SITE ASSESSMENT
WORK PLAN

Former Industrial Facilities
4161, 4169 and 4200-4224 Whittier Boulevard
Los Angeles, California 90023

April 5, 2017
Partner Project Number 17-184004.1

Prepared For:

LOS ANGELES COUNTY FIRE DEPARTMENT
Site Mitigation Unit
5825 Rickenbacker Road
Commerce, California  90040

On Behalf Of:

META HOUSING CORPORATION
1640 South Sepulveda Boulevard, Suite 425
Los Angeles, California 90025
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1.0 INTRODUCTION

Partner Engineering and Science, Inc. (Partner), on behalf of Meta Housing Corporation (Meta), has prepared this Site Assessment Work Plan (Work Plan) for ten parcels located on Whittier Boulevard in Los Angeles, California (herein referred to as the “Site”). For the purpose of this investigation, the Site is divided into two lots. Lot A is comprised of two parcels identified by Los Angeles County Assessor Parcel Numbers (APN) 5236-005-033 and 5236-005-034, addressed as 4161 and 4169 Whittier Boulevard, respectively. Lot B is comprised of eight parcels identified as APN 5236-016-025 through 5236-016-032, and addressed as 4200, 4210, 4212, and 4224 Whittier Boulevard. The location of the Site is shown on Figure 1. This Work Plan was prepared in response to the Los Angeles County Fire Department (LACoFD) request for additional information following a request for an exemption from California Environmental Quality Act (CEQA) requirements for development of the Site. This Work Plan focuses primarily on an assessment of shallow soils on these properties related to potential surficial releases from historical operations.

The tasks described in this Work Plan were recommended directly by the LACoFD Site Mitigation Unit (SMU). This Work Plan describes the proposed scope of work for the site assessment activities, as well as a summary of the geology, site conditions, and results of previous investigations that were performed at the Site.

1.1 Purpose

The primary purpose of this Work Plan is to describe the proposed activities to assess former underground storage tanks (USTs) and shallow soil at the Site to facilitate approvals for grading and development of the Site.

1.2 Site Assessment Objectives

The objectives of the assessment are listed below.

- Nine shallow soil borings will be advanced on Lot A to a depth of 6 feet below ground surface (bgs), the borings located adjacent to targeted subgrade structures including a former wash pit, molding area and coating room, as well as areas of stained soil, concrete, or asphalt, to assess potential surficial or shallow subsurface releases from these locations;
• Nine shallow soil borings will be advanced on Parcel B to assess potential surficial or shallow subsurface releases from the former auto repair operations conducted on-site. Three of these borings will be advanced in the southern parking lot;
• Six intermediate borings will be advanced to a depth of approximately 10 feet bgs beneath the following:
  • Four borings beneath four former UST locations (one beneath each location) on Lot B;
    • One boring to a depth of 12 feet beneath a former UST location on Lot A; and
    • One boring beneath a shallow soil disturbance located in the southeast corner of Lot A;
• One deep boring will be advanced in the suspected vicinity of a former septic tank on the northwestern corner of Lot B. This boring will be advanced to a depth of 35 feet bgs and soil samples will be collected at depths of 25 feet, 30 feet, and 35 feet bgs. A soil vapor probe will be installed at a depth of 35 feet bgs in this boring to assess soil vapor in the vicinity of the former septic tank.
2.0 SITE HISTORY AND BACKGROUND

The description and history of the Site are provided below.

2.1 Site Description

The Site consists of two lots, herein referred to as Lots A and B, located within a mixed commercial and residential area of Los Angeles, Los Angeles County, California. Lot A is comprised of two parcels addressed as 4161 and 4169 Whittier Boulevard, encompassing 0.17 and 0.52 acres respectively. Lot A is located on the northwest corner of the intersection of Whittier Boulevard and South Downey Road. The parcel addressed as 4161 Whittier Boulevard is currently developed with an 817-square foot commercial building and detached garage/warehouse that were constructed in 1908 and 1911. The building is currently occupied by Superior Marble and Granite Works who manufacture cemetery headstones. A former manufacturing building previously occupied 4169 Whittier Boulevard, which has since been demolished. Paved parking areas, concrete building foundations and remnants of a pit formerly used to store sand and gravel remain intact on the parcel.

Lot A is bound by residential dwellings to the north, Calvary Cemetery to the east across South Downey Road, Express Auto Service to the south across Whittier Boulevard, unoccupied commercial buildings formerly operated as LeGrand Wilber Vaults, Lot B to the southeast across the intersection of Whittier Boulevard and South Downey Road, and residential dwellings to the west.

Lot B, addressed as 4200-4224 Whittier Boulevard, consists of eight parcels of land comprising approximately 1.34 acres located on the southeast corner of the intersection of Whittier Boulevard and South Downey Road. Lot B is currently developed with three single-story commercial/industrial buildings (4200 Whittier Boulevard, 4210-4212 Whittier Boulevard, and 4224 Whittier Boulevard), which were constructed between 1924 and 1946, having a total of 19,272 square feet. The lot also includes a paved parking lot on the south side of the property. Lot B is surrounded by a barbed-wire chain link fence. The Lot is currently unoccupied, with the exception of an office in the 4210-4212 Whittier Avenue building used by the property owner.

Lot B is bound by Calvary Cemetery to the north across Whittier Boulevard, residences to the south and to the east across South Sunol Drive, Express Auto Service and residences to the west.
across South Downey Road, and Lot A to the northwest across the intersection of Whittier Boulevard and South Downey Road.

2.2 Project History

Partner prepared Phase I Environmental Site Assessment Reports (Phase I) for each Lot dated December 17, 2015, prepared on behalf of Meta Housing Corporation. The Phase I for Lot A did not include an assessment of 4161 Whittier Boulevard and a detailed understanding of current and historical on-site operations is not known.

4169 Whittier Boulevard

Based on the Phase I, the property was first developed with a residence on the north portion circa 1921. The three former industrial buildings occupying the property were constructed in 1928 and demolished in 2015. LeGrand Vaults occupied the Site from circa 1942 through 2015. Information regarding commercial tenants from 1928 through 1942 was not readily available.

According to historical sources, LeGrand Vaults manufactured concrete vaults from circa 1942 to 2015. Building department records and historical site plans identified a spray booth (1989) and a coating room (1995) with concrete floor located in the southwest corner of the former Building 2. The use of the spray booth and coating room is unknown. However, spray booths are typically associated with painting and potential use of solvents. Two former wash pits were depicted on the 1995 site plan located in the northeast corner of the Building 3. The construction of the former wash pits is unknown. There is a potential that impacts to the soil may have occurred if the wash pits were utilized to store or treat waste water from the concrete manufacturing process. Based on the duration of the concrete manufacturing operations on the property (73 years) and the presence of a former spray booth and wash pits, the historical use of the Site for concrete manufacturing purposes was identified as a recognized environmental condition (REC).

Additionally, according to records on file with the regulatory agencies, the Site was formerly equipped with one 550-gallon gasoline UST located on the southeast portion of the property. The UST was of single-walled steel construction. No records of a leak-detection system were found. According to records reviewed at the Los Angeles County Department of Building and Safety, the UST was installed in 1950. According to reports reviewed in person at the Los Angeles County Department of Public Works (LACDPW), Environmental Programs Division, the UST was removed from the ground in 1986 under the regulatory oversight of the LACDPW. At that time,
one soil sample was collected from the bottom of the tankhold and analyzed for total recoverable petroleum hydrocarbons as gasoline (TRPH-g). Laboratory results revealed a TPRH-g concentration of 5.2 milligrams per kilogram (mg/kg). Partner notes the laboratory analysis of the soil samples did not include volatile constituents. Based on the analytical results, the LACDPW issued No Further Action (NFA) letter to LeGrand Vaults (responsible party) in 1986. According to the NFA letter, no further action was required and the soils removed during the tank removal were suitable for use as backfill. Based on the removal of the tank, the analytical results, and the regulatory closure, the former UST is considered a historical recognized environmental condition (HREC). However, Partner notes the former UST was not closed in accordance with current UST closure guidelines. As discussed above, the soil sample was not analyzed for volatile constituents.

**4200-4224 Whittier Boulevard**

The property was first developed as part of a cemetery between circa 1924 and circa 1927 and developed with the current structures in 1928. Tenants on the subject property have included numerous commercial and service businesses (1924-2013).

According to historical sources, an automotive repair and auto body repair business operated at the property from circa 1928 to approximately 1976. No evidence of below-grade or above-grade hydraulic lifts or evidence of the previous automotive service operations was observed in the buildings at the time of Partners’ reconnaissance. The property was issued a permit for a paint spray booth in 1967 and 1974. The permit was likely associated with Artistic Auto Body (4224 Whittier Boulevard), a former tenant identified during historic city directory review. Hazardous substances and/or petroleum-based products including paints, solvents, motor oil, hydraulic oil and other automotive fluids are typically used, stored and generated as part of automotive and auto body repair operations. Partner did not identify information regarding the historical use, storage, or disposal practices of hazardous substances or petroleum-based products in association with these former on-site operations. Additionally, Partner notes these operations were conducted primarily in an era prior to regulatory oversight.

According to the review of historical records, the northwest corner of the property was developed with a gasoline station as early as 1929 until circa 1986. The subject property was formerly equipped with five USTs including: two 550-gallon waste oil USTs, a 3,000-gallon gasoline UST, a 7,500-gallon gasoline UST, and a 55-gallon waste oil UST. Three of the USTs, including the two 550-gallon USTs and the 3,000-gallon UST, were removed from the ground in 1986 under the
regulatory oversight of the LACDPW. Following removal, one soil sample was collected from beneath each of the two 550-gallon waste oil USTs, and two soil samples were collected from beneath the 3,000-gallon UST. The soil samples were analyzed for petroleum hydrocarbons as gasoline. Partner notes the laboratory analysis of the soil samples did not include volatile organic compounds (VOCs). According to analytical results, petroleum hydrocarbons were detected in each of the five samples at concentrations ranging from 1.6 mg/kg to 19 mg/kg. Based on review of the analytical results, the LACDPW issued a case closure letter for the USTs on August 26, 1986. The closure letter stated that soils removed during the excavation are unrestricted and may be utilized as backfill material, and that no further action was required.

In 1992, the 7,500-gallon gasoline UST and associated dispenser and underground piping were removed from the property. Soil samples were collected from beneath each end of the UST and from the sidewalls. The soil samples were analyzed for total petroleum hydrocarbons (TPH) and benzene, toluene, ethylbenzene, and xylenes (BTEX). According to the analytical results, TPH and BTEX were not detected above laboratory reporting limits in any of the soil samples collected.

Additionally, in 1992, a 55-gallon waste oil UST was removed from the property. Following removal, one soil sample was collected from beneath the drum and analyzed for TPH. The sample was not analyzed for VOCs. According to the analytical results, TPH was detected at 1,150 mg/kg. As such, a leaking UST case was reported for the Site on May 5, 1992. According to previous remedial reports, a bucket load of impacted soil was excavated and removed. Following removal, soil samples were collected from each of the sidewalls, two samples were collected from the base of the excavation, and the two samples were collected from the stockpiled soil. Samples were analyzed for total recoverable petroleum hydrocarbons (TRPH), and analytical results revealed concentrations ranging from non-detect to 83 mg/kg. The action level for TRPH was established at 100 mg/kg. Based review of the analytical results, the case received regulatory closure from the LACDPW on December 6, 1993.

Based on the reported removal of USTs, review of the analytical results, and regulatory closure, the former USTs are considered a HREC. However, Partner noted the former USTs closed in 1986 were not closed in accordance with current UST closure guidelines and soil samples were not analyzed for VOCs.

Subsurface Investigation
In January 2016, Partner conducted a Phase II Subsurface Investigation at the Site to investigate the potential impact of petroleum hydrocarbons and/or VOCs to the subsurface from the historical operations conducted on both Lots. The scope of the Phase II Subsurface Investigation included a geophysical survey to identify former tankholds and associated piping and dispensers and the advancement of 11 soil borings (B1 through B11). One sample was collected from each boring and analyzed for TPH, VOCs, and polyaromatic hydrocarbons (PAHs). A total of 13 soil gas samples were collected and analyzed for VOCs.

The geophysical survey identified three backfilled excavations and three shallow soil disturbances on the northwest portion of Lot B and one possible backfilled excavation on the southeast portion of the Lot A. No USTs or metallic objects were detected throughout the Site.

Numerous junk pipes which in some cases lead directly to the backfilled excavation boundaries were detected on the northwest portion of Lot B. It was concluded that the former USTs were located to the west of the former gas station building and directly adjacent to what appeared to be a former pump island. A vent pipe was also observed adjacent to the northwest of the former gas station building. Two additional backfilled excavations were identified to the south of the former gas station building which appear to be UST-related and in the vicinity of the expected former tankholds observed in historical records. Borings were advanced at locations targeting these potential former UST areas.

None of the analyzed compounds were detected in any of the soil samples submitted for analysis.

Five of the analyzed soil gas samples located on Lot B and one replicate soil gas sample (B1-SG10 REP) contained detectable concentrations of tetrachloroethene (PCE) above the laboratory detection limit. One of the detected concentrations at (B3-SG10) exceeded the residential soil gas screening level of 240 micrograms per cubic meter (µg/m3) for PCE. Based on the detection of PCE at concentrations exceeding residential screening levels and the planned development of the Site for residential purposes, the Johnson/Ettinger Model (J/E Model) was applied to further evaluate the incremental risk from vapor intrusion to indoor air as a carcinogen for residential properties. The J/E Model takes into consideration on-site soil type and depth to impacts in order to evaluate the risk to on-site occupants. The concentration detected in B3-SG10 represented a calculated risk level of 4.3x10^-7, well below the de minimis risk level of 1x10^-6. Therefore, the detected concentration of PCE exceeding residential screening levels represents a de minimis
concentration and is not expected to represent a vapor intrusion concern to future residential occupants.
3.0 GEOLOGY AND HYDROGEOLOGY

Based on a review of the United States Geological Survey (USGS) Los Angeles, California Quadrangle topographic map (version 1991, current as of 1994), the Site is situated at an elevation approximately 220 feet above mean sea level, and the local topography is sloping gently to the southeast. Refer to Figure 2 for a topographic map of the site vicinity.

The Site is situated within the Los Angeles County coastal plain of the western Transverse Ranges geomorphic province of the State of California. The uppermost geologic formation underlying the soils at the Site is the Upper Pleistocene Age Lakewood Formation. The Lakewood Formation comprises the underlying stratigraphy and consists mostly of marine and continental gravel, sand, silty sand, clay, and silt. The thickness of the Lakewood Formation is estimated to be over 200 feet. The Lakewood Formation is underlain by the San Pedro Formation, which are estimated to be approximately 1,000 feet thick.

Based on borings advanced during the subsurface investigation, the underlying subsurface consists predominantly of interbedded sands, silts, and clays from the ground surface to approximately 20 feet below ground surface (bgs).

Groundwater was not encountered during the subsurface investigation and was not a part of the scope of work. According to the State Water Resources Control Board (SWRCB), a nearby Leaking Underground Storage Tank (LUST) site is Shell Station (Former) at 4411 East Whittier Boulevard in the City of Los Angeles, which is approximately 0.3 mile east of the Site and is overseen by the Los Angeles Regional Water Quality Control Board (LARWQCB) as Case Number R-06369A. The site maintains three groundwater monitoring wells in the area. The most recent monitoring data available on the GeoTracker Website was for October 14, 2008, with the depth to groundwater ranging from 140 to 150 feet bgs.
4.0 PROPOSED SCOPE OF WORK

The proposed scope of work is based upon a recommendation from the SMU for further investigation of former USTs and subgrade structures identified on Site and to provide a general assessment of shallow soils to identify potential surficial releases from former operations. A summary of the proposed investigation scope is presented on Table 1.

4.1 Pre-Field Activities

Partner will delineate the outdoor work areas with white spray paint and notify Underground Services Alert to clear public utility lines as required by law at least 48 hours prior to any drilling activities. The locations of the proposed borings shown on Figure 3 may be adjusted to avoid underground utilities.

The field work will be conducted in accordance with a site-specific Health and Safety Plan (HASP) to be prepared prior to initiating the investigation.

4.2 Soil Sampling

A total of 25 soil borings will be advanced on the two Lots as part of this investigation using a Geoprobe direct push drilling rig. A summary of the proposed borings is presented below and on Figures 3a and 3b.

Lot A
- Eight borings will be advanced to a depth of 6 feet bgs on the two parcels comprising Lot A (4161 and 4169 Whittier Boulevard). The borings will be advanced in a grid across the two properties to provide a general assessment of subsurface conditions. When possible, areas of stained or discolored concrete and soil will be specifically targeted.

Soil samples will be collected from depths of 1 foot bgs and 6 feet bgs from these borings. Soil samples collected from 1 foot bgs will be for analyzed for diesel range TPH (TPH-d) and oil range TPH (TPH-o) in accordance with EPA Method 8015, CAM 17 metals in accordance with EPA Method 6010B/7471A, and pH. Soil samples collected from 6 feet bgs will be analyzed for TPH-d, TPH-o, CAM 17 metals, pH, gasoline range TPH (TPH-g) and VOCs in accordance with EPA Method 8260B.
If TPH-d or TPH-o compounds are detected in a soil sample, the sample will be resubmitted for analysis for polychlorinated biphenyls (PCBs) in accordance with EPA Method 8082.

- One boring will be advanced to a depth of 6 feet bgs adjacent to the former Waste Pit located on the northeastern portion of the Lot. Soil samples will be collected from depths of 1 and 6 feet bgs and analyzed for CAM 17 metals and pH.
- Two borings will be advanced to a depth of 10 feet bgs at suspected locations of former USTs identified on the southeast corner of the Lot. Soil samples will be collected from a depth of 10 feet bgs and submitted for analysis for CAM 17 Metals and PCBs.

**Lot B**

- Nine borings will be advanced to a depth of 6 feet bgs collectively on Lot B and the associated southern parking area. The borings will be advanced in a grid across the property to provide a general assessment of subsurface conditions with three located in the southern parking lot. When possible, areas of stained or discolored concrete and soil will be specifically targeted.

  Soil samples will be collected from depths of 1 foot bgs and 6 feet bgs from these borings. Soil samples collected from 1 foot bgs will be analyzed for TPH-d, TPH-o, CAM 17 metals and pH. Soil samples collected from 6 feet bgs will be analyzed for TPH-g, TPH-d, TPH-o, CAM 17 metals, pH, and VOCs.

  If TPH-d or TPH-o compounds are detected in a soil sample, the sample will be resubmitted for analysis for PCBs.

- Four borings will be advanced to a depth of 10 feet bgs at suspected locations of former USTs identified on the northwestern corner of Lot B. Soil samples will be collected from a depth of 10 feet bgs beneath the two former gasoline UST locations will be submitted for analysis for lead. Soil samples collected from beneath the two former waste oil locations will be submitted for analysis for CAM 17 Metals and PCBs.

- One boring will be advanced on the northwestern corner of Lot B in the vicinity of a suspected historical septic system identified in LADPW files. This boring will be advanced to a depth of 35 feet bgs, to the depth of fill that was identified in the file. Soil samples
will be collected from depths of 25 feet bgs, 30 feet bgs, and 35 feet bgs and analyzed for VOCs.

4.3 Soil Vapor Sampling

The boring advanced into the area of the suspected septic system on Lot B will be used to collect a soil vapor sample from the terminal depth of 35 feet bgs in order to assess the condition of soil vapor beneath the proposed subgrade parking structure. A temporary soil gas probe will be constructed within the borehole after soil sampling. The borehole will be backfilled with dry, granular bentonite to approximately six inches below the desired sampling depth. A new section of ¼-inch diameter polyethylene tubing with a new ¼-inch diameter polypropylene filter at the terminal end will be inserted into the borehole to the desired sampling depth. Sand will then be poured into the boring annulus to form an approximately one-foot long sand pack around the polypropylene probe. Approximately one foot of dry, granular bentonite will be placed atop the sand pack and the remainder of the borehole will be backfilled with hydrated bentonite to the ground surface to form a seal.

4.4 Soil Gas Sample Collection Methodology

The soil gas samples will be collected in general accordance with the April 2012 Department of Toxic Substances Control (DTSC) and LARWQCB “Advisory – Active Soil Gas Investigations.” The probe will be allowed to equilibrate for at least two hours after installation prior to sampling. Three probe volumes will be purged prior to sampling collection into a tedlar bag for off-site analysis for VOCs in accordance with EPA Method 8260B at an accredited analytical laboratory.

A tracer gas mixture such as n-propanol and n-pentane will be placed around the probe at the ground surface while sampling to detect possible ambient air intrusion and assess the integrity of the bentonite seal.

4.5 Management of Investigation Derived Waste

Investigation derived waste (IDW) consisting of drill cuttings (soil) and decontamination fluids will be temporarily contained in Department of Transportation (DOT)-approved steel 55-gallon drums.
Field records will document the source and volume of the drill cuttings. Partner will not be identified as the generator of the IDW. However, on behalf of the site owner, Partner will arrange to have the rinsate and drill cuttings drums removed by a permitted hauler and disposed of at a facility permitted to accept IDW containing the identified contaminants. Characterization and profiling for disposal of the drummed IDW generated as part of the investigation will be accomplished by collection and analysis of VOCs in accordance with EPA Method 8260B and other constituents as required by the disposal facilities.

4.6 Survey of Sample Locations

A survey will be performed to provide reference points to allow for mapping the drilling/sampling locations. The survey will be conducted by a California Licensed Land Surveyor. The locations (x and y) are expected to be accurate to 0.1 foot. The survey will be conducted in accordance with the State of California Geotracker requirements.
5.0 SOIL MANAGEMENT PLAN

Following this investigation and prior to initiation of grading and development of the Site, Partner will prepare a Soil Management Plan (SMP) that will be used to guide soil handling and disposal for the Site during development. The SMP will include guidance for screening soils and provide options for on-site reuse, or stockpiling and disposal of soil. This SMP will be applicable and in use during the duration of soil movement activities conducted on-site.
6.0 REPORTING

Partner will prepare a report summarizing the findings of the investigation and providing discussion of the use and handling of waste soil generated during grading and development of the Site. This report will be submitted to LACoFD for review and approval.
7.0 SIGNATURES OF PARTICIPATING PROFESSIONALS

If you have any questions regarding this Work Plan please contact the undersigned at (310) 615-4500.

Sincerely,

David Lehnus, LEP
Project Manager – Site Mitigation

Robert Traylor, PG, CHg
Technical Director-Site Mitigation

Jenny Redlin
Principal
Tables
Table 1: Summary of Investigation Scope
4161, 4169 and 4200-4224 Whittier Boulevard
Los Angeles, CA 90023
Partner Project Number SM17-184004
April 2007

<table>
<thead>
<tr>
<th>Boring Interval</th>
<th>Number of Borings</th>
<th>Location</th>
<th>Terminal Depth (feet bgs)</th>
<th>Matrix Sampled</th>
<th>Sampling Depths* (feet bgs)</th>
<th>Target Analytes</th>
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<tr>
<td>Shallow</td>
<td>18</td>
<td>60 Foot grid pattern across Lot A and Lot B</td>
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<td>Soil</td>
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<td>TPH-o, TPH-d, metals, pH, PCB*</td>
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<td>TPH-d, TPH-o, TPH-g, metals, VOCs, pH, PCB*</td>
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<td>10</td>
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<td>Beneath Gasoline USTs (4)</td>
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<td>Deep</td>
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<td>Suspected location of septic system on northwest corner of Lot B</td>
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<td>Soil Gas</td>
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<td>VOCs</td>
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<td>Soil</td>
<td>25, 30, 35</td>
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Notes:
*PCB analysis to be performed if TPH-d or TPH-o are detected
VOCs = volatile organic compounds in accordance with United States Environmental Protection Agency (EPA) Method 8260B.
TPH = total petroleum hydrocarbons bu with EPA Method 8015M. TPH-o = oil range, TPH-d = diesel range, TPH-g = gasoline range
metals = CAM 17 Metals by EPA Method 6010B/7471A
PCB = polychlorinated dibenzo-p-dioxins by EPA Method 8082
bgs = below ground surface
Figures
Residential

Residential

Residential

Residential

Calvary Catholic Cemetery

South Downey Road

Whittier Boulevard

South Bonnie Beach Pl

Lot A

4161

Rock of Ages

Superior Marble and Granite

Lot B

4200-4224

Residential

Residential

Residential

Site Vicinity Map

<table>
<thead>
<tr>
<th>Figure</th>
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<tr>
<td>I</td>
<td>D. Lehmus</td>
<td>April 2017</td>
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Los Angeles, California 90023