AMERICAN SCIENTIFIC LABORATORIES, LLC
Environmental Testing Services
2520 N. San Fernando Rd., Los Angeles, CA 90065 Tel: (323) 223-9700 Fax: (323) 223-9500

ANALYTICAL RESULTS

Project ID: 2930 MARIA STREET

ASL Job Number	Submitted	Client
40297	12/18/2008	TRAK

Method: 8260B, Volatile Organic Compounds

QC Batch No: 122308-1C

Our Lab I.D.			229423	229428	229435		
Client Sample I.D.			MW9	GMW2	Duplicate		
Date Sampled			12/16/2008	12/16/2008	12/16/2008		
Date Prepared			12/23/2008	12/23/2008	12/23/2008		
Preparation Method			5030B	5030B	5030B		
Date Analyzed			12/23/2008	12/23/2008	12/23/2008		
Matrix			Water	Water	Water		
Units			ug/L	ug/L	ug/L		
Dilution Factor			10	10	10		
Analytes	**MDL**	**PQL**	**Results**	**Results**	**Results**		
Trichloroethene (TCE)	1.17	10.0	43.5	203	183		
Trichlorofluoromethane	2.94	10.0	ND	ND	ND		
1,2,3-Trichloropropane	3.03	10.0	ND	ND	ND		
1,2,4-Trimethylbenzene	4.51	10.0	ND	ND	ND		
1,3,5-Trimethylbenzene	2.19	10.0	ND	ND	ND		
Vinyl acetate	16.2	50.0	ND	ND	ND		
Vinyl chloride (Chloroethene)	3.31	30.0	ND	ND	ND		
o-Xylene	2.62	10.0	ND	ND	ND		
m- & p-Xylenes	4.76	20.0	ND	ND	ND		

Our Lab I.D.			229423	229428	229435		
Surrogates	**% Rec Limit**		**% Rec.**	**% Rec.**	**% Rec.**		
Surrogate Percent Recovery							
Bromofluorobenzene	70-120		92	93	95		
Dibromofluoromethane	70-120		97	103	99		
Toluene-d8	70-120		89	87	83		

QUALITY CONTROL REPORT

QC Batch No: 122308-1C

Analytes	MS % REC	MS DUP % REC	RPD %	MS/MSD % Limit	MS RPD % Limit					
Benzene	89	91	2.2	75-120	15					
Chlorobenzene	94	95	1.1	75-120	15					
1,1-Dichloroethene (1,1-Dichloroethylene)	82	81	1.2	75-120	15					
MTBE	85	84	1.2	75-120	15					
Toluene (Methyl benzene)	85	87	2.3	75-120	15					
Trichloroethene (TCE)	82	85	3.6	75-120	15					

TABLE 1
SOIL ANALYTICAL RESULTS

2930 Maria Street and 2970 Maria Street
Rancho Dominguez, California

SAMPLE LOCATION	DEPTH (ft)	DATE	Volatile Organic Compounds by EPA Method 8260B					
			PCE (µg/kg)	TCE (µg/kg)	1,1-DCE (µg/kg)	cis 1,2-DCE (µg/kg)	1,1,1-TCA (µg/kg)	OTHER VOC
MW6- 5	5	10/19/05	66	ND	ND	ND	ND	ND
MW6- 10	10	10/19/05	168	ND	ND	ND	12	ND
MW6- 15	15	10/19/05	175	ND	ND	ND	18	ND
MW6- 20	20	10/19/05	283	ND	ND	ND	52	ND
MW6- 25	25	10/19/05	2,700	ND	ND	ND	ND	ND
MW6- 30	30	10/19/05	196	ND	ND	ND	ND	ND
MW6- 35	35	10/19/05	355	ND	11	ND	ND	ND
MW6- 40	40	10/19/05	1,340	ND	ND	ND	ND	ND
MW6- 45	45	10/19/05	93	14	ND	ND	ND	ND
MW6- 50	50	10/19/05	30	ND	ND	ND	ND	ND
MW6- 55	55	10/19/05	ND	ND	ND	ND	ND	ND
MW7- 5	5	10/21/05	43	ND	ND	ND	ND	ND
MW7- 10	10	10/21/05	38	ND	ND	ND	ND	ND
MW7- 15	15	10/21/05	13	ND	ND	ND	ND	ND
MW7- 20	20	10/21/05	71	ND	ND	ND	ND	ND
MW7- 25	25	10/21/05	218	ND	ND	ND	ND	ND
MW7- 30	30	10/21/05	292	ND	12	ND	ND	ND
MW7- 35	35	10/21/05	224	ND	13	ND	ND	ND
MW7- 40	40	10/21/05	7,670	105	251	ND	ND	ND
MW7- 45	45	10/21/05	5,080	128	ND	ND	ND	ND
MW7- 50	50	10/21/05	ND	36	73	20	ND	ND
MW7- 55	55	10/21/05	--	--	--	--	--	--
MW8- 5	5	10/20/05	ND	ND	ND	ND	ND	ND
MW8- 10	10	10/20/05	ND	ND	ND	ND	ND	ND
MW8- 15	15	10/20/05	--	--	--	--	--	--
MW8- 20	20	10/20/05	12	ND	ND	ND	ND	ND
MW8- 25	25	10/20/05	--	--	--	--	--	--
MW8- 30	30	10/20/05	ND	ND	ND	ND	ND	ND
MW8- 35	35	10/20/05	--	--	--	--	--	--
MW8- 40	40	10/21/05	ND	ND	ND	ND	ND	ND
MW8- 45	45	10/21/05	ND	ND	ND	ND	ND	ND
MW8- 50	50	10/21/05	ND	ND	ND	ND	ND	ND
MW8- 55	55	10/21/05	--	--	--	--	--	--

TABLE 1
SOIL ANALYTICAL RESULTS

2930 Maria Street and 2970 Maria Street
Rancho Dominguez, California

SAMPLE LOCATION	DEPTH (ft)	DATE	Volatile Organic Compounds by EPA Method 8260B					
			PCE (µg/kg)	TCE (µg/kg)	1,1-DCE (µg/kg)	cis 1,2-DCE (µg/kg)	1,1,1-TCA (µg/kg)	OTHER VOC
MW9- 5	5	10/19/05	ND	ND	ND	ND	ND	ND
MW9- 10	10	10/19/05	ND	ND	ND	ND	ND	ND
MW9- 15	15	10/19/05	ND	ND	ND	ND	ND	ND
MW9- 20	20	10/19/05	ND	ND	ND	ND	ND	ND
MW9- 25	25	10/20/05	--	--	--	--	--	--
MW9- 30	30	10/20/05	ND	ND	ND	ND	ND	ND
MW9- 35	35	10/20/05	--	--	--	--	--	--
MW9- 40	40	10/20/05	31	ND	ND	ND	ND	ND
MW9- 45	45	10/20/05	ND	ND	ND	ND	ND	ND
MW9- 50	50	10/20/05	ND	ND	ND	ND	ND	ND
MW9- 55	55	10/20/05	--	--	--	--	--	--
MW10- 5	5	10/20/05	ND	ND	ND	ND	ND	ND
MW10- 10	10	10/20/05	ND	ND	ND	ND	ND	ND
MW10- 15	15	10/20/05	--	--	--	--	--	--
MW10- 20	20	10/20/05	ND	ND	ND	ND	ND	ND
MW10- 25	25	10/20/05	--	--	--	--	--	--
MW10- 30	30	10/20/05	ND	ND	ND	ND	ND	ND
MW10- 35	35	10/20/05	--	--	--	--	--	--
MW10- 40	40	10/20/05	ND	ND	ND	ND	ND	ND
MW10- 45	45	10/20/05	ND	ND	ND	ND	ND	ND
MW10- 50	50	10/20/05	ND	ND	ND	ND	ND	ND
MW10- 55	55	10/20/05	--	--	--	--	--	--
MW11- 5	5	12/16/05	40	ND	ND	ND	ND	ND
MW11- 10	10	12/16/05	ND	ND	ND	ND	ND	ND
MW11- 15	15	12/16/05	ND	ND	ND	ND	ND	ND
MW11- 20	20	12/16/05	ND	ND	ND	ND	ND	ND
MW11- 25	25	12/16/05	ND	ND	ND	ND	ND	ND
MW11- 30	30	12/16/05	ND	ND	ND	ND	ND	ND
MW11- 35	35	12/16/05	ND	ND	ND	ND	ND	ND
MW11- 40	40	12/16/05	ND	ND	ND	ND	ND	ND
MW11- 45	45	12/16/05	ND	ND	ND	ND	ND	ND
MW11- 50	50	12/16/05	ND	ND	ND	ND	ND	ND
MW11- 55	55	12/16/05	ND	ND	ND	ND	ND	ND

Notes:
ND = not detected at or above the method reporting limit
-- = not analyzed
µg/kg = micrograms per kilogram
PCE = Tetrachloroethene
TCE = Trichloroethene
1,1-DCE = 1,1-Dichloroethene
cis 1,2-DCE = cis 1,2-Dichloroethene
1,1,1-TCA = 1,1,1-Trichloroethane

EXHIBIT C

EXHIBIT C

SITE ASSESSMENT REPORT

American Racing Equipment
19200 South Reyes Avenue
Rancho Dominguez, CA 90211
(RWQCB SLIC NO. 1203)

Prepared for:
AMERICAN RACING EQUIPMENT
19200 South Reyes Avenue
Ranch Dominguez, CA 90211

EAI Project No. 2406

May 15, 2007

Prepared by:

ENVIRONMENTAL AUDIT, INC.®

1000-A Ortega Way
Placentia, CA 92870
(714) 632-8521

TABLE 2
SUMMARY OF SOIL TESTING RESULTS
American Racing Equipment
19200 South Reyes Avenue, Rancho Dominguez, CA 90221
(concentrations in milligrams per kilogram - mg/kg)

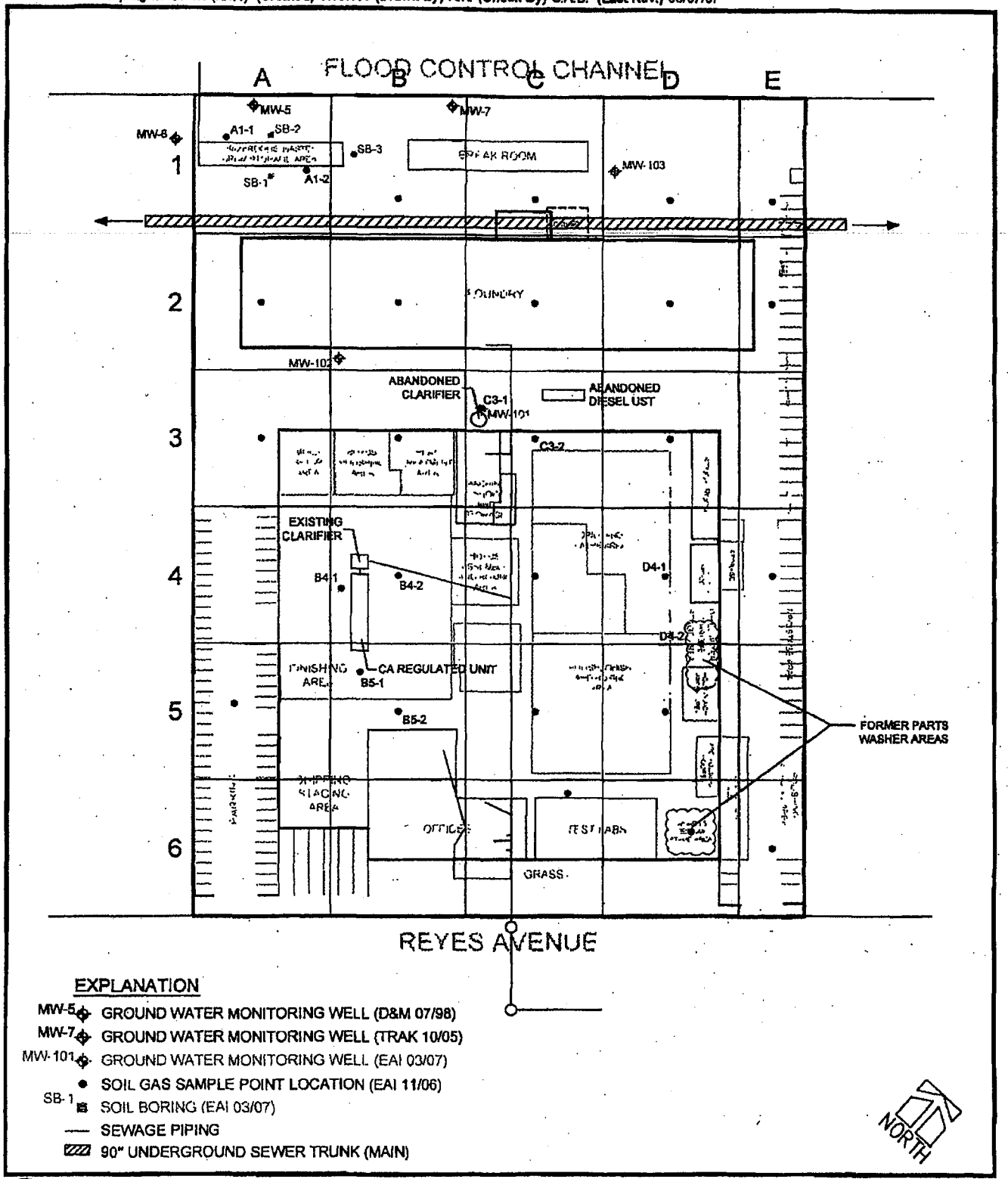
		EPA 8260B		
Sample ID	Date	PCE	1,1-DCE	All Other VOCs
MW-101d5	03/29/07	ND<0.005	ND<0.005	ND
MW-101d10	03/29/07	ND<0.005	ND<0.005	ND
MW-101d15	03/29/07	ND<0.005	ND<0.005	ND
MW-101d20	03/29/07	ND<0.005	ND<0.005	ND
MW-101d25	03/29/07	ND<0.005	ND<0.005	ND
MW-101d30	03/29/07	ND<0.005	ND<0.005	ND
MW-101d35	03/29/07	ND<0.005	ND<0.005	ND
MW-101d40	03/29/07	ND<0.005	ND<0.005	ND
	MAX	**ND<0.005**	**ND<0.005**	**ND**
MW-102d5	03/29/07	ND<0.005	ND<0.005	ND
MW-102d10	03/29/07	ND<0.005	ND<0.005	ND
MW-102d15	03/29/07	ND<0.005	ND<0.005	ND
MW-102d20	03/29/07	ND<0.005	ND<0.005	ND
MW-102d25	03/29/07	ND<0.005	ND<0.005	ND
MW-102d30	03/29/07	ND<0.005	ND<0.005	ND
MW-102d35	03/29/07	ND<0.005	ND<0.005	ND
MW-102d40	03/29/07	0.048	0.096	ND
	MAX	**0.048**	**0.096**	**ND**
MW-103d5	03/30/07	0.01	ND<0.005	ND
MW-103d10	03/30/07	ND<0.005	ND<0.005	ND
MW-103d15	03/30/07	0.006	ND<0.005	ND
MW-103d20	03/30/07	0.008	ND<0.005	ND
MW-103d25	03/30/07	0.090	ND<0.005	ND
MW-103d30	03/30/07	0.122	ND<0.005	ND
MW-103d35	03/30/07	0.090	ND<0.005	ND
MW-103d40	03/30/07	0.022	ND<0.005	ND
	MAX	**0.122**	**ND<0.005**	**ND**
SB-1d5	03/29/07	ND<0.005	ND<0.005	ND
SB-1d10	03/29/07	ND<0.005	ND<0.005	ND
SB-1d15	03/29/07	ND<0.005	ND<0.005	ND
SB-1d20	03/29/07	ND<0.005	ND<0.005	ND
SB-1d25	03/29/07	ND<0.005	ND<0.005	ND
SB-1d30	03/29/07	ND<0.005	ND<0.005	ND
SB-1d35	03/29/07	ND<0.005	ND<0.005	ND
	MAX	**ND<0.005**	**ND<0.005**	**ND**
SB-2d5	03/30/07	ND<0.005	ND<0.005	ND
SB-2d10	03/30/07	ND<0.005	ND<0.005	ND
SB-2d15	03/30/07	ND<0.005	ND<0.005	ND
SB-2d20	03/30/07	ND<0.005	ND<0.005	ND
SB-2d25	03/30/07	ND<0.005	ND<0.005	ND
SB-2d30	03/30/07	ND<0.005	ND<0.005	ND
SB-2d35	03/30/07	ND<0.005	ND<0.005	ND
	MAX	**ND<0.005**	**ND<0.005**	**ND**

TABLE 2
SUMMARY OF SOIL TESTING RESULTS
American Racing Equipment
19200 South Reyes Avenue, Rancho Dominguez, CA 90221
(concentrations in milligrams per kilogram - mg/kg)

		EPA 8260B		
Sample ID	**Date**	**PCE**	**1,1-DCE**	**All Other VOCs**
SB-3d5	03/30/07	0.013	ND<0.005	ND
SB-3d10	03/30/07	0.027	ND<0.005	ND
SB-3d15	03/30/07	0.046	ND<0.005	ND
SB-3d20	03/30/07	0.008	ND<0.005	ND
SB-3d25	03/30/07	0.016	ND<0.005	ND
SB-3d30	03/30/07	0.025	ND<0.005	ND
SB-3d35	03/30/07	0.044	ND<0.005	ND
	MAX	**0.046**	**ND<0.005**	**ND**

Only those VOCs detected, including fuel oxygenates, are listed
ND< = Not detected at laboratory limit listed
ND = Not detected, detection limits ranged from 0.005 to 0.05 mg/kg

I:\2406\Media Sampling Locations (rev.1) (Created) 07/07/06 (Drawn By) A.K. (Check By) S.A.B. (Last Rev.) 05/07/07



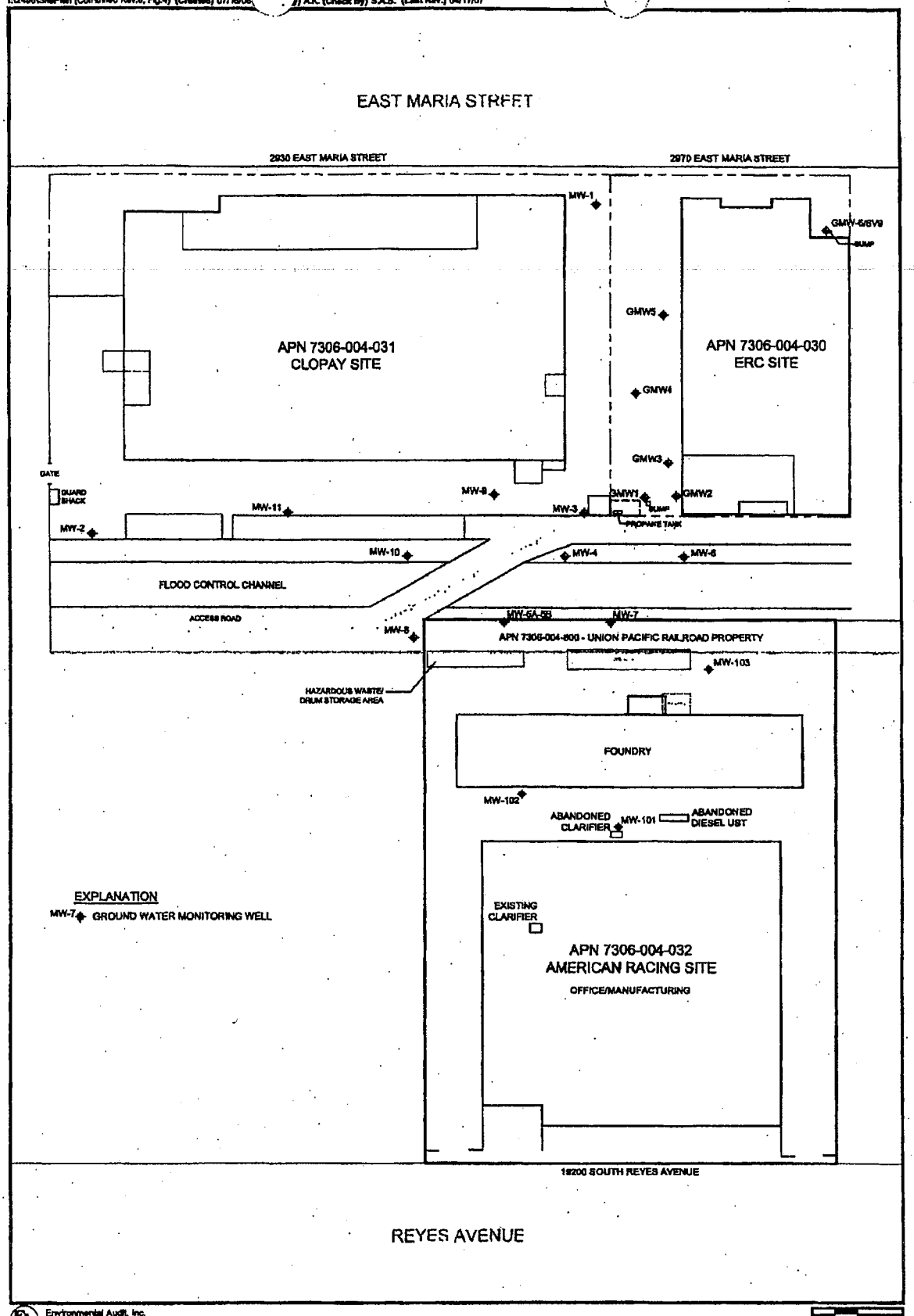
Environmental Audit, Inc.

MEDIA SAMPLING LOCATIONS
19200 South Reyes Avenue
Rancho Dominguez, CA 90221

Project No. 2406

Figure 3

Original in Color



Environmental Audit, Inc.

COMBINED SITE PLAN
19200 South Reyes Avenue
Rancho Dominguez, CA 90221

0 100'

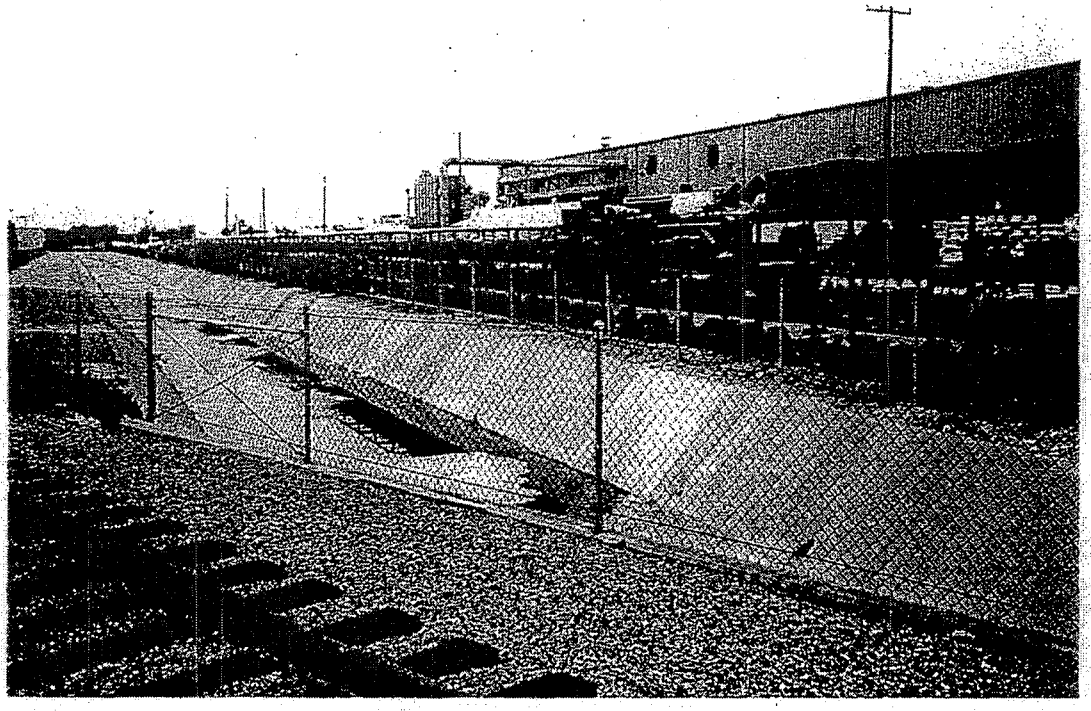
NORTH

Project No. 2406

Figure 4

EXHIBIT D

American Racing Property

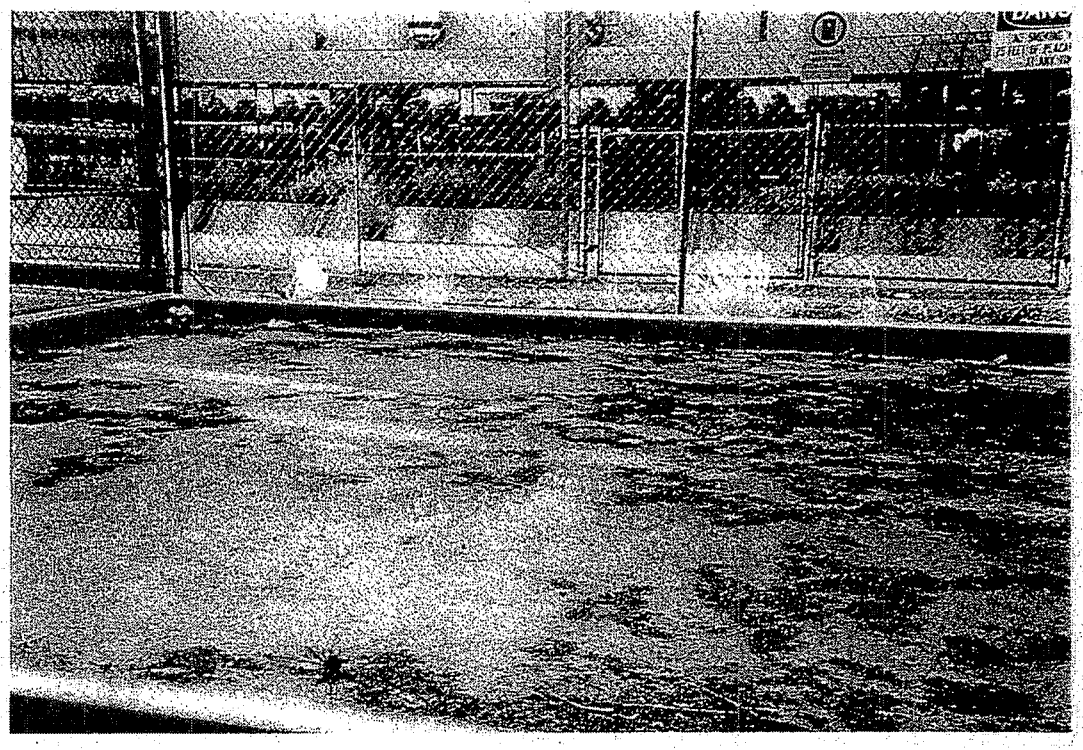


Taken in 1992

The Northern Property Boundary of American Racing Property

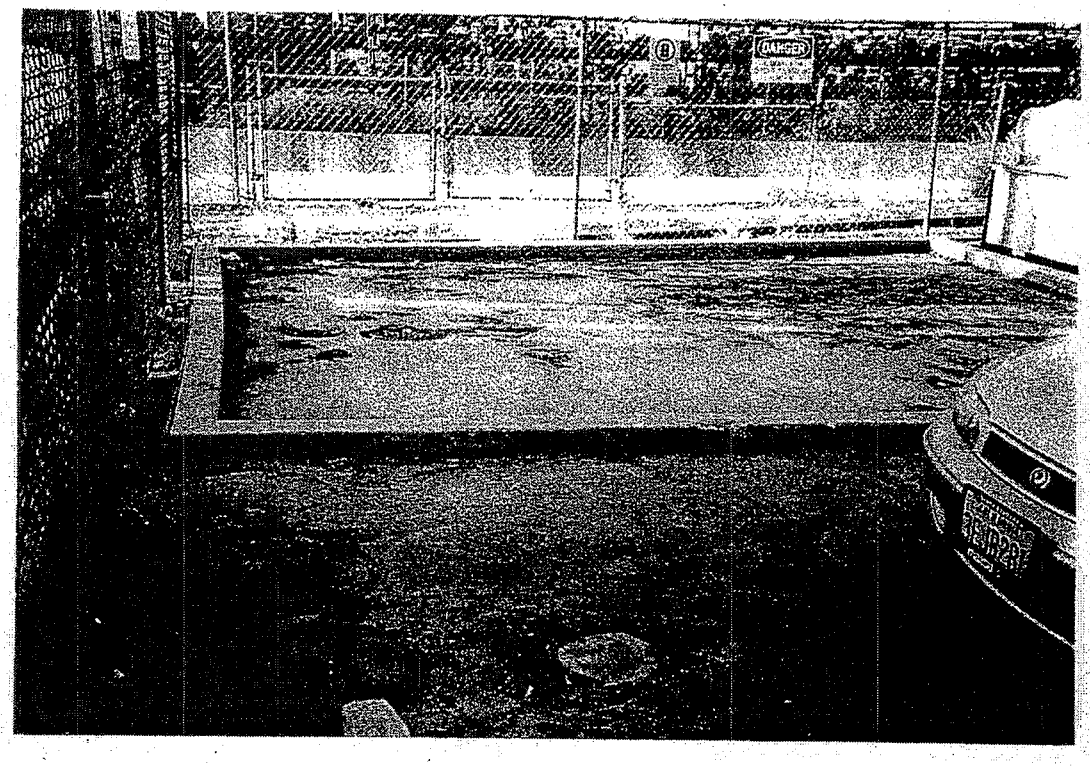
Taken in 1992

American Racing Property in Background



Taken in 1995

American Racing Property in Background



Taken in 1995

EXHIBIT E

TABLE 1
SOIL ANALYTICAL RESULTS
2930 Marla Street and 2970 Marla Street
Rancho Dominguez, California

SAMPLE LOCATION	DEPTH (ft)	DATE	Volatile Organic Compounds by EPA Method 8260B					
			PCE (µg/kg)	TCE (µg/kg)	1,1-DCE (µg/kg)	cis 1,2-DCE (µg/kg)	1,1,1-TCA (µg/kg)	OTHER VOC
MW6- 5	5	10/19/05	66	ND	ND	ND	ND	ND
MW6- 10	10	10/19/05	168	ND	ND	ND	12	ND
MW6- 15	15	10/19/05	175	ND	ND	ND	18	ND
MW6- 20	20	10/19/05	283	ND	ND	ND	52	ND
MW6- 25	25	10/19/05	2,700	ND	ND	ND	ND	ND
MW6- 30	30	10/19/05	196	ND	ND	ND	ND	ND
MW6- 35	35	10/19/05	355	ND	11	ND	ND	ND
MW6- 40	40	10/19/05	1,340	ND	ND	ND	ND	ND
MW6- 45	45	10/19/05	93	14	ND	ND	ND	ND
MW6- 50	50	10/19/05	30	ND	ND	ND	ND	ND
MW6- 55	55	10/19/05	ND	ND	ND	ND	ND	ND
MW7- 5	5	10/21/05	43	ND	ND	ND	ND	ND
MW7- 10	10	10/21/05	38	ND	ND	ND	ND	ND
MW7- 15	15	10/21/05	13	ND	ND	ND	ND	ND
MW7- 20	20	10/21/05	71	ND	ND	ND	ND	ND
MW7- 25	25	10/21/05	218	ND	ND	ND	ND	ND
MW7- 30	30	10/21/05	292	ND	12	ND	ND	ND
MW7- 35	35	10/21/05	224	ND	13	ND	ND	ND
MW7- 40	40	10/21/05	7,670	105	251	ND	ND	ND
MW7- 45	45	10/21/05	5,080	128	ND	ND	ND	ND
MW7- 50	50	10/21/05	ND	36	73	20	ND	ND
MW7- 55	55	10/21/05	–	–	–	–	–	–
MW8- 5	5	10/20/05	ND	ND	ND	ND	ND	ND
MW8- 10	10	10/20/05	ND	ND	ND	ND	ND	ND
MW8- 15	15	10/20/05	–	–	–	–	–	–
MW8- 20	20	10/20/05	12	ND	ND	ND	ND	ND
MW8- 25	25	10/20/05	–	–	–	–	–	–
MW8- 30	30	10/20/05	ND	ND	ND	ND	ND	ND
MW8- 35	35	10/20/05	–	–	–	–	–	–
MW8- 40	40	10/21/05	ND	ND	ND	ND	ND	ND
MW8- 45	45	10/21/05	ND	ND	ND	ND	ND	ND
MW8- 50	50	10/21/05	ND	ND	ND	ND	ND	ND
MW8- 55	55	10/21/05	–	–	–	–	–	–

TABLE 1
SOIL ANALYTICAL RESULTS
2930 Maria Street and 2970 Maria Street
Rancho Dominguez, California

SAMPLE LOCATION	DEPTH (ft)	DATE	Volatile Organic Compounds by EPA Method 8260B					
			PCE (µg/kg)	TCE (µg/kg)	1,1-DCE (µg/kg)	cis 1,2-DCE (µg/kg)	1,1,1-TCA (µg/kg)	OTHER VOC
MW9- 5	5	10/19/05	ND	ND	ND	ND	ND	ND
MW9- 10	10	10/19/05	ND	ND	ND	ND	ND	ND
MW9- 15	15	10/19/05	ND	ND	ND	ND	ND	ND
MW9- 20	20	10/19/05	ND	ND	ND	ND	ND	ND
MW9- 25	25	10/20/05	--	--	--	--	--	--
MW9- 30	30	10/20/05	ND	ND	ND	ND	ND	ND
MW9- 35	35	10/20/05	--	--	--	--	--	--
MW9- 40	40	10/20/05	31	ND	ND	ND	ND	ND
MW9- 45	45	10/20/05	ND	ND	ND	ND	ND	ND
MW9- 50	50	10/20/05	ND	ND	ND	ND	ND	ND
MW9- 55	55	10/20/05	--	--	--	--	--	--
MW10- 5	5	10/20/05	ND	ND	ND	ND	ND	ND
MW10- 10	10	10/20/05	ND	ND	ND	ND	ND	ND
MW10- 15	15	10/20/05	--	--	--	--	--	--
MW10- 20	20	10/20/05	ND	ND	ND	ND	ND	ND
MW10- 25	25	10/20/05	--	--	--	--	--	--
MW10- 30	30	10/20/05	ND	ND	ND	ND	ND	ND
MW10- 35	35	10/20/05	--	--	--	--	--	--
MW10- 40	40	10/20/05	ND	ND	ND	ND	ND	ND
MW10- 45	45	10/20/05	ND	ND	ND	ND	ND	ND
MW10- 50	50	10/20/05	ND	ND	ND	ND	ND	ND
MW10- 55	55	10/20/05	--	--	--	--	--	--
MW11- 5	5	12/16/05	40	ND	ND	ND	ND	ND
MW11- 10	10	12/16/05	ND	ND	ND	ND	ND	ND
MW11- 15	15	12/16/05	ND	ND	ND	ND	ND	ND
MW11- 20	20	12/16/05	ND	ND	ND	ND	ND	ND
MW11- 25	25	12/16/05	ND	ND	ND	ND	ND	ND
MW11- 30	30	12/16/05	ND	ND	ND	ND	ND	ND
MW11- 35	35	12/16/05	ND	ND	ND	ND	ND	ND
MW11- 40	40	12/16/05	ND	ND	ND	ND	ND	ND
MW11- 45	45	12/16/05	ND	ND	ND	ND	ND	ND
MW11- 50	50	12/16/05	ND	ND	ND	ND	ND	ND
MW11- 55	55	12/16/05	ND	ND	ND	ND	ND	ND

Notes:
ND = not detected at or above the method reporting limit
-- = not analyzed
µg/kg = micrograms per kilogram
PCE = Tetrachloroethene
TCE = Trichloroethene
1,1-DCE = 1,1-Dichloroethene
cis 1,2-DCE = cis 1,2-Dichloroethene
1,1,1-TCA = 1,1,1-Trichloroethane

EXHIBIT F

California Regional Water Quality Control Board
Los Angeles Region
Linda S. Adams
Cal/EPA Secretary
Arnold Schwarzenegger
Governor
320 W. 4th Street, Suite 200, Los Angeles, California 90013
Phone (213) 576-6600 FAX (213) 576-6640 - Internet Address: http://www.waterboards.ca.gov/losangeles

March 18, 2009

Mr. Kevin Fitzgerald
ZZYYXX Inc.
P.O. Box 30747
Long Beach, CA 90853

CONDITIONAL APPROVAL OF SITE ASSESSMENT WORKPLAN – FORMER AMERICAN RACING EQUIPMENT, INC. SITE, 19070 SOUTH REYES AVENUE, RANCHO DOMINGUEZ, CALIFORNIA (SCP NO. 1234, SITE ID NO. 2040331)

Dear Mr. Fitzgerald:

Los Angeles Regional Water Quality Control Board (Regional Board) staff have reviewed the February 12, 2009, *Site Assessment Work Plan* (Workplan), prepared and submitted by Fero Environmental Engineering, Inc. (Fero), for the referenced site. The Workplan presents the scope of work to collect and analyze soil gas samples from 20 locations, and soil samples from 4 locations. Soil gas samples will be collected at approximately 5 feet below ground surface (bgs), and analyzed for volatile organic compounds (VOCs). Soil samples will be collected at 5-foot intervals starting at 5 feet bgs to a depth of 60 feet bgs or to groundwater, whichever is encountered first, and analyzed for VOCs and total petroleum hydrocarbons (TPH). Based on our review of the information submitted, Regional Board staff approves the scope of work presented in the Workplan, provided the following conditions are met:

1. The Workplan proposes 20 soil gas sample locations in an approximate 50-foot grid site wide; however as depicted in Figure 1, the west portion of the site is not adequately covered. You shall add at least 3 soil gas sample locations in this area. Based on the results of the soil gas investigation, additional soil gas sampling may be required for further vertical and horizontal delineation of VOCs concentration in soil gas beneath the site.

2. In order to properly characterize the site lithology, at least one soil boring shall be continuously cored to total depth.

3. Depth to groundwater in the immediate vicinity of the site is approximately 40 feet bgs. To assess the quality of groundwater at the site, at least one grab groundwater sample shall be collected from one of the proposed soil boring locations via hydropunch, preferably from the soil boring located at the former clarifier. The groundwater sample shall be analyzed for VOCs and TPH. Based on groundwater analytical results, installation of groundwater monitoring wells may be required at the site.

4. Prior to conducting your proposed field activities, please contact Underground Service Alert of Southern California, clear all soil gas and soil boring locations for the possible presence of underground utilities at the site, and obtain a groundwater sampling permit from a proper agency.

5. Please notify the Regional Board at least 10 days prior to the start of field activities, Regional Board staff may visit the site and observe field activities.

6. A report summarizing the results of this investigation shall be submitted to the Regional Board by **June 30, 2009**, for our review and evaluation. The Report shall also include a section describing the past and current activities, and chemicals used and stored at the site; and a figure showing the chemical use and storage areas, the former sump, and wastewater treatment and the line that fed the clarifier as described in the Workplan, and any other relevant features.

If you have any questions, please contact me at (213) 576-6667.

Sincerely,

Luis Changkuon
Engineering Geologist
Site Cleanup I Unit

cc: Rick Fero, Fero Environmental Engineering, Inc.

EXHIBIT 4

California Regional Water Quality Control Board

Los Angeles Region

Recipient of the 2001 *Environmental Leadership Award* from Keep California Beautiful

Linda S. Adams
Agency Secretary

320 W. 4th Street, Suite 200, Los Angeles, California 90013
Phone (213) 576-6600 · FAX (213) 576-6640 - Internet Address: http://www.waterboards.ca.gov/losangeles

Arnold Schwarzenegger
Governor

November 19, 2007

Mr. Robert Swelgin
President
American Racing Custom Wheels
19067 South Reyes Avenue
Rancho Dominguez, CA 90221

COMMENTS – GROUNDWATER MONITORING REPORT THIRD QUARTER 2007 AND REPORT ON INSTALLATION OF GROUND WATER WELLS MW-1-4 AND MW-105, 19200 SOUTH REYES AVENUE, LONG BEACH (SC NO. 1203, SITE ID 2040264)

Dear Mr. Swelgin:

California Regional Water Quality Control Board, Los Angeles Region (Regional Board) staff has received and reviewed the October 25, 2007 "Groundwater Monitoring Report Third Quarter 2007 and Report on Installation of Ground Water Wells MW-104 and MW-105" (Report) prepared by your consultant, Environmental Audit, Inc. (EAI), for the referenced site. The Report summarizes the results of groundwater monitoring well installation conducted in August 2007 and third quarter groundwater sampling conducted in September 2007. During this well installation, two onsite groundwater monitoring wells, MW-104 and MW-105, were installed to a depth of 55 feet below ground surface (bgs) and constructed with screen intervals of 35 to 55 feet bgs. Soil and groundwater samples were collected and analyzed for volatile organic compounds (VOCs) using EPA Method 8260b. The major findings of the subsurface investigation are as follows:

1. Sixteen soil samples were collected and analyzed for VOCs in this investigation.

2. Groundwater was encountered at approximately 37 feet below ground surface (bgs).

3. Samples collected from unsaturated soils at MW-104 do not contain any detectable VOCs, except that 0.010 milligrams per kilograms (mg/kg) of tetrachloroethene (PCE) was detected at 5-foot bgs and 0.010 mg/kg of trichloroethene (TCE) was detected at 35-foot bgs.

4. Samples collected from unsaturated soils at MW-105 contain only detectable levels of PCE, with a maximum concentration of 0.023 mg/kg detected at 5-foot bgs.

5. Both MW-104 and MW-1-5 contain detectable VOCs in groundwater during this investigation included PCE, TCE, 1,1-dichloroethane (1,1-DCA) , 1,1-dichloroethene (11-DCE), and cis-1,2-DCE. The VOCs concentrations in the MW-102 and MW-103 are summarized in Table 1.

Table 1 Summary of VOCs Concentration in the two new Groundwater Monitoring Wells

VOCs Concentration (micrograms per liter –µg/L)	MW-104	MW-105
PCE	377	9.13
TCE	15.8	179
1,1-DCA	1.27	29.7
1,1-DCE	17.3	11.6
cis1,2-DCE	2.83	7.09

6. The newly gauged groundwater elevations reveal a local groundwater mounding at MW-105.

Based on our review of the submitted data, we have the following comments:

1. Similar to the previous investigations, VOCs are present predominantly at sampling locations between the Foundry and the Flood Control Channel.

2. The soil sampling results, similar to the previous investigations, do not reveal significant VOCs source in the vadose zone (unsaturated) soils. However, the overall data review of the soil and groundwater data collected suggests the need to further delineating area between MW-103 and the property boundary line. Therefore, please install another groundwater monitoring well in this area of interest, using the same protocol for MW-104 through MW-105.

3. The higher groundwater elevations in the vicinity of sewer line and flood control channel suggest leaking sources of water or sewer lines. In order to better understand the local groundwater flow path and gradient in the vicinity of MW-105 and along the sewer line, please conduct a groundwater mounding investigation with necessary record search and field testing (including tracer testing), to further identify the local groundwater pathways and hydrogeology.

4. Please complete the additional well installation and submit the soil and groundwater sampling results, along with the findings of local groundwater mounding investigation, for our review by **January 21, 2008.**

If you have any questions regarding this matter, please contact me at (213) 576-6736.

Sincerely,

G. Jeffrey Hu, P.E.
Water Resource Control Engineer
Site Cleanup Unit IV

cc: Mr. Eric Block, Block Environmental (w/o attachments) (pbreen@blockenvironmental.com)
Mr. Bob Cashier, Trak Environmental Group (w/o attachments) (Bob@trakenviro.com)
Mr. Perry Hughes, Esq., Cox, Castle & Nicholson LLP (PHughes@coxcastle.com)

Mr. Gary Meyer, Parker, Milliken, Clark, O'Hara & Samuelian's (GMEYER@pmcos.com)
Steve Bright, EAI (sbright@environmentalauditinc.com)

EXHIBIT 5

SITE ASSESSMENT REPORT

American Racing Equipment
19200 South Reyes Avenue
Rancho Dominguez, CA 90211
(RWQCB SLIC NO. 1203)

Prepared for:
AMERICAN RACING EQUIPMENT
19200 South Reyes Avenue
Ranch Dominguez, CA 90211

EAI Project No. 2406

May 15, 2007

Prepared by:

ENVIRONMENTAL AUDIT, INC.®

1000-A Ortega Way
Placentia, CA 92870
(714) 632-8521

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1.0 INTRODUCTION

This document constitutes a Site Assessment Report for the real property identified as 19200 South Reyes Avenue, Rancho Dominguez, Los Angeles County, California 90211 (Site) (see Figure 1). The Site is currently occupied by American Racing Equipment (ARE), a manufacturer of aluminum alloy rims/wheels (see Figure 2). Environmental Audit, Inc. (EAI) was retained by ARE to complete the site assessment.

1.1 BACKGROUND INFORMATION

In July 2006, ARE entered into a Spills, Leaks, Investigations and Cleanup (SLIC) oversight agreement with the California Regional Water Quality Control Board, Los Angeles Region (RWQCB) for the ARE Site. The RWQCB identifies the ARE Site as SLIC No. 1203. The RWQCB staff person assigned to the ARE Site is Mr. G. Jeffrey Hu.

On August 24, 2006 the RWQCB forwarded a letter to ARE requesting submittal of a comprehensive work plan for a complete assessment of the ARE Site. The letter states that the work plan shall focus on the investigation of historical sources and usage of volatile organic compounds (VOCs), metals, petroleum hydrocarbons and other contaminants in the vicinity of the following identified areas of concern:

- Hazardous materials storage areas throughout the site.
- Clarifier and sumps.
- Sewer line from process areas.
- Aboveground storage tanks (ASTs).
- All other locations on-site where hazardous materials have been or probably were stored, used, processed or generated.

The work plan was to include sampling protocol for collection, analysis and reporting of soil gas, soil and ground water samples, and construction of ground water gradient and contour map.

On October 6, 2006 EAI on behalf of ARE submitted a report for the ARE Site to the RWQCB entitled "*Site Assessment Work Plan*" (see EAI, 2006B). The Work Plan outlined sampling locations for soil gas, soil and ground water with the understanding that additional soil and ground water sampling locations may be required based on the results of the soil gas survey.

On November 13, 2006 the RWQCB issued a conditional letter approving the Work Plan and requesting a report documenting the results of the soil gas survey by December 18, 2006. On December 18, 2006 EAI submitted to the RWQCB a report for the ARE Site entitled "*Soil Gas Survey*" (see EAI, 2006C).

The Soil Gas Survey report included a recommendation for the drilling and sampling of three borings around the Hazardous Waste/Drum Storage Area and installation of three ground water monitoring wells. One March 14, 2007 the RWQCB forwarded a letter to ARE

approving the boring and well locations and requesting a report documenting the results of the soil and ground water assessment investigation by May 21, 2007.

1.2 SCOPE OF WORK

The scope of work included the drilling and sampling of borings SB-1, SB-2 and SB-3, installation of ground water monitoring wells MW-101, MW-102 and MW-103, analytical testing of soil and ground water samples for VOCs, surveying wells to the requirements of GeoTracker, and preparation of this report.

2.0 SAMPLING ACTIVITIES AND RESULTS

The soil borings and wells were drilled and installed on the ARE Site on March 29 and 30, 2007, by Cascade Drilling, Inc., a licensed C57 Water Well Driller, under the supervision of EAI staff. Prior to use of the drill rig, each boring was cleared using a hand auger to a depth of 5 feet below ground surface (bgs) to check for subsurface obstructions. All fieldwork was completed in accordance with the EAI Health and Safety Plan for the ARE Site (see EAI, 2006A).

2.1 APPROVALS AND PERMITS

The RWQCB issued an approval on March 14, 2007 to complete the work, and the Los Angeles County Department of Health Services issued Permit No. 617849 to install wells MW-101, MW-102 and MW-103 on the ARE Site (see Appendix A).

2.2 UTILITY CLEARANCE

Prior to initiating any fieldwork at the ARE Site, sampling locations were reviewed with ARE staff to determine if any locations had the potential to impact underground or overhead utilities, sampling locations were marked on the ground surface and Underground Service Alert (USA) was contacted. USA issued Ticket #70790578 for this project.

2.3 SOIL SAMPLING

Information from the two ground water monitoring wells currently located on the ARE Site, i.e., wells MW-5 and MW-7 (see Figure 3), indicate a depth to ground water on December 12, 2006 of about 36 to 37 feet bgs (see TRAK, 2007). Note, these two wells were installed as part of assessment work being completed for an off-site property located north of the ARE Site across the flood control channel identified as the Former Clopay Site, 2930 East Maria Street (see Figure 4).

Boring SB-1 and wells MW-101, MW-102 and MW-103 were drilled to depths of 55 feet bgs, and borings SB-2 and SB-3 were drilled to depths of 35 feet bgs (see Figure 3). Well MW-103 was proposed to be located about five feet north of soil gas sampling location C1 (see Figure 3) the sample location where the highest concentration of tetrachloroethene (PCE) at 8.9 micrograms per liter (ug/L) was detected in soil gas at 5 feet bgs (see EAI, 2006C). However, during hand auguring at this location, an obstruction was encountered at about 5 feet bgs. Due to this subsurface obstruction and overhead and equipment storage obstructions, well MW-103 was moved to grid D1 (see Figure 3). All other sampling locations were as proposed in the Work Plan.

The borings and wells were drilled using 8-inch outside diameter continuous flight hollow stem augers. The borings were logged in accordance with the Unified Soil Classification System (see Appendix B). Soil samples were collected from each boring beginning at 5 feet bgs and at 5-foot intervals thereafter until termination. The soil samples were collected using three 2-inch diameter by 6-inch long stainless steel tubes mounted within the 2-inch inside

diameter split-spoon drive sampler employed in advance of the augers. After sample recovery, EnCore® samplers (conforming to EPA Method 5035) were used to collect the soil samples from the lowermost 6-inch long tube at those locations where samples were collected for analytical testing.

A MiniRAE Plus Photo-Ionization Detector (PID) calibrated against a n-hexane gas standard was used on the soil contained in the second tube from the bottom of the shoe, at each sampling interval within the borings, to determine if volatile hydrocarbon vapors were emanating directly from the soil. Each sample was placed in an airtight "Ziploc" plastic bag. The soil samples were allowed to sit in the bags for a minimum of five minutes and then the headspace in the bags was analyzed using the PID. The results of this field-testing are recorded on the boring logs (see Appendix B).

Following completion of sampling activities, borings SB-1, SB-2 and SB-3 were backfilled from termination depth to approximately one foot below grade using hydrated bentonite, and the remaining annular space filled to the surface with cement. Borings MW-101 through MW-103 were converted to ground water monitoring wells MW-101 through MW-103, respectively.

2.4 GROUND WATER SAMPLING

2.4.1 Ground Water Well Construction

Wells MW-101 through MW-103 were constructed of 2-inch inside diameter Schedule 40 polyvinyl chloride casing to a depth of 55 feet bgs. Each well was constructed identical to existing on-site well MW-7 and off-site well MW-8 with a slotted section (0.02-inch x 1.5-inch slots) from 30 to 55 feet bgs. The annular space between the borehole wall and well casing was backfilled with grade #3 Monterey sand to about three feet above the slotted section. A surge block was used to settle the filter pack prior to placement of the bentonite seal. An approximate two-foot thick layer of hydrated bentonite chips was placed on top of the sand pack. The remaining annular space was grouted to within one foot of the surface with a bentonite/cement grout. Flush mounted traffic grates were placed on each well to prevent sheet flow from entering the well. Appendix B contains the well construction details.

2.4.2 Well Development

The wells were allowed to sit at least 48 hours after construction, prior to development. The wells were developed on April 3 and 5, 2007. Due to an unusual amount of sediment in the water, well MW-103 was further developed on April 9, 2007. Wells were developed until the water was relatively free of settable solids.

2.4.3 Well Elevation Survey

On April 17, 2007 the well casing elevations, latitude, and longitude of existing wells MW-5A, MW-5B, MW-7, MW-8 and the three wells (MW-101, MW-102 and MW-103) installed as part of this investigation was surveyed by Evans Land Surveying and Mapping pursuant to the requirements of GeoTracker (see Appendix C).

2.4.4 Well Sampling

Prior to initiating any purging or sampling activities, depth measurements to fluid levels in wells MW-5A, MW-7, MW-8, MW-101, MW-102 and MW-103 were obtained using an interface probe accurate to 0.01 foot (see Table 1). These data were used to construct a ground water elevation map for the ARE Site (see Figure 5).

Prior to collecting ground water samples from wells MW-101, MW-102 and MW-103 for analytical testing, the wells were purged of approximately four well casing volumes of water. Temperature, conductivity, turbidity and pH readings were recorded to evaluate the effectiveness of purging activities (see Appendix D). The samples were collected from just below the water surface using disposable bottom bailers equipped with VOC sampling tips. The samples were sealed in 40-milliliter volatile organic analysis (VOA) vials with Teflon septa lined lids. Each vial was completely filled so that no headspace existed between the sample and the lid.

Ground water samples were not collected from wells MW-5A, MW-7 or MW-8 for analytical testing since these wells are analyzed on a quarterly basis as part of the work being completed for the Former Clopay Site (see Figure 4).

2.5 SAMPLE IDENTIFICATION, DOCUMENTATION, PACKAGING AND SHIPPING

To identify and manage the samples collected in the field, a sample label was affixed to each sample container. Each sample label includes the following information:

- Sample identification number
- Date and time of sample collection
- EAI project number
- Name of client
- Name of sampler

Following sample collection and labeling, the soil and ground water samples were placed into a high quality ice chest for temporary storage and transport to the analytical laboratory. The following protocol was used for sample packaging:

- A self-adhesive sample label was placed across the lid of each sample container, acting not only as a sample label but also as a custody seal.
- The samples were placed in leak-proof "Ziploc" plastic bags.
- The samples were then placed into a high quality ice chest that included ice to keep the samples chilled during transport to the laboratory. The drain plug of the ice chest was secured using tape to preclude melting ice from leaking out of the cooler.
- The chain of custody record (COC) forms were placed in a "Ziploc" water-resistant plastic bag and taped to the inside lid of the cooler.
- The samples were kept chilled until delivered to the laboratory for analytical testing.

COC record forms (see Appendix E) were used to document sample collection and shipment to the laboratory for analytical testing. The COC record form identifies the contents of each shipment, the analytical testing to be completed on each sample, and maintains the custodial integrity of the samples.

2.6 DECONTAMINATION PROCEDURES

The augers were steam cleaned between each boring. The equipment used to collect the soil samples was decontaminated prior to each sampling, to assure the quality of the samples collected. The sampling equipment was decontaminated using the following procedure: (a) all excess soil was scrapped off the sampler; (b) the sampler was washed in a solution of non-phosphate detergent (Alconox) and tap water; and (c) the sampler was rinsed with tap water.

The pump and hose system (equipment) used to develop and purge the wells was decontaminated between each well using the following procedure: (a) the equipment was flushed with a solution of Alconox detergent and tap water; and (b) the equipment was flushed with tap water.

2.7 MANAGEMENT OF WASTES

In the process of collecting media samples during the field-sampling program, potentially contaminated investigation-derived wastes (IWD) were generated. These wastes included spent personal protective equipment (PPE), soil cuttings, and decontamination and well development/purging fluids. Spent PPE, e.g., gloves, were double bagged and placed in a municipal refuse dumpster.

Soil cuttings and the liquid effluent generated from decontaminating sampling equipment and sampling the ground water wells were sealed in labeled 55-gallon drums. The drums remained on-site, pending the results of the analytical testing of the soil and ground water samples collected in the field, at which time an appropriate disposal method was determined.

2.0 SAMPLING ACTIVITIES AND RESULTS

2.8 ANALYTICAL TESTING

All soil and ground water samples were analyzed by Enviro-Chem, Inc. a State of California certified hazardous waste testing laboratory (ELAP No. 1555). All samples were analyzed for full range VOCs, including fuel oxygenates, using EPA Method 8260B. The results of the soil testing are summarized in Table 2 and the ground water results in Table 3. The chain of custody records and laboratory reports are contained in Appendix E.

3.0 CONCLUSIONS AND RECOMMENDATIONS

3.1 CONCLUSIONS

3.1.1 Soil

PCE and 1,1-dichloroethethene (1,1-DCE) were the only VOCs detected in the 45 soil samples analyzed as part of this investigation (see Table 2).

1,1-DCE was detected only in the soil sample collected from sample location MW-102 that was drilled near the southwest corner of the Foundry at a depth of 40 feet bgs, at a concentration of 0.096 milligrams per kilogram (mg/kg). This soil sample was obtained from a depth of approximately 3 feet beneath the top of the water table.

PCE was not detected in the soil samples collected from well MW-101 that was drilled adjacent to the abandoned clarifier or borings SB-1 and SB-2 drilled adjacent to the hazardous waste and drum storage area (see Figure 3). Well MW-102 contained PCE in only one soil sample at a depth of 40 feet bgs (in the water table). Well MW-103 drilled north of the sewer line and boring SB-3 drilled near the hazardous waste and drum storage area, generally contained low concentrations of PCE in soil samples from the surface to the total depth investigated. PCE concentrations detected in these two borings ranged from 0.006 mg/kg to 0.122 mg/kg (see Table 2).

The maximum concentration of PCE detected to date in vadose zone soil beneath the ARE Site is 0.292 mg/kg in a soil sample collected from well MW-7 at 30 feet bgs, which is less than one percent of the highest concentration detected beneath the Former Clopay Site (270 mg/kg) and ERC Site (262 mg/kg).

3.1.2 Ground Water

PCE, trichloroethene (TCE), 1,1-DCE and cis-1,2-DCE were the VOCs detected in the ground water samples analyzed as part of this investigation (see Table 3). PCE concentrations ranged from 4.34 ug/L in well MW-101 to 1,080 ug/L in well MW-103, and TCE from 3.47 ug/L in well MW-101 to 30.7 ug/L in well MW-103.

Figure 5 presents a ground water elevation map for the ARE Site for April 12, 2007 using data from wells MW-5, MW-7, MW-8, MW-101, MW-102 and MW-103. As contoured, the ground water flow direction is westerly. However, the ground water elevations could also be contoured with an elevation high in the vicinity of the sewer line that would direct ground water flow from the mound toward the flood control channel and toward the foundry. Data from wells associated with the Former Clopay Site and ERC Site indicate a mound near the flood control channel (see TRAK, 2007).

3.0 CONCLUSIONS AND RECOMMENDATIONS

3.1.3 Source of Chemicals

To date, a soil gas investigation of the ARE Site has been completed which included the collection and analysis of 37 soil gas samples from 5 feet bgs and 17 soil gas samples from 15 feet bgs for VOCs (see EAI, 2006C), and the soil and ground water investigation completed as part of this assessment. If ARE were a meaningful source of the PCE and TCE detected in ground water beneath the ARE Site, and more importantly beneath the Former Clopay Site and ERC Site, the concentrations detected in soil gas and soil beneath the ARE Site should have been several orders to magnitude higher than any concentration detected as part of these investigations. Data from these investigations supports ARE's position that it is not a significant source of ground water contamination in the area of, or beneath the ARE Site, Former Clopay Site and ERC Site, and that others are responsible for the impacts.

No further assessment activities are required by ARE.

3.2 RECOMMENDATIONS

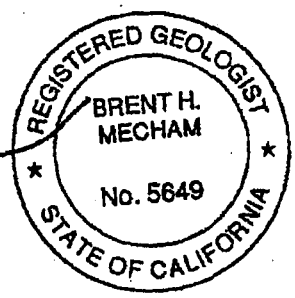
It is recommended that wells MW-101, MW-102 and MW-103 be monitored on a quarterly basis, and that the monitoring activities be coordinated with those being completed for the Former Clopay Site and ERC Site, e.g., scheduled for the same date.

4.0 LIMITATION

Our professional services have been performed using that degree of knowledge, diligence, care and skill ordinarily exercised, under similar circumstances, by reputable environmental consultants practicing in this or similar localities at this time. EAI assumes that information provided by third parties is true, accurate and reliable. This report has been prepared for American Racing Equipment. The conclusions and recommendations contained in this report are based on information contained and/or referenced herein, and our best judgment. No other warranty, expressed or implied, is made as to the professional advice contained in this report.

Respectfully submitted,

ENVIRONMENTAL AUDIT, INC.



Brent H Mecham

Brent H. Mecham, RG, REA II
Project Manager

Boris Stolin/PJB

Boris Stolin, PE
Manager Environmental Engineering

BHM:BS:SAB:pe

SAB:2406-SITEASSESSMENTREPORT1

5.0 REFERENCES

Environmental Audit, Inc., "Health and Safety Plan, American Racing Equipment, 19200 South Reyes Avenue, Ranch Dominguez, CA 90221," dated September 19, 2006 (EAI, 2006A).

Environmental Audit, Inc., "Site Assessment Work Plan, American Racing Equipment, 19200 South Reyes Avenue, Ranch Dominguez, CA 90221 (RWQCB SLIC No. 1203)," dated October 6, 2006 (EAI, 2006B).

Environmental Audit, Inc., "Soil Gas Survey, American Racing Equipment, 19200 South Reyes Avenue, Ranch Dominguez, CA 90221 (RWQCB SLIC No. 1203)," dated December 18, 2006 (EAI, 2006C).

TRAK Environmental Group, "Fourth Quarter 2006 Status Report, Former Clopay Site, 2930 East Maria Street, Rancho Dominguez, California (RWQCB SLIC No. 458, Site ID 2048500)," dated January 15, 2007 (TRAK, 2007).

TABLES

TABLE 1
SUMMARY OF WELL CONSTRUCTION DATA
American Racing Equipment
19200 South Reyes Avenue, Rancho Dominguez, CA 90221

Well	Date Completed	Installed By	Los Angeles County DHS Permit No.	Casing Diameter (inch)	Total Depth (feet bgs)	Screen Interval (feet bgs)	Slot Size (inch)	Surveyed[3] Well Elevation (feet MSL)	Surveyed[4] Well Elevation (feet MSL)
MW-5A[1][2]	07/24/98	D&M	?	2	57	31.68 - 56.65	0.02	44.81	45.11
MW-5B[1][2]	07/24/98	D&M	?	2	100	86.66 - 99.65	0.02	44.83	45.12
MW-7[2]	10/21/05	TRAK	?	2	55	30 - 55	0.02	44.54	44.83
MW-8[2]	10/20/05	TRAK	?	2	55	30 - 55	0.02	45.40	45.68
MW-101	03/29/07	EAI	617849	2	55	30 -55	0.02	--	46.56
MW-102	03/29/07	EAI	617849	2	55	30 - 55	0.02	--	46.55
MW-103	03/30/07	EAI	617849	2	55	30 - 55	0.02	--	46.54

(1) = Well MW-5A and MW-5B is a dual completion well installed in a single 10-inch diameter well boring
(2) = Well installed as part of assessment work associated with the Former Clopay Site (2390 East Maria Street)
(3) = Well elevation provided by TRAK
(4) = Well elevation provided by Evans Land Surveying and Mapping, surveyed April 17, 2007 to Los Angeles County Department of Public Works Benchmark #Y-11053

TABLE 2
SUMMARY OF SOIL TESTING RESULTS
American Racing Equipment
19200 South Reyes Avenue, Rancho Dominguez, CA 90221
(concentrations in milligrams per kilogram - mg/kg)

Sample ID	Date	EPA 8260B		
		PCE	1,1-DCE	All Other VOCs
MW-101d5	03/29/07	ND<0.005	ND<0.005	ND
MW-101d10	03/29/07	ND<0.005	ND<0.005	ND
MW-101d15	03/29/07	ND<0.005	ND<0.005	ND
MW-101d20	03/29/07	ND<0.005	ND<0.005	ND
MW-101d25	03/29/07	ND<0.005	ND<0.005	ND
MW-101d30	03/29/07	ND<0.005	ND<0.005	ND
MW-101d35	03/29/07	ND<0.005	ND<0.005	ND
MW-101d40	03/29/07	ND<0.005	ND<0.005	ND
	MAX	**ND<0.005**	**ND<0.005**	**ND**
MW-102d5	03/29/07	ND<0.005	ND<0.005	ND
MW-102d10	03/29/07	ND<0.005	ND<0.005	ND
MW-102d15	03/29/07	ND<0.005	ND<0.005	ND
MW-102d20	03/29/07	ND<0.005	ND<0.005	ND
MW-102d25	03/29/07	ND<0.005	ND<0.005	ND
MW-102d30	03/29/07	ND<0.005	ND<0.005	ND
MW-102d35	03/29/07	ND<0.005	ND<0.005	ND
MW-102d40	03/29/07	0.048	0.096	ND
	MAX	**0.048**	**0.096**	**ND**
MW-103d5	03/30/07	0.01	ND<0.005	ND
MW-103d10	03/30/07	ND<0.005	ND<0.005	ND
MW-103d15	03/30/07	0.006	ND<0.005	ND
MW-103d20	03/30/07	0.008	ND<0.005	ND
MW-103d25	03/30/07	0.090	ND<0.005	ND
MW-103d30	03/30/07	0.122	ND<0.005	ND
MW-103d35	03/30/07	0.090	ND<0.005	ND
MW-103d40	03/30/07	0.022	ND<0.005	ND
	MAX	**0.122**	**ND<0.005**	**ND**
SB-1d5	03/29/07	ND<0.005	ND<0.005	ND
SB-1d10	03/29/07	ND<0.005	ND<0.005	ND
SB-1d15	03/29/07	ND<0.005	ND<0.005	ND
SB-1d20	03/29/07	ND<0.005	ND<0.005	ND
SB-1d25	03/29/07	ND<0.005	ND<0.005	ND
SB-1d30	03/29/07	ND<0.005	ND<0.005	ND
SB-1d35	03/29/07	ND<0.005	ND<0.005	ND
	MAX	**ND<0.005**	**ND<0.005**	**ND**
SB-2d5	03/30/07	ND<0.005	ND<0.005	ND
SB-2d10	03/30/07	ND<0.005	ND<0.005	ND
SB-2d15	03/30/07	ND<0.005	ND<0.005	ND
SB-2d20	03/30/07	ND<0.005	ND<0.005	ND
SB-2d25	03/30/07	ND<0.005	ND<0.005	ND
SB-2d30	03/30/07	ND<0.005	ND<0.005	ND
SB-2d35	03/30/07	ND<0.005	ND<0.005	ND
	MAX	**ND<0.005**	**ND<0.005**	**ND**

TABLE 2
SUMMARY OF SOIL TESTING RESULTS
American Racing Equipment
19200 South Reyes Avenue, Rancho Dominguez, CA 90221
(concentrations in milligrams per kilogram - mg/kg)

		EPA 8260B		
Sample ID	Date	PCE	1,1-DCE	All Other VOCs
SB-3d5	03/30/07	0.013	ND<0.005	ND
SB-3d10	03/30/07	0.027	ND<0.005	ND
SB-3d15	03/30/07	0.046	ND<0.005	ND
SB-3d20	03/30/07	0.008	ND<0.005	ND
SB-3d25	03/30/07	0.016	ND<0.005	ND
SB-3d30	03/30/07	0.025	ND<0.005	ND
SB-3d35	03/30/07	0.044	ND<0.005	ND
	MAX	**0.046**	**ND<0.005**	**ND**

Only those VOCs detected, including fuel oxygenates, are listed

ND< = Not detected at laboratory limit listed

ND = Not detected, detection limits ranged from 0.005 to 0.05 mg/kg

TABLE 3
SUMMARY OF GROUND WATER ELEVATION AND TESTING RESULTS
American Racing Equipment
19200 South Reyes Avenue, Rancho Dominguez, CA 90221
(concentrations in micrograms per liter - ug/L)

Well	Date	Well Casing[(1)] Elevation (feet bgs)	Depth to Ground Water (feet bgs)	Depth to Product (feet bgs)	Product Thickness (feet)	Ground Water Elevation	VOCs (8260B)			
							PCE	TCE	1,1-DCE	cis-1,2-DCE
MW-5A	04/12/07	45.11	36.59	--	--	8.52	NS	NS	NS	NS
MW-7	04/12/07	44.83	35.72	--	--	9.11	NS	NS	NS	NS
MW-8	04/12/07	45.68	36.87	--	--	8.81	NS	NS	NS	NS
MW-101	04/12/07	46.56	36.94	--	--	9.62	4.34	3.47	ND<1	1.82
MW-102	04/12/07	46.55	36.83	--	--	9.72	1,080	30.7	68.1	25.8
MW-103	04/12/07	46.54	36.50	--	--	10.04	86.7	10.5	5.25	4.85

Only those VOCs detected are listed

(1) = Based on survey data provided by Evans Land Surveying and Mapping, April 17, 2007

NS = Not sampled

ND< = Not detected at laboratory limit listed

FIGURES

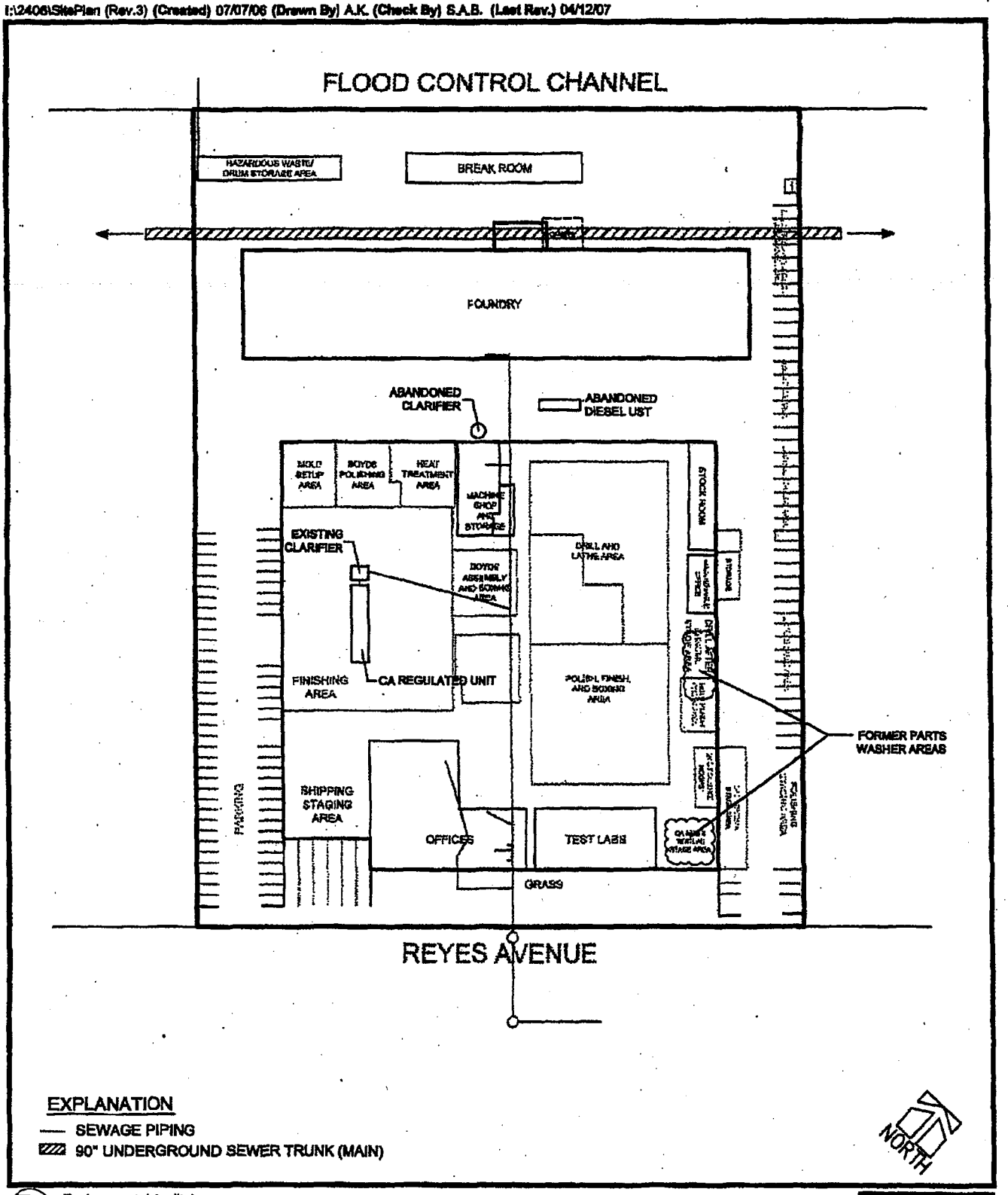
Environmental Audit, Inc.

SITE LOCATION MAP
19200 South Reyes Avenue
Rancho Dominguez, CA 90221

Project No. 2406
N:\2406\SiteLocMap.cdr

Figure 1
Original In Color

I:\2406\SitePlan (Rev.3) (Created) 07/07/06 (Drawn By) A.K. (Check By) S.A.B. (Last Rev.) 04/12/07



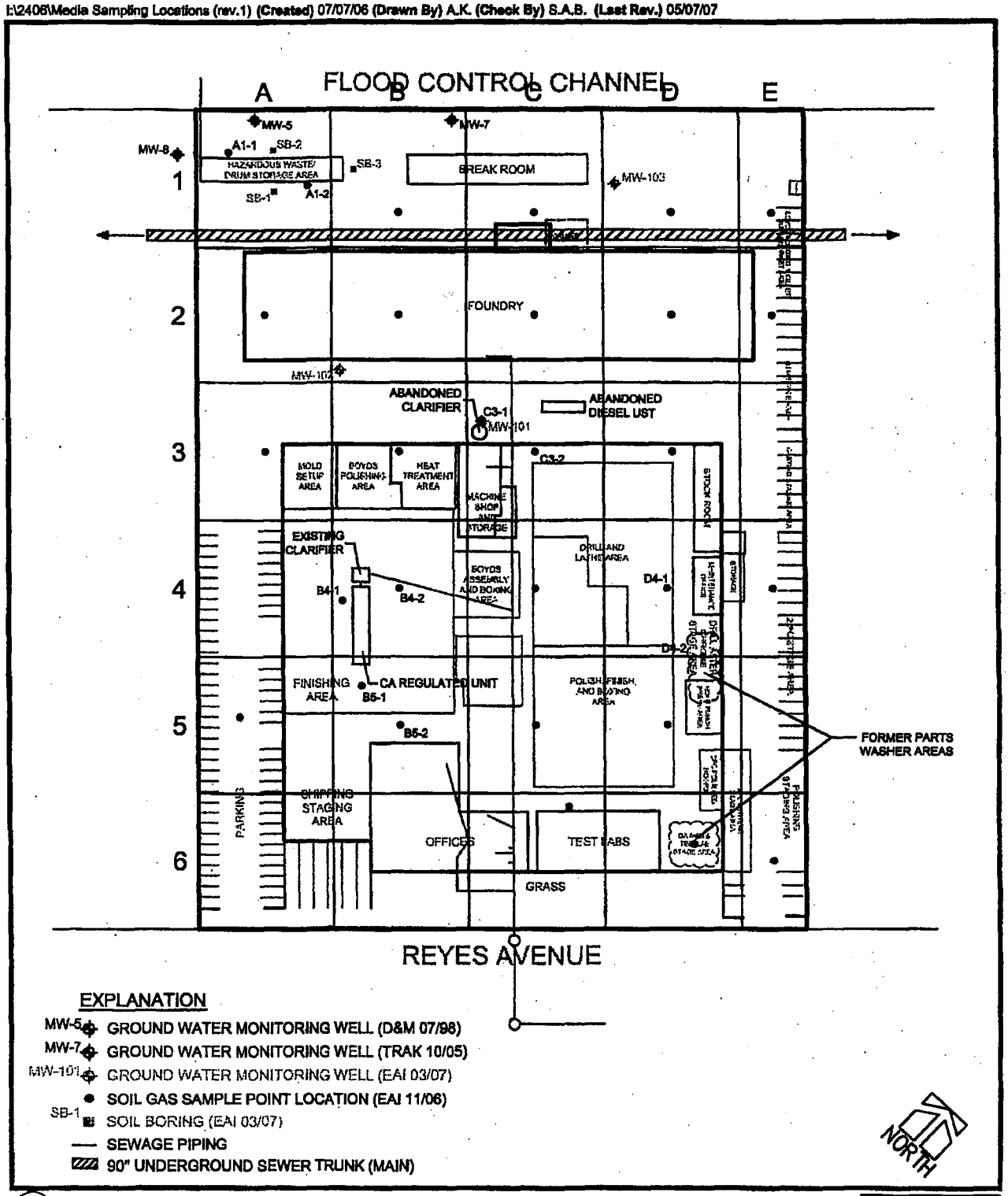
Environmental Audit, Inc.

SITE PLAN
19200 South Reyes Avenue
Rancho Dominguez, CA 90221

Project No. 2406

Figure 2

I:\2406\Media Sampling Locations (rev.1) (Created) 07/07/06 (Drawn By) A.K. (Check By) S.A.B. (Last Rev.) 05/07/07



Environmental Audit, Inc.

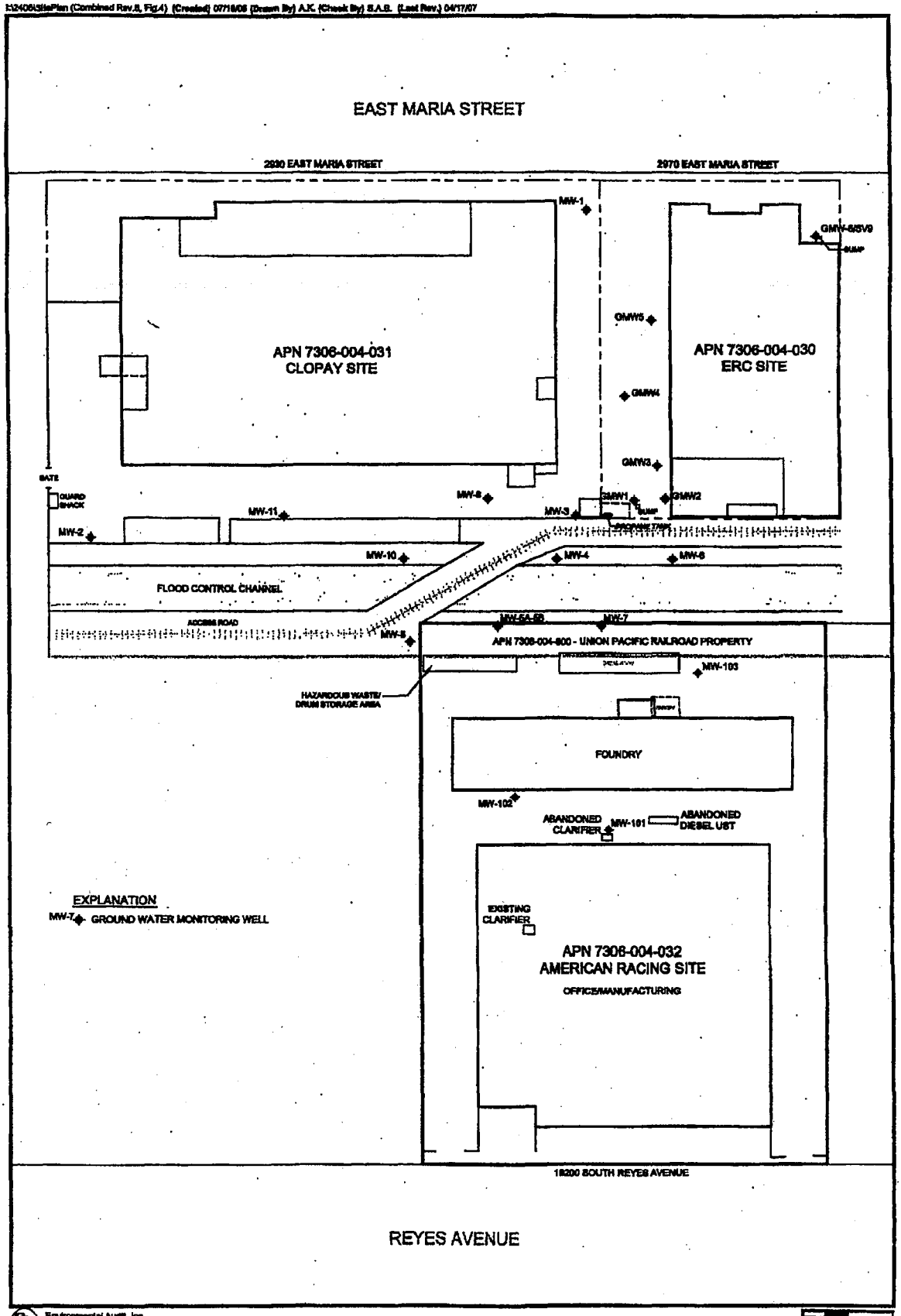
MEDIA SAMPLING LOCATIONS
19200 South Reyes Avenue
Rancho Dominguez, CA 90221

Project No. 2406

Figure 3

Original in Color

I:\2406\SitePlan (Combined Rev.8, Fig.4) (Created) 07/18/06 (Drawn By) A.K. (Check By) S.A.S. (Last Rev.) 04/17/07

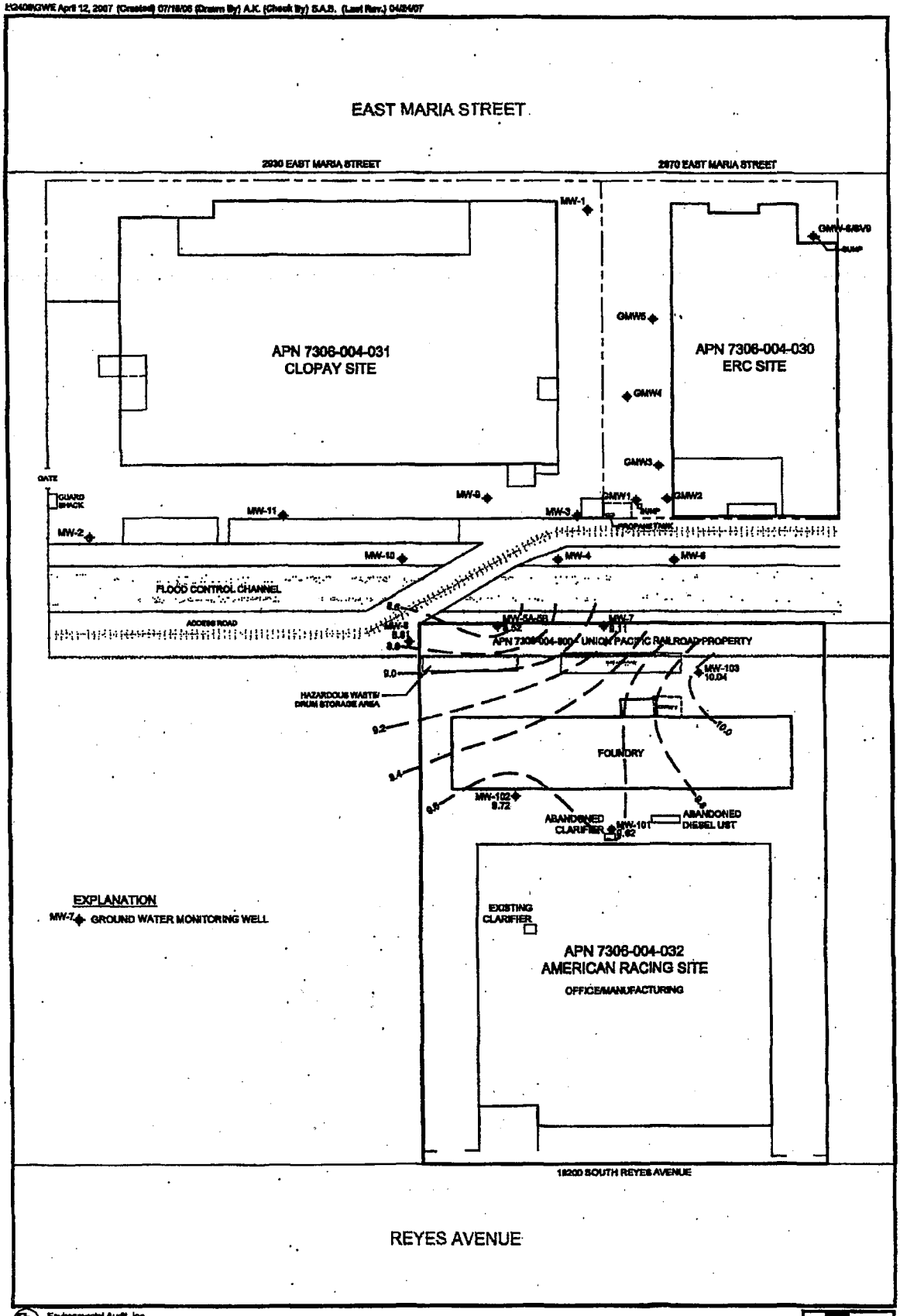


Environmental Audit, Inc.

COMBINED SITE PLAN
19200 South Reyes Avenue
Rancho Dominguez, CA 90221

Project No. 2406

Figure 4



Environmental Audit, Inc.

GROUND WATER ELEVATION MAP
April 12, 2007
19200 South Reyes Avenue
Rancho Dominguez, CA 90221

0 100'
NORTH

Project No. 2408

Figure 5

APPENDIX A

Los Angeles County Department of Health Services Permit No. 617849

NOV-01-2006 11:02 FROM LA CO ENVIRONMENTAL HLTH TO 17146326754

WELL PERMIT APPLICATION — NON-PRODUCTION WELLS

WATER & SEWAGE / MOUNTAIN & RURAL PROG. - ENVIRONMENTAL HEALTH DIVISION
5050 COMMERCE DRIVE BALDWIN PARK, CA 91706 (626) 430-5380 FAX (626) 813-3016

DATE 10-27-06

X NEW WELL CONSTRUCTION ___ RECONSTRUCTION OR RENOVATION ___ DECOMMISSIONING ___ OTHER:	X MONITORING ___ CATHODIC ___ INJECTION ___ EXTRACTION ___ HEAT EXCHANGE ___ Hydropunch ___ C.P.T. For Ground Water Sampling ___ Other: (Specify):

SITE ADDRESS	19200 South Reyes Ave.	CITY Rancho Dominguez	ZIP CODE 90221
Nearest Intersection	South Susana Rd & Reyes Ave.	Thomas Bros. Page / Grid	765 - B3
NO. OF WELLS IN EACH PARCEL:	3	Attach site map with well locations	

Total Depth, Size and Depth of Well Casing	55' of 4-inch PVC
Sanitary / Annular Sealing Material	Hydrated Bentonite
Depth of Sanitary / Annular Seal	3 to 28'
Conductor Casing Seal	NA

Well Owner	American Racing Equipment
Address	19200 South Reyes Ave
City / Zip Code	Rancho Dominguez 90211
Telephone	310-761-4910
Well Driller	Cascade Drilling
Address	11250 E Firestone Blvd
City / Zip Code	Norwalk 90650
C-57 License No.	717510
Telephone	562-929-8176

Well Depth Log / Records	
Method of Well Assessment	
Depth and Number of Perforations	
Type of Perforator Size of Perforations	
Type and Amount of Sealant	
Method of Upper Seal Pressure Application	

I hereby agree to comply in every respect with all the regulations of the County Environmental Health Division and with all ordinances and laws of the County of Los Angeles and the State of California pertaining to well construction, reconstruction and decommissioning. Upon completion of the well and within thirty days thereafter, I will furnish the Environmental Health office with a completion log of the well giving date drilled, depth of the well, perforations in the casing, and any other data deemed necessary by County Environmental Health Division.

Brent H Mecham
Applicant's Signature

Applicant Name: (Print) Brent H Mecham

Fax Number: 714-632-6754 ✓

Company	Environmental Audit
Contact Person	Brent Mecham
Address	1000A Ortega Way
City, State Zip Code	Placentia, CA 92870
Telephone	714-632-8521 ext 226

IF WELL AND GEOLOGIC CONDITIONS ENCOUNTERED IN THE FIELD ARE FOUND TO DIFFER FROM THE SCOPE OF WORK PRESENTED TO THIS OFFICE, WORK PLAN MODIFICATIONS MAY BE REQUIRED

DISPOSITION OF PERMIT (Department Use Only)
THIS PERMIT IS CONSIDERED COMPLETE WHEN THE WORK PLAN IS APPROVED AND WHEN THE WELL COMPLETION LOG IS RECEIVED. NO WELL CONSTRUCTION OR DECOMMISSIONING CAN BE INITIATED WITHOUT THE WORK PLAN APPROVAL FROM THIS DEPARTMENT

Date 11/1/06 R.E.H.S. Michael Lim

Conditions ON 10/31/06 #573 WERE PAID FOR PERMIT # 617849 TO DRILLED THREE GROUND WATER MONITORING WELLS ON NOV. 14, 2006

NOTICE

This well permit approval is limited to compliance with the California well standards and the Los Angeles County Health and Safety Code and does not grant any rights to construct, reconstruct, or decommission any well. Applicant is responsible for securing all other permits necessary to perform the work.

APPENDIX B

Boring Logs and Well Construction Details

GRAPHIC GEOTECHNICAL BORING LOG

CLIENT: American Racing Equipment PROJECT NO.: 2406 DRILL HOLE: SB-1

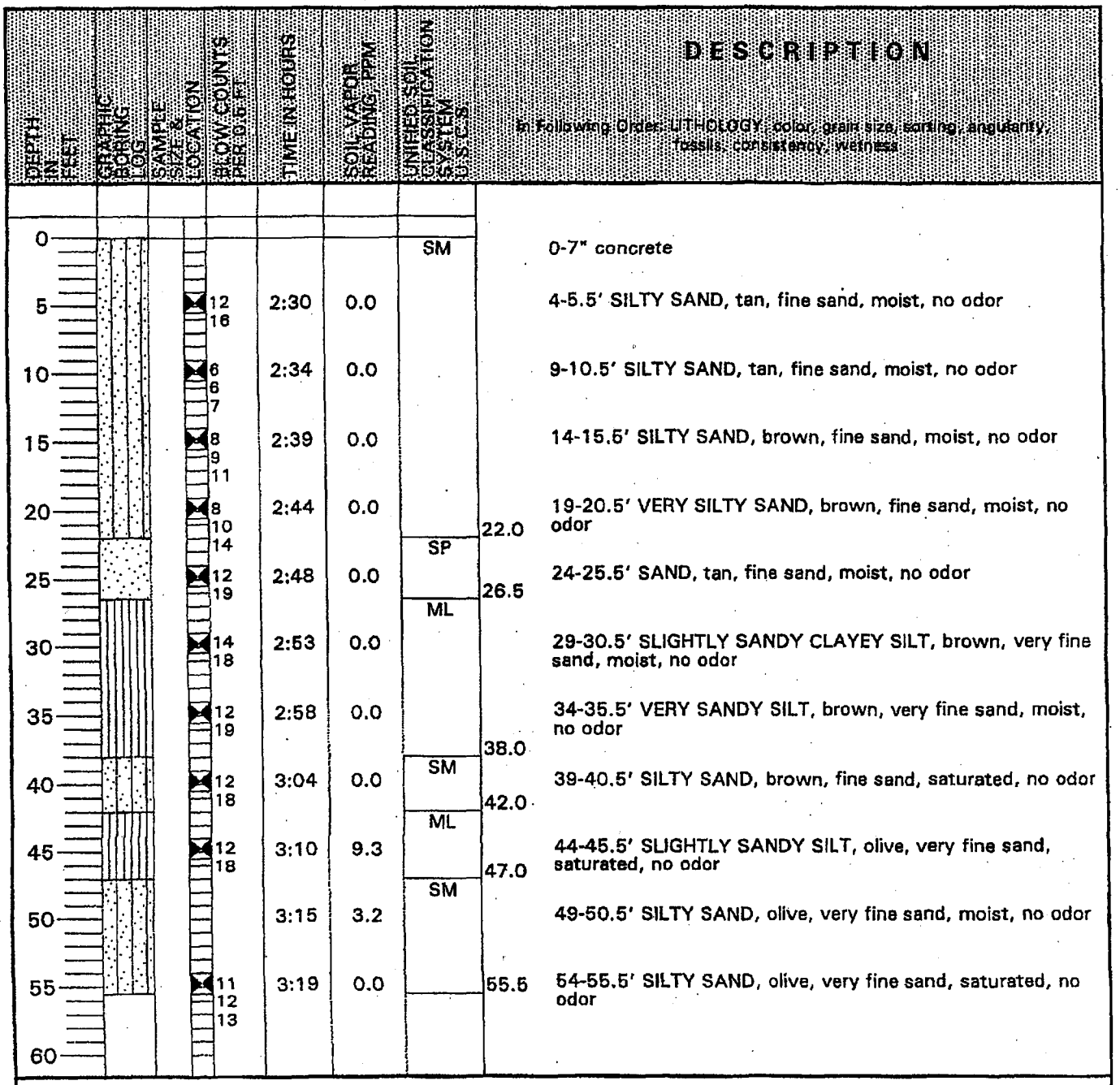
SITE LOCATION: 19200 South Reyes Avenue, Rancho Dominguez, California

DRILLING CO: Cascade Drilling TYPE OF RIG: CME-75

DRILLING METHOD/EQUIPMENT: Hollow Stem Auger HOLE DIAMETER: 8"

DRIVE WEIGHT/HEIGHT OF DROP: 140#@30" REFERENCE OR DATUM: Surface

START DATE: 3/29/07 COMPLETION DATE: 3/29/07



NOTES:

ENVIRONMENTAL AUDIT, INC.

NOTE: This Boring Log Represents Conditions Only at Time and Location Indicated. Subsurface Conditions May Differ at Other Locations and Times.

LOGGED BY: BHM DATE: 03/29/07 APPROVED BY: BHM RG #: 5649

GRAPHIC GEOTECHNICAL BORING LOG

CLIENT: American Racing Equipment PROJECT NO.: 2406 DRILL HOLE: SB-2

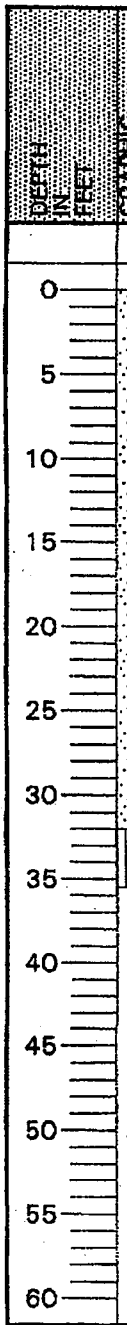
SITE LOCATION: 19200 South Reyes Avenue, Rancho Dominguez, California

DRILLING CO: Cascade Drilling TYPE OF RIG: CME-75

DRILLING METHOD/EQUIPMENT: Hollow Stem Auger HOLE DIAMETER: 8"

DRIVE WEIGHT/HEIGHT OF DROP: 140#@30" REFERENCE OR DATUM: Surface

START DATE: 3/30/07 COMPLETION DATE: 3/30/07



	DESCRIPTION (In Following Order: LITHOLOGY, color, grain size, sorting, angularity, fossils, consistency, wetness)
	0-7" concrete
5	4-5.5' SLIGHTLY SILTY SAND, tan, very fine sand, moist, no odor
10	9-10.5' SILTY SAND, brown, very fine sand, moist, no odor
15	14-15.5' SILTY SAND, brown, very fine sand, moist, no odor
20	19-20.5' SILTY SAND, brown, very fine sand, moist, no odor
25	24-25.5' VERY SILTY SAND, brown, very fine sand, moist, no odor
30	29-30.5' VERY SILTY SAND, brown, very fine sand, moist, no odor
32.0	
35	34-35.5' SANDY SILT, brown, very fine sand, moist, no odor
35.5	

NOTES:

ENVIRONMENTAL AUDIT, INC.

NOTE: This Boring Log Represents Conditions Only at Time and Location Indicated. Subsurface Conditions May Differ at Other Locations and Times.

LOGGED BY: BHM DATE: 03/30/07 APPROVED BY: BHM RG #: 5649

GRAPHIC GEOTECHNICAL BORING LOG

CLIENT: American Racing Equipment PROJECT NO.: 2406 DRILL HOLE: SB-3

SITE LOCATION: 19200 South Reyes Avenue, Rancho Dominguez, California

DRILLING CO: Cascade Drilling TYPE OF RIG: CME-75

DRILLING METHOD/EQUIPMENT: Hollow Stem Auger HOLE DIAMETER: 8"

DRIVE WEIGHT/HEIGHT OF DROP: 140#@30" REFERENCE OR DATUM: Surface

START DATE: 3/30/07 COMPLETION DATE: 3/30/07

DEPTH IN FEET	GRAPHIC BORING LOG	SAMPLE SIZE & LOCATION	BLOW COUNTS PER 0.5 FT	TIME IN HOURS	SOIL VAPOR READING PPM	UNIFIED SOIL CLASSIFICATION SYSTEM U.S.C.S.	DESCRIPTION (In Following Order: LITHOLOGY, color, grain size, sorting, angularity, fossils, consistency, wetness)
0						SM	0-7" concrete
5			6 7 9	11:25	0.0		4-5.5' SILTY SAND, brown, very fine sand, moist, no odor
10			9 10 11	11:30	0.0		9-10.5' SILTY SAND, brown, very fine sand, moist, no odor
15			10 12 14	11:35	0.0		14-15.5' SILTY SAND, brown, very fine sand, moist, no odor
20			10 15 15	11:40	0.0		19-20.5' VERY SILTY SAND, brown, very fine sand, moist, no odor
25			10 11 14	11:45	4.3		24-25.5' SILTY SAND, tan, very fine sand, moist, no odor
							28.0
30			13 14 15	11:50	2.8	ML	29-30.5' SANDY CLAYEY SILT, dark brown, very fine sand, moist, no odor
35			6 6 12	11:55	3.0		34-35.5' SANDY CLAYEY SILT, dark brown, very fine sand, moist, no odor 35.5
40							
45							
50							
55							
60							

NOTES:

ENVIRONMENTAL AUDIT, INC.

NOTE: This Boring Log Represents Conditions Only at Time and Location Indicated. Subsurface Conditions May Differ at Other Locations and Times.

LOGGED BY: BHM DATE: 03/30/07 APPROVED BY: BHM RG #: 5649

GRAPHIC GEOTECHNICAL BORING LOG

CLIENT: American Racing Equipment PROJECT NO.: 2406 DRILL HOLE: MW-101

SITE LOCATION: 19200 South Reyes Avenue, Rancho Dominguez, California

DRILLING CO: Cascade Drilling TYPE OF RIG: CME-75

DRILLING METHOD/EQUIPMENT: Hollow Stem Auger HOLE DIAMETER: 8"

DRIVE WEIGHT/HEIGHT OF DROP: 140#@30" REFERENCE OR DATUM: Surface

START DATE: 3/29/07 COMPLETION DATE: 3/29/07

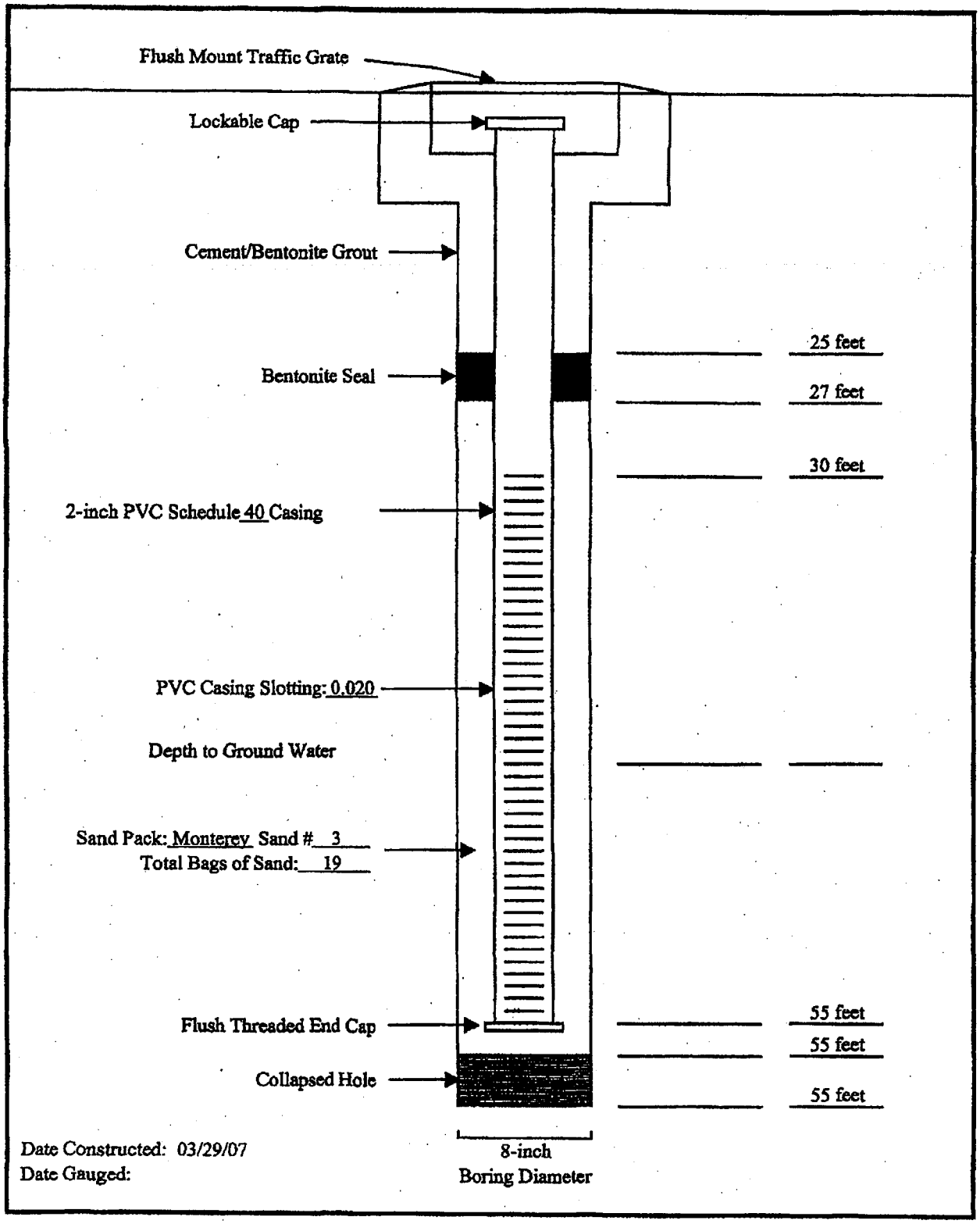
DEPTH IN FEET	GRAPHIC BORING LOG	SAMPLE SIZE & LOCATION	BLOW COUNTS PER 0.6 FT	TIME IN HOURS	SOIL VAPOR READING, PPM	UNIFIED SOIL CLASSIFICATION SYSTEM - U.S.C.S.		DESCRIPTION (In Following Order: LITHOLOGY, odor, grain size, sorting, angularity, fossils, consistency, wetness)
0						ML		0-9" concrete
5			6 7 8	8:23	15.2			4-5.5' SANDY SILT, brown, very fine sand, moist, no odor
10			8 14 19	8:27	10.1		12.0	9-10.5' SLIGHTLY SANDY CLAYEY SILT, brown, very fine sand, moist, no odor
15			14 16 16	8:31	12.6	SP		14-15.5' SLIGHTLY SILTY SAND, light brown, very fine sand, moist, no odor
20			9 10 12	8:34	17.0		23.0	19-20.5' SAND, tan, fine sand, moist, no odor
25			10 11 14	8:34	16.1	ML	27.0	24-25.5' SLIGHTLY SANDY SILT, brown, very fine sand, moist, no odor
30			10 14 16	8:43	22.6	SM	32.5	29-30.5' SILTY SAND, brown, fine sand, moist, no odor
35			11 17	8:46	29.8	ML		34-35.5' SLIGHTLY SANDY SILT, brown, very fine sand, moist, no odor
40			11 18	8:50	25.2			39-40.5' SLIGHTLY SANDY SILT, brown, very fine sand, saturated, no odor
45			9 10 15	8.54	17.0			44-45.5' SLIGHTLY SANDY SILT, olive, very fine sand, saturated, no odor
50			18	8:59	8.0			49-50.5' SLIGHTLY SANDY SILT, olive, very fine sand, moist, no odor
55			11 17	9:23	22.2		55.5	54-55.5' SLIGHTLY SANDY SILT, olive, very fine sand, saturated, no odor
60								

NOTES:

ENVIRONMENTAL AUDIT, INC.

NOTE: This Boring Log Represents Conditions Only at Time and Location Indicated. Subsurface Conditions May Differ at Other Locations and Times.

LOGGED BY: BHM DATE: 03/29/07 APPROVED BY: BHM RG #: 5649



MW- 101

American Racing Equipment

19200 South Reyes Avenue, Rancho Dominguez, CA

EAI Project No. 2406