Appendix F3

Soil Management Plan

SOIL MANAGEMENT PLAN
REDONDO BEACH BLVD/VERMONT AVE DEVELOPMENT

15134 South Vermont Avenue
Los Angeles, California 90247

Prologis, L.P.
Pier 1, Bay 1
San Francisco, California 94111

SCS ENGINEERS

Project No. 01216285.00 Task 4| November 12. 2019

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This Soil Management Plan for the Redondo Beach Blvd/Vermont Ave Development site located at 15134 South Vermont Avenue, Los Angeles, California, dated November 12, 2019, was prepared and reviewed by the following:

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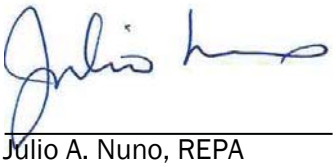

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DISCLAIMER

This Soil Management Plan has been prepared with specific application to the Redondo Beach Blvd/Vermont Ave Development site located at 15134 South Vermont Avenue in Los Angeles, California, in accordance with the care and skill generally exercised by reputable professionals, under similar circumstances, in this or similar localities. No other warranty, express or implied, is made as to the professional opinions presented herein. No other party, known or unknown to SCS, is intended as a beneficiary of this work product, its content, or information embedded therein. Third parties use this report at their own risk.

1 INTRODUCTION

INTRODUCTION

SCS Engineers (SCS) was retained by Prologis, L.P. (Prologis), to prepare this Soil Management Plan (SMP) to be used during demolition, redevelopment, grading, and other tasks at the Redondo Beach Boulevard/Vermont Avenue Development site located at 15134 South Vermont Avenue and 747, 831, 841, and 861 West Redondo Beach Boulevard, in Los Angeles, California (the "Property"). The SMP provides background information for the Property, identifies required soil management measures, and specifies SMP implementation, monitoring, and oversight requirements. A map showing the general location of the Property and surrounding area is provided as **Figure 1**.

OBJECTIVES

The objective of this SMP is to provide guidance for managing soil during activities associated with redevelopment of the Property. The requirements in this SMP are intended to protect human health when soil in certain areas of known or suspected impacts are disturbed for any reason, including, without limitation, as a result of demolition, utility installation/repair, soil excavation, drilling, grading/filling activities, stockpile generation, soil management, loading, and transportation. The Property is currently unoccupied with three large concrete slab foundations, the remains of three manufacturing buildings associated with past tenants, surrounded mostly by paving and dirt areas where previous manufacturing features were removed. As part of redevelopment, concrete slabs will be demolished and the soil will be over excavated and re-compacted in the areas of the proposed building. Based on testing completed to date, large quantities of soil requiring removal are not anticipated to be generated during these activities.

Residual contaminants are known to be present on the Property as a result of the historical operations, further described below. The SMP will be implemented to provide guidance for appropriate monitoring, testing, and management of soil where chemicals of potential concern (COPCs) are known to be present, as well as, areas not previously identified that may be encountered during site activities. This may include, but is not limited to, obvious discoloration of soil, irregular odors, subsurface features such as tanks, sumps, clarifiers, which may be encountered during grading and development activities. This SMP addresses management, soil movement, and temporary storage during redevelopment activities.

LOCATION AND SETTING

The 15.42-acre Property is located in a mixed commercial, industrial, and residential area on the northeastern corner of South Vermont Avenue and West Redondo Beach Boulevard. Although technically located within the City of Los Angeles, the numerous Property addresses (15134 South Vermont Avenue and 747, 831, 841, and 861 West Redondo Beach Boulevard) are associated with a City of Gardena postal zip code. The Property has been assigned Assessor's Parcel Numbers (APNs) 6120-001-013, 6120-002-001, and 6120-002-002. **Figure 2** provides a layout of the Property.

The Property was previously developed with four buildings totaling 505,291 square feet, including a church (3,858 square feet), a building at 15134 Vermont Avenue (157,237 square feet), two two-story buildings at 747 W. Redondo Beach Boulevard (192,792 and 151,404 square feet), and a gas station at the southwestern corner. All above-grade structures were demolished in 2010 and 2011.

2 BACKGROUND

The following sections provide brief summaries of the historical use, previous environmental investigations, SMP applicability, and the agency status associated with the Property.

SITE HISTORY

The Property has a complex history of manufacturing with extensive chemical use, including a number of known or suspected chemical releases and past remediation efforts. Most of these known or suspected releases have been investigated and the environmental impacts at the Property are well understood. There has been significant regulatory involvement in remediation activities performed at the Property. To date regulatory closures have been issued for various areas of the Property by either the Los Angeles County Fire Department (LACFD) or the Los Angeles Regional Water Quality Control Board (RWQCB). Regulatory closures are discussed in the Phase I Environmental Site Assessment (ESA); prepared by SCS, dated October 2016.

For the purposes of this SMP, and during previous and ongoing investigations, the Property has been divided in two areas for discussion; the eastern half was formerly occupied by Pacific Electricord Company (Electricord) and the western half was formerly occupied by Virco Manufacturing, Inc. (Virco). An ARCO service station formerly occupied the southwestern corner of the Virco area. The Virco and ARCO facilities have both received closure from the RWQCB (a total of three case closures), further discussed below.

The Electricord (eastern) portion of the Property remains an open "site assessment" case with oversight by the RWQCB. Routine groundwater monitoring is conducted at the Property and a workplan to conduct additional soil vapor sampling and install additional groundwater monitoring wells has been submitted for review by the RWQCB, as further discussed below. During the Phase I ESA and subsequent Phase II Investigation (SCS, November 8, 2016), heavy oil staining was noted across the southwestern and western sides of the former Virco building slab as well as a portion of the central concrete slab on the Electricord portion of the Property.

The Phase I and Phase II identified numerous environmental conditions and/or COPCs, as described below, which will be subject to this SMP. Figures and tables from pertinent previous reports are provided in **Appendix A**.

Former Virco Manufacturing, Inc.

Virco manufactured desks, chairs, and other institutional furniture. A 1950 building permit issued to Virco identified that an industrial/domestic incinerator was installed outside the southeastern corner of the original Virco building footprint. During later construction, the Virco building footprint was expanded over the area where the incinerator was historically located. Virco stored and used hazardous materials at the facilities at least since 1954. The Virco operations included metal working, welding, painting (dry booth), enamel painting finishing, solvent spray booths, coating and drying equipment, metal finishing (polishing), woodworking, laminating, and vapor degreasing. Nickel and chrome electroplating was performed between at least 1968 and 1987. The plating line was disassembled by April 1988. Between 1994 and 2001, Electricord used the former Virco site as a warehouse. From 2001 to 2007 the former Virco office building was used by The New People Church and the main building was used by Jonathan Louis International, which also manufactured furniture. The former Virco site has been vacant since 2007.

The former Virco site was investigated and remediated starting in the late 1980s, under the regulatory oversight of both the Los Angeles Fire Department (LAFD) and subsequently the RWQCB. Numerous underground storage tanks (USTs) have been removed from the western portion of the Property, however, historical information revealed that one 10,000-gallon "kerosene-based wash thinner" UST was abandoned in place. This UST, located beneath the ramp (in some documents referred to as a cyclone air-filter and pad) on the southern side of the main building (**Figure 2**), was filled with "grout" and closed in-place in 1989. If encountered, this UST will be removed during redevelopment activities with oversight by the LAFD. Additionally, review of historical information could not definitively account for the removal of two other USTs on the Virco portion of the Property. If encountered during grading activities, the USTs will be appropriately permitted with the LAFD for removal.

Elevated concentrations (up to 11,000 milligrams per kilogram [mg/kg]) of oil range total petroleum hydrocarbons (TPH-o) were identified in the area of one boring (TB19), installed on the west side of the former Virco building in 2005 (Tait, 2006; refer to figures in **Appendix A**).

Based on the results of previous investigations and remediation, the RWQCB issued a "No Further Action" (NFA) determination on September 13, 2011 for the SLIC (Spills, Leaks, Investigations and cleanups; case # 1180A) on the Virco site. According to closure summary document, a total of approximately 750 tons of metals-impacted soil and 333 tons of petroleum hydrocarbon-impacted soil were excavated and removed from the former Virco portion of the Property. Human health risk assessments (HHRA) conducted in 2009 and 2010 to evaluate risks from VOCs in soil vapor reported that there was low vapor intrusion risk to human health (less than 1x10-6 cancer risk) under a residential scenario. The California Office of Environmental Health Hazard Assessment reviewed the HHRAs and concurred with the finding.

The 2011 NFA letter indicated that three on-site monitoring wells (V-MW1, V-MW2, and V-MW3) must be abandoned, however, neither GeoTracker, nor the reports provided to SCS for review, included a report documenting the abandonment of those wells.

Additionally, two gasoline USTs were formerly located near the guard shack in the southeastern portion of the Virco site. Following removal of the USTs in 1989, the area was investigated and remediation was conducted by soil excavation to 35 feet bgs under LAFD oversight (case #442). The case was transferred to the RWQCB (Case # 902470134). Three groundwater monitoring wells (MW-1, MW-2 and MW-3) showed concentrations of benzene (up to 0.58 micrograms per liter [µg/l]), ethylbenzene (up to 8.8 µg/l), xylenes (up to 19 µg/l), tetrachloroethene (PCE; up to 46 µg/l), trichloroethene (TCE; up to 0.7 µg/l), and 1,2-dichloroethane (up to 72 µg/l). In 2003 and 2007, the wells were resampled as part of Waterstone's due diligence investigation of the former Virco facility. In 2007, only PCE was detected at concentrations up to 11 µg/l. Closure was requested for these USTs in 2006. However, due to on-going investigation associated with the SLIC case (discussed above), a closure letter wan not issued by the RWQCB until January 22, 2013. This closure was also granted under the Low-Threat Underground Storage Tank Case Closure Policy without specified use limitations.

As of October 2016, at least two, and possibly three groundwater monitoring wells were present on the former Virco (western) portion of the Property. As of the date of this report It is unknown if these groundwater monitoring wells are still present.

ARCO

The southwestern portion of the Property was previously occupied by a former ARCO service station from at least the mid-1950s to 1989 when a total of seven USTs and associated dispensers and

piping were removed. Numerous phases of investigation and remediation were conducted between 1992 and 2011. In addition to numerous soil borings, a total of 10 groundwater monitoring wells were eventually installed (both on-site and off) to characterize the nature and extent of fuel-related impacts. Groundwater was measured at approximately 32 to 35 feet below ground surface (bgs) and flowed southeasterly, which is consistent with other investigations of the Property. Hydrocarbon-impacted soils were excavated from the former UST area in 1999, and soil vapor extraction (SVE) was conducted by Waterstone Environmental, Inc. (Waterstone) between January 2007 and March 2009. A total of approximately 2,933 pounds of hydrocarbons were removed by the SVE,

After investigation and remediation at the former ARCO site, the RWQCB issued closure on December 31, 2012 (case # 902470089). The ARCO site was closed under the State Water Resources Control Board's (SWRCB) Low-Threat Underground Storage Tank Case Closure Policy without specified use limitations. Concentrations of fuel-related contaminants remain in place, but the levels were determined to meet the Low-Threat Underground Storage Tank Case criteria and therefore were not considered to represent a threat to human health.

Former Pacific Electricord Company/Leviton

The eastern portion of the Property was formerly occupied by Electricord and Leviton (parent company of Electricord), where manufacturing of electrical extension cords and other electrical equipment was conducted between approximately 1961 and 2004. Operations included machining of copper wire to property gauge, spooling, twisting, and bunching. PVC pellets were melted in an extrusion process. Electrical cords were then cut and plastic ends molded to the cords by crimping and soldering. Electricord and Leviton operations involved the use and storage of chemicals at various areas.

Previous investigations, with oversight by the RWQCB, have confirmed "residual concentrations" of TPH and volatile organic compounds (VOCs) in soil and soil vapor, in both remediated and un-remediated areas of the Property. Routine groundwater monitoring and investigation is ongoing.

Previous investigations and remediation activities at the former Electricord facility have identified the following:

- VOCs in soil vapor were evaluated in 2010 and the cancer risk from vapor intrusion was shown to be below the regulatory screening level (1x10-6 cancer risk) for a residential land use scenario. However, during a Phase II Investigation conducted by SCS in October 2016, tetrachloroethene (PCE) was identified in soil vapor samples collected from 5 feet bgs at concentrations up to 21 µg/l; figures and tables from the investigation are provided in **Appendix A**. This result is three times higher than the highest 5-foot PCE concentration used for the human health risk assessment (6.2 µg/l), which would result in an approximately 3x10-6 cancer risk from vapor intrusion using the 2010 methodology. Additional soil vapor sampling is currently being performed in this area, though it should be noted that there are no structures onsite that would result in a complete vapor intrusion pathway. VOC concentrations in groundwater both beneath the former Electricord site, and downgradient of this site, exceed regulatory screening levels.
- Soil samples from borings inside and outside the former western Electricord building contained chlorinated VOCs (PCE, cis-1,2-dichloroethene, etc.) at concentrations up to 461 micrograms per kilogram (µg/kg) in SCS boring SB3 at 0.5 feet bgs. This sample also contained TPH-o at 15,900 mg/kg. The 2-foot bgs sample from this boring did not contain detectable concentrations of TPH or VOCs. PCE in soil samples from other borings on the

Electricord portion of the Property were detected at concentrations at or below 37.2 µg/kg (refer to SCS tables and figures in **Appendix A**).

- One previous boring (TB25) on the northwestern portion of the Electricord site (Tait, 2005; refer to figures in **Appendix A**) contained 9,200 mg/kg of copper at 15 feet bgs, with negligible copper concentrations at 5 and 10 feet bgs (up to 21 mg/kg). While another boring in this area (TB26) did not contain elevated copper concentrations, VOCs, such as ethylbenzene (up to 100 µg/kg) and xylenes (up to 291 µg/kg) were present, indicating that residual impacts remain in place in this area.

To address groundwater contamination originating at the former Electricord site, a Remedial Action Plan (RAP) proposed monitored natural attenuation (MNA). In order to consider MNA, the RWQCB requested that two multi-depth wells be installed crossgradient/downgradient of the plume to provide adequate delineation of the plume. A revised workplan proposing the wells, along with additional soil vapor probes has been submitted for review by the RWQCB. The RWQCB approved the installation of the additional soil vapor probes in a letter dated December 4, 2019, however, approval of the groundwater well installation is still pending.

Figure 2 provides a site map of the Property, depicting historical features and current and previous groundwater well locations.

LAND USE/TOPOGRAPHY

The Property is located within a highly urbanized area to the southwest of the Rosecrans Hills at an elevation of approximately 50 feet above mean sea level. Site topography is generally flat with a regional slope to the southwest, away from the Rosecrans Hills. In the immediate vicinity of the Property, there is a gentle slope to the southeast. No surface water is located on the Property. There are no creeks, springs, lakes, or rivers within one mile of the Property.

CLIMATE

The Property is located within the South Coast Air Basin whose climate is generally characterized by sparse winter rainfall and dry hot summers tempered by cool ocean breezes. The mild climatological pattern is interrupted infrequently by periods of extremely hot weather, winter storms, and Santa Ana winds. The annual average temperature is 64°F. On average, August is the warmest month while January is the coolest month. Most of the annual rainfall occurs between November and April and annual average rainfall is approximately 14 inches in the area of the Property.

GEOLOGY AND SOILS

The Property is located near the border between the Torrance Plain and the Rosecrans Hills area of the Los Angeles County Coastal Plain. Numerous soil and groundwater investigations have been conducted at the Property. Based on a review of several of the previous reports, including a 2005 Limited Geotechnical Engineering Investigation (Krazan, 2005), the soil at the Property consists of interbedded layers of native clayey silt, silty clay, and silty sand to a depth of 50 feet bgs. During assessment on the eastern half of the Property (Electircord), site-specific geology was described as being predominantly a clay/sand mixture in the upper five feet, with underlying zones of sands or sand/clay mixtures to 30 feet bgs, very fine to coarse-grained sand between 30 and 40 feet bgs where stiff silt is encountered. Below 40 feet bgs, soil consist of interbedded silt and silty sand (Waterstone, 2019).

HYDROGEOLOGY

The Property is situated in the West Coast Basin of the Los Angeles County Coastal Plain. Based on a review of previous investigation reports at the Property, the Gardena aquifer (which correlates with the Gage aquifer elsewhere in the Los Angeles Coastal Plain) is the uppermost aquifer. The Gardena aquifer is located approximately 175 to 220 feet bgs, with the Lynwood and Silverado aquifers located at greater depths. Perched groundwater is present at shallower depths. Groundwater monitoring of on-site monitoring wells at the Electricord portion of the Property in June 2019 shows that first groundwater is present between approximately 31.5 and 37.5 feet bgs (15 to 16.8 feet above mean sea level). Groundwater flows towards the southeast at a gradient of 0.0017 feet per foot (Waterstone, 2019). As discussed below, groundwater beneath the Property has been affected by VOC releases from past on-site operations and routine groundwater monitoring is ongoing.

3 PRE-CONSTRUCTION ACTIVITIES

SITE DEVELOPMENT PLANS

The intended future use of the Property is for commercial/industrial purposes. The Property is zoned for light manufacturing/industrial use and residential uses are not allowed. Current plans for redevelopment call for removing all remaining slabs and foundations and constructing an approximately 340,000 square foot warehouse. A design plan for the proposed development, along with conceptual grading plans are provided in **Appendix B**.

Over excavation and recompaction will be required to create geotechnically sound building pads for construction of the new building. Soil will be disturbed during the initial removal and over excavation and compaction process and then again when trenches are cut for footings and utilities.

Continued groundwater monitoring for the ongoing Electricord assessment will be required by the RWQCB. Six wells currently exist on the Property and two additional wells have been proposed. These wells may require protection during grading and redevelopment operations or, if necessary, may need to be abandoned and replaced with approval by the RWQCB and permitting through Los Angeles County.

REGULATORY FRAMEWORK

The following regulatory issues, related to impacted or potentially impacted soil, apply to redevelopment activities that may be conducted at the Property:

- At least three working days prior to conducting any subsurface work, Dig Alert (Underground Service Alert) must be contacted.
- If necessary, notification will be made to the South Coast Air Quality Management District (SCAQMD) under Rule 1166, excavation of VOC-impacted soil. Rule 1166 requires monitoring of soil during excavation or grading of soil containing VOCs. Based on previous investigation, this Property, in general, would not be considered "VOC-contaminated", however, for precautionary measures, soil will be monitored for VOCs using a photo ionization detector (PID). As discussed below, field monitoring will be conducted as required under Rule 1166. In the event that VOC detections reach or exceed 50 parts per million, further grading or excavation activities must be conducted in accordance with Rule 1166 to minimize releases of VOCs to air (e.g. using water to suppress VOCs). Monitoring and record keeping is required for submittal to SCAQMD.

- Best available dust control measures and monitoring for fugitive dust will be conducted in accordance with SCAQMD Rule 403. If impacted soil is encountered, monitoring for nuisance odors will be conducted in accordance with SCAQMD Rule 402. The General or Grading Contractor will be directed to take additional measures, as necessary, such as application of water or a change in operations or equipment in order to properly manage dust or nuisance odors from leaving the Property.
- A Storm Water Pollution Prevention Plan (SWPPP) for construction will need to be in place prior to the start of grading.
- Contractors performing work directly involving impacted soil will be required to possess an active California state contractor's license with a Hazardous Substances Removal certification.

Other agency involvement will include items such as filing of a grading plan with the City of Los Angeles.

HEALTH AND SAFETY PLAN

A site specific Health and Safety Plan (HASP) will be prepared and in effect for all activities associated with the SMP, including potential excavation, grading, soil sampling, etc. and other activities at the Property overseen by SCS. Contractors working on the Property are expected to be operating under their own health and safety plans.

ENVIRONMENTAL MONITORING

In accordance with SCAQMD Rules, air monitoring will be necessary in areas where potential VOC contaminated soil is to be disturbed. Air monitoring for dust may also be required in other areas. An air monitoring/health and safety professional will be present during relevant activities and responsibilities will include recording monitoring data on field sheets, which will be kept as part of project documentation.

Monitoring shall include one or more of the following:

- Monitoring meteorological conditions that could lead to excessive dust levels may require use of on-site meteorological instrumentation and/or coordination with off-site meteorological professionals to identify conditions that require cessation of work, for example winds in excess of 25 miles per hour (mph) for a duration of 15 minutes.
- Deployment of real-time aerosol monitors and industrial hygiene air sampling equipment and media to measure dust levels and/or concentration of COPCs in dust.
- Although significantly elevated concentrations of VOCs have not been detected in shallow soil on most of the Property, vapor concentrations will be monitored using an organic vapor analyzer fitted with a photo ionization detector (PID). As discussed above, if readings using the PID reach or exceed 50 parts per million, the provisions of SCAQMD Rule 1166 will then be implemented.

Environmental monitoring will also be discussed in the site specific HASP.

ROLES & RESPONSIBILITIES

Environmental Consultant

SCS will act as the environmental consultant and provide field oversight and management services for the SMP. SCS personnel may include an Environmental Program Manager (EMP) and Environmental Field Coordinator (EFC). The SCS EFC will have current health and safety certifications discussed in the Site Specific HASP that will be prepared for the Property.

Contractor

The designated general contractor (GC) for the project will provide oversight and management services for all aspects of the grading and redevelopment. SCS and the GC will work together as the SMP is implemented.

Owner's Participants

The Owner will employ a Construction Manager for the project.

Individual Responsibilities

Environmental Consultant's Program Manager

The EPM will perform the following tasks:

- Monitor the work of the EFC;
- Communicate field activities to the Owner's Construction Manager;
- Communicate with the EFC to investigate previously unknown features and other environmental conditions, if encountered;
- After consultation with the EFC and the Owner's Construction Manager, characterize, delineate, and supervise the proper management of unknown features, and other unanticipated environmental conditions;
- Evaluate results of all soil sampling conducted;
- Review reports of field activities.
- Initiate and approve all non-emergency contacts with the appropriate agencies

Environmental Field Coordinator (EFC)

The EFC will perform the following tasks:

- Monitor grading operations visually and with the appropriate monitoring equipment to assess potential unknowns and respond to requests based on questions and findings from the contractor's representative;
- Provide oversight of the implementation of the SMP and Health & Safety Plan including air monitoring;

- Collect samples and arrange for laboratory analyses, if determined to be necessary;
- Maintain records of all sample locations;
- Report suspected unknown features and other unanticipated environmental conditions to the EPM.
- Supervise activities related to investigating and remediating unknown features and other unanticipated environmental conditions.
- Review reports of field activities.

Contractor's Field Coordinator

The Contractor's Field Coordinator shall be responsible for the following tasks:

- Coordinate field activities with the EFC
- Coordinate with the EPM regarding identification and removal of impacted soil or other unknown structures found during grading.
- Excavate and stockpile impacted soil, as directed by the EPC or EPM, that may be encountered during grading
- Cover and assist in labeling and managing stockpiles, as directed by SCS

4 GENERAL CONSTRUCTION ACTIVITIES

SOIL HANDLING

If impacted soil is encountered, the area will be delineated as necessary with cones, caution tape, stakes, chalk, or flagging and the area will not be disturbed further until an environmental professional is onsite for observation and determination of whether testing and/or excavation work is required. Stockpile staging areas will be delineated prior to the start of excavation. All excavations will conform to applicable regulations including Cal/OSHA Construction Safety Orders. The specific equipment, means, and methods to be utilized for soil removal, handling, and disposition will be selected based on the nature of the work to be conducted and its location on the Property. Following is a summary of potential soil removal and handling tasks, however, it is possible that certain activities will not involve all of the listed tasks:

- Mobilization of equipment, supplies, and manpower. Anticipated equipment to be used may include excavators, backhoes, dump trucks, loaders, and a water truck. Support facilities such as toilets, fencing, and signage will also be located on-site.
- The excavation areas in which contaminated or potentially contaminated soil is being disturbed or handled will be secured by temporary fencing and/or caution tape, as appropriate. Exclusion and support zones, if any, staging areas, and decontamination pads will also be delineated.
- Provide traffic control signage and flagging as necessary.
- Provide appropriate dust and vapor control.
- The EFC will be present full-time during soil removal and handling activities in areas in which contaminated soil has been encountered or potentially contaminated soil could be encountered. This individual will be responsible for observations of soil conditions, air

monitoring, maintaining communications, ensuring compliance with this SMP, and any oversight of sampling.

If excavation is conducted during the rainy season (October through April), provisions will need to be made to prevent off-site migration of sediment in runoff. Best management practices should be implemented for runoff control in accordance with the construction permit, regulatory requirements, and the SWPPP. Measures may include placement of sandbags, straw rolls, and/or hay bales to control runoff and to act as filters. If precipitation accumulates within any excavation, it will be pumped out and disposed in accordance with federal, state, and local regulations.

FUGITIVE DUST AND VAPOR CONTROL

Appropriate procedures will be implemented to control the generation of airborne dust by soil removal activities, including, but not limited to, some or all of the following:

- Generation of dust and emission of VOCs (if any) during Property redevelopment activities will be minimized, as necessary, by the use of water as a dust suppressant. The water will be available from on-site water service, via a water truck, or through a metered discharge from a fire hydrant located on or proximate to the Property. When necessary, the grading contractor will control dust and VOC generation by spraying water prior to daily work activities, during excavation/loading activities (as necessary to maintain concentrations below action levels), and at truck staging locations. During Property construction activities, watering equipment will be continuously available to provide proper control measures.
- Activities that have the potential to generate fugitive dust will cease in the event wind conditions change creating an uncontrollable condition. If required, the EFC will monitor on-site meteorological instrumentation and/or coordinate with off-site meteorological professionals to identify conditions that require cessation of work.

SOIL EXCAVATION AND STOCKPILING

Impacted soil that is excavated and not immediately removed from the Property will be stockpiled on and covered with plastic sheeting to control dust and minimize exposure to precipitation. The edges of the plastic sheeting will have an overlap of at least 24 inches. Plastic sheeting will be secured at the base of the stockpile and along seams of overlapping plastic sheeting, if any, with sandbags or by equivalent means. If a stockpile remains on site during the rainy season, a perimeter sediment barrier, constructed of material such as straw bales or fiber roll, will also be installed. The stockpiles will remain covered until the soil is ready for final disposition.

The EFC will conduct, biweekly (at a minimum) inspections of soil stockpiles, as appropriate, to verify cover integrity. Any gaps, tears, or other deficiencies will be documented by the EFC who will relay the information to the Contractor's Field Coordinator for immediate corrective measures. Records will be kept of stockpile inspections and any repairs made. During stockpile removal, only the working face of the stockpile will be uncovered.

If the stockpiled impacted soil is to be transported off-site for disposal or recycling, the soil will be profiled for waste characteristics. Waste profiling will consist of collecting soil samples for laboratory analysis at the frequency required by the disposal/recycling facility to which the soil is to be transported. A minimum of four samples will be collected from a stockpile of up to 1,000 cubic yards. For each additional 500 cubic yards of stockpile material, an additional sample will be collected and analyzed.

Soil samples will be analyzed for parameters required by the disposal/recycling facility. If no specific analytical program is required by the disposal/recycling facility, analysis will include VOCs, metals, and TPH by methods discussed below.

5 SOIL MONITORING DURING CONSTRUCTION

SOIL MONITORING

The following provides guidelines for characterizing, documenting, and handling soil impacted by COPCs (known to be residual VOCs and TPH) that are encountered during site redevelopment. The monitoring and sampling activities to be performed include:

- Visual observation performed to detect areas of soil that may be impacted by TPH or other non-VOC hazardous materials, if encountered.
- VOC screening performed to document new or previously undetected sources of VOCs.
- Soil sampling and chemical testing performed to evaluate concentrations of COPCs.

Freshly exposed soil will be evaluated by visual observation by the EFC and with handheld direct reading instruments. Depending upon visual, olfactory, and direct reading instrument indicators, soil samples may be collected for chemical testing that will be performed by a state-certified laboratory, as discussed below.

VISUAL OBSERVATION

During demolition and construction activities, visual observation of the exposed soil beneath the building foundations, floors, pavement, and subsurface features will be conducted. A field form will be completed daily to document the areas of soil suspected of being impacted, if any. Soil color and subsurface features encountered will be recorded on the field sheets. Any observed discoloration, odor, or other evidence of potential hazardous materials will be documented and serve as the basis for further evaluation.

SAMPLE COLLECTION AND TESTING

Based on field indications, soil samples may be collected to evaluate for the presence of suspected chemicals or compounds in exposed soil. Selected soil samples will be analyzed by an appropriately certified, off-site laboratory, with the analytical methods selected based on the following criteria:

- Visual and Olfactory Observation: Soil that is odorous or appears dark or oil stained will be analyzed for TPH by EPA Method 8015M modified and for VOCs by EPA Method 8260B. Soil that appears discolored in a manner typical of metals impacts (e.g., red, yellow, green, gray, silvery) will be analyzed for California Code of Regulations Title 22 metals using EPA Method 6010B/7000.
- Elevated VOC Levels: A soil sample (or samples) will be collected for laboratory testing if the headspace VOC measurement exceeds 100 ppm, as measured with a PID calibrated to hexane during the on-site screening. Samples may be analyzed for VOCs using EPA Method 8260 (VOCs) and/or TPH by EPA Method 8015M modified.

Soil samples for laboratory analysis will be collected using hand tools (for instance hand auger) and placed in glass jars, brass tubes, or other appropriate containers. Samples to be analyzed for VOCs will be field preserved using EPA Method 5035. After collection, samples will be sealed, uniquely labeled, and placed in a chilled cooler pending delivery to the analytical laboratory. All soil samples will be tracked from point of collection through the laboratory using chain-of-custody documentation.

Re-useable soil sampling equipment (hand auger, trowel, shovel, etc.) will be decontaminated using the following steps to reduce the potential for cross-contamination.

- Wash and scrub in non-phosphate detergent and potable water.
- Rinse in potable water.
- Rinse in deionized water and air dry.

Investigation derived residuals, including decontamination water, will be managed in accordance with regulatory requirements.

EVALUATION OF ANALYTICAL DATA

Laboratory analytical data will be compared to appropriate regulatory screening levels including the Department of Toxic Substance Control's Hero Note 3 and U.S. Environmental Protection Agency (EPA) Regional Screening Levels for VOCs and metals and the RWQCB soil screening levels (SSLs) for TPH with respect to risk to groundwater. Based on the depth to groundwater of approximately 30-37 feet bgs at the Property, the SSLs for petroleum hydrocarbons between 20 and 150 feet above groundwater are:

- TPH-g or gasoline-range hydrocarbons (C_4-C_{12}) – 500 mg/kg
- TPH-d or diesel-range hydrocarbons (C_{13}-C_{22}) – 1,000 mg/kg
- TPH-o or oil/heavy-range hydrocarbons (C_{23}-C_{40}) – 10,000 mg/kg.

If confirmation soil samples are required, any concentrations exceeding their respective screening levels may be subject to further excavation and additional confirmatory soil sampling and chemical testing.

Laboratory analytical data will also be used to characterize excavated soil to determine the appropriate location for off-site disposal. It is expected that only soil with indications of COPCs will be exported from the Property. Soil with no visual or olfactory evidence of impacts and not containing COPCs, may be reused on the Property. Soil export manifest records documenting the destination of all excavated and exported soil will be maintained.

RESPONDING TO UNKNOWN CONDITIONS

If previously unknown impacted soil is suspected (based on visual staining, odors, PID readings, or other observations), the area will be delineated and construction activity will cease in this area. The EFC will notify the contractor and EPM of the condition and sampling of the unknown material will occur. Analysis are expected to be conducted for TPH, metals, and/or VOCs, as appropriate. Analytical results will be compared to applicable regulatory screening levels. Based on this comparison, a determination will be made regarding soil disposition (reuse on site, off-site transport and disposal/recycling, etc.). The number of, and the methods used to collect the soil samples and

the analyses to be performed will be selected by the supervising professional, and may include the following test methods:

- TPH with carbon chain range quantification (TPH-cc) using EPA Method 8015M (Modified).
- Metals using EPA Methods 6010B/7471.
- VOCs using EPA Method 8260B.

Additionally, if any UST or other subsurface features are encountered, a similar approach will be taken, and appropriate permitting, as necessary, will be obtained for the removal of the feature(s). Any permitted removals will be conducted with appropriate regulatory oversight, documentation, and reporting.

Upon completion of any required action, the Contractor will be notified by the EPM that they can resume work in the area.

IMPORT FILL SOIL REQUIREMENTS

As appropriate, off-site soils brought to the Property for use as backfill (import fill), if necessary, will be tested in general conformance with the DTSC Information Advisory Clean Imported Fill Material document (2001). Import fill will be tested for target compounds based on knowledge of the fill source area; however, as a minimum, the fill should be tested for the following constituents (or have been tested and documented at the source):

- TPH-cc using EPA Method 8015.
- VOCs using EPA Method 8260B.
- Title 22 metals using EPA Methods 6010B/7471.
- Pesticides using EPA Method 8081A.

Other analyses may be required contingent on the source of the import fill or recommendations by the supervising professional. A minimum of one sample for laboratory analysis is suggested per 1,000 tons of import fill per borrow site (single source). For quantities above 5,000 tons of import fill per borrow site (single source), one sample for laboratory analysis is suggested per 5,000 tons of import fill.

6 POST-CONSTRUCTION ACTIVITIES

SURVEYING

If contaminated soil is left in place, the location of this soil will be surveyed or recorded by use of geographic positioning system equipment. Survey results, including maps, and survey notes will become part of project documentation.

DOCUMENTATION

Following the completion of construction, excavation, and disposition activities, a summary report will be prepared. This document will report on activities that occurred during this phase of project implementation. The report will include a summary of activities, locations of soil sources and final disposition of contaminated soil, and estimated quantities of materials. Additionally, removal of any

USTs or other subsurface features, if any, will be appropriately reported for submittal to the LAFD, or other regulatory agency, as appropriate.

7 REFERENCES

Bradford, G.R., Chang, A.C., Page, A.L., Bakhtar, D., Fampton, J.A., and Wright, H., 1996, Background Concentrations of Trace and Major Elements in California Soils, Kearney Foundation of Soil Science Special Report, Division of Agriculture and Natural Resources, University of California.

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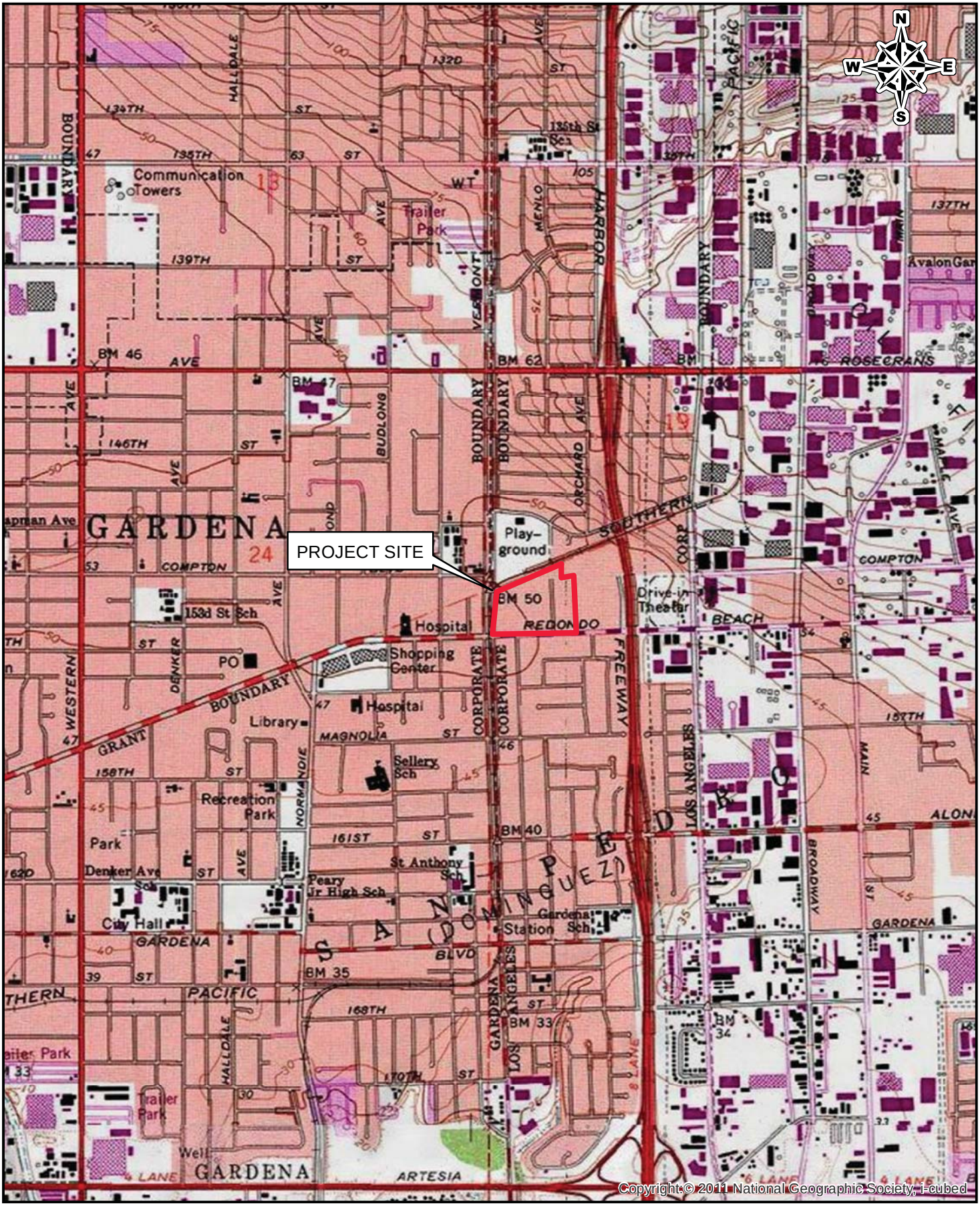
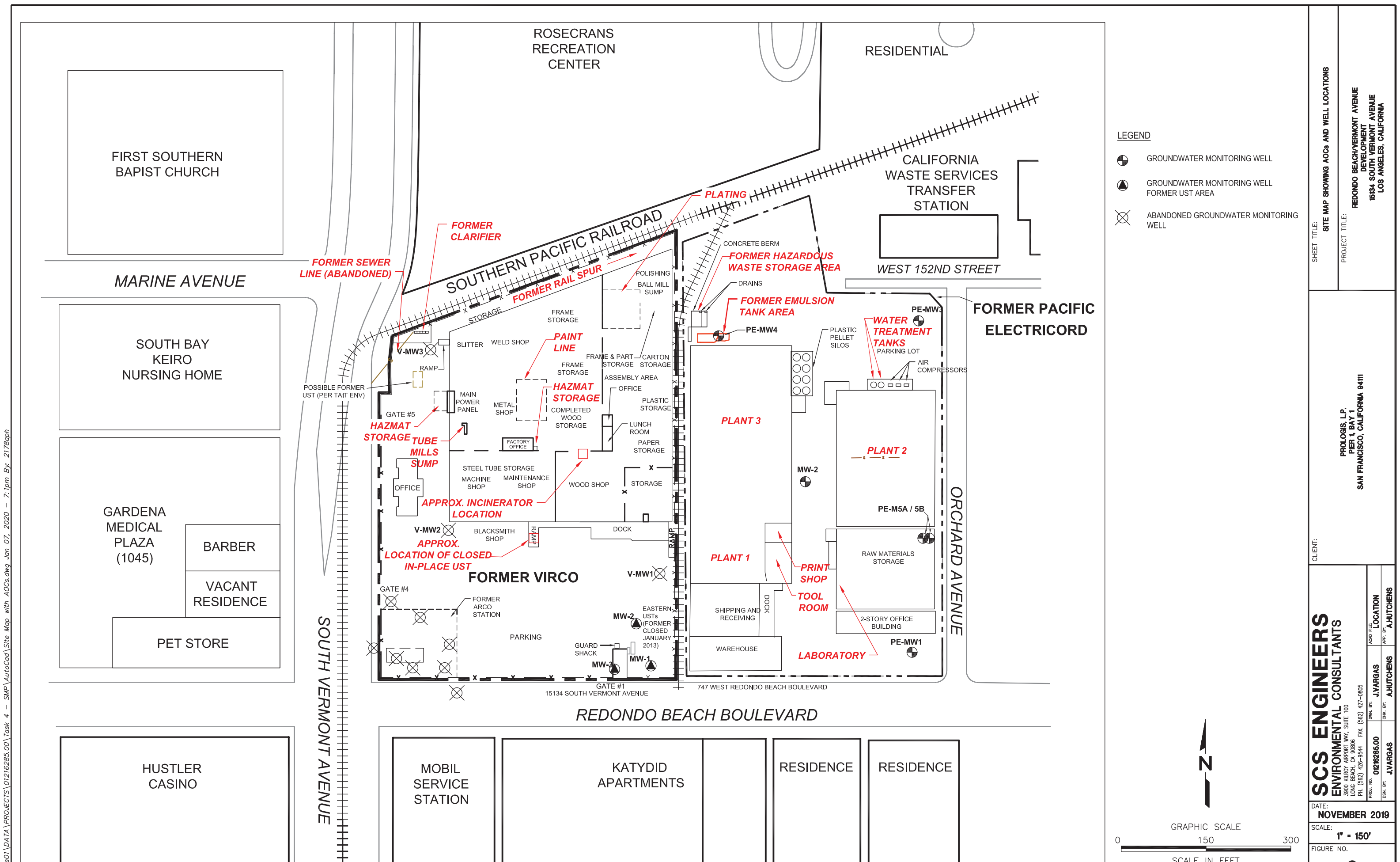
Figures 1 and 2



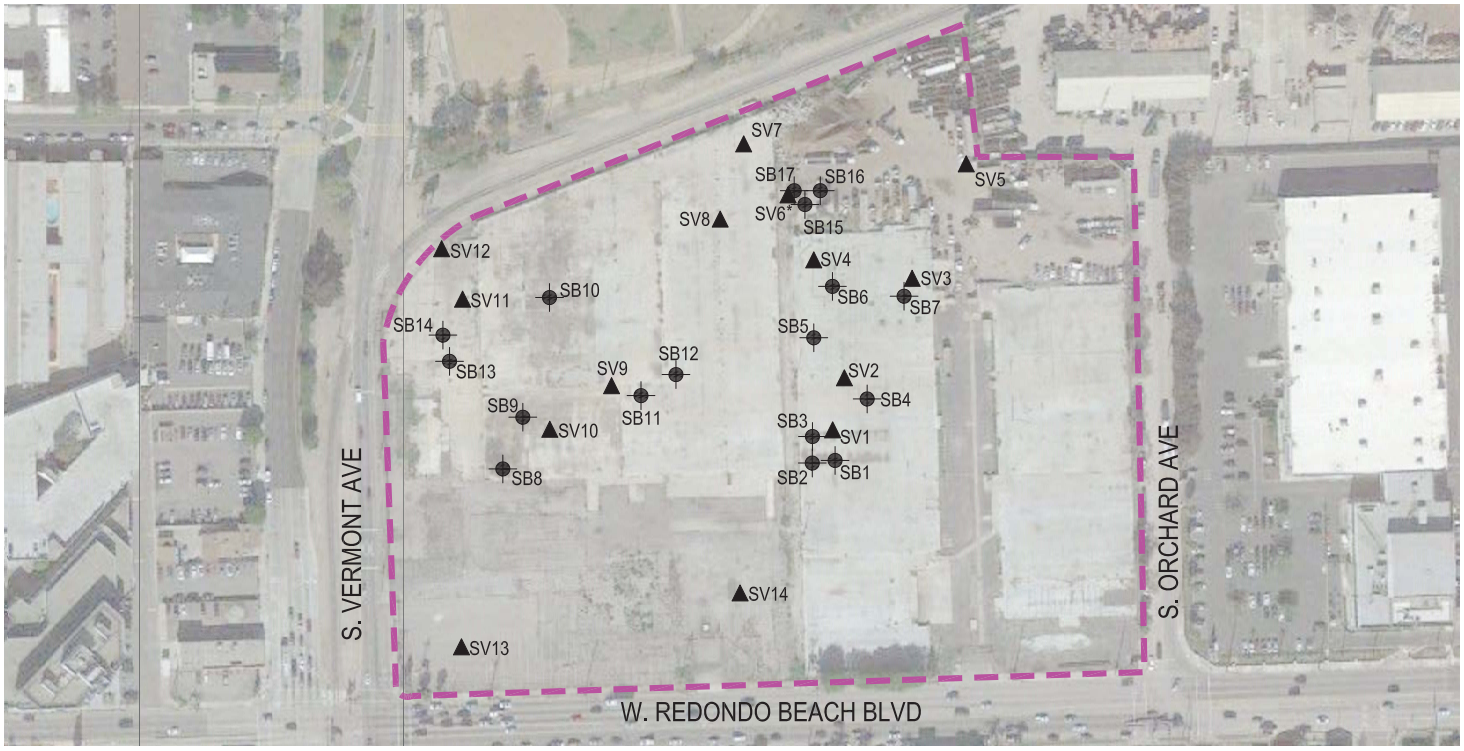
SCS ENGINEERS 3900 KILROY AIRPORT WAY, STE 100 LONG BEACH, CALIFORNIA 90806-6816	SITE: 15134 South Vermont Avenue Gardena, California 90247	Job No.: 01216285.00 Title: SITE LOCATION MAP	FIGURE 1



Source: Waterstone Environmental, Inc.

Appendix A

Supporting Figures and Tables from Previous Reports



N

GRAPHIC SCALE

0 125 250

SCALE IN FEET

LEGEND

- PROPERTY LINE
- SOIL BORING LOCATIONS
- SOIL VAPOR PROBES

SHEET TITLE: AERIAL IMAGE SHOWING SOIL BORING AND VAPOR PROBE LOCATIONS

PROJECT TITLE: WALMART CHAPMAN SITE 15134 S SOUTH VERMONT AVE AND 747, 831, 841, AND 901 WEST REDONDO BEACH BLVD

CLIENT: PROLOGIS, INC. ONE MKT 1 SAN FRANCISCO, CALIFORNIA 94111

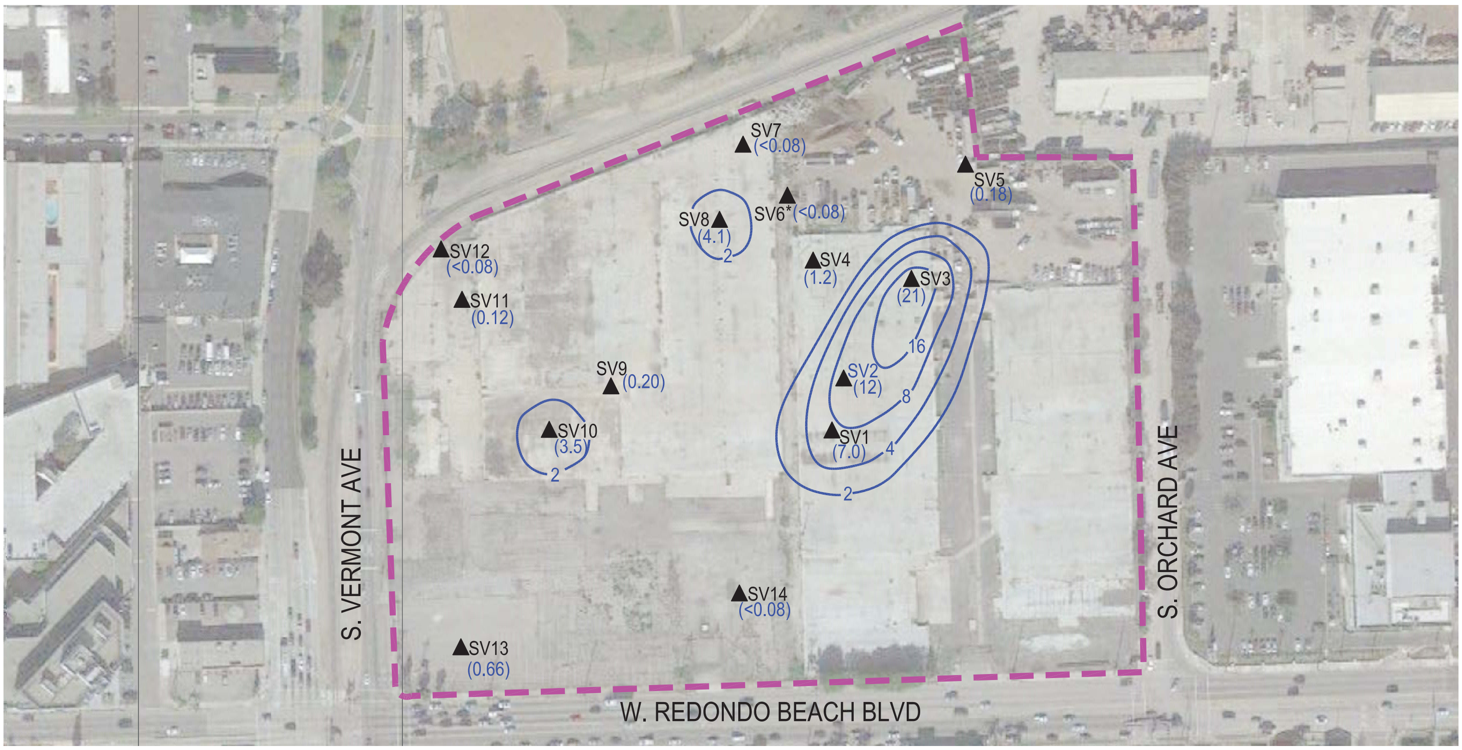
SCS ENGINEERS
ENVIRONMENTAL CONSULTANTS
3900 KILROY AIRPORT WAY, SUITE 100
LONG BEACH, CA 90806
PHONE: (562) 426-9544 FAX: (562) 427-0865

PROJECT: 01216285.00 | DRAWN BY: C.HERNANDEZ | DATE: 2016
DESIGN BY: SCS | CHECKED BY: J.RAUDON | APPROVED BY: K.GREEN

DATE: OCTOBER 2016

SCALE: 1"=125'

FIGURE NO. 2



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GRAPHIC SCALE

0 125 250

SCALE IN FEET

LEGEND

PROPERTY LINE

SV10▲ SOIL VAPOR PROBES

(3.5) PCE IN SOIL VAPOR MICROGRAMS PER LITER (ug/L)

CONTOUR OF TETRACHLOROETHENE (PCE) IN SOL VAPOR

NOTE: PROBES ON BUILDING PADS ARE 3-5 FEET ABOVE GROUND SURFACE

*: SV6 WAS COLLECTED AT A DEPTH OF 3 FEET BELOW GRADE

SHEET TITLE: AERIAL IMAGE SHOWING TETRACHLOROETHENE CONCENTRATIONS IN SOIL VAPOR AT THE 5' DEPTH

PROJECT TITLE: WALMART CHAPMAN SITE
15134 SOUTH VERMONT AVE AND
747, 831, 841, AND 861 WEST RENDONDO BEACH BLVD

CLIENT: PROLOGIS, INC
PIER 1, BAY 1
SAN FRANCISCO, CALIFORNIA 94111

SCS ENGINEERS
ENVIRONMENTAL CONSULTANTS
3900 KILROY AIRPORT WAY, SUITE 100
LONG BEACH, CA 90806
PH. (562) 426-9544 FAX. (562) 427-0805

PROJ. NO.	DWN. BY:	ACAD FILE:
01216285.00	C.HERNANDEZ	2016
DSN. BY: SCS	CHK. BY: J.RAUZON	APP. BY: K.GREEN

DATE: OCTOBER 2016

SCALE: 1"=125'

FIGURE NO. 3

TABLES 1 THROUGH 3

TABLE 1

SUMMARY OF ANALYTICAL RESULTS FOR SOIL VAPOR SURVEY

15134 SOUTH VERMONT AVE AND 747, 831, 841, AND 861 WEST REDONDO BEACH BLVD, CALIFORNIA 90247

Sample Number (or Boring ID)	Sample Depth (feet bgs)	Sampling Date	Volatile Organic Compound (EPA Method 8260SV)												
			Tetrachloroethene (PCE)	Trichloroethene (TCE)	cis-1,2-Dichloroethene	Vinyl Chloride	Benzene	Ethylbenzene	m,p-Xylene	o-Xylene	p-Isopropyltoluene	1,2,4-Trimethylbenzene	1,3,5-Trimethylbenzene	n-Propylbenzene	Isopropylbenzene
			Micrograms per liter (µg/l)												
SV1	5	October 21, 2016	**7.0**	**0.12**	<0.40	<0.04	**0.11**	<0.40	<0.40	<0.40	<0.40	<0.40	<0.40	<0.40	<0.40
SV2			**12**	**0.21**	<0.40	<0.04	<0.08	<0.40	<0.40	<0.40	<0.40	<0.40	<0.40	<0.40	<0.40
SV2 (Rep)			**9.8**	**0.19**	<0.40	<0.04	**0.08**	<0.40	<0.40	<0.40	<0.40	<0.40	<0.40	<0.40	<0.40
SV3			**21**	**0.43**	<0.40	<0.04	**0.12**	<0.40	<0.40	<0.40	<0.40	<0.40	<0.40	<0.40	<0.40
SV4			**1.2**	**0.14**	**3.8**	**0.17**	**0.15**	<0.40	<0.40	<0.40	<0.40	<0.40	<0.40	<0.40	<0.40
SV5			**0.18**	<0.08	<0.40	<0.04	<0.08	<0.40	<0.40	<0.40	<0.40	<0.40	<0.40	<0.40	<0.40
SV6	3		<0.08	<0.08	<0.40	**0.08**	<0.08	<0.40	<0.40	<0.40	<0.40	<0.40	<0.40	<0.40	<0.40
SV7	5		<0.08	<0.08	<0.40	<0.04	<0.08	<0.40	<0.40	<0.40	<0.40	<0.40	<0.40	<0.40	<0.40
SV8			**4.1**	<0.08	<0.40	<0.04	**0.08**	<0.40	<0.40	<0.40	<0.40	<0.40	<0.40	<0.40	<0.40
SV9			**0.20**	<0.08	<0.40	<0.04	<0.08	**2.3**	**23**	**5.8**	**0.44**	**24**	**12**	**2.6**	**0.96**
SV10			**3.5**	**0.08**	<0.40	<0.04	**0.09**	<0.40	**0.44**	<0.40	<0.40	<0.40	<0.40	<0.40	<0.40
SV11			**0.12**	<0.08	<0.40	<0.04	**0.12**	<0.40	**0.98**	<0.40	<0.40	<0.40	<0.40	<0.40	<0.40
SV12			<0.08	<0.08	<0.40	<0.04	**0.08**	<0.40	<0.40	<0.40	<0.40	<0.40	<0.40	<0.40	<0.40
SV13			**0.66**	**0.20**	<0.40	**0.07**	**0.25**	<0.40	**0.46**	<0.40	<0.40	<0.40	<0.40	<0.40	<0.40
SV14			<0.08	<0.08	<0.40	<0.04	**0.13**	<0.40	**0.48**	<0.40	<0.40	<0.40	<0.40	<0.40	<0.40
DTSC-Recommended SL (Residential)			0.48	0.48	8.30	0.01	0.10	1.1	100	100	--	7.3	42	1,000	420
DTSC-Recommended SL (Commercial/Industrial)			4.2	6.0	70.0	0.3	0.84	10	880	880	--	62	360	8,800	3,600

Notes:

bgs = below ground surface

DTSC-Recommended SL (Future Building) = Screening Level as recommended in California Department of Toxic Substances Control (DTSC), Office of Human and Ecological Risk (HERO), Human Health Risk Assessment (HHRA) Note No. 3 - Residential and commercial/industrial land use scenarios at a future building (June 2016, Referencing U.S. Environmental Protection Agency Regional Screening Level Reference Summary Table - May 2016).

Three purge volumes were used for all sampling points.

-- = Not Applicable

TABLE 2
SUMMARY OF ANALYTICAL RESULTS FOR SOIL AND CONCRETE SAMPLES - TPH , VOCS, SVOCS, AND PCBS
15134 SOUTH VERMONT AVE AND 747, 831, 841, AND 861 WEST REDONDO BEACH BLVD, CALIFORNIA 90247

Sample Location	Sample Depth (feet bgs)	Date of Collection	TPH (EPA Method 8015M)			Volatile Organic Compounds (EPA Method 8260B)					Semi-Volatile Organic Compounds (EPA Method 8270C)		PCBs
			TPH as Gasoline-range Hydrocarbons (C4 - C12)	TPH as Diesel-range Hydrocarbons (C13 - C22)	TPH as Motor Oil-range Hydrocarbons (C23 - C40)	Tetrachloroethene (PCE)	Trichloroethene (TCE)	cis-1,2 Dichloroethene	Acetone	Methyl ethyl ketone (MEK)	bis (2-Ethylhexyl) Phthalate	Butyl Benzyl Phthalate	Arochlor 1252
			milligrams per kilogram (mg/kg), equivalent to parts per million (ppm)			micrograms per kilogram (µg/kg), equivalent to parts per billion (ppb)							mg/kg
SB1	CT	October 21, 2016	**2.57**	**566**	**2,190**	--	--	--	--	--	--	--	<0.05
	CB		**0.53**	**192**	**860**	--	--	--	--	--	--	--	<0.05
	0.5		<0.20	<5.0	<10	**3.68**	<0.9	<0.9	<90	<9	--	--	<0.05
	2		<0.20	<5.0	<10	**1.40**	<0.9	<0.9	<90	<9	--	--	--
	5		--	--	--	--	--	--	--	--	--	--	--
SB2	CT		--	--	--	--	--	--	--	--	--	--	--
	CB		--	--	--	--	--	--	--	--	--	--	--
	0.5		<0.20	<5.0	<10	**3.59**	<1	<1	<100	<10	--	--	<0.05
	2		<0.20	<5.0	<10	**5.02**	<0.9	<0.9	<90	<9	--	--	--
	5		--	--	--	--	--	--	--	--	--	--	--
SB3	CT		**1.78**	**302**	**1,430**	--	--	--	--	--	--	--	<0.05
	CB		**1.37**	**942**	**3,450**	--	--	--	--	--	--	--	<0.05
	0.5		**0.35**	**4,010**	**15,900**	**461**	<85	<85	<8,500	<850	**46,400**	<20,000	<0.05
	2		<0.20	<5.0	<10	<1	<1	<1	<100	<10	<200	<200	--
	5		--	--	--	--	--	--	--	--	--	--	--
SB4	1		<0.20	<5.0	<10	**6.12**	<1	<1	<100	<10	--	--	--
	5		<0.20	<5.0	<10	**4.79**	<0.9	<0.9	<90	<9	<200	<200	--
	10		<0.20	<5.0	<10	**1.29**	<0.9	<0.9	<90	<9	--	--	--
SB5	1		<0.20	<5.0	<10	**28.1**	<1	<1	<100	<10	--	--	--
	5		<0.20	<5.0	<10	**37.2**	<1	<1	<100	<10	**1,440**	<200	--
	10		<0.20	<5.0	<10	**3.33**	<1	<1	<100	<10	--	--	--
SB6	1		<0.20	<5.0	<10	**10.9**	<1	<1	**155**	**15.2**	--	--	--
	5		<0.20	<5.0	<10	**5.13**	**6.39**	**1.36**	<90	<9	<200	<200	--
	10		<0.20	<5.0	<10	<1	<1	<1	<100	<10	--	--	--
SB7	1		<0.20	<5.0	<10	<1	<1	<1	<100	<10	--	--	--
	5		<0.20	<5.0	<10	**22.5**	<1	<1	<100	<10	<200	<200	--
	10		<0.20	<5.0	<10	<1	<1	<1	<100	<10	--	--	--
SB8	CT		**0.41**	**1,380**	**2,950**	--	--	--	--	--	--	--	<0.05
	CB		**0.29**	**550**	**1,030**	--	--	--	--	--	--	--	**0.217**
	0.5		<0.20	<5.0	<10	<1	<1	<1	<100	<10	--	--	<0.05
	2		<0.20	<5.0	<10	<1	<1	<1	<100	<10	<200	<200	--
	5		--	--	--	--	--	--	--	--	--	--	--
SB9	CT		--	--	--	--	--	--	--	--	--	--	--
	CB		--	--	--	--	--	--	--	--	--	--	--
	0.5		**0.21**	<5.0	<10	<0.9	<0.9	<0.9	<90	<9	--	--	<0.05
	2		<0.20	<5.0	<10	<0.9	<0.9	<0.9	<90	<9	--	--	--
	5		--	--	--	--	--	--	--	--	--	--	--
SB10	CT		**0.66**	**11,400**	**17,500**	--	--	--	--	--	--	--	<0.05
	CB		<0.20	**122**	**55.9**	--	--	--	--	--	--	--	<0.05
	0.5		<0.20	<5.0	<10	<1	<1	<1	<100	<10	--	--	<0.05
	2		<0.20	<5.0	<10	<1	<1	<1	<100	<10	<200	**500**	--
	5		--	--	--	--	--	--	--	--	--	--	--
SB11	5		--	--	--	--	--	--	--	--	<200	<200	--
	10		--	--	--	--	--	--	--	--	<200	<200	--
SB12	5		--	--	--	--	--	--	--	--	<200	<200	--
	10		--	--	--	--	--	--	--	--	<200	<200	--
SB13	5		<0.20	<5.0	<10	<0.8	<0.8	<0.8	<80	<8	<200	<200	--
	10		<0.20	<5.0	<10	<1	<1	<1	<100	<10	--	--	--
	15		<0.20	<5.0	<10	<0.9	<0.9	<0.9	<90	<9	--	--	--
	20		<0.20	<5.0	<10	<1	<1	<1	<100	<10	--	--	--
SB14	5		<0.20	<5.0	<10	<1	<1	<1	<100	<10	<200	<200	--
	10		<0.20	<5.0	<10	<0.9	<0.9	<0.9	<90	<9	--	--	--
	15		<0.20	<5.0	<10	<1	<1	<1	<100	<10	--	--	--
	20		<0.20	<5.0	<10	<1	<1	<1	<100	<10	--	--	--
SB15	5		<0.20	<5.0	<10	**2.28**	<0.9	<0.9	<90	<9	<200	<200	--
	10		<0.20	<5.0	<10	<1	<1	<1	<100	<10	--	--	--
	15		<0.20	<5.0	<10	**3.03**	<1	<1	<100	<10	--	--	--
SB16	5		<0.20	<5.0	<10	**1.32**	<1	<1	<100	<10	--	--	--
	10		<0.20	<5.0	<10	<1	<1	<1	<100	<10	--	--	--
	15		<0.20	<5.0	<10	<1.2	<1.2	<1.2	<120	<12	--	--	--
SB17	5		<0.20	<5.0	<10	**1.30**	<1	<1	<100	<10	<200	<200	--
	10		<0.20	<5.0	<10	<1	<1	<1	<100	<10	--	--	--
	15		<0.20	<5.0	<10	<1	<1	<1	<100	<10	--	--	--
LARWQCB SSLs			500	1,000	10,000	--	--	--		--	--	--	--
DTSC-Recommended SL (Residential)			--	--	--	600	940	19,000	61,000,000	27,000,000	39,000	290,000	0.24
DTSC-Recommended SL (Commercial/Industrial)			--	--	--	2,700	6,000	86,000	670,000,000	190,000,000	160,000	1,200,000	0.97

Notes:

VOCs = Volatile organic compounds

bgs = Below ground surface

LARWQCB SSLs = Los Angeles Regional Water Quality Control Board Soil Screening Levels for soils approximately 20 to 150 feet above groundwater (Interim Site Assessment and Cleanup Guidebook. May 1996).

DTSC-Recommended SL = Screening Level as recommended in California Department of Toxic Substances Control (DTSC), Office of Human and Ecological Risk (HERO), Human Health Risk Assessment (HHRA) Note No. 3 - Residential and industrial/commercial land use scenarios (June 2016, Referencing U.S. Environmental Protection Agency Regional Screening Level Summary Table - May 2016).

-- = Not analyzed or calculated

Note: Highlighted rows are concrete core samples. T and B represent top and bottom of the core, respectively.

TABLE 3

SUMMARY OF ANALYTICAL RESULTS FOR SOIL SAMPLES - METALS

15134 SOUTH VERMONT AVE AND 747, 831, 841, AND 861 WEST REDONDO BEACH BLVD, CALIFORNIA 90247

Sample Number (or Boring ID)	Sample Depth (feet bgs)	Sampling Date	Title 22 Metals (EPA Method 6010B, except Mercury by EPA Method 7471A)															
			Antimony	Arsenic	Barium	Beryllium	Cadmium	Chromium	Cobalt	Copper	Lead	Mercury (elemental)	Molybdenum	Nickel	Selenium	Silver	Thallium	Vanadium	Zinc
			Milligrams per kilogram (mg/kg), equivalent to parts per million (ppm)																
SB11	5	October 21, 2016	<2	<2	**74.7**	<1	<1	**12.3**	**8.81**	**35.1**	**13.8**	<0.05	<2	**8.25**	<2	<1	<2	**25.5**	**43.9**
	10		<2	<2	**74.4**	<1	<1	**17.8**	**13.2**	**15.7**	**3.38**	<0.05	<2	**14.6**	<2	<1	<2	**43.9**	**43.9**
SB12	5		<2	<2	**87.9**	<1	<1	**16.8**	**10.5**	**22.8**	**31.6**	<0.05	<2	**11.1**	<2	<1	<2	**31.3**	**91.3**
	10		<2	<2	**130**	<1	<1	**24.1**	**15.1**	**18.4**	**4.30**	<0.05	<2	**19.7**	<2	<1	<2	**52.1**	**48.1**
SB15	5		<2	<2	**135**	<1	<1	**27.9**	**15.7**	**25.3**	**6.49**	<0.05	<2	**19.3**	<2	<1	<2	**55.2**	**72.7**
	10		<2	<2	**120**	<1	<1	**24.3**	**15.4**	**27.3**	**4.46**	<0.05	<2	**18.3**	<2	<1	<2	**51.7**	**59.4**
	15		<2	<2	**180**	<1	<1	**23.1**	**16.2**	**34.8**	**5.77**	<0.05	<2	**19.6**	<2	<1	<2	**50.5**	**68.1**
SB16	5		<2	<2	**206**	<1	<1	**29.6**	**17.9**	**24.6**	**6.31**	<0.05	<2	**20.4**	<2	<1	<2	**53.7**	**64.1**
	10		<2	<2	**103**	<1	<1	**28.8**	**17.9**	**28.4**	**5.72**	<0.05	<2	**22.8**	<2	<1	<2	**55.3**	**65.7**
	15		<2	<2	**182**	<1	<1	**27.8**	**16.1**	**30.8**	**4.97**	<0.05	<2	**21.8**	<2	<1	<2	**55.4**	**74.9**
SB17	5		<2	<2	**218**	<1	<1	**25.4**	**19.4**	**22.2**	**6.57**	<0.05	<2	**19.4**	<2	<1	<2	**53.5**	**61.8**
	10		<2	<2	**137**	<1	<1	**20.2**	**15.3**	**23.5**	**4.45**	<0.05	<2	**17.7**	<2	<1	<2	**47.7**	**53.1**
	15		<2	<2	**164**	<1	<1	**19.1**	**13.4**	**23.1**	**3.90**	<0.05	<2	**15.4**	<2	<1	<2	**43.0**	**58.5**
Typical Range for CA Soils*			0.15-1.95	0.6-11	133-1,400	0.25-2.7	0.05-1.7	23-1,579	2.7-46.9	9.1-96.4	12.4-97.1	0.1-0.9	0.1-9.6	9-509	0.015-0.430	0.1-8.3	0.17-1.1	39-288	88-236
DTSC-Recommended SL (Residential)			31	0.110	15,000	15	5.2	36,000/0.3±	23	3,100	80	1.0	390	490	390	390	0.78	390	23,000
DTSC-Recommended SL (Commercial/Industrial)			470	0.36	220,000	210	7.3	170,000/6.3±	350	47,000	320	4.5	5,800	3,100	5,800	1,500	12	1,000	350,000
TTLC			500	500	10,000	75	100	2,500	8,000	2,500	1,000	20	3,500	2,000	100	500	700	2,400	5,000
STLC**			15	5	100	0.75	1	5	80	25	5	0.2	350	20	1	5	7	24	250
TCLP**			--	5	100	--	1	5	--	--	5	0.2	--	--	1	5	--	--	--

Notes:

bgs = below ground surface

* = Bradford, G.R., Chang, A.C., Page, A.L., Bakhtar, D., Fampton, J.A., and Wright, H., 1996, *Background Concentrations of Trace and Major Elements in California Soils*, Kearney Foundation of Soil Science Special Report, Division of Agriculture and Natural Resources, University of California.

** = Values in milligrams per liter (mg/L)

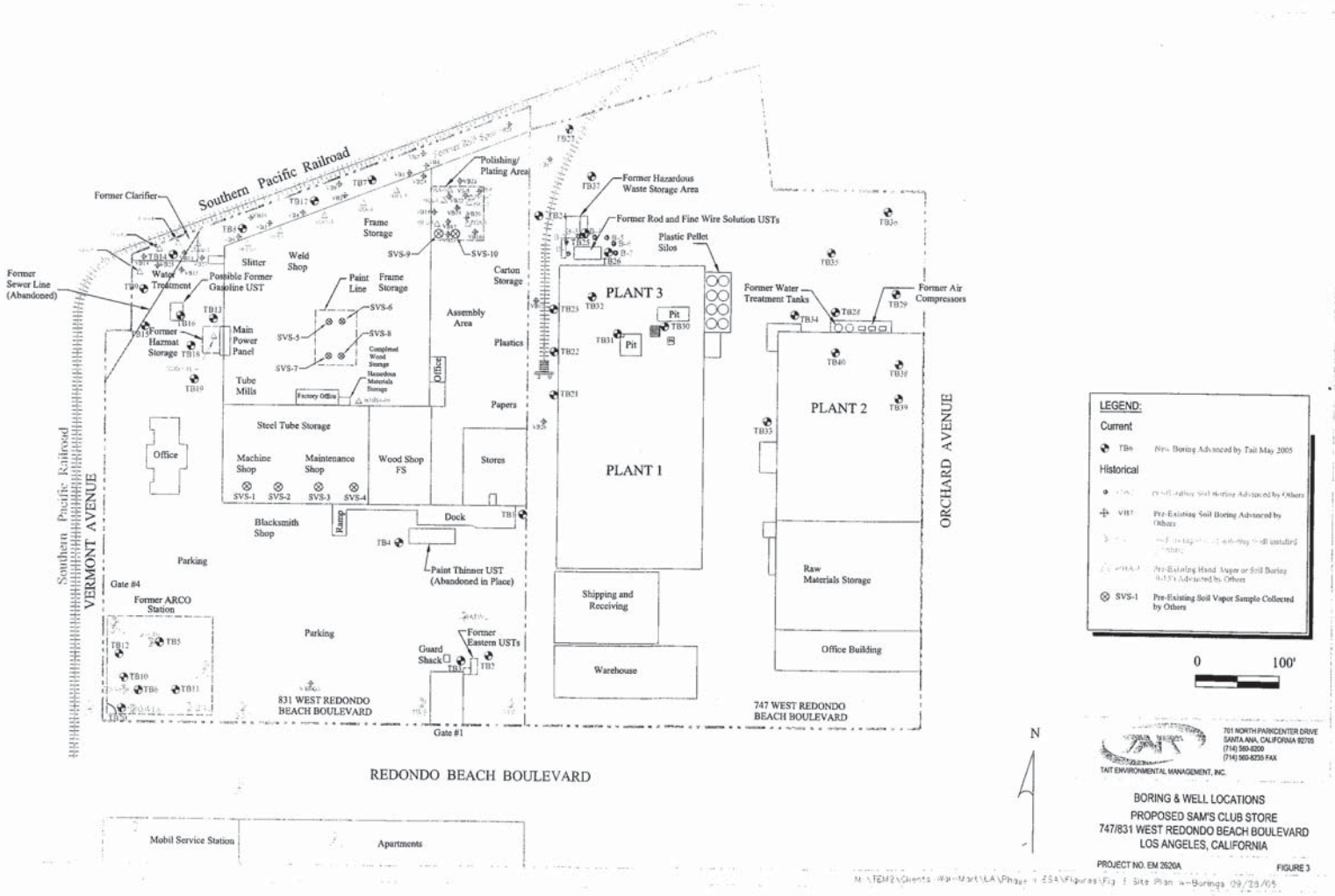
± = Value for Chromium (III) / Value for Chromium (VI)

DTSC-Recommended SL = Screening Level as recommended in California Department of Toxic Substances Control (DTSC), Office of Human and Ecological Risk (HERO), Human Health Risk Assessment (HHRA) Note No. 3 - Residential and industrial/commercial land use scenarios June 2016, Referencing U.S. Environmental Protection Agency Regional Screening Level Summary Table - May 2016).

TTLC = Total Threshold Limit Concentration as identified in Title 22 of the California Code of Regulations. Wastes with concentrations above this value are considered hazardous for the purposes of disposal under California regulations.

STLC = Soluble Threshold Limit Concentration, in mg/L, as identified in Title 22 of the California Code of Regulations. A concentration of ten times the STLC is sometimes used as a trigger to conduct further analysis (i.e., the soluble analysis) of a sample to determine disposal requirements. Wastes with soluble concentrations above this value are considered hazardous for the purposes of disposal under California regulations.

TCLP = Toxicity Characteristic Leaching Procedure concentration, in mg/L, as identified in the Code of Federal Regulations. Wastes with soluble concentrations above this value are considered hazardous for the purposes of disposal under federal regulations.



701 NORTH PARKCENTER DRIVE
SANTA ANA, CALIFORNIA 92705
(714) 560-8200
(714) 560-8255 FAX

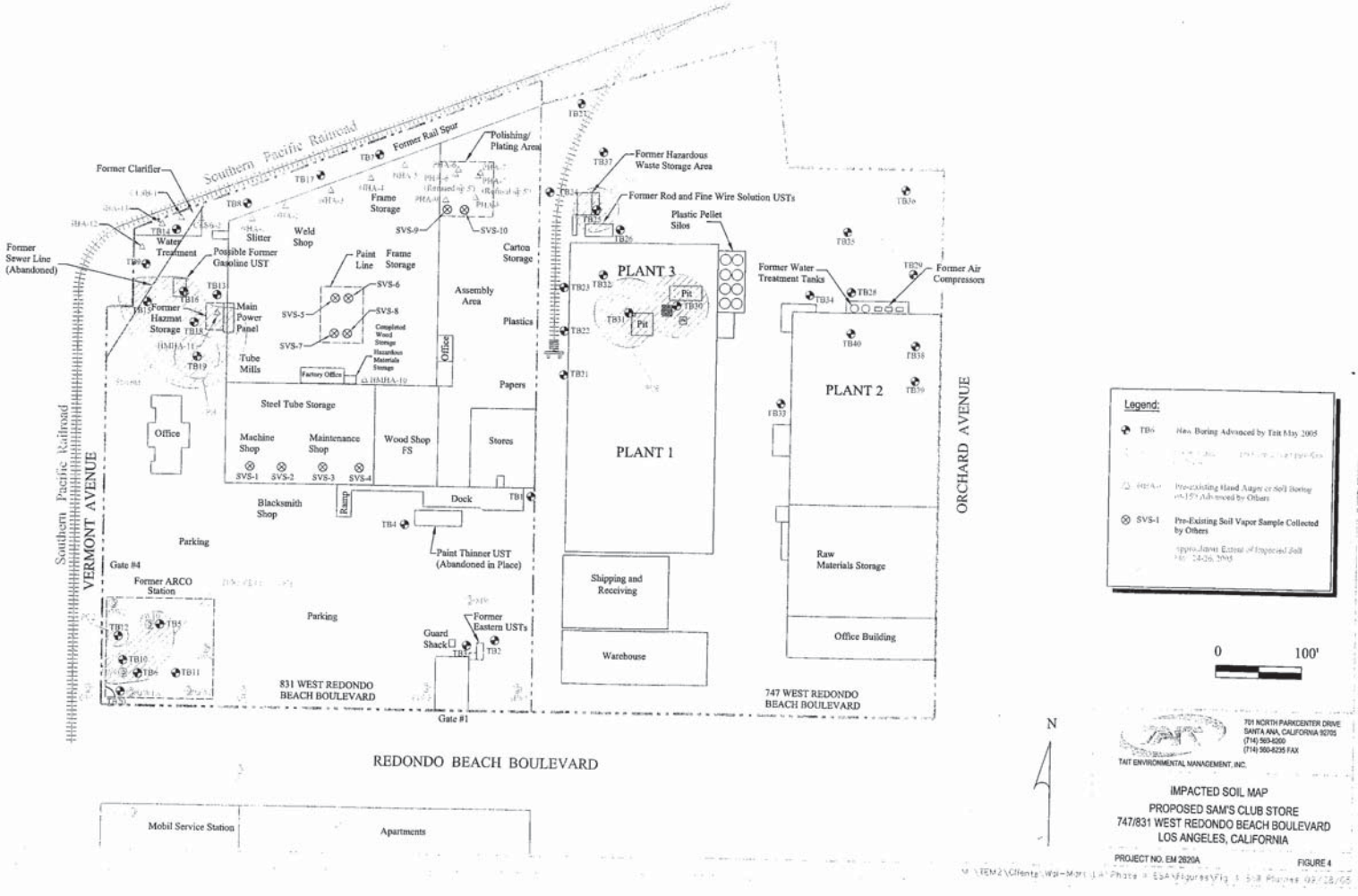
TAIT ENVIRONMENTAL MANAGEMENT, INC.

BORING & WELL LOCATIONS
PROPOSED SAM'S CLUB STORE
747/831 WEST REDONDO BEACH BOULEVARD
LOS ANGELES, CALIFORNIA

PROJECT NO. EM 2620A

FIGURE 3

M:\TEM2\Clients\Wal-Mart\LA\Phase I ESA\Figures\Fig 1 Site Plan w-Borings 09/28/05

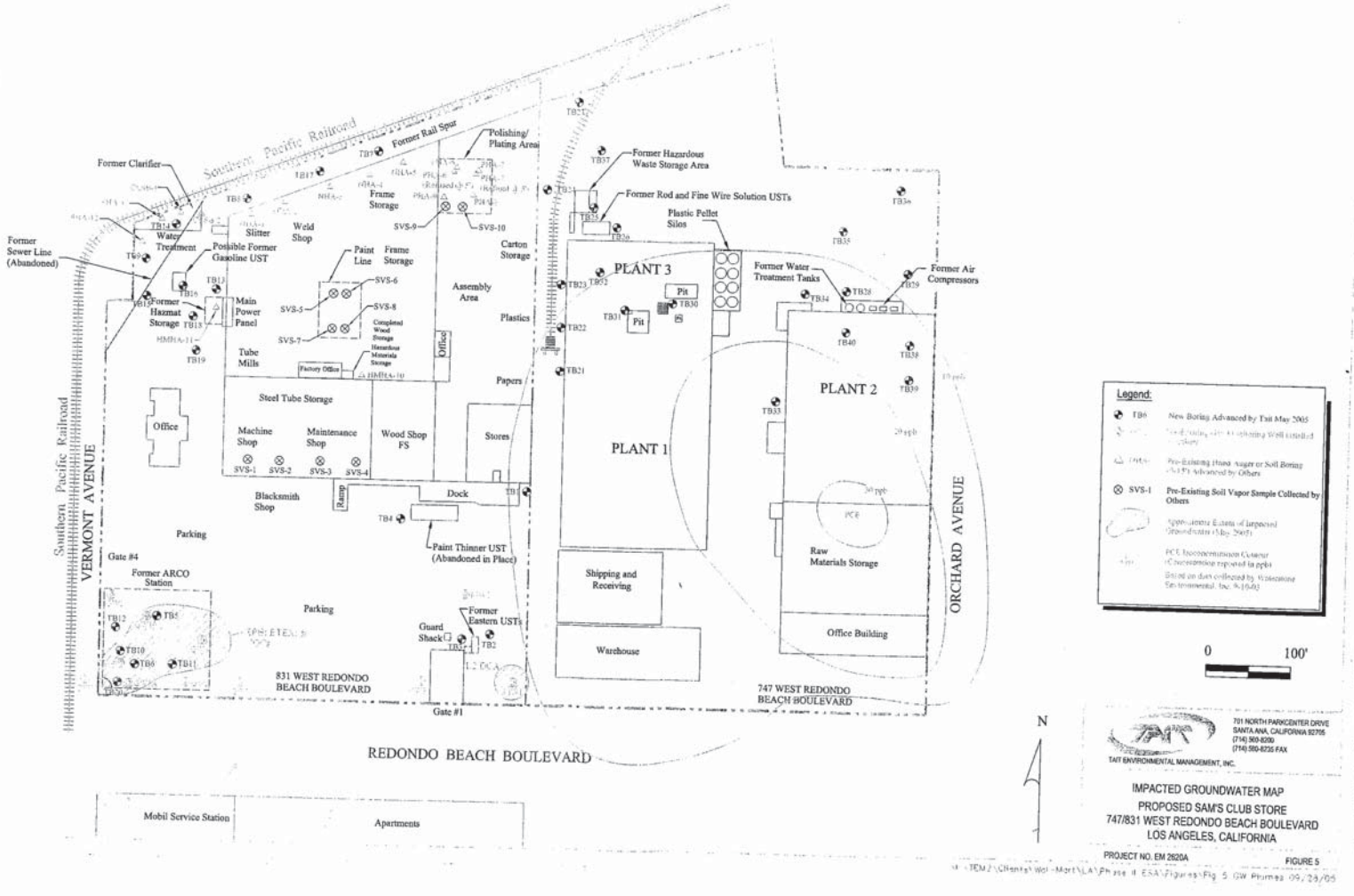


701 NORTH PARKCENTER DRIVE
SANTA ANA, CALIFORNIA 92705
(714) 560-8200
(714) 560-8295 FAX
TAIT ENVIRONMENTAL MANAGEMENT, INC.

IMPACTED SOIL MAP
PROPOSED SAM'S CLUB STORE
747/831 WEST REDONDO BEACH BOULEVARD
LOS ANGELES, CALIFORNIA

PROJECT NO. EM 2620A FIGURE 4

M:\EM2\Clients\Wal-Mart\LA Phase II ESA\Figures\Fig 4 SVE Figures 05/25/05



TAIT ENVIRONMENTAL MANAGEMENT, INC.
701 NORTH PARKCENTER DRIVE
SANTA ANA, CALIFORNIA 92705
(714) 560-8200
(714) 560-8235 FAX

IMPACTED GROUNDWATER MAP
PROPOSED SAM'S CLUB STORE
747/831 WEST REDONDO BEACH BOULEVARD
LOS ANGELES, CALIFORNIA

PROJECT NO. EM 2620A
FIGURE 5

...\TEM2\Clients\Wal-Mart\LA\Phase II ESA\Figures\Fig 5 GW Plumes 09/29/05

Appendix B

Redevelopment Plan and

Conceptual Grading Plans

LEGAL DESCRIPTION

PER STEWART TITLE OF CALIFORNIA, INC., LOS ANGELES DIVISION, DATED NOVEMBER 9, 2006 AND SUPPLEMENT REPORT DATED DECEMBER 20, 2006:

PARCEL 1:
THE FOLLOWING TRACT OF LAND FORMERLY LOTS 1, 2 AND 3 OF THE STRAWBERRY PARK RISSMAN TRACT, IN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 8 PAGE 89, OF MAPS, RECORDS OF LOS ANGELES COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF 153RD STREET, (NOW REDONDO BEACH BOULEVARD) AND VERMONT AVENUE; THENCE NORTH ALONG THE EAST LINE OF VERMONT AVENUE 141 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF 153RD STREET (NOW REDONDO BEACH BOULEVARD) 133.30 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF VERMONT AVENUE 141 FEET TO THE NORTH LINE OF 153RD STREET (NOW REDONDO BEACH BOULEVARD); THENCE WEST ALONG SAID NORTH LINE 133.30 FEET TO THE POINT OF BEGINNING;

ALSO KNOWN AS THE STRAWBERRY PARK RISSMAN TRACT RESTORED TO ACREAGE AS SHOWN IN BOOK 107 PAGES 204 AND 205.

EXCEPT ALL MINERALS AND ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND BELOW A DEPTH OF 500 FEET, WITHOUT THE RIGHT OF SURFACE ENTRY, BY DEED RECORDED SEPTEMBER 13, 1976 AS INSTRUMENT NO. 3206 OF OFFICIAL RECORDS.

PARCEL 2:
THOSE PORTIONS OF LOTS 3 AND 5 OF THE GARDENA TRACT, IN THE CITY OF GARDENA, AS PER MAP RECORDED IN BOOK 43 PAGE 5, OF MAPS, RECORDS OF LOS ANGELES COUNTY, CALIFORNIA, AND LOTS 1 TO 25, INCLUSIVE, OF THE STRAWBERRY PARK RISSMAN TRACT, IN SAID CITY, AS PER MAP RECORDED IN BOOK 8 PAGE 89, OF MAPS, TOGETHER WITH ALL OF RAMONA AVENUE (NOW VACATED AS SHOWN ON SAID LAST MENTIONED MAP), DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTERLINE OF REDONDO BEACH BOULEVARD, (FORMERLY OLIVE AVENUE) 60 FEET WIDE, AS SHOWN ON SAID MAP OF THE GARDENA TRACT, THAT IS DISTANT THEREON NORTH 88°00'15" EAST 560.39 FEET FROM THE CENTERLINE OF VERMONT AVENUE (FORMERLY ORANGE AVENUE) 60 FEET WIDE, AS SHOWN ON SAID MAP OF THE GARDENA TRACT; THENCE NORTH 1°52'07" WEST 30 FEET TO A POINT IN THE NORTHERLY LINE OF SAID REDONDO BEACH BOULEVARD, SAID LAST MENTIONED POINT BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 1°52'07" WEST 766.36 FEET TO THE NORTHERLY LINE OF SAID LOT 3 OF THE GARDENA TRACT; THENCE ALONG THE NORTHERLY LINE OF SAID GARDENA TRACT, TO AND ALONG THE NORTHERLY LINE OF SAID STRAWBERRY PARK RISSMAN TRACT, SOUTH 68°50'08" WEST 561.96 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID LAST MENTIONED TRACT; THENCE ALONG THE WESTERLY LINE OF SAID LAST MENTIONED TRACT, SOUTH 1°52'07" EAST 581.84 FEET, MORE OR LESS, TO THE NORTHERLY LINE OF SAID REDONDO BEACH BOULEVARD; THENCE ALONG SAID LAST MENTIONED BOULEVARD, NORTH 88°00'15" EAST 530.39 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING;

EXCEPT LOTS 1 AND 2 OF SAID STRAWBERRY PARK RISSMAN TRACT;

ALSO EXCEPT THAT PORTION OF LOT 20 OF SAID STRAWBERRY PARK RISSMAN TRACT, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 20; THENCE ALONG THE WESTERLY LINE OF SAID LOT 20, NORTH 1°52'07" WEST 72.16 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID LOT 20; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 20, NORTH 68°50'08" EAST, TO A POINT THAT IS DISTANT THEREON NORTH 68°50'08" EAST 74.10 FEET FROM THE EASTERLY BOUNDARY OF THE LAND DESCRIBED IN THE DEED TO THE CITY OF LOS ANGELES, RECORDED MARCH 10, 1925 AS INSTRUMENT NO. 1610 IN BOOK 3929 PAGE 96 OF OFFICIAL RECORDS; THENCE SOUTH 40°58'38" WEST 112.96 FEET, MORE OR LESS, TO SAID EASTERLY BOUNDARY; THENCE ALONG SAID EASTERLY BOUNDARY, SOUTH 1°52'07" EAST TO THE SOUTHERLY LINE OF SAID LOT 20; THENCE ALONG SAID SOUTHERLY LINE SOUTH 88°00'15" WEST 30 FEET TO THE POINT OF BEGINNING;

ALSO EXCEPT FROM THE REMAINDER OF SAID LAND THAT PORTION INCLUDED WITHIN THE LINES OF THE LAND DESCRIBED IN THE DEED TO THE RICHFIELD OIL CORPORATION, RECORDED AUGUST 8, 1955 AS INSTRUMENT NO. 218 IN BOOK 48580 PAGE 9 OF OFFICIAL RECORDS.

PARCEL 3:
THE WEST 5 ACRES OF THE EAST 10 ACRES OF LOT 5 (AREA CALCULATED TO CENTER OF AVENUE) OF GARDENA TRACT, IN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 52 PAGE 73, OF MISCELLANEOUS RECORDS OF LOS ANGELES COUNTY, CALIFORNIA.

EXCEPT THEREFROM THAT PORTION GRANTED TO THE STATE OF CALIFORNIA, IN DEED RECORDED NOVEMBER 12, 1981 AS INSTRUMENT NO. 81-1114894 OF OFFICIAL RECORDS, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

THAT PORTION OF LOT 5 IN THE GARDENA TRACT, AS SHOWN ON MAPS RECORDED IN BOOK 43, PAGE 5 AND IN BOOK 52, PAGE 73 BOTH OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

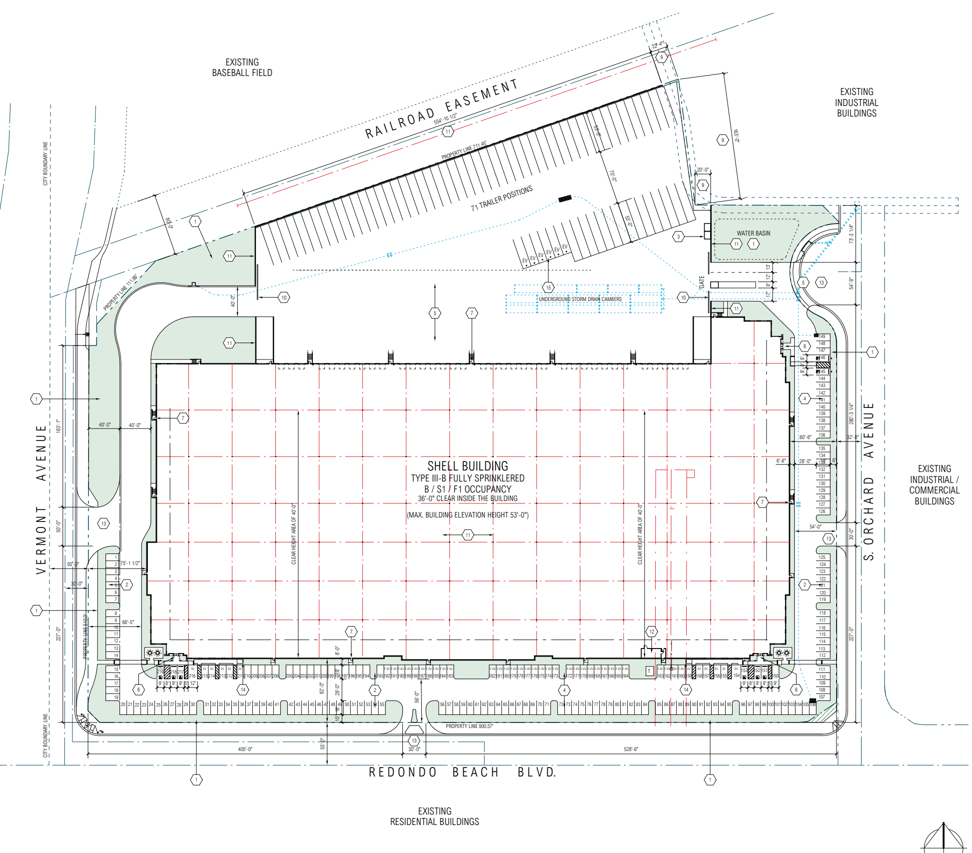
BEGINNING AT THE NORTHWESTERLY CORNER OF PARCEL 67948-1 OF THE LAND ACQUIRED BY THE STATE OF CALIFORNIA FINAL ORDER OF CONDEMNATION FILED IN SUPERIOR COURT CASE NO. C71264, IN AND FOR SAID COUNTY, A CERTIFIED COPY OF SAID FINAL ORDER BEING RECORDED IN BOOK D6889, PAGE 793, OF OFFICIAL RECORDS, IN SAID OFFICE; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 5, SOUTH 88 DEGREES 08' 01" WEST, 20.00 FEET; THENCE SOUTH 46 DEGREES 55' 05" EAST, 28.31 FEET TO A POINT IN THE WESTERLY LINE OF SAID PARCEL 67948-1, SAID POINT BEING DISTANT ALONG SAID WESTERLY LINE, SOUTH 01 DEGREES 58' 11" EAST, 20.00 FEET FROM SAID NORTHWESTERLY CORNER; THENCE ALONG SAID WESTERLY LINE, NORTH 01 DEGREES 58' 11" WEST, 20.00 FEET TO THE POINT OF BEGINNING.

PARCEL 4:
THAT PART OF LOT 3 OF THE GARDENA TRACT, IN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 52 PAGE 73, RECORDS OF LOS ANGELES COUNTY, CALIFORNIA, LYING WESTERLY OF A CERTAIN DITCH AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE LINE BETWEEN LOTS 3 AND 5 OF SAID TRACT, SOUTH 88° WEST 488.38 FEET FROM THE NORTHEAST CORNER OF SAID LOT 5; THENCE NORTH 9°38' WEST TO THE NORTH LINE OF SAID LOT 3; THENCE WESTERLY ALONG SAID NORTH LINE, 103.63 FEET TO THE NORTH PROLONGATION OF THE EAST LINE OF THE WEST 11.22 ACRES (COMPUTED TO THE CENTER OF AVENUES ON THE SOUTH AND WEST) OF LOT 5 OF SAID TRACT; THENCE SOUTHERLY ALONG SAID PROLONGATION TO THE LINE BETWEEN SAID LOTS 3 AND 5; THENCE NORTH 88° EAST TO THE POINT OF BEGINNING.

PARCEL 5:
THOSE PORTIONS OF FARM LOTS 3 AND 5 OF THE GARDENA TRACT, IN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 43 PAGE 5, RECORDS OF LOS ANGELES COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF SAID FARM LOT 5, WITH THE WESTERLY LINE OF THE EASTERLY 10 ACRES OF SAID FARM LOT 5 (AREA COMPUTED TO THE CENTER LINES OF ADJOINING AVENUES) AS CONVEYED BY SPENCER R. THORPE AND HELENA B. THORPE, WIFE TO BENJAMIN ATKINSON, BY DEED DATED FEBRUARY 18, 1895, AND RECORDED IN BOOK 993 PAGE 95, OF DEEDS, RECORDS OF LOS ANGELES COUNTY, CALIFORNIA; THENCE NORTHERLY PARALLEL WITH THE EASTERLY LINE OF SAID FARM LOT 5, 686 FEET, MORE OR LESS, TO THE CENTER LINE OF COMPTON AVENUE, AS SHOWN ON SAID MAP; THENCE EASTERLY ALONG SAID CENTER LINE 0.68 OF A FOOT, MORE OR LESS, TO THE EASTERLY LINE OF THE WESTERLY 11.22 ACRES OF SAID FARM LOT 5, (AREA COMPUTED TO CENTERS OF THE ADJOINING AVENUES), AS CONVEYED BY SPENCER R. THORPE AND WIFE, TO E.A. TUTTLE, BY DEED DATED MAY 26, 1896 AND RECORDED IN BOOK 1087 PAGE 246, OF DEEDS, RECORDS OF LOS ANGELES COUNTY, CALIFORNIA; THENCE NORTHERLY ALONG THE PROLONGATION OF SAID EASTERLY LINE OF SAID WESTERLY 11.22 ACRES OF FARM LOT 5, 94.25 FEET, MORE OR LESS, TO THE NORTHERLY LINE OF SAID FARM LOT 3; THENCE WESTERLY ALONG SAID NORTHERLY LINE OF FARM LOT 3, 158.8 FEET, MORE OR LESS, TO THE EASTERLY LINE OF THE PARCEL OF LAND CONVEYED BY O.C. OLDS AND HELEN C. OLDS, WIFE, TO JULIA N. LARSON, BY DEED DATED MARCH 16, 1917 AND RECORDED IN BOOK 6432 PAGE 337, OF DEEDS, RECORDS OF LOS ANGELES COUNTY, CALIFORNIA; THENCE SOUTHERLY ALONG SAID EASTERLY LINE OF SAID LAND CONVEYED AS ABOVE RECITED, TO JULIA N. LARSON, 728.11 FEET, MORE OR LESS, TO THE SOUTHERLY LINE OF SAID FARM LOT 5; THENCE EASTERLY ALONG SAID SOUTHERLY LINE 149.32 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.



SITE PLAN
SCALE: 1" = 50'-0"

REDONDO BEACH BLVD./ VERMONT AVE.
CITY OF LOS ANGELES, CA.

KEYNOTES

1. SHADED AREA: LOW WATER USAGE LANDSCAPE WITH AUTOMATIC SPRINKLERS. ALL LANDSCAPE AREA ARE TO BE BOUNDED BY 6" CONC. CURB.
2. STRIPED PARKING STALLS PER COUNTY REQUIREMENTS. STANDARD STALL SIZES ARE MINIMUM 9' X 18'.
3. TRASH ENCLOSURE AREA WITH 6'-0" HIGH CONCRETE WALLS AND SOLID METAL SWINGING GATES.
4. AC PAVING SURFACE MATERIAL.
5. CONCRETE APRON SLAB SURFACE MATERIAL.
6. ACCESSIBLE MAIN ENTRY WITH CONCRETE SIDEWALK AND ACCESSIBLE PARKING STALLS.
7. FIRE DEPARTMENT ACCESS OR REQUIRED EXIT DOOR WITH MINIMUM 5'-0" X 5'-0" CONCRETE LANDING.
8. PAVED FIRE DEPT. ACCESS LANE PER LA CITY FIRE DEPT. REQUIREMENTS.
9. NEW 8'-0" TUBULAR STEEL PICKET FENCE AT PROPERTY LINE.
10. ROLLING 8'-0" HIGH PAINTED TUBULAR STEEL PICKET ROLLING GATE AT TRUCK COURT ENTRIES WITH KNOX BOX FOR FIRE DEPARTMENT ACCESS.
11. 14'-0" HIGH CONCRETE TILT-UP SCREEN WALL PAINTED TO MATCH BUILDING.
12. PROPOSED ELECTRICAL TRANSFORMER PAD LOCATIONS (FINAL LOCATIONS TO BE COORDINATED WITH UTILITY CO.).
13. NEW CURB CUT PER CITY STANDARDS AS SHOWN.
14. PROVIDE GALVANIZED BOLT DOWN BIKE RACK.
    - SHORT TERM: PROVIDE 6 SPACES PER RACK AT EXTERIOR RACKS (2 LOCATIONS)
    - LONG TERM: PROVIDE 6 SPACES PER RACK AT INTERIOR RACKS (2 LOCATIONS)
15. PROVIDE CONDUITS FOR EV CHARGERS AT (6) FUTURE TRAILER STALL PARKING LOCATIONS

GENERAL NOTES

1. ONSITE FIRE HYDRANTS WILL BE INSTALLED PER THE REQUIREMENTS OF THE LA CITY FIRE DEPARTMENT.
2. BUILDING TENANT SIGNAGE IS NOT POPOSED AS PART OF THIS APPLICATION.
3. SITE IS ZONED AS M2-1VL-0, (M2 LIGHT MANUFACTURING)
4. ASSESSORS PARCEL NUMBERS ARE: 6120-002-001, 6120-002-002, 6120-002-013
5. MAP BOOK 52 / 73
6. FRONT SETBACK: 5'-0", REAR SETBACK: 0'-0" SIDE STREET SETBACK: 5'-0"
7. THE PROPOSED BUILDING IS DESIGNED FOR STORAGE COMMODITIES I-V.

PROJECT DATA

SITE ZONING:	M2-1VL-0 (LIGHT MANUFACTURING)
GROSS SITE AREA:	697,271 SF / 16.00 AC
NET SITE AREA:	656,062 SF / 15.06 AC
BUILDING FOOTPRINT:	315,298 SF
MEZZANINE:	25,000 SF
TOTAL AREA:	340,298 SF
LOT COVERAGE:	48.05 %
FAR COVERAGE:	51.86 %
PARKING REQUIRED:	
1/500 SF FIRST 10,000 SF OFFICE (LESS THAN 10%)	20 STALLS
1/500 SF OVER 10,000 SF (OFFICE 20,000 SF)	40 STALLS
1/500 sf FOR MANUFACTURING (20,000 SF)	40 STALLS
1/500 SF FIRST 10,000 SF WAREHOUSE	20 STALLS
1/5,000 SF AFTER 10,000 SF WAREHOUSE	56 STALLS
TOTAL REQUIRED:	176 STALLS
PARKING PROVIDED:	
STANDARD STALLS	211 STALLS
COMPACT STALLS	00 STALLS
ACCESSIBLE STALLS	8 STALLS
TOTAL PROVIDED	219 STALLS
LANDSCAPE AREA	
TOTAL SITE (10.40%)	68,244 SF
REQUIRED BICYCLE PARKING	
SHORT TERM	12 STALLS
LONG TERM	12 STALLS
PROVIDED BICYCLE PARKING	
SHORT TERM	16 STALLS
LONG TERM	16 STALLS
ELECTRIAL CHARGING STATIONS (5% INSTALLED)	12 STALLS
ELECTRIAL CHARGER READY (15% FUTURE STALLS)	33 STALLS
BUILDING HEIGHT:	53'-0" FROM FINISH EXTERIOR GRADE

DEVELOPER / OWNER:
PROLOGIS
17777 CENTER COURT DRIVE NORTH
SUITE 100
CERRITOS, CA 90703
CONTACT: SCOTT MULKAY

PREPARED BY:
RGA, OFFICE OF ARCHITECTURAL DESIGN
15231 ALTON PARKWAY
SUITE 100
IRVINE, CA. 92618
CONTACT: MIKE GILL

RGA
Office of Architectural Design
15231 Alton Parkway, Suite 100
Irvine, CA 92618
T 949-341-0920
FX 949-341-0922

CONSULTANT

PROFESSIONAL SEALS

PROJECT NAME

REDONDO BEACH BLVD./ VERMONT AVENUE DEVELOPMENT

15134 S. VERMONT AVENUE
GARDENA, CA

PROLOGIS®
3546 CONCOURS STREET
SUITE 100
PHONE: 909-673-8730
CONTACT: SCOTT MULKAY

MARK	DATE	DESCRIPTION
		CONSTRUCTION ISSUE
		BID SET
		PLAN CHECK SUBMITTAL
		DESIGN DEVELOPMENT
SD	4/18/19	SCHEMATIC DESIGN

RGA PROJECT NO:	15080-00
OWNER PROJECT NO:	00000.00
CAD FILE NAME:	15080-00-A1-1P
DRAWN BY:	MG
CHK'D BY:	DR

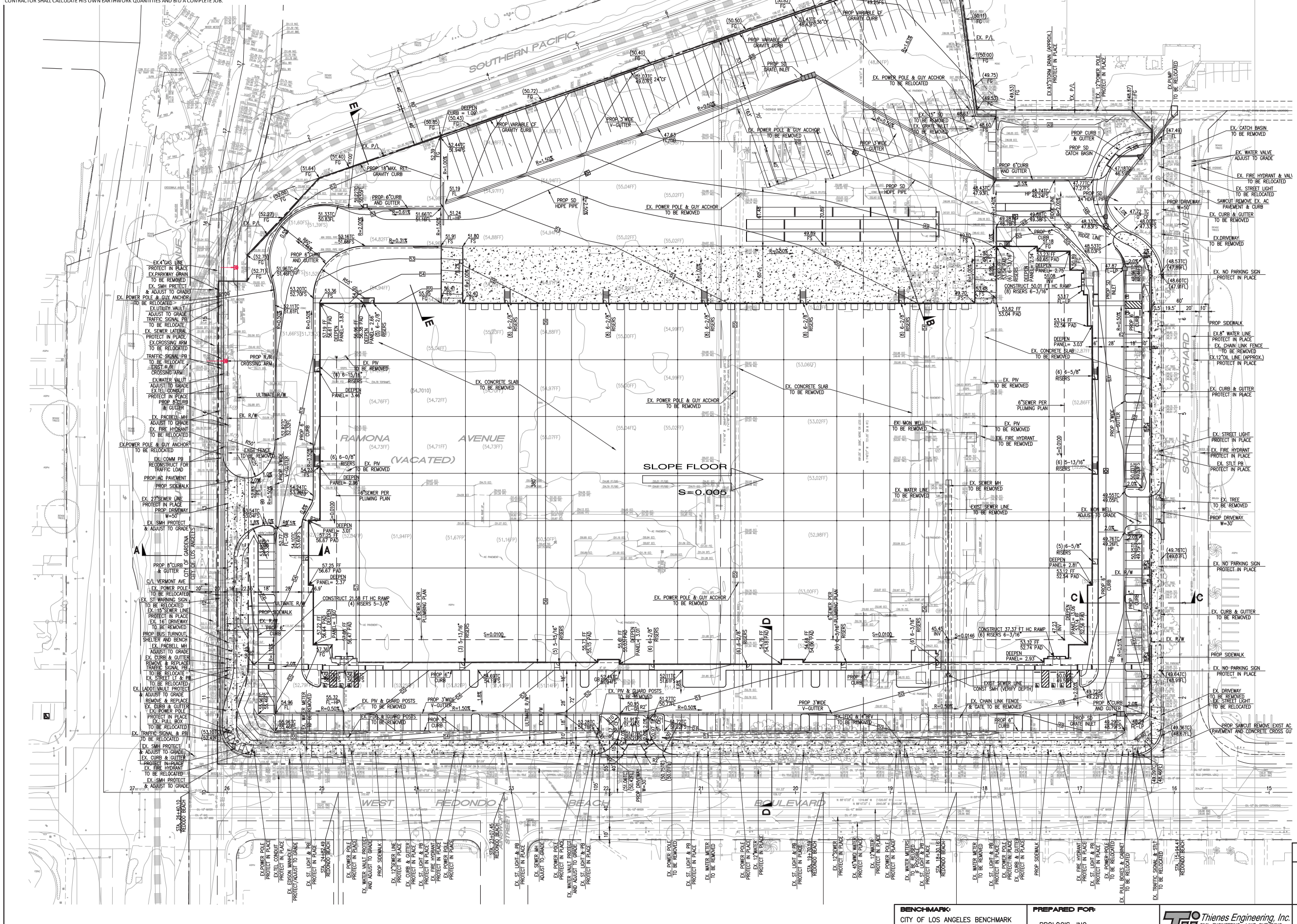
SHEET TITLE
SITE PLAN

SHEET: A1-1P

EARTHWORK ANALYSIS:

SITE AREA:	659,713	S.F.		BLDG AREA +5':		329,200	S.F.
MATERIAL AVAILABLE (CUT)				MATERIAL REQUIRED (FILL)			
RAW CUT (0.6' BELOW FS)	27,500	C.Y.		**RAW FILL**		26,400	C.Y
2' BLDG AREA OVER EXCAVATION	24,385	C.Y.		OVER-EX FILL		24,385	C.Y
UTILITY & UNDERGROUND STORAGE	1,200	C.Y.		STRIPPING (ft)	0.1	2,443	C.Y
FOOTING SPOIL	0	C.Y.		SUBSIDENCE (ft)	0	0	C.Y
EXISTING BLDG CONC. FLOOR (ASSUMED 5"THK & 3% BULKAGE)	183	C.Y.		SHRINKAGE (CUT VOLUME)	0.0%	0	C.Y
				OVER-EX SHRINKAGE	0.0%	0	C.Y
TOTAL	**28,883**	C.Y.				**28,843**	C.Y
				APPROX. (IMPORT) OR EXPORT:		**39**	C.Y

NOTE: EARTHWORK FIGURES SHOWN ARE APPROXIMATE FIGURES, AND ARE TO BE USED BY BUILDING DEPARTMENT ONLY. CONTRACTOR SHALL CALCULATE HIS OWN EARTHWORK QUANTITIES AND BID A COMPLETE JOB.



VICINITY MAP

N.T.S.

SCALE: 1" = 40'

CITY OF LOS ANGELES

PUBLIC WORKS DEPARTMENT

CONCEPTUAL GRADING PLAN
SOUTH BAY INDUSTRIAL CENTER

NE CORNER OF REDONDO BEACH BLVD. AND VERMONT AVE.

BENCHMARK:

CITY OF LOS ANGELES BENCHMARK NO. "21-04087"

SPIKE IN NORTH CURB OF REDONDO BEACH BLVD; 27 FEET EAST OF EAST CURB LINE OF VERMONT AVENUE.

ELEVATION = 52.954' (NAVD '88 / 2014 ADJ.)

PREPARED FOR:

PROLOGIS, INC.
3546 CONCOURS STREET, SUITE 100
ONTARIO, CA 91764
PHONE: 909)673-8700
FAX: 909)673-8702

Thienes Engineering, Inc.
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14349 FIRESTONE BOULEVARD
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PH.(714)521-4811 FAX(714)521-4173

Last Update: 8/6/19
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Designed by ______
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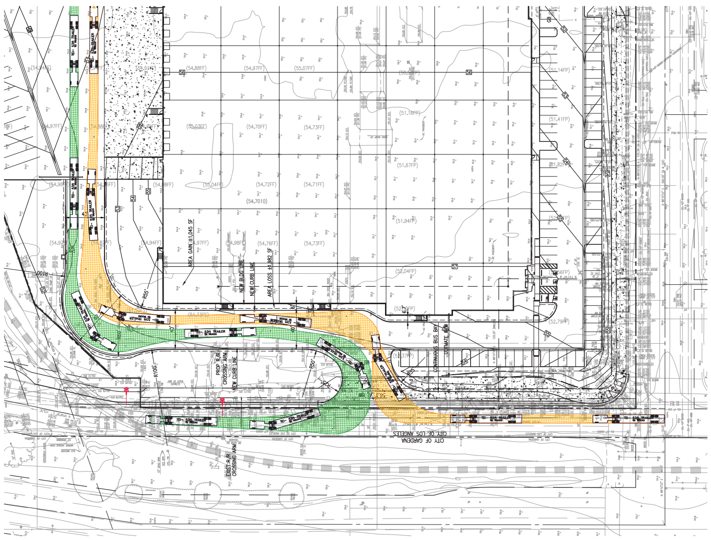
Approved by ______ Date ______

Public Works Director R.C.E. XXXXX

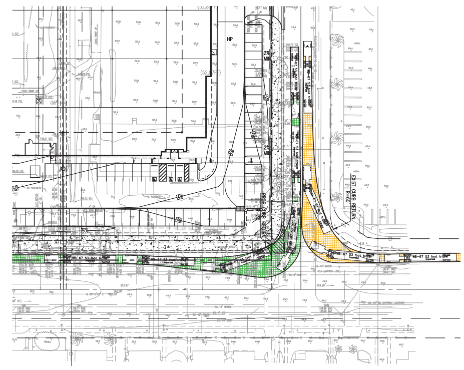
Sheet 1 of 3 Sheets

JN: 3491
PLOT DATE: August 6, 2019



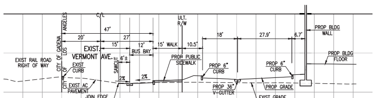
VERMONT AVENUE DRIVEWAY TRUCK TURNING DETAIL

SCALE: 1" = 40'



ORCHARD AVENUE AND REDONDO BEACH BOULEVARD TRUCK TURNING DETAIL

SCALE: 1" = 40'



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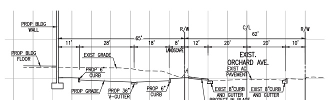

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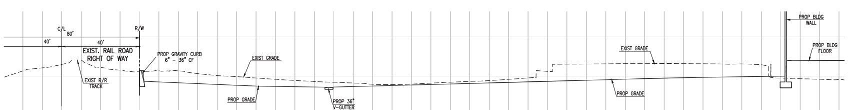

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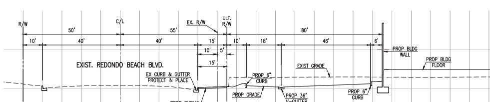

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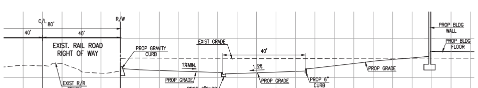

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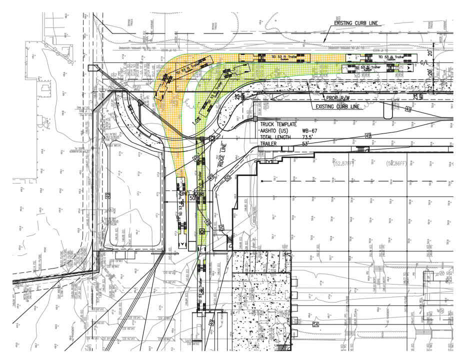

ORCHARD AVENUE DRIVEWAY TRUCK TURNING DETAIL

SCALE: 1" = 40'

SCALE: 1" = 40'

BENCHMARK:

CITY OF LOS ANGELES BENCHMARK NO. "21-04087"

SPIKE IN NORTH CURB OF REDONDO BEACH BLVD; 27 FEET EAST OF EAST CURB LINE OF VERMONT AVENUE.

ELEVATION = 52.954' (NAVD '88 / 2014 ADJ.)

PREPARED FOR:

PROLOGIS, INC.
3546 CONCOURS STREET, SUITE 100
ONTARIO, CA 91764
PHONE: 909)673-8700
FAX: 909)673-8702

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CITY OF LOS ANGELES

PUBLIC WORKS DEPARTMENT

CONCEPTUAL GRADING PLAN
SOUTH BAY INDUSTRIAL CENTER
NE CORNER OF REDONDO BEACH BLVD. AND VERMONT AVE.

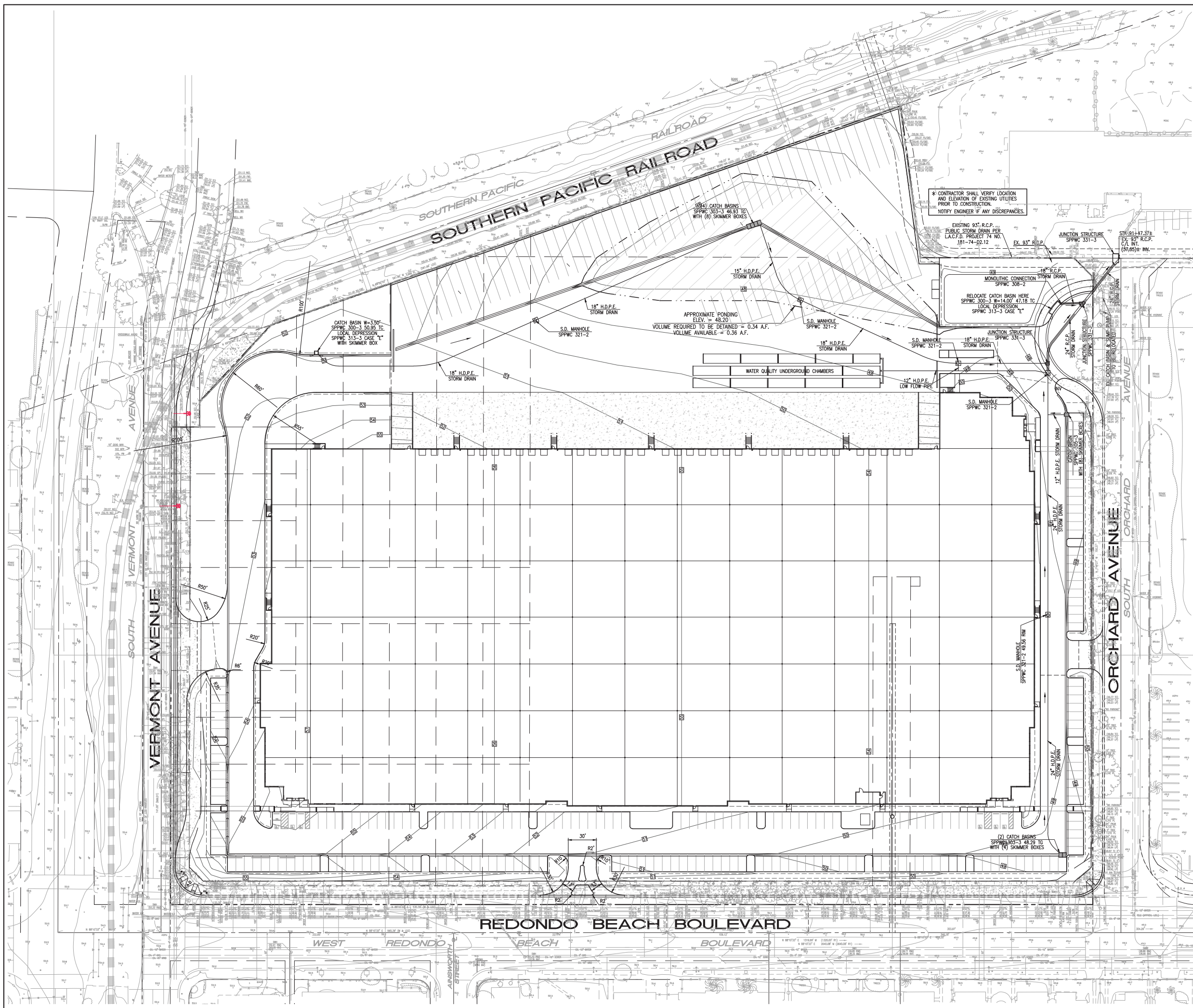
Designed by ______
Date ______
Checked by ______
Date ______
Designed by ______
Date ______
Checked by ______
Date ______

Approved by Date ______

Public Works Director R.C.E. XXXXX

Sheet 2 of 3 Sheets

JN: 3491
PLOT DATE: August 6, 2019


SOUTHERN PACIFIC RAILROAD
RAILROAD
SOUTHERN PACIFIC
CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
NOTIFY ENGINEER IF ANY DISCREPANCIES.
(4) CATCH BASINS SPPWC 303-3 46.93 TG WITH (8) SKIMMER BOXES
EXISTING 93" R.C.P. PUBLIC STORM DRAIN PER L.A.C.F.D. PROJECT 74 NO. 181-74-D2.12
EX. 93" R.C.P.
JUNCTION STRUCTURE SPPWC 331-3
STA 91+47.37± EX. 93" R.C.P. C/L INT. (37.65)± INV.
15" H.D.P.E. STORM DRAIN
MONOLITHIC CONNECTION SPPWC 308-2
18" R.C.P. STORM DRAIN
RELOCATE CATCH BASIN HERE SPPWC 300-3 W=14.00' 47.18 TC LOCAL DEPRESSION SPPWC 313-3 CASE "E"
18" H.D.P.E. STORM DRAIN
APPROXIMATE PONDING ELEV. = 48.20
VOLUME REQUIRED TO BE DETAINED = 0.34 A.F.
VOLUME AVAILABLE = 0.36 A.F.
S.D. MANHOLE SPPWC 321-2
CATCH BASIN W=3.50' SPPWC 300-3 50.95 TC LOCAL DEPRESSION SPPWC 313-3 CASE "E" WITH SKIMMER BOX
WATER QUALITY UNDERGROUND CHAMBERS
12" H.D.P.E. LOW FLOW PIPE
24" R.C.P. STORM DRAIN
12" H.D.P.E. STORM DRAIN
CATCH BASIN SPPWC 305-3 WITH (8) SKIMMER BOXES
(2) CATCH BASINS SPPWC 303-3 48.20 TG WITH (4) SKIMMER BOXES
VERMONT AVENUE
SOUTH VERMONT AVENUE
ORCHARD AVENUE
SOUTH ORCHARD AVENUE
REDONDO BEACH BOULEVARD
WEST REDONDO BEACH BOULEVARD
0 20 40 80 120
SCALE:1"=40'

Last Update: 8/5/19
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CITY OF LOS ANGELES
PUBLIC WORKS DEPARTMENT

CONCEPTUAL UTILITY PLAN
SOUTH BAY INDUSTRIAL CENTER
NE CORNER OF REDONDO BEACH BLVD. AND VERMONT AVE.

BENCHMARK:

CITY OF LOS ANGELES BENCHMARK NO. "21-04087"

SPIKE IN NORTH CURB OF REDONDO BEACH BLVD; 27 FEET EAST OF EAST CURB LINE OF VERMONT AVENUE.
ELEVATION = 52.954' (NAVD '88 / 2014 ADJ.)

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Sheet 3 of 3 Sheets

JN: 3491
PLOT DATE: August 6, 2019