
sec-Butylbenzene	ND<1.0	ND<1.0	ND<1.0		ND<1.0
tert-Butylbenzene	ND<1.0	ND<1.0	ND<1.0		ND<1.0
Isopropylbenzene	ND<1.0	ND<1.0	ND<1.0		ND<1.0
p-isopropyltoluene	ND<1.0	ND<1.0	ND<1.0		ND<1.0
Naphthalene	ND<1.0	ND<1.0	ND<1.0		ND<1.0
n-Propylbenzene	ND<1.0	ND<1.0	ND<1.0		ND<1.0
Styrene	ND<1.0	ND<1.0	ND<1.0		ND<1.0
1,2,4-Trimethylbenzene	ND<1.0	ND<1.0	ND<1.0		ND<1.0
1,3,5-Trimethylbenzene	ND<1.0	ND<1.0	ND<1.0		ND<1.0
Halogenated VOC's (HVOC's)					
Bromobenzene	ND<1.0	ND<1.0	ND<1.0		ND<1.0
Bromochloromethane	ND<1.0	ND<1.0	ND<1.0		ND<1.0
Bromoform	ND<1.0	ND<1.0	ND<1.0		ND<1.0
Bromomethane	ND<1.0	ND<1.0	ND<1.0		ND<1.0
Carbon Tetrachloride	ND<1.0	ND<1.0	ND<1.0		ND<1.0
2-Chlorotoluene	ND<1.0	ND<1.0	ND<1.0		ND<1.0
4-Chlorotoluene	ND<1.0	ND<1.0	ND<1.0		ND<1.0
Chlorobenzene	ND<1.0	ND<1.0	ND<1.0		ND<1.0
Chloroethane	ND<1.0	ND<1.0	ND<1.0		ND<1.0
Chloroform	ND<1.0	ND<1.0	ND<1.0		ND<1.0

ND: Not detected at the indicated reporting limit; MB: Method Blank

BASELINE ON-SITE ANALYSIS™

Baseline On-Site Analysis
P. O. Box 2243
Huntington Beach, CA 92647

Toll Free: 888.753.7553
FAX: 714.840.1584

Laboratory Report

Client: FREY Environmental, Inc.
Client Address: 2817-A Lafayette Avenue
Newport Beach, California 92663

Report Date: 4/4/12
Lab Project Number: 12215
Client Project Number: 172-02

Project Name: Former Mondo Chrome
Project Address: ---

Contact: Evan Privett

Dates Sampled: 3/29/12
Dates Received: 3/30/12
Dates Analyzed: 4/2/12
Sample Matrix: Water

Volatile Organic Compounds (EPA 8260B) - Part II

EPA Method:	8260B	8260B	8260B		8260B
Units:	µg/L	µg/L	µg/L		µg/L
Dilution Factor:	1	1	1		1
Sample ID:	**MW-1**	**MW-2**	**MW-3**		**Method Blank**
Compound Name					
HVOC's, continued					
Chloromethane	ND<1.0	ND<1.0	ND<1.0		ND<1.0
Dibromochloromethane	ND<1.0	ND<1.0	ND<1.0		ND<1.0
1,2-Dibromo-3-Chloropropane	ND<1.0	ND<1.0	ND<1.0		ND<1.0
1,2-Dibromoethane	ND<1.0	ND<1.0	ND<1.0		ND<1.0
1,2-Dichlorobenzene	ND<1.0	ND<1.0	ND<1.0		ND<1.0
1,3-Dichlorobenzene	ND<1.0	ND<1.0	ND<1.0		ND<1.0
1,4-Dichlorobenzene	ND<1.0	ND<1.0	ND<1.0		ND<1.0
Dichlorodifluoromethane	ND<1.0	ND<1.0	ND<1.0		ND<1.0
1,1-Dichloroethane	ND<1.0	ND<1.0	ND<1.0		ND<1.0
1,2-Dichloroethane	ND<1.0	ND<1.0	ND<1.0		ND<1.0
1,1-Dichloroethene	ND<1.0	ND<1.0	ND<1.0		ND<1.0
cis-1,2-Dichloroethene	16	21	7.6		ND<1.0
trans-1,2-Dichloroethene	5.7	ND<1.0	ND<1.0		ND<1.0
1,2-Dichloropropane	ND<1.0	ND<1.0	ND<1.0		ND<1.0
1,3-Dichloropropane	ND<1.0	ND<1.0	ND<1.0		ND<1.0
2,2-Dichloropropane	ND<1.0	ND<1.0	ND<1.0		ND<1.0
1,1-Dichloropropene	ND<1.0	ND<1.0	ND<1.0		ND<1.0
Hexachlorobutadiene	ND<1.0	ND<1.0	ND<1.0		ND<1.0
Methylene Chloride	ND<1.0	ND<1.0	ND<1.0		ND<1.0
Tetrachloroethene	11	ND<1.0	1.8		ND<1.0
1,1,1,2-Tetrachloroethane	ND<1.0	ND<1.0	ND<1.0		ND<1.0
1,1,2,2-Tetrachloroethane	ND<1.0	ND<1.0	ND<1.0		ND<1.0
1,2,3-Trichlorobenzene	ND<1.0	ND<1.0	ND<1.0		ND<1.0
1,2,4-Trichlorobenzene	ND<1.0	ND<1.0	ND<1.0		ND<1.0
1,1,1-Trichloroethane	ND<1.0	ND<1.0	ND<1.0		ND<1.0
1,1,2-Trichloroethane	ND<1.0	ND<1.0	ND<1.0		ND<1.0
Trichloroethene	150	6.1	7.3		ND<1.0
Trichlorofluoromethane	ND<1.0	ND<1.0	ND<1.0		ND<1.0
1,2,3-Trichloropropane	ND<1.0	ND<1.0	ND<1.0		ND<1.0
Vinyl Chloride	ND<1.0	ND<1.0	ND<1.0		ND<1.0

ND: Not detected at the indicated reporting limit; MB: Method Blank

BASELINE ON-SITE ANALYSIS™

Baseline On-Site Analysis
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Laboratory Report

Client: FREY Environmental, Inc.
Client Address: 2817-A Lafayette Avenue
Newport Beach, California 92663

Report Date: 4/4/12
Lab Project Number: 12215
Client Project Number: 172-02

Project Name: Former Mondo Chrome
Project Address: ---

Contact: Evan Privett

Dates Sampled: 3/29/12
Dates Received: 3/30/12
Dates Analyzed: 4/2/12
Sample Matrix: Water

Quality Control Summary

Analytes	MS Recovery (%)	MSD Recovery (%)	RPD (%)	QC Sample
8260B				
1,1-Dichloroethene	94	90	4	LCS/LCSD
Benzene	97	99	2	LCS/LCSD
Trichloroethene	93	96	3	LCS/LCSD
Toluene	96	92	4	LCS/LCSD
Chlorobenzene	101	97	4	LCS/LCSD
MTBE	92	95	3	LCS/LCSD
Acceptable QC Limits:	(65-135)	(65-135)	(0-30)	

MS: Matrix Spike; MSD: Matrix Spike Duplicate; RPD: Relative Percent Difference
LCS/LCSD: Lab Control Sample/Duplicate

FREY Environmental, Inc.	Project Name: Mondochrome
2817-A Lafayette Avenue	Project Address: 4933 Firestone
Newport Beach, California 92663	South Gate, CA
Phone:949.723.1645; FAX: 949.723.1854	Project Number: 172-01
Contact: Evan Privett	

CHAIN-OF-CUSTODY RECORD

Page . of '

Laboratory Project #: 12215

Sample ID	Sample Location	Sampling Date	Sampling Time	Lab ID	Soil (S), Water (W), Vapor (V)	Number of Containers	Requested Analyses: 8260-Full List					Comments
MW1	172-01	3/29	11:46		W	3	X					
MW2	↓	↓	10:15		↓	↓	↓					
MW3	↓	↓	9:05		↓	↓	↓					

1. Relinquished by
signature: X Zachary Cadwell
Date/Time:

2. Received by
signature: X
Date/Time: 3/30/12, 0800

3. Relinquished by
signature: X
Date/Time:

4. Received by
signature: X
Date/Time:

Turnaround Time:

Special Instructions/Notes:
Please create EDF
GID SL2043G1564

Sample Condition: Sealed? Y / N
Chilled? Y / N

BASELINE ON-SITE ANALYSIS™
P. O. Box 2243
Huntington Beach, California 92647
Telephone: (888) 753-7553
FAX: (714) 840-1584

APPENDIX D

GROUNDWATER DISPOSAL MANIFEST

Published by J. J. KELLER & ASSOCIATES, INC.®, Neenah, WI • USA • (800) 327-6868 • jjkeller.com • Printed in the United States

NON-HAZARDOUS WASTE MANIFEST

1. Generator ID Number: NON HAZ
2. Page 1 of 1
3. Emergency Response Phone: (714) 413-4105
4. Waste Tracking Number: 172-01

5. Generator's Name and Mailing Address: T W TEDESCO PROPERTIES, c/o T. TEDESCO, 75-907 VIA CORTONA, INDIAN WELLS, CA 92210
Generator's Phone: (949) 723-1645
Generator's Site Address (if different than mailing address): FORMER MONOCHROME, 4933 FIRESTONE BLVD, SOUTH GATE, LA

6. Transporter 1 Company Name: ABLE ENVIRONMENTAL SERVICES
U.S. EPA ID Number: CAR000199349

7. Transporter 2 Company Name:
U.S. EPA ID Number:

8. Designated Facility Name and Site Address: CROSBY COVERTON, 1610 W. 17TH ST, Long Beach, CA 90813
Facility's Phone: (562) 432-5445
U.S. EPA ID Number: CAD028409019

	9. Waste Shipping Name and Description	10. Containers No.	10. Containers Type	11. Total Quantity	12. Unit Wt./Vol.
1.	NON HAZ LIQUID WASTE	001	TT	10	G
2.					
3.					
4.					

13. Special Handling Instructions and Additional Information
PROFILE #12485
WEAR PROTECTIVE CLOTHING

14. GENERATOR'S/OFFEROR'S CERTIFICATION: I hereby declare that the contents of this consignment are fully and accurately described above by the proper shipping name, and are classified, packaged, marked and labeled/placarded, and are in all respects in proper condition for transport according to applicable international and national governmental regulations.
Generator's/Offeror's Printed/Typed Name: Don Moeller
Signature:
Month 4 Day 2 Year 12

15. International Shipments ☐ Import to U.S. ☐ Export from U.S. Port of entry/exit:
Transporter Signature (for exports only): Date leaving U.S.:

16. Transporter Acknowledgment of Receipt of Materials
Transporter 1 Printed/Typed Name: Mike Sanchez
Signature: Mike Sanchez
Month 4 Day 2 Year 12
Transporter 2 Printed/Typed Name:
Signature:
Month Day Year

17. Discrepancy
17a. Discrepancy Indication Space ☐ Quantity ☐ Type ☐ Residue ☐ Partial Rejection ☐ Full Rejection
Manifest Reference Number:
17b. Alternate Facility (or Generator)
U.S. EPA ID Number:
Facility's Phone:
17c. Signature of Alternate Facility (or Generator)
Month Day Year

GENERATOR — INT'L — TRANSPORTER — DESIGNATED FACILITY