



Formerly ERT

December 2, 1991

File: 4464-001-100

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Re: Phase I Hazardous Waste and Petroleum Hydrocarbon Site Assessment of Bob's Big Boy Unit #64-432, 2723 Castro Valley Blvd., Castro Valley, California

Gentlemen:

ENSR Consulting and Engineering is pleased to submit its Phase I Site Assessment of the above referenced property. This evaluation was performed pursuant to the Agreement for Environmental Consultant dated January 1, 1991, which was approved by ENSR and Marriott.

The details of the scope of the investigative effort are provided in Exhibit A. The following paragraphs summarize our initial findings, provide recommendations regarding the need for future investigative activities, and discuss study limitations.

Site Location and Description

The subject site consists of a 4-acre tract of developed land. The site is situated between Lake Chabot Rd. and Redwood Rd. in the City of Castro Valley.

Description of Current and Prior Uses of the Site

The site was first developed in the 1940s as Dorals Interiors. It then became Ray Eggman's Produce and later Valley Produce. This activity continued until 1987, when it was developed for Bob's Big Boy. No significant waste generating activities were indicated to have taken place on the property.



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Summary of Findings

Based upon our historical research, review of governmental waste incident data bases, interviews conducted with selected individuals and public officials, and the onsite visual inspection of the property, no evidence was found to indicate that there is or has been contamination on or affecting the subject site.

Sites listed within one quarter mile of the subject property on the Governor's Office of Planning and Research - Hazardous Waste and Substances Sites List (Cortese List), or the San Francisco Bay Region - Regional Water Quality Control Board's North Bay Counties Toxic Sites List and Fuel Leaks List include:

Unknown	2691 Castro Valley Blvd. (was Doral's Interiors in the early 1970s)
Shell	2724 Castro Valley Blvd.
Minit Lube	2896 Castro Valley Blvd.
Castro Valley Autohaus	20697 Park Way

A former Shell retail gasoline service station was located at 2724 Castro Valley Blvd. across from the subject property on the northeast corner of Castro Valley Blvd. and Lake Chabot Road. This site has had an ongoing investigation since March 1989 when significant petroleum hydrocarbon contamination was discovered with the removal of several underground storage tanks. The site has been extensively excavated, contaminated soils have been removed, and the excavations have been backfilled with clean fill. Four groundwater monitoring wells have been installed and quarterly groundwater monitoring has been ongoing for the past year. Groundwater occurs at a depth of 10 to 12 feet beneath the site and travels to the south towards the subject property.

Contaminants found in groundwater beneath this site include gasoline at concentrations as high as 8.6 ppm, diesel at concentrations as high as 4.1 ppm, benzene at concentrations as high as 0.55 ppm, toluene as high as 0.41 ppm, ethyl-benzene as high as 0.11 ppm, and xylenes as high as 0.9 ppm. These contaminants have been detected in MW-1 located near Castro Valley Blvd.

Castro Valley Autohaus removed two underground storage tanks in November 1989. Although no petroleum hydrocarbon contamination was found associated with the removal of these tanks, two chlorinated solvents (trichloroethene and methylene chloride) were found in soils beneath the tanks. The Alameda County Health Care Services Agency has required a groundwater investigation at the site in a letter dated January 1990, but no other information regarding concentration or the status of the site was available in RWQCB files. This site is located upgradient and cross gradient relative to the subject property.



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As part of this Phase I assessment, ENSR personnel conducted a limited asbestos survey. The purpose of this survey was to confirm the presence or absence of friable asbestos in the onsite buildings due to the risks associated with asbestos containing materials which are friable. However, the survey was not intended to quantify the amount of friable asbestos present, nor to identify all materials onsite that could potentially contain non-friable asbestos. The survey consisted of non-destructive bulk sampling of suspected and accessible friable asbestos-containing materials (ACM). Friable building materials suspected of containing asbestos were sampled by ENSR's field inspector.

A total of one bulk building material sample was collected by ENSR and analyzed by Forensic Analytical Specialties, Inc. using the polarized light microscopy (PLM) with dispersion staining method. The material analyzed was the ceiling in the storage area. The sample was found to not contain asbestos in a quantity greater than the analytical laboratory's detection limit of one percent.

Recommendations

No indications of contamination due to current or historical site use at this location were found by ENSR during this evaluation. However, one or more sources of petroleum hydrocarbon contamination have been identified within 1/4 mile and upgradient, with respect to groundwater flow, of this site. Two offsite sources were within 250 feet and upgradient of the subject site which have recorded releases of petroleum hydrocarbons. Therefore, there is some potential that contamination from the offsite sources may have impacted the subject site. Only the implementation of a subsurface investigation at the site can determine with absolute certainty if soil or groundwater underlying the site has been impacted from the offsite sources identified herein.

During ENSR's Limited Asbestos Survey, the bulk sample collected was not found to contain asbestos in a quantity greater than the analytical laboratory's detection limit of one percent. Verification of the absence of non-friable asbestos-containing materials would require additional sampling.

Study Limitations

This report describes the results of ENSR's Phase I Site Assessment to identify the potential presence of hazardous substances or petroleum hydrocarbon contamination involving or affecting the subject property. Unless specified to the contrary, this assessment does not include consideration of urea formaldehyde or radon gas. Such materials, if present, normally cannot be identified without the use of special instruments, specially trained personnel, or special testing procedures.



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ENSR has performed this Phase I Site Assessment in a professional manner using that degree of skill and care exercised for similar projects under similar conditions by reputable and competent environmental consultants. Nonetheless, there are several major qualifications that are inherent in the conduct of this or any other environmental due diligence examination. First, there is always the distinct possibility that major sources of future environmental contamination have yet to manifest themselves to the point where they are reasonably identifiable through an external investigation such as was conducted in this case.

Second, we note that the results of our investigation represent the application of a variety of engineering and technical disciplines to material facts and conditions associated with the subject property. Many of these facts and conditions are subject to change over time; accordingly, the conclusions and recommendations must be viewed within this context. ENSR's investigative activities took place between February 12 and March 6, 1991, with the onsite inspection having been performed on February 13, 1991. Third, ENSR shall not be responsible for conditions or consequences arising from relevant facts that were concealed, withheld or not fully disclosed at the time the evaluation was performed.

Finally, we note that this Phase I Site Assessment was prepared solely for the benefit of Marriott Corporation/JoJo's California Family Restaurants, Inc./Carrows California Family Restaurants, Inc and The Restaurant Enterprises Group, Inc. ENSR consents to the release of this report to third parties involved in the transaction for which the reports were prepared, including without limitation, lenders, title companies, attorneys and other consultants retained by the parties. However, any use of or reliance upon this information by a party other than Marriott Corporation/JoJo's California Family Restaurants, Inc./Carrows California Family Restaurants, Inc., and The Restaurant Enterprises Group, Inc. shall be solely at the risk of such third party and without legal recourse against ENSR Corporation, or its subsidiaries and affiliates, or their respective employees, officers or directors, regardless of whether the action in which recovery of damages is sought is based upon contract, tort (including the sole, concurrent or other negligence and strict liability of ENSR), statute or otherwise. This report shall not be used or relied upon by a party which does not agree to be bound by the above statement.



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If you have any questions regarding our report or its findings, please call me at (714) 476-0321.

Sincerely,

A handwritten signature in black ink, appearing to read 'Michael R. Lispi'.

Michael R. Lispi
Manager, Environmental Programs

Attachments: Exhibit A

EXHIBIT A

PHASE I HAZARDOUS WASTE AND PETROLEUM HYDROCARBON SITE ASSESSMENT

PART I: SITE OWNERSHIP AND LOCATION

1. **Site Owner:**

- (a) **Name:** Marriott Corporation
- (b) **Address:** Marriott Drive
Washington, DC 20058

2. **Site Location References: (See Figure A-1, Site Location Map)**

- (a) **Address:** 2723 Castro Valley Blvd.
Castro Valley, California
- (b) **County:** Alameda
- (c) **U.S.G.S.
Quad Map:** Hayward, California,
7.5 Minute Quadrangle Topographic Map (1980).

PART II: DESCRIPTION AND CHARACTERIZATION OF SITE

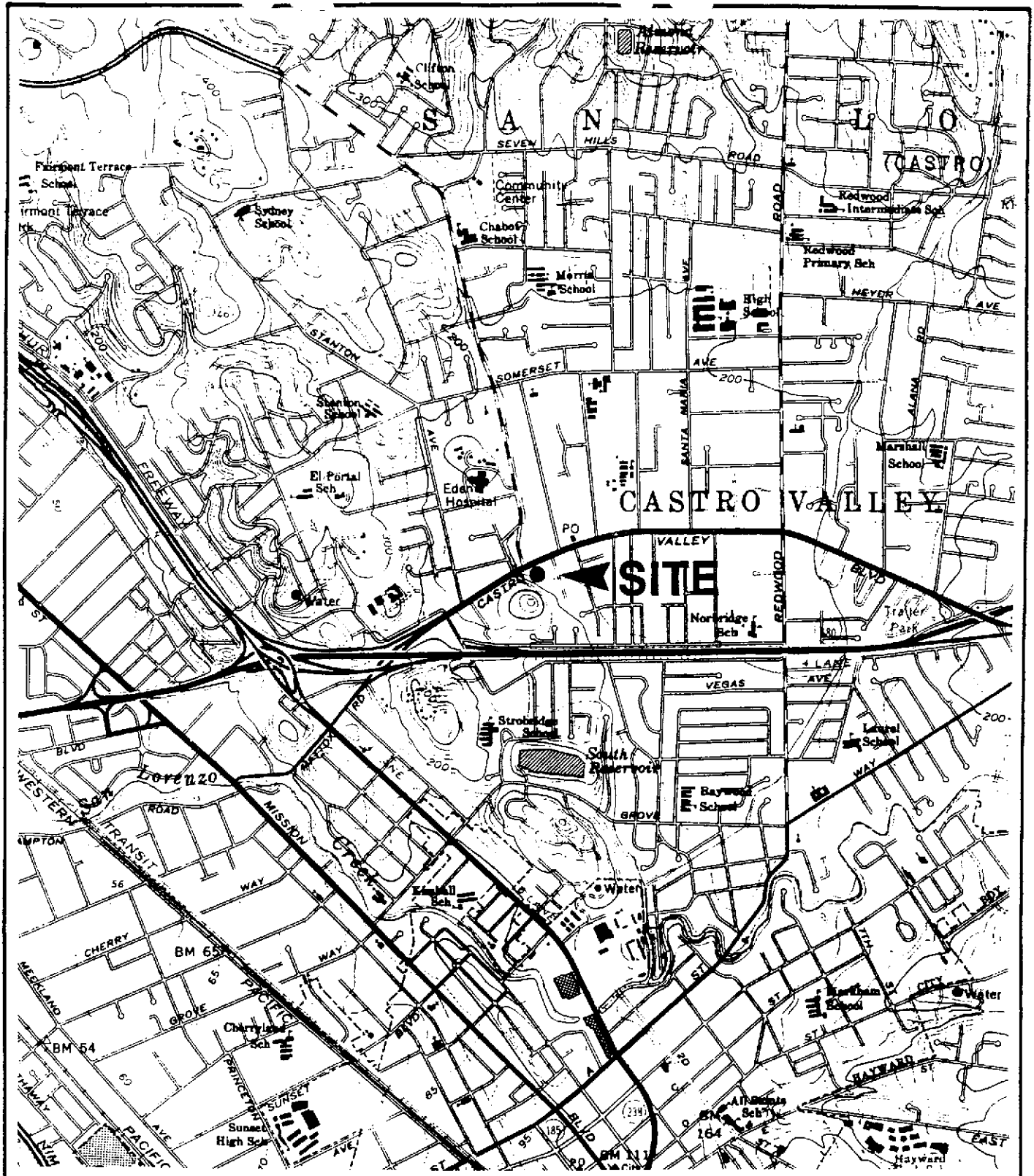
1. **Physical Description of Site: (See Figure A-2, Site Plan)**

(a) **Site Acreage:**

The subject site consists of 4 acres of improved land.

(b) **Estimated Percent of Site Covered by Buildings and Pavement:**

Approximately 98% of the subject site is covered by buildings and pavement. The remainder of the site is professionally landscaped with grass and shrubs.

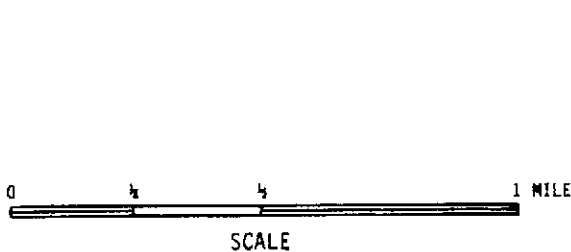


REFERENCE: USGS 7.5 MINUTE SERIES
HAYWARD QUADRANGLE 1980

ENSR

SITE LOCATION MAP
2723 CASTRO VALLEY BOULEVARD
CASTRO VALLEY, CALIFORNIA

4464-001.432



DRAWN BY: *BM*

DATE: 3/1/91

PROJECT NO.:

CHK'D BY:

REVISED:

DWG. NO.: FIGURE A-1



QUAIL HILL APARTMENTS

QUAIL HILL APARTMENTS
FIRST AMERICAN TITLE

TED & TONY'S LIQUORS

DITCH

LAKE CHABOT ROAD

BOULEVARD

TRANSFORMER

BOILER ROOM

BOB'S BIG BOY
1

DUMPSTER

VALLEY

RESIDENTIAL

BOLTS AND FABRIC

CASTRO

CASTRO VALLEY FLORIST

NOT TO SCALE

ENSR

SITE PLAN/SAMPLE LOCATION
2723 CASTRO VALLEY BOULEVARD
CASTRO VALLEY, CALIFORNIA

4464-001.432

ASBESTOS SAMPLES
1. INTERIOR CEILING TILE

DRAWN BY: *ES*

DATE: 4-10-91

PROJECT NO.:

CHK'D BY:

REVISED:

DWG. NO.: FIGURE A-2

(c) Site and Building Layout:

The subject property consists of a single story building Bob's Big Boy #432 and surrounding parking area. The subject property is located at 2723 Castro Valley Road in the City of Castro Valley, California.

(d) Topography and Slope:

The subject property is relatively flat with a ground surface elevation of approximately 150 feet above sea level.

(e) Depth to Groundwater and Flow Direction:

According to a study done in 1990 by Converse Environmental, groundwater in the vicinity of the subject site is located at approximately 10 feet beneath the ground surface. Regional groundwater flow trends toward the south.

(f) Surface Water and Wet Areas (including streams, rivers, ponds, etc.):

A small creek is located approximately 100 feet to the west.

(g) Ditches:

One ditch borders the site on the southwest side.

2. Brief Description of Current Use in Terms of Product Made; Processes Used; Principal Raw Materials Employed; Chemicals and Fuels Used; and Wastes Generated, including Waste Disposal Facilities/Locations Used:

The subject site is currently occupied by a Bob's Big Boy Restaurant. As such, the principal raw materials employed are food products. Chemicals used onsite are multi-purpose cleaners, disinfectants, and sanitizers. Primary wastes generated are waste cooking grease and municipal wastes. Waste cooking grease is deposited into a portable waste bin located within the waste storage room at the southeast corner of the building. This bin is collected on a monthly basis by Royal Tallow Soap Co. Municipal wastes are also stored in the waste storage room.

3. Selected Facility Information:

(a) Exterior Catch Basins:

No exterior catch basins were observed on the subject site.

(b) Exterior Lagoons, Pits, Other Disposal Areas:

A municipal waste dumpster and one cooking grease disposal container is located in the interior waste storage room at the southeast corner of the building.

(c) Floor Drains:

Floor drains used to collect wash water and overflow water are located throughout the facility. These drains are located in the dishroom, kitchen, service stations, food preparation area, restrooms, and near the soft-drink fountains and food bar.

(d) Septic Tanks/Leaching Fields:

According to Ronald Thornton, Manager, Bob's Big Boy, no septic tanks or leaching fields are located on the subject property.

(e) Sanitary Sewers:

Sanitary sewer service is provided to the subject site by East Bay Municipal Utility District (EBMUD).

(f) Process Wastewater Sewers:

According to Ronald Thornton, no process wastewater sewers are located at the subject site.

(g) Facility Water Supplies (Potable and Process):

Potable and process water supplies are provided to the subject site by EBMUD.

(h) Underground Tanks:

According to Ronald Thornton, no underground storage tanks are located at the subject site.

(i) Above Ground Tanks:

No above ground tanks were observed at the subject site.

(j) Electrical Transformers/Capacitors:

#T20288 pad-mounted transformer is located at the subject site. According to Mr. Robert Frediani of PG&E, only minute concentrations of PCBs are potentially present. Since the insulating fluid is contained inside a sealed transformer, and is

not leaking, it poses very little health risk to the public and the EPA has chosen not to require their removal from service.

(k) Wells (Active or Abandoned Monitoring, Potable or Process Water Supplies, Injection):

According to Ronald Thornton, no active or abandoned monitoring, potable or process water supplies, or injection wells are located on the subject property. Our review of agency files, however, found monitoring wells in reference to leaking tanks at 2724 Castro Valley Blvd.

(l) Other:

A subsurface grease trap is located on the south side of the building and intercepts any water/grease mixture discharged from the kitchen sinks. This grease trap collects the discharged waste cooking grease while allowing the water to discharge to the sanitary sewer.

(m) Asbestos Issues:

A limited asbestos survey was conducted at the subject site during this Phase I Hazardous Waste Site Assessment. The purpose of the survey was to confirm the presence or absence of friable asbestos in the onsite buildings due to the risks associated with asbestos containing materials which are friable. However, the survey was not intended to quantify the amount of friable asbestos present, nor to identify all materials onsite that could potentially contain non-friable asbestos. This survey consisted of non-destructive bulk sampling of suspected and accessible asbestos-containing materials (ACM). Friable building materials suspected of containing asbestos were sampled by ENSR's field inspector.

A total of one bulk building material sample was collected by ENSR and analyzed by Forensic Analytical Specialties, Inc. using the polarized light microscopy (PLM) with dispersion staining method. The material analyzed was from the ceiling in the storage area. The sample taken was not found to contain asbestos in a quantity greater than the analytical laboratory's detection limit of one percent.

4. Observations Concerning Waste Management Practices at the Site:

(a) Date of Site/Facility Inspection:

The subject site was inspected by ENSR personnel on Monday, February 18, 1991.

(b) Weather-Related Limitations:

No weather-related limitations were encountered during the site inspection.

(c) Access-Related Limitations:

No access-related limitations were encountered during the site inspection.

(d) General Condition of Interior Areas:

(i) Process Areas:

Onsite process areas include the kitchen and food preparation areas. These areas were observed to be clean and well maintained at the time of the site inspection.

(ii) Raw Material/Chemical Supply Areas:

All onsite raw material/chemical supply areas were well maintained and displayed no evidence of significant surface staining at the time of the site inspection.

(iii) Waste Storage Areas (drums, pits, tanks):

The interior waste storage room appeared well maintained at the time of the site inspection.

(iv) Floor Drains:

No significant surface staining was observed surrounding the interior floor drains located throughout the building.

(e) General Condition of Exterior Areas:

(i) Process Areas:

No exterior process areas were observed at the subject site.

(ii) Waste Storage Areas (drums, tanks, lagoons, pits, landfills):

No exterior waste storage areas were observed at the subject site.

(iii) Loading/Unloading Areas:

The loading and unloading area is located on the east side of the facility. This area was clean and displayed no evidence of significant surface staining at the time of the site inspection.

(iv) Tank Fill Locations:

No above or below ground tanks or appurtenances were observed on the subject property.

(v) Catch Basins:

No exterior catch basins were observed at the subject site.

(f) Other Observations:

(i) Discolored Soils:

No discolored soils were observed on the subject site at the time of the site inspection.

(ii) Discolored Water:

No discolored water was observed on the subject site at the time of the site inspection.

(iii) Unusual Odors:

No unusual odors were noted at the time of the site inspection.

(iv) Unusual Vegetative Conditions:

No unusual vegetative conditions were observed at the time of the site inspection. The professionally landscaped borders appeared healthy and well maintained.

PART III: SITE HISTORY AND DESCRIPTION OF SURROUNDING LAND USES

1. Brief Description of Former Uses of Site, including Dates Where Known, and Other Relevant Information Concerning Waste Generation, Disposal, and Underground Tanks:

Review of county records, city directories, and interviews

1988 to present:	Bob's Big Boy
1976 to 1987	Valley Produce
1950s and 1960s	Ray Eggman's Produce
1940s	Doral's Interiors

Review of aerial photographs

5-15-85, 1:12000 (AV2640-08-41)	Bob's Big Boy as today, but with one or two small buildings around it.
5-6-75 (AV-1193-08-36)	Same as 5-15-85, but 5 or more smaller building cluster around main building. Many vehicles
5-2-69 (AV-902-08-38)	Same as 5-15-85, but with 2 other smaller buildings around it.
7-8-59 (AV-337-09-50)	Same as 5-2-69 except noted possibly 9 drums located in back of the main building.
3-24-47 (AV-11-04-24)	Same as 5-2-69
3-3-46 (ALA-C5-1)	Same as 5-2-69
1940 (Aerial)	Same as 5-2-69

2. Current and Former Uses of Properties Abutting or Adjacent Properties, Including Relevant Information Concerning Potential Waste Generation and Underground Tanks:

2708 Castro Valley Blvd.	Gas station across the street to the north. They are presently installing new tanks.
2688 Castro Valley Blvd.	Ted & Tony's Liquors
2728 Castro Valley Blvd.	Castro Valley Florist
2689 Castro Valley Blvd.	First American Title
2731 Castro Valley Blvd.	Togos Eatery
2739 Castro Valley Blvd.	Bolts End Fabric
20800 Lake Chabot Rd.	Quail Hill Apartments

3. **Brief Description of Other Potentially Significant Land Uses Currently Situated Within 250 Feet of Site:**

There were no significant land uses observed in the study area.

PART IV: INVENTORY OF SENSITIVE RECEPTORS IN SITE VICINITY:

1. **Wells/Potable Drinking Water Supplies within 1,000 feet:**

According to Ronald Thornton, no wells/potable drinking water supplies are located within 1,000 feet of the subject site.

2. **Residences within 1,000 feet:**

There are homes immediately to the south and apartments immediately to the southwest.

3. **Major Wetlands/Surface Water Bodies within 1,000 feet:**

There are no wetlands or water bodies in the study area.

4. **Other Sensitive, Off-Site Receptors within 1,000 Feet:**

There are no sensitive receptors in the study area.

PART V: SELECTED REGULATORY ISSUES

1. **List of Environmental Permits or Registrations Held by Subject Facility Relative to the Generation, Storage, Treatment, and/or Disposal of Hazardous Materials or Oil:**

The subject site does not currently hold any environmental registrations or permits relative to the generation, storage, treatment, and/or disposal of hazardous materials or oil.

2. **Summary of Evidence Regarding Past or Present Regulatory Involvement with Respect to the Release or Threat of Release of Hazardous Material or Oil on or within one quarter mile of the Site:**

(a) **Sites Shown on either the National Priority List of Federally-Designated/Proposed Superfund Sites, or on the U.S. EPA's CERCLIS Data Base List of Potential Problem Sites:**

No EPA NPL Superfund, or CERCLIS sites were found within one quarter mile of the subject property.

(b) **Other:**

Based on ENSR's review of all appropriate available databases, except as hereinafter listed, no sites were listed within one-quarter mile of the subject property.

No sites were listed near the subject property in the California Department of Health Service's Expenditure Plan for the Hazardous Substance Cleanup Bond Act of 1984, and subsequent updates (California Superfund) or in the California Integrated Waste Management Board's Solid Waste Information System (SWIS).

Sites listed within one quarter mile of the subject property on the Governor's Office of Planning and Research - Hazardous Waste and Substances Sites List (Cortese List), or the San Francisco Bay Region - Regional Water Quality Control Board's North Bay Counties Toxic Sites List and Fuel Leaks List include:

Unknown	2691 Castro Valley Blvd. (was Doral's Interiors in the early 1970s)
Shell	2724 Castro Valley Blvd.
Minit Lube	2896 Castro Valley Blvd.
Castro Valley Autohaus	20697 Park Way

The "Unknown" site is located at 2691 Castro Valley Blvd. which is an address no longer in existence. This site was most probably located approximately 500 feet downgradient of the subject property. A former 1,000 gallon underground storage tank was located at this address and minor soil contamination was discovered when the tank was removed in July 1988. Contaminants noted in the file were 10 parts per million (ppm) petroleum hydrocarbons (unspecified) and 0.4 ppm total xylenes. This site does not appear to have caused serious concern on the part of the RWQCB. No other information was available in RWQCB tank files concerning this site.

A former Shell retail gasoline service station was located at 2724 Castro Valley Blvd. across from the subject property on the northeast corner of Castro Valley Blvd. and Lake Chabot Road. This site has had an ongoing investigation since March 1989 when significant petroleum hydrocarbon contamination was discovered with the

removal of several underground storage tanks. The site has been extensively excavated, contaminated soils have been removed, and the excavations have been backfilled with clean fill. Four groundwater monitoring wells have been installed and quarterly groundwater monitoring has been ongoing for the past year. Groundwater occurs at a depth of 10 to 12 feet beneath the site and travels to the south towards the subject property.

Contaminants found in groundwater beneath this site include gasoline at concentrations as high as 8.6 ppm, diesel at concentrations as high as 4.1 ppm, benzene at concentrations as high as 0.55 ppm, toluene as high as 0.41 ppm, ethylbenzene as high as 0.11 ppm, and xylenes as high as 0.9 ppm. These contaminants have been detected in MW-1 located near Castro Valley Blvd.

Minit Lube is located over 800 feet cross gradient to the subject facility. Soils at this site have been found to be contaminated with gasoline (100 ppm), diesel and motor oil (5,300 ppm), and total oil and grease (16,000 ppm) in conjunction with the removal of four underground storage tanks. It is unknown whether groundwater at this site has been impacted.

Castro Valley Autohaus removed two underground storage tanks in November 1989. Although no petroleum hydrocarbon contamination was found associated with the removal of these tanks, two chlorinated solvents (trichloroethene and methylene chloride) were found in soils beneath the tanks. The Alameda County Health Care Services Agency has required a groundwater investigation at the site in a letter dated January 1990, but no other information regarding concentration or the status of the site was available in RWQCB files. This site is located upgradient and cross gradient relative to the subject property. This site is listed on the San Francisco Bay Region - Regional Water Quality Control Board's North Bay Counties Toxic Sites List.

PART VI: REFERENCES

1. Persons Performing the Site Investigation (name, title, responsibility):

Lee Kuhre, Manager of Environmental Regulatory Services, Site Inspection, Report Preparation.

2. Persons Interviewed (name, title, address, phone number):

Ronald Thornton, Manager, Bob's Big Boy Unit 64-432, 2723 Castro Valley Blvd., Castro Valley.

Bonnie Dilmer, Castro Valley Chamber of Commerce, 537-5300.

3. Reports and Documents Reviewed¹:

California Waste Management Board, Solid Waste Information System (SWIS) List of Transfer Stations and Active and Closed Landfills, January 1989.

Contra Costa County Recorder's office files.

Hanes/Criss Cross - East Bay Directory.

Oakland Tribune Year Book of Alameda County, 1940.

Regional Water Quality Control Board Lists (Fuel Leak List, Toxic Sites List).

State of California, Health and Welfare Agency, Expenditure Plan for the Hazardous Substance Cleanup Bond Act of 1984 (BEP), January 1990.

United States Environmental Protection Agency, Superfund Program, National Priorities List (NPL), February 1990.

United States Environmental Protection Agency, Superfund Program, CERCLIS List 8, July 1990.

¹We have examined and relied upon the reports and documents listed above which are based on the professional expertise or knowledge of the authors thereof. We have not conducted an independent examination of facts contained in these reference materials and have assumed that the information set forth therein is true and accurate.

United States Geological Survey, California Topographical Quadrangle 7.5 Minute Series.

By: Lee Kuhre

Title: Manager, Environmental Regulatory Services

Date: December 4, 1991

Quality Control Review

By: Michael R. Lispi

Title: Manager, Environmental Programs

Date: December 4, 1991