



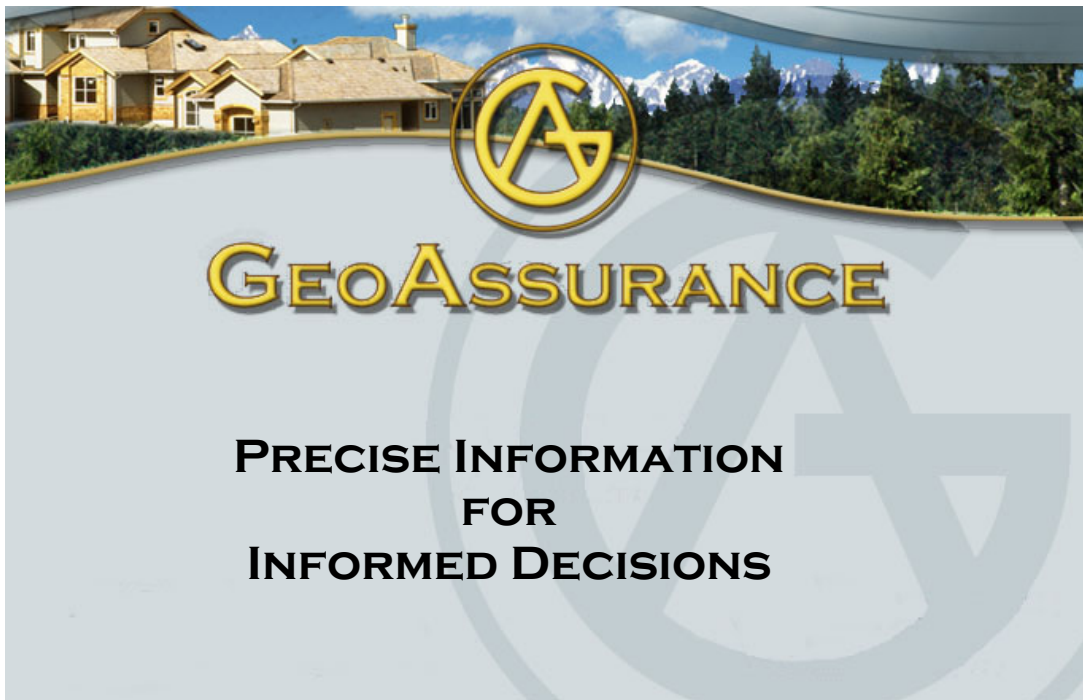
GEOASSURANCE, INC.

Report Number: RED1008191000
Date: August 19, 2010
Agent:

Escrow Number: 111222333-RC
APN Number: 7351-025-900
Seller: Mr. Seller

RESIDENTIAL ENVIRONMENTAL DISCLOSURE

Subject Property:
1234 Any Street
Any City, CA 90000



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Long Beach, CA 90804

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Receipt of Acknowledgement

For 1234 Any Street, Nay City, CA 90000
APN 7351-025-900

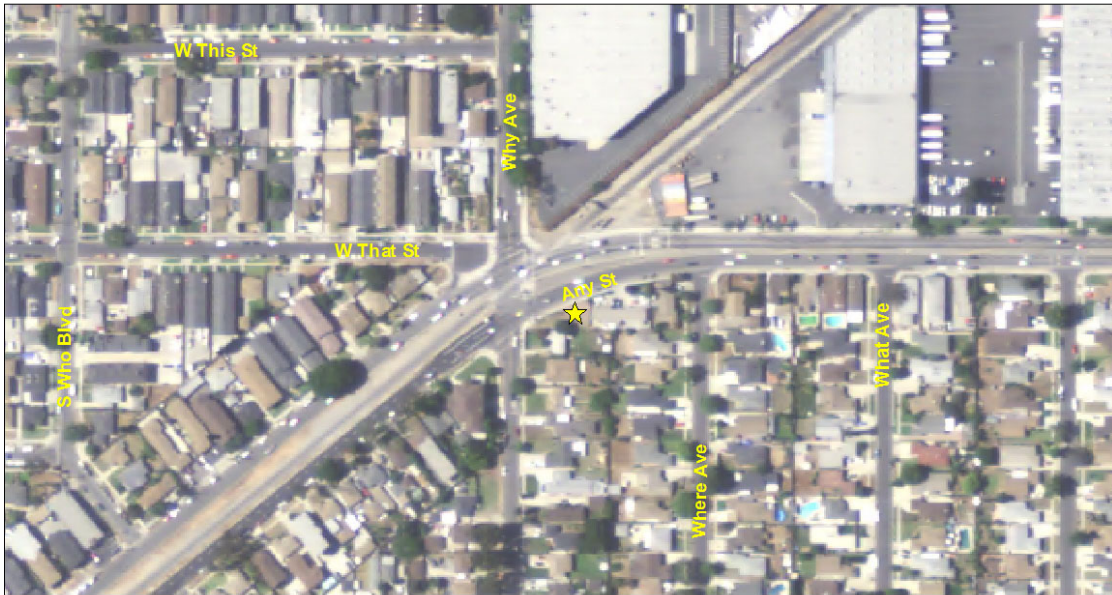
The following Environmental Disclosures have been received.

- National Priority List Disclosure
- State Priority List Disclosure
- Leaking Underground Storage Tanks Disclosure
- Solid Waste Landfills Disclosure
- Comprehensive Environmental Response, Compensation and Liability Information System
- Toxic Chemical Release Inventory Disclosure
- Active Oil Wells Disclosure
- Inactive Plugged Oil Wells Disclosure
- Abandoned Mines Sites Disclosure
- RCRA Corrective Action Sites Disclosure
- Radiation Sites Disclosure
- National Clandestine Laboratory Register Disclosure
- Spills, Leaks, Investigation and Cleanup Sites Disclosure

Signature of Transferor (Seller)	_____	Date	_____
Signature of Transferor (Seller)	_____	Date	_____
Signature of Transferee (Buyer)	_____	Date	_____
Signature of Transferee (Buyer)	_____	Date	_____
Signature of Seller's Agent	_____	Date	_____
Signature of Buyer's Agent	_____	Date	_____

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Property Address: 1234 Any Street, Ant City, CA 90000
 Assessor Parcel Number: 7351-025-900
 Seller: Mr. Seller














Please verify property location is correct

The disclosures are to be made on the statutory form which is to be executed by the parties and agents. Please note that this DISCLOSURE REPORT is a contract subject to the Terms, Limitations and Conditions on liability set forth herein.

Additional information is available on our website at www.GeoAssurance.com

Environmental Disclosure Summary

Disclosure Report for the target property at 1234 Any Street, Any City, CA 90000

Site Searched	Sites Found	Radius
 National Priority List (NPL)	2 sites	1 mile
 Toxic Chemical Release Inventory (TRI)	22 sites	1 mile
 State Priority List (EnviroStor)	25 sites	1 mile
 Leaking Underground Storage Tanks (LUST)	3 sites	1/2 mile
 Solid Waste Landfills (SWIS)	2 sites	1 mile
 CERCLIS	4 sites	1 mile
 Clandestine Laboratory Register (DRUGLAB)	0 site	1/4 mile
 CORRACTS (RCRA)	4 sites	1 mile
 Radiation (RADIATION)	0 site	1 mile
 Spills Leaks Investigation & Cleanup (SLIC)	20 sites	1 mile
 Abandoned Mines (MINES)	0 site	1 mile
 Active OILWELL (OILWELL-A)	0 site	1/4 mile
 Plugged OILWELL (OILWELL-P)	0 site	1/4 mile

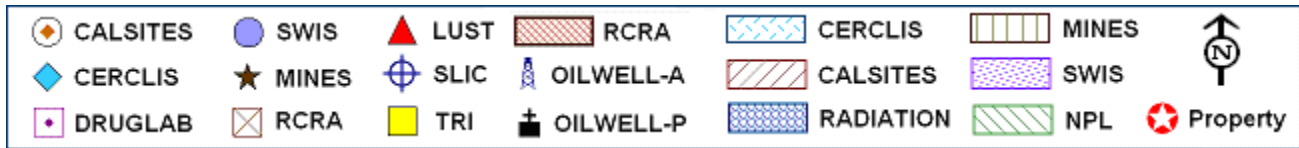
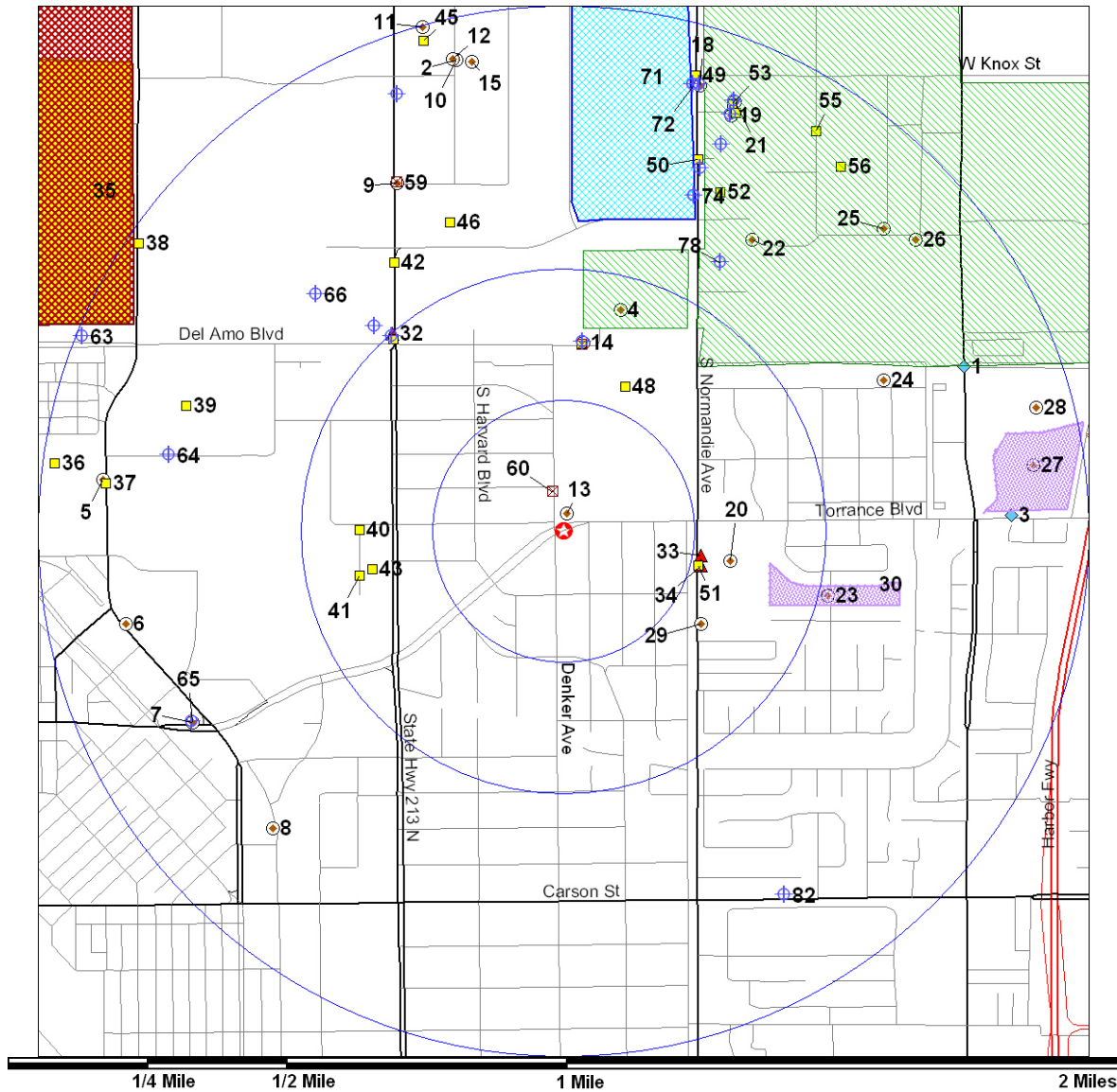
82 sites are found around the property.

Disclaimer

No warranty expressed or implied is made whatsoever in connection with this report. Geo Assurance specifically disclaims the making of any warranties. GeoAssurance believes that the parcel level information in this report is the most current and accurate publicly available information. Please review the disclaimer, copyright and trademark notice at the end of this report.

Environmental Disclosure Site Map

Disclosure Report for the target property at 1234 Any Street, Norwalk, CA 90000



Environmental Disclosure Site Location

Disclosure Report for the target property at 1234 Any Street, Any City, CA 90000

Environmental Disclosure Report

Map ID	Type	Site ID	Site Name	Address	Distance
1	Cerclis	Cad029544731	Del Amo	Del Amo Blvd And Vermont Ave, Los Angeles 90006	Within 1 ml.
2	Cerclis	Cad983643669	Martin Marietta Aluminum Inc.	19200 S. Western Ave., Torrance 90509	Within 1 ml.
3	Cerclis	Cad000568865	Gardena Valley Dump No 4	833 West Torrance Blvd, Torrance 90502	Within 1 ml.
4	Cerclis	Cad008242711	Montrose Chemical Corp.	20201 S Normandie Ave, Torrance 90502	Within 1 ml.
5	Calsites	60000590	Spectrum Plating Co.	527 Van Ness Ave., Torrance 90501	0.873332 ml.
6	Calsites	19330028	American Honda Motors Company	840 Van Ness Avenue, Torrance 90501	0.86461 ml.
7	Calsites	60000736	American Honda Motor Co., Inc.	1919 Torrance Boulevard (bldg 510 Parking Lot), Torrance 90501	0.788332 ml.
8	Calsites	19350468	Armco, Inc.	1541 Border Avenue, Torrance 90501	0.775662 ml.
9	Calsites	80001318	Northrop Corp-aircraft Div	19200 So Western Ave, Torrance 90250	0.734636 ml.
10	Calsites	80001361	International Light Metal Corp	19200 S Western Ave, Torrance 90501	0.734636 ml.
11	Calsites	80000078	Harvey Machine Co	, Torrance	0.99666 ml.
12	Calsites	19330238	International Light Metals	19200 South Western Avenue, Torrance 90501	0.924743 ml.
13	Calsites	80001740	Northrop Corp. Aircraft Div.	20700 Denker Ave, Los Angeles 90032	0.0777001 ml.
14	Calsites	80001566	Jci Jones Chemicals Inc	1401 Del Amo Blvd, Torrance 90501	0.355451 ml.
15	Calsites	80000843	Torrance Aluminum Plnt	, Torrance	0.865091 ml.
16	Calsites	19280024	Montrose Chemical Corp	20201 Normandie Avenue, Torrance 90502	0.427649 ml.
17	Calsites	19280124	Jones Chemical	1401 Del Amo Blvd, Torrance 90503	0.437055 ml.
18	Calsites	19280680	Ecology Control Industries (eci)	19500 Normandie Avenue, Torrance 90502	0.901094 ml.
19	Calsites	19350260	Trico Paccar	1206 West 196th Street, Torrance 90502	0.792339 ml.
20	Calsites	19300232	Akzo Coatings, Inc.	20846 South Normandie Avenue, Torrance 90502	0.320734 ml.
21	Calsites	19290155	Amoco Chemicals Corp (2)	1225 West 196th Street, Torrance 90502	0.879306 ml.
22	Calsites	19300238	Hydro Rubber & Plastics	1200 Francisco Street, Torrance 90502	0.675158 ml.
23	Calsites	19490205	Royal Boulevard Class Iii Disposal Site	Royal Blvd Btwn 209th And 210th Streets, Torrance 90502	0.548993 ml.
24	Calsites	80000628	Del Amo Haz Wste	, Harbor	0.672284 ml.
25	Calsites	80001003	Dow Chemicals Co.	, Torrance	0.837011 ml.
26	Calsites	19300230	Del Amo Facility	Del Amo Blvd & Vermont Ave, Los Angeles 90020	0.868593 ml.
27	Calsites	60001199	Gardena Valley #4 Landfill	833 W. Torrance Blvd., Torrance 90502	0.856759 ml.
28	Calsites	60000978	The Empty Attic	736 W. Del Amo Boulevard, Torrance 90502	0.856759 ml.
29	Calsites	19650040	Normandie Ave. Property	21000 Normandie Ave., Los Angeles 90502	0.856759 ml.
30	Swis	19-aa-0054	Royal Blvd Land Reclamation Site	20950 South Royal Blvd., Torrance 90503	0.520963 ml.
31	Swis	19-aa-5058	Gardena Valley Dump #4 - Alpine Village	833 W Torrance, Torrance 90503	0.908095 ml.
32	Lustis	T0603701443	Carson Estates Company Site	20225 Western Ave, Torrance 90501	Within 0.5 ml.
33	Lustis	T0603704538	Akzo Coatings (silken)	20846 Normandie Ave S, Carson 90502	Within 0.5 ml.
34	Lustis	T0603703630	Blue Diamond Materials	20860 Normandie Ave S, Los Angeles 90502	Within 0.5 ml.
35	Tri	90509mbllc3700w	Exxonmobil Oil Corp - Torrance Refinery	3700 W 190th St, Torrance 90509	Within 1 ml.
36	Tri	90501ntdst401va	U S Gypsum Company	401 Van Ness Ave., Torrance 90501	0.976665 ml.
37	Tri	90504spctr527va	Spectrum Plating Co L L C	527 Van Ness Ave, Torrance 90501	0.876703 ml.
38	Tri	90509grtt19800	Allied-signal Inc Garrett Processing Div.	19800 Van Ness Avenue, Torrance 90509	0.977201 ml.
39	Tri	90501hrprs2027h	Virco Manufacturing Corp	2027 Harpers Way, Torrance 90501	0.758382 ml.
40	Tri	90501thrbn2815h	Three Bond International Inc.	20815 Higgins Ct, Torrance 90501	0.389618 ml.
41	Tri	90501strbc20916	Star Biochemicals Inc	20910 Higgins Court, Torrance 90501	0.397146 ml.
42	Tri	90023rsrch20225	Honeywell International Incorporated	20225 Western Avenue, Torrance 90504	0.605209 ml.
43	Tri	90501ppty291hi	Peptisyntha, Inc	20910 Higgins Ct, Torrance 90501	0.322304 ml.



Map ID	Type	Site ID	Site Name	Address	Distance
44	Tri	90509lldsg20263	Moog Aircraft Group Torrance Operations	20263 Western Ave, Torrance 90501	0.455253 ml.
45	Tri	90509ntrnt19200	Martin Marietta Technologies Incorporated	19200 South Western Avenue, Torrance 90501	0.972303 ml.
46	Tri	90501cptlm20000	Capitol Metals Company Inc	20000 S. Western Ave., Torrance 90501	0.627232 ml.
47	Tri	90507jnsch1401w	Jci Jones Chemicals Incorporated	1401 West Del Amo Boulevard, Torrance 90501	0.359168 ml.
48	Tri	90509frmr20333	Farmer Brothers Company	20333 South Normandie Avenue, Torrance 90502	0.299234 ml.
49	Tri	90502dglsr19503	Douglas Aircraft Co	19503 S. Normandie, Torrance 90502	0.903996 ml.
50	Tri	90502rdmnq198nr	Redman Equipment & Manufacturing Company	19800 Normandie Avenue, Torrance 90502	0.752039 ml.
51	Tri	90502kzctn20846	Ecology Control Industries	20846 S Normandie Ave, Torrance 90502	0.263201 ml.
52	Tri	90502grnfr19808	Geron Furniture Incorporated	19808 South Normandie Avenue, Torrance 90502	0.711316 ml.
53	Tri	90502mcchm1225w	American Polystyrene Corporation	1225 West 196th Street, Torrance 90502	0.874925 ml.
54	Tri	90502trcnd1206w	Trico Industries Incorporated	1206 W. 196th St., Torrance 90502	0.862031 ml.
55	Tri	90502rrdnn19681	Rr Donnelley Los Angeles Manufacturing	19681 Pacific Gateway Dr, Torrance 90502	0.899929 ml.
56	Tri	90502tritm19780	Tri Lite Manufacturing Co Incorporated	19780 Pacific Gateway Dr., Torrance 90502	0.871032 ml.
57	Npl	Cad029544731	Del Amo	Del Amo Blvd And Vermont Ave, Los Angeles 90006	Within 1 ml.
58	Npl	Cad008242711	Montrose Chemical Corp.	20201 S Normandie Ave, Torrance 90502	Within 1 ml.
59	Rcra	Cad0000627463	Northrop Corp-aircraft Div	19200 So Western Ave, Torrance 90250	0.734636 ml.
60	Rcra	Cad980665582	Northrop Corp. Aircraft Div.	20700 Denker Ave, Los Angeles 90032	0.0777001 ml.
61	Rcra	Cad008352205	Jci Jones Chemicals Inc	1401 Del Amo Blvd, Torrance 90501	0.355451 ml.
62	Rcra	Cad008354052	Exxonmobil Oil Corp Torrance Refinery	West 190th Street Attn:env. Coord, Torrance 90504	0.355451 ml.
63	Slic	SI372452438	Mobil - Torrance Refinery	3700 W. 190th St, Torrance	Within 1 ml.
64	Slic	SI412591790	Fhl Group	2027 Harpers, Torrance	0.764115 ml.
65	Slic	SI410351763	American Honda Motor Co.	1919 Torrance Boulevard, Torrance	0.793765 ml.
66	Slic	SI204ej2411	Honeywell International Site B	20263 Western Ave, Torrance	0.651214 ml.
67	Slic	SI0603775694	Chevron Catholic Protection Well	Del Amo Blvd At Western Ave., Los Angeles	0.528911 ml.
68	Slic	T0603705558	Moog Inc./alliedsignal Former	20263 Western Ave, Torrance 90501	0.493362 ml.
69	Slic	T0603701447	International Light Metals	19200 Western Ave S, Los Angeles 90501	0.888283 ml.
70	Slic	SI204331551	Del Amo Study Area	1401 Del Amo Blvd. / Between Del Amo Blvd. /1, Los Angeles	0.361684 ml.
71	Slic	SI0603776467	Boeing C-6 Facility	19503 S. Normandie Ave., Los Angeles 90502	0.88364 ml.
72	Slic	SI184601443	Boeing C-6 Facility - Parcel C, Lot 7	19503 S. Normandie Ave, Torrance	0.88364 ml.
73	Slic	T0603702006	Douglas Aircraft	19503 Normandie Ave S, Torrance 90502	0.88364 ml.
74	Slic	L10004108306	Boeing Realty Corporation	19901 Normandie, Torrance 90502	0.683876 ml.
75	Slic	L10001991085	Boeing Realty Corporation	19901 Normandie, Torrance 90502	0.683876 ml.
76	Slic	SI0603771874	Ecology Control Industries (eci)	19500 Normandie Ave, Torrance 90502	0.888081 ml.
77	Slic	T0603704622	Trico Industries	19706 Normandie Ave S, Torrance 90502	0.736777 ml.
78	Slic	SI0603758180	Sonic Industries Site li	20030 South Normandie Ave, Torrance 92833	0.590776 ml.
79	Slic	SI2043x1574	Mighty Usa/former Trico Industries	19706 Normandie Ave, Torrance 90501	0.7932 ml.
80	Slic	SI2043y1575	Trico Industries (former) - W 196th	1206 West 196th St, Torrance 90502	0.853522 ml.
81	Slic	SI412141782	Amoco Chemical Co.	1225 West 196th St., Torrance 90502	0.879306 ml.
82	Slic	SI0603746736	Carson-normandie Plaza, Llc	1141 Carson St, Torrance 90502	0.810488 ml.

82 sites are found around the property.

Disclaimer

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Environmental Disclosures

A. Leaking Underground Storage Tanks (LUST)

The State of California publishes its Leaking Underground Storage Tank Information System identifying properties shown on a government list to have a leaking fuel tank. Sites which have already been cleaned up are also indicated. This database is provided by the California State Regional Water Quality Control Board which works with local agencies such as water districts, fire departments and health departments for permitting as well as monitoring for groundwater pollution. The Board provides technical advice and general guidance but may also use its enforcement powers in order to assure cleanup.

Environmental Report Search Radius is 1/2 mile.

For more information contact: California Regional Water Quality Control Board, San Francisco Bay Region, Clean Water Desk: (916) 341-5250 or visit <http://www.swrcb.ca.gov/>

B. National Priority List (NPL)

Concern over the effect on public health and the environment by the dumping of hazardous wastes led Congress to establish the federal Superfund Program in 1980. The Environmental Protection Agency ("EPA") goal for the Superfund was to locate, investigate and clean up the worst sites, in cooperation with states and partnership organizations. Many of these were abandoned waste sites such as landfills and warehouses which have never been mediated. Others are in the process of clean up, and some have been corrected. This Report used several government databases to verify your property's proximity to any potential sites and also lists what corrective action, if any, has been taken according to the public records available as of the date of this Report. More detailed information may be available to you by actually viewing a site's file at the governmental agency overseeing the clean-up. The NPL is primarily informational only, identifying the sites or releases that warrant remedial action.

Environmental Report Search Radius is 1 mile.

For more information contact: Environmental Protection Agency (EPA); NPL Sites "Superfund" or CERCLIS; EPA Superfund Hotline (800) 424-9346 or visit <http://www.epa.gov/superfund/resources/>

C. State Priority List (EnviroStor)

EnviroStor's database (known previously as CalSites) contains a list of contaminated sites as well as lists of facilities that process or transfer toxic waste. It includes federal Superfund sites (National Priorities List), state response sites, military sites, school sites, corrective action and voluntary cleanup sites. Also included are historical sites, those that were once listed as contaminated, but are now designated as either "cleaned up" or "project completed". The database lists sites that have deed restrictions recorded on land use.

We do not include DTSC's School sites. The Property Evaluation and Cleanup Division is responsible for assessing, investigating and cleaning up proposed school sites. The Division ensures that selected properties are free of contamination, or if the properties were previously contaminated, that they have been cleaned up to a level that protects the students and staff who will occupy the new school. All proposed school sites that will receive State funding for acquisition or construction, are required to go through a rigorous environmental review and cleanup process, under DTSC's oversight.

Environmental Report Search Radius is 1 mile.

Details about schools in your community can be obtained from the following DTSC Website:
<http://www.dtsc.ca.gov/Schools/index.cfm>

Environmental Disclosures (continued)

D. Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS)

This list is compiled by the Environmental Protection Agency ("EPA") of sites it has investigated or is currently investigating for release or threatened release of hazardous substances pursuant to the CERCLA or Superfund Act. The CERCLIS List is available at http://www.epa.gov/enviro/html/cerclis/cerclis_query.html or call **CERCLA Hotline**. (800) 424-9346

Environmental Report Search Radius is 1/2 mile.

E. Solid Waste Landfills (SWIS)

This list includes landfills, transfer stations, material recovery facilities, composting sites, transformation facilities, waste tire sites, as well as closed disposal sites. The database includes facility type, waste types received, regulatory and operational status, local enforcement agency, as well as the location and owner/operator.

Environmental Report Search Radius is 1 mile.

For more information contact: Integrated Waste Management Board (916) 225-4021 or visit <http://www.ciwmb.ca.gov/>

F. Toxic Chemical Release Inventory (TRI)

This list is the nation's most comprehensive source of information on toxic pollution and is the flagship of the Community Right to Know program on toxic chemical hazards. This report uses an EPA database with information about releases of toxic chemicals to the air, water, and land and transfers of toxic chemicals from manufacturing and similar facilities which may release toxic chemicals.

Environmental Report Search Radius is 1 mile.

For more information visit <http://www.epa.gov/tri/>

G. Oil Wells

This list includes oil wells which were used for production, exploration, injection, etc., and which may have been abandoned or are still in use. The requirements for abandonment of such wells have become more stringent since the 1970s. In some situations, formerly abandoned wells must be re-abandoned pursuant to such newer, more stringent requirements. We have divided the wells into "active" OILWELL-A and "plugged and abandoned" OILWELL-P.

Environmental Report Search Radius is 1/4 mile.

Further information on these wells can be obtained from: <http://www.consrv.ca.gov/dog/>

H. Abandoned Mines

This database lists mines which may no longer be in use, but may represent a hazard by reason of entry by children, pets, or others. The primary danger is cave-in, however other hazards such as bats, insects, snakes, etc., may be present.

Environmental Report Search Radius is 1 mile.



I. RCRA Corrective Action Site (CORRACTS)

The Resource Conservation and Recovery Act (RCRA) grants EPA and authorized states the authority to regulate hazardous waste management facilities that treat, store, or dispose of hazardous waste. Although EPA guidelines are designed to prevent toxic releases at RCRA facilities, accidents or other activities have sometimes released pollutants into soil, ground water, surface water and air. The RCRA Corrective Action Program, run by EPA and 41 authorized states and territories, compels responsible parties to address the investigation and cleanup of hazardous releases themselves. RCRA Corrective Action differs from Superfund in that Corrective Action sites generally have viable operators and on-going operations. For more information see: <http://www.epa.gov/correctiveaction>

Environmental Report Search Radius is 1 mile.

J. Radiation Sites

The Radiation Information Database (RADINFO) contains basic information about certain facilities that the U.S. Environmental Protection Agency (EPA) regulates for radiation and radioactivity. The regulations that govern radiation across the federal government are complex, and, therefore, RADINFO may not include every facility you might expect to find. For more information see: http://oaspub.epa.gov/enviro/ef_home2.radiation

Environmental Report Search Radius is 1 mile.

K. National Clandestine Laboratory Register (DRUGLAB)

The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of **some** locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments. To report erroneous information found in the database, please contact DEA at NCLR@usdoj.gov. The Department does not establish, implement, enforce, or certify compliance with clean-up or remediation standards for contaminated sites; the public should contact a state or local health department or environmental protection agency for that information. In addition you can contact: <http://www.usdoj.gov/dea/seizures/index.html> for additional information. http://www.dtsc.ca.gov/SiteCleanup/ERP/Clan_Labs.cfm

Environmental Report Search Radius is 1/4 mile.

L. Spills, Leaks, Investigation, and Cleanups sites (SLIC)

In the Spills, Leaks, Investigations & Cleanup (SLIC) Program, Water Board staff oversee soil and water investigations, corrective actions, and human health risk assessments at sites with current or historic unauthorized discharges, which have adversely affected or threaten to adversely affect waters of the state. The program covers all types of pollutants (such as solvents, petroleum fuels, heavy metals, pesticides, etc) and all environments (including surface water, groundwater, sediment, and soil). Public participation is conducted and tailored to the needs of the community.

Environmental Report Search Radius is 1 mile.

Environmental Site Write-up

DEL AMO FACILITY
EPA ID# CAD029544731

SITE DESCRIPTION AND HISTORY

Description: From 1943 until 1972, the Del Amo Facility site was a center of large-scale industrial activities. Originally built to produce synthetic rubber during World War II and owned by the United States government, the 280-acre operation consisted of a styrene plant operated by Dow Chemical Co., a butadiene plant operated by Shell Oil Co., and a synthetic rubber plant operated by U.S. Rubber Co., Goodyear Tire & Rubber Co., and others. In 1955, the U.S. Government sold all three plants to Shell Oil Company and Shell continued to operate these plants until 1971. Synthetic rubber was produced by manufacturing styrene and butadiene separately, piping them to the rubber plant, and then mixing the two together. Within each facility, wastes from the production processes were directed into separator units. Settled sludge from the separator units was disposed of either off site or in a waste disposal area located on site. Six unlined pits and three unlined evaporation ponds made up the 4-acre on-site disposal area. Upon closure in 1972, the unlined pits and ponds that were still open were covered with soil. Most of the 280-acre facility has since been developed as an industrial park.

In 1984, contamination was discovered in the waste pit disposal area and underlying soils. Groundwater located beneath the site is heavily contaminated, but is not presently used as a source of drinking water. The deeper drinking water aquifer supplies 34,000 people located within 4 miles of the site. Today, the 4-acre waste pit disposal area is sealed with a RCRA-equivalent cap, and the property is otherwise undeveloped.

The Del Amo Facility is bounded to the south by residences and to the west, north, and east by industrial and commercial facilities. Approximately 17,600 people live within 1 mile of the site.

THREATS AND CONTAMINANTS

Groundwater and soils are contaminated with volatile organic compounds (VOCs), including benzene and toluene, polynuclear aromatic hydrocarbons (PAHs), and semi-volatile organic compounds. Floating product, including benzene and petroleum, also has been identified on top of the water table at various locations on the site.

CLEANUP APPROACH

This site is being addressed in three long-term remedial phases focusing on cleanup of the Waste Pit area, the rest of the former facility area soils, and the groundwater.

Entire Site: In 1992, under EPA oversight, the potentially responsible parties began an investigation into the nature and extent of contamination at the entire site. This investigation included soil sampling, soil gas sampling, groundwater sampling, and indoor air sampling within existing buildings. The investigation is scheduled to be completed in 2002 or early 2003, and will be followed by a feasibility study that will recommend cleanup remedies for the entire site. Currently, a risk assessment for the entire site (except the waste pits area) is being prepared and an additional round of field sampling is being conducted.

Waste Pit Area: In 1992, under EPA oversight, the potentially responsible parties also began a focussed investigation to determine the nature and extent of contamination and alternative cleanup remedies for the 5-acre Waste Pit area.

This investigation was completed in December 1996, and EPA signed the Record of Decision (ROD), determining the remediation of the Waste Pits, on September 5, 1997.

EPA signed an Order directing Shell Oil Company and Dow Chemical Company to design a cap and soil vapor extraction (SVE) system as described in the ROD. The U.S. General Services Administration was also named on the Order. This design work was completed in early 1999. EPA issued another Order directing Shell Oil, Dow Chemical, Michelin, Goodyear, and the U.S. General Services Administration to construct the cap systems that were designed. Shell agreed to conduct this work and began in May 1999. Construction of the cap was completed in February 2000. The cap contains a system to capture vapors that rise up from the waste pits and to remove the contamination from them. The cap is currently being maintained and the vapor capture and treatment system in the cap is being operated by Shell Oil Company.

The soil vapor extraction wells were installed when the cap was built, but the system to treat the extracted vapors has not yet been selected. In March 1999, EPA began a public involvement process to receive input on which technology to use to treat the contaminated vapors extracted by the SVE system. EPA decided to pursue a resin adsorption with on site regeneration technology and has directed Shell Oil to perform a pilot test of this technology. In late May and early June of 2003, Shell conducted a pilot test of a resin adsorption technology for treating contaminated vapors extracted by the SVE wells. The results of the test are currently being evaluated. See "Community Involvement" section below for the fact sheet.

Groundwater: The 1992 site investigations mentioned above included investigations into the nature and extent of groundwater contamination caused by the site. The groundwater investigations and studies were separated from the rest of the site work in 1995, and were completed and a proposed remediation plan for it was issued in June 1998. These studies were conducted jointly with the neighboring Montrose Superfund site, and the proposed remediation plan was also issued jointly. The Record of Decision (ROD) for the groundwater remediation was signed in March 1999. At the time of this update, EPA was preparing its enforcement process that will attempt to get the Responsible Parties to design the clean-up system that EPA had previously selected.

Site Facts: Two potentially responsible parties, Shell Oil Co. and Dow Chemical Co., signed an Administrative Order on Consent agreeing to perform the investigation of the entire 280-acre site, including the 4-acre Waste Pits area and the groundwater.

A health clinic for community members had been established with a grant from the Agency for Toxic Substances and Disease Registry (ATSDR) and was operated for three years. The clinic provided residents with free health examinations, including testing for exposure to chemicals such as benzene and DDT. It also assisted residents with identifying and eliminating possible chemical exposures in the home. The clinic operated from January 1995 to January 1998.

In conjunction with the completion of the Waste Pits studies, Shell Oil Company negotiated an agreement with local residents near the Waste Pits to purchase their homes. Shell then proceeded to demolish the homes and prepare the land for redevelopment as a community park. Shell is currently working with the LA County Parks Department on the park project. The buyout, home demolition, and park development

created a buffer zone between the remaining residences and future remediation activities at the Waste Pits, in order to lessen any disturbance these activities may cause.

ENVIRONMENTAL PROGRESS

At the Waste Pits area, the chosen remedy (in the official Record of Decision document) has been mostly constructed. The cap portion of the remedy has been built and is currently being operated and maintained. The soil vapor extraction (SVE) wells have been installed, but the system to treat the extracted vapors has not yet been installed. In late May and early June of 2003, Shell conducted a pilot test of a resin adsorption technology for treating contaminated vapors extracted by the SVE wells. The results of the test are currently being evaluated.

In another location within the site, Shell and Dow have conducted a pilot study of a technology known as hydraulic extraction, during which time they have extracted approximately 20 gallons of pure product contamination.

For the groundwater contamination EPA issued a proposed remediation plan; received public comment on this plan and signed the Record of Decision document officially selecting a remedy for the contaminated groundwater. Designs for the remediation system have not yet been initiated.

SITE REPOSITORIES/LIBRARY SOURCES

The public information repositories for the site are at the following locations:

Carson Public Library, 151 East Carson Street, Carson, CA 90745 (310)830-0901

Torrance Civic Center Library, 3031 Torrance Blvd, Torrance, CA(310)618-5959

The most complete collection of documents is the official EPA site file, maintained at the following location:

Superfund Records Center, Mail Stop SFD-7C, 95 Hawthorne Street, Room 403, San Francisco, CA 94105 (415) 536-2000 www.epa.gov/

Environmental Site Write-up

MONTROSE CHEMICAL CORP
EPA ID# CAD008242711

SITE DESCRIPTION AND HISTORY

Description: Montrose Chemical Corporation of California (Montrose) manufactured the technical grade of the pesticide DDT (dichloro-diphenyl-trichloroethane) from 1947 until 1982 at a plant located at 20201 Normandie Avenue, Los Angeles, near the City of Torrance. The 13-acre former plant property is located in the Harbor Gateway, a narrow half-mile-wide strip of land extending southward from Los Angeles proper to the Los Angeles Harbor. The plant was historically called the Torrance Plant because of its immediate proximity to Torrance. The former plant operations included manufacturing, grinding, packaging, and distributing the DDT pesticide. Various locations on the former plant property were used for storing chemical raw materials, DDT and waste products. In 1982, after Montrose ceased operations, the plant was disassembled and removed from the property. In 1985, Montrose re-graded and paved the majority of the former plant property with asphalt. This temporary measure has prevented DDT in surface soils from being dispersed by the wind while EPA completes the selection of permanent cleanup remedies for the site. The Montrose Chemical plant property is undeveloped and unoccupied at this time. Approximately 3,000 people live or work within 1/4 mile of the former plant property. The **Del Amo Superfund site** is located immediately adjacent to the Montrose Chemical site and groundwater contamination from the two sites has merged.

Various hazardous substances, pollutants or contaminants entered the environment via several pathways over the 35 years of operation of the former Montrose plant. These pathways included, but were not necessarily limited to, releases of dense non-aqueous phase liquid (DNAPL) to the ground, releases of wastewaters to the ground, releases to the storm water drainage pathways, discharge of hazardous substances to sanitary sewers, aerial dispersion of DDT dust, and disposal of DDT in soil fill materials. EPA has been conducting investigations into whether, where, and how much of this contamination persists today from these mechanisms. Where appropriate, EPA is selecting cleanup actions to address contamination from the former Montrose plant site.

Montrose used large quantities of monochlorobenzene (chlorobenzene) as a raw material in the process of making DDT. In its pure form, chlorobenzene is a dense non-aqueous phase liquid, known as a "DNAPL," meaning it is heavier than water and dissolves only a little in water. Chlorobenzene entered the ground at the former Montrose plant by way of a settling and recycling pond, which was used for process wastes and was unlined until 1970, when it was lined with concrete. Chlorobenzene also entered the ground within the former plant property by way of trenches, a rework facility, leaks from valves and clogged lines, and other elements of the DDT manufacturing process. Most of the chlorobenzene is located under the former Central Process Area in the north-central portion of the former plant property. Significant quantities of DDT remain dissolved in the chlorobenzene in the ground.

Groundwater at the Montrose Chemical site is contaminated EPA is addressing the groundwater from the Montrose and Del Amo sites with a cleanup action for groundwater at both sites at the same time. This is called a dual-site remedy. See as well as under the Del Amo Superfund site home page for more information. Groundwater contamination from the former Montrose plant occurs in six (interconnected) aquifer units and extends more than 1.3 miles from the former Montrose plant property. No one is presently drinking or using this water; however, it is likely that the groundwater would be in use if it were not contaminated. The closest drinking water well is located 1.5 miles southwest of the former Montrose property and draws water from the two deepest aquifers. EPA is concerned about ensuring that people are not exposed to this contamination in the future and that the groundwater resource is preserved.

Surface soils at the former Montrose plant property are contaminated with DDT at high concentrations. During the Montrose operations, some DDT was dispersed by wind into the residential neighborhoods immediately south and surrounding the Montrose property. However, extensive investigation by EPA indicates that levels of DDT in residential soils within 30 square blocks of the former Montrose plant property are very similar to levels of DDT in soils in background areas, 2-4 miles from the former Montrose plant (the exception is soils in the Kenwood Storm water

Drainage Pathway. This sampling indicates that low levels of DDT are ubiquitous in the south LA area, most likely due to former widespread use of DDT in the United States before its sale was banned in 1972. This means that the amount of residual DDT from historical aerial dispersion of DDT dust from the plant site is very small. DDT in residential soils is present at levels that do not pose a significant health risk.

Contaminated surface water from the Montrose site occasionally flowed off the property along a surface water drainage pathway. This contamination originally flowed in an open ditch, called the Kenwood Ditch, which paralleled Kenwood Avenue. This is called the Kenwood Storm Water Drainage Pathway. The Kenwood storm water drainage emptied into a slough, or marshy area south of Torrance Boulevard, where it turned eastward and entered the Dominguez channel. EPA found high levels of DDT in soil in residential yards along the Kenwood Storm water Drainage Pathway, and has conducted a cleanup action to remove this soil and restore the yards. More information is provided under Cleanup Action Status, below.

In the 1970s, Los Angeles County filled the Kenwood Ditch and replaced it with the Kenwood Drain, an enclosed pipe buried under Kenwood Avenue. The slough was filled and the Kenwood Drain now empties into the Torrance Lateral storm water collection system. Downstream, the Dominguez channel empties into the Los Angeles Harbor about 7 miles from the former Montrose plant. EPA is evaluating the potential for DDT-contaminated sediments along the **existing storm water pathway**, and any associated ecological risks (the potential for DDT in the pathway to cause harm to wildlife and water organisms).

Montrose discharged wastes containing DDT, chlorobenzene, and caustic scrubber wastes/liquors, into the sanitary sewers during much of the history of its operations. **Sediments in the sanitary sewers** are contaminated. The sanitary sewers flowed into the Joint Water Pollution Control Plant and then into the Pacific Ocean at the White's Point Outfall. Sediments on the ocean floor of the Palos Verdes Shelf are contaminated with DDT. During the late years of operations, Montrose disconnected from the sanitary sewers except for showers and toilets. During these years, Montrose hired companies to haul large quantities of the wastes already mentioned, as well as waste acids and acid tars, to area landfills used for hazardous materials. During some years, waste disposal companies also barged Montrose waste acids to sea and dumped them in the Pacific Ocean.

In the early-to-mid 1950s, EPA believes that Montrose hauled DDT-contaminated material from its property to a ravine between 204th Street and Del Amo Boulevard. Additional (clean) fill was subsequently brought into this area and additional residences built. EPA found bowling-ball-sized pieces of technical grade DDT in this fill material. EPA has subsequently removed the **DDT-contaminated material on 204th Street** from the site.

Site Facts: In 1983, EPA issued an Administrative Order requiring Montrose Chemical to cease all discharges of DDT and to initiate a study to determine the nature and extent of contamination. In 1985, 1987, and 1989, the EPA and Montrose signed additional orders requiring Montrose to expand its studies and to perform a remedial investigation and feasibility study for the site. In 1994, EPA ordered Montrose to perform the cleanup of DDT-contaminated fill from the backyards of residents on 204th Street. A health clinic for community members was established with a grant from the Agency for Toxic Substances and Disease Registry (ATSDR). The clinic was located near the Del Amo Facility and Montrose Chemical Corp. sites. The clinic evaluated approximately 600 residents for possible historical exposure to site-related chemicals and offered treatment referrals where appropriate. The clinic opened for residents in January 1995 and was closed in January 1998.

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SITE REPOSITORIES/LIBRARY SOURCES

Extensive and detailed information on cleanup approach, contaminants, storm water runoff and investigations conducted into nearby residential areas plus environmental progress can be found at the EPA website: www.epa.gov/ and the following public information repositories:

Carson Public Library, 151 East Carson Street, Carson, CA 90745

Torrance Public Library, 3031 Torrance Blvd., Torrance, CA 90503

The most complete collection of documents is the official EPA site file, maintained at the following location:

Superfund Records Center, Mail Stop SFD-7C, 95 Hawthorne Street, Room 403, San Francisco, CA 94105 (415) 536-2000 www.epa.gov/



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