

Reference: 930121

**PHASE I ENVIRONMENTAL SITE ASSESSMENT  
2000 FOSTER AVENUE  
ARCATA, CALIFORNIA  
AP # 505-161-11**

Prepared for  
North Coast Export Company

Prepared by:

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## TABLE OF CONTENTS

	Page
1.0 INTRODUCTION.....	1
1.1 Purpose.....	1
1.2 Involved Parties.....	1
1.3 Scope of Work.....	2
2.0 GENERAL SITE CHARACTERISTICS .....	2
2.1 Adjacent Properties .....	2
2.2 Site Description, Current Site Uses.....	3
3.0 ENVIRONMENTAL SETTING.....	4
3.1 Regional Physiologic Conditions.....	4
3.2 Soil Conditions.....	4
3.3 Geologic Conditions.....	5
3.4 Groundwater Conditions.....	5
4.0 RESULTS OF INVESTIGATION.....	5
4.1 Site Inspection Observations.....	5
4.2 Adjacent Site and Vicinity Observations.....	7
4.3 Regulatory Agency List Review and File Search.....	8
4.4 Site History/Land Use Review.....	9
4.5 Synopsis of Previous Environmental Investigations..	11
5.0 CONCLUSIONS.....	11
5.1 Conditions of No Apparent Concern.....	12
5.2 Conditions of Potential Concern.....	12
5.3 Preliminary Phase II Recommendations.....	12
6.0 STATEMENT OF LIMITATIONS.....	13
7.0 REFERENCES.....	14
7.1 Published References.....	14
7.2 Record of Personal Communications.....	15
7.3 Aerial Photo References.....	15

### FIGURES

1. VICINITY MAP.....	follows page 2
2. ADJACENT LAND USE.....	follows page 3
3. SITE MAP.....	follows page 4

ON-SITE OBSERVATION PHOTOGRAPHS

APPENDICES

A. ENVIRONMENTAL RISK INFORMATION AND IMAGING SERVICES  
REPORT

**PHASE I ENVIRONMENTAL SITE ASSESSMENT  
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**1.0 INTRODUCTION**

**1.1 Purpose**

North Coast Export Company has retained SHN Consulting Engineers & Geologists (SHN) to conduct a Phase I Environmental Assessment of the property located in Arcata, California at 2000 Foster Avenue, Humboldt County Assessors Parcel # 505-161-11.

The property was inspected by SHN and photos, taken on June 15, 1993.

**1.2 Involved Parties**

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Misti Hood, Environmental Engineer, Phase I Investigator  
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### **1.3 Scope of Work**

SHN performed the following tasks:

- Reviewed available federal, state, and local agency files to evaluate the property located at 2000 Foster Avenue, Arcata, California, corresponding to Humboldt County Assessor's Parcel # 505-161-11, with respect to regulatory compliance and release of petrochemicals or hazardous materials
- Reviewed available federal, state, and local agency files to evaluate properties adjacent to the project sites, with respect to regulatory compliance and release of petrochemicals or hazardous materials
- Reviewed available agency files and aerial photographs of the project sites, and interviewed individuals with knowledge of project site histories, to evaluate historical conditions
- Inspected the project site for visual signs of contamination
- Conducted a perimeter survey to examine adjoining properties for visual signs of potential contaminant migration
- Provided a determination of the reasonable probability of whether or not hazardous or regulated substances are present on the project site that require local, state, or federal regulatory action
- Provided recommendations for a Preliminary Phase II Site Characterization
- Evaluated the data from the above tasks and prepared the attached report of findings

## **2.0 GENERAL SITE CHARACTERISTICS**

### **2.1 Adjacent Properties**

As seen in Figure 1, the project site is located northwest of the City of Arcata, California, within Township 6 North, Range 1

East, Section 29, Humboldt Base and Meridian. The project site is located adjacent to the city limits, in an unincorporated area of Humboldt County. It occupies approximately 17 acres.

Two apartment housing developments are located to the east of the project site (Figure 2). A single family housing development is located to the north of the project site. Undeveloped pasture land is located to the west of the project site. A section of railroad spur line is located immediately south and adjacent to the project site. To the south, the railroad is bound by Foster Avenue (formerly Jackson Ranch Road). Two rural residential homes with associated agricultural land front Foster Avenue to the south of the project site.

Adjacent properties, identified in Figure 2, presently include:

- North: Single family housing development
- East: Two apartment developments. McDaniel Slough separates the apartment development and the project site on the southeast section of the project site parcel.
- South: Simpson Train Company railroad track, which fronts Foster Avenue
- West: Undeveloped open space used occasionally for pasture or hay

## **2.2 Site Description, Current Site Uses**

The site occupies approximately 17 acres. The site was formerly a lumber mill, which has been dismantled. Current structures on the site consist of remaining concrete slabs and foundations. All buildings, machinery, and other materials have been removed. The site is entirely vegetated with grasses and occasional bushes. Low growing and thick riparian type vegetation exists adjacent to McDaniel Slough. The northern half of the project site is vegetated solely with grasses and bushes. No structures or significant debris were noted during the site visit. Grading activities may have slightly altered the local topography of the project site since the mill closure. It appears that an earthen berm has been constructed to limit access to the site by motor vehicles. The alleged berm is located adjacent to and north of the railroad (see Figure 3, and "On-site Observation Photographs")

### **3.0 ENVIRONMENTAL SETTING**

#### **3.1 Regional Physiological Conditions**

The project site is situated at an elevation of approximately 20 feet above mean sea level, in the relatively flat alluvial plain of the Mad River referred to as the Arcata Bottoms. The Arcata Bottoms area gently slopes down in a westward direction.

Surface waters closest to the project sites are McDaniel Slough located on the eastern boundary of the project site and Liscom Slough located approximately 3/4 of mile west of the project site (Figure 1).

Local surface drainage for the project site is to the southwest and the site is relatively flat with a general slope of less than 1 %. An earthen ditch on the north side of the railroad tracks conveys drainage to the east, where it is received into the waters of McDaniel Slough (Figure 3).

#### **3.2 Soil Conditions**

Subsurface investigations with respect to soil conditions have not been conducted for the purposes of this report. Therefore, the presence of uncontrolled fill material on the site cannot be ruled out. Previous limited excavation activities to an approximate depth of 4 feet at the project site indicated the presence of wood debris and sawdust in an area to the north of the former mill. (Mostovoy)

Subsurface investigations conducted within 3/4 mile of the project site (Humboldt County, 1989) indicate that soils in the general vicinity are typified by the upper 10 to 15 feet consisting of organic rich silt that appeared to have been deposited in a floodplain environment. Underlying the silt, was an approximately 5 foot thick layer of clean, medium grained, poorly graded sand. At depths ranging between 15 and 25 feet, well graded gravel was encountered. The gravel remained to the bottom of the borings at 36 feet below the ground surface. All borings encountered groundwater at depths of approximately 8 to 10 feet below the ground surface.

#### **3.3 Geologic Conditions**



Alluvial deposits in this area are generally less than 100 feet. Sedimentary deposits underlying alluvial deposits are moderately consolidated sands and gravels from the early to middle

Pleistocene age Falor formation. These deposits are generally more than 2,000 feet thick. Bedrock underlying the Falor formation consists of Late Cretaceous to Early Tertiary age Franciscan Complex. Rocks of the Franciscan are, with minor exceptions, complexly folded, highly fractured, and variably weathered. (Humboldt County, 1989)

### **3.4 Groundwater Conditions**

No subsurface investigation with respect to groundwater has been conducted at the project site for the purposes of this report. However, subsurface investigations conducted within 3/4 mile of the site (Humboldt County, 1989) indicate that depth to groundwater in the vicinity of the project sites is approximately 8 to 10 feet below the surface. Direction of groundwater flow tends to follow local topography, which in the vicinity of the project site is generally west (toward the Pacific Ocean) or southwest (toward Humboldt Bay). Direction of groundwater flow has not been verified in the field.

## **4.0 RESULTS OF INVESTIGATION**

### **4.1 Site Inspection Observations**

Photographs taken of the project sites are attached (See "On-site Observation Photographs").

A site map of the project site is provided as Figure 3.

SHN personnel inspected the site on June 15, 1993. We observed no indications of hazardous or regulated materials on the site. The surface soils are free of obvious contamination with hazardous or regulated materials. With the exception of one tractor tire and miscellaneous wood scraps, the site was free of significant debris.

**Former Mill.** Only the foundation of the former mill slab remains. The concrete was clean (free of stains). Grasses cover the surface soils surrounding the slab. We observed some gravel surfaces to the south of the former mill. However, we observed no staining of the gravel surfaces.

**Fuel Tank Area.** Only the foundation slab of the fuel tank area remains. The concrete or surrounding soils are clean (free of stains). The surrounding soils are generally covered with grass and some gravel patches.

**Former Teepee Burner.** A portion of the teepee burner foundation remains. We observed no ash residual or burned wood debris. The soils are free of discoloration and are consistent with other soils on the site.

**Estimated Green Chain Area.** The estimated green chain area was free of soil staining. This area is covered with grass and patches of gravel.

**Debarker.** Only the elevated foundation slab of the debarker remains. The concrete slab and the surrounding soils were unstained. The surrounding soils are covered with grasses.

**Former Log Storage Area.** We noted a depression of moist darkly colored soils northeast of the ramp. The soils were free of petroleum odor and appear to contain a high percentage of organic material. This was not consistent with other low lying, moist depressions at other locations on the project site.

**Sewer and Water.** The project site is not serviced by city sewer or water. (Mostovoy) A septic system (Figure 3) is located on site. The current functional condition of the septic system is unknown. The well head of the water well has been destroyed and (based on current information) the well cannot be located (Mostovoy). The closest water and sewer mains are located to the east of the project site in the apartment housing developments. (Mostovoy)

**Electric.** The closest power poles are located on the southern side of Foster Avenue, which would have been the former supply line source. SHN was unable to determine if the former power supply system located on the project site consisted of PCB containing transformers. There is no record of PCB spills in the Arcata area or vicinity. (Long)

**Radon.** The California Department of Health Services under the direction of the Environmental Protection Agency (EPA) conducted a state-wide radon survey in 1990. The results of the survey show that Humboldt County is not situated within an area of concern with respect to radon. (Quinten) To our knowledge, no analytical results exist and no previous environmental investigations have been conducted with respect to radon for the project sites.

## **4.2 Adjacent Site and Vicinity Observations**

Observation photographs are attached (See "On-site Observation Photographs").

Refer to Figure 2 for site orientation in the vicinity of project site.

### **North: Single family housing development**

Berry brambles line the wooden fence line adjacent to this property. No visual signs of contamination migration onto the project site were observed.

### **West: Undeveloped open space**

A low wire fence separates the two properties. No visual signs of contamination migration onto the project site were observed.

### **South: Railroad tracks owned by Simpson Train Co.**

The train tracks are no longer used and have not been used since the mid to late 1980's when the Simpson Timber company closed their lumber mill operations 3/4 of a mile to the west. (Stephens) The drainage course that is located on the north side of the railroad tracks drains to McDaniel Slough. The runoff that is carried in this drainage course has the potential to contain residential and agricultural contaminant constituents from the surrounding area. Such contaminants may consist of petrochemical products and solvents, pesticides, herbicides, fertilizers, fungicides, metals and organics. Migration of the potential contaminants to the project site would have to occur as infiltration through the soils of the drainage course to the underlying soils of the project site.

### **East: Multi-dwelling apartment developments, and McDaniel Slough**

Two apartment type developments are located east of the project site. McDaniel Slough separates the southeast

apartment development and the project site. A large portion of the apartment development that is adjacent to the slough is a recreational park. Land-use in the upgradient hydrological drainage areas for McDaniel Slough northeast of the project site include heavy industrial sites to

residential and undeveloped areas. The potential contaminants contributed to McDaniel Slough from these upgradient uses are varied and unknown. Products used in this drainage area may include petrochemical products and solvents, wood preservatives, formaldehyde, pesticides, herbicides, fertilizers, fungicides, metals and organics. Potential contaminants historically present in the waters flowing in the slough, may have contaminated the earthen sidewalls of the slough, may be contained in the sediments of the slough, or may have infiltrated from the slough to the underlying soils of the project site.

#### **4.3 Regulatory Agency List Review and File Search**

Database review of federal and state regulatory agency file information listings included the following:

- National Priorities List (NPL)
- Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS)
- Toxic Release Inventory system (TRIS)
- Resource Conservation Recovery Information System-- Complaint and Non-Complaint RCRA Notifiers (RCRIS)
- Facility Index Systems Summary (FINDS)
- Emergency Response Notification System (ERNS)
- Civil Enforcement Docket
- State Registered Leaking Underground Storage Tanks (LUST)
- State Registered Underground Storage Tanks (UST)
- State Calsite (formerly ASPIS)
- Solid Waste Information System (SWIS)
- State Hazardous Waste Information System (HWIS)
- State Waste Discharger System (WDS)

This review was completed by Environmental Risk Information and Imaging Services (ERIIS), a professional database review service and is included in this report as Appendix A.

The findings of the ERIIS regulatory review information indicate that there are no sites listed with the above agencies within 1/16 mile of the project site. From 1/16 to 1/2 mile from the project site, there are 3 registered UST sites, 4 registered LUST sites, and 1 WDS sites. From 1/2 mile to 1 mile from the project site there are 5 RCRIS, 10 FINDS, 11 registered UST, 11

registered LUST, 3 Calsites, 1 HWIS, and 2 WDS sites. Cross referenced site listing information are located in Appendix A.



#### **4.3.1 On-Site Review**

Agencies' files and lists reviewed by ERIIS contain no documented record of the presence of hazardous or regulated materials, such as PCB's, or petrochemicals, on the project site. The Humboldt County Division of Environmental Health (HCDEH) files contain no record of UST installation or other indications of the potential presence of hazardous or regulated materials on the site or as a result of project site activities.

#### **4.3.2. Off-Site Review**

The HCDEH files contain records of an unauthorized release from one site within the immediate vicinity of the project site. The site is located at 1800 Bottoms Road and is noted as a lumber mill on Figure 2. This site is currently referred to as the Scaroni Property and was formerly Cascade Forest Products. The unauthorized release of gasoline was reported for a former underground storage tank located at this site. This site is a low priority site and the reported residual soil contamination is less than 50 parts per million (ppm) gasoline.

The California Regional Water Quality Control Board, North Coast Region (RWQCB) has the regulatory responsibility for ensuring clean-up of groundwater and/or soil impacting groundwater at actively leaking UST sites. Review of their "Leaking Underground Storage Tank Case Listing," file (last updated 2/19/93) identified no additional UST sites that contribute to soil and/or groundwater contamination located within 1/2 mile of the project sites.

Additional information on the above mentioned site is available for review at the RWQCB office in Santa Rosa, California. Copies of specific files are available by written request to the RWQCB office. Four to six weeks are required for a reply to a written request.

#### **4.4 Site History/Land Use Review**

Information concerning site historic land use was obtained from discussions with James Mostovoy, former manager of North Coast Exports; William Gross, former project site owner; William

Norris, former project site owner; and Elizabeth Silber, current owner of the parcel west of and adjacent to the project site. SHN obtained additional historic site information by reviewing aerial photographs of the project site vicinity (See Section "7.3: Aerial Photo References").

**Site Ownership and Usage.** The mill was constructed in 1951 and originally operated as an old growth redwood mill. Prior to this, the project site was undeveloped open space and may have been used for pasture. Simpson Timber Company purchased the mill during 1968 and continued to operate it as a redwood mill. During 1970 the mill was purchased from Simpson Timber Company by Halverson Industries and operated as a hardwood mill, mainly tan oak. North Coast Exports acquired the mill during 1985 operated it as a hardwood mill. The mill was dismantled and liquidated during 1986. No wood preservatives were ever reportedly used on site.

**Fuel Storage.** During the mid 1980's two above ground fuel storage tanks (300 gallon gasoline and 1,000 gallon diesel) were removed from the project site and sold to L & M Renner. (Mostovoy) Prior to usage of the above ground tanks, it was reported that two underground fuel storage tanks were used at the project site. These tanks were removed in the early 1970's.

**Vehicle Maintenance.** The raw lumber was brought to the mill by independent loggers who serviced their own vehicles. Finished lumber was shipped out using independent haulers. The only reported vehicle maintenance that occurred on site was to service the log loaders. (Mostovoy, Grass, and Norris) The log loaders were originally serviced on the grounds of the project site and later serviced inside the mill building. Historically, waste oil was disposed in dispersed areas of the project site. Later, it was recycled with a state licensed recycler. (Norris) Waste oil recycling operations began in the late 1960's or early 1970's.

**Site Drainage.** A possible drainage channel may have existed on the western fence line and drained to the drainage channel on the southern boundary of the project site. (Silber) The site generally collected minimum ponding during storm events and the gravel surfaces surrounding the mill provided appropriate site drainage. (Gross and Norris)

**Woodwaste Disposal.** Woodwaste was initially burned in a teepee burner. There were no woodwaste disposal activities conducted on the project site. (Mostovoy and Gross) Ash disposal from the teepee burner was conducted by the surface spreading method and was not placed in excavated pits. (Norris) Use of the teepee burner ceased during the late 1960's to the early 1970's,

after which woodwaste was converted to wood chips or used off site as hog fuel. (Mostovoy, Gross, and Norris)

**Adjacent Properties.** Based on the aerial photo review by SHN, the following site history was determined:

- The adjacent property to the west has remained unchanged since 1941.
- The first residences to the south were constructed between 1941 and 1948.
- The housing development to the north was constructed between 1948 and 1958.
- The apartment development to the northeast of the project site was constructed between 1966 and 1974.
- The apartment development to the southeast of the project site was constructed between 1974 and 1981.

#### **4.5 Synopsis of Previous Environmental Investigations**

Preliminary excavation of nine shallow test pits was conducted by Louisiana-Pacific during 1992 for observation purposes. No analytical samples were collected. Some wood debris was noted in the soils north of the mill. Soils from test pits adjacent to former fuel tank area were reported to have a diesel odor. (Mostovoy)

#### **5.0 CONCLUSIONS**

The following conclusions are based on the information obtained and presented in this Phase I Environmental Assessment.

- The project site was operated as a redwood and hardwoods lumber mill from 1951 to 1986. No wood treatment took place on site.
- Groundwater in the vicinity of the project sites is approximately 8 to 10 feet deep and most likely flows to the west or southwest.
- Possible diesel or gasoline soil contamination may exist in the vicinity of the former fuel tank area.
- Possible contamination may exist in the soils or sediments of McDaniel Slough and the earthen drainage ditch north of the railroad. Such contaminants have been also present in the water that flowed through McDaniel Slough and the ditch. Migration of the

possible contaminants to the underlying soils or groundwater of the project site may have occurred but are likely to be minimal.

- Possible surface contamination may be present on the project site in the surface soils due to historic waste oil disposal practices and vehicle maintenance operations.
- No known underground utilities exist in the immediate vicinity of the project site that could act as routes for on-site migration of contaminants from off-site sources.
- An unauthorized release of gasoline was discovered at a lumber mill in the immediate vicinity. Regulatory investigation is ongoing and the site is considered a low priority contamination site.

### **5.1 Conditions of No Apparent Concern**

Based on the information obtained and presented in this Phase I Environmental Site Assessment, the conditions of no apparent on site concern include:

- Federal and State Regulatory Actions/Citations
- Radon
- PCB's

### **5.2 Conditions of Potential Concern**

The areas of potential on-site concern are:

- Possible diesel or gasoline contamination in the vicinity of the former fuel tank locations
- Possible contaminated soils and sediments in McDaniel Slough (assuming one bank of the slough is within the property line)
- Possible waste oil contaminated surface soils

### **5.3 Preliminary Phase II Recommendations**

A preliminary Phase II site characterization is indicated for this project site due to the historic lumber mill activities and

potential migration of off-site contaminants from and located in McDaniel Slough and the drainage course north of the railroad tracks. SHN recommends the following sampling program:

- Excavate two test pits (maximum depth 10 feet) to expose undisturbed soils adjacent to the former fuel tank slab. Field screen the excavations to determine which excavation is most likely to contain contamination. Collect 2 soil samples from different depths (one shallow, one deep) in the selected excavation. Analyze soil samples for Total Petroleum Hydrocarbons (TPH) as Gasoline (TPHG, EPA 8015) and as Diesel (TPHD, EPA 8015), and Total Lead (EPA 7421).
- Excavate three random, shallow test pits to a depth of 5 feet. Collect 2 soil samples from each test pit at field determined depths. Selectively analyze the soil samples for TPH as Motor Oil (TPHMO, EPA 8015), TPH by infrared spectrophotometry (TPHIR, EPA 418.1) and Metals (Cd, Cr, Pb, Zn, Ni).
- Collect an upstream sediment sample from McDaniel Slough within the property line; excavate a test pit within the property line and adjacent to the drainage course north of the railroad (maximum depth 10 feet). Field screen the drainage course test pit excavation to determine the depth of most likely contaminated soils, and collect a soil sample at that depth. Analyze the samples for TPHIR (EPA 418.1), aromatic and chlorinated hydrocarbons (EPA 8010/8020), semi-volatile organics (EPA 625), and Metals (Cd, Cr, Pb, Zn, Ni, Hg, Cu).
- Document field observations, soil types, and soil sampling methods.

## **6.0 STATEMENT OF LIMITATIONS**

The data presented and the opinions expressed in this report are qualified as follows:

1. The sole purpose of the investigation and of this report is to assess the visual characteristics of the site with respect to the presence or absence in the environment of



hazardous material or oil, as defined in the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (CERCLA) and Title 22 of the California Code of Regulations; and to gather information regarding current and past environmental conditions at the sites.

2. SHN derived the data in this report primarily from visual inspections, examination of records in the public domain, and interviews with individuals with information about the sites. The passage of time, manifestation of latent conditions, or occurrence of future events may require further exploration at the sites; analysis of the data; and reevaluation of the findings, observations, and conclusions expressed in this report.
3. In preparing this report, SHN has relied on and presumed accurate certain information (or the absence thereof) about the site and adjacent properties provided by governmental officials and agencies, the Client, and others identified herein. Except as otherwise stated in the report, SHN has not attempted to verify the accuracy or completeness of any such information.
4. The data, findings, observations, and conclusions expressed in this report are limited by SHN's scope of work, as defined by this Client's requests, the Client's time and budgetary constraints, and the availability of access to the site.
5. Because of the limitations stated above, the findings, observations, and conclusions expressed by SHN in this report are not, and should not be considered, an opinion concerning the compliance of any past or present owner or operator of the site with any federal, state, or local laws or regulations. No warranty or guarantee, whether expressed or implied, is made with respect to the data reported or findings, observations, and conclusions expressed in this report. Such data, findings, observations, and conclusions are based solely on site conditions in existence at the time of the investigation.
6. This report has been prepared on behalf of and for the exclusive use of Northcoast Exports and is subject to and issued in connection with their agreement with SHN and the provisions thereof.

## **7.0 REFERENCES**

### **7.1 Published References**

Humboldt County. (1989). "Geologic Hazards," Environmental Impact Report for the Proposed Simpson and Wabash Humboldt County Jail Site. Eureka:Humboldt County.

## 7.2 Record of Personal Communications

Gross, William; former project site lumber mill owner.  
(June 17, 1993). Personal communication.

Long, Tom; Pacific Gas and Electric. (June 25, 1993). Personal communication.

Mostovoy, James; current manager of North Coast Exports. (June 8, 1993). Personal communication.

Norris, William; former project site lumber mill owner.  
(June 23, 1992). Personal communication.

Quinton, Dave; State of California Department of Health Services. (June 22, 1992). Personal communication.

Silber, Elizabeth; adjacent property owner to the west. (June 23, 1993). Personal communication.

Stephens, Tom; SHN Geologist. (June 25, 1993). Personal communication.

## 7.3 Aerial Photo References

<u>YEAR</u>	<u>FLIGHT DATE</u>	<u>ID #</u>
1941	11-23-41	CVL-6B-11 & 12
1948	6-23-48	CDF -16-124 & 125
1958		HU 11-32
1966		HC 66 17B-46 & 47
1974		HC 74 17A-45 & 46
1981	6-15-81	CDF ALL EU 10 & 19
1988	3-30-88	WAC-88CA 2-43 & 44