APPENDIX D
Phase I Environmental Site Assessment

PHASE I ENVIRONMENTAL SITE ASSESSMENT

Aviation Boulevard at Artesia Boulevard Southbound to Westbound Right Turn Improvement Project

City of Manhattan Beach, State of California

Prepared in General Accordance with:
ASTM E 1527-13
Standard Practice for Environmental Site Assessments

Prepared for:
City of Manhattan Beach
1400 Highland Avenue
Manhattan Beach , California 90266

By:
Michael Baker International
5 Hutton Centre Drive, Suite 500
Santa Ana, California 92707

September 2017

JN 160287

PHASE I
ENVIRONMENTAL SITE ASSESSMENT

AVIATION BOULEVARD AT ARTESIA BOULEVARD SOUTHBOUND TO WESTBOUND RIGHT TURN IMPROVEMENT PROJECT

City of Manhattan Beach
State of California

Prepared in General Accordance with:
ASTM E 1527-13 Standard Practice for Environmental Site Assessments

For:

City of Manhattan Beach
1400 Highland Avenue
Manhattan Beach, California 90266

By:

Michael Baker
INTERNATIONAL

5 Hutton Centre Drive, Suite 500
Santa Ana, California 92707

September 2017

JN 160287

Michael Baker
INTERNATIONAL

We Make a Difference

September 12, 2017 160287

City of Manhattan Beach
1400 Highland Avenue
Manhattan Beach, California 90266

SUBJECT: Phase I Environmental Site Assessment for the Aviation Boulevard at Artesia Boulevard Southbound to Westbound Right Turn Improvement Project, located in Manhattan Beach, California

Dear Mr. Prem Kumar,

Michael Baker International (Michael Baker), is pleased to submit this Phase I Environmental Site Assessment (ESA) for the above referenced project, herein referenced as the "subject site." The goal of this Phase I ESA is to identify recognized environmental conditions (RECs) associated with the subject site. This Phase I ESA has been prepared for the sole use of the **City of Manhattan Beach,** for the above-referenced subject site. Neither this Phase I ESA, nor any of the information contained herein, shall be used or relied upon for any purpose by any person or entity other than the **City of Manhattan Beach**.

The Phase I ESA was prepared using methods consistent with the ASTM International (ASTM) E 1527-13 Standard Practice for Environmental Site Assessments, the scope of services, and inherent limitations presented in our proposal. The Phase I ESA is not intended to present specific quantitative information as to the actual presence of hazardous substances on or adjacent to the subject site, but is to identify RECs based on available information.

Should you or your staff have any questions or concerns after reviewing the enclosed report, please do not hesitate to contact me at 949/855-5747.

Sincerely,

Kristen Bogue
Environmental Professional
Planning/Environmental Services

5 Hutton Centre Drive, Suite 500 | Santa Ana, CA 92707
Office: 949.472.3505 | Fax: 949.837.4122

STATEMENT OF ENVIRONMENTAL PROFESSIONAL

I [We] declare that, to the best of my [our] professional knowledge and belief, I[we] meet the definition of Environmental Professional as defined in §312.10 of Title 40, Code of Federal Regulations (CFR) 312 and I[we] have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I[we] have developed and performed all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Signature of Michael Baker Environmental Professional
Kristen Bogue

TABLE OF CONTENTS

Executive Summary **E-1**

Section 1.0 Introduction **1-1**
1.1 Purpose 1-1
1.2 Detailed Scope of Services 1-1
1.3 Significant Assumptions 1-2
1.4 Limitations, Deviations, and Exceptions 1-2
1.5 User Responsibilities 1-2
1.6 Special Terms and Conditions 1-6
1.7 User Reliance 1-6

Section 2.0 User Provided Information **2-1**
2.1 Previous Documents 2-1
2.2 Litigation/Administrative Proceedings 2-1
2.3 Governmental Notices 2-1
2.4 Environmental Liens 2-2
2.5 Activity and Use Limitations 2-2
2.6 Specialized Knowledge or Experience 2-2
2.7 Commonly Known or Reasonably Ascertainable Information 2-2
2.8 Valuation Reduction for Environmental Issues 2-2
2.9 Degree of Obviousness 2-2
2.10 Reason for Performing Phase I 2-3

Section 3.0 Records Review **3-1**
3.1 Physical Setting Sources 3-1
3.2 Standard Environmental Records Sources 3-7
3.3 File Record Reviews 3-13
3.4 Historical Use Information on the Subject Site and Adjoining Properties 3-17

Section 4.0 Site Reconnaissance **4-1**
4.1 Methodology and Limiting Conditions 4-1
4.2 On-Site Observations 4-1
4.3 Off-Site Observations 4-6

Section 5.0 Interviews 5-1
5.1 Property Owner 5-1
5.2 Key Site Manager/Operator 5-1
5.3 Occupants 5-1
5.4 Local Government Officials 5-2
5.5 Other Persons 5-2

Section 6.0 Evaluation 6-1
6.1 Findings and Opinions 6-1
6.2 Conclusions 6-8
6.3 Limiting Conditions/Deviations 6-8

Section 7.0 References 7-1

List of Exhibits

1. Regional Vicinity 3-2
2. Site Vicinity 3-3
3. Subject Site 3-4
4. Overview Map 3-9
5. On-Site Photographs 4-2
6. Off-Site Photographs 4-3

List of Tables

1-1. Groundwater Plume Dimension Assumptions 1-2
3-1. Database Summaries 3-8
3-2. Identified Regulatory Sites of Concern 3-11
3-3. Historical Uses Summary 3-20
3-4. Property Data Summary 3-23

Appendices

Appendix A: ASTM Terminology
Appendix B: Database Records Searches
Appendix C: Documentation
Appendix D: Qualifications of the Environmental Professional

LIST OF ACRONYMS

ACM	Asbestos Containing Materials
APN	Assessor's Parcel Number
AST	Aboveground Storage Tank
ATSDR	Agency for Toxic Substances and Disease Registry
AULs	Activity and Use Limitations
CERCLIS	Comprehensive Environmental Response, Compensation, and Liability Information System (maintained by the Environmental Protection Agency)
CFR	Code of Federal Regulations
CORRACTS	facilities subject to Corrective Action under RCRA
CPSC	United States Consumer Product Safety Commission
DDD	Dichlorodiphenyldichloroethane
DDE	Dichlorodiphenyldichloroethylene
DDT	Dichlorodiphenyltrichloroethane
DOGGR	California Department of Oil, Gas, and Geothermal Resources
DTSC	Department of Toxic Substances Control
EDR	Environmental Data Resources, Inc.
EPA	United States Environmental Protection Agency
EPCRA	Emergency Planning and Community Right to Know Act (also known as SARA Title III), 42 U.S.C. §§11001-11050 et seq.)
ERNS	emergency response notification system
ESA	Environmental Site Assessment
FOIA	U.S. Freedom of Information Act (5 U.S.C. §552 as amended by Public Law No. 104-231, 110 Stat.)
FR	Federal Register
HREC	Historical Recognized Environmental Condition
ICs	Institutional Controls
LBP	Lead Based Paints
LUFT	Leaking Underground Fuel Tank
LUST	Leaking Underground Storage Tank
MSDS	Material Safety Data Sheet
msl	Mean sea level
NCP	National Contingency Plan
NFRAP	former CERCLIS sites where no further remedial action is planned under CERCLA
NPDES	National Pollutant Discharge Elimination System

NPL	National Priorities List
PCBs	Polychlorinated Biphenyls
REC	Recognized Environmental Condition
RCRA	Resource Conservation and Recovery Act (as amended, 42 U.S.C. §§6901 et seq.)
RWQCB	Regional Water Quality Control Board
SBBM	San Bernardino Base and Meridian
SCS	Soil Conservation Service
TPH	Total Petroleum Hydrocarbons
TRI	Toxics Release Inventory
TSDF	hazardous waste treatment, storage, or disposal facility
USDA	United States Department of Agriculture
USGS	United States Geological Survey
UST	Underground Storage Tank

EXECUTIVE SUMMARY

Michael Baker has performed a Phase I ESA in conformance with the scope and limitations of ASTM International (ASTM) E 1527-13 Standard Practice of the Aviation Boulevard at Artesia Boulevard Southbound to Westbound Right Turn Improvement Project, City of Manhattan Beach, California, the subject site. Any exceptions to, or deletions from, this practice are described in Section 1.0, *Introduction*, of this Phase I ESA. This Phase I ESA has revealed the following evidence of RECs in connection with the subject site:

- **1727 Artesia Boulevard (Former Service Station):** It is the opinion of Michael Baker that soil and groundwater contamination from petroleum hydrocarbons is likely to be present on-site as a result of this gasoline service station associated with ROW acquisition.

Section 6.1, *Findings and Opinions*, documents Michael Baker's findings and opinions as to whether or not a REC (or Conditional Recognized Environmental Condition [CREC]) is present at the subject site.

SECTION 1.0
INTRODUCTION

1.1 PURPOSE

The purpose of conducting this Phase I Environmental Site Assessment (ESA) is to identify Recognized Environmental Conditions (RECs) as defined by the ASTM International (ASTM) E 1527-13 Standard Practice for Environmental Site Assessments (Standard Practice). The ASTM E 1527-13 Standard Practice defines the term REC as "the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. De minimis conditions are not RECs."

This Phase I ESA was conducted in accordance with the ASTM E 1527-13 Standard Practice and satisfies the requirements of 40 Code of Federal Regulations (CFR) Part 312 titled *Standards and Practices for All Appropriate Inquiries*, as required under Section 101(35)(B)(ii) and (iii) of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). The purpose of conducting an All Appropriate Inquiries (AAI) investigation into the previous ownership and uses of a property is to meet the provisions necessary for the innocent landowner, contiguous property owner, or bona fide prospective purchaser to qualify for certain landowner liability protections under CERCLA. To assist in understanding the terminology contained in this Phase I ESA, a glossary of terms associated with the ASTM E 1527-13 Standard Practice is provided in Appendix A, *ASTM Terminology*.

1.2 DETAILED SCOPE OF SERVICES

This scope of work follows the ASTM E 1527-13 Standard Practice. The ASTM E 1527-13 Standard Practice outlines a procedure for completing Phase I ESAs that includes review of Federal, tribal, State, and local government records; site reconnaissance; interviews with current owners, operators, occupants, and government officials; and report preparation. This practice does not include any testing or sampling of materials (for example, soil, water, air, building materials, etc.). This Phase I ESA is not intended to provide specific qualitative or quantitative information as to the actual presence of hazardous substances at the subject site, but is to merely identify the potential presence based on available information.

1.3 SIGNIFICANT ASSUMPTIONS

Unless stated otherwise in this Phase I ESA, Michael Baker assumes that groundwater flow follows the topography of the subject site.

In lieu of reasonably available public information pertaining to groundwater contamination, Michael Baker assumes that potential groundwater plume dimensions are within the 90th percentile of plumes determined by research conducted as part of ASTM E 2600-10 Standard Guide for Vapor Encroachment Screening on Property Involved in real Estate Transactions, which described in detail in Table 1-1, *Groundwater Plume Dimension Assumptions*.

Table 1-1
Groundwater Plume Dimension Assumptions

Chemical Contamination	Length of Plume Up-Gradient From Source	Length of Plume Down-Gradient from Source	Maximum Width of Plume From Source
Chemical of Concern	100 feet	1,760 feet	365 feet
Petroleum Hydrocarbon Chemical of Concern			
With Free Product	100 feet	528 feet	165 feet
Dissolved	100 feet	528 feet	95 feet
Notes: These dimension assumptions are based on research conducted as part of ASTM E 2600-10 Standard Guide for Vapor Encroachment Screening on Property Involved in real Estate Transactions, which has determined that 90 percent of plumes are these dimensions or less.			
Source: Anthony J. Buonicore, *Methodology for Identifying the Area of Concern Around a Property Potentially Impacted by Vapor Migration from Nearby Contaminated Sources*, Paper 2011-A-301-AWMA, June 2011.			

1.4 LIMITATIONS, DEVIATIONS, AND EXCEPTIONS

Historical information for the subject site was obtained back to 1896, at which time the subject site consisted of transportation uses. Based on a review of available historical topographic maps, historical aerial photographs, and available public records, the subject site has consisted of transportation land uses and no other uses have been identified. Thus, it is the opinion of Michael Baker that this limitation is not a significant data gap at the time of this Phase I ESA.

No additional scope items, or items outside of the scope of a Phase I ESA E 1527-13 Standard Practice, were conducted as part of this Phase I ESA.

1.5 USER RESPONSIBILITIES

This Phase I ESA does not satisfy continuing obligations under CERCLA liability protections provided for innocent landowners, bona fide prospective purchasers, and contiguous property

owners, which includes, but is not limited to, duties required after property acquisition (i.e., compliance with land use restrictions and institutional controls, undertaking "reasonable steps" with respect to hazardous substances releases, compliance with other obligations such as reporting obligations and information requests, etc.).

ASTM E 1527-13 Standard Practice defines the user as "the party seeking to use Practice E 1527 to complete an environmental site assessment of the property. A user may include, without limitation, a potential purchaser of property, a potential tenant of property, an owner of property, a lender, or a property manager." The purpose of this section is to describe tasks to be performed by the user that will help identify the possibility of recognized environmental conditions in connection with the subject site. These tasks do not require the technical expertise of an environmental professional and are not required to be performed by environmental professional performing a Phase I ESA. The user questionnaire utilized within this Phase I ESA is optional to the user and aids the environmental professional in gathering information from the user that may be material to identifying RECs; refer to Section 2.0, *User Provided Information*, for a discussion of the User Questionnaire conducted as part of this Phase I ESA. It should be noted that the following tasks are required, by the user of this Phase I ESA, to satisfy the requirements of conducting all appropriate inquiries.

1.5.1 REVIEW TITLE AND JUDICIAL RECORDS FOR ENVIRONMENTAL LIENS OR ACTIVITY AND USE LIMITATIONS (AULS)

To meet the requirements of 40 CFR 312.20 and 312.25, a search for the existence of environmental liens and AULs that are filed or recorded against the property must be conducted. Environmental liens and AULs are legally distinct instruments and have very different purposes and both can commonly be found within recorded land title records (e.g., County Recorder/Registry of Deeds). The types of title reports that may disclose environmental liens and AULs include Preliminary Title Reports, Title Commitments, Condition of Title, and Title Abstracts. Chain of title reports will not normally disclose environmental liens or AULs. Environmental liens and AULs that are imposed by judicial authorities may be recorded or filed in judicial records only. In jurisdictions where environmental liens or AULs are only recorded or filed in judicial records, the judicial records must be searched for environmental liens and AULs. Any environmental liens and AULs known to the user should be reported to the environmental professional conducting a Phase I Environmental Site Assessment. Unless added by a change in the scope of work to be performed by the environmental professional (refer to Section 1.4, *Limitations, Deviations, and Exceptions*), this practice does not impose on the environmental professional the responsibility to undertake a review of recorded land title records and judicial records for environmental liens or activity and

use limitations. The user should either (1) engage a title company or title professional to undertake a review of reasonably ascertainable recorded land title records and lien records for environmental liens or activity and use limitations currently recorded against or relating to the property, or (2) negotiate such an engagement of a title company or title professional as an addition to the scope of work to be performed by the environmental professional.

1.5.1.1 Reasonably Ascertainable Title and Judicial Records for Environmental Liens and Activity and Use Limitations

Environmental liens and AULs that are recorded or filed in any place other than recorded land title records are not considered to be reasonably ascertainable unless applicable Federal, tribal, State, or local statues, or regulations specify a place other than recorded land title records for recording or filing of environmental liens and AULs.

1.5.2 SPECIALIZED KNOWLEDGE OR EXPERIENCE OF THE USER

Users must take into account their specialized knowledge to identify conditions indicative of releases or threatened releases. If the user has any specialized knowledge or experience that is material to RECs in connection with the property, the user should communicate any information based on such specialized knowledge or experience to the environmental professional. The user should do so before the environmental professional conducts the site reconnaissance.

1.5.3 ACTUAL KNOWLEDGE OF THE USER

If the user has actual knowledge of any environmental lien or AULs encumbering the property or in connection with the property, the user should communicate such information to the environmental professional. The user should do so before the environmental professional conducts the site reconnaissance.

1.5.4 REASON FOR SIGNIFICANTLY LOWER PURCHASE PRICE

In a transaction involving the purchase of a parcel of commercial real estate, the user shall consider the relationship of the purchase price of the property to the fair market value of the property if the property was not affected by hazardous substances or petroleum products. The user should try to identify an explanation for a lower price which does not reasonably reflect fair market value if the property were not contaminated, and make a written record of such explanation. Among the factors to consider will be the information that becomes known to the user pursuant to the Phase I ESA. The ASTM E 1527-13 Standard Practice does not require that a

real estate appraisal be obtained in order to ascertain fair market value of the property. The user should inform the environmental professional if the user believes that the purchase price of the property is lower than the fair market value due to contamination. The user is not required to disclose the purchase price to the environmental professional.

1.5.5 COMMONLY KNOWN OR REASONABLY ASCERTAINABLE INFORMATION

Commonly known or reasonably ascertainable information within the local community about the property must be taken into account by the user. If the user is aware of any commonly known or reasonably ascertainable information within the local community about the property that is material to recognized environmental conditions in connection with the property, the user should communicate such information to the environmental professional. The user should do so before the environmental professional conducts the site reconnaissance. The user must gather such information to the extent necessary to identify conditions indicative of releases or threatened releases of hazardous substances or petroleum products.

1.5.6 DEGREE OF OBVIOUSNESS

The user must consider the degree of obviousness of the presence or likely presence of releases or threatened releases at the property and the ability to detect releases or threatened releases by appropriate investigation including the information collected under the following sections within this Phase I ESA:

- Section 1.5.1, *Review Title and Judicial Records for Environmental Liens and Activity and Use Limitations (AULs)*;
- Section 1.5.2, *Specialized Knowledge or Experience of the User*;
- Section 1.5.4, *Reason for Significantly Lower Purchase Price*;
- Section 1.5.5, *Commonly Known or Reasonably Ascertainable Information*;
- Section 3.2, *Standard Environmental Records Sources*;
- Section 3.4, *Historical Use Information on the Subject Site and Adjoining Properties*;
- Section 4.0, *Site Reconnaissance*; and
- Section 5.0, *Interviews*.

1.5.7 OTHER

Either the user shall make known to the environmental professional the reason why the user wants to have the Phase I ESA performed or, if the user does not identify the purpose of the Phase

I ESA, the environmental professional shall assume the purpose is to qualify for an LLP to CERCLA liability and state this in the report.

1.6 SPECIAL TERMS AND CONDITIONS

No special terms and conditions were identified for this scope of work.

1.7 USER RELIANCE

The information and opinions rendered in this Phase I ESA are exclusively for use by the City of Manhattan Beach. Michael Baker will not distribute or publish this report without the consent of the City of Manhattan Beach, except as required by law or court order. The information and opinions expressed in this Phase I ESA are given in response to Michael Baker's scope of services and limitations indicated above, and should be considered and implemented only in light of the scope of services and limitations. The services provided by Michael Baker in completing this Phase I ESA were consistent with normal standards of the profession. No warranty, expressed or implied, is made.

SECTION 2.0
USER PROVIDED INFORMATION

Per ASTM E 1527-13, the user of the Phase I ESA has an obligation to answer all questions posed by the User Questionnaire, in good faith, to the extent of his or her actual knowledge or to designate a key site manager to do so. If answers to questions are unknown or partially unknown to the user or such key site manager, this section shall not thereby be deemed incomplete.

The City of Manhattan Beach is the user of this Phase I ESA and has provided Michael Baker with information regarding the proposed project (roadway improvements) for the subject site. The City has requested this Phase I ESA for the purpose of due diligence for right-of-way (ROW) acquisition for the proposed Aviation Boulevard at Artesia Boulevard Southbound to Westbound Right Turn Improvement Project. Other information/documentation provided by the City is also referenced throughout this Phase I ESA, as applicable.

2.1 PREVIOUS DOCUMENTS

The user provided a Title Report dated May 26, 2017 for the property proposed for ROW acquisition (Assessor's Parcel Number [APN] 4163-008-044).

2.2 LITIGATION/ADMINISTRATIVE PROCEEDINGS

The user did not provide any information pertaining to any pending, threatened, or past litigation and/or administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the property during the course of this Phase I ESA.

2.3 GOVERNMENTAL NOTICES

The user did not provide any information pertaining to any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products during the course of this Phase I ESA.

2.4 ENVIRONMENTAL LIENS

The user did not provide any environmental lien information during the course of this Phase I ESA.

2.5 ACTIVITY AND USE LIMITATIONS

The user provided a Grant Deed, dated December 8, 2003, which indicates land use restrictions (such as residential, hospital, child care, etc., not permitted at the property) for APN 4163-008-044 (1727 Artesia Boulevard), which is associated with proposed partial ROW acquisition.

2.6 SPECIALIZED KNOWLEDGE OR EXPERIENCE

The user provided a Grant Deed, dated December 8, 2003, which indicates that contamination may have resulted from a former gas station at APN 4163-008-044 (1727 Artesia Boulevard), which is proposed for partial ROW acquisition.

2.7 COMMONLY KNOWN OR REASONABLY ASCERTAINABLE INFORMATION

The user did not provide any commonly known or reasonably ascertainable information during the course of this Phase I ESA.

2.8 VALUATION REDUCTION FOR ENVIRONMENTAL ISSUES

Due to the nature of this project, transportation improvements, the user did not report valuation reduction for environmental issues.

2.9 DEGREE OF OBVIOUSNESS

The user provided a Grant Deed, dated December 8, 2003, which indicates land use restrictions and residual soil contamination from a former gasoline service station located at APN 4163-008-044 (1727 Artesia Boulevard), which is associated with proposed partial ROW acquisition.

2.10 REASON FOR PERFORMING PHASE I

This Phase I ESA has been requested by the City of Manhattan Beach, who indicated that the Phase I ESA is required for the purpose of due diligence for ROW acquisition for the proposed Aviation Boulevard at Artesia Boulevard Southbound to Westbound Right Turn Improvement Project.

SECTION 3.0
RECORDS REVIEW

3.1 PHYSICAL SETTING SOURCES

Physical setting sources typically provide information regarding geologic, hydrogeologic, hydrologic, or topographic characteristics of a property. The following information is primarily based on the review of the United States Geological Survey (USGS) *Redondo Beach, California* and *Venice, California* Quadrangles, both dated 2015, and a site inspection conducted by Michael Baker on July 12, 2017. Other miscellaneous resources utilized within this section and throughout the Phase I ESA are referenced in Section 7.0, *References.*

3.1.1 SUBJECT SITE DESCRIPTION

3.1.1.1 Location

The subject site is located at the northwestern quadrant of the intersection of Artesia Boulevard (Highway 91) and Aviation Boulevard, within the southeastern portion of the City of Manhattan Beach, County of Los Angeles, California (Section 30, Township 3 South [T.3S], Range 14 West [R.14W], San Bernardino Base and Meridian [SBBM]) (refer to Exhibit 1, *Regional Vicinity* and Exhibit 2, *Site Vicinity*).

3.1.1.2 Current Use(s) of the Subject Site

The subject site is primarily comprised of transportation uses (Artesia Boulevard and Aviation Boulevard) as well as a portion of a commercial land use (Chase Bank) at the northwest corner of Artesia Boulevard and Aviation Boulevard (refer to Exhibit 3, *Subject Site*).

3.1.1.3 Description of On-Site Structures and Roads

The subject site is located along the western portion of Aviation Boulevard and the northern portion of Artesia Boulevard. Within the boundaries of the subject site are the southbound and northbound traffic lanes of Aviation Boulevard, the westbound traffic lanes of Artesia Boulevard, associated curb and gutter, a concrete sidewalk, ornamental landscaping, traffic control signals, and typical roadside utilities. No structures are located within the boundaries of the subject site. ROW acquisition of a portion of 1727 Artesia Boulevard would

AVIATION BOULEVARD AT ARTESIA BOULEVARD SOUTHBOUND TO WESTBOUND
RIGHT TURN LANE IMPROVEMENT PROJECT • PHASE I ESA

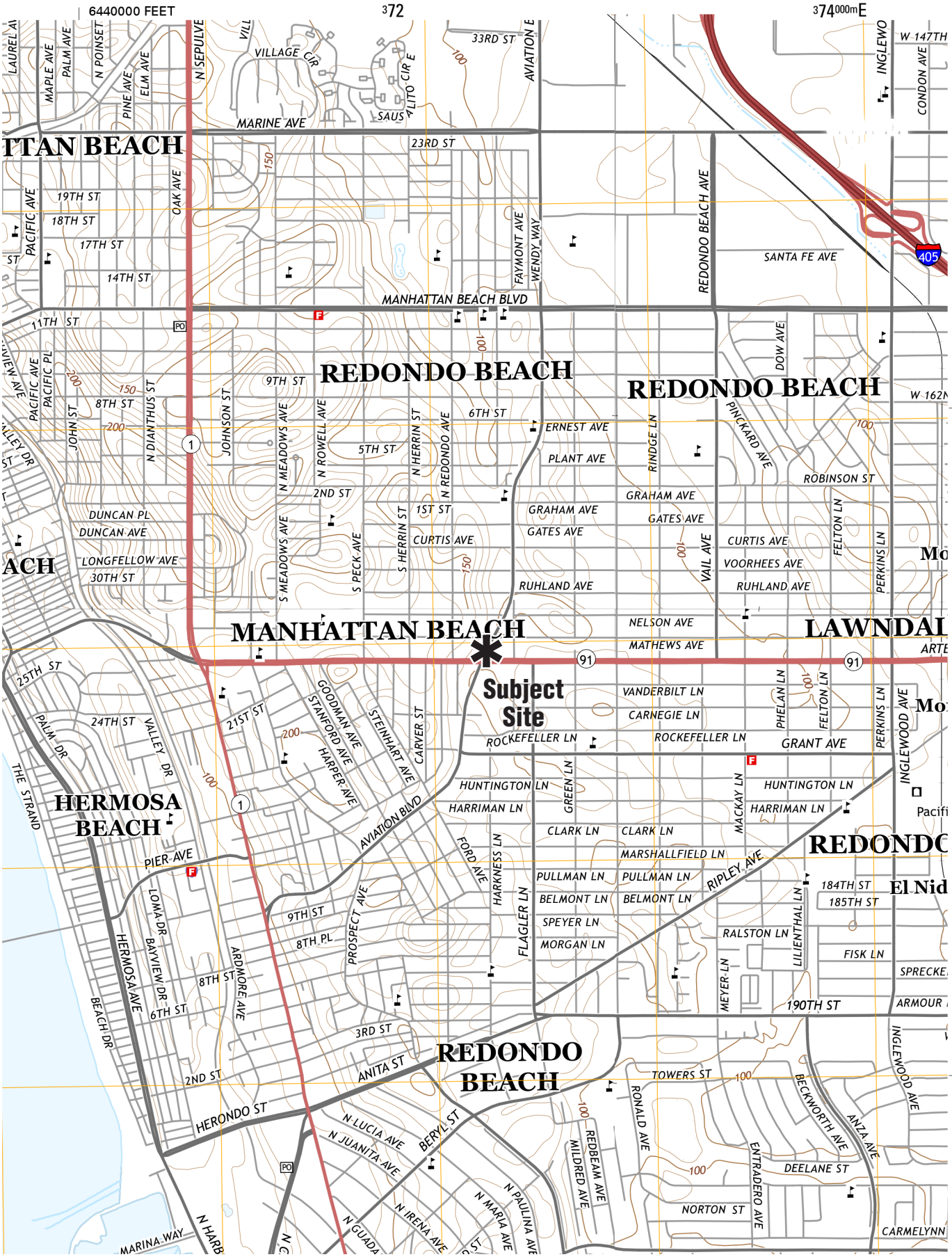
Michael Baker INTERNATIONAL

0 5 10 miles
APPROXIMATE

06/28/16 JN 158606 MAS

Regional Vicinity

Exhibit 1



Source: United States Geological Survey Topographic Maps, Redondo Beach, Inglewood, Torrance, Venice, CA Quadrangles (2015)

Subject Site

AVIATION BOULEVARD AT ARTESIA BOULEVARD SOUTHBOUND TO WESTBOUND
RIGHT TURN LANE IMPROVEMENT PROJECT • PHASE I ESA

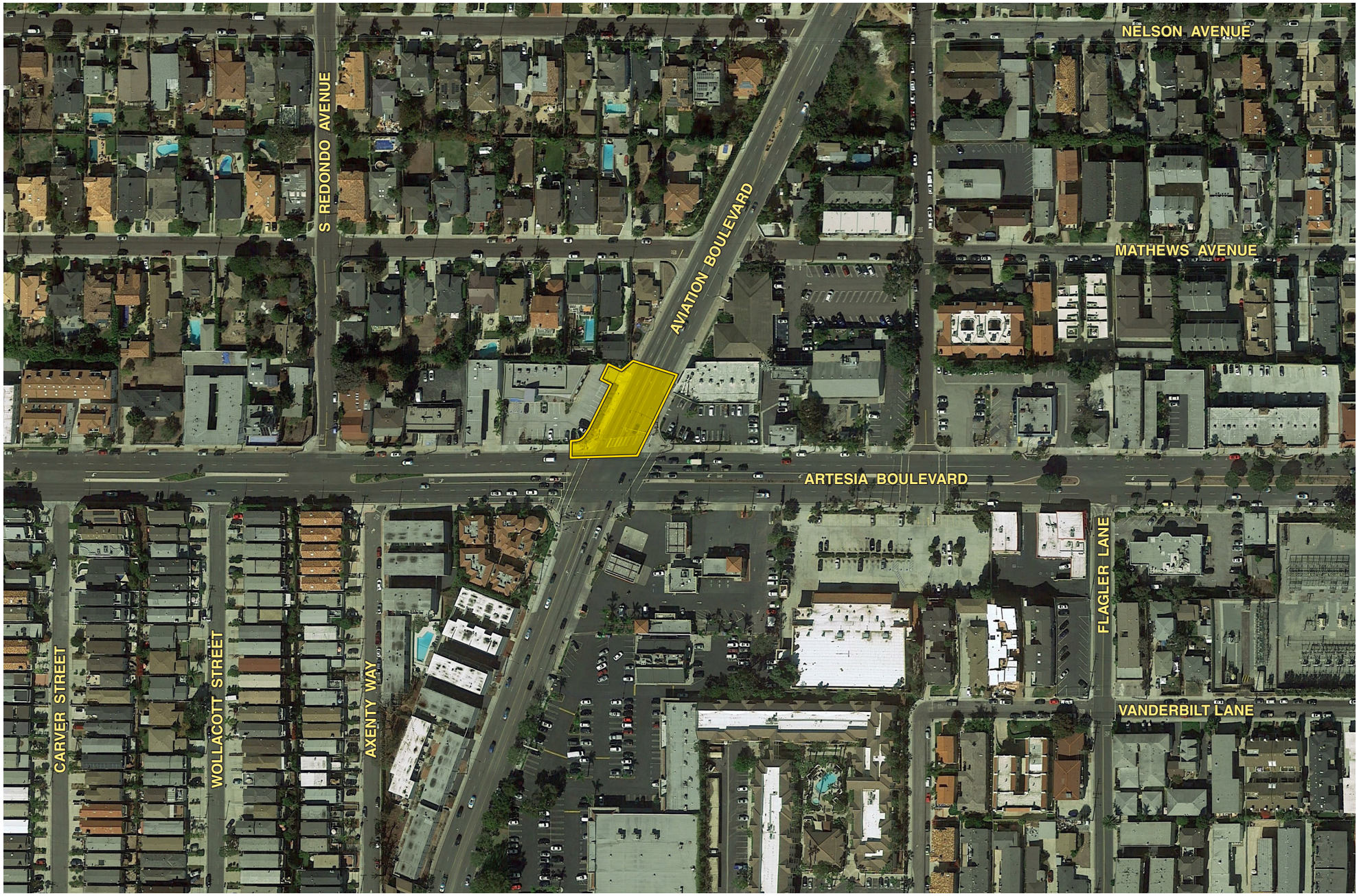
Michael Baker INTERNATIONAL

0 2000' APPROXIMATE

07/12/17 JN 158606 MAS

Site Vicinity

Exhibit 2



Subject Site

Michael Baker INTERNATIONAL

not to scale

07/12/17 JN 158606 MAS

AVIATION BOULEVARD AT ARTESIA BOULEVARD SOUTHBOUND TO WESTBOUND
RIGHT TURN LANE IMPROVEMENT PROJECT • PHASE I ESA

Subject Site

Exhibit 3

be required. Areas of acquisition consist of vacant land (paved driveway area and ornamental landscaping) associated with the off-site Chase Bank structure.

3.1.2 TOPOGRAPHY

The USGS maps show geological formations and their characteristics, describing the physical setting of an area through contour lines and major surface features including lakes, rivers, streams, buildings, landmarks, and other factors that impact the spread of contamination. Additionally, the maps depict topography through color and contour lines and are helpful in determining elevations and site latitude and longitude.

Based on the USGS *Redondo Beach, California* and *Venice, California* Quadrangles, both dated 2015, on-site topography is approximately 100 feet above mean sea level (msl) and slopes downgrade to the southeast. The subject site appears to consist entirely of developed land. Surrounding uses appear to consist of developed land and transportation land uses in Redondo Beach and Manhattan Beach. On-site roads include Aviation Boulevard and Highway 91. Developed areas of the City of Manhattan Beach border the subject site to the north. The Pacific Coast Highway (PCH) and the City of Hermosa Beach are visible to the west, Flagler Lane is visible to the east, and Rockefeller Lane is visible to the south. No on-site pits, ponds, or lagoons are noted on-site on these topographical maps.

3.1.3 CURRENT USES OF ADJOINING PROPERTIES

For the scope of this Phase I ESA, properties are defined and categorized based upon their physical proximity to the subject site. An adjoining property is considered any real property or properties the border of which is contiguous or partially contiguous with that of the subject site, or that would be contiguous or partially contiguous with that of the subject site but for a street, road, or other public thoroughfare separating them. The following is a detailed description of each adjoining land use observed on July 12, 2017:

- North: Aviation Boulevard extends north of the subject site. Commercial and residential uses are located north of the subject site.
- East: Commercial land uses are located to the east of the subject site.
- South: Artesia Boulevard bounds the southern portion of the subject site. Commercial and residential land uses are also located to the south of the subject site.
- West: Artesia Boulevard extends to the west of the subject site. Commercial land uses are located to the west of the subject site.

3.1.4 GEOLOGIC CONDITIONS

3.1.4.1 Geology

The USGS Geological Map Index was searched by EDR for available Geological Maps that cover the subject site and surrounding areas. These Geological Maps indicate geological formations that are overlaid on a topographic map. Some maps focus on specific issues (i.e., bedrock, sedimentary rocks, etc.) while others may identify artificial fills (including landfills). Geological maps can be effective in estimating permeability and other factors that influence the spread of contamination.

According to the EDR GeoCheck Report, the land consists of a stratified sequence from the Cenozoic era. According to the *Waterfront Draft Environmental Impact Report*, dated July 2016, the project vicinity is located within the western coastal areas of the Los Angeles Basin (Basin), which is at the juncture of three Southern California physiographic provinces: the Transverse Ranges to the north, the Peninsular Ranges to the east and southeast, and the continental borderland to the west. The Basin is underlain by both marine and nonmarine accumulations of gravel, sand, silt, and clay that were deposited over time as a consequence of sea level fluctuations and erosion of the landmasses to the north, east, and south of the Basin.

3.1.4.2 Soils

According to the *Waterfront Draft Environmental Impact Report*, dated July 2016, the project vicinity was developed on active and inactive coastal sand dunes. In general, the coastal portion of the City within the Redondo Beach Quadrangle consists of surficial (surface) geologic deposits that are mostly artificial fill (Af) or eolian and dune deposits (Qe).

3.1.4.3 Radon

Radon is a radioactive gas that is found in certain geologic environments and is formed by the natural breakdown of radium, which is found in the earth's crust. Radon is an invisible, odorless, inert gas that emits alpha particles, known to cause lung cancer. Radon levels are highest in basements (areas in close proximity to the soil) that are poorly ventilated. A radon survey was not included within the scope of this investigation. According to the "U.S. EPA Map of Radon Zones," the County of Los Angeles is located within Zone 2, which has a predicted average indoor screening level of greater than or equal to 2.0 Picocuries per liter (pCi/L) and less than or equal to 4 pCi/L. EPA recommends remedial actions when radon levels are greater than 4.0 pCi/L.

3.1.5 BIOLOGICAL SETTING

The biotic community that exists on-site includes paved areas and ornamental landscaping.

3.1.6 DRAINAGE/HYDROLOGY

3.1.6.1 Drainage

Drainage of the subject site is accomplished by overland sheet flow into the roadway curb/gutters and catch basins in Artesia Boulevard and Aviation Boulevard, then through the City's existing stormwater drainage system.

3.1.6.2 Flood Hazards

Flood Prone Area Maps published by the USGS show areas prone to 100-year floods overlaid on a topographical map. These maps are not considered the official Federal Emergency Management Agency (FEMA) flood maps; therefore, in cases where a property is located immediately adjacent to or within the flood prone boundary, a FEMA map should be obtained. According to the EDR Database search and the FEMA Flood Insurance Rate Maps (FIRM), the subject site is not located within a 100-year flood zone (refer to the Appendix B, *Database Records Searches*, and Appendix C).

3.1.6.3 Groundwater

According to the *Second Quarter 2009 Groundwater Monitoring Report for the Former Shell Station* (dated July 13, 2009) for 1650 Artesia Boulevard (adjoining the subject site to the south), the groundwater gradient is east/southeast.

3.1.6.4 Water Wells

The USGS Well Database and State Well Database were searched by EDR. According to the EDR Well search, no water wells are located within the boundaries of the subject site. Additionally, no water wells are located within 0.5-mile radius of the subject site (refer to the Appendix B).

3.2 STANDARD ENVIRONMENTAL RECORDS SOURCES

The governmental sources have been searched by EDR (at the request of Michael Baker) for sites within the subject site and within an approximate one-mile radius of the subject site boundaries.

Upon completion of their search, EDR provided Michael Baker with their findings dated June 7, 2017. Michael Baker makes no claims as to the completeness or accuracy of the referenced sources. Our review of EDR's findings can only be as current as their listings and may not represent all known or potential hazardous waste or contaminated sites. To reduce the potential for omitting possible hazardous material sites on the subject site and within the surrounding area, sites may be listed in this report if there is any doubt as to the location because of discrepancies in map location, zip code, address, or other information. Refer to Appendix B, for a listing and description of the Federal, tribal, State, and local records searched.

3.2.1 SUBJECT SITE

The lists that were reviewed reported one listed regulatory site that is associated with the proposed ROW acquisition (refer to Exhibit 4, *Overview Map*). This property is listed in one or more of the regulatory databases listed in Appendix B, *Database Records Searches*. Refer to Table 3-1, *Database Summaries*, for a description of the regulatory databases reported in association with properties listed. Refer to Table 3-2, *Identified Regulatory Sites of Concern*, for further evaluation of this property listed.

3.2.2 OFF-SITE PROPERTIES

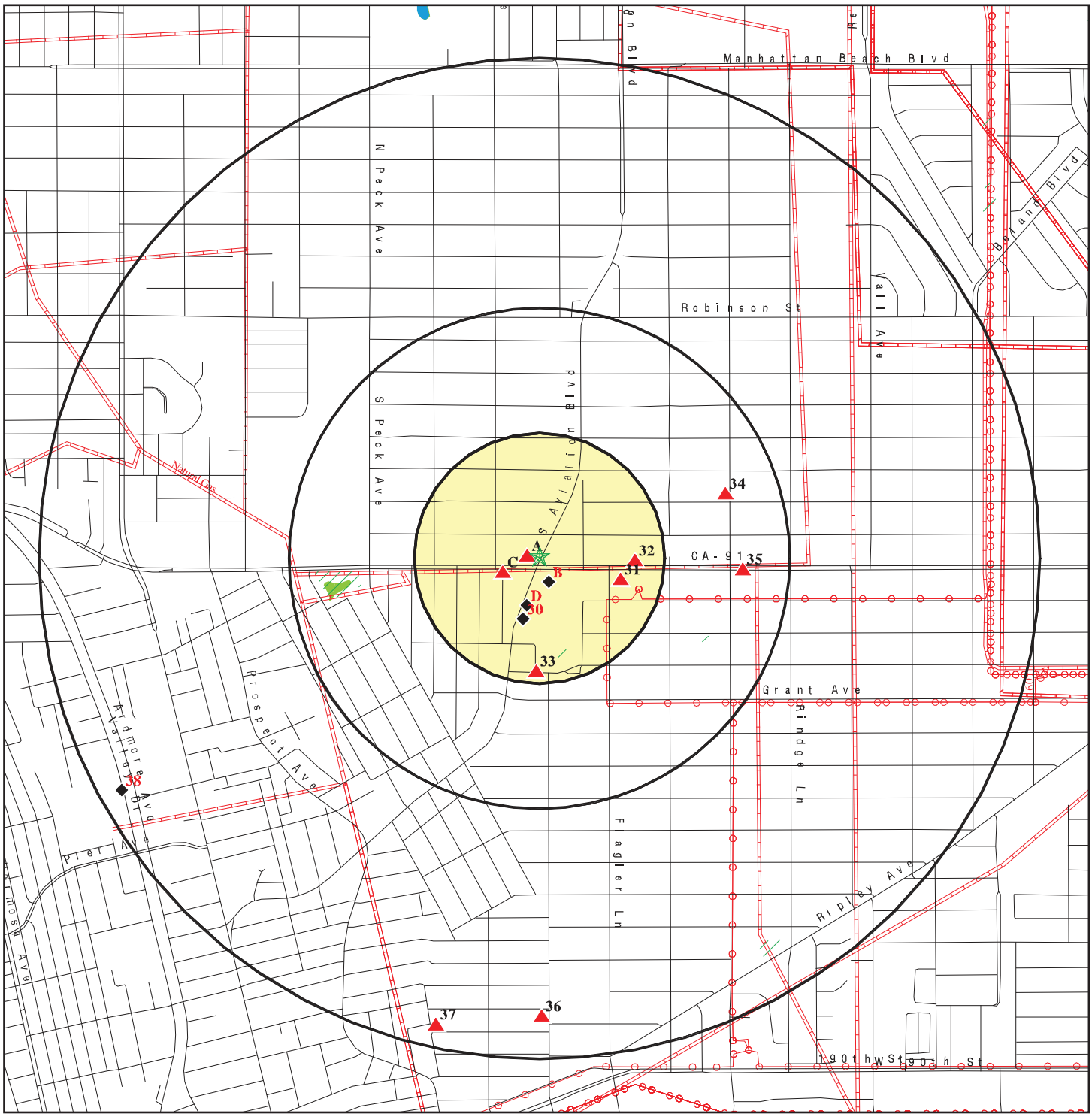
The lists that were reviewed reported multiple listed regulatory sites located within a one mile radius of the subject site that were listed in one or more of the regulatory databases identified in Appendix B. For a complete list of sites identified and their status, refer to Appendix B. The following is a discussion of reported off-site properties.

Adjoining Properties

Three sites have been reported adjoining the subject site. Refer to Table 3-1 and Table 3-2, for a description of the regulatory databases reported in association with properties listed. Refer to Table 3-3, for further evaluation of these adjoining properties listed.

Table 3-1
Database Summaries

Database	Description
AST	The Aboveground Storage Tank database contains a listing of Petroleum Storage Tank Facilities Registered Aboveground Storage Tanks.
CA FID UST	The CA FID UST database maintains information on properties where an underground storage tank is located.



- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- Power transmission lines
- Pipelines
- 100-year flood zone
- 500-year flood zone
- National Wetland Inventory
- State Wetlands
- Areas of Concern

AVIATION BOULEVARD AT ARTESIA BOULEVARD SOUTHBOUND TO WESTBOUND
RIGHT TURN LANE IMPROVEMENT PROJECT • PHASE I ESA

Michael Baker INTERNATIONAL

06/28/16 JN 158606 MAS

Overview Map

Exhibit 4

Table 3-1 (continued)
Database Summaries

Database	Description
CHMIRS	The CHMIRS database maintains information on reported hazardous material incidents, i.e., accidental releases or spills. The source is the California Office of Emergency Services.
DRYCLEANERS	The DRYCLEANERS database includes drycleaner related facilities that have EPA ID numbers. These are facilities with certain SIC codes: power laundries, family and commercial; garment pressing and cleaners' agents; linen supply; coin-operated laundries and cleaning; drycleaning plants except rugs; carpet and upholstery cleaning; industrial launderers; laundry and garment services.
ECHO	Enforcement and Compliance History Information (ECHO), maintained by the Environmental Protection Agency, provides integrated compliance and enforcement information for about 800,000 regulated facilities nationwide.
EDR US Hist Auto Stat	EDR Exclusive Historic Gas Stations (EDR US Hist Auto Stat) includes a listing of potential gas station/filling station/service station sites. This database is maintained by EDR and includes selected national collections of business directories that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc.
EDR US Hist Cleaners	EDR Exclusive Historic Dry Cleaners (EDR US Hist Cleaners) includes a listing of potential dry cleaner sites. This database is maintained by EDR and includes selected national collections of business directories that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include potential dry cleaner establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash and dry, etc.
EMI	The Emissions Inventory Data (EMI) database includes toxics and criteria pollutant emissions data that is collected by the Air Resources Board (ARB) and local air pollution agencies.
FINDS	The Facility Index System/Facility Registry System (FINDS) database contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in their report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).
HAZNET	The HAZNET database extracts data from the copies of hazardous waste manifests received each year by the DTSC. The annual volume of manifests is typically 700,000-1,000,000 annually, representing approximately 350,000-500,000 shipments. Data from non-California manifests & continuation sheets are not included at the present time. Data are from the manifests submitted without correction, and therefore many contain some invalid values for data elements such as generator ID, TSD ID, waste category, and disposal method. The source is the Department of Toxic Substance Control.
HIST CORTESE	The historic "Cortese" Hazardous Waste and Substances Sites List is a list of sites that are designated by the State Water Resources Control Board (SWRCB), the Integrated Waste Board, and the Department of Toxic Substances Control.
HIST UST	The HIST UST database contains information on sites where historical underground storage tanks are located.
LA Co. Site Mitigation	The Los Angeles County Site Mitigation List (LA Co. Site Mitigation) includes a listing of industrial sites that have had some sort of spill or complaint.

Table 3-1 (continued)
Database Summaries

Database	Description
LUST	The Leaking Underground Storage Tank Incident Reports contain an inventory of reported leaking underground storage tank incidents. The data comes from the State Water Resources Control Board Leaking Underground Storage Tank Information System.
RCRA-LQG	The Resource Conservation and Recovery Act (RCRA) – Large Quantity Generator (LQG) database contains selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by RCRA. Large quantity generators generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.
RCRA-SQG	The Resource Conservation and Recovery Act (RCRA) – Small Quantity Generator (SQG) database contains selective information on sites which generate, transport, store, treat, and/or dispose of hazardous waste as defined by RCRA. Small quantity generators generate less than 1,000 kilograms (kg) of hazardous waste, or over less than 1 kg of acutely hazardous waste per month. SQGs generate between 100 kg and 1,000 kg of hazardous waste per month.
SWEEPS UST	The Statewide Environmental Evaluation and Planning System, the SWEEPS UST database also maintains information on properties where an underground storage tank is located, however, this database is no longer updated.
UST	The Underground Storage Tank (UST) database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data comes from the State Water Resources Control Board's Hazardous Substance Storage Container Database.

Table 3-2
Identified Regulatory Sites of Concern

EDR Map ID#	Site Name/Address	Direction from Subject Site	Regulatory Database	EDR Site Status	File Review Requested[1]
A1 A2 A3 A4 A5 A6 A7	Fox Photo Inc. AR-LO's Plaza Cleaners ARLO Cleaners Westwood Financial May James C 1751 Artesia Boulevard Manhattan Beach, CA 90266	Adjoining to the east	HAZNET DRYCLEANERS EMI LA Co. Site Mitigation RCRA-SQG FINDS ECHO EDR US Hist Auto EDR US Historical Cleaner	HAZNET waste categories include photochemical/photo processing waste, metal sludge, liquids with halogenated organic compounds, contaminated soil from site clean-up, liquids with less than 10 percent organic residues. Disposal method recycler, storage, bulking, and/or transfer off site – no treatment/recovery, transfer station. Reported dry cleaning and laundry services facility. Reported in the EMI. LA Co. Site Mitigation reported abatement June 25, 2015. Reported small quantity generator. No violations found. Reported in the FINDS database. Reported historical gasoline service station in 1969 and 1970. Reported historical cleaner from 1985 to 2012.	YES However, files were not available for review for this property.

Table 3-2 (continued)
Identified Regulatory Sites of Concern

EDR Map ID#	Site Name/Address	Direction from Subject Site	Regulatory Database	EDR Site Status	File Review Requested[1]
A8 A9 A10 A11 A12 A13 A14 A15	B&B Mobil Service Exxon Mobil Oil Corp No 10407 Mobil #18-EBK (Former 11-EBK) Mobil Oil Corp SS 11EBK Mobil #18-EBX B Verzella 1727 Artesia Boulevard Manhattan Beach, CA 90266	Subject Site	EDR US Hist Auto RCRA-LQG LUST SWEEPS UST CA FID UST HIST CORTESE HIST UST CHMIRS UST	Reported historical gasoline service station from 1982 to 2002. Reported large quantity generator with no violations found. Reported LUST leaked gasoline to groundwater. Cased closed on September 4, 1998. Ten (10) USTs used for unknown content reported in the SWEEPS UST database. Reported in the CA FID UST database. Reported in the HIST CORTESE database. Five (5) reported historical USTs used for M.V. fuel and waste oil. Soil sample indicated elevated hydrocarbons in the soil on April 5, 2002 reported in the CHMIRS database. Reported LUST case closed July 10, 2007.	YES Michael Baker obtained files from the RWQCB.
A16 B17 B18 B19 B20 B21 B22 B23	Tims Exxon Valvoline Instant Oil Change GN0019 South Bay Shell Jims Exxon Madani Mike Exxon #7-2824 (Former) Exxon Company USA – SS#72824 Exxon Service Station 1700 Artesia Boulevard Redondo Beach, CA 90278	Adjoining to the southeast	RCRA-SQG FINDS ECHO AST UST HIST UST EDR US Hist Auto LUST HIST CORTESE SWEEPS UST CA FID UST	Reported small quantity generator. No violations found. Reported in the FINDS database. Reported in AST database. Four (4) reported historical USTs containing M.V. fuel and waste oil. Reported historical auto from 1985 to 2014. Reported LUST leaked gasoline to soil only. Case closed December 11, 1996. Reported in the HIST CORTESE database. Nine (9) USTs reported in SWEEPS UST database used for unknown purposes. Reported in the CA FID UST database.	YES Michael Baker obtained files from the RWQCB and HHMD.
C24 C25 C26 C27	Aviation Shell Service Shell Station A D Lindsay David S Shell Shell Station No 204-6372-0100 1650 Artesia Boulevard Redondo Beach, CA 90278	Adjoining to the southwest	LUST SWEEPS UST EDR US Hist Auto RCRA-SQG FINDS ECHO	Reported LUST leaked gasoline to aquifer used for drinking water. Case closed October 20, 2010. Four (4) USTs reported in SWEEPS UST database used for unknown purposes. Reported historical gasoline service station from 1969 to 2008. Reported small quantity generator with no violations found.	YES Michael Baker obtained files from the RWQCB.

Notes: RWQCB: Los Angeles Regional Water Quality Control Board; HHMD: Los Angeles County Fire Department Health Hazardous Materials Division.

1. Refer to Section 3.3, *File Record Reviews*, for a discussion of files reviewed, if applicable.

Source: Environmental Data Resources, Inc., *EDR Radius Map with GeoCheck*, dated June 7, 2017; refer to Appendix B, *Database Records Searches*.

Adjacent Properties

The lists that were reviewed reported 10 regulatory sites adjacent to the subject site. These off-site regulatory properties are considered to have a low potential of affecting the subject site due to the distance, anticipated groundwater flow direction, and/or the status of the identified sites. Refer to Appendix B, for a listing of all properties noted.

3.2.3 UNMAPPED PROPERTIES

According to EDR's ESA Report Desktop Reference, dated 1996, some reported sites are unmappable as exact locations remain undefined. Listings in publicly available records, which do not have adequate address information, are not generally considered practically reviewable. For the purposes of this Phase I ESA, practically reviewable is defined as information provided in a manner and in a form that yields information without the need for extraordinary analysis of irrelevant data. Although the location of these sites may be unknown, the site and detail information are often available through EDR.

Michael Baker's review of Unmapped Properties consisted of a verification, based solely on the professional judgment of the Environmental Professional, that the subject site is not listed (i.e., referenced by name or street address) and a review to identify if any of the Unmapped Properties cause a likely potential to create an REC within the boundaries of the subject site. No listed Unmapped Properties are located within the boundaries of the subject site. Additionally, no unmapped properties are located within a one-mile radius of the subject site.

3.3 FILE RECORD REVIEWS

If the subject site or any of the adjoining properties are identified on one or more of the standard environmental record sources, pertinent regulatory files and/or records associated with the listing should be reviewed. The purpose of the regulatory file review is to obtain sufficient information to assist the environmental professional in determining if a REC, HREC, CREC, or a de minimis condition exists at the property in connection with the listing. If, in the environmental professional's opinion, such a review is not warranted, the environmental professional must explain the justification for not conducting the regulatory file review.

Michael Baker requested records for all onsite and adjoining properties that have reported releases to soil and groundwater including the following:

- **1727 Artesia Boulevard (Former Mobil Service Station):** This property is associated with the proposed partial ROW acquisition and is currently occupied by a Chase bank. However, this property was historically occupied by an Exxon Mobil Service Station. Files maintained by the Regional Water Quality Control Board (RWQCB) and City of Manhattan Beach Department of Public Works were reviewed.

- **1700 Artesia Boulevard (Shell Service Station; Former Exxon Service Station)**: This property adjoins the subject site to the southeast (down-gradient) and is currently developed as a Shell Service Station. Files maintained by the RWQCB and Los Angeles County Fire Department Health Hazardous Materials Division (HHMD) were reviewed.

- **1650 Artesia Boulevard (Former Shell Service Station):** This property adjoins the subject site to the southwest (cross-gradient) and is currently occupied by an eight-unit condominium complex. However, this property was historically occupied by a Shell Service Station. Files maintained by the RWQCB were reviewed.

3.3.1 File Reviews Conducted

Michael Baker searched the Geotracker database for available files relative to the properties discussed above on July 7, 2017. Geotracker was developed pursuant to a mandate by the California State Legislature to investigate the feasibility of establishing a statewide Geographic Information System (GIS) for leaking underground fuel tank (LUFT) sites and is maintained by the State Water Resources Control Board. Michael Baker makes no claims as to the completeness or accuracy of Geotracker; our review of Geotracker's findings can only be as current as their listings and may not represent all known or potential hazardous waste or contaminated sites.

Michael Baker requested files from the RWQCB, Department of Toxic Substances Control (DTSC), HHMD, and City of Manhattan Beach Department of Public Works. Files were obtained from the City of Manhattan Beach Public Works on March 10, 2016. Supplementary files were reviewed at the RWQCB on July 25, 2017. It is noted that Michael Baker requested files for 1751 Artesia Boulevard from the RWQCB, DTSC, LAFD, and City of Manhattan Beach Department of Public Works. However, agencies stated that no files are available for review. Michael Baker reviewed available files for the following reported properties:

1727 Artesia Boulevard (Historic Mobil Service Station): This property (adjoining the subject site to the west) is currently occupied by a Chase Bank and was historically occupied by an Exxon Mobil Service Station. This Exxon Mobil Service Station reported a release of hydrocarbons to the soil. In 1988, the first generation of underground storage tanks (USTs) were removed from

the northwestern portion of the site and replaced with the second generation of USTs in the northeastern portion of the site. Groundwater monitoring was performed from 1987 to 1998. Results of the groundwater monitoring indicated that dissolved-phase benzene was localized to the western portion of the site, and concentrations showed a declining trend after the completion of remedial activities in 1996. The Los Angeles Regional Water Quality Control Board granted the site closure in its letter dated September 4, 1998, and all wells were abandoned. In March 2003, the service station was abandoned. In May 2005, three additional soil borings were drilled to delineate the vertical extent of residual adsorbed-phase hydrocarbons detected beneath the former fueling facilities. On March 8, 2007, a secondary excavation was conducted to 9 to 19 feet below ground surface (bgs) to remove hydrocarbon-containing soil and 9.23 tons of hydrocarbon-containing soil was transported off-site. Based upon these site conditions, the Los Angeles Regional Water Quality Control Board granted the site closure in its letter dated July 10, 2007.

1700 Artesia Boulevard (Shell Service Station; Former Exxon Service Station):

Former Exxon Service Station

This property adjoining the subject site to the southeast was formerly occupied by an Exxon Service Station and consisted of three USTs containing motor vehicle fuel with associated product piping, dispenser islands, vent lines, and a station building. During excavation activities to remove the former USTs, soil sampling took place to delineate the vertical and lateral extent of hydrocarbons in the soil beneath the site. Based on the analytical results of soil sampling at the site, it was determined that hydrocarbons in the soil beneath the property were localized in two areas; in the area surrounding the former gasoline USTs in the southwestern portion of the property and at the eastern end of the northern dispenser islands. In addition, petroleum hydrocarbons were confirmed to exist within on-site soils to the west of the dispenser islands in the eastern portion of the property. Depth to groundwater at the property was estimated to be at 97 feet bgs and there was no significant potential for hydrocarbon impact to groundwater beneath the site from the former USTs or dispenser islands.

In October of 1994, a sol vapor extraction (SVE) test was conducted to determine the feasibility of vapor extraction as a remediation option. The results of the study indicated that vapor extraction was an effective remediation method for removing volatile hydrocarbons from the soil beneath the site and a remediation action plan was prepared. No information to determine if hydrocarbon concentrations were removed from on-site soils to asymptotic levels by the SVE system was available. Based on the information available the Los Angeles Regional Water Quality Control Board granted the site closure on December 11, 1996.

Shell Service Station

This property is currently occupied by a Shell Service Station and consists of three 10,000 gallon USTs containing gasoline with associated product piping, eight dispenser islands, an Valvoline auto service building, a food mart building, and a car wash building. Excavation activities to replace product line piping, soil sampling was performed at the site on January 6, and January 7, 2010. A total of eighteen soil samples from approximately 3.5 feet below the former product and UST vent piping. Two stockpile samples were also collected. All soil samples were analyzed for total petroleum hydrocarbons as gasoline (TPHg), and benzene, toluene, ethylbenzene, and xylenes (BTEX), ethanol, and fuel oxygenates (di-isopropyl ether [DIPE], ethyl tertiary butyl ether [ETBE], methyl tertiary butyl ether [MTBE], tertiary amyl methyl ether [TAME], and tertiary butyl alcohol [TBA]). Laboratory results indicated maximum detected concentration of TPHg, ethylbenzene, and xylenes were 0.4J milligrams per kilogram (mg/kg) 0.001J mg/kg, and 0.003 mg/kg, respectively. Benzene, toluene, ethanol and fuel oxygenates were not detected at or above their respective reporting limits in either soil sample collected in January 2010. Based on the information available, the Los Angeles Regional Water Quality Control Board determined that residual concentrations of fuel constituents pose a low threat to human health, and soil and groundwater quality beneath the site. The Regional Board issued a no case letter for the site on August 5, 2015.

1650 Artesia Boulevard (Former Shell Service Station): This property (adjoining the subject site to the southwest) is occupied as an eight-unit condominium complex and was historically occupied by a Shell Service Station. This Shell Service Station reported a release of hydrocarbon to groundwater. In February 1999, three 10,000-gallon USTs, one 550-gallon waste oil UST, five product dispensers, three hoists, one clarifier, and all associated product piping were removed from the site. Following tank removal, TPH-g, BTEX compounds, and MTBE were detected in the soil collected in the vicinity of the fuel USTs. Additionally, TPH-g, BTEX compounds, and fuel oxygenates were detected in groundwater samples collected and analyzed in August 1999, October 2000, and July 2002. Routine groundwater monitoring activities took place from December 2000 to August 2008. According to the *Closure Request/Remedial Action* Plan, dated April 22, 2010, the potential source of the petroleum hydrocarbon impact has been removed via removal of the USTs, dispensers, hoists, the clarifier, and all subgrade piping, a review of groundwater data obtained since September 2008 indicates concentrations of TPH-g, BTEX compounds, and fuel oxygenates are stable, and bioremediation is occurring in groundwater. Based on this information, the Los Angeles Regional Water Quality Control Board granted the site closure in its closure letter dated October 20, 2010.

3.4 HISTORICAL USE INFORMATION ON THE SUBJECT SITE AND ADJOINING PROPERTIES

The objective of consulting historical sources is to develop a history of the previous uses of the property and surrounding area, in order to help identify the likelihood of past uses having led to RECs in connection with the property. The Environmental Professional shall exercise professional judgment and consider the possible releases that might have occurred at a property in light of the historical uses and, in concert with other relevant information gathered as part of the Phase I ESA process, use this information to assist in identifying RECs (discussed in Section 6.0, *Evaluation*, of this Phase I ESA).

The standard sources identified by ASTM E 1527-13 include aerial photographs, fire insurance maps, property tax files, recorded land title records (a chain-of-title), historical USGS topographic maps, local street directories, building department records, zoning/land use records, prior assessments, and other historical sources (i.e., any source or sources, other than those listed, that are credible to a reasonable person and that identify past uses of the property). The focus is on usage rather than ownership, which is why a chain-of-title is not sufficient by itself.

3.4.1 METHODOLOGY AND LIMITING CONDITIONS

3.4.1.1 Methodology

Data failure (a subset of a data gap) occurs when all of the standard historical sources that are reasonably ascertainable and likely to be useful have been reviewed and yet the historical source review objectives have not been met.

USES OF THE PROPERTY

Per ASTM E 1527-13 Standard Practice, historical uses "shall be identified from the present, back to the property's obvious first development use including (agricultural and fill activities), or back to 1940, whichever is earlier." This task requires reviewing only as many of the standard historical sources as are necessary and both reasonably ascertainable and likely to be useful.

Historical information for the subject site was obtained back to 1896, at which time the subject site consisted of transportation uses. Sources reviewed have been cited throughout this section and are referenced in Section 7.0, *References*, of this Phase I ESA.

INTERVALS

Review of standard historical sources at less than approximately five year intervals is not required by ASTM E 1527-13 Standard Practice. If the specific use of the property appears unchanged over a period longer than five years, then it is not required by ASTM E 1527-13 Standard Practice to research the use during that period.

Michael Baker did not encounter data failure with regard to source intervals during the course of this Phase I ESA.

USES OF PROPERTIES IN SURROUNDING AREA

Uses in the area surrounding the property shall be identified in the Phase I ESA, but this task is only required to the extent that this information is revealed in the course of researching the property itself. If the environmental professional uses sources that include the surrounding area, surrounding uses should be identified to a distance determined at the discretion of the environmental professional. Factors to consider in making this determination include, but are not limited to:

- The extent to which information is reasonably ascertainable;
- The time and cost involved in reviewing surrounding uses;
- The extent to which information is useful, accurate, and complete in light of the purpose of the records review;
- The likelihood of the information being significant to RECs in connection with the property;
- The extent to which potential concerns are obvious;
- Known hydrogeologic/geologic conditions that may indicate a high probability of hazardous substances or petroleum products migration to the property;
- How recently local development has taken place;
- Information obtained from interviews and other sources; and
- Local good commercial and customary practice.

Surrounding land uses have been noted throughout the Phase I ESA, as applicable, and are referenced accordingly.

3.4.1.2 Limiting Conditions

Michael Baker did not encounter any other conditions that limited the historical use review during the course of this Phase I ESA.

3.4.2 STANDARD HISTORICAL SOURCES

3.4.2.1 Historical Uses Summary

Based upon the evaluation of the documented land use as demonstrated in the resources reviewed as part of this Phase I ESA, the subject site appears to historically been used as transportations uses (roadway) along Artesia Boulevard and Aviation Boulevard within the City of Manhattan Beach. The on-site property located at 1727 Artesia Boulevard appears to have been historically vacant land, developed as commercial uses (service station) by 1970, and reconfigured by 1989 and 2007.

Between the years of 1896 and 1924 transportation uses (Gould Lane) appear to have been constructed on-site. By 1928 the surrounding area has been developed with residential and agricultural land uses. By 1934, Gould Lane (Artesia Boulevard) has been improved and by 1938 both Artesia Boulevard and Aviation Boulevard were widened. By 1941 both roadways are indicated as primary highways throughout the City of Manhattan Beach. Between 1952 and 1963, the intersection of Artesia Boulevard and Aviation Boulevard was widened and Aviation Boulevard has been extended to the north.

Between 1963 and 1970, the subject site appears to be developed with an automobile service station. By 1977, Artesia Boulevard was widened and the subject site received additional improvements including the construction of sidewalks adjoining the intersection of Artesia Boulevard and Aviation Boulevard, and a new lane configuration similar to the present day condition. The subject site was redeveloped by 1989 and listed as a commercial use (Johnson Mobil) by 2001. Between 2007 and 2009, the on-site structure appears to have been reconfigured a second time, similar to present day conditions.

Development in the general vicinity of the subject site appears to have begun in the 1920's. The properties located along Mathews Avenue were developed with residential uses by 1957. By 1977, a residential use appears to be adjoining the subject site to the north (1736 Mathews Avenue). The property located at 1751 Artesia Boulevard (to the east) was developed with a gasoline service station from the 1960's to the 1980's before being redeveloped to a commercial building. The property located at 1700 Artesia Boulevard was developed with a gasoline service

station since 1972. By 1985, commercial uses are noted adjoining the subject site to the west at 1721 Artesia Boulevard. The property located at 1725 Aviation Boulevard (historically 1650 Artesia Boulevard) was developed with a gasoline service station by 1970, which was demolished by 2002, and then redeveloped with multifamily residential uses by 2009. Refer to Table 3-3, *Historical Uses Summary*.

Table 3-3
Historical Uses Summary

Year	On-Site Use	Surrounding Uses	Source
1896	The subject site appears to consist primarily of vacant land with transportation uses (Gould Avenue) along the southern boundary of the subject site.	The surrounding area appears to consist of vacant land. Unimproved roads are noted surrounding the subject site. Railroads are noted to the west and southeast. One salt pond is noted to the southwest.	USGS Topographic Maps
1924	The subject site consists of transportation (roadway) uses.	Multiple structures and roadways surround the subject site. Grant School is noted to the southeast of the subject site. The Atchison Topeka and Santa Fe Railroad is noted to the west. Manhattan Beach High School is noted to the northwest. Edison Intake Pier is noted to the southwest. Pier Avenue is noted to the south.	USGS Topographic Maps
1928	Subject site appears to consist of improved roadway and vacant land.	Residential uses, improved and unimproved roadways, vacant land, and agricultural uses surround the subject site.	Aerial Photographs
1934	Subject site is at the intersection of Gould Lane (Artesia Boulevard) and Pier Avenue (Aviation Boulevard).	Increased development in the surrounding area. A railroad is noted to the east of the subject site.	USGS Topographic Maps
1938	Artesia Boulevard and Aviation Boulevard have been widened.	Increased development in the surrounding area. Multiple unimproved roadways in the surrounding area have been improved. Artesia Boulevard has been widened and graded to the west of the subject site.	Aerial Photographs
1941	Pier Avenue and Gould Lane are indicated as primary highways.	Alternate Route 101 is noted to the west of the subject site. Multiple roadways are indicated as primary highways in the surrounding area.	USGS Topographic Maps
1948	No changes noted.	No changes noted.	USGS Topographic Maps
1950	Pier Avenue and Gould Lane are indicated as 4-lane primary highways.	Residential and commercial listings are in the surrounding area. Increased development has occurred in the surrounding area. Mira Costa High School is noted to the northwest.	USGS Topographic Maps City Directory
1952	No changes noted.	Increased development has occurred surrounding the subject site. Atresia Boulevard to the west of the subject site has been improved.	Aerial Photographs
1954	No listings noted.	Residential uses (1730 Mathews Avenue, 1740 Mathews Avenue) are listed adjoining the subject site to the north.	City Directory Search

Table 3-3 (continued)
Historical Uses Summary

Year	On-Site Use	Surrounding Uses	Source
1957	No listings noted.	Residential uses (1720 Mathews Avenue, 1726 Mathews Avenue, and 1744 Mathews Avenue) are listed to the north of the subject site.	City Directory Search
1960	No listings noted.	No changes noted.	City Directory Search
1963	Intersection of Artesia Boulevard and Pier Ave (Aviation Boulevard) has been widened and improved. Artesia Boulevard is indicated as Highway 91 and is no longer Gould Lane.	Aviation Boulevard has been extended to the north. Increased development has occurred in the surrounding area. A baseball field is noted to the southeast. A service station appears to be present adjoining the subject site to the east (1751 Artesia Boulevard).	Aerial Photographs USGS Topographic Maps
1964	No listings noted.	Chevron Service Station noted at 1751 Artesia Boulevard adjoining the subject site to the east.	City Directory Search
1970	Automobile service station appears to be present on-site.	Service station noted at 1650 Artesia Boulevard adjoining the subject site to the south.	Aerial Photographs City Directory Search
1972	No changes noted.	Service station consisting of three structures noted at 1700 Artesia Boulevard. Two large water tanks noted to the south of the subject site.	USGS Topographic Maps
1977	Aviation Boulevard has been widened. The intersection of Artesia Boulevard and Aviation Boulevard has been redesigned including sidewalks surrounding the intersection.	Service station noted adjoining the subject site to the southeast (1700 Artesia Boulevard). An adjoining residential use (1736 Mathews Avenue) appears to be developed to the north of the subject site. Additional structures and parking facilities south of the subject site are noted.	Aerial Photographs
1981	No changes noted.	No changes noted.	USGS Topographic Maps
1983	No changes noted.	The service station adjoining the subject site to the east (1751 Artesia Boulevard) has been redeveloped for commercial/retail use.	Aerial Photographs
1985	No listings noted.	Commercial uses listed adjoining the subject site to the west (1721 Artesia Boulevard).	City Directory Search
1986	No listings noted.	No changes noted.	City Directory Search
1989	The subject site has been redeveloped with commercial uses.	Graded land is noted to the southeast of the subject site.	Aerial Photographs
1990	No listings noted.	No changes noted.	City Directory Search
1994	No changes noted.	Redevelopment noted to the southeast of the subject site.	Aerial Photographs
1996	No listings noted.	No changes noted.	USGS Topographic Maps
2001	Johnson Mobil is listed on the subject site.	EZ Lube is noted at 1700 Artesia Boulevard adjoining the subject site to the southeast. Jet Cleaners noted at 1736 Aviation Boulevard. Pep Boys Tires & Service noted at 1800 Artesia Boulevard.	City Directory Search

Table 3-3 (continued)
Historical Uses Summary

Year	On-Site Use	Surrounding Uses	Source
2002	No changes noted.	Graded land is noted to the south of the subject site at the location of the adjoining service station (1650 Artesia Boulevard).	Aerial Photographs
2005	No changes noted.	No changes noted.	Aerial Photographs
2007	The Power Plant Aerial and Material Arts Center is noted at the subject site.	No changes noted.	Building Records
2009	The subject site has been redeveloped for commercial use. Smart Store (convenience store and deli) is noted at the subject site.	Former service station (1650 Artesia Boulevard) redeveloped as residential condominiums (1725 Artesia Boulevard) adjoining the subject site to the south.	Aerial Photographs Building Records
2010	Commercial uses (Stuart Sackley Real Estate, Power Plants Aerial Material Arts, and Smart Store 1 LLC) are listed on the subject site.	Arlo's Plaza Cleaners and Beltone Dry Cleaners and Laundry are noted at 1751 Artesia Boulevard adjoining the subject site to the east. South Bay Texaco is noted at 1700 Artesia Boulevard adjoining the subject site to the southeast.	Aerial Photographs City Directory Search
2011	Fly Studios Aerial Arts is noted at the subject site.	No changes noted.	Building Records
2012	No changes noted.	No changes noted.	Aerial Photographs USGS Topographic Maps
2014	Additional commercial uses (Fly Studios and Chase Corporation) are listed on the subject site. Stuart Sackley Real Estate is no longer present.	Cleaners are no longer listed at 1751 Artesia Boulevard adjoining the subject site to the east. Valbemar Inc. is listed at 1725 Aviation Boulevard adjoining the subject site to the south. Valvoline International Inc. South Bay Texaco is listed at 1700 Artesia Boulevard adjoining the subject site to the southeast.	City Directory Search

Notes:
Bold denotes an interval data gap, as described in Section 3.4.1.1, *Methodology*, *Intervals*.
Other sources reviewed, but that which did not include information pertaining to the subject site included the following: Sanborn Maps.

Source: Refer to Section 7, *References*, and Appendix C, for full citation and documentation of sources utilized in this table.

3.4.2.2 Property Tax Files

Michael Baker searched the subject site for property data via First American Real Estate Solutions and the legal description for the subject site. This data typically provides current property ownership information and includes information regarding on-site improvements, zoning, land use, transfer of last sale, and other miscellaneous structural improvements. Property information was available for the subject site via First American, RealQuest Property Data. RealQuest's property data for the subject site is included in Table 3-4, *Property Data Summary* (refer to Appendix C).

Table 3-4
Property Data Summary

Assessor Parcel Number	Acreage	County Use	Land Use
4163-008-044 (1727 Artesia Boulevard)	0.51[1]	Banks Savings and Loans (2300)	Financial Building

Source: RealQuest Property Data, accessed July 5, 2017.
1. This acreage covers the entire APN. However, only a small portion of this acreage is on-site.

3.4.2.3 Zoning/Land Use Records

Zoning/land use records generally consist of records maintained by the local government in which the subject site is located. They indicate the uses permitted by the local government for particular zones within its jurisdiction. The records may consist of maps and/or written records. According to the City of Manhattan Beach's *General Plan Land Use Map*, dated 2002, the property associated with ROW acquisition (1727 Artesia Boulevard) is designated General Commercial. According to the City of Manhattan Beach's *Official Zoning Map*, dated August 3, 2004, the property associated with ROW acquisition (1727 Artesia Boulevard) is zoned General Commercial (CG). The *Manhattan Beach Circulation Element*, dated 2003, identifies Artesia Boulevard and Aviation Boulevard as Major Arterials.

3.4.2.4 Oil and Gas Wells

Michael Baker reviewed the California Department of Oil, Gas, and Geothermal Resources (DOGGR) online mapping well finder on July 5, 2017, which indicates existing and historical oil and gas wells within the immediate vicinity of the subject site. Current well status for any well indicated in the online mapping system should be confirmed at the appropriate Division of Oil and Gas District Office. According to DOGGR, no oil gas wells are located within the boundaries of the subject site and the subject site does not appear to be located within an oil/gas field. Two oil gas wells with are located within a 0.5-mile radius of the subject site (to the northwest). Well status for these off-site oil gas wells are both plugged and buried (refer to Appendix C).

3.4.2.5 Other Historical Sources

Other historical sources include miscellaneous maps, newspaper archives, and records in the files and/or personal knowledge of the property owner and/or occupants. The City of Manhattan Beach provided Michael Baker with a Title Report, dated May 26, 2017, for the property associated with proposed partial ROW acquisition (1727 Artesia Boulevard). No other sources were reviewed by Michael Baker during the course of this Phase I ESA.

SECTION 4.0
SITE RECONNAISSANCE

According to the ASTM E 1527-13 Standard Practice, the objective of the site reconnaissance is to obtain information indicating the likelihood of identifying RECs in connection with the subject site.

4.1 METHODOLOGY AND LIMITING CONDITIONS

4.1.1 METHODOLOGY

Michael Baker performed a visual observation of readily accessible areas of the subject site and immediately adjoining properties on July 12, 2017. At this time, the subject site was visually inspected. Refer to Exhibit 5, *On-Site Photographs*, and Exhibit 6, *Off-Site Photographs*, for photographic documentation conducted during the site visit. The subject site was viewed from all public thoroughfares. If roads or paths with no apparent outlet are observed on the subject site, the use of the road or path was identified to determine whether it was likely to have been used as an avenue for disposal of hazardous substances or petroleum products.

4.1.2 LIMITING CONDITIONS

No limiting conditions were encountered as part of Michael Baker's site reconnaissance conducted on July 12, 2017.

4.2 ON-SITE OBSERVATIONS

4.2.1 DESCRIPTION OF ON-SITE USES

The subject site consists of transportation uses associated with Aviation Boulevard and Artesia Boulevard. The proposed ROW acquisition of the property located at 1727 Artesia Boulevard consists of a commercial land use (Chase Bank).

4.2.2 DESCRIPTION OF ON-SITE STRUCTURES AND ROADS

The subject site primarily consists of transportation uses including Aviation Boulevard and Artesia Boulevard. Within the vicinity of the subject site, Aviation Boulevard contains four

View of the subject site looking west from the intersection of Aviation Boulevard and Artesia Boulevard.

View of the northern portion of the subject site looking south.

View of Aviation Boulevard in the northern portion of the subject site looking east.

View of the subject site looking northwest from the intersection of Aviation Boulevard and Artesia Boulevard.

On-Site Photographs

Exhibit 5

View of transportation and commercial uses to the southeast of the subject site.

View of transportation and residential uses to the southwest of the subject site.

View of commercial uses to the east of the subject site.

View of commercial uses to the southeast of the subject site.

Off-Site Photographs

Exhibit 6

lanes (two lanes in each direction) with an additional southbound center left-turn lane. The subject site also encompasses the westbound through lane of Artesia Boulevard. Associated curb and gutter, and a concrete sidewalk are located within the boundaries of the subject site. The proposed ROW acquisition of a portion of 1727 Artesia Boulevard would be required. No on-site structures are located within the boundaries of the subject site. Areas of acquisition consist of vacant land (paved driveway area and ornamental landscaping) associated with the off-site Chase Bank structure.

4.2.3 DESCRIPTION OF PAST USES OF THE SUBJECT SITE

Based on review of USGS Topographical Quadrangle maps, aerial photographs, and the city directory search, past uses of the subject site are reported to consist of transportation and commercial land uses (retail/restaurants and a former gasoline service station). No evidence to suggest the presence of other past uses was noted during the July 12, 2017 site visit.

4.2.4 HAZARDOUS SUBSTANCES AND PETROLEUM PRODUCTS

Michael Baker did not observe hazardous substances or petroleum products associated with the subject site.

4.2.5 CHEMICAL STORAGE TANKS (ASTS AND USTS)

Michael Baker did not observe chemical storage tanks (aboveground storage tanks [ASTs] and USTs) on-site during the site visit.

4.2.6 SPILLS

No visual or physical evidence of stained catch basins, drip pads, sumps, or stained soils was observed during the July 12, 2017, site inspection.

4.2.7 SOLID WASTE DISPOSAL

No indication of on-site solid waste disposal practices (i.e., landfills) was apparent during the July 12, 2017 site inspection.

4.2.8 UTILITIES

Typical roadside utilities (e.g., water-related utilities, including stormwater drainage and irrigation utilities, and electric utilities) were noted during the site inspection. No staining or leakage was noted with respect to on-site utilities.

4.2.8.1 Polychlorinated Biphenyls (PCBs)

No power poles or other electrical equipment were observed within the boundaries of the subject site.

4.2.8.2 Wells

No water wells were observed within the boundaries of the subject site during the July 12, 2017 site visit.

4.2.8.3 Potable Water Supply

No evidence of a potable water supply was noted during the site visit. However, the surrounding area appeared to be connected to the City's local water system.

4.2.8.4 Sewage Disposal System

Evidence of a sewage disposal system (a sewer manhole along Aviation Boulevard) was noted on-site during the July 12, 2017 site visit. No evidence of other sewage disposal systems (including septic systems) was observed.

4.2.8.5 Heating/Cooling

No structures are located within the subject site; therefore, Michael Baker did not observe any heating or cooling systems during the site visit.

4.2.9 DRAINS AND SUMPS

Storm drain systems (curb and gutter) were noted along Artesia Boulevard and Aviation Boulevard. A catch basin was observed along Artesia Boulevard within the vicinity of the subject site.

4.2.10 PITS, PONDS, LAGOONS

No pits, ponds, or lagoons were noted during the July 12, 2017 site visit.

4.2.11 LEAD-BASED PAINTS

Lead-Based Paints (LBPs) were commonly used in traffic striping materials before the discontinued use of lead chromate pigment in traffic striping/marking materials and hot-melt Thermoplastic stripe materials (discontinued in 1996 and 2004, respectively). Traffic striping was observed along Artesia Boulevard and Aviation Boulevard during the July 12, 2017 site visit. Thus, LBPs may be present within traffic striping. However, traffic striping was noted to be in good condition.

4.2.12 AERIALLY DEPOSITED LEAD

ADL refers to lead deposited on highway shoulders from past leaded fuel vehicle emissions. According to the Caltrans ADL webpage (Caltrans 2014), although leaded fuel has been prohibited in California since the 1980's, ADL may still be present in soils adjacent to highways in use prior to that time. Thus, there is potential for lead contamination to exist within soils along the subject site due to ADL. However, areas of the subject site are paved; no areas of bare soil are present other than a few small areas of landscape planters. Thus, lead contamination within on-site soils is not anticipated.

4.2.13 ASBESTOS-CONTAINING MATERIAL

Asbestos is a strong, incombustible, and corrosion resistant material, which was used in many commercial products since prior to the 1940s and up until the early 1970s. If inhaled, asbestos fibers can result in serious health problems. Asbestos containing materials (ACMs) are building materials containing more than one percent asbestos (some state and regional regulators impose a 0.1 percent threshold). No habitable structures are located on-site; therefore, the potential for ACMs to be found on-site as a result of building materials is unlikely.

4.3 OFF-SITE OBSERVATIONS

An adjoining property is considered any real property or properties that the border of which is contiguous or partially contiguous with that of the subject site, or that would be contiguous or partially contiguous with that of the subject site but for a street, road, or other public thoroughfare separating them. An adjacent property is any real property located off-site, which is not

adjoining. Visual observations of the publicly accessible portions of adjoining properties were conducted on July 12, 2017 as part of this Phase I ESA and are described below.

4.3.1 DESCRIPTION OF CURRENT AND PAST USES OF THE SURROUNDING AREA

Current uses surrounding the subject site primarily consist of residential, transportation, and commercial land uses. Past uses consisted of vacant land, residential, commercial, and transportation land uses. No evidence to suggest past uses was observed during the July 12, 2017 site inspection.

4.3.2 DESCRIPTION OF CURRENT USES AND STRUCTURES AT ADJOINING PROPERTIES

Adjoining uses observed included commercial, residential, and transportation (Aviation Boulevard) uses to the north; commercial and transportation (Artesia Boulevard) uses to the east; commercial, residential, and transportation (Aviation Boulevard) uses to the south; and commercial and transportation (Artesia Boulevard) uses to the west. Adjoining structures include a one story commercial structure (Chase Bank) to the west; a commercial strip mall to the east; a Shell Service Station consisting of a food mart structure, Valvoline auto service structure, drive-thru car wash structure, and eight dispenser islands to the southeast; and a two-story residential apartment structure (Aviation Villas) to the southwest. No unusual or suspicious materials handling or storage practices were observed with respect to adjoining properties.

4.3.3 DESCRIPTION OF PAST USES AND STRUCTURES AT ADJOINING PROPERTIES

Based on available documentation obtained, off-site adjoining uses appear to have historically consisted of residential, commercial, transportation, and vacant land uses. Residential uses adjoining the subject site to the north were developed from the 1950s to 1970s. A former Chevron Service Station was noted at 1751 Artesia Boulevard from 1960s to 1970s adjoining the subject site to the east. Beginning in the 1980s, this site was redeveloped as a strip mall with associated surface parking uses similar to the present day configuration. A former Shell Service Station was noted at 1725 Artesia Boulevard (historically 1650 Artesia Boulevard) from the 1970s to 1990s adjoining the subject site to the southwest. Beginning in the 2000s, the site was redeveloped as residential uses similar to the present day configuration. Since the 1970s a former service station was noted at 1700 Artesia Boulevard adjoining the subject site to the southeast. The site was redeveloped by 2002 to include an additional commercial structure (EZ Lube) similar to the

present day configuration. By 1989, a commercial structure adjoining the subject site to the west was developed. No evidence to suggest other past uses was observed during the July 12, 2017, site visit.

4.3.4 OBSERVATIONS OF OFF-SITE PROPERTIES

4.3.4.1 Utilities

Typical roadside utilities (e.g., stormwater drainage, sewer, irrigation, and electrical utilities including overhead power lines, pad-mounted transformer and pole-mounted electrical transformers) were noted during the site inspection. No staining or leakage was observed with respect to off-site utilities.

4.3.4.2 Chemical Storage Tanks

Michael Baker observed fuel islands at the Shell Service Station adjoining the subject site to the southeast during the July 12, 2017 site visit.

4.3.4.3 Hazardous Materials

During a preliminary observation of surrounding properties on July 12, 2017, no visible physical evidence was observed to suggest that a surface release of petroleum-based material has recently occurred. However, the Shell Service Station adjoining the subject site to the southeast is anticipated to handle hazardous materials. No other unusual or suspicious materials handling or storage practices were observed with respect to adjacent properties.

SECTION 5.0
INTERVIEWS

The ASTM E 1527-13 Standard Practice indicates that the objective of interviews is to obtain information indicating RECs in connection with the subject site. Interviews with past and present owners, operators, and occupants of the property consist of questions to be asked in the manner and of persons as described in the ASTM E 1527-13 Standard Practice. The content of questions to be asked shall attempt to obtain information about uses and conditions observed during the site reconnaissance as well as the documentation review. The content of questions to be asked of State and/or local government officials shall be decided in the discretion of the environmental professional(s) conducting the Phase I ESA, provided that the questions shall generally be directed towards identifying RECs in connection with the subject site.

5.1 PROPERTY OWNER

Due to the nature of the project (proposed roadway improvements), current and past property owners were not readily available for interview.

5.2 KEY SITE MANAGER/OPERATOR

A key site manager, identified by the property owner, is a person with good knowledge of the uses and physical characteristics of the property. Often the Key Site Manager is the property manager, the chief physical plant supervisor, or head maintenance person. If the user is the current property owner, the user has an obligation to identify a key site manager, even if it is the user himself or herself.

The City of Manhattan Beach has identified the Project Engineer, Mr. Brian Anderson, P.E., with Michael Baker International, as the Key Site Manager for the purposes of this analysis. Mr. Anderson has provided Michael Baker with information pertaining to the subject site throughout this Phase I ESA, which has been referenced accordingly.

5.3 OCCUPANTS

No occupants are associated with the subject site, as the site consists of transportation uses. In addition, no habitable structures are located within the proposed ROW acquisition located at 1727

Artesia Boulevard. Thus, no occupants are available for interview during the course of this Phase I ESA.

5.4 LOCAL GOVERNMENT OFFICIALS

5.4.1 REGIONAL WATER QUALITY CONTROL BOARD

Michael Baker contacted the RWQCB on July 7, 2017 to inquire about past uses at 1650-, 1700-, 1727-, and 1751 Artesia Boulevard. Michael Baker reviewed available files on July 25, 2017 at the RWQCB office; refer to Appendix C.

5.4.2 DEPARTMENT OF TOXIC SUBSTANCES CONTROL

Michael Baker contacted DTSC on July 7, 2017 to inquire about past uses at 1650-, 1700-, 1727-, and 1751 Artesia Boulevard. A letter was received from DTSC, dated July 12, 2017, indicating that no records exist for the addresses requested; refer to Appendix C.

5.4.3 LOS ANGELES COUNTY FIRE DEPARTMENT

Michael Baker contacted the HHMD on July 7, 2017 to inquire about past uses at 1650-, 1700-, 1727-, and 1751 Artesia Boulevard. Michael Baker received and reviewed electronic records from HHMD on July 25, 2017; refer to Appendix C.

5.4.4 CITY OF MANHATTAN BEACH DEPARTMENT OF PUBLIC WORKS

Michael Baker contacted Mr. Ken Kim at the City of Manhattan Beach Department of Public Works, Engineering Department, on July 25, 2017 to inquire if the City of Manhattan Beach Department of Public Works has files for the former service station located at 1751 Artesia Boulevard. However, Mr. Ken Kim has not responded to Michael Baker's inquiries at the time of this Phase I ESA.

5.5 OTHER PERSONS

No other persons were interviewed during the course of this Phase I ESA.

SECTION 6.0
EVALUATION

Michael Baker has performed a Phase I ESA in general conformance with the scope of services and limitations of ASTM E 1527-13 Standard Practice of the Aviation Boulevard at Artesia Boulevard Southbound to Westbound Right Turn Improvement Project, City of Manhattan Beach, California, also known as the subject site within this Phase I ESA. Any exceptions to, or deletions from, this practice are described in the Section 1.0, *Introduction*, of this report. This Phase I ESA has revealed the following in connection with the subject site.

6.1 FINDINGS AND OPINIONS

The following findings and opinions are based upon review of reasonable ascertainable referenced material available to Michael Baker during the preparation of this Phase I ESA, which included a review of historical aerial photographs, historical topographic maps, regulatory databases, and other documentation, as well as interviews and site reconnaissance.

6.1.1 CURRENT ON-SITE USES

The subject site currently consists of transportation and commercial land uses. Within the vicinity of the subject site, Aviation Boulevard contains four lanes (two lanes in each direction) with an additional southbound center left-turn lane. The subject site also encompasses the westbound through lane of Artesia Boulevard. Associated curb and gutter, and a concrete sidewalk are located within the boundaries of the subject site. Areas of proposed ROW acquisition consist of vacant land (paved driveway area and ornamental landscaping) associated with the Chase Bank located at 1727 Artesia Boulevard. No habitable structures are located within the project site.

6.1.1.1 Lead Based Paints (Traffic Striping Material)

LBPs were commonly used in traffic striping materials before the discontinued use of lead chromate pigment in traffic striping/marking materials and hot-melt thermoplastic stripe materials (discontinued in 1996 and 2004, respectively). Michael Baker observed traffic striping along Artesia Boulevard and Aviation Boulevard during the July 12, 2017 site visit. Thus, LBPs may be present within traffic striping.

As the on-site striping materials is currently contained, and no visible evidence to suggest the release of LBPs into the environment was observed, it is Michael Baker's opinion that the likely presence of LBPs in traffic striping materials is not a REC at the time of this Phase I ESA.

6.1.1.2 Current Commercial Uses

The Chase Bank located at 1727 Artesia Boulevard is proposed for partial ROW acquisition. Areas of proposed ROW acquisition consist of vacant land (paved driveway area and ornamental landscaping). No contamination to soil or groundwater was reported in association with the current Chase Bank facility. Further, no indication of a release was observed during the site visit on July 12, 2017. As this facility has not reported releases of hazardous materials to the soils, surface water, or groundwater, it is the opinion of Michael Baker that no REC has resulted on-site as a result of this current use.

6.1.2 PAST ON-SITE USES

Based upon the evaluation of the documented land use (as demonstrated in the resources reviewed as part of this Phase I ESA), the subject site appears to have consisted of transportations uses (roadway) along Artesia Boulevard and Aviation Boulevard within the City of Manhattan Beach. Past on-site uses associated with ROW acquisition include a former gasoline service station. The following is a discussion of findings made in association with past on-site uses.

6.1.2.1 1727 Artesia Boulevard (Former Mobil Gasoline Service Station)

This property is associated with the proposed partial ROW acquisition (currently Chase Bank) and was historically occupied by an Exxon Mobil Service Station. This property is reported in the EDR US Hist Auto, RCRA-LQG, LUST, SWEEPS UST, CA FID UST, HIST CORTESE, HIST UST, CHMIRS, and UST databases. This property consisted of a gasoline service station from the 1970's to the 2000's and reported a release of gasoline to groundwater.

In 1988, the first generation of USTs was removed from the northwestern portion of the property and replaced with a second generation of USTs in the northeastern portion of the subject site. During this time, the structures were reconfigured. Results of compliance sampling indicated a release hydrocarbons to on-site soils and groundwater beneath the western portion of the property. Remediation activities took place and were completed in 1996. Groundwater monitoring was performed from 1987 to 1988. Results of the groundwater monitoring showed a declining trend of hydrocarbon concentration since completion of remediation activities. The RWQCB granted the initial site closure on September 4, 1998.

A second release of petroleum hydrocarbons to soil was reported. This case was closed by the RWQCB on July 10, 2007. By the 2000s, the gasoline service station was redeveloped into a commercial building. However, proposed excavation activities would only occur within the top 20 feet; groundwater is not anticipated to be encountered during project construction.

Additionally, the users of this Phase I ESA provided Michael Baker with a Title/Grant Deed, dated December 8, 2003. The Grant Deed indicates land use restrictions (such as residential, hospital, child care, etc., not permitted at the property) and residual soil contamination from the former gasoline service station.

It is the opinion of Michael Baker that a Phase II/Site Characterization Specialist conduct sampling during the project design phase. Since this past release has achieved case closure by the RWQCB with land use restrictions, it is the opinion of Michael Baker that a CREC has resulted.

6.1.2.2 Aerially Deposited Lead

ADL refers to lead deposited on highway shoulders from past leaded fuel vehicle emissions. According to the Caltrans ADL webpage (Caltrans 2014), although leaded fuel was has been prohibited in California since the 1980's, ADL may still be present in soils adjacent to highways in use prior to that time.

According to historical aerial photographs, and topographic maps, the subject site appears to have consisted of transportation uses since 1924. However, the on-site roadways are paved and the areas adjoining the roadways are entirely built out. Further, the proposed ROW acquisition area is paved, or has landscaped planters, and is highly disturbed. Thus, the potential for lead contamination to exist within soils along on-site roadways due to ADL is unlikely. It is the opinion of Michael Baker that ADL has not resulted in a REC on-site and no further recommendation is necessary.

6.1.3 CURRENT ADJOINING PROPERTIES

Adjoining uses currently consist of transportation, commercial, and residential uses to the north; commercial uses to the east; transportation and commercial uses to the south; and transportation and commercial uses to the west of the subject site. The following is a discussion of findings made in association with current adjoining properties.

6.1.3.1 Commercial and Residential Uses Not Anticipated to Handle, Store, or Transport Hazardous Materials

The following sites are adjoining the subject site and are not anticipated to currently handle, store, or transport hazardous materials:

- 1721 Artesia Boulevard (commercial uses);
- 1725 Artesia Boulevard (Aviation Villas Apartment Homes); And
- 1751 Artesia Boulevard (Strip Mall).

These current facilities do not appear to involve hazardous materials. No known corrective action, restoration, or remediation has been planned, is currently taking place, or has been completed on the adjoining properties. The adjoining properties have not been under investigation for violation of any environmental laws, regulations, or standards, as identified in the databases reported in EDR (refer to Appendix B). Based on the information reviewed as part of this Phase I ESA, it is the opinion of Michael Baker that no REC has resulted on-site as a result these properties.

6.1.3.2 Commercial Uses That Have Reported Releases

The following adjoining uses have reported releases and are located in proximity to the subject site:

- **1700 Artesia Boulevard (Shell Service Station)**

  This property adjoins the subject site to the southeast and is currently occupied by a Shell Service Station. This property consists of three 10,000 gallon underground storage tanks (USTs) containing gasoline with associated product piping, eight dispenser islands, a Valvoline auto service building, a food mart building, and a drive-thru car wash building.

  This current use has reported a release to soil at the time of product line piping replacement in 2010. During excavation activities to replace product line piping, soil sampling was performed at the site on January 6, and January 7, 2010 and the soil samples were analyzed for petroleum hydrocarbons. Gasoline, ethylbenzene and xylenes were detected near the dispenser islands adjoining the subject site to the east. Concentration levels of gasoline and other petroleum hydrocarbons were considered below action levels. Based on the files reviewed, the RWQCB determined that residual concentrations of fuel constituents posed a low threat to human health, and to soil and groundwater

quality beneath the site. The RWQCB issued a no case letter for the site on August 5, 2015. Based on the available files reviewed, and considering this property is greater than 100 feet down gradient from the subject site, it is the opinion of Michael Baker that this adjoining property has not resulted in a REC at the subject site.

6.1.4 PAST ADJOINING USES

Based on the available documentation obtained, off-site adjoining uses appear to have historically consisted of residential, commercial, transportation, and vacant land uses. Adjoining properties of concern include past gasoline service stations and dry cleaners, further discussed as follows:

6.1.4.1 1650 Artesia Boulevard (Former Shell Gasoline Service Station)

This property is located at the southwest corner of Artesia Boulevard and Aviation Boulevard adjoining the subject site to the southwest. This property consisted of a gasoline service station from the 1960's to the 1990's and is reported in the RCRA-SQG, LUST, and SWEEPS UST databases. This property reported a release of gasoline to groundwater.

This Shell Service Station reported a release of hydrocarbon to groundwater. Following tank removal activities, TPH-g, BTEX compounds, and MTBE were detected in the soil collected in the vicinity of the fuel USTs. Additionally, TPH-g, BTEX compounds, and fuel oxygenates were detected in groundwater samples collected and analyzed in August 1999, October 2000, and July 2002. Routine groundwater monitoring activities took place from December 2000 to August 2008. According to the *Closure Request/Remedial Action* Plan, dated April 22, 2010, the potential source of the petroleum hydrocarbon impact had been removed and a review of groundwater data obtained since September 2008 indicated concentrations of TPH-g, BTEX compounds, and fuel oxygenates are stable, and bioremediation is occurring in groundwater. Based on this information, the RWQCB granted the site closure in its closure letter dated October 20, 2010.

Based on files reviewed, monitoring wells nearest the subject site reported elevated levels of TPH-g, Toluene, MTBE, and DIPE. By the 2000's, the gasoline service station was redeveloped into the existing residential building. Proposed excavation is not anticipated to exceed 20 feet bgs. Based on files reviewed as part of this Phase I ESA, groundwater is approximately 72.80 to 73.70 feet bgs at this site (although more recent files reviewed for neighboring properties show groundwater at 97 feet bgs). Thus, contaminated groundwater underneath the subject site as a result of past adjoining uses at 1650 Artesia Boulevard is likely. However, as groundwater is not anticipated to be encountered, it is the opinion of Michael Baker that this adjoining release has resulted in a de minimis condition at the subject site and no REC has resulted.

6.1.4.2 1751 Artesia Boulevard (Former Chevron Gasoline Service Station, Arlo's Plaza Cleaners)

This property is located at the northeast corner of Artesia Boulevard and Aviation Boulevard adjoining the subject site to the east. This property consisted of a gasoline service station from the 1960's to the 1970's before being redeveloped into a commercial strip mall in the 1980's, similar to the existing structure at this adjoining property. A drycleaners facility was reported at this property from 2001 to 2012. This facility is situated less than 100 feet down-gradient from the subject site and could have impacted groundwater as a result of past adjoining uses at 1751 Artesia Boulevard. Proposed excavation is not anticipated to exceed 20 feet bgs. Based on files reviewed as part of this Phase I ESA, groundwater is approximately 72.80 to 73.70 feet bgs at this site (although more recent files reviewed for neighboring properties show groundwater at 97 feet bgs). However, as groundwater is not anticipated to be encountered, it is the opinion of Michael Baker that this adjoining release has resulted in a de minimis condition at the subject site and no REC has resulted.

6.1.4.3 1700 Artesia Boulevard (Former Exxon Service Station)

This property is located at the southeast corner of Artesia Boulevard and Aviation Boulevard adjoining the subject site to the southeast. This property (currently a Shell Service Station) was formerly occupied by an Exxon Service Station and consisted of three underground storage tanks (USTs) located in the southwest portion of the subject site containing motor vehicle fuel with associated product piping, dispenser islands, vent lines, and a station building.

During excavation activities to remove the former USTs, soil sampling took place to delineate the vertical and lateral extent of hydrocarbons in the soil beneath the site. Based on the analytical results of soil sampling at the site, it was determined that hydrocarbons in the soil beneath the site were localized in two areas; in the area surrounding the former gasoline USTs in the southwestern portion of the site and at the eastern end of the northern dispenser islands. In addition, petroleum hydrocarbons were confirmed to exist within on-site soils to the west of the dispenser islands in the eastern portion of the subject site. Depth to groundwater at the site was estimated to be at 97 feet bgs and there was no significant potential for hydrocarbon impact to groundwater beneath the site from the former USTs or dispenser islands.

In October of 1994, a soil vapor extraction (SVE) test was conducted to determine the feasibility of vapor extraction as a remediation option. The results of the study indicated that vapor extraction was an effective remediation method for removing volatile hydrocarbons from the soil beneath the site and a remediation action plan was prepared. No information to determine if

hydrocarbon concentrations were removed from on-site soils to asymptotic levels by the SVE system was available. The RWQCB granted the site closure on December 11, 1996.

Based on the available files reviewed, and considering this property is greater than 100 feet down-gradient from the subject site, it is the opinion of Michael Baker that this adjoining property has not resulted in a REC at the subject site.

6.1.5 CURRENT AND PAST ADJACENT USES

Current and past adjacent uses consist of vacant undeveloped land, commercial, residential, agricultural, and transportation uses. Multiple adjacent properties were listed in multiple regulatory databases involving hazardous materials. However, based on the information reviewed as part of this Phase I ESA, no reported adjacent regulatory properties have been identified that also present a potential concern to groundwater underlying the subject site. Reported adjacent regulatory properties are considered to have a low potential of affecting the subject site for one or more of the following reasons: distance from the subject site, direction of anticipated groundwater flow, site status, and/or no contamination has been reported. Thus, it is the opinion of Michael Baker that no REC has resulted from adjacent regulatory properties.

6.1.7 DATA GAPS

A data gap is a lack of or inability to obtain information required by the ASTM E 1527-13 Standard Practice despite good faith efforts by the Environmental Professional to gather such information. Data gaps may result from incompleteness in any of the activities required by this practice, including but not limited to site reconnaissance (for example, an inability to conduct the site visit) and interviews (for example, an inability to interview the key site manager, regulatory officials, etc.). A data gap by itself is not inherently significant. For example, if a property's historical use in not identified back to 1940 because of data failure, but the earliest source shows that the property was undeveloped, this data gap by itself would not be significant. A data gap is only significant if other information and/or professional experience raises reasonable concerns involving the data gap. For example, if a building on the property is inaccessible during the site visit, and the Environmental Professional's experience indicates that such a building often involves activity that leads to an REC, the inability to inspect the building would be a significant data gap warranting comment.

No significant data gaps were noted during the course of the Phase I ESA. Refer to Section 6.3, *Limiting Conditions/Deviations*, below.

6.2 CONCLUSIONS

Michael Baker has performed a Phase I ESA in conformance with the scope and limitations of ASTM E 1527-13 Standard Practice of the Aviation Boulevard at Artesia Boulevard Southbound to Westbound Right Turn Improvement Project, City of Manhattan Beach, California, the subject site. Any exceptions to, or deletions from, this practice are described in Section 6.3, *Limiting Conditions/Deviations*, of this Phase I ESA. This Phase I ESA has revealed evidence of RECs in connection with the subject site, which include the following:

- **1727 Artesia Boulevard (Former Service Station):** It is the opinion of Michael Baker that soil and groundwater contamination from petroleum hydrocarbons is likely to be present on-site as a result of this gasoline service station associated with ROW acquisition.

6.3 LIMITING CONDITIONS / DEVIATIONS

Historical information for the subject site was obtained back to 1896, at which time the subject site consisted of transportation uses. Based on a review of available historical topographic maps, historical aerial photographs, and available public records, the subject site has consisted of transportation land uses and no other uses have been identified. Thus, it is the opinion of Michael Baker that this limitation is not a significant data gap at the time of this Phase I ESA.

No additional scope items, or items outside of the scope of a Phase I ESA E 1527-13 Standard Practice, were conducted as part of this Phase I ESA.

SECTION 7.0
REFERENCES

Anthony J. Buonicore, *Methodology for Identifying the Area of Concern Around a Property Potentially Impacted by Vapor Migration from Nearby Contaminated Sources*, Paper 2011-A-301-AWMA, June 2011.

ASTM International, *Standard Practice for Environmental Site Assessments: Phase I Initial Site Assessment Process*, Designation: E 1527–13.

California Department of Transportation, *Aerially Deposited Lead*, http://www.dot.ca.gov/hq/env/haz/hw_adl.htm, accessed July 5, 2017.

City of Manhattan Beach, *Manhattan Beach General Plan,* adopted December 2, 2003, http://www.citymb.info/city-officials/community-development/planning-zoning/general-plan, accessed on-line July 5, 2017.

City of Manhattan Beach, *General Plan Land Use Map*, dated 2002.

City of Manhattan Beach, *Official Zoning Map*, adopted August 3, 2004.

City of Manhattan Beach, Building Department File Review, conducted on August 31, 2017.

City of Redondo Beach, *Waterfront Draft Environmental Impact Report*, dated November 2015, accessed on-line at http://www.redondo.org/depts/community_development/planning/waterfront_draft_eir/default.asp

CoreLogic, *RealQuest Professional*, accessed July 5, 2017.

Department of Conservation, *Division of Oil, Gas & Geothermal Resources Well Finder*, https://maps.conservation.ca.gov/doggr/wellfinder/#close, accessed on July 5, 2017.

Environmental Data Resources, Inc., *EDR City Directory Abstract*, City of Manhattan Beach, dated June 7, 2017.

Environmental Data Resources, Inc., *EDR Historical Aerial Photo Decade Package*, dated June 8, 2017.

Environmental Data Resources, Inc., *EDR Historical Topographic Map Report*, dated June 7, 2017.

Environmental Data Resources, Inc., *EDR Radius Map with GeoCheck*, dated June 7, 2017.

Environmental Data Resources, Inc., Certified *Sanborn Fire Insurance Maps*, searched on June 7, 2017.

Federal Emergency Management Agency, *Flood Insurance Rate Maps*, Index Map Number 06037C1907F (effective September 26, 2008).

Interview, Mr. Ken Kim, City of Manhattan Department of Public Works, communication dated July 25, 2017.

Paragon Partners LTD, *Preliminary Report – 1727 Artesia Boulevard, Manhattan Beach, California*, dated May 26, 2017.

Site Visit, conducted on July 12, 2017.

United States Environmental Protection Agency, *Map of Radon Zones*, dated 1993.

United States Geological Survey, *Redondo Beach,* and *Venice, California*, Quadrangles dated 2015.

APPENDICES

APPENDIX A:
ASTM TERMINOLOGY

TERMINOLOGY

The following definitions and descriptions of terms are from the ASTM E1527-13 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.

Abandoned property – property that can be presumed to be deserted, or an intent to relinquish possession or control can be inferred from the general disrepair or lack of activity thereon such that a reasonable person could believe that there was an intent on the part of the current owner to surrender rights to the property.

Activity and use limitations – legal or physical restrictions or limitations on the use of, or access to, a site or facility: (1) to reduce or eliminate potential exposure to hazardous substances or petroleum products in the soil, soil vapor, groundwater, and/or surface water on the property, or (2) to prevent activities that could interfere with the effectiveness of a response action, in order to ensure maintenance of a condition of no significant risk to public health or the environment. These legal or physical restrictions, which may include institutional and/or engineering controls, are intended to prevent adverse impacts to individuals or populations that may be exposed to hazardous substances and petroleum products in the soil, soil vapor, groundwater, and/or surface water on the property. See Note 1.

> NOTE 1 — the term AUL is taken from Guide E2091 to include both legal (that is, institutional) and physical (that is, engineering) controls within its scope. Other agencies, organizations, and jurisdictions may define or utilize these terms differently (for example, EPA and California do not include physical controls within their definitions of "institutional controls." Department of Defense and International County/City Management Association use "Land Use Controls." The term 'land use restrictions" is used but not defined in the Brownfields Amendments).

Actual knowledge – the knowledge actually possessed by an individual who is a real person, rather than an entity. Actual knowledge is to be distinguished from constructive knowledge that is knowledge imputed to an individual or entity.

Adjoining properties – any real property or properties the border of which is contiguous or partially contiguous with that of the property, or that would be contiguous or partially contiguous with that of the property but for a street, road, or other public thoroughfare separating them.

Aerial photographs – photographs taken from an aerial platform with sufficient resolution to allow identification of development and activities of areas encompassing the property. Aerial photographs are often available from government agencies or private collections unique to a local area.

All appropriate inquiry – that inquiry constituting "all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice" as defined in CERCLA. 42 U.S.C. §9601(35)(B), that will qualify a party to a commercial real estate transaction for one of threshold criteria for satisfying the LLPs to CERCLA liability (42 U.S.C. §9601(35)(A) & (B), §9607(b)(3), §(9607(q); and §9607(r)), assuming compliance with other elements of the defense.

Approximate minimum search distance – the area for which records must be obtained and reviewed pursuant to Section 8 subject to the limitations provided in that section. This may include areas outside the property and shall be measured from the nearest property boundary. This term is used in lieu of radius to include irregularly shaped properties.

Bona fide prospective purchaser liability protection – (42 U.S.C. §9607(r) – a person may qualify as a bona fide prospective purchaser if, among other requirements, such person made "all appropriate inquiries into the previous ownership and uses of the facility in accordance with generally accepted good commercial and customary standards and practices." Knowledge of contamination resulting from all appropriate inquiry would not generally preclude this liability protection. A person must make all appropriate inquiries on or before the date of purchase. The facility must have been purchased after January 11, 2002.

Brownfields Amendments – amendments to CERCLA pursuant to the Small Business Liability Relief and Brownfields Revitalization Act, Pub. L. No. 107-118 (2002), 42 U.S.C. §§9601 et. seq.

Building department records – those records of the local government in which the property is located indicating permission of the local government to construct, alter, or demolish improvements on the property. Often building department records are located in the building department of a municipality or county.

Business environmental risk – a risk which can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of a parcel of commercial real estate, not necessarily limited to those environmental issues required to be investigated in this practice. Consideration of business environmental risk issues may involve addressing one or more non-scope considerations, some of which are identified in Section 13.

Commercial real estate – any real property except a dwelling or property with no more than four dwelling units exclusively for residential use (except that a dwelling or property with no more than four dwelling units exclusively for residential use is included in this term when it has a commercial function, as in the building of such dwellings for profit). This term includes but is not limited to undeveloped real property and real property used for industrial, retail, office, agricultural, other commercial, medical, or educational purposes: property used for residential purposes that has more than four residential dwelling units; and property with no more than four dwelling units for residential use when it has a commercial function, as in the building of such dwellings for profit.

Commercial and real estate transaction – a transfer of title to or possession of real property or receipt of a security interest in real property, except that it does not include transfer of title to or possession of real property or the receipt of a security interest in real property or the receipt of a security interest in real property with respect to an individual dwelling or building containing fewer than five dwelling units, nor does it include the purchase of a lot or lots to construct a dwelling for occupancy by a purchaser, but a commercial real estate transaction does include real property purchased or leased by persons or entities in the business of building or developing dwelling units.

Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) – the list of sites compiled by EPA that EPA has investigated or is currently investigating for potential hazardous substance contamination for possible inclusion on the National Priorities List.

Construction debris – concrete, brick, asphalt, and other such building materials discarded in the construction of a building or other improvement to property.

Contaminated public wells – public wells used for drinking water that have been designated by a government entity as contaminated by hazardous substances (for example, chlorinated solvents), or as having water unsafe to drink without treatment.

Contiguous property owner liability protection – (42 U.S.C. §9607(q) – a person may qualify for the contiguous property owner liability protection if, among other requirements, such person owns real property that is contiguous to, and that is or may be contaminated by hazardous substances from other real property that is not owned by that person. Furthermore, such person conducted all appropriate inquiries at the time of acquisition of the property and did not know or have reason to know that the property was or could be contaminated by a release or threatened release from the contiguous property. The all appropriate inquiries must not result in knowledge of contamination. If it does, then such person did "know" or "had reason to know" of contamination and would not be eligible for the contiguous property owner liability protection. See Appendix X1 for the other necessary requirements that are beyond the scope of this practice.

Controlled recognized environmental condition – a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls). (See Note 2). A condition considered by the environmental professional to be controlled recognized environmental condition shall be listed in the findings section of the Phase I Environmental Site Assessment report, and as a recognized environmental condition in the conclusions section of the Phase I Environmental Site Assessment report. (See Note 3).

Note 2 — For example, if a leaking underground storage tank has been cleaned up to a commercial use standard, but does not meet unrestricted residential cleanup criteria, this would be considered a controlled recognized environmental condition. The "control" is represented by the restriction that the property use remains commercial.

Note 3 — A condition identified as a controlled recognized environmental condition does not imply that the environmental professional has evaluated or confirmed the adequacy, implementation, or continued effectiveness of the required control that has been, or is intended to be implemented.

CORRACTS list – a list maintained by EPA of hazardous waste treatment, storage, or disposal facilities and other RCRA-regulated facilities (due to past interim status or storage of hazardous waste beyond 90 days) that have been notified by the U.S. Environmental Protection Agency to undertake corrective action under RCRA. The CORRACTS list is a subset of the EPA database that manages RCRA data.

Data failure – a failure to achieve the historical research objectives in 8.3.1 through 8.3.2.2 even after reviewing the standard historical sources 8.3.4.1 through 8.3.4.8 that are reasonably ascertainable and likely to be useful. Data failure is one type of data gap. See 8.3.2.3.

Data gap – a lack of or inability to obtain information required by this practice despite good faith efforts by the environmental professional to gather such information. Data gaps may result from incompleteness in any of the activities required by this practice, including, but not limited to site reconnaissance (for example, an inability to conduct the site visit), and interviews (for example, an inability to interview the key site manager, regulatory officials, etc.). See 12.7.

Demolition debris – concrete, brick, asphalt, and other such building materials discarded in the demolition of a building or other improvement to property.

De minimis condition – a condition that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be de minimis conditions are not recognized environmental conditions nor controlled recognized environmental conditions.

Drum – a container (typically, but not necessarily, holding 55 gal (208 L) of liquid) that may be used to store hazardous substances or petroleum products.

Dry wells – underground areas where soil has been removed and replaced with pea gravel, coarse sand, or large rocks. Dry wells are used for drainage, to control storm runoff, for the collection of spilled liquids (intentional and non-intentional) and wastewater disposal (often illegal).

Due diligence – the process of inquiring into the environmental characteristics of a parcel of commercial real estate or other conditions, usually in connection with a commercial real estate transaction. The degree and kind of due diligence vary for different properties and differing purposes. See Appendix X1.

Dwelling – structure or portion thereof used for residential habitation.

Engineering controls (EC) – physical modifications to a site or facility (for example, capping, slurry walls, or point of use water treatment) to reduce or eliminate the potential for exposure to hazardous substances or petroleum products in the soil or groundwater on the property. Engineering controls are a type of activity and use limitation (AUL).

Environment – environment shall have the same meaning as the definition of environment in CERCLA 42 U.S.C. § 9601 (8). For additional background information, see Legal Appendix (Appendix X1) to section XI. 1.1 "Releases and Threatened Release."

Environmental compliance audit – the investigative process to determine if the operations of an existing facility are in compliance with applicable environmental laws and regulations. This term should not be used to describe this practice, although an environmental compliance audit may include an environmental site assessment or, if prior audits are available, may be part of an environmental site assessment.

Environmental lien – a charge, security, or encumbrance upon title to a property to secure the payment of a cost, damage, debt, obligation, or duty arising out of response actions, cleanup, or other remediation of hazardous substances or petroleum products upon a property, including (but not limited to) liens imposed pursuant to CERCLA 42 U.S.C. §§9607(1) & 9607(r) and similar state or local laws.

Environmental professional – a person meeting the education, training, and experience requirements as set forth in 40 CFR §312.10(b). For the convenience of the reader, this section is reprinted in Appendix X2. The person may be an independent contractor or an employee of the user.

Environmental site assessment (ESA) – the process by which a person or entity seeks to determine if a particular parcel of real property (including improvements) is subject to recognized environmental conditions. At the option of the user, an environmental site assessment may include more inquiry than that constituting all appropriate inquiries or, if the user is not concerned about qualifying for the LLPs, less inquiry than that constituting all appropriate inquiries. An environmental site assessment is both different from and often less rigorous than an environmental compliance audit.

ERNS list – EPA's emergency response notification system list of reported CERCLA hazardous substance releases or spills in quantities greater than the reportable quantity, as maintained at the National Response center. Notification requirements for such releases or spills are codified in 40 CFR Parts 302 and 335.

Federal Register (FR) – publication of the United States government published daily (except for federal holidays and weekends) containing all proposed and final regulations and some other activities of the Federal Government. When regulations become final, they are included in the Code of Federal Regulations (CFR), as well as published in the Federal Register.

Fill dirt – dirt, soil, sand, or other earth, that is obtained off-site, that is used to fill holes or depressions, create mounds, or otherwise artificially change the grade or elevation or real property. It does not include material that is used in limited quantities for normal landscaping activities.

Fire insurance maps – maps produced for private fire insurance map companies that indicate uses of properties at specified dates and that encompass the property. These maps are often available at local libraries, historical societies, private resellers, or from the map companies who produced them.

Good faith – the absence of any intention to seek an unfair advantage or to defraud another party; an honest and sincere intention to fulfill one's obligations in the conduct or transaction concerned.

Hazardous substance – a substance defined as a hazardous substance pursuant to CERCLA 42 U.S.C. §9601(14), as interpreted by EPA regulations and the courts: "(A) any substance designated pursuant to section 1321(b)(2)(A) of Title 33, (B) any element, compound, mixture, solution, or substance designated pursuant to section 9602 of this title, (C) any hazardous waste having the characteristics identified under or listed pursuant to section 3001 of the Resource Conservation and Recovery Act of 1976 (RCRA), as amended, (42 U.S.C. §6921) (but not including any waste the regulation of which under RCRA (42 U.S.C. §§6901 et seq.) has been suspended by Act of Congress, (D) any toxic pollutant listed under section 1317(a) of Title 33, (E) any hazardous air pollutant listed under section 112 of the Clean Air Act (42 U.S.C. §7412), and (F) any imminently hazardous chemical substance or mixture with respect to which the Administrator (of EPA) has taken action pursuant to section 2606 of Title 15. The term does not include petroleum, including crude oil or any fraction thereof which is not otherwise specifically listed or designated as a hazardous substance under subparagraphs (A) through (F) of this paragraph, and the term does not include natural gas, natural gas liquids, liquefied natural gas, or synthetic gas usable for fuel (or mixtures of natural gas and such synthetic gas)." (See Appendix X1.)

Hazardous waste – any hazardous waste having the characteristics identified under or listed pursuant to section 3001 of RCRA, as amended, (42 U.S.C. §6921) (but not including any waste the regulation of which under RCRA (42 U.S.C. §§6901-6992(k) has been suspended by Act of Congress). RCRA is sometimes also identified as the Solid Waste Disposal Act. RCRA defines a hazardous waste, at 42 U.S.C. §6903, as: "a solid waste, or combination of solid wastes, which because of its quantity, concentration, or physical, chemical, or infectious characteristics may – (A) cause, or significantly contribute to an increase in mortality or an increase in serious irreversible, or incapacitating reversible, illness; or (B) pose a substantial present or potential hazard to human health or the environment when improperly treated, stored, transported, or disposed of, or otherwise managed."

Hazardous waste/contaminated sites – sites on which a release has occurred, or is suspected to have occurred, of any hazardous substance, hazardous waste, or petroleum products, and that release or suspected release has been reported to a government entity.

Historical recognized environmental condition – a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls). Before calling the past release a historical recognized environmental condition, the environmental professional must determine whether the past release is a recognized environmental condition at the time the Phase I Environmental Site Assessment is conducted (for example, if there has been a change in the regulatory criteria). If the EP considers the past release to be a recognized environmental condition at the time the Phase I ESA is conducted, the condition shall be included in the conclusions section of the report as a recognized environmental condition.

IC/EC registries – databases of institutional controls or engineering controls that may be maintained by a federal, state or local environmental agency for purposes of tracking sites that may contain residual contamination and AULs. The names for these may vary from program to program and state to state, and include terms such as Declaration of Environmental Use Restriction database (Arizona), list of "deed restrictions" (California), environmental real covenants list (Colorado), brownfields site list (Indiana, Missouri, Pennsylvania), and the Pennsylvania Activity and Use Limitation (PA AUL) Registry.

Innocent landowner defense – (42 U.S.C. §§9601(35) and 9607(b)(3)) – a person may qualify as one of three types of innocent landowners: (i) a person who "did not know and had no reason to know" that contamination existed on the property at the time the purchaser acquired the property; (ii) a government entity which acquired the property by escheat, or through any other involuntary transfer or acquisition, or through the exercise of eminent domain authority by purchase or condemnation; and (iii) a person who "acquired the facility by inheritance or bequest." To qualify for the first type of innocent landowner defense, such person must have made all appropriate inquiries on or before the date of purchase. Furthermore, the all appropriate inquiry must not have resulted in knowledge of the contamination. If it does, then such person did "know" or "had reason to know" of contamination and would not be eligible for the innocent landowner defense. See Appendix X1 for the other necessary requirements that are beyond the scope of this practice.

Institutional controls (IC) – a legal or administrative restriction (for example, "deed restrictions," restrictive covenants, easements, or zoning) on the use of, or access to, a site or facility to (1) reduce or eliminate potential exposure to hazardous substances or petroleum products in the soil or groundwater on the property, or (2) to prevent activities that could interfere with the effectiveness of a response action, in order to ensure maintenance of a condition of no significant risk to public health or the environment. An institutional control is a type of Activity and Use Limitation (AUL).

Interviews – those portions of this practice that are contained in Section 10 and 11 thereof and address questions to be asked of past and present owners, operators, and occupants of the property and questions to be asked of local government officials.

Key site manager – the person identified by the owner or operator of a property as having good knowledge of the uses and physical characteristics of the property. See 10.5.1.

Landfill – a place, location, tract of land, area, or premises used for the disposal of solid wastes as defined by state solid waste regulations. The term is synonymous with the term solid waste disposal site and is also known as a garbage dump, trash dump, or similar term.

Landowner Liability Protections (LLPs) – landowner liability protections under CERCLA; these protections include the bona fide prospective purchaser liability protection, contiguous property owner liability protection, and innocent landowner defense from CERCLA liability. See 42 U.S.C. §§9601(35)(A), 9601(40), 9607(b), 9607(q), 9607(r).

Local government agencies – those agencies of municipal or county government having jurisdiction over the property. Municipal and county government agencies include but are not limited to cities, parishes, townships, and similar entities.

Local street directories – directories published by private (or sometimes government) sources that show ownership, occupancy, and/or use of sites by reference to street addresses. Often local street directories are available at libraries, or historical societies, and/or local municipal offices. See 8.3.4.6 of this practice.

LUST sites – state lists of leaking underground storage tank sites. RCRA gives EPA and states, under cooperative agreements with EPA, authority to clean up releases from UST systems or require owners and operators to do so. (42 U.S.C. §6991b).

Major occupants – those tenants, subtenants, or other persons or entities each of which uses at least 40% of the leasable area of the property or any anchor tenant when the property is a shopping center.

Material safety data sheet (MSDS) – written or printed material concerning a hazardous substance which is prepared by chemical manufacturers, importers, and employers for hazardous chemicals pursuant to OSHA's Hazard Communication Standard, 29 C.F.R. §1910.1200.

Material threat – A physically observable or obvious threat which is reasonably likely to lead to a release that, in the opinion of the environmental professional, is threatening and might result in impact to public health or the environment. An example might include an aboveground storage tank system that contains a hazardous substance and which shows evidence of damage. The damage would represent a material threat if it is deemed serious enough that it may cause or contribute to tank integrity failure with release of contents to the environment.

Migrate/migration – for the purposes of this practice, "migrate" and "migration" refers to the movement of hazardous substances or petroleum products in any form, including, for example, solid and liquid at the surface or subsurface, and vapor in the subsurface. See Note 4.

Note 4 — Vapor migration in the subsurface is described in Guide E2600; however, nothing in this practice should be construed to require application of the Guide E2600 standard to achieve compliance with all appropriate inquiries.

National Contingency Plan (NCP) – the National Oil and Hazardous Substances Pollution Contingency Plan, found at 40 C.F.R. Part 300, that is the EPA's blueprint on how hazardous substances are to be cleaned up pursuant to CERCLA.

National Priorities List (NPL) – list compiled by EPA pursuant to CERCLA 42 U.S.C. §9605(a)(8)(B) of properties with the highest priority for cleanup pursuant to EPA's Hazard Ranking System. See 40 C.F.R. Part 300.

Obvious – that which is plain or evident; a condition or fact that could not be ignored or overlooked by a reasonable observer while visually or physically observing the property.

Occupants – those tenants, subtenants, or other persons or entities using the property or a portion of the property.

Operator – the person responsible for the overall operation of a facility.

Other historical sources – any source or sources other than those designated in Sections 8.3.4.1 through 8.3.4.8 that are credible to a reasonable person and that identify past uses of the property. The term includes, but is not limited to: miscellaneous maps, newspaper archives, internet sites, community organizations, local libraries, historical societies, current owners or occupants of neighboring properties, and records in the files and/or personal knowledge of the property owner and/or occupants. See 8.3.4.9.

Owner – generally the fee owner of record of the property.

Petroleum exclusion – the exclusion from CERCLA liability provided in 42 U.S.C. §9601(14), as interpreted by the courts and EPA: "The term (hazardous substance) does not include petroleum, including crude oil or any fraction thereof which is not otherwise specifically listed or designated as a hazardous substance under subparagraphs (A) through (F) of this paragraph, and the term does not include natural gas, natural gas liquids, liquefied natural gas, or synthetic gas usable for fuel (or mixtures of natural gas and such synthetic gas)."

Petroleum products – those substances included within the meaning of the petroleum exclusion to CERCLA, 42 U.S.C. §9601(14), as interpreted by the courts and EPA, that is: petroleum, including crude oil or any fraction thereof which is not otherwise specifically

listed or designated as a hazardous substance under Subparagraphs (A) through (F) of 42 U.S.C. §9601(14), natural gas, natural gas liquids, liquefied natural gas, and synthetic gas usable for fuel (or mixtures of natural gas and such synthetic gas). (The word fraction refers to certain distillates of crude oil, including gasoline, kerosene, diesel oil, jet fuels, and fuel oil, pursuant to Standard Definitions of Petroleum Statistics.)

Phase I Environmental Site Assessment – the process described in this practice.

Physical setting sources – sources that provide information about the geologic, hydrogeologic, hydrologic, or topographic characteristics of a property. See 8.2.4.

Pits, ponds, or lagoons – man-made or natural depressions in a ground surface that are likely to hold liquids or sludge containing hazardous substances or petroleum products. The likelihood of such liquids or sludge being present is determined by evidence of factors associated with the pit, pond, or lagoon, including, but not limited to, discolored water, distressed vegetation, or the presence of an obvious wastewater discharge.

Practically reviewable – information that is practically reviewable means that the information is provided by the source in a manner and in a form that, upon examination, yields information relevant to the property without the need for extraordinary analysis of irrelevant data. The form of the information shall be such that the user can review the records for a limited geographic area. Records that cannot be feasibly retrieved by reference to the location of the property or a geographic area in which the property is located are not generally practically reviewable. Most databases of public records are practically reviewable if they can be obtained from the source agency by the county, city, zip code, or other geographic area of the facilities listed in the record system. Records that are sorted, filed, organized, or maintained by the source agency only chronologically are not generally practically reviewable. Listings in publicly available records which do not have adequate address information to be located geographically are not generally considered practically reviewable. For large databases with numerous records (such as RCRA hazardous waste generators and registered underground storage tanks), the records are not practically reviewable unless they can be obtained from the source agency in the smaller geographic area of zip codes. Even when information is provided by zip code for some large databases, it is common for an unmanageable number of sites to be identified within a given zip code. In these cases, it is not necessary to review the impact of all of the sites that are likely to be listed in any given zip code because that information would not be practically reviewable. In other words, when so much data is generated that it cannot be feasibly reviewed for its impact on the property, it is not practically reviewable.

Property – the real property that is the subject of the environmental site assessment described in this practice. Real property includes buildings and other fixtures and improvements located on the property and affixed to the land.

Property tax files – the files kept for property tax purposes by the local jurisdiction where the property is located and may include records of past ownership, appraisals, maps, sketches, photos, or other information that is reasonably ascertainable and pertaining to the property. See 8.3.4.3.

Publicly available – information that is publicly available means that the source of the information allows access to the information by anyone upon request.

RCRA generators – those persons or entities that generate hazardous wastes, as defined and regulated by RCRA.

RCRA generators list – list kept by EPA of those persons or entities that generate hazardous wastes as defined and regulated by RCRA.

RCRA TSD facilities – those facilities on which treatment, storage, and/or disposal of hazardous wastes takes place, as defined and regulated by RCRA.

RCRA TSD facilities list – list kept by EPA of those facilities on which treatment, storage, and/or disposal of hazardous wastes takes place, as defined and regulated by RCRA.

Reasonably ascertainable – information that is (1) publicly available, (2) obtainable from its source within reasonable time and cost constraints, and (3) practically reviewable.

Recognized environmental conditions – the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. De minimis conditions are not recognized environmental conditions.

Recorded land title records – records of historical fee ownership, which may include leases, land contracts, and AULs on or of the property recorded in the place where land title records are, by law or custom, recorded for the local jurisdiction in which the property is located. (Often such records are kept by a municipal or county recorder or clerk.) Such

records may be obtained from title companies or directly from the local government agency. Information about the title to the property that is recorded in a U.S. district court or any place other than where land title records are, by law or custom, recorded for the local jurisdiction in which the property is located, are not considered part of recorded land title records. See 8.3.4.4.

Records of emergency release notifications EPCRA – (42 U.S.C. §11004) – requires operators of facilities to notify their local emergency planning committee (as defined in EPCRA) and state emergency response commission (as defined in EPCRA) and state emergency response commission (as defined in EPCRA) of any release beyond the facility's boundary of any reportable quantity of any extremely hazardous substance. Often the local fire department is the local emergency planning committee. Records of such notifications are "Records of Emergency Release Notifications" (42 U.S.C. 11004).

Records review – that part that is contained in Section 8 of this practice which addresses records shall or may be reviewed.

Release – a release of any hazardous substance or petroleum product shall have the same meaning as the definition of "release" in CERCLA 42 U.S.C. § 9601(22)). For additional background information, see Legal Appendix (Appendix X1) to X1.1.1 "Releases and Threatened Release."

Report – the written report prepared by the environmental professional and constituting part of a "Phase I Environmental Site Assessment," as required by this practice.

Site reconnaissance – that part that is contained in Section 9 of this practice and addresses what should be done in connection with the site visit. The site reconnaissance includes, but is not limited to, the site visit done in connection with such a Phase I Environmental Site Assessment.

Site visit – the visit to the property during which observations are made constituting the site reconnaissance section of this practice.

Solid waste disposal site – a place, location, tract of land, area, or premises used for the disposal of solid wastes as defined by state solid waste regulations. The term is synonymous with the term landfill and is also known as a garbage dump, trash dump, or similar term.

Solvent – a chemical compound that is capable of dissolving another substance and may itself be a hazardous substance, used in a number of manufacturing/industrial processes including but not limited to the manufacture of paints and coatings for industrial and household purpose, equipment clean-up, and surface degreasing in metal fabricating industries.

Standard environmental record sources – those records specified in Section 8.2.1.

Standard historical sources – those sources of information about the history of uses of property specified in Section 8.3.4.

Standard physical setting source – a current (USGS 7.5 Minute Topographic Map (if any) showing the area on which the property is located.

Standard practice – the activities set forth in this practice.

Standard sources – sources of environmental, physical setting, or historical records specified in section 8 of this practice.

State registered USTs – state lists of underground storage tanks required to be registered under Subtitle I, Section 9002 of RCRA.

Sump – a pit, cistern, cesspool, or similar receptacle where liquids drain, collect, or are stored.

TSD facility – treatment, storage, or disposal facility (see RCRA TSD facilities).

Underground injection – the emplacement or discharge of fluids into the subsurface by means of a well, improved sinkhole, sewage drain hole, subsurface fluid distribution system or other system, or groundwater point source.

Underground storage tank (UST) – any tank, including underground piping connected to the tank, that is or has been used to contain hazardous substances or petroleum products and the volume of which is 10% or more beneath the surface of the ground.

User – the party seeking to use Practice E1527 to complete and environmental site assessment of the property. A user may include, without limitation, a potential purchaser of property, a potential tenant of property, an owner of property, a lender, or a property manager.

The user has specific obligations for completing a successful application of this practice as outlined in Section 6.

USGS 7.5 Minute Topographic Map – the map (if any) available from or produced by the United States Geological Survey entitled "USGS 7.5 Minute Topographic Map," and showing the property.

Visually and/or physically observed – during a site visit pursuant to this practice, this term means observations made by vision while walking through a property and the structures located on it and observations made by the sense of smell, particularly observations of noxious or foul odors. The term "walking through" is not meant to imply that disabled persons who cannot physically walk may not conduct a site visit; they may do so by the means at their disposal for moving through the property and the structures located on it.

Wastewater – water that (1) is or has been used in an industrial or manufacturing process, (2) conveys or has convey sewage, or (3) is directly related to manufacturing, processing, or raw materials storage areas at an industrial plant. Wastewater does not include water originating on or passing through or adjacent to a site, such as stormwater flows, that has not been used in industrial or manufacturing processes, has not been combined with sewage, or is not directly related to manufacturing, processing, or raw materials storage areas at an industrial plant.

Zoning/land use records – those records of the local government in which the property is located indicating the uses permitted by the local government in particular zones within its jurisdiction. The records may consist of maps and/or written records. They are often located in the planning department of a municipality or county. See 8.3.4.8.

APPENDIX B:
DATABASE RECORDS SEARCHES

3700 West 190th Street, Safety Bldg, Rm 117
Torrance, California 90504
Telephone: 310.212.1872
Facsimile: 310.212.2937
E-mail: holly.saffold@exxonmobil.com

ExxonMobil
Refining & Supply

October 2, 2007

Ms. Mercedes Hsu
California Regional Water Quality Control Board
Los Angeles Region
320 West 4th Street, Suite 200
Los Angeles, California 90013

RE: Final Closure Report

ExxonMobil Oil Corporation Former Service Station #18-EBK
1727 Artesia Boulevard
Manhattan Beach, California
CRWQCB-LAR ID #R-09354A

Dear Ms. Hsu:

Please find enclosed a copy of the final closure report dated October 2, 2007, for the above-referenced site. This report has been prepared by Holguin, Fahan & Associates, Inc. (HFA) under the direction of ExxonMobil Oil Corporation (ExxonMobil).

If you have any questions or comments on the content of this work plan, please do not hesitate to contact Mr. Mark Fahan, Holguin, Fahan & Associates, Inc., at (805) 641-4087, or the undersigned at (310) 212-1872.

Sincerely,

Holly M. Saffold
Project Manager

HOLGUIN, FAHAN & ASSOCIATES, INC.
ENVIRONMENTAL MANAGEMENT CONSULTANTS

October 2, 2007

Ms. Mercedes Hsu
California Regional Water Quality Control Board
Los Angeles Region
320 West 4th Street, Suite 200
Los Angeles, California 90013

Subject: **FINAL CLOSURE REPORT FOR EXXONMOBIL OIL CORPORATION FORMER SERVICE STATION #18-EBK 1727 ARTESIA BOULEVARD, MANHATTAN BEACH, CALIFORNIA (CRWQCB-LAR ID #R-09354A)**

Dear Ms. Hsu:

Holguin, Fahan & Associates, Inc. (HFA), on behalf of ExxonMobil Oil Corporation (ExxonMobil), is pleased to present the following final closure letter to document current site conditions at the subject site. In an Underground Tank Program - Case Closure letter dated July 10, 2007, the CRWQCB-LAR required that a well abandonment report be submitted by October 31, 2007 (see Attachment 1 for the regulatory correspondence). A list of acronyms used in this report is enclosed.

SITE HISTORY

In 1988, the first generation of USTs was removed from the northwestern portion of the site and replaced with the second generation of USTs in the northeastern portion of the site (see Figure 1 - Plot Plan). Results of compliance sampling indicated that the maximum adsorbed-phase hydrocarbon concentrations were measured in the vicinity of the former first generation southern dispenser islands (Alton Geoscience, 1996).

Groundwater monitoring was performed from 1987 to 1998. Results of the groundwater monitoring indicated that dissolved-phase benzene was localized to the western portion of the site, and concentrations showed a declining trend by more than an order of magnitude after the completion of remedial activities in 1996. During the final monitoring events, MTBE was added to the monitoring program and was detected for only one well, at a concentration only slightly in excess of the primary drinking water MCL (Kleinfelder, 1998).

The CRWQCB-LAR granted the site closure in its letter dated September 4, 1998, and all wells were abandoned.

In March 2002, a baseline environmental assessment of the site was conducted. Laboratory analytical results for the soil samples indicated only two detections of TPH as gasoline (maximum of 2.4 mg/kg at 30 fbg) and one detection of MTBE (0.16 mg/kg at 20 fbg). Benzene was not detected for any of the soil samples (HFA, 2002).

In March 2003, the service station was abandoned. In May 2005, three additional soil borings were drilled to delineate the vertical extent of residual adsorbed-phase hydrocarbons detected beneath the former fueling facilities. Laboratory analytical results for two soil borings indicated no TPH as gasoline, benzene, or MTBE concentrations above laboratory reporting limits. Laboratory analytical results for the soil samples collected from soil boring B-8 indicated a maximum benzene concentration of 0.0247 mg/kg at 20 fbg, and no detections of TPH as gasoline or MTBE above laboratory reporting limits. Benzene concentrations attenuated at depths greater than 20 fbg and were not measured at the capillary fringe (85 fbg). Laboratory analytical results for a grab groundwater sample collected from the bottom of soil boring B-8 indicated no detections of TPH as gasoline, benzene, MTBE, or TBA (HFA, 2005).

On March 8, 2007, a secondary excavation was conducted to remove hydrocarbon-containing soil in the vicinity of historical sample EX-B-1-10. This sample contained the highest adsorbed-phase MTBE concentration (31 mg/kg) measured at the site. The excavation was conducted to 19 fbg to remove hydrocarbon-containing soil from 9 to 19 fbg. Two verification soil samples (EX-1-19 and EX-2-19) were collected from the bottom of the excavation, and these samples indicated no detections of hydrocarbons (HFA, 2007). The 9.23 tons of hydrocarbon-containing soil excavated from 9 to 19 fbg was transported off-site for recycling to TPS Technologies' facility in Adelanto, California.

Based upon these site conditions, CRWQCB-LAR granted the site closure in its letter dated July 10, 2007 (see Attachment 1).

CURRENT SITE CONDITIONS

This letter certifies that there are no remaining groundwater monitoring or vapor extraction wells associated with the site, and that all site closure conditions have been met.

Holguin, Fahan & Associates, Inc. trusts that this final closure report meets your requirements. If you have any questions or require additional information, please contact me at (805) 641-4089 or Mark_Fahan@hfa.com.

Sincerely,

Mark R. Fahan, PG, REA
Vice President
Holguin, Fahan & Associates, Inc.

PROFESSIONAL GEOLOGIST
MARK R. FAHAN
NUMBER 4279
Exp. 7/08
STATE OF CALIFORNIA

MRF:jda:mgh:dsd

Enclosures: Figure 1 - Plot Plan
List of Acronyms
Attachment 1 - Regulatory Correspondence

cc: Ms. Holly Saffold, ExxonMobil
Mr. Stuart Sackley, property owner
Mr. Pat McCullough, ETIC

REFERENCES

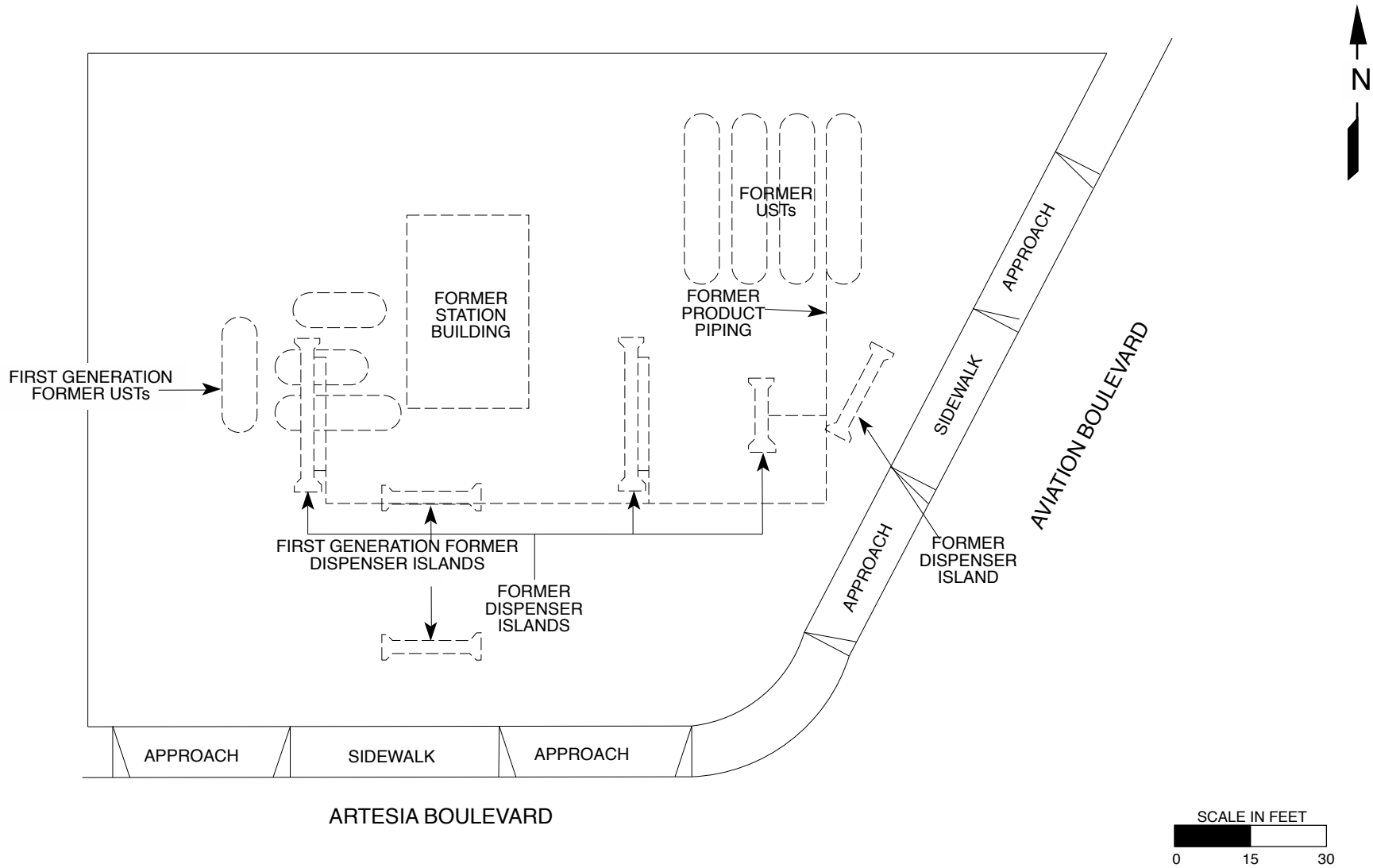
Alton Geoscience, 1996, Request for Closure for Mobil Station 11-EBK, October 9, 1996.

Holguin, Fahan & Associates, Inc., 2002, FAX 101 Assessment Report for ExxonMobil Oil Corporation Service Station #18-EBK, April 24, 2002.

Holguin, Fahan & Associates, Inc., 2005, Site Assessment Report for ExxonMobil Oil Corporation Former Service Station #18-EBK, August 3, 2005.

Holguin, Fahan & Associates, Inc., 2007, Report of Limited Excavation and Request for Closure for ExxonMobil Oil Corporation Former Service Station #18-EBK, May 9, 2007.

Kleinfelder, 1998, Second Quarter Progress Report for Mobil Service Station 18-EBK, June 10, 1998.



LEGEND	EXXONMOBIL OIL CORPORATION
	FORMER SERVICE STATION #18-EBK 1727 ARTESIA BOULEVARD MANHATTAN BEACH, CALIFORNIA FIGURE 1 - PLOT PLAN
	HOLGUIN, FAHAN & ASSOCIATES, INC.

REVISION DATE: AUGUST 6, 2007: DM

LIST OF ACRONYMS

CRWQCB-LAR	California Regional Water Quality Control Board, Los Angeles Region (4)
fbg	feet below grade
MCL	maximum contaminant level
mg/kg	milligrams per kilogram
MTBE	methyl tertiary butyl ether
TBA	tertiary butyl alcohol
TPH	total petroleum hydrocarbons
UST	underground storage tank

ATTACHMENT 1.

REGULATORY CORRESPONDENCE

California Regional Water Quality Control Board

Los Angeles Region

Recipient of the 2001 *Environmental Leadership Award* from Keep California Beautiful

Linda S. Adams
Agency Secretary

320 W. 4th Street, Suite 200, Los Angeles, California 90013
Phone (213) 576-6600 FAX (213) 576-6640 - Internet Address: http://www.waterboards.ca.gov/losangeles

Arnold Schwarzenegger
Governor

July 10, 2007

Ms. Holly Saffold
ExxonMobil Refining & Supply Company
3700 West 190th Street, Room 117
Torrance, CA 90504

UNDERGROUND TANK PROGRAM - CASE CLOSURE
FORMER MOBIL SERVICE STATION #18-EBX
1727 ARTESIA BOULEVARD, MANHATTAN BEACH, CA
(CASE NO. R-09354A)

Dear Ms. Saffold:

This letter confirms the completion of the site investigation and remedial action for the underground storage tank(s) formerly located at the above-described location. Thank you for your cooperation throughout this investigation. Your willingness and promptness in responding to our inquiries concerning the underground storage tanks is greatly appreciated.

Based on information in the above-referenced file and with the provision that the information provided to this agency was accurate and representative of site conditions, this agency finds that the site investigation and corrective action carried out at your underground tank(s) site is in compliance with the requirements of subdivision (a) and (b) of section 25296.10 of the Health and Safety Code and with corrective action regulations adopted pursuant to section 25299.3 of the Health and Safety Code and that no further action related to the petroleum release(s) at the site is required.

This notice is issued pursuant to subdivision (g) of section 25296.10 of the Health and Safety Code.

If you have groundwater monitoring wells or vapor extraction wells at the subject property, you must comply with the following:

1. All wells must be located and properly abandoned.

2. Well abandonment permits must be obtained from the Los Angeles County Department of Public Health, Environmental Health Division, and all other necessary permits must be obtained from the appropriate agencies prior to the start of work.

3. You must submit a report on the abandonment of the wells to this office by **October 31, 2007**. This report must include, at a minimum, a site map, a description of the well abandonment process, and copies of all signed permits.

Please contact Dr. Weixing Tong at (213) 576-6715 or Mrs. Mercedes Hsu at (213) 576-6712 if you have any questions regarding this matter.

Sincerely,

Original signed by

Deborah J. Smith
Interim Executive Officer.

Cc: Ms. Yvonne Shanks, State Water Resources Control Board, Underground Storage Tank Cleanup Fund
Mr. Bernard Franklin, Los Angeles County Department of Public Health, Environmental Health Division-Water & Sewage
Mr. Tim Smith, Los Angeles County Department of Public Works
Ms. Nancy Matsumoto, Water Replenishment District of Southern California
Mr. James Anderson, Holguin, Fahan & Associates, Inc.
Mr. Stuart Sackley, Park Place Accommodators, Inc.

CALIFORNIA
Water Boards

EDMUND G. BROWN JR.
GOVERNOR

MATTHEW RODRIQUEZ
SECRETARY FOR
ENVIRONMENTAL PROTECTION

Los Angeles Regional Water Quality Control Board

August 5, 2015

Mr. Mike Madani
South Bay Shell
1700 Artesia Boulevard
Redondo Beach, CA 90278-2904

UNDERGROUND STORAGE TANK PROGRAM – CASE REFERRAL RESPONSE
SOUTH BAY SHELL
1700 ARTESIA BOULEVARD, REDONDO BEACH, CALIFORNIA
(GLOBAL ID NO.: T10000007166)

Dear Mr. Madani:

On July 14, 2015, the County of Los Angeles Department of Public Works transmitted this case to our agency due to concerns regarding soil and groundwater impacts from the subject site (Site). The California Regional Water Quality Control Board, Los Angeles Region (Regional Board), is the public agency with primary responsibility for the protection of ground and surface water quality for all beneficial uses within the Los Angeles and Ventura counties. As such, we are the lead regulatory agency for overseeing corrective actions (assessment and/or monitoring activities) and cleanup of releases from leaking underground storage tank (UST) systems at the Site.

We have received the following document for the Site:

- "Environmental Oversight of Product Piping Removal and Soil Sampling Activities" report dated March 22, 2010, prepared by Wayne Perry, Inc.

Based on our review of the submitted document, we have the following comments:

- In January 2010, product piping and vent lines were replaced with new piping and vent lines. Eighteen soil samples were collected approximately 3.5 feet below the former product piping and vent lines and submitted for analytical testing.

- All soil samples were analyzed for total petroleum hydrocarbons as gasoline (TPHg) by EPA Method 8015B, and benzene, toluene, ethylbenzene, and xylenes (BTEX), ethanol, and fuel oxygenates (di-isopropyl ether [DIPE], ethyl tertiary butyl ether [ETBE], methyl tertiary butyl ether [MTBE], tertiary amyl methyl ether [TAME], and tertiary butyl alcohol [TBA]) by EPA Method 8260B.

- Laboratory results indicated maximum detected concentration of TPHg, ethylbenzene, and xylenes were 0.4J milligrams per kilogram (mg/kg) 0.001J mg/kg, and 0.003 mg/kg, respectively. Benzene, toluene, ethanol and fuel oxygenates were not detected at or above their respective reporting limits in either soil sample collected in January 2010.

- Groundwater was not encountered at the Site during transfer piping and vent line replacement activities.

Based on the information available to us, Regional Board staff determined that residual concentrations of fuel constituents pose a low threat to human health, and soil and groundwater quality beneath the Site. Therefore, no further action is required to pursue any further soil and/or groundwater investigation at the Site. No Regional Board case for the Site will be opened at this time.

If you have any questions, please contact Dr. Weixing Tong at (213) 576-6715 or email him at Weixing.Tong@waterboards.ca.gov

Sincerely,

Yue Rong, Ph. D.
Program Manager
Underground Storage Tank Program

cc: Tim Smith, Los Angeles County Department of Public Works,
Environmental Program Division
James Carrino, Wayne Perry, Inc.

AAG
CLSR

011896-022658

WAYNE PERRY, INC.
Environmental Remediation, Construction and Consulting

March 22, 2010

MOD

Los Angeles County
Department of Public Works
Environmental Programs Division
900 South Fremont Avenue, 3rd Floor Annex Building
Alhambra, California 91803

Attention: Manny Regalado;

CORE # 656299

SUBJECT: ENVIRONMENTAL OVERSIGHT OF PRODUCT PIPING REMOVAL AND SOIL SAMPLING ACTIVITIES
SHELL SERVICE STATION
1700 ARTESIA BOULEVARD (at Aviation Boulevard)
REDONDO BEACH, CALIFORNIA
WPI PROJECT NO. 09.495

Dear Mr. Regalado;

Wayne Perry, Inc. (WPI) is submitting this report detailing environmental oversight for product piping removal and soil sampling activities performed at the Shell Service Station, located at 1700 Artesia Boulevard in Redondo Beach, California (site). The site location is shown on Figure 1. All work was conducted under authorization from Mr. Mike Madani, Shell Service Station owner.

The purpose of these activities was to determine the presence or absence of petroleum hydrocarbons in soil beneath the product and underground storage tank (UST) vent piping. All field activities were conducted in compliance with Los Angeles County Department of Public Works guidelines and stipulations.

A 000629658

8281 Commonwealth Ave. Buena Park,California 90621 Phone (714) 826-0352 (800) 883-0352 Fax (714) 523-7880

SITE DESCRIPTION

The site is currently occupied by an active Shell service station. There are three 10,000 gallon underground storage tanks (USTs) containing gasoline with associated product piping. Main features of the site are shown on Figure 2.

PRODUCT PIPING REMOVAL ACTIVITIES

WPI provided environmental oversight during excavation activities conducted to replace product line piping and performed soil sampling at the site from January 6 to 7, 2010. Excavated soil was monitored for volatile organic compounds using a photo-ionization detector (PID) calibrated to hexane in accordance with WPI's South Coast Air Quality Management District (SCAQMD) Rule 1166 Mitigation Plan No. 494846 under Reference Number 233353. PID readings did not exceed 50 ppm during excavation activities. Copies of the SCAQMD Rule 1166 notification forms and 1166 monitoring records are provided in Appendix A.

On January 7, 2010, the product lines were cleaned and triple rinsed, under permit number 136669. Copies of LADPW permits are in Attachment B.

The old product and vent lines were cut and removed for recycling and new double-walled fiberglass lines were installed. The removed product and vent lines were disposed of as non-RCRA hazardous waste. Copies of the waste disposal receipts are provided in Attachment C.

SOIL SAMPLING ACTIVITIES

On January 7, 2010, WPI personnel collected a total of eighteen soil samples from approximately 3.5 feet below the former product and UST vent piping. Two stockpile samples were also collected. Soil sample locations are shown on Figure 2.

All soil samples were collected using a hand auger and preserved for volatile analyses using the EPA 5035 Protocol. A back up sample was packed into a brass tube, sealed at each end with Teflon sheets and capped with plastic end caps. All samples were labeled, stored on ice, and transported under chain-of-custody to Alpha Scientific Corporation of Cerritos, California. Soil sampling activities were performed under the supervision of a California Professional Geologist.

All samples collected were analyzed for total petroleum hydrocarbons as gasoline (TPH-G) using EPA Method 8015 and benzene, toluene, ethylbenzene, total xylenes and oxygenated compounds using EPA Method 8260.

Soil analytical results are summarized in Table 1 and on Figure 2. Copies of the laboratory reports and chain-of-custody documents are provided in Attachment D.

SOIL SAMPLING ANALYTICAL RESULTS

DISPENSERS

TPH-G and ethylbenzene were detected in soil sample D1 collected from below the location shown on figure 2 at concentrations of 0.45 and 0.003 mg/kg, respectively. These results do not exceed LADPW action levels. Ethylbenzene and xylenes were detected in soil sample D4 (0.001J mg/kg). Total xylenes were detected in soil samples D4 at concentrations of 0.001J and 0.0015J mg/kg, respectively. These concentrations are also below action levels.

Oxygenated compounds were not detected in any of the product line, soil stockpile or dispenser samples.

CONCLUSIONS

Based on these analytical results, WPI concludes that no further actions related to these upgrade activities are required.

o o O o o

This report has been prepared by Wayne Perry, Inc. for the exclusive use of the Shell Service Station located at 1700 Artesia Boulevard in Redondo Beach, California. Our professional services have been performed using the degree of care and skill ordinarily exercised under similar circumstances by other geologists and engineers practicing in this field. No other warranty, express or implied, is made as to professional advice in this report.

If you have questions or comments regarding this report, please contact Mr. James Carrino of WPI at (714) 826-0352. If you have any questions regarding property information at this site, please contact Mr. Mike Madani, Shell Service Station Owner.

Sincerely,
WAYNE PERRY, INC.

James Carrino
Project Geologist

Eric Floyd
California Professional Geologist 7520

REGISTERED LICENSED GEOLOGIST
ERIC D. FLOYD
Exp 12/10
NO. 7520
STATE OF CALIFORNIA

Attachments:

Table 1, Soil Sample Analytical Results

Figure 1, Site Location Map
Figure 2, Hydrocarbon Distribution Map

Attachment A, SCAQMD Rule 1166 Notification Form, and 1166 Monitoring Records
Attachment B, Product Line Removal Permit
Attachment C, Disposal Receipts
Attachment D, Laboratory Reports and Chain of Custody Documents

cc: Mr. Mike Madani, Service Station Owner

TABLE

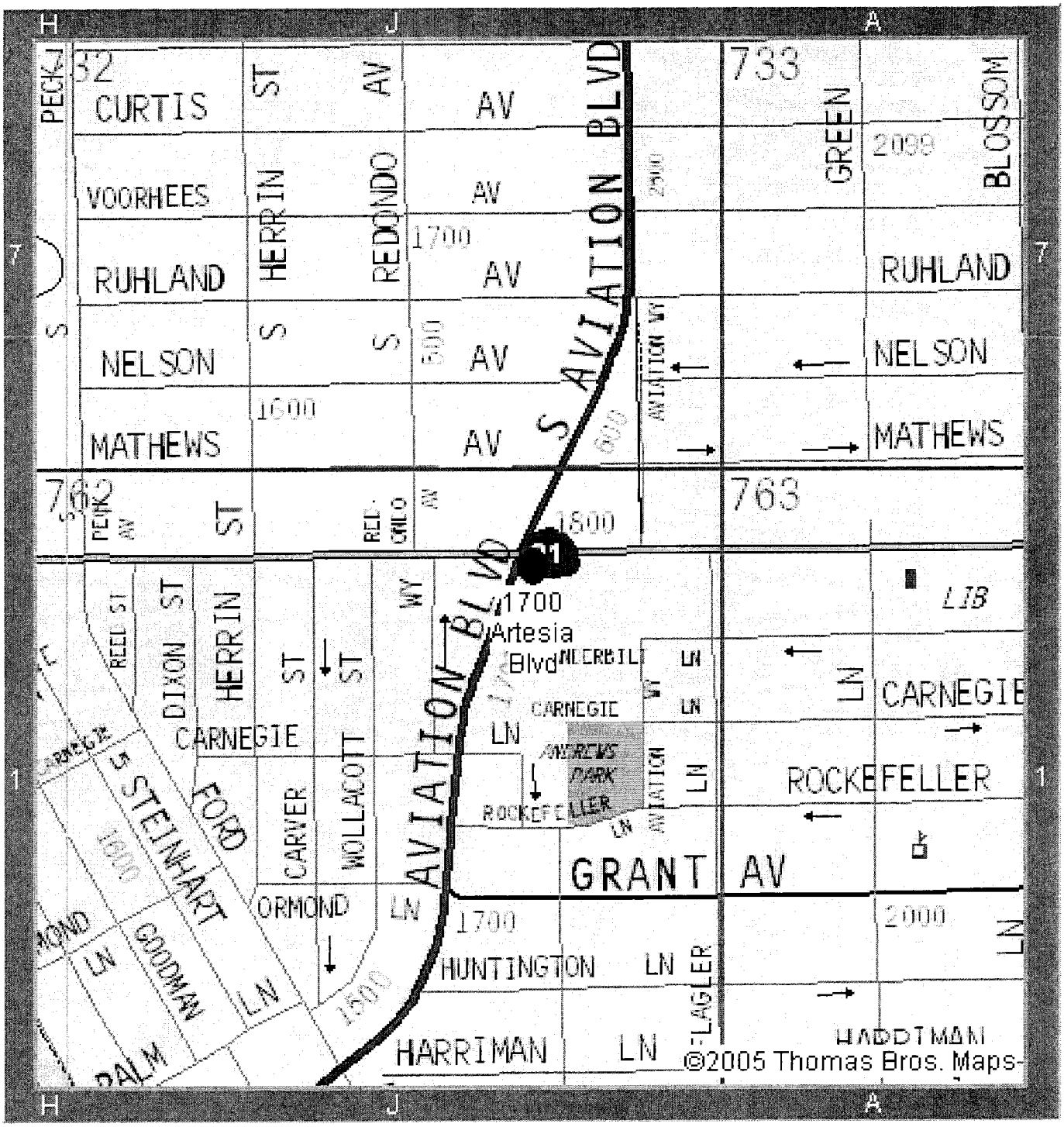
Table 1
Soil Sample Analytical Results
Shell Service Station
1700 Aretsia, Redondo Beach

Sample ID	Sample Depth (Feet)	Date Sampled	TPH-G (mg/kg)	Benzene (mg/kg)	Toluene (mg/kg)	Ethyl-Benzene (mg/kg)	Xylenes (mg/kg)	MTBE (mg/kg)	ETBE (mg/kg)	DIPE (mg/kg)	TAME (mg/kg)	TBA (mg/kg)	Ethanol (mg/kg)
Dispensers and Product Piping													
D1	2	1/7/2010	ND<0.5	ND<0.002	ND<0.002	ND<0.002	ND<0.002	ND<0.005	ND<0.005	ND<0.005	ND<0.005	ND<0.05	ND<0.75
D2	2	1/7/2010	ND<0.5	ND<0.002	ND<0.002	ND<0.002	ND<0.002	ND<0.005	ND<0.005	ND<0.005	ND<0.005	ND<0.05	ND<0.75
D3	2	1/7/2010	ND<0.5	ND<0.002	ND<0.002	ND<0.002	ND<0.002	ND<0.005	ND<0.005	ND<0.005	ND<0.005	ND<0.05	ND<0.75
D4	2	1/7/2010	ND<0.5	ND<0.002	ND<0.002	**0.001J**	**0.0015J**	ND<0.005	ND<0.005	ND<0.005	ND<0.005	ND<0.05	ND<0.75
D5	2	1/7/2010	ND<0.5	ND<0.002	ND<0.002	ND<0.002	ND<0.002	ND<0.005	ND<0.005	ND<0.005	ND<0.005	ND<0.05	ND<0.75
D6	2	1/7/2010	**0.4J**	ND<0.002	ND<0.002	**0.003**	ND<0.002	ND<0.005	ND<0.005	ND<0.005	ND<0.005	ND<0.05	ND<0.75
D7	2	1/7/2010	ND<0.5	ND<0.002	ND<0.002	ND<0.002	ND<0.002	ND<0.005	ND<0.005	ND<0.005	ND<0.005	ND<0.05	ND<0.75
D8	2	1/7/2010	ND<0.5	ND<0.002	ND<0.002	ND<0.002	ND<0.002	ND<0.005	ND<0.005	ND<0.005	ND<0.005	ND<0.05	ND<0.75
PL1	2	1/7/2010	ND<0.5	ND<0.002	ND<0.002	ND<0.002	ND<0.002	ND<0.005	ND<0.005	ND<0.005	ND<0.005	ND<0.05	ND<0.75
PL2	2	1/7/2010	ND<0.5	ND<0.002	ND<0.002	ND<0.002	ND<0.002	ND<0.005	ND<0.005	ND<0.005	ND<0.005	ND<0.05	ND<0.75
PL3	2	1/7/2010	ND<0.5	ND<0.002	ND<0.002	ND<0.002	ND<0.002	ND<0.005	ND<0.005	ND<0.005	ND<0.005	ND<0.05	ND<0.75
PL4	2	1/7/2010	ND<0.5	ND<0.002	ND<0.002	ND<0.002	ND<0.002	ND<0.005	ND<0.005	ND<0.005	ND<0.005	ND<0.05	ND<0.75
PL5	2	1/7/2010	ND<0.5	ND<0.002	ND<0.002	ND<0.002	ND<0.002	ND<0.005	ND<0.005	ND<0.005	ND<0.005	ND<0.05	ND<0.75
PL6	2	1/7/2010	ND<0.5	ND<0.002	ND<0.002	ND<0.002	ND<0.002	ND<0.005	ND<0.005	ND<0.005	ND<0.005	ND<0.05	ND<0.75
PL7	2	1/7/2010	ND<0.5	ND<0.002	ND<0.002	ND<0.002	ND<0.002	ND<0.005	ND<0.005	ND<0.005	ND<0.005	ND<0.05	ND<0.75
PL8	2	1/7/2010	ND<0.5	ND<0.002	ND<0.002	ND<0.002	ND<0.002	ND<0.005	ND<0.005	ND<0.005	ND<0.005	ND<0.05	ND<0.75
PL9	2	1/7/2010	ND<0.5	ND<0.002	ND<0.002	ND<0.002	ND<0.002	ND<0.005	ND<0.005	ND<0.005	ND<0.005	ND<0.05	ND<0.75
Ventilation Piping													
VP1		1/7/2010	ND<0.5	ND<0.002	ND<0.002	ND<0.002	ND<0.002	ND<0.005	ND<0.005	ND<0.005	ND<0.005	ND<0.05	ND<0.75
Stockpiles													
SP1	8	1/7/2010	ND<0.5	ND<0.002	ND<0.002	ND<0.002	ND<0.002	ND<0.005	ND<0.005	ND<0.005	ND<0.005	ND<0.05	ND<0.75
SP2	8	1/7/2010	ND<0.5	ND<0.002	ND<0.002	ND<0.002	ND<0.002	ND<0.005	ND<0.005	ND<0.005	ND<0.005	ND<0.05	ND<0.75

TPH-G = total petroleum hydrocarbons as gasoline
MTBE = methyl tertiary butyl ether
DIPE = di-isopropyl ether
ETBE = ethyl tertiary-butyl ether
TAME = tertiary-amyl methyl ether

mg/kg = milligrams per kilogram
ND<0.0050 = not detected at or above the specified reporting limit
TBA = tertiary-butyl alcohol
J = estimated value, analyte detected at a level less than the reporting limit and greater than the method detection limit

FIGURES

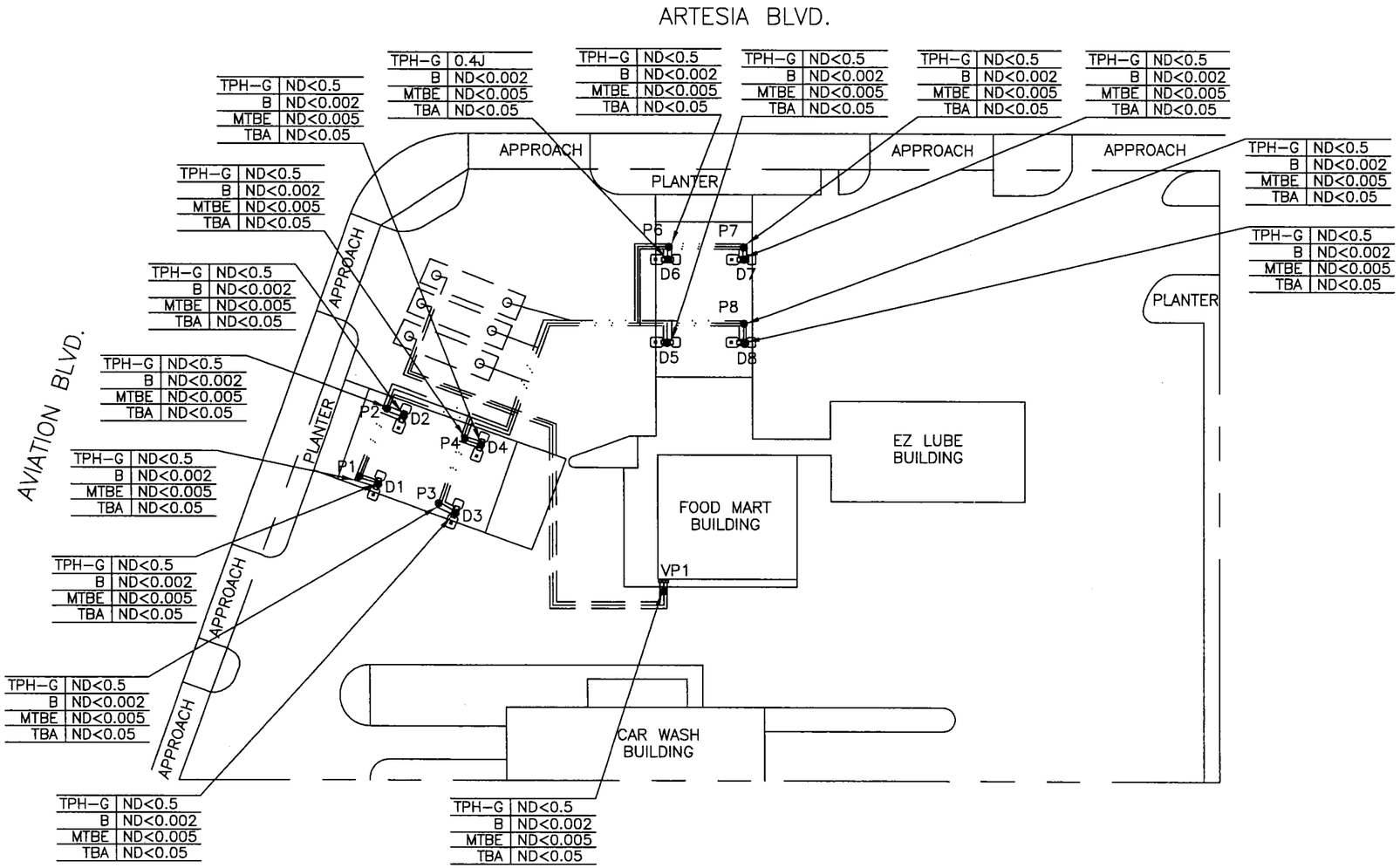


REPRODUCED WITH PERMISSION GRANTED BY THOMAS BROS. MAPS®.
IT IS UNLAWFUL TO COPY OR REPRODUCE ALL OR ANY PART THEREOF,
WHETHER FOR PERSONAL USE OR RESALE, WITHOUT PERMISSION.

NOT TO SCALE

NORTH

WaynePerry CONSULTING - CONSTRUCTION ENGINEERING - MAINTENANCE SINCE 1968	DATE	SITE LOCATION MAP	FIGURE NO. 1
	REVISED	SHELL SERVICE STATION 1700 ARTESIA BLVD. REDONDO BEACH, CA	
	CAD FILE 09495LM		PROJECT NO. 09.495



LEGEND

- ● SOIL SAMPLE SHOWING TPH-G, BENZENE, MTBE AND TBA CONCENTRATIONS IN mg/kg

NOTES:

ND – NOT DETECTED

J – ESTIMATED VALUE BETWEEN MDL AND PQL

TPH-G – TOTAL PETROLEUM HYDROCARBONS (GASOLINE)

B – BENZENE

MTBE – METHYL TERTIARY-BUTYL ETHER

TBA – TERTIARY-BUTYL ALCOHOL

PRODUCT PIPING

VAPOR PIPING

UNDERGROUND STORAGE TANK

DISPENSER ISLAND

0 40 FEET
SCALE

WaynePerry CONSULTING · CONSTRUCTION · ENGINEERING · MAINTENANCE SINCE 1968

DATE DRAWN	HYDROCARBON DISTRIBUTION IN SOIL MAP	FIGURE NO.	2
REV. DATE	SHELL SERVICE STATION 1700 ARTESIA BLVD. REDONDO BEACH, CA		
CAD FILE 09495HD		PROJECT NO.	09.495

APPENDIX A

SCAQMD RULE 1166 NOTIFICATION FORM, AND 1166 MONITORING RECORDS

SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT
Rules 203 or R1166 NOTIFICATION FORM

Use this form to notify of known or suspect VOC contaminated soil Excavation, Handling and/or Monitoring; Mitigation/Treating of VOC contaminated soil; and VOC Vapor Extraction. See instructions on the back of this form.
For questions check our website at www.aqmd.gov or call the Hotline at (909) 396-2326.
FAX this form to 909-396-3342 and within 48 hours of fax MAIL the original form and fee to:
SCAQMD - 1166/203 Notifications, File # 55641, Los Angeles, CA 90074-5641
This form will be faxed back to you with a REFERENCE number if you provide a FAXBACK # here: (714) 523-7880

AQMD USE ONLY	RECEIVED BY	POSTMARK	REFERENCE # 233353
COMPLETED BY	Shannon Jewell	Company Wayne Perry, Inc.	Phone # (714) 826-0352
Date 1/12/10	Check # 087590	Amount $52.06	Project # 08.495
NOTIFICATION TYPE	Original (initial)	Revision (prior reference #) 232644	Cancellation (prior reference #)

PROJECT TYPE (circle one only)	R1166 Soil / Tank Excavation	Soil Vapor Extraction (SVE)	VOC Contaminated Soil Mitigation / Treating	Reporting > 50 ppm VOC Contaminated Soil	Reporting > 1000 ppm VOC Contaminated Soil

Provide the R1166 mitigation plan name and number when reporting soil excavation, tank removal or contaminated soil	For reporting VOC > 50 or 1000 ppm only
Mitigation Plan issued to: Wayne Perry, Inc.	Date & time of VOC exceedance 4:30 pm 01/08/10
Plan # 494846	Highest VOC reading in ppm 128 ppm

Provide the Soil Vapor Extraction unit permit name and number when reporting use of an SVE unit

Permit issued to: Permit #

Distance to nearest sensitive receptor in feet (see your permit condition requirements)

PROJECT DATES	START 01/04/2010	END 01/15/2010	WORK SHIFT (day, swing, night)
SITE CONTRACTOR INFORMATION	AQMD ID # 800379	CSLB License #	Phone #
Name Wayne Perry, Inc.		Address 8281 Commonwealth Avenue	
City Buena Park, CA	Zip 90621	Site supv name & phone James Carrino (714) 348-3527	
SITE INFORMATION	Site Name SHELL SERVICE STATION		Site AQMD ID #
Site Address 1700 Artesia Blvd.		Cross Street	
Site City Redondo Beach	Zip	Site contact name & phone # James Carrino (714) 348-3527	

TANK INFORMATION	# OF TANKS	EACH	CAPACITY (gal)	MATERIAL STORED IN TANK	ABOVE GROUND? (Y/N)
re-piping		@			
		@			
Example	*3 tanks*	*@*	*10,000*	*Gasoline*	*no*

INFORMATION CERTIFICATION I certify that the above information is complete and accurate

Company Name Wayne Perry, Inc. Print Name Shannon Jewell Signature S. Jewell Date 01/08/10

09.495

Rule 1166 Soil Monitoring Records

	Facility/Site Information
	Name: SHELL SERVICE STATION
	Address: 1700 ARTESIA @ AVIATION
Reference No(s).	City: REDONDO BEACH Zip:

Monitor Information	Calibration Data	Monitoring Personnel	Excavation Summary (Upon completion of each page)	
Brand: MINI RAE	Gas: HEXANE	Name: Eddie Patterson	Total Cubic Yds (This page)	
Model: 2000	Date 01/06/10	Company: WPI	Total Cubic Yds (To date)	
Type PID	By E. PATTERSON	Phone: 714 826 0352	Removed from Site (To date)	

Time	VOC Concentration (PPMV) @ Excavated Load			Comment	Time	VOC Concentration (PPMV) @ Excavated Load			Comment
Every 15 min.	Reading	Hexane Factor	Adjusted Reading		Every 15 min.	Reading	Hexane Factor	Adjusted Reading	
730	0.0	—	—	BREATHING ZONE AREA	1030	0.0	—	—	BREATHING ZONE AREA
745	0.0	—	—	" "	1045	0.1	—	—	" "
800	7.7	—	—	GROUND CUTTING AREA	1100	0.0	—	—	" "
815	0.1	—	—	BREATHING ZONE AREA	1115	0.0	—	—	" "
830	11.1	—	—	TRENCHING AREA	1130	0.0	—	—	" "
845	0.0	—	—	BREATHING ZONE AREA	1145	0.0	—	—	" "
900	0.0	—	—	" "	1200	0.0	—	—	" "
915	0.0	—	—	" "	1230	1.4	—	—	TRENCHING LINE AREA
930	0.2	—	—	" "	1245	0.7	—	—	" "
945	0.7	—	—	" "	1300	0.0	—	—	" "
1000	0.9	—	—	TRENCHING LINE AREA	1315	3.6	—	—	" "
1015	0.0	—	—	BREATHING ZONE AREA	1330	1.1	—	—	" "

I certify that the information contained in the above document is true and correct. I further certify that the above listed hydrocarbon monitor was operated in a manner consistent with the manufacturer's specifications and the conditions specified within this plan. In addition, I certify that the above readings represent the actual measurements I observed and recorded during the excavation process.

SIGNATURE: Eddie Patterson DATE: 01/06/10.

1 of 2

Rule 1166 Soil Monitoring Records

	Facility/Site Information
	Name: SHELL SERVICE STATION
	Address: 1700 ARTESIA @ AVIATION
Reference No(s).	City: REDONDO BEACH Zip:

Monitor Information	Calibration Data	Monitoring Personnel	Excavation Summary (Upon completion of each page)	
Brand: MINI RAE	Gas: HEXANE	Name: Eddie PATERSON	Total Cubic Yds (This page)	
Model: 2000	Date 01/06/10	Company: WPI	Total Cubic Yds (To date)	
Type PID	By E PATERSON	Phone: 714 826 0352	Removed from Site (To date)	

Time	VOC Concentration (PPMV) @ Excavated Load			Comment	Time	VOC Concentration (PPMV)@ Excavated Load			Comment
Every 15 min.	Reading	Hexane Factor	Adjusted Reading		Every 15 min.	Reading	Hexane Factor	Adjusted Reading	
1345	3.5	—	—	TRENCHING LINE AREA					
1400	0.7	—	—	" "					
1415	0.0	—	—	" "					
1430	0.0	—	—	" "					
1445	0.0	—	—	" "					
1500	0.0	—	—	" "					
1515	0.0	—	—	" "					
1530	0.0	—	—	TRENCH LINE AREA					

I certify that the information contained in the above document is true and correct. I further certify that the above listed hydrocarbon monitor was operated in a manner consistent with the manufacturer's specifications and the conditions specified within this plan. In addition, I certify that the above readings represent the actual measurements I observed and recorded during the excavation process.

SIGNATURE: Eddie Patterson DATE: 01/06/10

2 OF 2

Rule 1166 Soil Monitoring Records

	Facility/Site Information
	Name: Shell Brookhurst Service Station
	Address: 1700 Artesia
Reference No(s).	City: Redondo Beach Zip:

Monitor Information		Calibration Data		Monitoring Personnel		Excavation Summary (Upon completion of each page)	
Brand:	Mini-Rae	Gas:	Hexane	Name:	James Cobb / C. Carter	Total Cubic Yds (This page)	0
Model:	2000	Date	1-4-10	Company:	WPI	Total Cubic Yds (To date)	0
Type	PID	By	JC	Phone:	714-826-0352	Removed from Site (To date)	0

Time	VOC Concentration (PPMV) @ Excavated Load			Comment	Time	VOC Concentration (PPMV)@ Excavated Load			Comment
Every 15 min.	Reading	Hexane Factor	Adjusted Reading		Every 15 min.	Reading	Hexane Factor	Adjusted Reading	
1245	4.7	—	—	TANK ZONE DURING CONCRETE REMOVAL					
1300	6.5	—	—	" "					
1315	5.1	—	—	" "					
1330	5.9	—	—	" "					
1345	6.8	—	—	" "					
1400	10.7	—	—	" "					
1415	8.9	—	—	" "					
1430	2.7	—	—	" "					

I certify that the information contained in the above document is true and correct. I further certify that the above listed hydrocarbon monitor was operated in a manner consistent with the manufacturer's specifications and the conditions specified within this plan. In addition, I certify that the above readings represent the actual measurements I observed and recorded during the excavation process.

SIGNATURE: [signature] DATE: 1-4-10

Rule 1166 Soil Monitoring Records

	Facility/Site Information
	Name: SHELL SERVICE STATION
	Address: 1700 ARTESIA @ AVIATION
Reference No(s): 232644	City: Redondo BEACH Zip:

Monitor Information		Calibration Data		Monitoring Personnel		Excavation Summary (Upon completion of each page)	
Brand:	MINI RAE	Gas:	HEXANE	Name:	Eddie PATTERSON	Total Cubic Yds (This page)	
Model:	2000	Date	01/06/10	Company:	WPI	Total Cubic Yds (To date)	
Type	PID	By	E. PATTERSON	Phone:	714 826 0352	Removed from Site (To date)	

Time	VOC Concentration (PPMV) @ Excavated Load			Comment	Time	VOC Concentration (PPMV)@ Excavated Load			Comment
Every 15 min.	Reading	Hexane Factor	Adjusted Reading		Every 15 min.	Reading	Hexane Factor	Adjusted Reading	
730	0.0	—	—	BREATHING ZONE AREA	1030	0.0	—	—	BREATHING ZONE AREA
745	0.0	—	—	" "	1045	0.1	—	—	" "
800	7.7	—	—	GROUND CUTTING AREA	1100	0.0	—	—	" "
815	0.1	—	—	BREATHING ZONE AREA	1115	0.0	—	—	" "
830	11.1	—	—	TRENCHING AREA	1130	0.0	—	—	" "
845	0.0	—	—	BREATHING ZONE AREA	1145	0.0	—	—	" "
900	0.0	—	—	" "	1200	0.0	—	—	" "
915	0.0	—	—	" "	1230	1.4	—	—	TRENCHING LINE AREA
930	0.2	—	—	" "	1245	0.7	—	—	" "
945	0.7	—	—	" "	1300	0.0	—	—	" "
1000	0.9	—	—	TRENCHING LINE AREA	1315	3.6	—	—	" "
1015	0.0	—	—	BREATHING ZONE AREA	1330	1.1	—	—	" "

I certify that the information contained in the above document is true and correct. I further certify that the above listed hydrocarbon monitor was operated in a manner consistent with the manufacturer's specifications and the conditions specified within this plan. In addition, I certify that the above readings represent the actual measurements I observed and recorded during the excavation process.

SIGNATURE: Eddie Patterson DATE: 01/06/10

1 OF 2

Rule 1166 Soil Monitoring Records

	Facility/Site Information
	Name: SHELL SERVICE STATION
	Address: 1700 ARTESIA @ AVIATION
Reference No(s). 232644	City: REDONDO BEACH Zip:

Monitor Information		Calibration Data		Monitoring Personnel		Excavation Summary (Upon completion of each page)	
Brand: MINI RAE		Gas: HEXANE		Name: Eddie PATTERSON		Total Cubic Yds (This page)	
Model: 2000		Date 01/06/10		Company: WPI		Total Cubic Yds (To date)	
Type PID		By E. PATTERSON		Phone: 714 826 0352		Removed from Site (To date)	

Time	VOC Concentration (PPMV) @ Excavated Load			Comment	Time	VOC Concentration (PPMV)@ Excavated Load			Comment
Every 15 min.	Reading	Hexane Factor	Adjusted Reading		Every 15 min.	Reading	Hexane Factor	Adjusted Reading	
1345	3.5	—	—	TRENCHING LINE AREA					
1400	0.7	—	—	" "					
1415	0.0	—	—	" "					
1430	0.0	—	—	" "					
1445	0.0	—	—	" "					
1500	0.0	—	—	" "					
1515	0.0	—	—	" "					
1530	0.0	—	—	TRENCH LINE AREA					

I certify that the information contained in the above document is true and correct. I further certify that the above listed hydrocarbon monitor was operated in a manner consistent with the manufacturer's specifications and the conditions specified within this plan. In addition, I certify that the above readings represent the actual measurements I observed and recorded during the excavation process.

SIGNATURE: Eddie Patterson DATE: 01/06/10

2 OF 2

Rule 1166 Soil Monitoring Records

Wayna Perry Inc. 8281 Commonwealth Ave. Buena Park, CA 90621	**Facility/Site Information**
	Name: SHELL SERVICE STATION
	Address: 1700 ARTESIA BLVD
Reference No(s). 232644	City: REDONDO BEACH Zip:

Monitor Information	Calibration Data	Monitoring Personnel	Excavation Summary (Upon completion of each page)	
Brand: MINI RAE	Gas: HEXANE	Name: CHRIS CARLE	Total Cubic Yds (This page)	
Model: 2000	Date 1/7/10	Company: WAYNE PERRY INC.	Total Cubic Yds (To date)	
Type PID	By C. CARLE	Phone: 714 826 0352	Removed from Site (To date)	

Time	VOC Concentration (PPMV) @ Excavated Load			Comment	Time	VOC Concentration (PPMV)@ Excavated Load			Comment
Every 15 min.	Reading	Hexane Factor	Adjusted Reading		Every 15 min.	Reading	Hexane Factor	Adjusted Reading	
1030	0.0	—	—	TRENCHING AREAS					
1045	0.2	—	—	" "					
1100	0.0	—	—	" "					
BREAK FOR LUNCH									
1130	0.1	—	—	TRENCHING AREAS					
1145	0.0	—	—	" "					
1200	0.0	—	—	" "					
BREAK FOR SOIL SAMPLING									

I certify that the information contained in the above document is true and correct. I further certify that the above listed hydrocarbon monitor was operated in a manner consistent with the manufacturer's specifications and the conditions specified within this plan. In addition, I certify that the above readings represent the actual measurements observed and recorded during the excavation process.

SIGNATURE: Chris Carle DATE: 1/7/10

Rule 1166 Soil Monitoring Records

Wayna Perry Inc. 8281 Commonwealth Ave. Buena Park, CA 90621	**Facility/Site Information**
	Name: SHELL SERVICE STATION
	Address: 1700 ARTESIA BLVD
Reference No(s). 232644	City: REDONDO BEACH Zip:

Monitor Information	Calibration Data	Monitoring Personnel	Excavation Summary (Upon completion of each page)	
Brand: MIN. RAE	Gas: HEXANE	Name: CHRIS CARLE	Total Cubic Yds (This page)	20
Model: 2000	Date 1/8/10	Company: WPI	Total Cubic Yds (To date)	
Type PID	By C. CARLE	Phone: 714 826 0352	Removed from Site (To date)	

Time	VOC Concentration (PPMV) @ Excavated Load			Comment	Time	VOC Concentration (PPMV)@ Excavated Load			Comment
Every 15 min.	Reading	Hexane Factor	Adjusted Reading		Every 15 min.	Reading	Hexane Factor	Adjusted Reading	
0900	0.0	—	—	TRENCHING AREAS	1100	0.0	—	—	BREATHING ZONE
0915	0.0	—	—	" "	BREAK FOR LUNCH				
0830	0.0	—	—	" "	1145	0.0	—	—	STOCK PILES
0845	0.0	—	—	" "	1200	0.0	—	—	" "
0900	3.8	—	—	STOCK PILES	1215	0.0	—	—	" "
0915	1.4	—	—	" "	1230	0.0	—	—	" "
0930	11.8	—	—	" "	1245	0.3	—	—	" "
0945	2.0	—	—	" "	1300	2.0	—	—	" "
1000	5.5	—	—	" "	1315	0.0	—	—	" "
1015	0.0	—	—	" "	1330	0.0	—	—	" "
1030	0.5	—	—	" "	1345	0.0	—	—	" "
1045	0.0	—	—	" "	1400	0.5	—	—	" "

I certify that the information contained in the above document is true and correct. I further certify that the above listed hydrocarbon monitor was operated in a manner consistent with the manufacturer's specifications and the conditions specified within this plan. In addition, I certify that the above readings represent the actual measurements I observed and recorded during the excavation process.

SIGNATURE: [signature] DATE: 1/8/10

Rule 1166 Soil Monitoring Records

Wayna Perry Inc. 8281 Commonwealth Ave. Buena Park, CA 90621	**Facility/Site Information**
	Name: SHELL SERVICE STATION
	Address: 1700 ARTESIA BLVD
Reference No(s). 232644	City: REDONDO BEACH Zip:

Monitor Information		Calibration Data		Monitoring Personnel		Excavation Summary (Upon completion of each page)	
Brand:	MINI RAE	Gas:	HEXANE	Name:	CHRIS CARLE	Total Cubic Yds (This page)	5
Model:	2000	Date	C. CARLE	Company:	WPI	Total Cubic Yds (To date)	25
Type	PID	By	1/8/10	Phone:	714 826 0352	Removed from Site (To date)	—

Time	VOC Concentration (PPMV) @ Excavated Load			Comment	Time	VOC Concentration (PPMV)@ Excavated Load			Comment
Every 15 min.	Reading	Hexane Factor	Adjusted Reading		Every 15 min.	Reading	Hexane Factor	Adjusted Reading	
1415	2.5	—	—	STOCK PILES					
1430	1.7	—	—	" "					
1445	0.0	—	—	" "					
1500	0.0	—	—	" "					
1515	0.0	—	—	" "					
1530	0.0	—	—	" "					
1545	0.0	—	—	" "					
1600	0.0	—	—	" "					
1615	0.0	—	—	" "					
1630	128	—	—	" "					

I certify that the information contained in the above document is true and correct. I further certify that the above listed hydrocarbon monitor was operated in a manner consistent with the manufacturer's specifications and the conditions specified within this plan. In addition, I certify that the above readings represent the actual measurements I observed and recorded during the excavation process.

SIGNATURE: [signature] DATE: 1/8/10

Rule 1166 Soil Monitoring Records

Wayna Perry Inc. 8281 Commonwealth Ave. Buena Park, CA 90621	**Facility/Site Information**
	Name: SHELL SERVICE STATION
	Address: 1700 ARTESIA BLVD
Reference No(s). 232644	City: REDONDO BEACH Zip:

Monitor Information	Calibration Data	Monitoring Personnel	Excavation Summary (Upon completion of each page)	
Brand: MINI RAE	Gas: HEXANE	Name: CHRIS CARLE	Total Cubic Yds (This page)	
Model: 2000	Date 1/11/10	Company: WAYNE PERRY INC	Total Cubic Yds (To date)	
Type PID	By C. CARLE	Phone: 714 826 0352	Removed from Site (To date)	

Time	VOC Concentration (PPMV) @ Excavated Load			Comment	Time	VOC Concentration (PPMV)@ Excavated Load			Comment
Every 15 min.	Reading	Hexane Factor	Adjusted Reading		Every 15 min.	Reading	Hexane Factor	Adjusted Reading	
0830	0.1	—	—	STOCK PILES					
0845	0.2	—	—	" "					
0900	0.0	—	—	" "					
0915	0.1	—	—	" "					

I certify that the information contained in the above document is true and correct. I further certify that the above listed hydrocarbon monitor was operated in a manner consistent with the manufacturer's specifications and the conditions specified within this plan. In addition, I certify that the above readings represent the actual measurements observed and recorded during the excavation process.

SIGNATURE: [signature] DATE: 1/11/10

APPENDIX B

PRODUCT LINE REMOVAL PERMIT

FORM VALID JULY 1, 2009 TO JUNE 30, 2010

APPLICATION FOR NEW CONSTRUCTION
COUNTY OF LOS ANGELES, DEPARTMENT OF PUBLIC WORKS
Environmental Programs Division
900 South Fremont Avenue, 3rd Floor Annex Building
Alhambra, CA 91803-1331
Ph No. (626) 458-3517 Fax No. (626) 458-3569
www.888CleanLA.com

DPW USE ONLY:
SITE FILE NO. 11896 - 22658 AREA 2S
APPLICATION NO. 629658
HMUSP NO. 136669

** See instructions on back of this form**

UNDERGROUND STORAGE TANKS (USTS)
☐ NEW CONSTRUCTION PLAN CLEARANCE
☐ PERMIT ADDENDUM
☐ PIPING REPLACEMENT REVIEW

A OWNER INFORMATION:

South Bay Shell & Car Wash
OWNER/FACILITY NAME
1700 Artesia Blvd.
MAILING ADDRESS
Redondo Beach CA 90278
CITY STATE ZIP
1700 Artesia Bl., Redondo Beach
FACILITY ADDRESS

B UST FACILITY INFORMATION:

NUMBER OF EXISTING USTS AT SITE: 3
NUMBER OF USTS TO BE INSTALLED: 0
NUMBER OF USTS TO BE REMOVED: 0
(SEPARATE CLOSURE APPLICATION REQUIRED)
NET NUMBER OF UST AT SITE: 3

C NEW CONSTRUCTION PLAN CLEARANCE APPLICATIONS MUST BE ACCOMPANIED BY:

☐ Unified Program (UP) UST – FACILITY INFORMATION and TANK INFORMATION forms for each tank to be installed or each tank affected by replacement piping.

☐ At least four (4) sets of construction plans and specifications.

NUMBER OF USTS:	PLAN CLEARANCE FEE:
1	$496.00
2	$610.00
3	$724.00
4	$838.00
5	$952.00
6 OR MORE	$382.00 + $114.00 PER TANK

New construction plan clearance fee. Enter amount: $ —

D SYSTEM MODIFICATION OR CHANGE PROPOSED: Install New Vent, Vapor And Product Lines, And Vent Risers.

E ADDENDUM APPLICATIONS MUST BE ACCOMPANIED BY:

☐ UP USTs TANK PAGE 1 & TANK PAGE 2 forms for each tank modified or changed.

☐ Four (4) sets of construction plans, specifications, and/or explanation of modifications or changes.

☐ Permit Addendum Fee of **$421.00** ..... $ 317.00

MAKE CHECKS PAYABLE TO: "LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS"

F APPLICANT OR REPRESENTATIVES:

SIGNATURE [signature] ☐ OWNER ☐ OPERATOR ☐ CONTRACTOR

PRINT NAME Sharon D. Haywood DATE 10/29/09

CONTRACTOR NAME FASTech (Fueling Service Tech) LICENSE NO 794519 CLASS A, HAZ, C21

ICC UST INSTALLER/RETROFIT AND/OR TECHNICIAN NAME(s) Erick Chavez ICC UST NO(s) 8004542-U1

 Complete Certification of Compliance with Los Angeles County Lobbyist Ordinance on back 38-0013 DPW Rev 07/09

Shaywood@gpmllc.com

INSTRUCTIONS

Hazardous Materials Underground Storage Permit (HMUSP)
New Construction Plan Clearance, Permit Addendum, or Piping Replacement Review

Do not use this form for closure, transfer, or renewal of an existing HMUSP (Operating Permit) or Unified Program (UP) Permit.

This application is for authorization to construct or modify hazardous material underground storage tank facilities only. A separate HMUSP or UP Permit, is required to operate the approved system. This application will not be approved unless a valid HMUSP or UP Permit application is on file with the Department of Public Works.

A The Owner/Operator, Facility name, mailing address and facility address on this form must correspond with the information on the UP UNDERGROUND STORAGE TANK (UST) FACILITY INFORMATION form.

B This application must be submitted for new construction (installation of new tanks) plan clearance, piping replacement or addendum to an existing HMUSP. Specify the number of tanks to be installed and the total number of tanks after installation. Existing facilities with a valid operational HMUSP or UP Permit, need not make a separate HMUSP application to add or modify tanks. Work must commence within 180 days from the date of issuance of plan approval or the application is void. An extension of up to 180 days may be granted at one-half the initial plan check application fee. If construction work has not commenced within 360 days from the date of plan approval issuance, such plan approval shall be null and void.

C Plans and specifications submitted for a new construction plan clearance must conform to the California Health and Safety Code Division 20, Chapter 6.7, the California Code of Regulations Title 23, Division 3, Chapter 16, Los Angeles County Code, Title 11, Division 4 and shall be to the satisfaction of the Department of Public Works. Other clearances such as local fire department, building and safety, and either South Coast Air Quality Management District or Antelope Valley Air Quality Management District may also be required.

In addition to the plan clearance fee, a HMUSP permit application fee will be required when applying to construct a new facility. No refund of current year HMUSP fees due will be allowed for a net decrease in the number of tanks. State Surcharge or service fees paid on existing or renewed tanks are not transferable to new tanks.

D Specify the type of modification or change to existing tanks. Types of modifications and changes requiring an addendum include: repair of tanks, replacements of piping, change or addition of hazardous materials stored, change in monitoring equipment, change of overfill protection devices, or additions or modifications to dispenser containment devices.

E A fee of $421.00 must be submitted for each addendum.
Where a previously unregistered tank is added to an existing HMUSP, an additional application fee including maintenance fee will be charged.

F This form and each UP UST form must be signed by one of the following:

1. The tank owner, operator or Unified Program facility permit owner or operator.
2. A principal executive officer at the level of vice-president or by an authorized representative responsible for the overall operation of the facility where the tank(s) are located.
3. A general partner proprietor.
4. A principal executive officer, ranking elected official, or authorized representative of a public agency.
5. An authorized representative, including an architect or contractor responsible for the installation of the new tanks or any modifications or changes to existing tanks.

All post construction requirements such as primary containment testing, secondary containment testing, monitoring system certification, soil sampling closure reports and the completed UNIFIED PROGRAM UST INSTALLATION form must be submitted upon completion of work.

INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED.

CERTIFICATION OF COMPLIANCE WITH LOS ANGELES COUNTY LOBBYIST ORDINANCE

This is to certify that I, as permit applicant, for the project located at 1700 Artesia Blvd.
LOCATION ADDRESS

am familiar with the requirements of Los Angeles County Code Chapter 2.160 et seq., (relating to the Los Angeles County Lobbyist Ordinance) and all persons acting on behalf of myself have complied and will continue to comply therewith through the application process.

Sharon S. Harwood
APPLICANT (PRINT NAME)

APPLICANT SIGNATURE

Quality Project Management LLC
COMPANY NAME (If employed by an entity/agency)

10/29/09
DATE

FORM VALID JULY 1, 2009 TO JUNE 30, 2010

DPW USE ONLY:
SITE FILE NO. 11896 - 22658
APPLICATION NO. 629658 AREA 2S
CHECK [ ] CASH [ ] OTHER [ ]
FEE $

APPLICATION FOR CLOSURE

FOR HAZARDOUS MATERIAL UNDERGROUND STORAGE TANKS
COUNTY OF LOS ANGELES, DEPARTMENT OF PUBLIC WORKS
Environmental Programs Division
900 South Fremont Avenue, 3rd Floor Annex Building
Alhambra, CA 91803-1331
Phone Number (626) 458-3517, Fax Number (626) 458-3569
www.888CleanLA.com

FACILITY/SITE: Occupant Name: South Bay Shell & Car Wash Phone: 310-372-6761
Site Address: 1700 Artesia Blvd. City: Redondo Beach Zip: 90278
Mailing Address: Same As Above City: State: Zip:
Contact Person: Mike Adari Title: Dealer

TANK OWNER: Contact Name: Same As Above Phone: 310-372-6761
Mailing Address: City: State: Zip:

CONTRACTOR ☐ OR OWNER/OPERATOR AS CONTRACTOR ☐
Contractor Name: Fuel Inc Service Technologies Phone: 714-523-0194 x42
State License No.: 794519 Class: A, HAZ, C61

Contractors Shall Be Hazardous Substance Removal Certified "HAZ" per Business & Professions Code Division 3, Chapter 9, Article 4, §7058.7 (e)

CLOSURE REQUESTED:

☐ PERMANENT, UST REMOVAL (See CCR, Title 23, Division 3, Chapter 16, §2672(b))
☐ PERMANENT, UST CLOSURE IN-PLACE (See CCR, Title 23, Division 3, Chapter 16, §2672(c)) - Attach Justification Statement
☐ TEMPORARY CLOSURE (See CCR, Title 23, Division 3, Chapter 16, §2671)
☒ OTHER (PIPING, UNDER DISPENSER CONTAINMENT, ETC), EXPLAIN: Re-Pipe

Closure of Underground Storage Tanks (USTs) shall be in compliance with California Health and Safety Code Division 20, Chapter 6.7, §25298, California Code of Regulations Title 23, Division 3, Chapter 16, Sections 2670 through 2672 and Los Angeles County Code Title 11, Division 4

HOW MANY UNDERGROUND STORAGE TANKS WILL REMAIN AFTER THIS CLOSURE? N.A. EXISTING HMUSP NUMBER: 136669

PLOT PLAN ATTACHED ☐ Show existing tanks, product piping and dispenser locations.

NUMBER OF UST's TO BE CLOSED	UST ID NO. (DPW USE ONLY)	CAPACITY GALLONS	MATERIALS STORED (PAST/PRESENT)	CLOSURE APPLICATION FEE
1		~~12,000~~	~~UNL 89~~	$430.00
2		~~12,000~~	~~UNL 89~~	$529.00
3		~~12,000~~	~~UNL 91~~	$628.00
4				$727.00
5				$826.00
6 (+ ATTACH LIST)	RE-PIPE	Vent, Vapor & Product		$331.00 + $99.00/PER TANK =

COMPLETE SURVEY:

	YES	NO
Has an unauthorized release ever occurred at this site?	☐	☒
Has a structural repair ever been made to these tanks?	☐	☒
Will new underground storage tanks be installed after closure?	☐	☒
Will any wells, including monitoring wells, be abandoned?	☐	☒

NOTICE: CONTAMINATED TANKS AND RESIDUES IN TANKS TO BE CLOSED, MAY BE HAZARDOUS WASTE WHICH MUST BE TRANSPORTED AND DISPOSED OF PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE DIVISION 20, CHAPTER 6.5 AND MUST BE REPORTED IN THE CLOSURE REPORT. FAILURE TO COMPLY MAY BE PROSECUTED AS A FELONY VIOLATION.

By signature below the applicant certifies that all statements and disclosures above are true and correct and that they have read and agree to abide by this permit and all conditions and limitations on the back and attached.

Applicant's Name (Print) Sharon D. Hawood Phone 602-708-3419
Applicant's Signature [signature] Date 10/29/09
Owner ☐ Operator ☐ Contractor ☐

TO BE COMPLETED BY THE DEPARTMENT OF PUBLIC WORKS

PURSUANT TO SECTION 11.80.070B, LOS ANGELES COUNTY CODE, PERMISSION IS HEREBY GRANTED TO PROCEED WITH THE CLOSURE DESCRIBED ABOVE SUBJECT TO THE ATTACHED CONDITIONS AND LIMITATIONS.

THIS AUTHORIZATION EXPIRES: 05 04 2010 ***SEE ATTACHMENTS***

GAIL FARBER
Director of Public Works
By: [signature] Date 11.02.2009

UNDERGROUND STORAGE TANK
CLOSURE INFORMATION

1. This application is for authorization to temporarily or permanently close an underground storage tank (UST) pursuant to Los Angeles County Code, Title 11, Division 4 and California Code of Regulations, Title 23, Division 3, Chapter 16. This application may also be used for product piping removal associated with an existing or removed USTs.

2. This application will not be approved unless a valid Hazardous Material Underground Storage Permit (HMUSP) or Unified Program (UP) Permit application is on file with the Department of Public Works (DPW).

3. Additional fees may be imposed for closure of USTs that were not in compliance with December 22, 1998, standards for upgrade or temporary closure.

4. USTs closed on site by removal or cleaning and filling with an inert solid material prior to January 1, 1984, need not comply with current closure requirements, however, contamination related to these USTs must be reported and cleaned up.

5. This application must be accompanied by a UP UST FACILITY INFORMATION form for each site and UP UST TANK INFORMATION form for each UST to be removed or closed.

6. All work shall be carried out in full compliance with all applicable Federal, State and local laws, ordinances, rules and regulations.

7. All fees due to DPW and/or to the Certified Unified Program Agency (CUPA) for the operation and/or maintenance of the facility subject to closure through the date of closure shall be paid in full.

8. All inspection notification(s) shall be made as directed by the attached conditions of this approval.

9. Within 30 days after closure, the applicant shall furnish to the DPW a closure report per the DPW Closure Report Requirements and Supplements, describing all work completed, results of any required sampling, disposition of any contaminated soils or materials found and any other requirements made part of the closure application.

10. In all cases, closure permits expire 180 days from the date of issue unless otherwise specified. It is the responsibility of the owner or operator to make sure that the final report contains the required information and is submitted to the DPW within 30 days from the sampling date or 180 days from the date of the permit issuance, whichever is earlier. The total number of tanks listed on the HMUSP or UP Permit and the yearly annual permit maintenance billing will remain unchanged until the closure report is received by the DPW. Only one copy of the closure report needs to be submitted unless otherwise directed.

11. All closure applications are site specific and may be subject to additional sampling and site characterization requirements as necessary to protect the public health and safety, underground and surface water supplies, and may include requirements requested by Federal, State or other regulatory agencies.

12. All correspondence related to this closure authorization shall include the SITE-FILE number listed on the front of this document, found in the upper right box and be addressed to the following location:

DEPARTMENT OF PUBLIC WORKS
ENVIRONMENTAL PROGRAMS DIVISION
900 SOUTH FREMONT AVENUE
ALHAMBRA, CA 91803-1331
(626) 458-3517

CERTIFICATION OF COMPLIANCE WITH
LOS ANGELES COUNTY LOBBYIST ORDINANCE

This is to certify that I, as permit applicant, for the project located at 1700 Artesia Blvd, Redondo Beach
LOCATION ADDRESS

am familiar with the requirements of Los Angeles County Code Chapter 2.160 et seq., (relating to the Los Angeles County Lobbyist Ordinance) and all persons acting on behalf of myself have complied and will continue to comply therewith through the application process.

Sharon D. Hazlett
APPLICANT (PRINT NAME)

[signature]
APPLICANT SIGNATURE

Quality Process Management Llc
COMPANY NAME (If employed by an entity/agency)

10/29/09
DATE

COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
ENVIRONMENTAL PROGRAMS DIVISION

CLOSURE REPORT REQUIREMENTS

A closure report shall be submitted to the County of Los Angeles Department of Public Works, Environmental Programs Division, P.O. Box 1460, Alhambra, California 91802-1460, containing:

1. File number of facility and closure permit number.
2. Plot plan to scale showing locations of tanks, sampling points, buildings, adjacent streets, and north arrow.
3. Description of methods for obtaining, handling, and transporting samples.
4. Time and date samples were obtained.
5. Soil sampling certification (including but not limited to soils classification, boring logs, sample procedures, sample locations, initiating chain-of-custody, and groundwater location) for UST closure shall be certified by a California registered geologist, a California certified engineering geologist, or a California registered civil engineer with sufficient experience in soils. The certification must clearly state that all work was performed under the supervision of the person signing.
6. Chain-of-custody documentation initiated by person obtaining sample through person at a California Department of Health Services certified laboratory.
7. Disposal destination of tanks and evidence of legal disposal.
8. Analysis results by a State certified laboratory submitted on laboratory letterhead showing analysis date, methods of extraction, and methods of analysis.
9. Documentation as to depth of groundwater at facility.
10. Manifests to document hazardous waste disposal of any removed soil and tank rinsate.
11. Evidence of legal disposal of soils designated as nonhazardous.
12. Any observations of site contamination.
13. Remedial action plan to mitigate contamination.
14. Report to be signed by a California registered geologist, a California certified engineering geologist, or a California registered civil engineer with sufficient experience in soils.

Print Name Sharon D. Haywood

Signature [signature] Date 10/29/09

UST1/CRR 07/25/02

NOTICE TO CLOSURE PERMIT APPLICANTS

The South Coast Air Quality Management District (SCAQMD) has adopted Rule 1166 regulating emissions of Volatile Organic Compounds (VOC) from decontamination of soil effective **August 5, 1988.**

In addition to the requirements of your Closure Permit, persons excavating any underground storage tank that previously contained VOCs must:

- Notify the SCAQMD by telephone at (909) 396-2326 or by fax at (909) 396-3342 using the SCAQMD notification form 24 hours prior to tank excavation. 1166(c)(1)(A)

- Monitor the excavated material during the excavation for VOC contamination. 1166(c)(1)(B)

- When VOC contamination is detected:

  * Cease excavation.
  * Cover the contaminated soil until implementation of approved mitigation measures. 1166(c)(1)(C)
  * Notify the SCAQMD at (909) 396-2326 within 24 hours of detection of VOC contaminated soil. 1166(c)(2)(A)

- A person shall not engage in or allow any on- or off-site spreading of VOC contaminated soil which results in uncontrolled evaporation of VOC to the atmosphere. 1166(c)(3)

Exemptions

- Treatment of less than one (1) cubic yard of contaminated soil. 1166(d)(1)(A)

- Decontamination of soil containing organic compounds that have an initial boiling point of 302EF or greater, Reid Vapor Pressure less than 80 mm Hg or Absolute Vapor Pressure less than 36 mm Hg at 20EC. 1166(d)(1)(B),(F)

- Removal of soil for sampling purposes pursuant to Environmental Protection Agency methods. 1166(d)(1)(C)

- Accidental spillage of five (5) gallons or less of VOC. 1166(d)(1)(D)

- Documentation of soil which is contaminated through natural seepage of VOC from oil and gas wells or other natural sources. 1166(d)(1)(E)

SPECIFIC QUESTIONS ON RULE 1166 SHOULD BE REFERRED TO THE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT (909) 396-2326

STATE OF CALIFORNIA
California Regional Water Quality Control Board
Los Angeles Region
(Underground Storage Tank Program)

General Laboratory Testing Requirements for Petroleum Hydrocarbon Impacted Sites

The purpose of this document is to supplement the Regional Board's Laboratory Report Form (6/00) in order to update obsolete testing requirements and set forth the new requirements for fuel oxygenates and natural attenuation testing. Each analytical method used must be certified by the California Environmental Accreditation Laboratory Program (ELAP).

1. *General Laboratory QA/QC Requirements*

Conform to the Regional Board's Laboratory Report Form (6/00) in general, except for items specified below.

2. *Compounds to be Tested*

Total petroleum hydrocarbons in gasoline range (TPHg) (C4 – C12); Total petroleum hydrocarbons in diesel range (TPHd) (C13 – C22); benzene, toluene, ethylbenzene, xylenes (BTEX); methyl tertiary butyl ether (MTBE); di-isopropyl ether (DIPE); ethyl tertiary butyl ether (ETBE); tertiary amyl methyl ether (TAME); tertiary butyl alcohol (TBA). If the gasoline tanks historically or currently contain methanol or ethanol, these compounds are also to be tested.

3. *Analytical Test Methods and Detection Limits*

Conform to Table 1 below. Report any concentration detected between the method detection limit (MDL) and estimated quantitation limit (EQL) (or reporting limit (RL)) in a numerical value with a "J" flag indicator. All "Non-Detect" (ND) shall be reported in the format with "< (numerical MDL)." Integrate all fuel oxygenate additive concentrations into total petroleum hydrocarbons (TPH) and report it as TPH. EPA Method 8021B may be used to substitute EPA Method 8260B at the sites where all fuel oxygenates have not been identified by EPA Method 8260B in soil and/or groundwater.

Table 1: Analytical Requirements

		Required MDL (Method detection limit)	
Analyte	Analytical Method	Soil (µg/kg)	Water (µg/L)
BTEX	EPA Method 8260B(8021B)	1	0.5
MTBE	EPA Method 8260B	2	1
DIPE	EPA Method 8260B	2	1
ETBE	EPA Method 8260B	2	1
TAME	EPA Method 8260B	2	1
TBA	EPA Method 8260B	20	10
TPHg	Cal-LUFT GC/FID or GC/MS	100-200	50-100
TPHd	Cal-LUFT GC/FID	1000	500
Methanol	Cal-LUFT GC/FID	1000	500
Ethanol	Cal-LUFT GC/FID(EPA8260B)	500	250

4. Use of EPA Method 5035 for Soil Samples

Apply EPA Method 5035A specified in the USEPA SW-846, (7/2002) for soil sample preparation and preservation in order to minimize volatile organic losses. Use the sample collection devices, or equivalent, specified in the method (e.g., the Encore™ sampler). If the Encore™ sampler is used, analyze sample within 48 hours from the collection. Analyze sample within 14 days for soil samples stored under frozen conditions.

5. Natural Attenuation Parameters

Natural attenuation processes include dispersion, dilution, sorption, volatilization, biodegradation, and chemical or biological transformation. A carefully controlled monitoring program for the natural attenuation can be used to confirm site-specific mass reduction and achieve remedial objectives. In order to test parameters to confirm the occurrence of natural attenuation, site characterization must be complete first.

5.1 Primary Natural Attenuation Criteria

Meet the following conditions prior to testing for the secondary natural attenuation parameters:

a) Groundwater contaminant plume must be fully defined.

b) Groundwater monitoring program on a quarterly basis must be completed for at least two years including data of MTBE and other oxygenates.

c) Groundwater concentration has consistently decreased or been stable.

d) Determination of site-specific hydraulic conductivity must be conducted: Refer the ASTM D4044-91 for the slug test procedures. Other field methods (e.g., pumping test) are also acceptable to determine hydraulic conductivity.

e) Characterization of MTBE and other oxygenates plume vertical extent must be completed with discrete multi-depth groundwater sampling at all groundwater vulnerable areas designated by the Board.

5.2 Secondary Natural Attenuation Parameters

Analyze the secondary natural attenuation parameters only after the primary natural attenuation criteria are met. Analyze the secondary natural attenuation parameters at all groundwater monitoring wells inside and outside of the plume. Conform to Table 2 below for parameters and testing methods.

Table 2: Analytical Requirements for Secondary Natural Attenuation Parameters

Parameters	Test Method	Required MDL
pH	EPA Method 150.2 or Field instrument	n/a
Dissolved oxygen (DO)	EPA Method 360.1 or Field instrument	n/a
Redox potential (ORP)	Field instrument	n/a
Sulfate (SO_4)	EPA Method 300	5 mg/L
Nitrate (NO_3)	EPA Method 300	0.1 mg/L
Ferrous iron (Fe^{2+})	EPA Method 200	0.1 mg/L
Methane (CH_4)	EPA Method 8015(M)	5 µg/L

6. Electronic Submittal of Data Reporting

All analytical results shall be uploaded in an electronic format to the State GeoTracker Database.

CLOSURE APPLICATION SUPPLEMENT
HAZARDOUS MATERIALS UNDERGROUND STORAGE
LOS ANGELES COUNTY
DEPARTMENT OF PUBLIC WORKS
ENVIRONMENTAL PROGRAMS DIVISION
900 S. FREMONT AVENUE
ALHAMBRA, CA 91803

DPW USE ONLY:
SITE-FILE NO. 11896 – 22658
APPLICATION NO. 629658

To satisfy the permanent closure requirements for underground storage tanks storing hazardous materials, site integrity must be demonstrated by the analysis of soil samples and, if applicable, groundwater samples as outlined below. These requirements are in addition to the conditions listed on the Application for Closure or contained in an approved Closure Plan.

***** Soil sampling will be required for Vent and Vapor Recovery piping for UST systems installed after July 1, 2003. *****

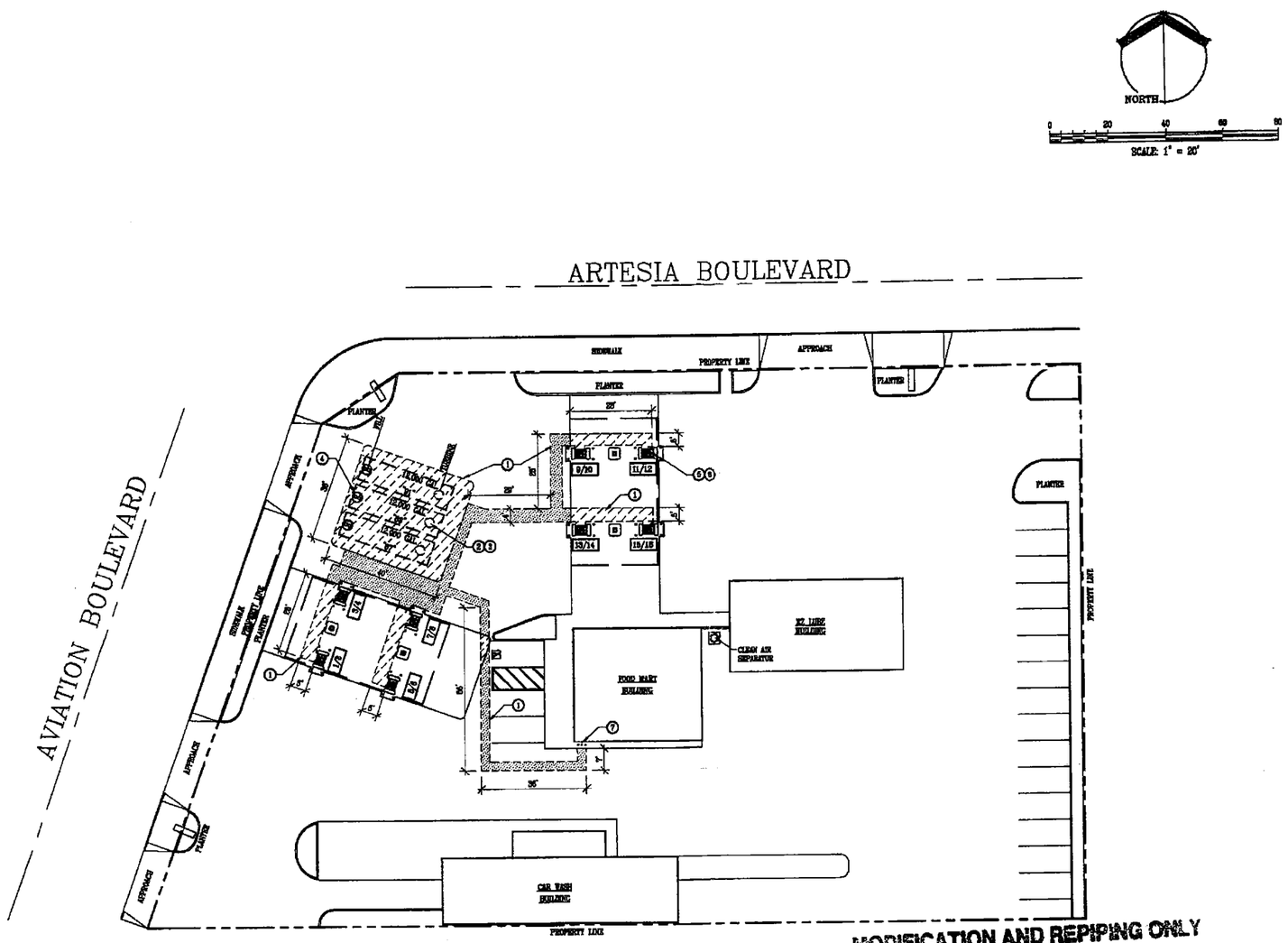
1. Samples shall be obtained at the sampling points (SP) indicated on the attached plot plan.

2. For each SP, samples shall be obtained at the following depths:

SP	Depth(s)	Compounds	Analysis Method
1 sample	2-4 ft under each dispenser	TPHg →	8015 (M)
		BTEX, MTBE, Fuel Oxygenates, Ethanol →	8260 B
1 sample	2-4 ft below piping every 20', starting at dispensers, for product and vapor recovery piping	Same as above.	Same as Above.

Apply EPA Method 5035 for soil sample preparation, collection and preservation.

Continued on Page 2



MODIFICATION AND REPIPING ONLY

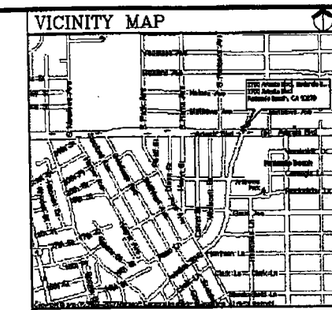
LOS ANGELES COUNTY
DEPT. OF PUBLIC WORKS
ENVIRONMENTAL PROGRAMS DIVISION
CLEARANCE
FOR UNDERGROUND STORAGE
OF HAZARDOUS MATERIALS

Facilities for the underground storage of hazardous materials including secondary containments, piping connected thereto, monitoring devices, [illegible] or other appurtenances shall be installed as shown on this plan and compliance with the Fire Code, Mechanical Code, and other applicable [illegible] and ordinances. No additions or alterations shall be made without the written permission of the Dept. of Public Works.

By [signature] Date 11.18.09
ENVIRONMENTAL PROGRAMS DIVISION
11896 - 22658
A. 609658

SITE DEMOLITION PLAN SCALE: 1"=20'-0"

VICINITY MAP



SCOPE OF WORK

ITEM NO.	REMOVED BY:	F.C.=FUEL CONTRACTOR O=OWNER OT=OTHERS
1	F.C.	SAWCUT AND REMOVE PORTION OF EXISTING A/C PAVING, CONC. TANK SLAB AND CONC. DRIVE SLAB.
2	F.C.	REMOVING EXISTING U.G. PRODUCT PIPING, VAPOR PIPING & VENT PIPING.
3	F.C.	REMOVE EXISTING TORQUE SUMP MANWAY COVER. REMAIN IN PLACE. (TYP. OF 3)
4	F.C.	REMOVE EXISTING FILL SUMP MULTIPORT LID. STORE AND PROTECT LID TO BE REINSTALLED. EXISTING SPILL BUCKETS & DROP TUBE TO REMAIN IN PLACE. (TYP. OF 3)
5	F.C.	REMOVE EXIST. DISPENSER. STORE AND PROTECT DISPENSER TO BE REINSTALLED. (TYP. OF 6)
6	F.C.	SAWCUT PORTION OF EXISTING CONCRETE PUMP ISLAND AND REMOVE EXISTING UNDER DISPENSER CONTAINMENT BOX. (TYP. OF 6)
7	F.C.	REMOVE 3-EXISTING VENT RISERS.

LEGEND

AREA OF CONCRETE SLAB TO BE REMOVED & PATCHED BACK.

AREA OF ASPHALT PAVING TO BE REMOVED & PATCHED BACK.

DEMOLITION NOTES:

1. GENERAL CONTRACTOR TO PROVIDE FENCING TO PROTECT ALL CUSTOMER ENTRANCES TO BUILDING AT ALL TIMES.
2. GENERAL CONTRACTOR IS TO PROTECT ALL STORM DRAINS AND RUNOFFS PER SWPPP REQUIREMENTS.
3. GENERAL CONTRACTOR TO CONTACT DIG ALERT PRIOR TO EXCAVATION.
4. GENERAL CONTRACTOR TO MEET ALL OSHA REQUIREMENTS WHEN TRENCHING.
5. GENERAL CONTRACTOR TO ATTEMPT TO PROTECT ALL FILL-MAN WAYS.
6. GENERAL CONTRACTOR TO STORE & PROTECT EXISTING DISPENSERS TO BE REINSTALLED.
7. GENERAL CONTRACTOR TO PERFORM ALL WORK IN ACCORDANCE WITH FEDERAL, STATE & LOCAL CODES AND ATTACHED DRAWINGS.

DIG ALERT

DIGALERT
DIAL BEFORE YOU DIG
TWO WORKING DAYS BEFORE YOU DIG
TOLL FREE 1-800-422-4133
A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

FASTECH
FASTECH
7050 VILLAGE DR. #1
BUENA PARK, CA 90621
714.523.0194

Tel. 714.524.6990 Fax 714.524.6995

SITE DEMOLITION PLAN
1700 ARTESIA BLVD.
REDONDO BEACH, CALIFORNIA 90278
REPIPE PROGRAM

2009

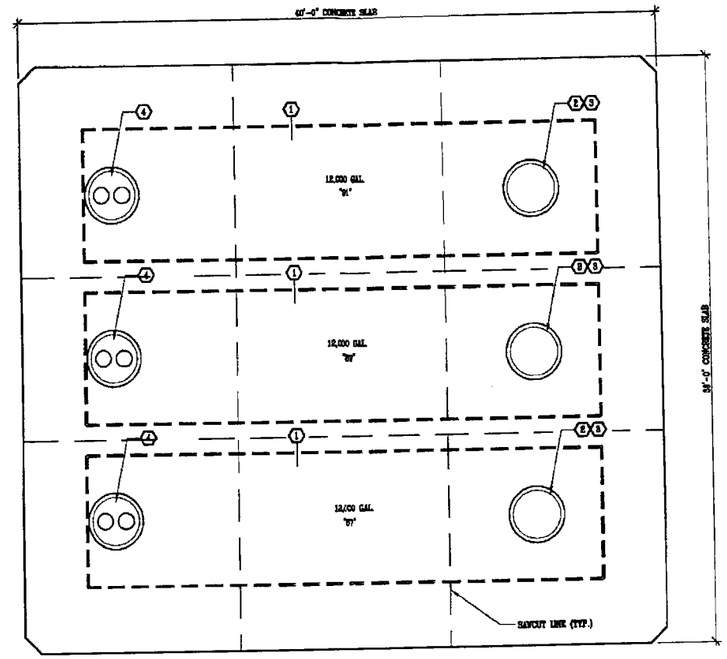
MAIN: DATE: REVISIONS:

1700
STORE NO:
A.D.ELLIOTT
DRAWN BY:
CHECKED BY:
APPROVED BY:
10/20/09
DATE ISSUED:

SHEET NUMBER
D1

EQUIPMENT SCHEDULE

ITEM	DESCRIPTION	MANUFACTURER, PART NO.	FURNISHED BY
1	12,000 GALLON DOUBLE WALL TANK	EXISTING	-
2	36" STP SUMP MANHOLE COVER, REFURBISHED	FIBERLITE NO. FL36-2K	G.C.
3	12" FIBERGLASS SKIRT KIT FOR 36" MANHOLE ASSY	FIBERLITE NO. FL36-2K/SK18	G.C.
4	MULTI-PORT SPILL CONTAINMENT MANHOLE WITH 2/ 5 GALLON SPILL BUCKETS	EXISTING	-



MODIFICATION AND REPIPING ONLY

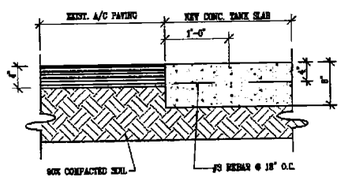
LOS ANGELES COUNTY
DEPT. OF PUBLIC WORKS
ENVIRONMENTAL PROGRAMS DIVISION
CLEARANCE
FOR UNDERGROUND STORAGE
OF HAZARDOUS MATERIALS

Facilities for the underground storage of hazardous materials include secondary containment, piping connected, inerate, monitoring devices, units or other appurtenances shall be installed as shown on this plan in compliance with the Fire Code, Mechanical Code, and other applicable laws and ordinances. No additions or alterations shall be made without the written permission of the Dept. of Public Works.

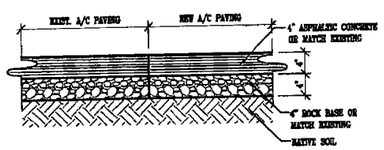
By _____ Date 11.18.09
ENVIRONMENTAL PROGRAMS DIVISION

11896 - 22658
A. 629658

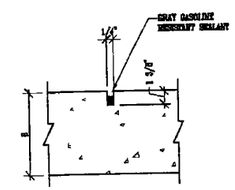
TANK SLAB SCALE: 1/4"=1'-0" 1



TANK SLAB TO ASPHALT PATCH SCALE: 1"=1'-0" 6

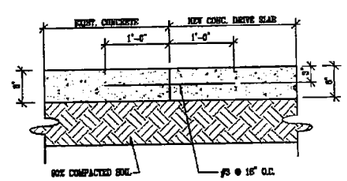


ASPHALT PATCH SCALE: 1"=1'-0" 4

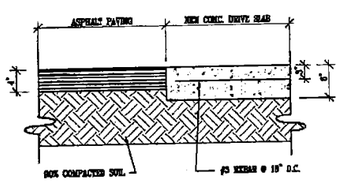


SAWCUT DETAIL SCALE: NTS 2

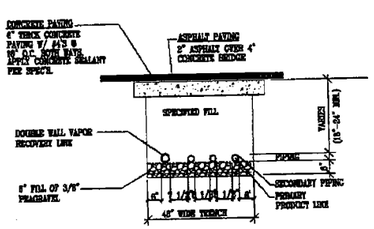
NOT USED SCALE: - 8



DRIVE SLAB PATCH SCALE: 1"=1'-0" 7



DRIVE SLAB TO ASPHALT PATCH SCALE: 1"=1'-0" 5



PIPING TRENCH DETAIL SCALE: NTS 3

NOT USED SCALE: - 9

FASTECH
FASTECH
7050 VILLAGE DR. #1
BUENA PARK, CA 90621
714.523.0194

TANK SLAB & MISC. DETAILS
1700 ARTESIA BLVD.
REDONDO BEACH, CALIFORNIA 90278
REPIPE PROGRAM

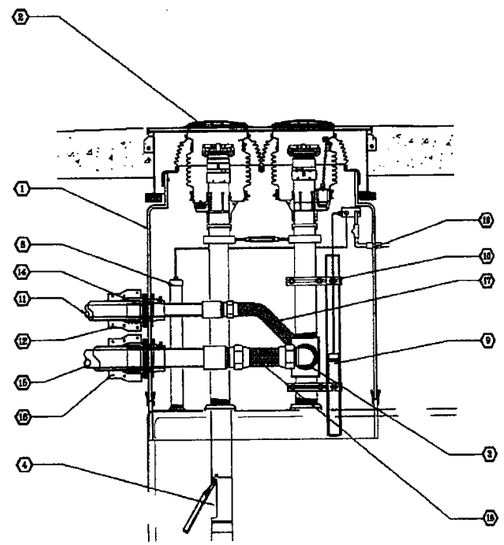
2009

REVISIONS:
MASK: DATE:

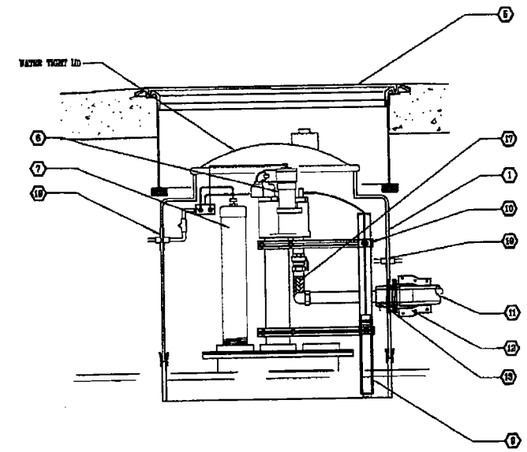
1700
STORE NO:
A.B.ELLIOTT
DRAWN BY:
CHECKED BY:
APPROVED BY:
10/20/09
DATE ISSUED:

SHEET NUMBER
FS2

NOT USED SCALE: - 5



FILL AND PHASE 1 RISER SCALE: 1/4"=1'-0" 4

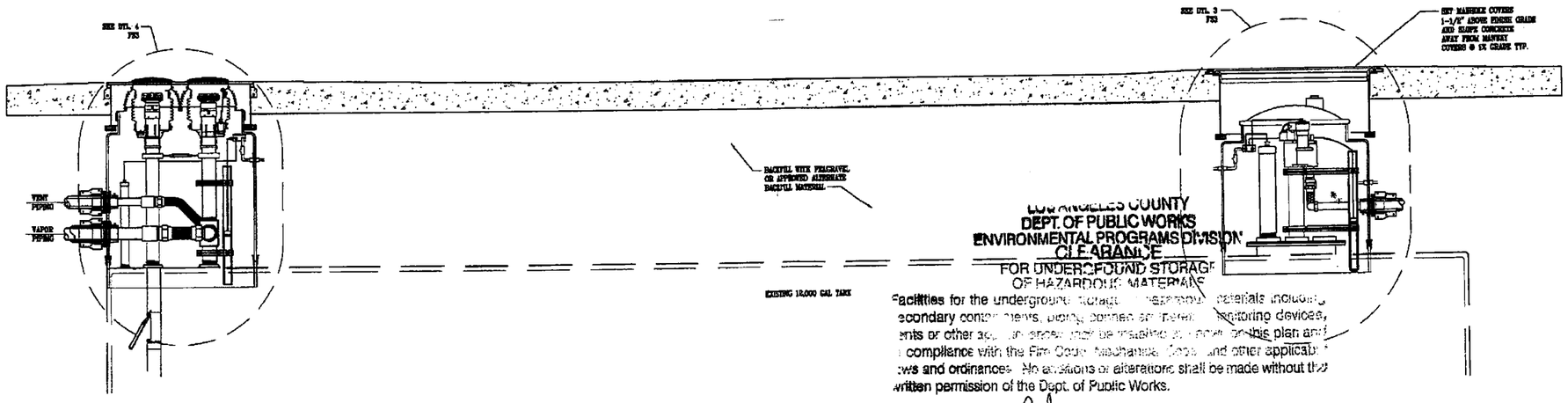


AUTOMATIC TANK GAUGE & SUBMERSIBLE PUMP SCALE: 1/4"=1'-0" 3

EQUIPMENT SCHEDULE

ITEM	DESCRIPTION	MANUFACTURER, PART NO.	FURNISHED BY
1	WATER TIGHT SUMP	EXISTING	-
2	MULTIPORT LID W/2-5 GAL. SPILL BUCKETS	EXISTING	-
3	4"x4"x3"x2" REDUCTOR FITTING - VENT ONLY	EXISTING	-
4	DROP TUBE W/DUAL OVERFLOW VALVE	EXISTING	-
5	36" SUP SUMP MANHOLE COVER, REFURBISHED	FIBERLITE NO. FL36-RH	G.C.
6	SUP	EXISTING	-
7	AUTOMATIC TANK GAUGE PROBE	EXISTING	-
8	INTERSTITIAL SENSOR	EXISTING	-
9	LIQUID SENSOR	EXISTING	-
10	UNIVERSAL MOUNTING KIT	VEEDER ROOT 330020-002	G.C.
11	5" OVER 2" FIBERGLASS PIPE	SMITH FIBERCAST RED THREAD II	G.C.
12	6" ENTRY BOOT W/CONCENTRIC REDUCER	SMITH FIBERCAST NO. OLE020-028-0	G.C.
13	5"x2" TERMINATION FITTING W/TEST PORT	SMITH FIBERCAST NO. OLE020-226-3	G.C.
14	5"x2" TERMINATION FITTING WITHOUT TEST PORT	SMITH FIBERCAST NO. OLE020-226-3	G.C.
15	4" OVER 3" FIBERGLASS PIPE	SMITH FIBERCAST RED THREAD II	G.C.
16	4" ENTRY BOOT W/CONCENTRIC REDUCER	SMITH FIBERCAST NO. OLE040-028-0	G.C.
17	2" FLEX CONNECTOR	FLEX-ENG NO. FV2XXXXXXXXXXXF	G.C.
18	3" FLEX CONNECTOR	FLEX-ENG NO. FV3XXXXXXXXXXF	G.C.
19	ELECTRICAL CONDUIT ENTRY BOOT	BRADFORD NO SYSTEM 088	G.C.
20			
21			
22			

EQUIPMENT SCHEDULE SCALE: - 1



LOS ANGELES COUNTY
DEPT. OF PUBLIC WORKS
ENVIRONMENTAL PROGRAMS DIVISION
CLEARANCE
FOR UNDERGROUND STORAGE
OF HAZARDOUS MATERIALS

Facilities for the underground storage of hazardous materials including secondary containments, piping, connections, monitoring devices, vents or other appurtenances shown must be installed in accordance with this plan and in compliance with the Fire Code, Mechanical Code, and other applicable laws and ordinances. No additions or alterations shall be made without the written permission of the Dept. of Public Works.

By _____ Date 11.18.09
ENVIRONMENTAL PROGRAMS DIVISION

11896 - 22658
X. 629658

MODIFICATION AND REPIPING ONLY

TANK LONGITUDINAL SECTION SCALE: 3/4"=1'-0" 2

FASTECH
7050 VILLAGE DR. #1
BUENA PARK, CA 90620
714.523.2194

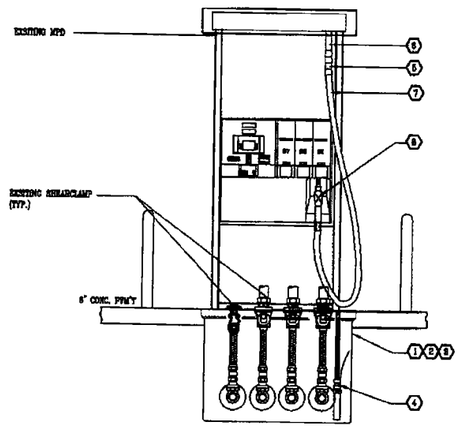
TANK DETAILS
1700 ARTESIA BLVD.
REDONDO BEACH, CALIFORNIA 90278
REPIPE PROGRAM

2009

REVISIONS:
MARK DATE

1700
WORK NO:
A.DELAUNY
DRAWN BY:
-
CHECKED BY:
-
APPROVED BY:
10/20/09
DATE ISSUED:

SHEET NUMBER
FS3



EXISTING GILBARCO ENCORE 500 DISPENSER SCALE: 1/8"=1'-0" 8

NOT USED SCALE: - 4

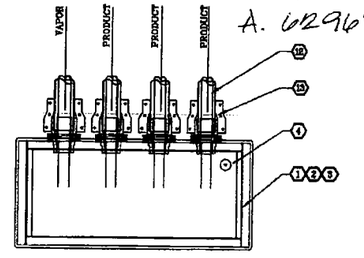
MODIFICATION AND REPIPING ONLY
LOS ANGELES COUNTY
DEPT. OF PUBLIC WORKS
ENVIRONMENTAL PROGRAMS DIVISION
CLEARANCE
FOR UNDERGROUND STORAGE
OF HAZARDOUS MATERIALS

Facilities for the underground storage of hazardous materials includ secondary containments, piping connected thereto, monitoring devic als or other appurtenances shall be installed as shown on this plan a compliance with the Fire Code, Mechanical Code, and other applicab vs and ordinances. No deviations or alterations shall be made without the itten permission of the Dept. of Public Works.

By _____ Date 11.18.09
ENVIRONMENTAL PROGRAMS DIVISION

NOT USED SCALE: - 5

11896 - 22658
A. 6296658

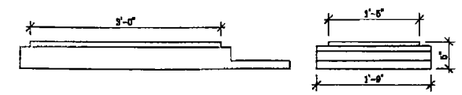


SINGLE WALL DISPENSER SUMP PLAN SCALE: NTS 6

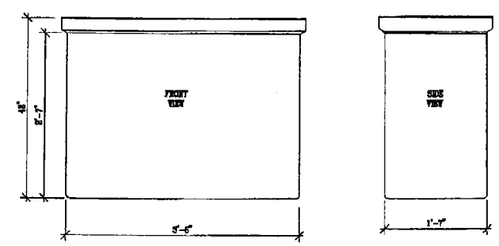
EQUIPMENT SCHEDULE

ITEM	DESCRIPTION	MANUFACTURER, PART NO.	FURNISHED BY
1	DISPENSER SUMP, SINGLE WALL FIBERGLASS	ADVANCED CONTAINMENT NO. SW4532	G.C.
2	DISPENSER SUMP SHEAR VALVE MOUNTING BRACKET	ADVANCED CONTAINMENT NO. BM0004	G.C.
3	DISPENSER SUMP FRAME KIT	ADVANCED CONTAINMENT NO. DFM4OSSOFF	G.C.
4	LIQUID SENSOR & UNIVERSAL MOUNTING KIT	VEEDER-ROOT NO. 794380-208 AND NO. 330020-012	G.C.
5	RECONNECTABLE breakaway	EXISTING	-
6	WHIP HOSE	EXISTING	-
7	HOSE	EXISTING	-
8	NOZZLE	EXISTING	-
9	PRODUCT SHEAR VALVE, DBL POPPET	EXISTING	-
10	VAPOR SHEAR VALVE	EXISTING	-
11	FLEX CONNECTOR 1-1/2M x 2' FEMALE	FLEXING NO. FFLEXIBE34X12F	G.C.
12	2" IN 3' DOUBLE WALL PIPE, FIBERGLASS	SMITH FIBERCAST, RED THREAD HA	G.C.
13	3' ENTRY BOOT W/CONCENTRIC REDUCER	SMITH FIBERCAST NO. 010030-028-0 / NO. 012046-226-3	G.C.
14	VENT BOX, SINGLE WALL FIBERGLASS	AMERICAN CONTAINMENT, INC. NO. ACSF09929	G.C.
15	VENT RISER SUPPORT BRACKET, GALV.	AMERICAN CONTAINMENT, INC.	G.C.
16	VENT RISER VENT VALVE	HERSEY NO.5806	G.C.
17	ELECTRICAL CONDUIT BOOT	STANDARD HRI SYSTEM CBCE	G.C.
18			
19			

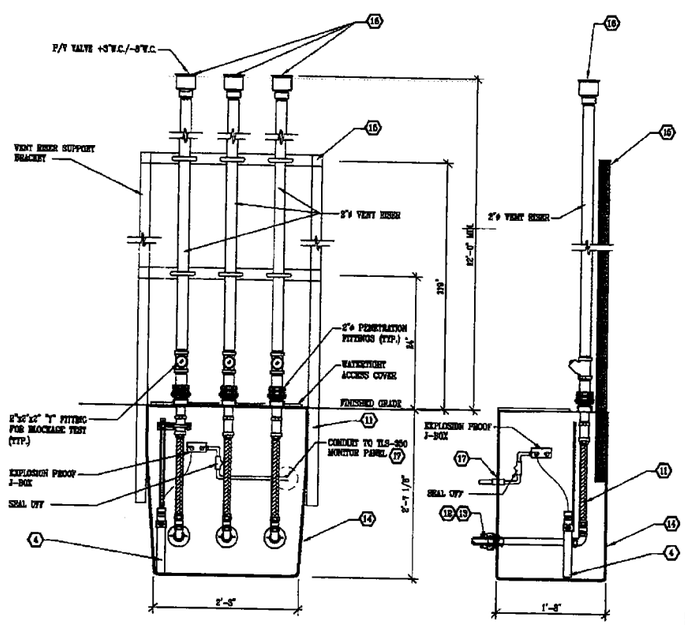
PARTS SCHEDULE SCALE: NTS 1



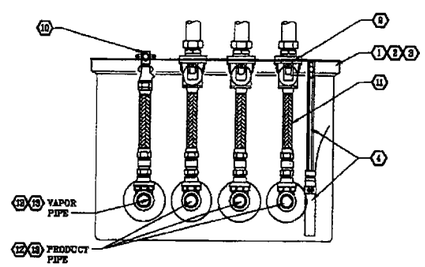
OPTIONAL FRAME FRONT VIEW
OPTIONAL FRAME SIDE VIEW



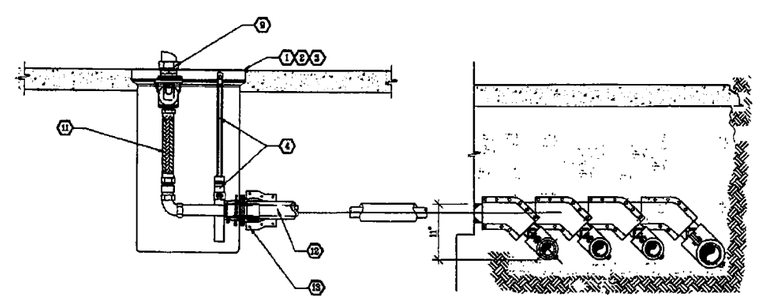
SINGLE WALL DISPENSER SUMP SCALE: NTS 2



VENT RISER AND VENT BOX DETAIL SCALE: NTS 9



SINGLE WALL DISPENSER SUMP SECTION SCALE: NTS 7



SINGLE WALL DISPENSER SUMP SECTION - END VIEW SCALE: NTS 3

FASTECH
FASTECH
7060 VILLAGE DR. #1
BUENA PARK, CA 90621
714.521.7994

QPM
Tel. 714.826.8000 Fax 714.826.8006

DETAILS - DISPENSER BOX, VENT BOX
VENT RISERS & RISER SUPPORT
1700 ARTESIA BLVD.
REDONDO BEACH, CALIFORNIA 90278
REPIPE PROGRAM

2009
REVISIONS:
DATE:
MARK:

1700
STORE NO:
A.D.ELIOTT
DRAWN BY:
-
CHECKED BY:
-
APPROVED BY:
10/20/09
DATE ISSUED:

SHEET NUMBER
FS4

APPENDIX C

DISPOSAL RECIEPTS

AGUA MANSA PROPERTIES, INC.
P.O. BOX 127
RIVERSIDE, CALIFORNIA 92502
OFFICE (951) 328-9349
SITE (909) 824-3867 10685

Date [illegible]
Name [redacted]
Address

CASH	CHARGE	INITIAL	COST CODE
# OF LOADS	DESCRIPTION		AMOUNT
1	[illegible]		[redacted]
		TOTAL	[redacted]

You are responsible for your load. The person signing this receipt personally guarantees there are NO HAZARDOUS MATERIALS contained within this load.

Usted es responsable por su propio carga. La persona firmando este recibo personalmente garantiza que NO HAY MATERIALES PELIGROSOS en esta carga.

DRIVER'S SIGNATURE [illegible]

Thank You

1/26/2010 11:05 AM Sales Receipt #201317
Store 1

DART

Scientific Restoration, Inc.

(2)

12321 LOWER AZUSA RD
ARCADIA, CA 91006

Bill To: Paul R. Courville Transportation
Paul R. Courville Transpo.
11700 Park Center Drive
Mira Loma, CA 91752

Cashier: mario

Description 1	Qty	Price	Ext Price
Semi End - Mixed	1	[redacted]	[redacted]

RECEIPT TOTAL: [redacted]

SIGNATURE

Signature

3B50509
REDONDO BEACH
ARSETIA
A 2

201317

RECYCLED YES <✓
NO < >

1/25/2010 1:47 PM Sales Receipt #201164
Store: 1

DART

Scientific Restoration, Inc.

(A)

12321 LOWER AZUSA RD
ARCADIA, CA 91006

Bill To: Paul R. Courville Transportation
Paul R. Courville Transpo.
11700 Park Center Drive
Mira Loma, CA 91752

Cashier: mario

Description 1	Qty	Price	Ext Price
Transfer - NM Clean	1	[redacted]	[redacted]

RECEIPT TOTAL: [redacted]

SIGNATURE

Signature

3D43931
REDONDO BEACH
ARSETIA
A A

201164

RECYCLED YES < >
NO < >

APPENDIX D

LABORATORY REPORTS AND CHAIN-OF-CUSTODY DOCUMENTS

Alpha Scientific Corporation
Environmental Laboratories

01-08-2010

Mr. James Carrino
FASTECH/Wayne Perry, Inc.
8281 Commonwealth Ave.
Buena Park , CA 90621

Project: 09.495
Project Site: 1700 Artesia, Redondo Beach
Sample Date: 01-07-2010
Lab Job No.: WP001024

Dear Mr. Carrino:

Enclosed please find the analytical rePort for the samples received by Alpha Scientific Corporation on 01-07-2010 and analyzed by the following analytical methods:

TPH-Gasoline
EPA 8260B (BTEX & Oxygenates by GC/MS)

All analyses have met the QA/QC criteria of this laboratory.

The sample(s) arrived in good conditions (i.e., chilled, intact) and with a chain of custody record attached.

Alpha Scientific Corporation is a CA DHS certified laboratory (Certificate Number 2633). Thank you for giving us the opPortunity to serve you. Please feel free to call me at (562) 809-8880 if our laboratory can be of further service to you.

Sincerely,

Roger Wang, Ph.D.
Laboratory Director

Enclosures

This cover letter is an integral part of this analytical report.

Client: FASTECH/Wayne Perry, Inc.
Project: 09.495
Project Site: 1700 Artesia, Redondo Beach
Prepared Method: EPA 5035
Matrix: Soil
Batch No.: CMA07-GS1

Lab Job No.: WP001024

Date Sampled: 01-07-2010
Date Prepared: 01-07-2010
Date Received: 01-07-2010
Date Analyzed: 01-07-2010
Date Reported: 01-08-2010

TPH-Gasoline by LUFT GC/MS
Reporting Unit: mg/kg (ppm)

Sample ID	Lab ID	Gasoline Range (C4-C12)	MDL	PQL
Method Blank		ND	0.2	0.5
D-1-2	WP001024-1	ND	0.2	0.5
D-2-2	WP001024-2	ND	0.2	0.5
PL-1-2	WP001024-3	ND	0.2	0.5
PL-2-2	WP001024-4	ND	0.2	0.5
D-3-2	WP001024-5	ND	0.2	0.5
PL-3-2	WP001024-6	ND	0.2	0.5
D-4-2	WP001024-7	ND	0.2	0.5
PL-4-2	WP001024-8	ND	0.2	0.5

MDL: Method Detection Limit.
PQL: Practical Quantitation Limit.
ND: Not Detected (below MDL)
J: Trace value. Result is lower than PQL but higher than MDL.

Client: FASTECH/Wayne Perry, Inc.
Project: 09.495
Project Site: 1700 Artesia, Redondo Beach
Prepared Method: EPA 5035
Matrix: Soil
Batch No.: BMA07-GS1

Lab Job No.: WP001024

Date Sampled: 01-07-2010
Date Prepared: 01-07-2010
Date Received: 01-07-2010
Date Analyzed: 01-07-2010
Date Reported: 01-08-2010

TPH-Gasoline by LUFT GC/MS
Reporting Unit: mg/kg (ppm)

Sample ID	Lab ID	Gasoline Range (C4-C12)	MDL	PQL
Method Blank		ND	0.2	0.5
VP-1-2	WP001024-9	ND	0.2	0.5
PL-5-2	WP001024-10	ND	0.2	0.5
PL-6-2	WP001024-11	ND	0.2	0.5
D-5-2	WP001024-12	ND	0.2	0.5
D-6-2	WP001024-13	0.4J	0.2	0.5
PL-9-2	WP001024-14	ND	0.2	0.5
D-7-2	WP001024-15	ND	0.2	0.5
PL-8-2	WP001024-16	ND	0.2	0.5
D-8-2	WP001024-17	ND	0.2	0.5
PL-7-2	WP001024-18	ND	0.2	0.5
SP-1	WP001024-19	ND	0.2	0.5
SP-2	WP001024-20	ND	0.2	0.5

MDL: Method Detection Limit.
PQL: Practical Quantitation Limit.
ND: Not Detected (below MDL)
J: Trace value. Result is lower than PQL but higher than MDL.

Client:	FASTECH/Wayne Perry, Inc.	Lab Job No.:	WP001024
Project:	09.495		
Project Site:	1700 Artesia, Redondo Beach	Date Sampled:	01-07-2010
Prepared Method:	EPA 5035	Date Prepared:	01-07-2010
Matrix:	Soil	Date Received:	01-07-2010
Batch No.:	0107-VOCS1/0107-VOBS1	Date Analyzed:	01-07-2010
		Date Reported:	01-08-2010

EPA 8260B (BTEX, Ethanol & Oxygenates by GC/MS)
Reporting Unit: mg/kg(ppm)

Lab ID	Method Blank	WP001024-1	WP001024-2	WP001024-3	WP001024-4	WP001024-5	MDL	PQL
Sample ID		D-1-2	D-2-2	PL-1-2	PL-2-2	D-3-2		
DF	1	1	1	1	1	1		
Benzene	ND	ND	ND	ND	ND	ND	0.001	0.002
Toluene	ND	ND	ND	ND	ND	ND	0.001	0.002
Ethylbenzene	ND	ND	ND	ND	ND	ND	0.001	0.002
Total Xylenes	ND	ND	ND	ND	ND	ND	0.001	0.002
Ethanol	ND	ND	ND	ND	ND	ND	0.50	0.75
MTBE	ND	ND	ND	ND	ND	ND	0.002	0.005
ETBE	ND	ND	ND	ND	ND	ND	0.002	0.005
DIPE	ND	ND	ND	ND	ND	ND	0.002	0.005
TAME	ND	ND	ND	ND	ND	ND	0.002	0.005
TBA	ND	ND	ND	ND	ND	ND	0.020	0.050

Lab ID	Method Blank	WP001024-6	WP001024-7	WP001024-8	WP001024-9	WP001024-10	MDL	PQL
Sample ID		PL-3-2	D-4-2	PL-4-2	VP-1-2	PL-5-2		
DF	1		1	1	1	1		
Benzene	ND	ND	ND	ND	ND	ND	0.001	0.002
Toluene	ND	ND	ND	ND	ND	ND	0.001	0.002
Ethylbenzene	ND	ND	0.001J	ND	ND	ND	0.001	0.002
Total Xylenes	ND	ND	0.0015J	ND	ND	ND	0.001	0.002
Ethanol	ND	ND	ND	ND	ND	ND	0.50	0.75
MTBE	ND	ND	ND	ND	ND	ND	0.002	0.005
ETBE	ND	ND	ND	ND	ND	ND	0.002	0.005
DIPE	ND	ND	ND	ND	ND	ND	0.002	0.005
TAME	ND	ND	ND	ND	ND	ND	0.002	0.005
TBA	ND	ND	ND	ND	ND	ND	0.020	0.050

MDL=Method Detection Limit; PQL=Practical Quantitation Limit.
DF=Dilution Factor. ND=Not Detected (below DF × MDL);
J=Trace concentration; * Obtained from a higher dilution analysis

Alpha Scientific Corporation
Environmental Laboratories

Client:	FASTECH/Wayne Perry, Inc.	Lab Job No.:	WP001024
Project:	09.495		
Project Site:	1700 Artesia, Redondo Beach	Date Sampled:	01-07-2010
Prepared Method:	EPA 5035	Date Prepared:	01-07-2010
Matrix:	Soil	Date Received:	01-07-2010
Batch No.:	0107-VOBS1	Date Analyzed:	01-07-2010
		Date Reported:	01-08-2010

EPA 8260B (BTEX, Ethanol & Oxygenates by GC/MS)
Reporting Unit: mg/kg(ppm)

Lab ID	Method Blank	WP001024-11	WP001024-12	WP001024-13	WP001024-14	WP001024-15	MDL	PQL
Sample ID		PL-6-2	D-5-2	D-6-2	PL-9-2	D-7-2		
DF	1	1	1	1	1	1		
Benzene	ND	ND	ND	ND	ND	ND	0.001	0.002
Toluene	ND	ND	ND	ND	ND	ND	0.001	0.002
Ethylbenzene	ND	ND	ND	ND	ND	ND	0.001	0.002
Total Xylenes	ND	ND	ND	0.003	ND	ND	0.001	0.002
Ethanol	ND	ND	ND	ND	ND	ND	0.50	0.75
MTBE	ND	ND	ND	ND	ND	ND	0.002	0.005
ETBE	ND	ND	ND	ND	ND	ND	0.002	0.005
DIPE	ND	ND	ND	ND	ND	ND	0.002	0.005
TAME	ND	ND	ND	ND	ND	ND	0.002	0.005
TBA	ND	ND	ND	ND	ND	ND	0.020	0.050

Lab ID	Method Blank	WP001024-16	WP001024-17	WP001024-18	WP001024-19	WP001024-20	MDL	PQL
Sample ID		PL-8-2	D-8-2	PL-7-2	SP-1	SP-2		
DF	1	1	1	1	1	1		
Benzene	ND	ND	ND	ND	ND	ND	0.001	0.002
Toluene	ND	ND	ND	ND	ND	ND	0.001	0.002
Ethylbenzene	ND	ND	ND	ND	ND	ND	0.001	0.002
Total Xylenes	ND	ND	ND	ND	ND	ND	0.001	0.002
Ethanol	ND	ND	ND	ND	ND	ND	0.50	0.75
MTBE	ND	ND	ND	ND	ND	ND	0.002	0.005
ETBE	ND	ND	ND	ND	ND	ND	0.002	0.005
DIPE	ND	ND	ND	ND	ND	ND	0.002	0.005
TAME	ND	ND	ND	ND	ND	ND	0.002	0.005
TBA	ND	ND	ND	ND	ND	ND	0.020	0.050

MDL=Method Detection Limit; PQL=Practical Quantitation Limit.
DF=Dilution Factor. ND=Not Detected (below DF × MDL);
J=Trace concentration; * Obtained from a higher dilution analysis

01-08-2010

TPH-Gasoline
Batch QA/QC Report

Client:	FASTECH/Wayne Perry, Inc.	Lab Job No.:	WP001024
Project:	09.495		
Matrix:	Soil	Lab Sample ID:	WP001024-1
Batch No.:	CMA07-GS1	Date Analyzed:	01-07-2010

I. MS/MSD Report
Unit: ppb

Analyte	Sample Conc.	Spike Conc.	MS	MSD	MS %Rec.	MSD %Rec.	% RPD	%RPD Accept. Limit	%Rec Accept. Limit
TPH-G	ND	1,000	874	875	87.4	87.5	0.1	30	70-130

II. LCS Result
Unit: ppb

Analyte	LCS Value	True Value	Rec.%	Accept. Limit
TPH-G	902	1,000	90.2	80-120

ND: Not Detected.

01-08-2010

TPH-Gasoline
Batch QA/QC Report

Client:	FASTECH/Wayne Perry, Inc.	Lab Job No.:	WP001024
Project:	09.495		
Matrix:	Soil	Lab Sample ID:	WP001024-10
Batch No.:	BMA07-GS1	Date Analyzed:	01-08-2010

I. MS/MSD Report
Unit: ppb

Analyte	Sample Conc.	Spike Conc.	MS	MSD	MS %Rec.	MSD %Rec.	% RPD	%RPD Accept. Limit	%Rec Accept. Limit
TPH-G	ND	1,000	1,090	945	109.0	94.5	14.3	30	70-130

II. LCS Result
Unit: ppb

Analyte	LCS Value	True Value	Rec.%	Accept. Limit
TPH-G	968	1,000	96.8	80-120

ND: Not Detected.

01-08-2010

EPA 8260B
Batch QA/QC RePort

Client:	FASTECH/Wayne Perry, Inc.	Lab Job No.:	WP001024
Project:	09.495		
Matrix:	Soil	Lab Sample ID:	WP001024-1
Batch No:	0107-VOCS1	Date Analyzed:	01-07-2010

I. MS/MSD Report
Unit: ppb

Analyte	Sample Conc.	Spike Conc.	MS	MSD	MS %Rec.	MSD %Rec.	% RPD	%RPD Accept. Limit	%Rec Accept. Limit
1,1-Dichloroethene	ND	20	18.1	20.2	90.5	101.0	11.0	30	70-130
Benzene	ND	20	20.6	21.8	103.0	109.0	5.7	30	70-130
Trichloro-ethene	ND	20	17.9	18.7	89.5	93.5	4.4	30	70-130
Toluene	ND	20	18.1	20.0	90.5	100.0	10.0	30	70-130
Chlorobenzene	ND	20	20.3	21.2	101.5	106.0	4.3	30	70-130

II. LCS Result
Unit: ppb

Analyte	LCS Value	True Value	Rec.%	Accept. Limit
1,1-Dichloroethene	21.8	20.0	109.0	80-120
Benzene	21.3	20.0	106.5	80-120
Trichloro-ethene	20.1	20.0	100.5	80-120
Toluene	20.3	20.0	101.5	80-120
Chlorobenzene	20.9	20.0	104.5	80-120

ND: Not Detected (at the specified limit)

01-08-2010

EPA 8260B
Batch QA/QC RePort

Client: FASTECH/Wayne Perry, Inc.
Project: 09.495
Matrix: Soil
Batch No: 0107-VOBS1

Lab Job No.: WP001024
Lab Sample ID: WP001024-10
Date Analyzed: 01-08-2010

I. MS/MSD Report
Unit: ppb

Analyte	Sample Conc.	Spike Conc.	MS	MSD	MS %Rec.	MSD %Rec.	% RPD	%RPD Accept. Limit	%Rec Accept. Limit
1,1-Dichloroethene	ND	20	20.2	18.6	101.0	93.0	8.2	30	70-130
Benzene	ND	20	21.4	21.2	107.0	106.0	0.9	30	70-130
Trichloro-ethene	ND	20	20.1	19.1	100.5	95.5	5.1	30	70-130
Toluene	ND	20	21.9	23.2	109.5	116.0	5.8	30	70-130
Chlorobenzene	ND	20	20.5	22.9	102.5	114.5	11.1	30	70-130

II. LCS Result
Unit: ppb

Analyte	LCS Value	True Value	Rec.%	Accept. Limit
1,1-Dichloroethene	19.7	20.0	98.5	80-120
Benzene	20.9	20.0	104.5	80-120
Trichloro-ethene	21.1	20.0	105.5	80-120
Toluene	23.6	20.0	118.0	80-120
Chlorobenzene	19.7	20.0	98.5	80-120

ND: Not Detected (at the specified limit)

ALPHA SCIENTIFIC CORPORATION
CHAIN OF CUSTODY RECORD

Lab Job Number WP001024

Client: FASTECH / INDY SHELL

Address: 8281 COMMONWEALTH, BUENA PARK

Report Attention: J. CARRINO

Phone: (714) 826-0352

Fax: (714) 523-7880

Sampled by: CHRIS CARLE ~~J. CARRINO~~

Project Name/No.: 09.495

Project Site: 1700 ARTESIA, REDONDO BEACH

T.A.T. Requested: ☒ Rush 8 12 24 hrs ☐ 2-3 days ☐ Normal

Sample Condition: ☒ Chilled ☒ Intact ☐ Sample seals

Client Sample ID	Lab Sample ID	Sample Collect Date	Sample Collect Time	Matrix Type	Sample Preserv	No.,type* & size of container	8015M (Gasoline)	8015M(Diesel)	8260B(BTEX, Oxygenates) + ETHANOL	8260B (VOCs)	8270C(SVOCs)	CAM Metals	Remark
D-2-2	WP001024-2	1/7/10	1235	S	5035	3 ENCORES 1 SLEEVE	X		X				
D-1-2	-1		1245				X		X				
PL-1-2	-3		1255				X		X				
PL-2-2	-4		1305				X		X				
D-3-2	-5		1315				X		X				
PL-3-2	-6		1325				X		X				
D-4-2	-7		1332				X		X				
PL-4-2	-8		1340				X		X				
VP-1-2	-9		1350				X		X				
PL-5-2	-10		1400				X		X				
PL-6-2	-11		1407				X		X				
D-5-2	-12		1415				X		X				
D-6-2	-13		1423				X		X				
PL-9-2	-14		1430				X		X				
D-7-2	-15		1437				X		X				
PL-8-2	-16		1444				X		X				

Relinquished by	Company	Date	Time	Received by	Company	Date	Time
[signature]	WPI	1/7/10	1640	[signature]	ASC	1/7/10	16:40
Relinquished by	Company	Date	Time	Received by	Company	Date	Time

Container types: M=Metal Tube, A=Air Bag, P=Plastic bottle, G=Glass bottle, V=VOA vial

Alpha Scientific Corporation
16760 Gridley Road
Cerritos, CA 90703

Email: ascorp@verizon.net
Tel: (562) 809-8880
Fax: (562) 809-8801

Note: Samples are discarded 30 days after results are reported unless other arrangements are made. Hazardous samples will be returned to client or disposed of at client's expense.
Distribution: WHITE with report, PINK to courier.

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

GAIL FARBER, Director

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
http://dpw.lacounty.gov

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

July 14, 2015

IN REPLY PLEASE REFER TO FILE: EP-1

011896-022658

Mr. Yue Rong
California Regional Water
Quality Control Board
320 West 4th Street, Suite 200
Los Angeles, CA 90013-2343

Dear Mr. Rong:

HAZARDOUS MATERIALS UNDERGROUND STORAGE
CLOSURE/SITE ASSESSMENT REPORT
CLOSURE APPLICATION NO. A629658
FACILITY LOCATED AT 1700 ARTESIA BOULEVARD, REDONDO BEACH (2S)

This office reviewed the product piping removal report dated March 22, 2010, for the subject facility.

Pursuant to the California Health and Safety Code, Chapter 6.7, Section 25297(b), we are referring this matter to your agency for further action. We request that all future correspondence regarding this matter be sent to your office with a copy sent to this office.

If you have any questions, please contact Mr. Alberto Grajeda at (626) 458-3561, Monday through Thursday, 7 a.m. to 5:30 p.m.

Very truly yours,

GAIL FARBER
Director of Public Works

TIM SMITH
Senior Civil Engineer
Environmental Programs Division

AAG:ak
P:\Sec\Rong C807305

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

GAIL FARBER, Director

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
http://dpw.lacounty.gov

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE REFER TO FILE: EP-1
011896-022658

July 14, 2015

Mr. Mike Madani
South Bay Shell
1700 Artesia Boulevard
Redondo Beach, CA. 90278-2904

Dear Mr. Madani:

HAZARDOUS MATERIALS UNDERGROUND STORAGE
CLOSURE/SITE ASSESSMENT REPORT
CLOSURE APPLICATION NO. A629658
FACILITY LOCATED AT 1700 ARTESIA BOULEVARD, REDONDO BEACH (2S)

This office reviewed the product piping removal report dated March 22, 2010, for the subject facility.

Pursuant to the California Health and Safety Code, Chapter 6.7, Section 25297(b), we are referring this matter to the California Regional Water Quality Control Board (CRWQCB). For further information regarding the CRWQCB's requirements, please contact Mr. Yue Rong at 320 West 4th Street, Suite 200, Los Angeles, California 90013-2343, (213) 576-6710. Any future requirements are subject to the direction and approval of the CRWQCB.

Please submit all future correspondences to the CRWQCB with a copy sent to this office.

If you have any questions, please contact Mr. Alberto Grajeda at (626) 458-3561, Monday through Thursday, 7 a.m. to 5:30 p.m.

Very truly yours,

GAIL FARBER
Director of Public Works

TIM SMITH
Senior Civil Engineer
Environmental Programs Division

AAG:ak
P:\Sec\Madani C807304

cc: California Regional Water Quality Control Board, Los Angeles Region (Yue Rong)
Wayne Perry, Inc. (Eric Floyd)

TABLE 5

FORMER EXXON STATION 7-2824
1700 Artesia Boulevard
Redondo Beach, California

CALCULATION OF HYDROCARBONS REMOVED

Period	Days	Temp (F)	TPH (mg/M^3)	Extraction Flow (SCFM)	TPH (lbs.)
8/29/94-10/11	33	70	7286	215	4646.5
10/11-11/11	31	70	6930	186	3591.6
11/11-12/05	21	70	5704	128	1378.1
3/02/95-04/03	32	70	1950	100	560.9
04/03-05/01	28	70	1850	100	465.6
05/01-06/12	37	70	1800	100	598.6
06/12-07/12	30	70	1850	100	498.9
07/12-08/07	26	70	1650	100	385.6
10/19-11/06	18	70	97	100	15.7
11/06-12/12	24	70	342	100	73.8

				Total Removed	12215.3

Equations used

SCFM x	D x	1440 x	(1/3.28)^3	x TPH x	1/1000 x	1/454 = ___ lb TPH
cu. ft. air		Min	cu. M air	mg TPH	g	lb
--------	Days	--------	--------	----------	--------	--------
Min		Day	cu ft. air	cu. M air	mg	g

(TPH(ppmv) X molecular weight) / 24.2 = TPH (mg/M^3)

For flow in SCFM - no temperature correction is required

F:\DATA\QPRODATA\DATA\111611.VES

11896 - 11965

MDE
SRP

EXXON COMPANY, U.S.A.
P.O. BOX 4032 • CONCORD, CA 94524-4032

ENVIRONMENTAL ENGINEERING
CHRIS M. TARTAGLIA
SENIOR ENVIRONMENTAL ENGINEER
(510) 246-8749
(510) 246-8798 FAX

RECEIVED
FEB - 8 1996
DEPARTMENT OF PUBLIC WORKS
ENVIRONMENTAL PROGRAMS DIVISION

C1560055

February 6, 1996

Mr. David Esfandi
Los Angeles County Department of Public Works
Waste Management Division
P.O. Box 1460
Alhambra, CA 91802-1460

RE: Former Exxon Station 7-2824/1700 Artesia Blvd., Redondo Beach, California

Dear Mr. Esfandi:

Attached for your review is our consultant's (ERI) response to your request for additional information as outlined in your letter dated January 3, 1996, regarding the Underground Storage Tank Removal Report for the site referenced above.

Please call me at (510) 246-8749 if there are any questions.

Sincerely,

Chris Tartaglia

Chris M. Tartaglia
Senior Environmental Engineer

CMT/jb

cc: w/o attachment: - 23
Mr. Robert Kroeger - ERI

RECYCLED

ERI

ENVIRONMENTAL RESOLUTIONS, INC.

January 30, 1996
LACDPW File EP-1
011896-011965

Ms. Barbara Faircloth
Exxon Company, U.S.A.
P.O. Box 4032
Concord, California 94524-2032

Subject: Response to LACDPW's request for additional information regarding the Underground Storage Tank Report for Former Exxon Station 7-2824, 1700 Artesia Boulevard, Redondo Beach, California.

Ms. Faircloth:

Presented in this document is our response to the request for additional information from Mr. David Esfandi of the Los Angeles County Department of Public Works (LACDPW) in a letter dated January 3, 1996 regarding the Underground Storage Tank Removal Report for the above referenced site. The following discussion is in the order of the items outlined in the LACDPW review letter. A copy of the LACDPW letter is attached.

Delineation of Hydrocarbon Impact

The Site Assessment Report prepared by ERI dated April 11, 1994 concluded that the delineation of the vertical and lateral extent of hydrocarbons in the soil beneath the site had been completed. Based upon the analytical results of soil sampling from the previous subsurface investigations at the site, it was determined that hydrocarbons in the soil beneath the site were localized in two areas; in the area surrounding the former gasoline underground storage tanks (USTs) and at the eastern end of the northern dispenser islands. The LACDPW approved the site assessment report in a letter dated June 14, 1994. The locations of soil borings, vadose wells, lines of cross sections and other pertinent site features are shown on the Generalized Site Plan (Plate 1). The vertical extent of total petroleum hydrocarbons (TPH) and benzene in soil are depicted on Cross Sections A-A' and B-B' (Plates P-2 to P-5) and the lateral extent of hydrocarbons in soil are depicted on the TPH and Benzene Soil Concentration Maps (Plates P-6 to P-7). The analytical soil sampling results from the previous assessment work at the site are summarized in Tables 1 to 3.

The hydrocarbon impacted soils encountered during the tank removal activities beneath the dispenser islands, product pipeline trenches, and the former gasoline USTs lie within the areas previously delineated by the prior assessment work at the site. These areas of hydrocarbon impacted soil are encircled by soil borings with TPH and benzene concentrations at trace or non-detectable levels (Refer to Plates P-6 and P-7). The limits of the lateral and vertical extent of the hydrocarbon-impacted soils encountered during the tank removal activities have been delineated by the previous assessment work at the site.

9272 Jeronimo Road, Suite 106, Irvine, California 92718 714-457-8950 (FAX 457-8956)
Irvine • Novato • Seattle

The Los Angeles County Department of Public Works, Hydrologic Records Division, was contacted to obtain information on groundwater conditions near the site. According to the LACDPW, two groundwater wells exist in the vicinity of the site. The well closest to the site (Well 722c) is located approximately 0.25 mile to the northwest at the intersection of Ruhland Avenue and Blossom Lane. The second well (Well 702e) is located approximately 0.64 mile to the east of the site at the intersection of Artesia Boulevard and Prospect Avenue. The depth to groundwater in the closest well (Well 722c) was measured at 111.1 feet bgs (or 3.1 feet above MSL) on April 29, 1994. Groundwater was measured in the second well (Well 702e) at a depth of 179.4 feet bgs (or 2.7 feet above MSL) on May 17, 1994. Based upon the above information and the site elevation of 100 feet above MSL, groundwater is estimated to occur at a depth of approximately 97 feet bgs beneath the site.

Based upon the analytical results from soil sampling and the estimated depth to groundwater beneath the site of 97 feet bgs, there is no significant potential for hydrocarbon impact to groundwater beneath the site from the former underground storage tanks or dispenser islands.

Remedial Action Plan

In October 1994, a soil vapor extraction (SVE) test was conducted to determine the feasibility of vapor extraction as a remediation option. The results of the study indicated that vapor extraction was an effective remediation method for removing the volatile hyrocarbons from the soil beneath the site. The SVE test data indicated a 100 foot radius of vacuum influence (Plate P-8). Operation of the SVE system was continued in an extended pilot test mode and the Remedial Action Plan (RAP) prepared by ERI (dated May 1, 1995) was submitted for review to the Los Angeles County Department of Public Works (LACDPW) Local Oversight Program. The RAP was approved by the LACDPW Local Oversight Program. The analytical data obtained from monitoring of the SVE system are summarized in Table 4 and the calculations to determine the hydrocarbons removed are included in Table 5. A graph of total hydrocarbons removed versus system operating time is shown on Plate P-9.

Following the completion of tank removal activities, the observation vapor extraction well VZ8, located in the western dispenser island area, was manifolded to the existing SVE system on December 12, 1996. The addition of well VZ8 to the existing SVE system will serve to decrease the time required to remediate the impacted soils encountered beneath the western dispenser islands and adjacent product pipeline trenches during the tank removal activities.

Confirmation soil sampling will be conducted when the hydrocarbon concentrations removed by the SVE system have fallen to asymptotic levels. In addition to the confirmation soil sampling of the northern dispenser islands and former gasoline tank field, soil borings will also be drilled and soil samples collected in the areas where impacted soils were encountered during the tank removal activities.

The site is no longer owned by Exxon and is currently operating as a Golden State Fuels gasoline service station. Future uses of the site will be as determined by the new owners.

If you should have any questions regarding this letter please contact me at (714) 457-8959.

Sincerely,
Environmental Resolutions, Inc.

Claus M. Jakobsen
R.G. 5909

REGISTERED GEOLOGIST
CLAUS M. JAKOBSEN
R.G. 5909
Exp. 10/97
STATE OF CALIFORNIA

Enc: Previous Soil Analytical Results - Tables 1 to 3
Remediation System Operation Data - Table 4
Calculation of Hydrocarbons Removed - Table 5
Generalized Site Plan (Plate P-1)
Cross Section A-A' with TPH Concentrations (Plate P-2)
Cross Section A-A' with Benzene Concentrations (Plate P-3)
Cross Section B-B' with TPH Concentrations (Plate P-4)
Cross Section B-B' with Benzene Concentrations (Plate P-5)
TPH Concentrations in Soil (Plate P-6)
Benzene Concentrations in Soil (Plate P-7)
Vacuum Radius of Influence (Plate P-8)
Total Hydrocarbons Removed vs. System Operating Time (Plate P-9)
LACDPW letter, January 3, 1996

TABLE 1
PREVIOUS SOIL ANALYTICAL RESULTS
Former Exxon Station 7-2824
Samples collected by ERI on April 8 and 13, 1992

Sample Location	Depth (feet)	Benzene	Toluene	Ethyl-benzene	Xylenes	TPH[a]	TRPH[b]
B1	25	0.015	0.113	0.057	0.314	N.D.	N.A.
B1	30	0.011	0.016	N.D.	0.038	N.D.	N.A.
B1	40	N.D.	N.D.	N.D.	N.D.	N.D.	N.A.
B2	15	0.006	N.D.	N.D.	N.D.	N.D.	N.A.
B2	30	N.D.	N.D.	N.D.	N.D.	N.D.	N.A.
B2	40	N.D.	N.D.	N.D.	N.D.	N.D.	N.A.
B3	15	N.D.	N.D.	N.D.	N.D.	N.D.	N.A.
B3	25	0.29	11	15	65	600	N.A.
B3	35	N.D.	39	52	260	1800	N.A.
B3	50	N.D.	N.D.	N.D.	N.D.	N.D.	N.A.
B3	60	N.D.	0.032	0.067	0.45	3.2	N.A.
B4[c]	10	N.D.	N.D.	N.D.	N.D.	N.A.	N.D.
B4[c]	25	N.D.	N.D.	N.D.	N.D.	N.A.	N.D.
B4[c]	30	11	N.D.	N.D.	N.D.	N.A.	N.D.
B5	10	N.D.	N.D.	N.D.	N.D.	N.D.	N.A.
B5	20	N.D.	N.D.	N.D.	N.D.	N.D.	N.A.
B6	5	N.D.	78	55	600	4000	N.A.
B6	10	N.D.	N.D.	N.D.	N.D.	N.D.	N.A.
B6	20	N.D.	N.D.	N.D.	0.007	1.6	N.A.
B7	10	140	820	250	1300	9900	N.A.
B7	20	20	230	92	460	4100	N.A.
B7	35	N.D.	N.D.	N.D.	0.059	2.8	N.A.
B7	50	N.D.	0.008	N.D.	0.010	N.D.	N.A.
B7	60	0.007	0.025	0.012	0.13	1.3	N.A.
H1	5	N.D.	N.D.	N.D.	N.D.	N.D.	N.A.
H2	5	0.009	N.D.	N.D.	N.D.	N.D.	N.A.
H3	5	0.018	0.011	N.D.	N.D.	N.D.	N.A.
H4	5	N.D.	N.D.	N.D.	N.D.	N.D.	N.A.
H5	5	0.011	0.008	N.D.	N.D.	N.D	N.A.
H6	5	0.018	0.018	0.033	0.16	3.3	N.A.
H7	5	N.D.	N.D.	N.D.	N.D.	N.D.	N.A.
H8	5	0.010	0.009	N.D.	N.D.	N.D.	N.A.
H9	5	0.020	0.018	N.D.	N.D.	N.D.	N.A.
H10	5	N.D.	N.D.	N.D.	N.D.	N.D.	N.A.
H11	5	0.014	0.019	0.71	2.8	13	N.A.
H12	5	N.D.	N.D.	N.D.	N.D.	N.D.	N.A.
H13	5	N.D.	N.D.	N.D.	N.D.	N.D.	N.A.
H14	5	0.031	0.22	0.30	2.1	52	N.A.
Detection Limit		0.005	0.005	0.006	0.006	1.0	10.0

[a] Total petroleum hydrocarbons (EPA Method 8015 Modified).
[b] Total recoverable petroleum hydrocarbons (EPA Method 418.1).
[c] Samples analyzed for purgeable halogenated volatile organic compounds. Concentrations for all analytes per EPA Method 8010 were below the laboratory detection limits (ranging from 0.005 to 0.02 ppm).
N.D. - Not detected at or above laboratory detection limits.
N.A. - Not analyzed for the specified analyte.

TABLE 2
PREVIOUS SOIL ANALYTICAL RESULTS
Exxon Station 7-2824
Samples collected by ERI on September 30 and October 1, 1993

Sample Number	Depth (feet)	Benzene	Toluene	Ethyl-Benzene	Xylenes	TPH[a]
S-05-VZ1	5	ND	ND	ND	ND	ND
S-10-VZ1*	10	ND	ND	ND	ND	ND
S-15-VZ1	15	ND	ND	ND	ND	ND
S-20-VZ1	20	ND	ND	ND	ND	ND
S-25-VZ1	25	ND	ND	ND	ND	ND
S-30-VZ1	30	ND	ND	ND	ND	ND
S-35-VZ1	35	ND	ND	ND	ND	ND
S-40-VZ1*	40	ND	ND	ND	ND	ND
S-05-VZ2	5	ND	ND	ND	ND	ND
S-10-VZ2	10	ND	ND	ND	ND	ND
S-15-VZ2*	15	ND	ND	ND	ND	ND
S-20-VZ2	20	ND	ND	ND	ND	ND
S-25-VZ2	25	ND	ND	ND	ND	ND
S-30-VZ2*	30	ND	ND	ND	ND	ND
S-05-VZ3	5	ND	ND	ND	ND	ND
S-10-VZ3	10	ND	ND	ND	ND	ND
S-15-VZ3	15	ND	ND	ND	ND	ND
S-20-VZ3	20	ND	ND	ND	ND	ND
S-25-VZ3*	25	ND	ND	ND	ND	ND
S-30-VZ3*	30	ND	ND	ND	ND	ND
S-35-VZ3*	35	ND	ND	ND	ND	ND
S-40-VZ3	40	ND	ND	ND	ND	ND
S-05-VZ4	5	ND	ND	ND	ND	ND
S-10-VZ4	10	ND	ND	ND	ND	ND

TABLE 2
PREVIOUS SOIL ANALYTICAL RESULTS
EXXON Station 7-2824
Samples collected by ERI on September 30 and October 1, 1993

Sample Number	Depth (feet)	Benzene	Toluene	Ethyl-Benzene	Xylenes	TPH[a]
S-15-VZ4	15	ND	ND	ND	ND	ND
S-20-VZ4	20	ND	ND	ND	ND	ND
S-25-VZ4*	25	ND	ND	ND	ND	ND
S-30-VZ4	30	ND	ND	ND	ND	ND
S-35-VZ4	35	ND	0.006	ND	0.020	ND
S-40-VZ4*	40	ND	ND	ND	ND	ND
S-45-VZ4	45	0.015	0.038	0.007	0.10	ND
S-50-VZ4	50	0.020	0.026	0.012	0.093	ND
S-55-VZ4	55	ND	0.013	ND	0.039	ND
S-60-VZ4	60	ND	ND	ND	0.021	ND
S-65-VZ4	65	ND	ND	ND	0.045	ND
S-70-VZ4*	70	ND	ND	ND	ND	ND
S-05-VZ5	5	ND	ND	ND	ND	ND
S-10-VZ5	10	ND	ND	ND	ND	ND
S-15-VZ5	15	ND	ND	ND	ND	ND
S-20-VZ5	20	ND	ND	ND	ND	ND
S-25-VZ5*	25	0.26	0.37	0.2	1.14	15
S-32-VZ5	32	0.006	0.008	0.009	0.028	ND
S-35-VZ5	35	ND	ND	ND	ND	ND
S-40-VZ5*	40	0.02	0.17	0.1	0.6	6.7
S-45-VZ5*	45	0.01	0.3	0.1	0.6	5
S-50-VZ5*	50	ND	0.12	0.04	0.3	ND
S-55-VZ5*	55	ND	ND	ND	ND	ND
S-60-VZ5*	60	ND	ND	ND	ND	ND

TABLE 2
PREVIOUS SOIL ANALYTICAL RESULTS
EXXON Station 7-2824
Samples collected by ERI on September 30 and October 1, 1993

Sample Number	Depth (Feet)	Benzene	Toluene	Ethyl-Benzene	Xylenes	TPH
S-05-VZ6	5	ND	ND	ND	ND	ND
S-10-VZ6	10	ND	ND	ND	ND	ND
S-15-VZ6	15	ND	ND	ND	ND	ND
S-20-VZ6	20	ND	ND	ND	ND	ND
S-25-VZ6*	25	0.006	0.007	0.03	ND	4
S-30-VZ6*	30	ND	ND	ND	ND	ND
S-35-VZ6*	35	ND	ND	ND	ND	ND
S-40-VZ6*	40	ND	ND	ND	ND	ND
Detection limits		0.005	0.005	0.005	0.010	1.0

Concentrations in Parts Per Million (ppm).
[a] Total petroleum hydrocarbons (EPA Method 8015 Modified).
* Sample analyzed onsite by an Associated mobile laboratory on 9/30/93 and 10/01/93. All other samples were analyzed by Pace.
The laboratory detection limits indicated in Table 2 apply to samples analyzed at Pace. Samples analyzed on site in the Associated mobile laboratory have detection limits identical to Pace's with the exception of xylene (0.015 ppm), and TPH (5 ppm).
N.D. - Not detected at or above laboratory detection limits.

TABLE 3
PREVIOUS SOIL ANALYTICAL RESULTS
EXXON Station 7-2824
Samples collected by ERI on March 2, 1994

Sample Location	Depth (feet)	Benzene	Toluene	Ethyl-benzene	Xylenes	TPH[a]
B8	5	N.D.	N.D.	N.D.	N.D.	N.D.
B8	10	N.D.	N.D.	N.D.	N.D.	N.D.
B8	15	N.D.	N.D.	N.D.	N.D.	N.D.
B8	20	N.D.	N.D.	N.D.	N.D.	N.D.
B8	25	N.D.	N.D.	N.D.	N.D.	N.D.
B8	30	0.019	0.019	0.007	0.054	N.D.
B8	35	0.029	0.031	0.011	0.1	N.D.
B8	40	N.D.	N.D.	N.D.	N.D.	N.D.
B8	45	N.D.	N.D.	N.D.	N.D.	N.D.
B8	50	N.D.	N.D.	N.D.	N.D.	N.D.
B8	55	0.008	0.012	0.013	0.042	N.D.
B8	60	N.D.	N.D.	N.D.	0.013	N.D.
B9	5	N.D.	N.D.	N.D.	N.D.	N.D.
B9	10	N.D.	N.D.	N.D.	N.D.	N.D.
B9	15	N.D.	N.D.	N.D.	N.D.	N.D.
B9	20	N.D.	N.D.	N.D.	N.D.	N.D.
B9	25	N.D.	N.D.	N.D.	N.D.	N.D.
B9	30	N.D.	N.D.	N.D.	N.D.	N.D.
B9	35	N.D.	N.D.	N.D.	N.D.	N.D.
B9	40	N.D.	N.D.	N.D.	N.D.	N.D.
B9	45	N.D.	N.D.	N.D.	N.D.	N.D.
B10	5	N.D.	N.D.	N.D.	N.D.	N.D.
B10	10	N.D.	N.D.	N.D.	N.D.	N.D.
B10	15	N.D.	N.D.	N.D.	N.D.	N.D.
B10	20	N.D.	N.D.	N.D.	N.D.	N.D.
B10	25	N.D.	N.D.	N.D.	N.D.	N.D.
B10	30	N.D.	N.D.	N.D.	N.D.	N.D.
B10	35	N.D.	N.D.	N.D.	N.D.	N.D.
B11	5	N.D.	N.D.	N.D.	N.D.	N.D.
B11	10	N.D.	N.D.	N.D.	N.D.	N.D.
B11	15	N.D.	N.D.	N.D.	N.D.	N.D.
B11	20	N.D.	N.D.	N.D.	N.D.	N.D.
B11	25	N.D.	N.D.	N.D.	N.D.	N.D.
B11	30	N.D.	N.D.	N.D.	N.D.	N.D.
B11	35	N.D.	N.D.	N.D.	N.D.	N.D.
B11	40	N.D.	N.D.	N.D.	N.D.	N.D.
B11	45	N.D.	N.D.	N.D.	N.D.	N.D.
Detection Limit		0.005	0.005	0.005	0.010	1.0

All concentrations are in parts per million (ppm).
[a] Total petroleum hydrocarbons (EPA Method 8015 Modified).
N.D. - Not detected at or above laboratory detection limits.

Table 4
Remediation System Operation Data
Former Exxon Station 7-2824

		Date	08/29/94	09/02/94	09/08/94	09/20/94	09/26/94	09/30/94	10/06/94	10/11/94	10/19/94
System Vacuum (Inches of Hg)			25	25	25	15	17	25	20	15	16
System Flow Rate (scfm)			230	230	221	173	180	230	225	233	255
System Influent Concentration (ppmv)			13% LEL	11% LEL	9% LEL	6% LEL	1000	NT	770	810	675
System Influent Conc by Lab Analysis(ppmv)			2000							1200	
Well #2	Concentration (ppmv)		275	500	390	210	180	NT	125	200	170
Well #3	Concentration (ppmv)		18% LEL	7% LEL	640	320	340	NT	240	220	175
Well #4	Concentration (ppmv)		10% LEL	21% LEL	20% LEL	17% LEL	10% LEL	NT	17% LEL	15% LEL	14% LEL
Well #5	Concentration (ppmv)		13% LEL	14% LEL	10% LEL	8% LEL	8% LEL	NT	890	775	575
Well #6	Concentration (ppmv)		6% LEL	740	450	340	380	NT	230	300	270
		Date	10/27/94	11/03/94	11/11/94	11/17/94	11/22/94	11/30/94	12/05/94	03/02/95	03/07/95
System Vacuum (Inches of Hg)			14	55	45	55	55	55	22.5		
System Flow Rate (scfm)			225	110	105	105	110	100	220	100	100
System Influent Concentration (ppmv)			600	10% LEL	9% LEL	9% LEL	8% LEL	7% LEL	310	425	250
System Influent Conc by Lab Analysis(ppmv)					2700				510		540
Well #2	Concentration (ppmv)		130	NT	NT	NT	NT	NT	40	NT	50
	Well Head Pressure (Inches Hg)										6
Well #3	Concentration (ppmv)		140	NT	NT	NT	NT	NT	50	NT	50
	Well Head Pressure (Inches Hg)										5
Well #4	Concentration (ppmv)		12% LEL	10% LEL	9% LEL	9% LEL	8% LEL	7% LEL	6% LEL	NT	450
	Well Head Pressure (Inches Hg)										6
Well #5	Concentration (ppmv)		490	NT	NT	NT	NT	NT	950	NT	425
	Well Head Pressure (Inches Hg)										6
Well #6	Concentration (ppmv)		210	NT	NT	NT	NT	NT	225	NT	95
	Well Head Pressure (Inches Hg)										4

Table 4
Remediation System Operation Data
Former Exxon Station 7-2824

		Date	03/13/95	03/20/95	03/28/95	04/03/95	04/10/95	04/17/95	04/25/95	05/01/95	05/08/95
System Flow Rate (scfm)			100	100	100	100	100	100	100	100	100
System Influent Concentration (ppmv)			400	200	210	310	475	425	350	400	475
System Influent Conc by Lab Analysis(ppmv)						570				480	
Well #2	Concentration (ppmv)		40	40	40	30	60	160	150	100	150
	Well Head Pressure (Inches Hg)		6	6	7	5	4	4.5	4	5	7
Well #3	Concentration (ppmv)		50	40	40	30	50	200	175	150	200
	Well Head Pressure (Inches Hg)		5	6	6	5	4.5	4.5	4.5	4.5	7
Well #4	Concentration (ppmv)		540	290	240	490	50	550	425	625	550
	Well Head Pressure (Inches Hg)		6	5	5	4.5	4	4	4	4.5	6
Well #5	Concentration (ppmv)		345	250	300	375	450	570	460	475	425
	Well Head Pressure (Inches Hg)		6	5	5	5	4.5	4.5	4	3	5
Well #6	Concentration (ppmv)		50	50	40	90	50	360	300	275	250
	Well Head Pressure (Inches Hg)		5	6	6	5	3	4	4	4	6

		Date	05/15/95	05/22/95	05/30/95	06/08/95	06/12/95	06/21/95	06/28/95	07/03/95	7/12/95
System Flow Rate (scfm)			100	100	100	100	100	100	100	100	100
System Influent Concentration (ppmv)			340	460	380	375	210	275	275	175	150
System Influent Conc by Lab Analysis(ppmv)							540				510
Well #2	Concentration (ppmv)		100	CL	CL	CL	CL	CL	CL	CL	CL
	Well Head Pressure (Inches Hg)		6								
Well #3	Concentration (ppmv)		140	CL	CL	CL	CL	CL	CL	CL	CL
	Well Head Pressure (Inches Hg)		6								
Well #4	Concentration (ppmv)		460	475	360	290	225	275	275	50	150
	Well Head Pressure (Inches Hg)		6	8	6	6	5.5	5.1	5.2	6	4.8
Well #5	Concentration (ppmv)		410	360	390	250	225	300	250	145	150
	Well Head Pressure (Inches Hg)		5	7	6	6	7.2	6.4	7.2	7	6.4
Well #6	Concentration (ppmv)		275	280	240	150	25	175	175	50	50
	Well Head Pressure (Inches Hg)		5	9	6	8	8	7.2	8.5	7.5	7.9

Table 4
Remediation System Operation Data
Former Exxon Station 7-2824

		Date	07/17/95	07/24/95	08/02/95	08/07/95	08/16/95	08/21/95	10/20/95	10/26/95	10/31/95
System Flow Rate (scfm)			100	100	100	100	100	100	100	100	100
System Influent Concentration (ppmv)			190	175	175	175	75	150	125	115	140
System Influent Conc by Lab Analysis(ppmv)						430			48		
Well #2	Concentration (ppmv)		CL	CL	CL	CL	NT	NT	NT	NT	NT
	Well Head Pressure (Inches Hg)										
Well #3	Concentration (ppmv)		CL	CL	CL	CL	NT	NT	NT	NT	NT
	Well Head Pressure (Inches Hg)										
Well #4	Concentration (ppmv)		125	175	90	175	NT	NT	NT	NT	NT
	Well Head Pressure (Inches Hg)		5.3	5.2	4.6	5					
Well #5	Concentration (ppmv)		150	150	125	175	CL	CL	NT	NT	NT
	Well Head Pressure (Inches Hg)		7	7	6.2	7					
Well #6	Concentration (ppmv)		110	200	110	25	CL	CL	NT	NT	NT
	Well Head Pressure (Inches Hg)		8.8	8.5	8	10					
		Date	11/6/95	11/13/95	11/21/95	11/27/95	12/12/95				
System Flow Rate (scfm)			100	100	100	100	100				
System Influent Concentration (ppmv)			110	110	115	160	135				
System Influent Conc by Lab Analysis(ppmv			6.5				190				
Well #2	Concentration (ppmv)		CL	NT	NT	NT	50				
	Well Head Pressure (Inches Hg)						4.6				
Well #3	Concentration (ppmv)		CL	NT	NT	NT	90				
	Well Head Pressure (Inches Hg)						1				
Well #4	Concentration (ppmv)		110	NT	NT	NT	120				
	Well Head Pressure (Inches Hg)		6				3.8				
Well #5	Concentration (ppmv)		125	NT	NT	NT	135				
	Well Head Pressure (Inches Hg)		8				3				
Well #6	Concentration (ppmv)		65	NT	NT	NT	80				
	Well Head Pressure (Inches Hg)		7				4				
Well #8	Concentration (ppmv)		CL	CL	CL	CL	150				
	Well Head Pressure (Inches Hg)						2				

Notes:

System not operated from 12/09/94 - 03/02/95 while obtaining permanent SCAQMD permit

06/16/95 - System down pending carbon change

08/21/95 - 10/20/95 = System down - site construction activities blocking access to unit

CL = Well Closed

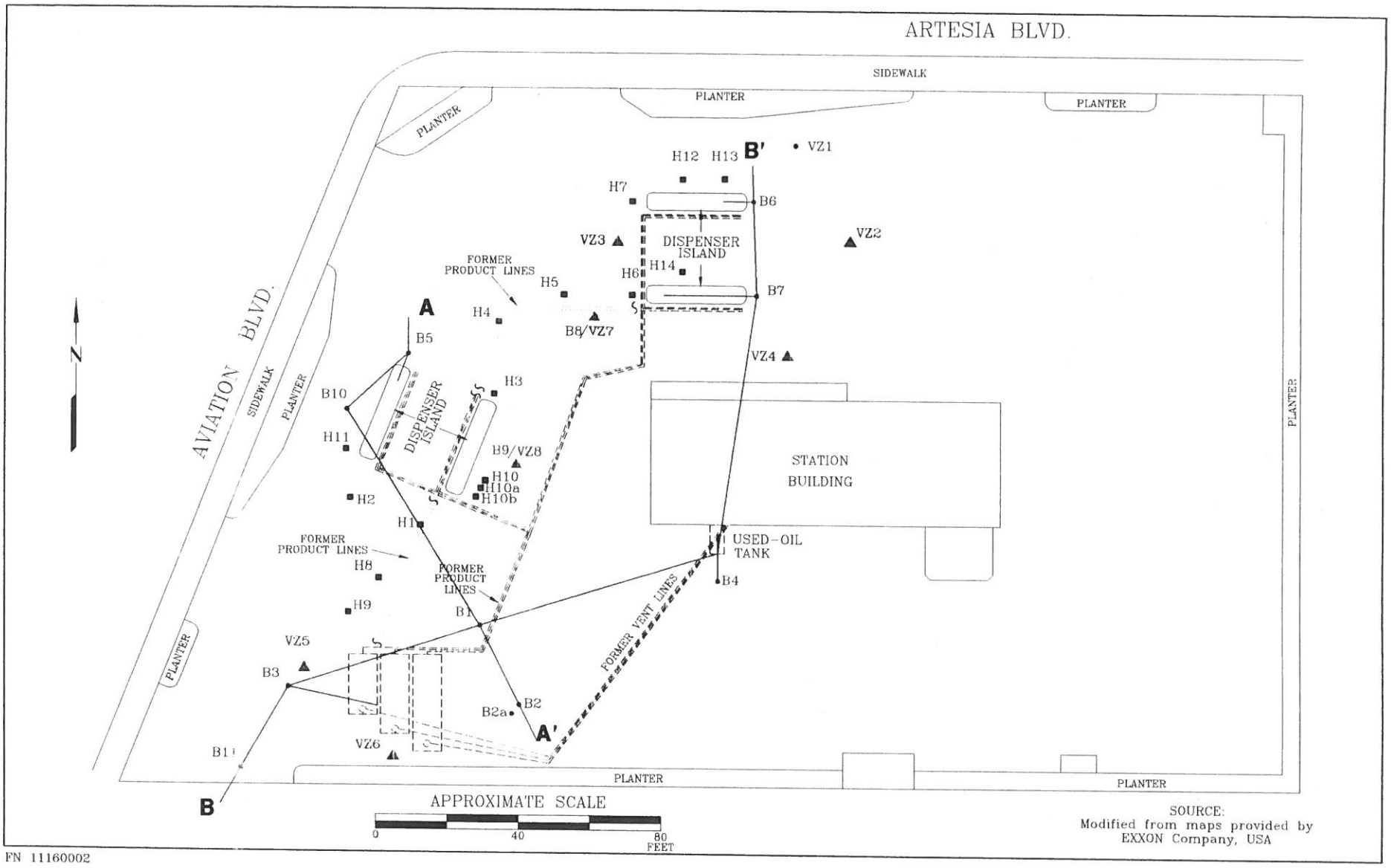
1% LEL = 138 ppmv (approximately)

Inches of Hg = Inches of Mercury

ppmv = parts per million by volume

scfm = standard cubic feet per minute

NT = Not Tested



SOURCE:
Modified from maps provided by
EXXON Company, USA

FN 11160002

ERI
ENVIRONMENTAL RESOLUTIONS, INC.

GENERALIZED SITE PLAN

FORMER EXXON STATION 7-2824
1700 Artesia Blvd.
Redondo Beach, California

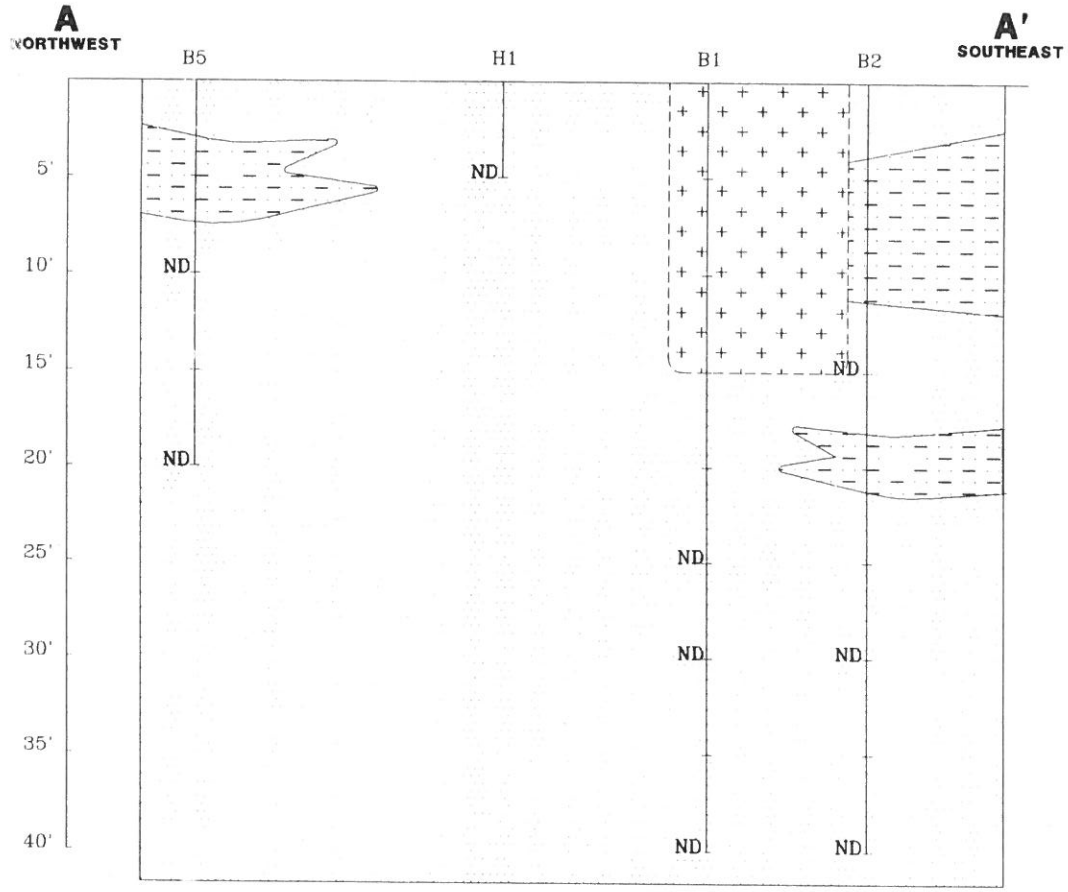
EXPLANATION

- ●B11 Vertical Boring
- —●B7 Slant Boring
- ■H14 Hand Augered Boring
- ▲B9/VZ8 Vadose-Zone Well
- ●VZ1 Vertical Boring
- [- - -] Underground Storage Tank
- B——B' Cross-Section Lines

PROJECT NO.
1116

PLATE
P-1

DATE: 12/11/95



APPROXIMATE SCALE

0 30 60 FEET

3x VERTICAL EXAGGERATION

SOURCE: Modified from maps provided by Pilot Chemical Company

FN 1116XSAA

ERI ENVIRONMENTAL RESOLUTIONS, INC.

CROSS-SECTION A - A'
WITH TPH CONCENTRATIONS
EXXON STATION 7-2824
1700 Artesia Boulevard
Redondo Beach, California

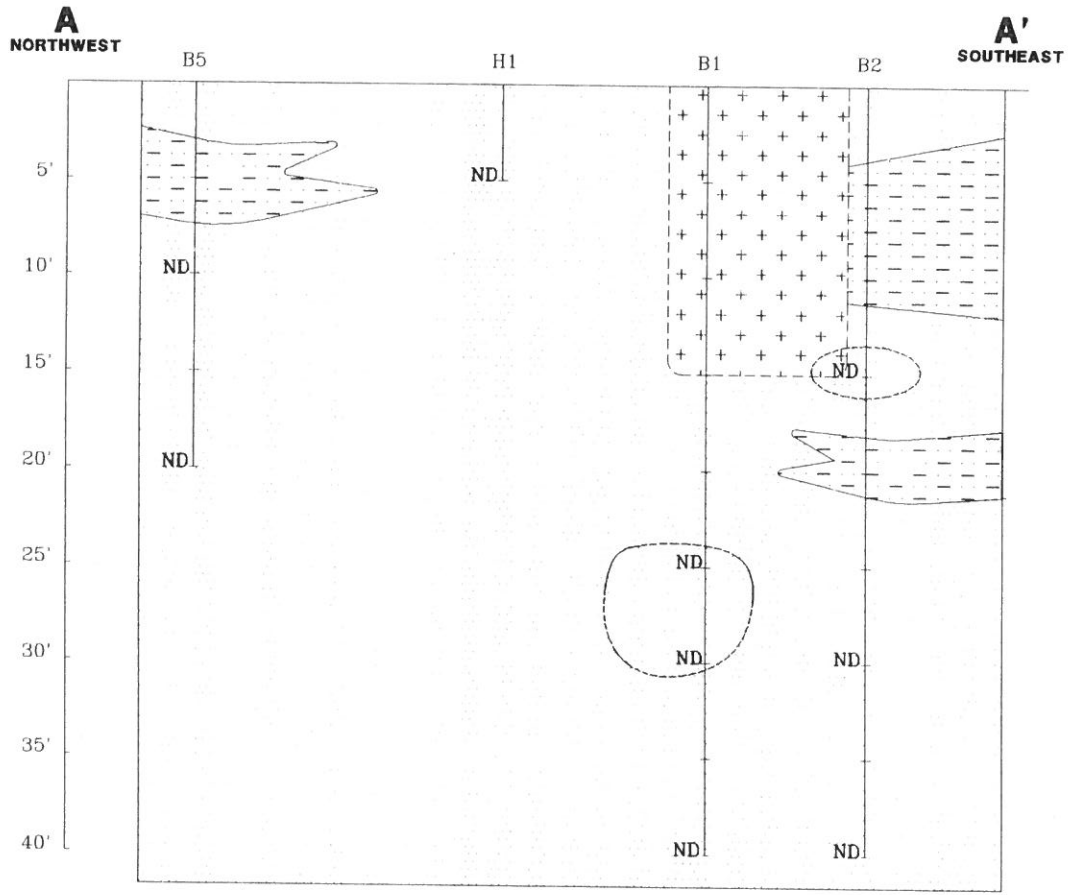
EXPLANATION

SM/Silty Sand
SP/Sand
Underground Storage Tank
ND Non-detectable Concentration of TPH
TPH Total Petroleum Hydrocarbon

PROJECT NO. 1116

PLATE P-2

DATE: 11/15/93



APPROXIMATE SCALE

0 30 60 FEET

3x VERTICAL EXAGGERATION

SOURCE: Modified from maps provided by Pilot Chemical Company

FN 1116XSAA

ERI ENVIRONMENTAL RESOLUTIONS, INC.

CROSS-SECTION A - A'
WITH BENZENE CONCENTRATIONS
EXXON STATION 7-2824
1700 Artesia Boulevard
Redondo Beach, California

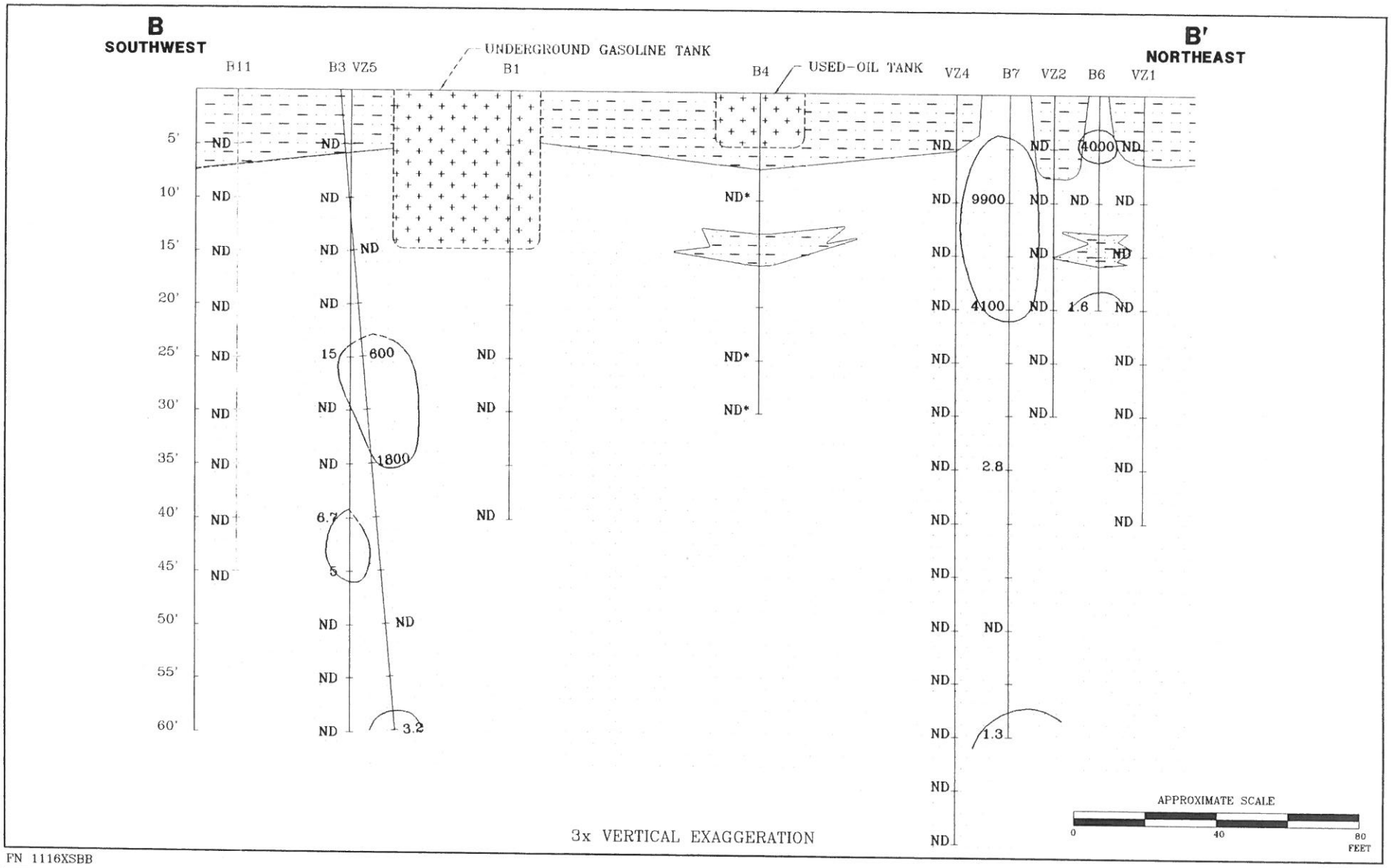
EXPLANATION

SM/Silty Sand
SP/Sand
Underground Storage Tank
ND Non-detectable Concentration of Benzene
ppm Parts Per Million
-------- Limit of Benzene Impact

PROJECT NO. 1116

PLATE P-3

DATE: 11/15/93



FN 1116XSBB

ERI ENVIRONMENTAL RESOLUTIONS, INC.

CROSS-SECTION B - B' WITH TPH CONCENTRATIONS

FORMER EXXON STATION 7-2824
1700 Artesia Boulevard
Redondo Beach, California

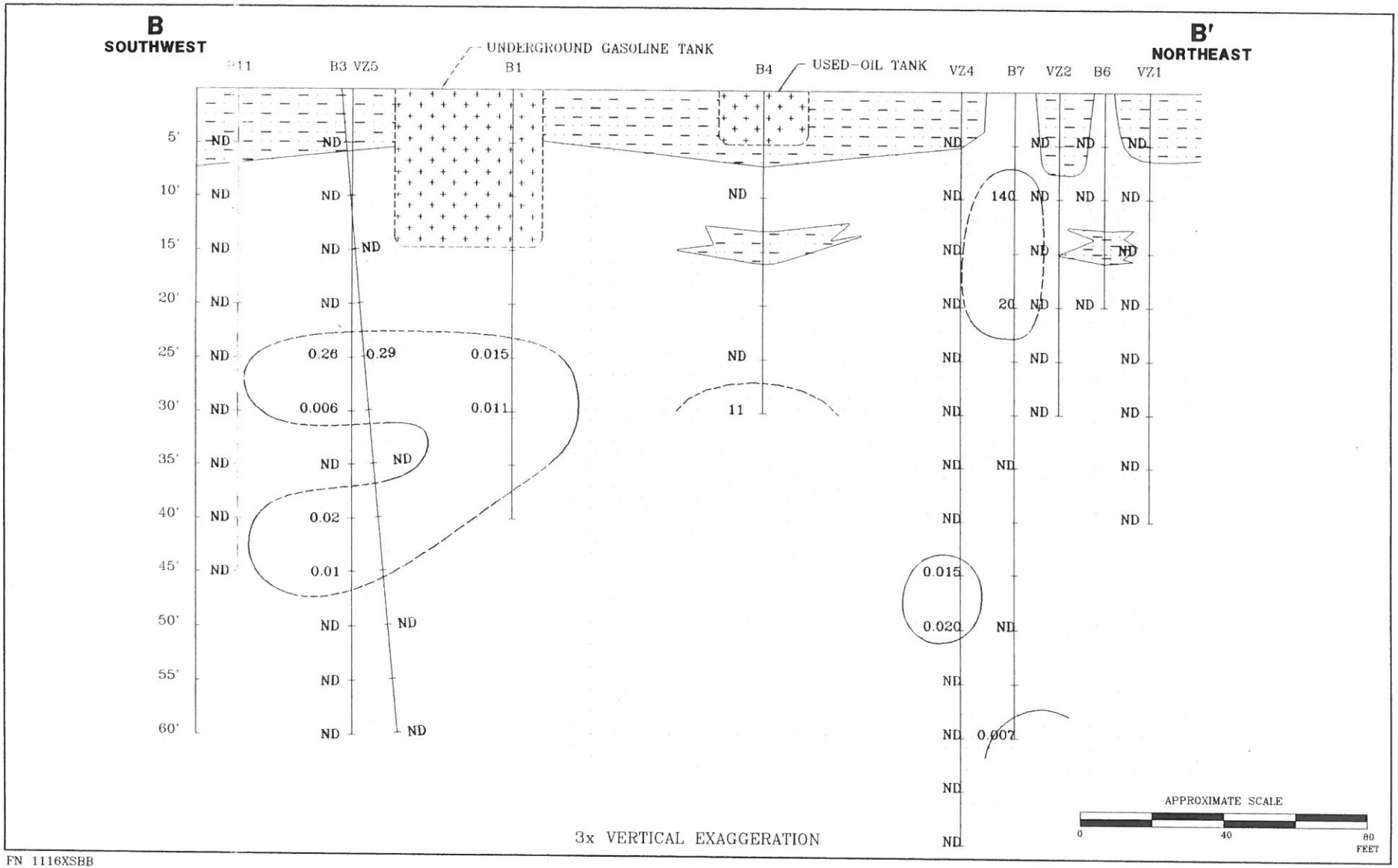
EXPLANATION

- SM/Silty Sand
- SP-SW/Sand
- Underground Tank
- 9900 TPH Concentration in ppm (* = TRPH)
- ND Non-Detectable
- ---- Limit of TPH Impact

PROJECT NO. 1116

PLATE P-4

DATE: 3/31/94



FN 1116XSBB

ERI
ENVIRONMENTAL RESOLUTIONS, INC.

CROSS-SECTION B - B'
WITH BENZENE CONCENTRATIONS

FORMER EXXON STATION 7-2824
1700 Artesia Boulevard
Redondo Beach, California

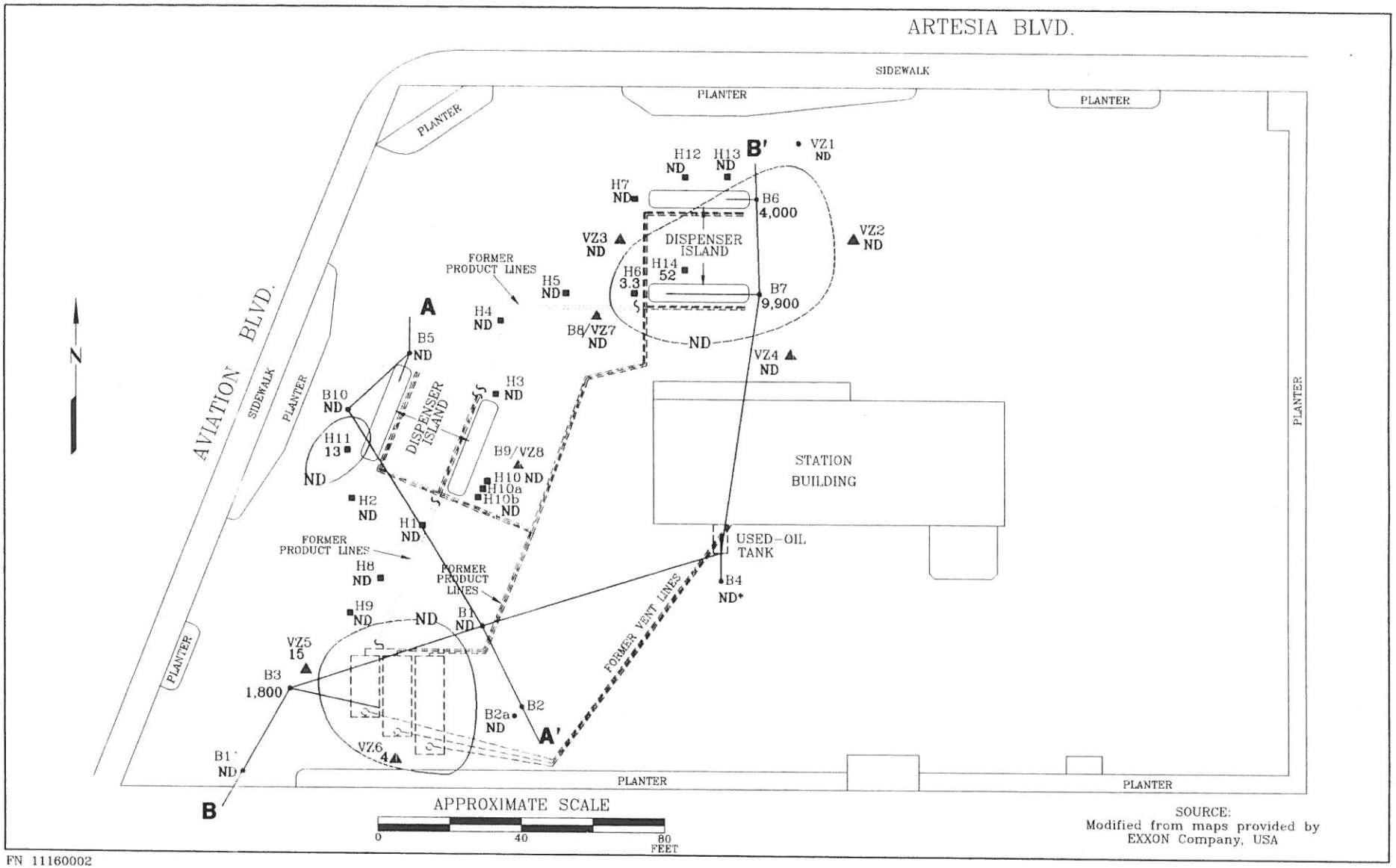
EXPLANATION

- SM/Silty Sand
- SP-SW/Sand
- Underground Tank
- 140 Benzene Concentration in ppm
- ND Non-Detectable
- ---- Limit of Benzene Impact

PROJECT NO. 1116

PLATE P-5

DATE: 3/31/94



SOURCE:
Modified from maps provided by
EXXON Company, USA

FN 11160002

ERI
ENVIRONMENTAL RESOLUTIONS, INC.

TPH CONCENTRATIONS IN SOIL

FORMER EXXON STATION 7-2824
1700 Artesia Blvd.
Redondo Beach, California

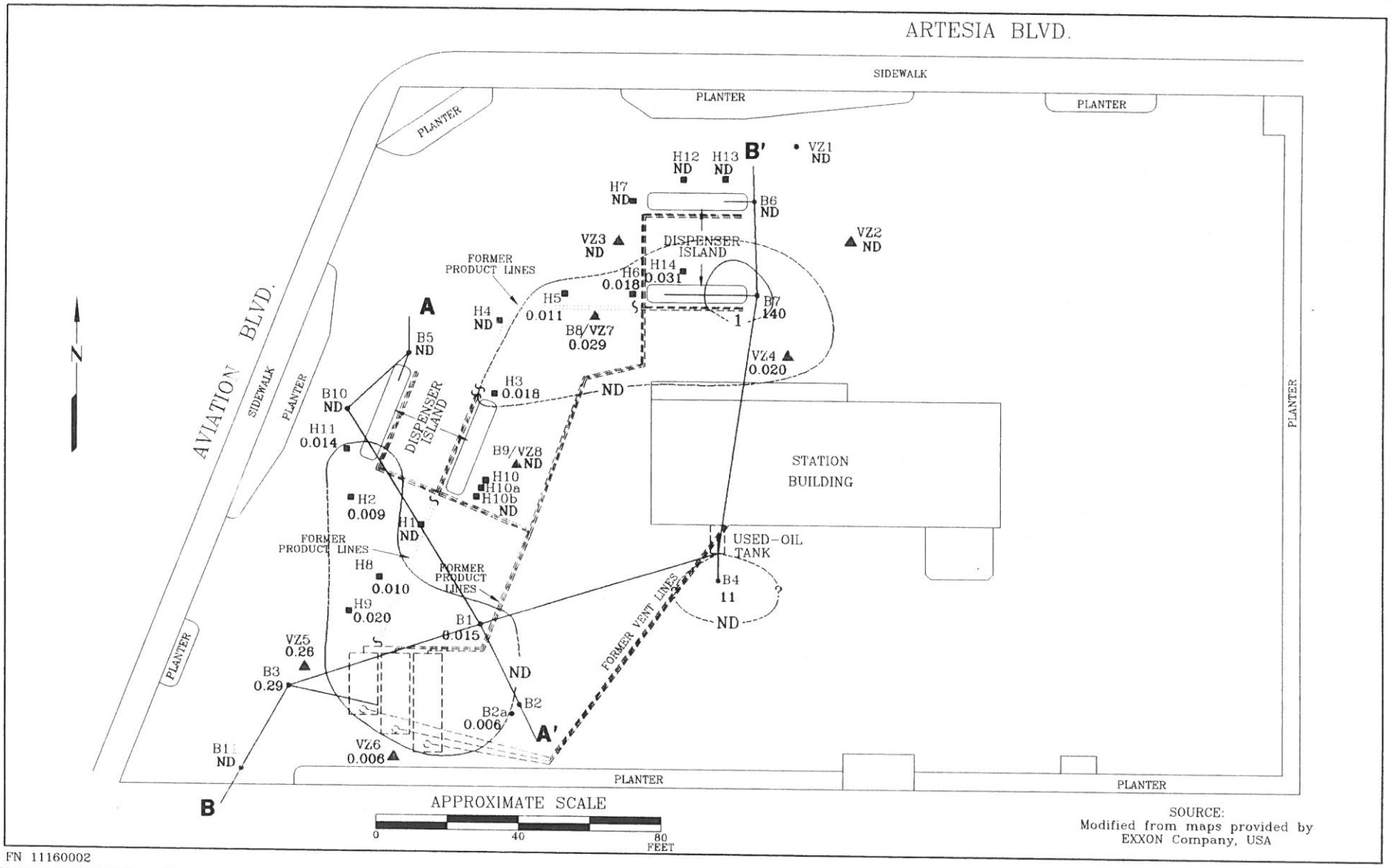
EXPLANATION

- ●B11 Vertical Boring
- —●B7 Slant Boring
- ■H14 Hand Augered Boring
- ▲B9/VZ8 Vadose-Zone Well
- ●VZ1 Vertical Boring
- [ ] Underground Storage Tank
- B——B' Cross-Section Lines
- 9,900 TPH Concentration in Soil in ppm (* TRPH)
- -------- ND TPH Concentration ISOCON
- ND Not Detected
- ppm Parts per Million

PROJECT NO. 1116

PLATE P-6

DATE: 12/11/95



SOURCE:
Modified from maps provided by EXXON Company, USA

FN 11160002

ERI
ENVIRONMENTAL RESOLUTIONS, INC.

BENZENE CONCENTRATIONS IN SOIL

FORMER EXXON STATION 7-2824
1700 Artesia Blvd.
Redondo Beach, California

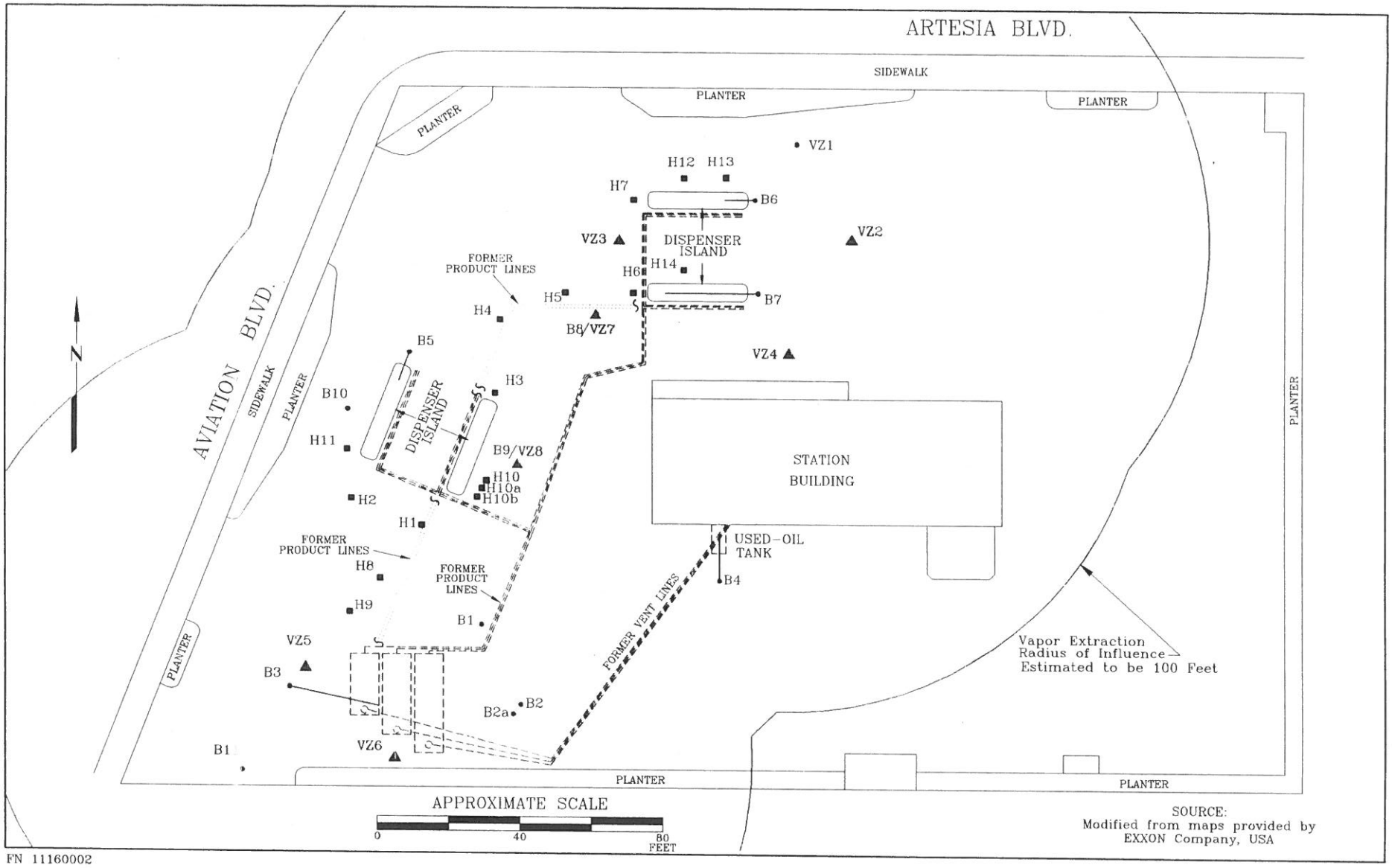
EXPLANATION

- ●B11 Vertical Boring
- ●B7 Slant Boring
- ■H14 Hand Augered Boring
- ▲B9/VZ8 Vadose-Zone Well
- ●VZ1 Vertical Boring
- [ ] Underground Storage Tank
- B——B' Cross-Section Lines
- -------ND Benzene Concentration ISOCON
- 140 Benzene Concentration in Soil
- ND Not Detected
- ppm Parts per Million

PROJECT NO. 1116

PLATE P-7

DATE: 12/11/95



FN 11160002

ERI ENVIRONMENTAL RESOLUTIONS, INC.

VACUUM RADIUS OF INFLUENCE

FORMER EXXON STATION 7-2824
1700 Artesia Blvd.
Redondo Beach, California

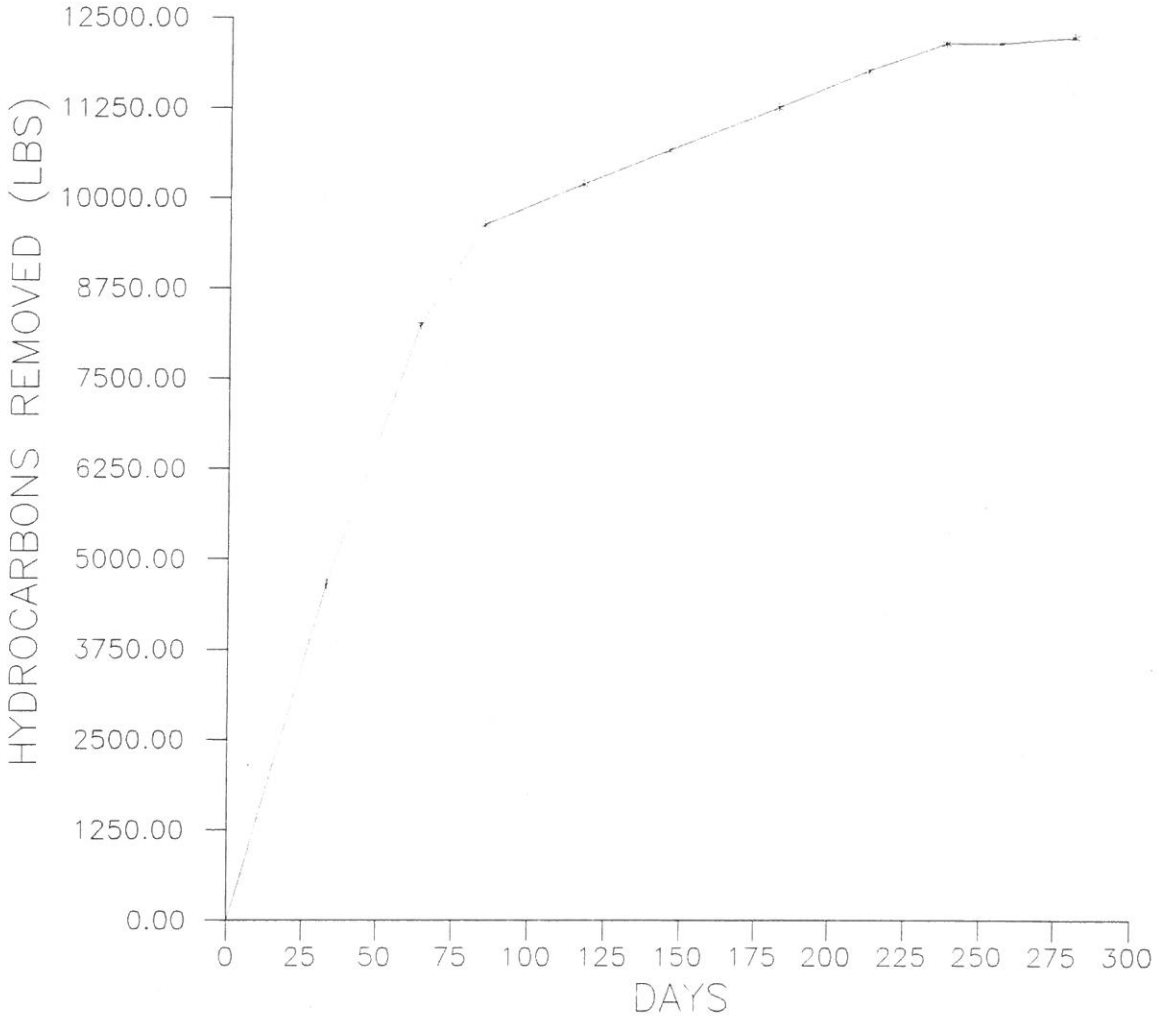
EXPLANATION

- ●B11 Vertical Boring
- —●B7 Slant Boring
- ■H14 Hand Augered Boring
- ▲B9/VZ8 Vadose-Zone Well
- ●VZ1 Vertical Boring
- [- - -] Underground Storage Tank

PROJECT NO. 1116

PLATE P-8

DATE: 12/11/95



1116VES

* – Field Data Points

ERI ENVIRONMENTAL RESOLUTIONS, INC.

TOTAL HYDROCARBONS REMOVED VS. SYSTEM OPERATING TIME

FORMER EXXON STATION 7-2824
1700 Artesia Boulevard
Redondo Beach, California

PROJECT 1116

PLATE P-9

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (818) 458-5100

HARRY W. STONE, Director

ADDRESS ALL CORRESPONDENCE TO:
P.O.BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

RECEIVED JAN 0 5 1996

January 3, 1996

IN REPLY PLEASE REFER TO FILE: EP-1
011896-011965

Mr. Darin R. Knowlton
Exxon Company, U.S.A.
P.O. Box 4032
Concord, CA 94524-4032

Dear Mr. Knowlton:

HAZARDOUS MATERIAL UNDERGROUND STORAGE
CLOSURE/SITE ASSESSMENT REPORT
CLOSURE PERMIT NUMBER 133635
FACILITY LOCATION: 1700 ARTESIA BOULEVARD, REDONDO BEACH (2S)

This office has reviewed the closure report dated November 28, 1995 for the subject facility.

In order to better evaluate the report, the information indicated on the enclosed Additional Closure Requirements sheet must be submitted to this office by February 15, 1996.

If you have any questions regarding this matter, please contact Mr. David Esfandi at (818) 458-3510, Monday through Thursday, 7:00 a.m. to 5:30 p.m.

Very truly yours,

HARRY W. STONE
Director of Public Works

By M. D. Esfandi
Environmental Programs Division

DE:lm
MIC/KNOWLTON
C151634

Enc.

cc: Mr. Claus M. Jackson, Environmental Resolutions, Inc.

ADDITIONAL CLOSURE REQUIREMENTS

The additional information or requirements checked below must be submitted to the Los Angeles County Department of Public Works, Environmental Programs Division, P.O. Box 1460, Alhambra, CA 91802-1460, in order to complete evaluation of Closure Permit No. 133635 .

[ ] Plot plan to scale showing locations of tanks, sampling points, buildings, adjacent streets, and north arrow.

[ ] Insufficient number of samples were obtained. Additional samples required in accordance with attached Closure Permit Requirements.

[ ] Describe method of obtaining, handling, and/or transporting samples.

[ ] Indicate time and date samples were obtained.

[ ] Submit logs certified by a CA registered geologist, CA certified engineering geologist, or CA registered civil engineer with sufficient experience in soils for all borings.

[ ] Submit chain-of-custody documentation initiated by person obtaining sample through person at Department of Health Services certified laboratory.

[ ] Disposal destination of tanks and evidence of legal disposal.

[ ] Analysis results by a State certified laboratory shall be submitted on laboratory letterhead showing analysis date, methods of extraction and methods of analysis.

[ ] Documentation as to depth of groundwater at facility.

[ ] Manifests to document hazardous waste disposal of removed soil/tank rinsate with the signature of the disposal facility owner/operator.

[ ] Evidence of legal disposal of soils designated as nonhazardous.

[ ] Signature on the report is required of CA registered geologist, CA certified engineering geologist, or CA registered civil engineer with sufficient experience in soils. The report must clearly indicate that all soil sampling was done under the supervision of the registered professional.

[X] Define the vertical and lateral extent of contamination.

[X] Propose a remedial action plan to mitigate contamination.

[X] Proposed future uses or improvements for the area related to the contamination.

[ ] Other: _____

_____

_____

_____

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (818) 458-5100

HARRY W. STONE, Director

ADDRESS ALL CORRESPONDENCE TO:
P.O.BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

March 4, 1996

IN REPLY PLEASE REFER TO FILE: EP-1
011896-011965

Mr. Al Novak
California Regional Water Quality
Control Board, Los Angeles Region
101 Centre Plaza Drive
Monterey Park, CA 91754-2156

Dear Mr. Novak:

SITE ASSESSMENT REPORT/MITIGATION REFERRAL
FORMER EXXON STATION 7-2824
1700 ARTESIA BOULEVARD, REDONDO BEACH (2S)

This office has reviewed the site investigation report submitted by Environmental Regulations, Incorporated, dated January 30, 1996, on behalf of Exxon Company, U.S.A. for the subject site.

Based on the report, there is significant soil contamination at this site. Pursuant to Section 25297 (b) of the California Health and Safety Code, we are referring this matter to your agency for further action. We request that future correspondences regarding this matter, be sent to your office with a copy to this office.

If you have any questions regarding this matter, please contact Mr. David Esfandi of this office at (818) 458-3510, Monday through Thursday, 7:00 a.m. to 5:30 p.m.

Very truly yours,

HARRY W. STONE
Director of Public Works

M. D. Esfandi

M. DAVID ESFANDI
Supervising Civil Engineer I
Environmental Programs Division

DE:lm
MIC2/NOVAK.19
~~C156055~~
C156775

cc: Mr. Chris M. Tartaglia, Exxon Company U.S.A.
Mr. Claus M. Jackson, ERJ
Environmental Regulations, Inc.,

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (818) 458-5100

HARRY W. STONE, Director

ADDRESS ALL CORRESPONDENCE TO:
P.O.BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

March 5, 1996

IN REPLY PLEASE REFER TO FILE: EP1
011896-011965

Mr. Chris Tartaglia
Exxon Company USA
P.O. Box 4032
Concord, CA 94524-4032

Dear Mr. Tartaglia:

HAZARDOUS MATERIALS UNDERGROUND STORAGE
SITE INVESTIGATION/ASSESSMENT REPORT
EXXON USA 37-2824
FACILITY AT: 1700 ARTESIA BOULEVARD, REDONDO BEACH (25)

This office has reviewed the leak detection investigation report dated January 30, 1996, for the subject site. Based on the report there is significant soil contamination at this site. Pursuant to Section 25297 (b) of the California Health and Safety Code, we are referring this matter to the California Regional Water Quality Control Board (CRWQCB). For further information regarding the CRWQCB's requirements, please contact Mr. Al Novak at 101 Centre Plaza Drive, Monterey Park, CA 91754-2156, (213) 266-7551. Any further Site Assessment/Remedial Action plans are subject to the direction and approval of the CRWQCB.

Please submit all future correspondences to the CRWQCB with a copy sent to this office.

If you have any questions regarding this matter, please contact Mr. David Esfandi of this office at (818) 458-3516, Monday through Thursday, 7:00 a.m. to 5:30 p.m.

Very truly yours,

HARRY W. STONE
Director of Public Works

M D. Esfandi

M DAVID ESFANDI
Supervising Civil Engineer I
Environmental Programs Division

DE:lm
MIC2/TART.1
C156783

cc: Mr. Al Novak, CRWQCB
Mr. Claus Jackobsen

Cal/EPA

Los Angeles
Regional Water
Quality Control
Board

101 Centre Plaza Drive
Monterey Park, CA
91754-2156
(213) 266-7500
FAX (213) 266-7600

Rec'd 1/7/97
011896-011965

Pete Wilson
Governor

December 11, 1996

Mr. Michael Faber
Exxon Company U.S.A. Products Company
2300 Clayton Road, Suite 640
Concord, CA 94520

C182617

UNDERGROUND STORAGE TANK CASE CLOSURE
FORMER EXXON STATION #7-2824
1700 ARTESIA BOULEVARD, REDONDO BEACH (I-11965)

Dear Mr. Faber,

This letter confirms the completion of the site investigation and remedial action for the underground storage tank(s) formerly located at the above-described location.

Based on the available information and with the provision that the information provided to this agency was accurate and representative of site conditions, no further action related to the underground storage tank release is required.

This notice is issued pursuant to a regulation contained in Title 23, California Code of Regulations, Division 3, Chapter 16, Section 2721(e).

If you have groundwater monitoring wells or vapor extraction wells at the subject property, you must comply with the following:

1. All wells must be located and properly abandoned.

2. Well abandonment permits must be obtained from the Los Angeles County Department of Health Services, and all other necessary permits must be obtained from the appropriate agencies prior to the start of work.

3. You must submit a report on the abandonment of the wells to this office by January 31, 1997. This report must include at a minimum, a site map, a description of the well abandonment process, and copies of all signed permits.

L 52813

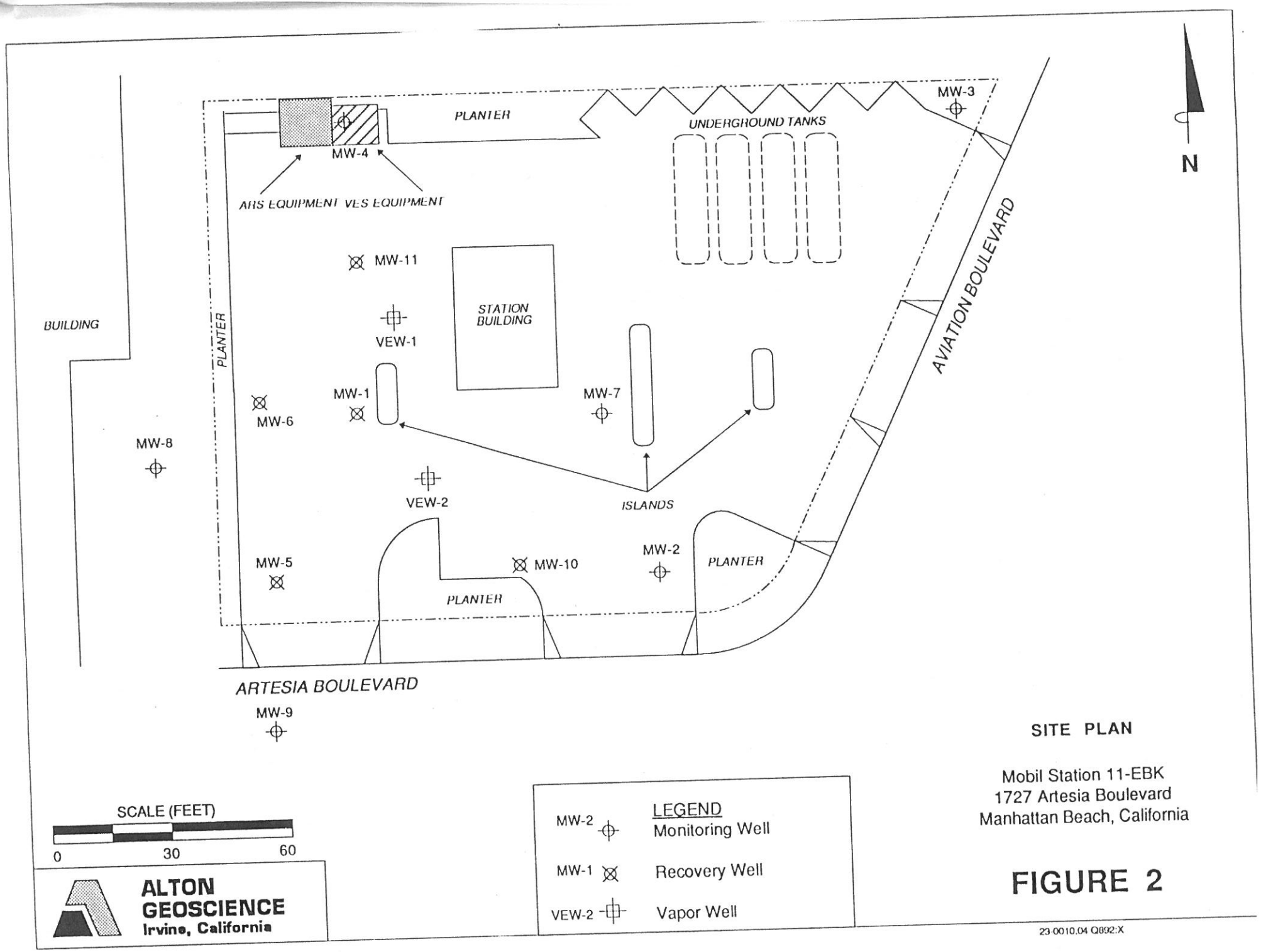
Please contact Joe Luera at (213)266-7588 if you have any questions regarding this matter.

Sincerely,

ROBERT P. GHIRELLI, D. Env.
Executive Officer

ROY R. SAKAIDA
Supervising Water Resources Control Engineer
Underground Tanks Section

cc: Mr. Dave Deaner, State Water Resources Control Board, Underground Storage Tank Cleanup Fund
Mr. Alfredo Cardenas, Water Replenishment District of Southern California
Mr. Carl Sjoberg, Los Angeles County Department of Public Works, Environmental Programs Division, Underground Tanks
Los Angeles County Department of Health Services, Water Well Permits
Mr. Robert Kroeger, Environmental Resources, Inc.

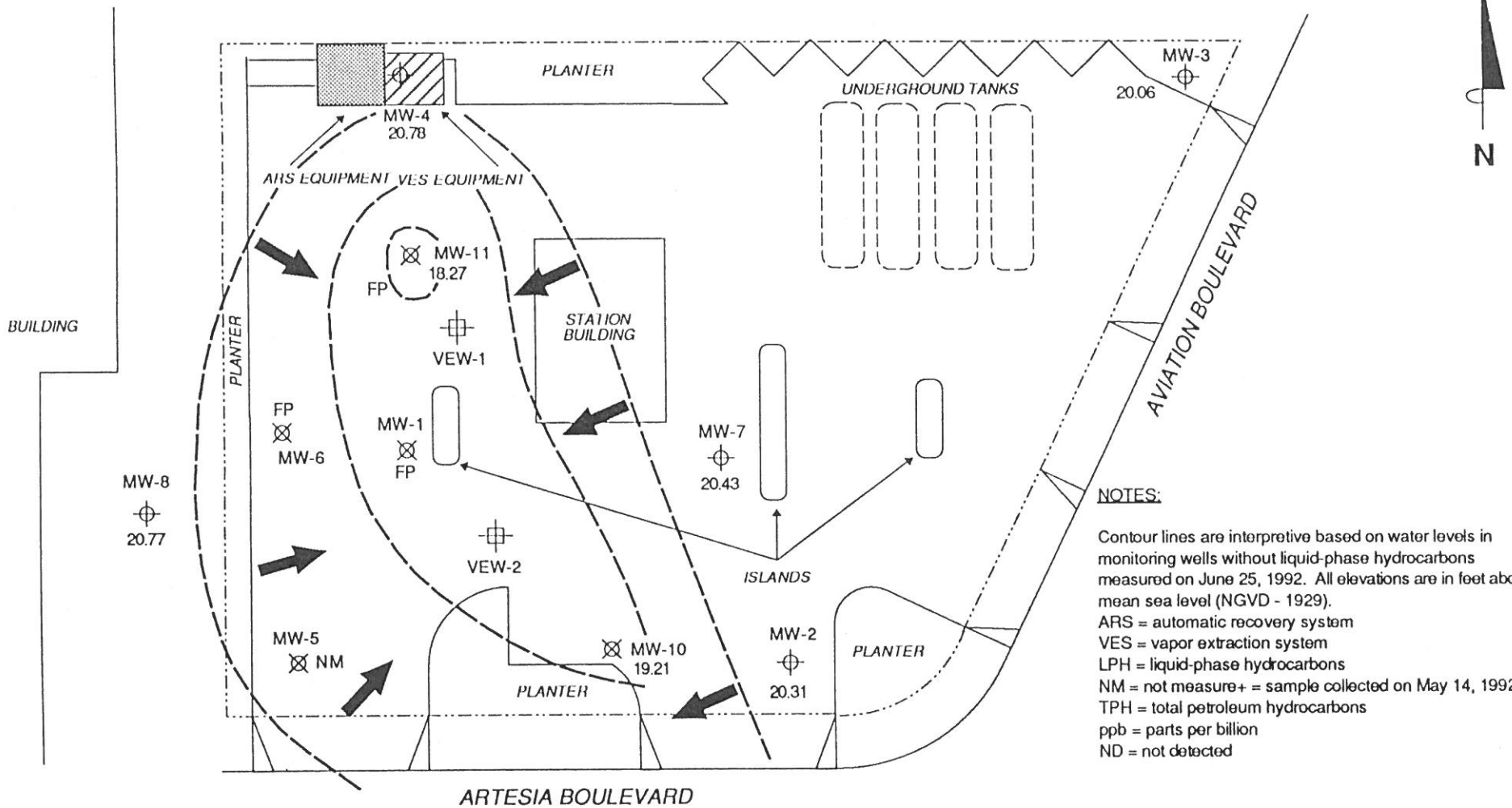


SITE PLAN

Mobil Station 11-EBK
1727 Artesia Boulevard
Manhattan Beach, California

FIGURE 2

23-0010.04 Q092:X



NOTES:

Contour lines are interpretive based on water levels in monitoring wells without liquid-phase hydrocarbons measured on June 25, 1992. All elevations are in feet above mean sea level (NGVD - 1929).
ARS = automatic recovery system
VES = vapor extraction system
LPH = liquid-phase hydrocarbons
NM = not measure+ = sample collected on May 14, 1992.
TPH = total petroleum hydrocarbons
ppb = parts per billion
ND = not detected

LEGEND

MW-2 20.31 — Monitoring Well with Ground Water Elevation in Feet

MW-8 20.77 — Recovery Well with Ground Water Elevation in Feet

Vapor Well

Ground Water Contour Line (Contour Interval = 0.00 Foot)

Direction of Ground Water Flow

SCALE (FEET)

0 30 60

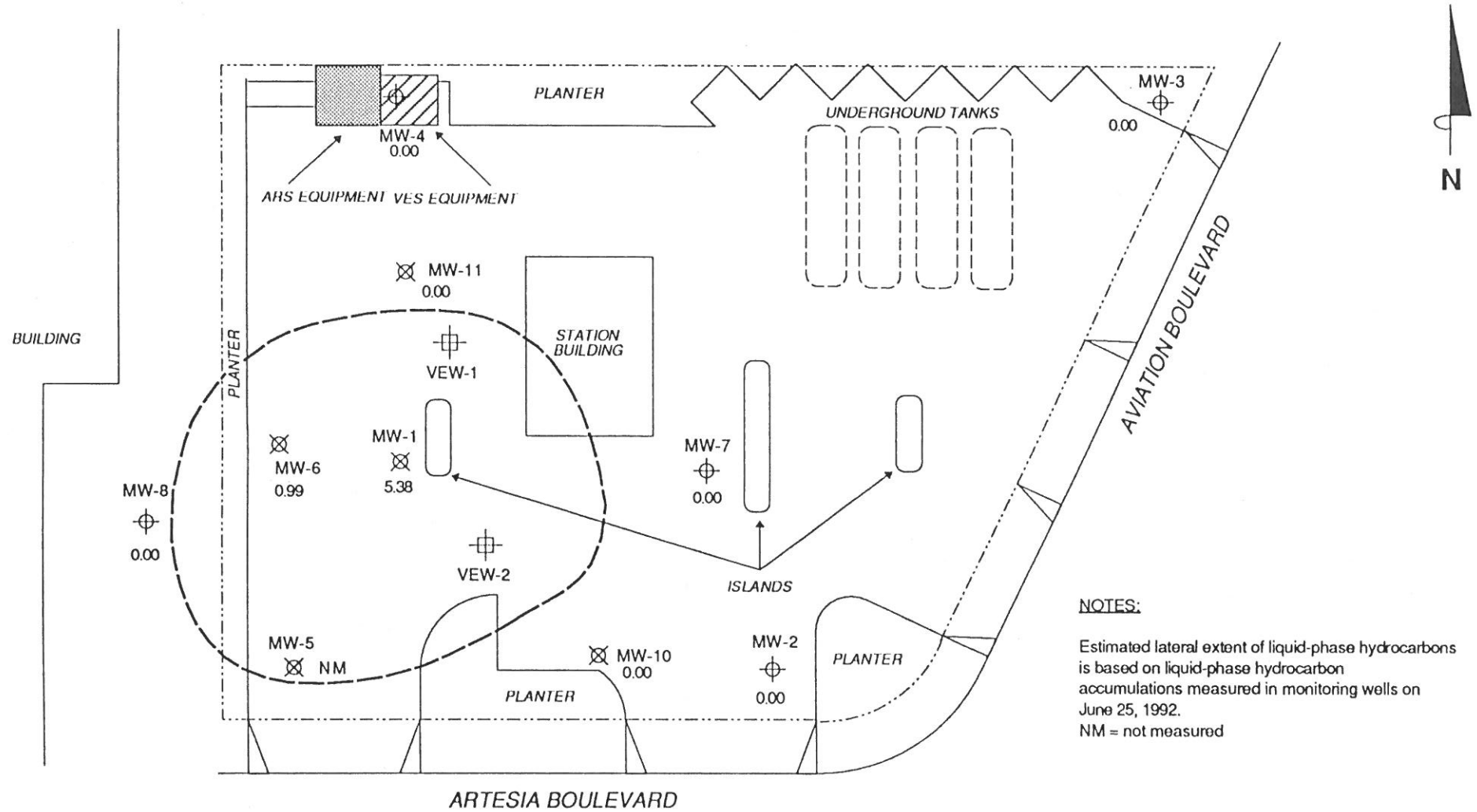
ALTON GEOSCIENCE
Irvine, California

GROUND WATER ELEVATION CONTOUR MAP
June 25, 1992

Mobil Station 11-EBK
1727 Artesia Boulevard
Manhattan Beach, California

FIGURE 3

23-0010.03 Q792-X



NOTES:

Estimated lateral extent of liquid-phase hydrocarbons is based on liquid-phase hydrocarbon accumulations measured in monitoring wells on June 25, 1992.
NM = not measured

SCALE (FEET)

0 30 60

LEGEND

MW-2 0.00 — Monitoring Well with Liquid-Phase Hydrocarbon Thickness in Feet

MW-1 5.38 — Recovery Well with Liquid-Phase Hydrocarbon Thickness in Feet

Vapor Well

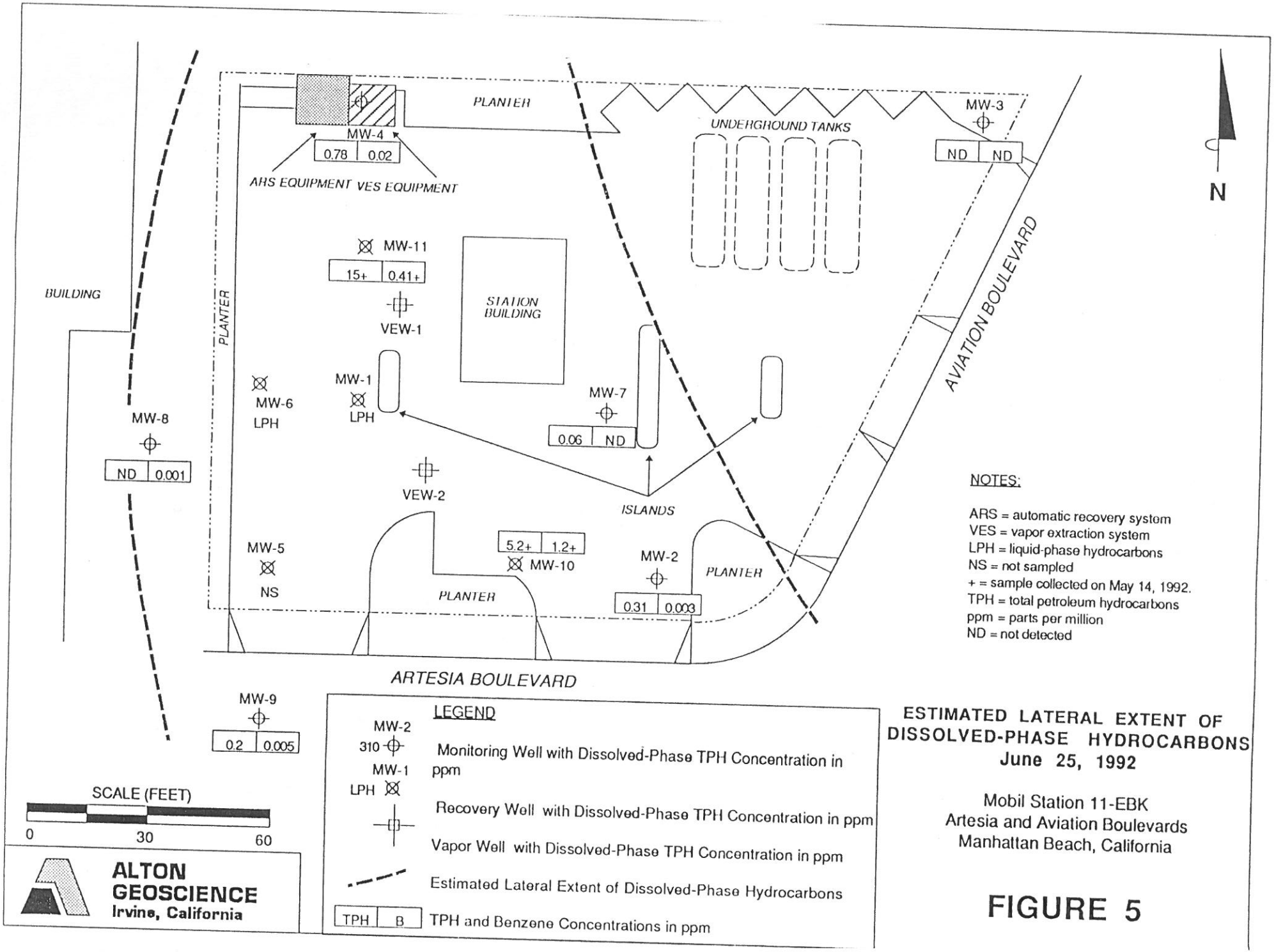
Estimated Lateral Extent of Liquid-Phase Hydrocarbons

ALTON GEOSCIENCE
Irvine, California

ESTIMATED LATERAL EXTENT OF LIQUID-PHASE HYDROCARBONS
June 25, 1992

Mobil Station 11-EBK
1727 Artesia Boulevard
Manhattan Beach, California

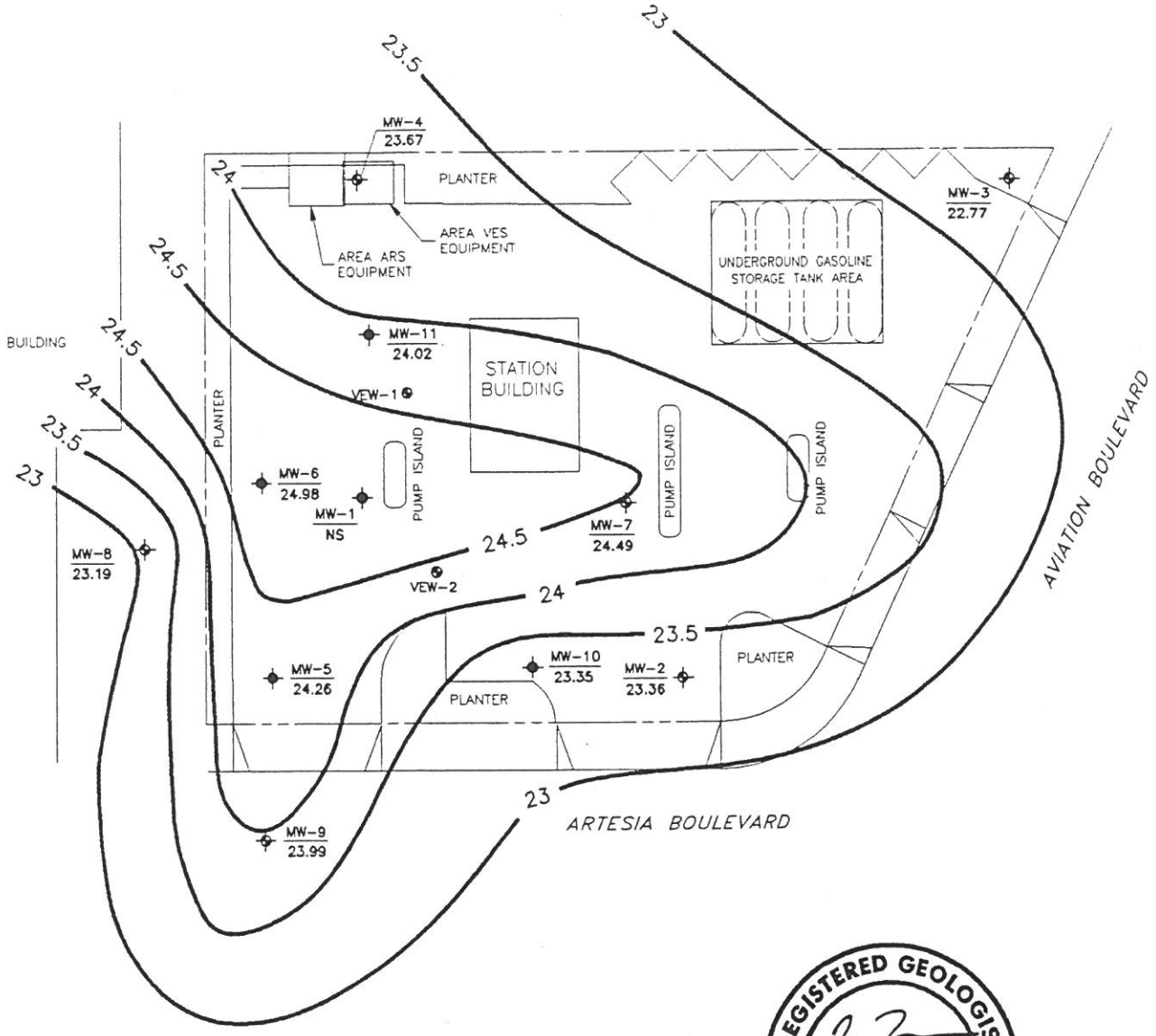
FIGURE 4



ESTIMATED LATERAL EXTENT OF DISSOLVED-PHASE HYDROCARBONS
June 25, 1992

Mobil Station 11-EBK
Artesia and Aviation Boulevards
Manhattan Beach, California

FIGURE 5



REGISTERED GEOLOGIST
John H. Turbeyille Jr.
No. 6235
STATE OF CALIFORNIA

LEGEND

MW-6	MONITORING WELL
MW-5	FLUID RECOVERY WELL
VEW-2	VAPOR EXTRACTION WELL
24	LINE OF EQUAL GROUNDWATER ELEVATION
MW-6 / 24.98	GROUNDWATER MONITORING WELL / GROUNDWATER ELEVATION (FEET, MSL)
NS	NOT SAMPLED

0 40
SCALE IN FEET

N

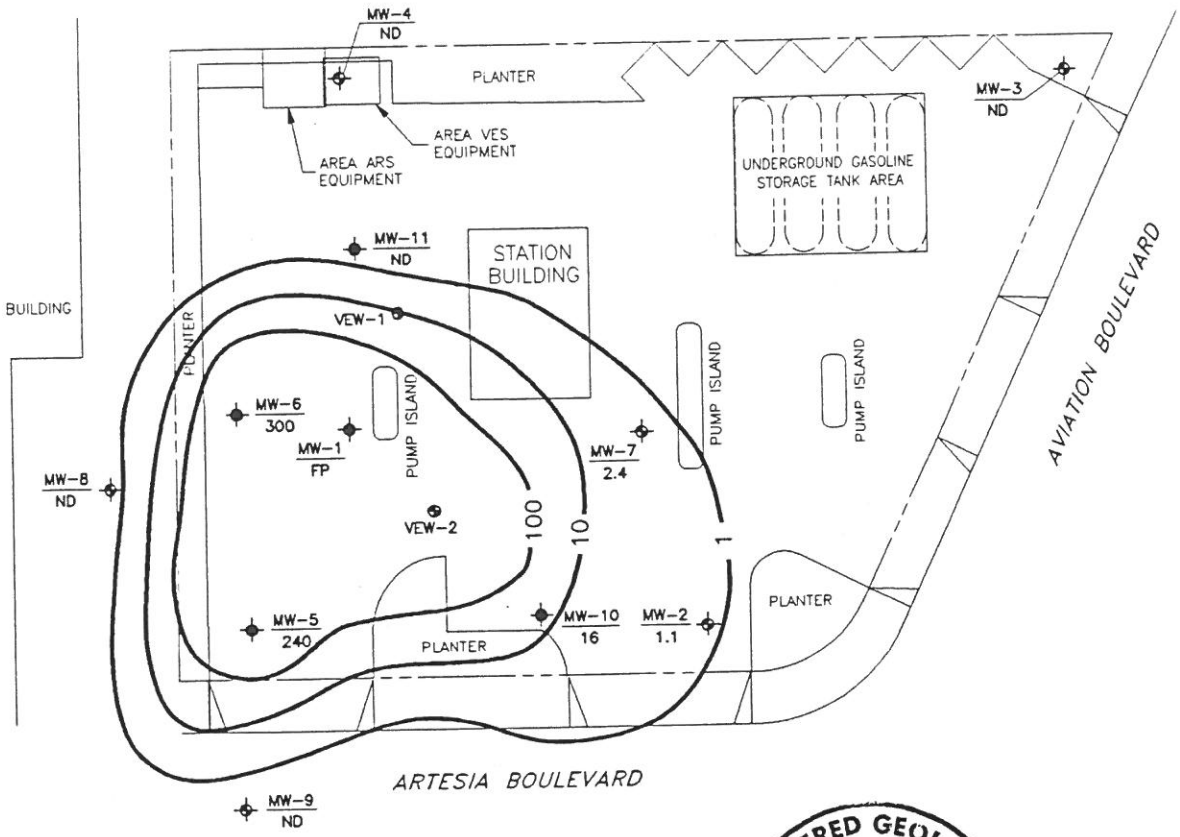
KLEINFELDER
9555 CHESAPEAKE DRIVE, SUITE 101
SAN DIEGO, CALIFORNIA 92123

CHECKED BY:	FN: M11EBKST
PROJECT NO. 51-4467-19	DATE: 6/26/97

POTENTIOMETRIC SURFACE MAP - MAY 16, 1997

MOBIL STATION # 18-EBK
1727 ARTESIA BOULEVARD
MANHATTAN BEACH, CALIFORNIA

FIGURE
2



REGISTERED GEOLOGIST
John H. Turbeville Jr.
exp 5/97
No. 6235
STATE OF CALIFORNIA

LEGEND

MW-6	MONITORING WELL
MW-5	FLUID RECOVERY WELL
VEW-2	VAPOR EXTRACTION WELL
10	LINE OF EQUAL BENZENE CONCENTRATION
MW-2 / 11	GROUNDWATER MONITORING WELL / BENZENE CONCENTRATIONS IN GROUNDWATER (ppb)
ND	CONCENTRATION NOT DETECTED ABOVE METHOD DETECTION LIMIT
FP	FREE PRODUCT

0 40
SCALE IN FEET

N

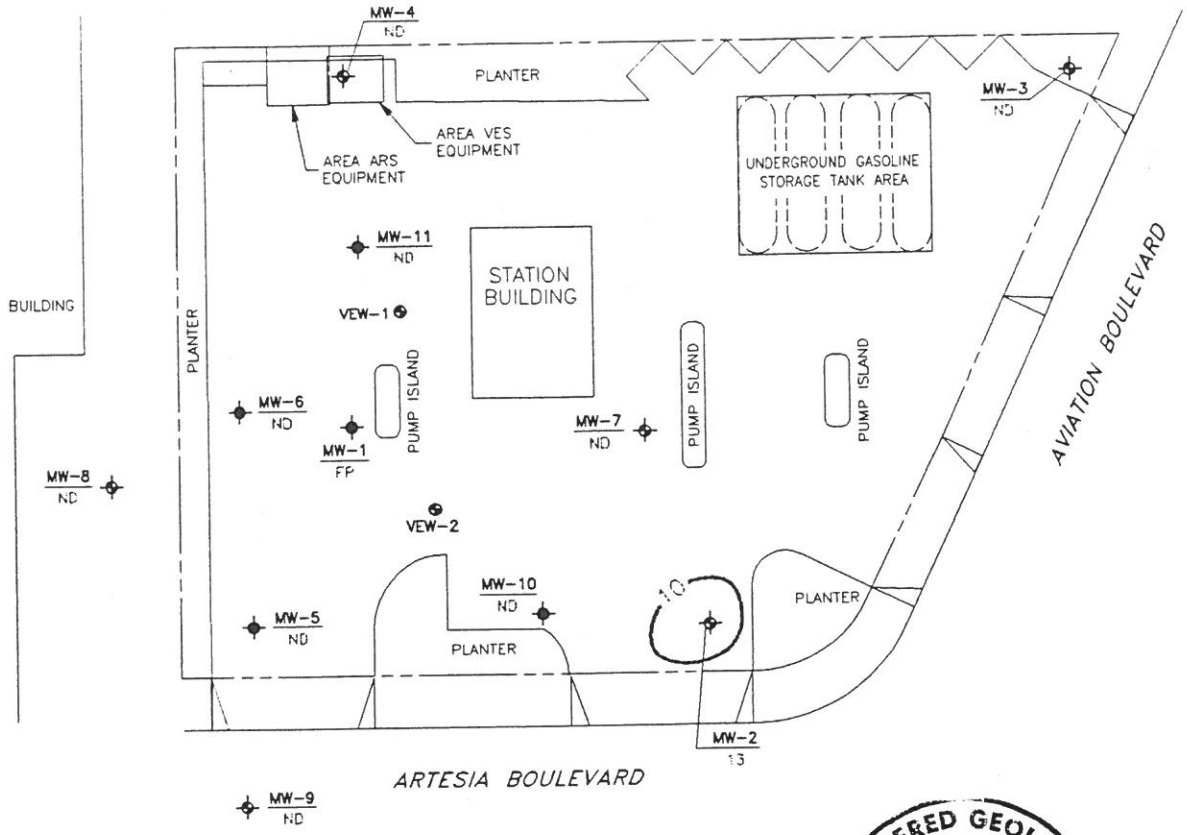
KLEINFELDER
9555 CHESAPEAKE DRIVE, SUITE 101
SAN DIEGO, CALIFORNIA 92123

CHECKED BY:	FN: M11EBKST
PROJECT NO. 51-4467-19	DATE: 6/26/97

BENZENE CONCENTRATIONS IN GROUNDWATER - MAY 16, 1997

MOBIL STATION # 18-EBK
1727 ARTESIA BOULEVARD
MANHATTAN BEACH, CALIFORNIA

FIGURE
3



LEGEND

MW-6	MONITORING WELL
MW-5	FLUID RECOVERY WELL
VEW-2	VAPOR EXTRACTION WELL
10	LINE OF EQUAL MTBE CONCENTRATION
MW-2 / 13	GROUNDWATER MONITORING WELL MTBE CONCENTRATIONS IN GROUNDWATER (ppb)
ND	CONCENTRATION NOT DETECTED ABOVE METHOD DETECTION LIMIT
FP	FREE PRODUCT

0 40
SCALE IN FEET

N

KLEINFELDER
9555 CHESAPEAKE DRIVE, SUITE 101
SAN DIEGO, CALIFORNIA 92123

CHECKED BY:	FN: M11EBKST
PROJECT NO. 51-4467-19	DATE: 6/26/97

MTBE CONCENTRATIONS IN GROUNDWATER - MAY 16, 1997

MOBIL STATION # 18-EBK

1727 ARTESIA BOULEVARD
MANHATTAN BEACH, CALIFORNIA

FIGURE
4

April 22, 2010
DELTA Project SCA1650A1D
SAP No. 135802

Dr. Weixing Tong
Regional Water Quality Control Board – Los Angeles Region
320 West 4th Street, Suite 200
Los Angeles, California 90013

Re: Closure Request / Remedial Action Plan

Former Shell Service Station
1650 Artesia Boulevard
Redondo Beach, California
Case No. R-26321

Dear Dr. Tong:

On behalf of Equilon Enterprises LLC dba Shell Oil Products US (SHELL), Delta Consultants (Delta) respectfully submits this Closure Request / Remedial Action Plan (RAP) for the above-referenced site (Figure 1). The purpose of this document is to present an evaluation of remedial alternatives to address the petroleum hydrocarbons identified in soil and groundwater beneath the site.

Based on a detailed review of historical data, Delta is recommending that no further action be performed as any residual petroleum hydrocarbons will naturally degrade.

This document has been prepared to comply with the California Code of Regulations, Title 23, Division 3, Chapter 16, and Article 11. Provided below is site background information followed by a detailed evaluation of remedial alternatives.

911 South Primrose Avenue Suite K Monrovia, CA 91016 USA
Phone: 626.256.6662/ 800.477.7411 Fax: 626.256.6263
www.deltaenv.com

SITE BACKGROUND

SITE DESCRIPTION

The site is located on the southwest corner of the intersection of Artesia Boulevard and Aviation Boulevard in Redondo Beach, California (Figures 1 and 2). The site is a former Shell service station. Three 10,000-gallon gasoline underground storage tanks (USTs), one 550-gallon waste oil UST, five product dispensers, three hoists, one clarifier, and associated product piping were removed from the site in February 1999. The site is a two-story, eight-unit condominium complex with one level of underground parking.

The site is approximately 100 feet above mean sea level (msl). The topography across the site generally slopes towards Aviation Boulevard. The vicinity of the site is mixed commercial and residential with a Shell service station and an EZ Lube facility located to the east across Aviation Boulevard, a strip mall and a surf shop to the northeast across the intersection of Artesia Boulevard and Aviation Boulevard, a vacant service station to the north across Artesia Boulevard, and residential structures (including single-family and multi-family properties) to the west and south of the site.

PREVIOUS ENVIRONMENTAL ACTIVITIES

Previous environmental activities are summarized in the table below. Well and boring data are presented in Table 1. Historical soil analytical data are presented as Tables 2 through 4. Historic groundwater gauging and analytical data are presented as Table 5. Historical soil and groundwater data provided by previous environmental consultants are presented in Appendix A. Boring logs are provided in Appendix B.

SUMMARY OF ENVIRONMENTAL ACTIVITIES					
Date	**Activity / Method**	**No. of Borings / Samples**	**Report Date:**	**Consultant**	**Comments**
2/24/99	Tank pull, UST closure activities, and soil sampling	13 soil samples	5/20/99	Pacific Environmental Group (PEG)	Tanks, piping, dispensers, hoists, and clarifier removed. Methyl tert-butyl ether (MTBE) concentrations up to 20 milligrams per kilogram (mg/kg) detected in soil. Total petroleum hydrocarbons as gasoline (TPH-g) detected in only two samples at 200 and 1.4 mg/kg (T-3B@4' and D-1@2.5', respectively).

(continued)

SUMMARY OF ENVIRONMENTAL ACTIVITIES (continued)					
Date	**Activity / Method**	**No. of Borings / Samples**	**Report Date:**	**Consultant**	**Comments**
8/99	Subsurface Investigation	Eleven soil borings (B-1 through B-11) and four grab groundwater (GW) samples from borings B-5, B-6, B-7, and B-11	9/23/99	IT Corporation (IT) [formerly PEG]	Shallow soils impacted by hydrocarbons were detected in samples from borings B-5 and B-7 between 20' and 45' bgs. Groundwater (GW) was encountered at ~80'. Maximum GW concentrations for TPH-g, benzene, and MTBE at 3,400 micrograms per liter (µg/L), 18 µg/L, and 220 µg/L, respectively.
2/00	UST / Unauthorized Release Report	- - -	2/06/00	IT	Submitted to Los Angeles County Department of Public Works.
8/00	Work Plan for Groundwater Delineation	- - -	8/22/00	IT	Proposed on-site monitoring wells (MW-1 through MW-3).
10/00 and 11/00	Groundwater Assessment Report	Installed wells MW-1, MW-2, and MW-3	1/12/01	IT	Grab GW samples collected. Maximum TPH-g, benzene, and MTBE concentrations reported at 760 µg/L, 0.88 µg/L, and 150 µg/L, respectively. MW-3 located east of site on sidewalk along Aviation Blvd.
11/01	Work plan for Additional Subsurface Assessment	- - -	11/15/01	IT	Proposed on-site monitoring wells (MW-4 through MW-8).
4/02	Additional Subsurface Assessment Report	Installed wells MW-4 through MW-8	9/3/02	KHM Environmental Management (KHM)	Grab GW samples collected. Maximum TPH-g, benzene, and MTBE concentrations reported at 11,000 µg/L, 49 µg/L, and 4,400 µg/L, respectively – all from MW-6. MW-6 also exhibited the highest soil impacts. MW-6 located east of the former USTs.

(continued)

SUMMARY OF ENVIRONMENTAL ACTIVITIES (continued)					
Date	**Activity / Method**	**No. of Borings / Samples**	**Report Date:**	**Consultant**	**Comments**
6/04	Work Plan for Well Abandonment	- - -	6/29/04	Delta	The property owner of the site began construction activities. Work plan was proposed to abandon the on-site groundwater monitoring wells MW-4 through MW-6 which were located in the proposed building footprint and to propose replacement wells.
7/04	LARWQCB letter	- - -	7/12/04	LARWQCB	Letter conditionally approved work plan for well abandonment and requested work plan for well installation.
11/04	Well Abandonment Report and Work Plan for Monitoring Well Installation	Abandoned 3 wells (MW-4 through MW-6); proposed 2 wells (MW-9 and MW-10)	11/5/04	Delta	
6/06	Confirmation of Verbal Approval to Abandon Wells MW-7 and MW-8	Proposed to abandon 2 wells (MW-7 and MW-8)	6/15/06	Delta	Proposed abandoning MW-7 and MW-8 due to site development.
6/06	Confirmation of Electronic Mail Communication and Low Risk Site Closure Request	- - -	6/23/06	Delta	- - -
8/06	Well Abandonment Report	Abandoned 2 wells (MW-7 and MW-8)	8/31/06	Delta	Wells MW-7 and MW-8 abandoned by pressure-grouting.

(continued)

SUMMARY OF ENVIRONMENTAL ACTIVITIES (continued)					
Date	**Activity / Method**	**No. of Borings / Samples**	**Report Date:**	**Consultant**	**Comments**
10/06	Low-Risk Site Closure Request	- - -	10/23/06	Delta	Proposed low-risk closure based on the limited residual hydrocarbons in soil and groundwater beneath the site and removal of potential sources through complete removal of USTs, piping, dispensers, and other subsurface structures.
11/06	LARWQCB Agency Letter	- - -	11/27/06	LARWQCB	Letter denied low-risk site closure and requested additional groundwater monitoring wells.
6/07	Work Plan for Off-site Well Installation Activities	- - -	6/29/07	Delta	Proposed 1 off-site monitoring well, MW-9, located east of site near intersection of Aviation Boulevard and Artesia Boulevard.
7/07	LARWQCB Agency Letter	- - -	7/20/07	LARWQCB	Approved Work Plan for Off-site Well Installation.
9/07	Extension Request	- - -	9/27/07	Delta	The City of Redondo Beach (City) will not allow encroachment on the left-turn lane in Aviation Boulevard.
12/07	Agency Email	- - -	12/3/07	LARWQCB	Ms. Mercedes Hsu (LARWQCB) stated in an email communication to Delta on December 3, 2007, to continue groundwater monitoring and either wait for natural attenuation to address the petroleum hydrocarbons in Well MW-3 or utilize active remediation to reduce the impact as a downgradient well location is unavailable.

(continued)

SUMMARY OF ENVIRONMENTAL ACTIVITIES (continued)					
Date	**Activity / Method**	**No. of Borings / Samples**	**Report Date:**	**Consultant**	**Comments**
7/09	Notification of Quarterly Groundwater Monitoring		7/11/09	Delta	Requested that GWM be continued on a quarterly basis for site closure evaluation.
12/00 to present	Quarterly Groundwater Monitoring	- - -	Quarterly	KHM / Delta	

GEOLOGY AND HYDROGEOLOGY

REGIONAL GEOLOGY AND HYDROGEOLOGY

The site is located in the Los Angeles Coastal Plain within the West Coast Basin Area at an elevation of approximately 100 feet above mean sea level (msl). Sediments beneath the site are primarily older dune sand of Upper Pleistocene age which extends to approximately 120 feet below ground surface (bgs). The site is located in the El Segundo Sand Hills which extend from Ballona Gap south to Torrance and the Palos Verdes Hills, and approximately three to four miles inland from the ocean. The older sand dunes overlie silts and clays which apparently were deposited on the landward side of the beach sands and which now form a portion of the Torrance Plain (CDWR, 1961).

Major aquifers beneath the site in order of increasing depth include the Gage and the Lynwood - Silverado. The Lynwood and Silverado Aquifers are merged in this area. Overlying the Gage Aquifer is the Bellflower Aquiclude which is approximately 30 feet thick in the area around the site and is found approximately 150 to 180 feet bgs. The Gage Aquifer extends from a depth of approximately 180 to 210 feet bgs. The regional groundwater gradient is toward the east - northeast (PEG, 1998).

The site is also located just east of the West Coast Barrier Project, which runs along Pacific Coast Highway and extends north along Sepulveda Blvd. The barrier consists of a network of groundwater injection wells that protect fresh groundwater resources from salt-water intrusion by maintaining a groundwater divide parallel to the coastline. This has apparently caused groundwater on the eastern side of the barrier to flow to the east, and away from the ocean (PEG, 1998).

SITE SPECIFIC GEOLOGY AND HYDROGEOLOGY

Soils encountered during monitoring well installation activities in July 2002 were predominantly sand and silty sand from the surface to the total depth explored of approximately 101 feet bgs. Boring locations are shown on

Figure 2. Lithological data is also presented in cross-section view in Figures 3 through 5, and historic boring logs are provided in Appendix B.

During the most recent gauging of wells on November 23, 2009, the depth to groundwater ranged from 72.80 to 73.70 feet below the top of well casings. The groundwater gradient at that time was easterly at approximately 0.002 feet per foot (ft/ft). Groundwater was generally first encountered during drilling at depths ranging from approximately 75 to 86 feet bgs. Groundwater has risen approximately 13 feet in well MW-1, approximately 5 feet in well MW-2, and approximately 1 foot in well MW-3 since gauging events began March 31, 2001. Historical groundwater data is presented in Table 5. A groundwater elevation contour map is presented as Figure 6. A rose diagram of historic groundwater flow direction based on quarterly monitoring events is included in Appendix C. As depicted in the diagram, historical groundwater flow direction has been predominantly to the east, with an average gradient of 0.007 ft/ft.

SOURCE REMOVAL

The USTs, piping, dispensers, hoists, and a clarifier were removed from the site in February 1999. The site has not been operated as a service station since that time.

HYDROCARBON DISTRIBUTION IN SOIL

In May 1999, three 10,000-gallon USTs, one 550-gallon waste oil UST, five product dispensers, three hoists, one clarifier, and all associated product piping were removed from the site. TPH-g, benzene, toluene, ethyl benzene, and total xylenes (BTEX compounds) were detected in one sample collected beneath the eastern UST at a depth of 15 feet bgs (T-3B). TPH-g and benzene were reported at concentrations of 200 mg/kg and 0.18 mg/kg, respectively. MTBE was detected in soil samples collected beneath the USTs and southern fuel dispensers (approximately 2.5 feet bgs), with concentrations ranging from 0.41 mg/kg to 20 mg/kg (T-3B). TPH-g, BTEX, and MTBE were not detected above the laboratory reporting limits in samples collected beneath Dispensers 4 and 5, north of the UST complex. Three soil samples were collected beneath the former hoists (H1 through H3) and one sample was collected beneath the former clarifier (C1); total recoverable petroleum hydrocarbons (TRPH) were reported in all four samples with concentrations ranging from 16 mg/kg and 149 mg/kg. Please note that, although PEG's historical soil analytical tables indicate that soil samples were collected beneath the USTs at 3 to 4 feet bgs, typical samples collected beneath USTs are at depths of 15 feet bgs. As stated in the text of PEG's *Underground Storage Tank Closure Report*, dated May 20, 1999, the sample depths were denoted as 15 feet bgs.

In September 1999, PEG evaluated the vertical and lateral extent of petroleum hydrocarbon and MTBE impacts in soil near the UST complex, the waste oil tank, the fuel dispensers south of the UST complex, and the hydraulic hoist area inside the building. Eleven soil borings were completed, and four grab groundwater samples were collected. TPH-g, ethylbenzene, toluene, and total xylenes were detected in soil samples collected in the area of the USTs (borings B-5 and B-7 located east and southeast of the former UST complex) primarily from a depth of 20 to 50 feet bgs. The maximum TPH-g concentration reported was 6,100 mg/kg at 45 feet bgs in boring B-7. MTBE was detected in four shallow soil samples (above 25 feet bgs) with a maximum reported concentration of 4.7 mg/kg in boring B-6. Borings B-8 and B-9 were drilled adjacent to the former hydraulic hoists to 20 feet bgs; all analytical parameters were below the laboratory reporting limits including TRPH. Boring B-11 was drilled

adjacent to the former waste oil tank to a depth of 90 feet bgs. Four samples between the depths of 40 and 90 feet bgs were analyzed from this boring and analytes were below the laboratory reporting limits (PEG's *Subsurface Investigation*, 1999).

IT's *Groundwater Assessment Report*, dated January 12, 2001, presented assessment data that further defined the extent of hydrocarbon-impacted soil and groundwater beneath the site. Three borings were drilled and converted to wells MW-1, MW-2, and MW-3. TPH-g was detected in two soil samples at concentrations of 1.2 mg/kg from 60 feet bgs in MW-1 and 1.1 mg/kg from 65 feet bgs in MW-2. MTBE was reported in five samples collected between the depths of 35 and 80 feet bgs with concentrations ranging from 0.0016 to 0.05 mg/kg (80 feet bgs in MW-3).

In September 2002, KHM conducted additional soil and groundwater sampling activities and installed wells MW-4 through MW-8. TPH-g was reported in soil samples from wells MW-4 through MW-7 between depths of 15 and 85 feet bgs in well MW-4, 65 and 80 feet in well MW-5, 80 and 85 feet in well MW-6, and at 90 feet in well MW-7. The maximum concentration of TPH-g detected in soil samples was 6,700 mg/kg (MW-4d35). BTEX compounds were reported in soil samples from wells MW-4, MW-5, MW-6 between depths of 15 and 35 feet from well MW-4, 75 and 80 feet in well MW-5, and 80 and 85 feet in well MW-6. The maximum concentration of benzene detected in soil samples was 0.0093 mg/kg (MW-6d80). The maximum concentrations of toluene, ethylene, and total xylenes detected in soil samples were 3.1 mg/kg, 1.4 mg/kg, and 25.6 mg/kg, respectively (MW-4d25). MTBE was reported in soil samples from wells MW-4 through MW-8 at a depth of 15 feet bgs in well MW-4, between depths of 40 and 90 feet bgs in well MW-5, 65 and 85 feet in well MW-6, 70 and 85 feet in well MW-7, and 75 and 90 feet in well MW-8. The maximum concentration of MTBE detected in soil samples was 0.79 mg/kg (MW-6d80). Tert-butyl alcohol (TBA) was reported in soil samples from wells MW-4 through MW-7 between depths of 15 and 85 feet bgs in well MW-4, 40 and 90 feet bgs in well MW-5, 70 and 90 feet in well MW-6, and at 85 feet in well MW-7. The maximum concentration of TBA detected in soil samples was 1.1 mg/kg (MW-5d70 and MW-6d70). Di-isopropyl ether (DIPE) was reported in soil samples from wells MW-4 through MW-7 at a depth of 85 feet bgs in well MW-4, between depths of 75 and 90 feet bgs in well MW-5, 80 and 93 feet in well MW-6, 85 and 95 feet in well MW-7. The maximum concentration of DIPE detected in soil samples was 0.16 mg/kg (MW-5d85). During the site assessment activities, a septic leach pit was discovered within approximately 15 feet of well MW-4. Specific dimensions and historical use of the leach pit were not identified at the time of the assessment (KHM's *Additional Site Assessment Report*, 2002).

Based on the historical soil analytical data, TPH-g impacted areas are in the vicinity of boring B-7 (south of the former USTs) and well MW-4 (south of the former dispenser islands) to the maximum depth of 50 ft bgs. The maximum TPH-g concentration from these borings is 6,700 mg/kg (MW-4d35). MTBE impacted areas were in the vicinity of well location MW-5 (west of the former dispenser islands) between depths of 40 and 90 bgs in the vicinity of the former USTs. The maximum MTBE concentration from this boring is 0.22 mg/kg (MW-5d75).

Soil analytical data from previous investigations are provided in Tables 2 through 4. Cross-section maps are provided as Figures 3 through 5.

HYDROCARBON DISTRIBUTION IN GROUNDWATER

PEG's *Subsurface Investigation*, dated September 23, 1999, detailed the results of grab groundwater samples collected from borings B-5, B-6, B-7, and B-11. TPH-g, BTEX compounds, and MTBE were detected in the grab groundwater samples collected from B-5, B-6, and B-7. Maximum concentrations of TPH-g, benzene, and MTBE were reported in the grab sample collected from boring B-5 at 3,400 µg/L, 18 µg/L, and 220 µg/, respectively. Maximum concentrations of toluene, ethylbenzene, and total xylenes were reported in the grab sample collected from boring B-7 at 46 µg/L, 76 µg/L, and 260 µg/L, respectively.

Four additional grab groundwater samples were collected during the 2002 site assessment conducted at the site. TPH-g was detected in all grab groundwater samples, with the exception of GW-MW-8, with concentrations ranging from 250 µg/L (GW-MW-7) to 11,000 µg/L (GW-MW-6). Benzene was detected in one grab groundwater sample (GW-MW-6) at a concentration of 49 µg/L. MTBE was detected in all grab groundwater samples, with the exception of GW-MW-4, with concentrations ranging from 22 µg/L (GW-MW-7) to 4,400 µg/L (GW-MW-6). TBA was detected in three of the five samples with concentrations ranging from 37 µg/L (GW-MW-4) to 570 µg/L (GW-MW-6), and DIPE was detected in all five samples with concentrations ranging from 3.9 µg/L (GW-MW-8) to 250 µg/L (GW-MW-5) (KHM's *Additional Site Assessment Report*, 2002).

As part of the quarterly groundwater monitoring program, eight monitoring wells (MW-1 through MW-8) were sampled from December 2000 to November 2009. Historical groundwater sampling indicated separate phase hydrocarbons (SPH) were not encountered in the wells sampled. Maximum TPH-g, ethylbenzene, MTBE, TBA and DIPE concentrations were detected in well MW-6 with concentrations of 6,500 µg/L, 350 µg/L, 3,600 µg/L, 1,300 µg/L, and 360 µg/L, respectively. Maximum benzene, toluene and total xylenes concentrations were detected in well MW-2 with concentrations of 30 µg/L, 180 µg/L, and 238 µg/L, respectively. Wells MW-4 through MW-8 were abandoned in November 2004 and August 2006 due to site redevelopment.

During the most recent quarterly groundwater monitoring and sampling event conducted on November 23, 2009, three monitoring wells (MW-1 through MW-3) were sampled. SPH was not encountered in any of the wells. Maximum concentrations of TPH-g, MTBE, TBA, and DIPE were detected in well MW-3 at concentrations of 1,400 µg/L, 460 µg/L, 2,100 µg/L, and 60 µg/L, respectively. MTBE was also detected in well MW-2 with a concentration of 1.4 µg/L. Benzene, toluene, ethylbenzene, xylenes, ethyl tert butyl ether (ETBE), tert amyl methyl ether (TAME), and ethanol were not detected above the respective reporting limits during the fourth quarter 2009 sampling event. Table 5 presents a summary of the historical groundwater analytical data. Fourth Quarter 2009 groundwater maps are provided as Figures 6 and 7. Time series graphs of constituent of concern concentrations in groundwater and depth to groundwater vs. time are presented as Graphs 1 and 2.

WELL RECEPTOR INFORMATION

The nearest field-verified drinking water well was identified as State Well No. 03S/14W-30G01S (Well 14), located approximately 4,520 feet northwest of the site. However, according to research conducted by BBL Environmental Information (May 2005) on behalf of SHELL, this well has been taken out of service and destroyed; the well was owned by the City of Redondo Beach. Similarly, Well 13 (03S/14W-30H02S) is reportedly located approximately 3,900 feet north of the site but could not be field-verified. This well, also owned by the City of

Redondo Beach, has been taken out of service and destroyed. No other active wells (water supply or monitoring) were identified to be within a one-mile radius of the site (BBL, 2005).

SENSITIVE RECEPTORS

The site is located in a mixed residential and commercial area. The nearest school was found to be the Manhattan Beach Nursery School located approximately 1,590 feet northwest of the site. Mira Coast High School was identified as approximately 1,760 feet west of the site, and Beach Babies child care center was identified as approximately 2,250 feet west of the site. A marsh area was identified as being approximately 1,760 feet west of the site. The Pacific Ocean is located approximately 1.5 miles to the west of the site.

POTENTIAL EXPOSURE PATHWAYS AND APPLICABLE CLEANUP LEVELS

Based on known site conditions, there are no potentially complete exposure pathways for the subject site. Exposure pathways that were evaluated, but not considered complete include:

- **Ingestion of Impacted Groundwater**. Given the distance and direction from the site to production wells and surface water bodies, ingestion of impacted groundwater is not likely to occur.

- **Ingestion of Soil and Dust.** Ingestion of soil and dust is unlikely to occur because the site is covered with asphalt and concrete. The potential for soil/dust ingestion may exist during any future construction activities. Risk associated with these activities can be managed through implementation of a health and safety plan to include vapor and dust monitoring and control measures.

- **Dermal Contact with Soils.** Dermal contact with impacted soil is unlikely to occur because the site is covered with asphalt and concrete. The potential for soil/dust dermal contact may exist during any future construction activities. Risk associated with these activities can be managed through implementation of a health and safety plan to include vapor and dust monitoring and control measures.

- **Vapor Intrusion.** The potential for exposure to hydrocarbon vapors migrating through the building floor from impacted soil below the site is low due to the depths and concentrations of measured impacts.

To protect potential current and future beneficial use of groundwater in the vicinity, appropriate groundwater cleanup levels for the subject area were obtained. The maximum contaminants limits (MCLs) are presented in the table below and were obtained from Environmental Protection Agency (EPA) National Primary Drinking Water Regulations (EPA, 2003), California primary maximum contaminant level (CDPH, 2008) and California Department of Public Health-Drinking Water Program (CDPH, 2007):

National Primary Drinking Water Regulations Maximum Contaminant Levels	
Constituent of Concern	**Target Concentration (µg/L)**
MTBE	13 – California primary maximum contaminant level
TBA	12 – California State Action Level for Drinking Water
Benzene	5 – National Primary Drinking Water Regulation
Toluene	1,000 – National Primary Drinking Water Regulation
Ethylbenzene	700 – National Primary Drinking Water Regulation
Xylenes	10,000 – National Primary Drinking Water Regulation

Soil screening levels were developed to reduce the risk for residential occupants due to the potential for exposure to hydrocarbon vapors below the site. Appropriate soil screening levels were estimated from the table of maximum soil screening levels for the TPH, BTEX and MTBE above drinking water aquifers obtained from Regional Water Quality Control Board, Los Angeles Region (LARWQCB, Interim Site Assessment & Cleanup Guidebook, Table 4-1, 2006). These soil screening levels are presented in the table below:

Applicable Soil Screening Levels above Drinking Water Aquifers	
Constituent of Concern	**Maximum Concentration (mg/kg)**
TPH-g	100 – LARWQCB, Maximum Soil Screening Levels
MTBE	0.013 – LARWQCB, Maximum Soil Screening Levels
TBA	Not available
Benzene	0.011 – LARWQCB, Maximum Soil Screening Levels
Toluene	0.375 – LARWQCB, Maximum Soil Screening Levels
Ethyl benzene	1.35 – LARWQCB, Maximum Soil Screening Levels
Xylenes	3.52 – LARWQCB, Maximum Soil Screening Levels

REMEDIAL ACTION PLAN

In the following section, DELTA has reviewed the currently applicable remedial approaches for addressing the fuel hydrocarbon and oxygenate impacts identified beneath the site.

Evaluation of Alternatives

Each remedial action was reviewed for feasibility based on the technical potential of implementing the reviewed action, economic feasibility based on the cost to implement the reviewed action, and regulatory acceptance or feasibility of the reviewed action. These components are defined below:

- **Technical Feasibility** is based on the ease of implementation, availability of equipment and applicability of the technology to the site-specific parameters. Excellent technical feasibility means that the remedial action is easily implemented, with readily available equipment and applies directly to the constituents to be remediated. Poor feasibility means that equipment is not readily available, the process is difficult, or in the experimental stages of development.

- **Economic Feasibility** is rated on the basis of excellent, good, fair and poor. Excellent being low in cost and poor being extremely costly for implementation of the remedial action.

- **Regulatory Feasibility** is based on past experience of regulatory acceptance of the remedial method reviewed as it applies to the specific parameters of the site. An excellent rating means that it has had a high regulatory acceptance and is currently in use on similar sites. A poor regulatory rating means that the remedial method under review is unlikely to be accepted by regulators, is not currently being utilized on similar sites, or is not applicable to the parameters of the site.

The following remedial actions were evaluated for soil and/or groundwater remediation feasibility at the site:

- No Further Action;
- Natural Attenuation/Long Term Monitoring;
- Excavation;
- In-Situ Bioremediation;
- In-situ Chemical Oxidation Injection; and
- Short-Term Groundwater Extraction.

The following table summarizes remedial alternatives that were considered for this site, along with the level of technical, economic, and regulatory feasibility:

Remedial Alternative	Technical Feasibility	Economic Feasibility	Regulatory Feasibility
No Further Action	Excellent	Excellent	Good
Natural Attenuation / Long Term Monitoring	Excellent	Good	Excellent
Excavation	Poor	Poor	Poor
In-Situ Bioremediation	Fair	Fair	Fair
In-situ Chemical Oxidation Injection	Poor	Poor	Fair
Short-Term Groundwater Extraction	Fair	Fair	Fair

Evaluation Results

No Further Action has excellent technical and economic feasibility as no further action is required. This option has good feasibility from a regulatory standpoint as concentrations of TPH-g, MTBE, TBA, and DIPE in the groundwater detected in well MW-3 are stable. Constituents of concern from the remaining on-site wells are not detected above analytical reporting limits or MCLs.

Natural Attenuation/Long Term Monitoring for groundwater remediation has excellent technical feasibility as quarterly groundwater monitoring is already being conducted at the site. The presence of TBA in groundwater samples suggests that natural attenuation is ongoing. Based on electronic communication with Ms. Mercedes Hsu of the LARWQCB (Appendix D), monitored natural attenuation is an option that was suggested, giving this option an excellent regulatory feasibility. This option would create minimal residential interference during monitoring and sampling events. This option has good economic feasibility.

Excavation has poor technical feasibility due to the existence of buildings, asphalt and concrete on site. This site is occupied by a two-story, eight-unit condominium complex with one level of underground parking. The excavation option does not directly address groundwater impacts, and therefore it has poor regulatory feasibility. Economically, the excavation option is infeasible due to costs associated with the excavation as well as the interruption costs.

In-Situ Bioremediation is low in cost when compared to a pump and treat system, giving it a fair economic feasibility. This option has fair technical feasibility due to the accessibility restriction at the site. Issues with the length of time to remediate give this option only a fair regulatory feasibility.

The In-situ Chemical Oxidation Injection would deliver specific amounts of an oxidizing agent to mix with the groundwater and increase the oxidation of TPH-g and MTBE. However, limitations due to site soils, site access and potential rebound of the dissolved concentrations make this option poor in technical feasibility. This option is also negatively impacted by restrictive access issues. The economic feasibility is poor when compared to natural attenuation, due to the installation of injection points and the cost of the oxidizing chemical. The regulatory feasibility is fair due to the active nature of the remediation.

Short-term groundwater extraction might assist with short-term containment and control of a plume. Pumping from existing wells could reduce the hydrocarbon concentrations in the extraction well. For these reasons this option has fair ratings for technical feasibility and regulatory feasibility. Short-term groundwater extraction eliminates the need of a groundwater extraction system and remediation compound, however, this option has only fair economic feasibility because the cost compared to the mass removed is high, and activities would encroach on the public right-of-way.

SUMMARY OF FINDINGS

Based on the above information, Delta presents the following summary of findings:

- All historical sources of release have been removed from the site. All service station structures, including four USTs, five dispensers, three hoists, a clarifier, and subsurface piping were removed from the site in February 1999. Following tank removal, TPH-g was detected in two of thirteen soil samples with a maximum concentration of 200 mg/kg; BTEX compounds were detected in one soil sample collected beneath the fuel USTs with a benzene concentration of 0.18 mg/kg, a toluene concentration of 1.4 mg/kg, an ethyl benzene concentration of 0.48 mg/kg, and a total xylenes concentration of 6.0 mg/kg. MTBE was detected in 11 samples with a maximum concentration of 20 mg/kg.

- Eleven soil borings drilled in August 1999 (B-1 through B-11) showed TPH-g and BTEX compounds were present in soils between the depths of 20 and 50 feet bgs near the southern portion of the former tank complex (B-5) and the adjacent fuel dispenser (B-7). The maximum TPH-g concentration reported was 6,100 mg/kg (45 feet bgs in boring B-7). MTBE was detected in four shallow soil samples (above 25 feet bgs) with a maximum reported concentration of 4.7 mg/kg (boring B-6).

- Soil samples collected during the installation of monitoring wells MW-1 through MW-8 showed that soils impacted by TPH-g were present from 15 to 85 feet bgs in the boring for well MW-4 which was reportedly drilled adjacent to a historic leach pit. Low concentrations of TPH-g, BTEX compounds, and fuel oxygenates were also identified in samples collected between 60 and 80 feet bgs from borings MW-2 through MW-6 in an area south of the former UST complex and north of MW-4.

- TPH-g, BTEX compounds, and fuel oxygenates were detected in grab groundwater samples collected and analyzed during the assessments conducted in August 1999 (borings B-1 through B-11), October 2000 (wells MW-1 through MW-3), and July 2002 (wells MW-4 through MW-8). The maximum concentrations of TPH-g, benzene, MTBE, and TBA were detected in the grab groundwater sample from well MW-6 (sample GW-MW-6) at 11,000 µg/L, 49 µg/L, 4,400 µg/L, and 570 µg/L, respectively.

- Routine groundwater monitoring activities were initiated in December 2000 with wells MW-1 through MW-3. Wells MW-4 through MW-8 were added to the program in September 2002. Wells MW-4 through MW-6 were abandoned in July 2004 in preparation of the site redevelopment, and wells MW-7 and MW-8 were abandoned in August 2006.

- Groundwater occurs at a depth of approximately 72.80 to 73.70 feet below top of well casing and the groundwater gradient measured during the fourth quarter 2009 monitoring event is easterly with a gradient of approximately 0.002 ft/ft.

- The results of the most recent groundwater sampling event from third quarter 2009 demonstrate TPH-g was detected in one groundwater sample collected from well MW-3 at a concentration of 1,400 µg/L. BTEX compounds were not detected above reporting limits in groundwater samples collected from all wells. MTBE was detected in groundwater samples collected from wells MW-2 and MW-3 at concentrations of 1.4 µg/L and 460 µg/L, respectively. TBA and DIPE were detected in one groundwater sample collected from well MW-3 at concentrations of 2,100 µg/L and 60 µg/L, respectively.

CONCLUSIONS

Based on the prior information, DELTA presents the following conclusions:

- The potential source of the petroleum hydrocarbon impact has been removed by removal of the underground storage tanks, dispensers, hoists, the clarifier, and all subgrade piping.

- Based on the assessments conducted at the site, the lateral and vertical extent of hydrocarbon impact in the subsurface soil has been defined.

- A review of groundwater data obtained over the past year (since September 2008), as presented in Graphs 1 and 2, demonstrates concentrations of TPH-g, BTEX compounds, and fuel oxygenates are stable.

- The presence of increased levels of TBA in well MW-3, as well as diminishing levels of dissolved oxygen (DO) in this well, suggests that bioremediation is occurring in groundwater.

- As this site has been completely redeveloped as a residential facility, no further on-site assessment can be accomplished, nor can on-site remediation be practically achieved here due to physical constraints.

- As the City of Redondo Beach will not allow encroachment in the public right-of-way, further off-site assessment cannot be accomplished.

- Review of alternative remedial technologies determined that any current technologies would not be effective due to costs of installation and operation, and the potential minimal impact to the residual hydrocarbon concentrations.

RECOMMENDATIONS

Based on these conclusions, Delta recommends No Further Action as the most suitable remedial approach for the site and requests regulatory closure be granted for this site.

LIMITATIONS AND CLOSING REMARKS

This document represents Delta's professional opinions based upon the currently available information and are arrived at in accordance with currently acceptable professional standards. This document is based upon a specific scope of work requested by the client. The Contract between Delta and its client outlines the scope of work, and only those tasks specifically authorized by that contract or outlined in this document were performed. This document is intended only for the use of Delta's Client and anyone else specifically listed on this document. Delta will not and cannot be liable for unauthorized reliance by any other third party. Other than as contained in this paragraph, Delta makes no express or implied warranty as to the contents of this document.

If you have any questions about this report or the information presented herein, please contact Mr. Ross Williams (Delta) at (800) 477-7411 or Mr. Joe Lentini (SHELL) at (310) 376-0649.

Sincerely,
Delta Consultants,

Joby Dunmire
Project Professional

FOR
Ross A. Williams
Project Geologist

REGISTERED PROFESSIONAL ENGINEER
WILLIAM L. LANTZ
C 63515
EXP. 9/30/10
CIVIL
STATE OF CALIFORNIA

William Lantz, P.E.
Senior Engineering Specialist

cc: Mr. Joe Lentini, Shell Oil Products US
Mr. Ben Agarwal, Property Owner

REFERENCES

(BBL, 2005), BBL Environmental Information, May 2005, Sensitive Receptor Search, 1650 Artesia, Redondo Beach, California

(CDPH, 2007), California Department of Public Health-Drinking Water Program, December 2007, Table 1 Drinking Water Notification Levels, <http://www.cdph.ca.gov/certlic/drinkingwater/Documents/Notificationlevels/NotificationLevels.pdf>

(CDPH, 2008), California Department of Public Health, November 2008, Title 22, California Code of regulations, Final Statement of Reasons-Primary Maximum Contaminant Levels for Methyl Tert-Butyl Ether, <http://www.cdph.ca.gov/certlic/drinkingwater/Documents/MTBE/MTBEsor.pdf>

(CDWR, 1961), California Department of Water Resources, Southern District, 1961, Planned Utilization of Groundwater Basin of the Coastal Plain of Los Angeles County, Appendix A, Groundwater Geology: State of California Department of Water Resources Bulletin No. 104-2, Appendix A: Geohydrology.

(KHM, 2002), KHM Environmental Management (KHM), Inc., September 2002, Additional Subsurface Assessment Report: Former Shell Service Station, 1650 Artesia Boulevard, Redondo Beach, California.

(LARWQCB, 1996), Los Angeles Regional Water Quality Control Board, May 1996, Interim Site Assessment & Cleanup Guidebook <http://www.waterboards.ca.gov/losangeles/water_issues/programs/ust/closure_criteria/closurecriteria.pdf>

(LARWQCB, 2006), Los Angeles Regional Water Quality Control Board, April 2006, Interim Site Assessment & Cleanup Guidebook Table 4-1 Update, <http://www.waterboards.ca.gov/losangeles/water_issues/programs/ust/closure_criteria/closurecriteria.pdf>

(PEG, 1998), Pacific Environmental Group (PEG), Inc., April 1998, Transmittal of Quarterly Status Report (1st Quarter 1998), Shell Station WIC No 204-4716-0318, 1129 Sepulveda Boulevard at Manhattan Beach Boulevard, Manhattan Beach, California.

(PEG, 1999a), Pacific Environmental Group (PEG), Inc., May 1999a, Underground Storage Tank Closure Report: Former Shell Station, 1650 Artesia Boulevard at Aviation Boulevard, Redondo Beach, California.

(PEG, 1999b), Pacific Environmental Group (PEG), Inc., September 1999b, Subsurface Investigation: Former Shell Station, 1650 Artesia Boulevard at Aviation Boulevard, Redondo Beach, California.

(USEPA, 2003), United Stated Environmental Protection Agency (USEPA), June 2003, EPA 816-F-03-016 <http://www.epa.gov/safewater/contaminants/index.html>

ATTACHMENTS:

TABLES:

Table 1 – Well and Boring Data

Table 2 – Historical Soil Analytical Data (1999 and 2000)

Table 3 – Historical Soil Analytical Data – Hoists and Clarifier Removal

Table 4 – Soil Analytical Data – 2002 Assessment

Table 5 – Historical Groundwater Gauging and Analytical Data

FIGURES:

Figure 1 – Site Location Map

Figure 2 – Site Map with Geologic Cross Section Lines and Soil Isoconcentration Lines

Figure 3 – Geologic Cross Section A-A'

Figure 4 – Geologic Cross Section B-B'

Figure 5 – Geologic Cross Section C-C'

Figure 6 – Groundwater Elevation Contour Map (November 23, 2009)

Figure 7 – Groundwater Hydrocarbon Distribution Map (November 23, 2009)

GRAPHS:

Graph 1 – TPH-g/Benzene/MTBE/TBA/DIPE and Depth to Groundwater vs. Time (MW-2)

Graph 2 – TPH-g/Benzene/MTBE/TBA/DIPE and Depth to Groundwater vs. Time (MW-3)

APPENDICES:

Appendix A – Historical Soil and Groundwater Data (Provided by Previous Environmental Consultants)

Appendix B – Boring Logs

Appendix C – Rose Diagram

Appendix D – Electronic Communication with LARWQCB Dated 12-03-2007

TABLES

TABLE 1
WELL AND BORING DATA
FORMER SHELL SERVICE STATION
1650 Artesia Boulevard, Redondo Beach, California

Name	Type	Date Drilled/ Installed	Approx. Surf. Elev. (ft AMSL)	Total Depth (ft)	Incr. (ft)	Soil Sample Depth (ft)	First GW Depth (ft)	First GW Elev. (ft AMSL)	Screen Diameter (in.)	Screen Depth (ft) Top	Screen Depth (ft) Bottom	Comments
B-1	Boring	8/26/1999	N/A	50.	-	25, 35, 50	-	-	-	-	-	HSA
B-2	Boring	8/26/1999	N/A	40.	10	20, 30, 40	-	-	-	-	-	HSA
B-3	Boring	8/26/1999	N/A	40.	10	20, 30, 40	-	-	-	-	-	HSA
B-4	Boring	8/26/1999	N/A	45.	10	25 - 45	-	-	-	-	-	HSA
B-5	Boring	8/26/1999	N/A	85.	-	20, 40, 50, 70, 80, 85	-	-	-	-	-	HSA
B-6	Boring	8/26/1999	N/A	85.	10	10, 15, 25, 45 - 75	-	-	-	-	-	HSA
B-7	Boring	8/27/1999	N/A	85.	10	15 - 75	-	-	-	-	-	HSA
B-8	Boring	8/27/1999	N/A	40.	5	10, 15, 20	-	-	-	-	-	HSA
B-9	Boring	8/27/1999	N/A	40.	5	10, 15, 20	-	-	-	-	-	HSA
B-10	Boring	8/27/1999	N/A	50.	-	35, 50	-	-	-	-	-	HSA
B-11	Boring	8/27/1999	N/A	95.	-	40, 60, 80, 90	-	-	-	-	-	HSA
MW-1	GWM Well	10/17/2000	122.94	100.	5	-	85	-	4	75.0	100.0	HSA
MW-2	GWM Well	10/16/2000	114.66	94.	5	-	80	-	4	69.0	94.0	HSA
MW-3	GWM Well	11/22/2000	110.93	95.	5	-	-	-	4	70.0	100.0	HSA
MW-4	GWM Well	7/26/2002	113.68	90.	5	5 '- 90	75.5	-	4	65.0	90.0	Well Abandoned
MW-5	GWM Well	7/25/2002	112.56	91.	5	5 '- 90	76	-	4	66.0	91.0	Well Abandoned
MW-6	GWM Well	7/24/2002	116.23	93.	5	5 - 90, 93	78	-	4	68.0	93.0	Well Abandoned
MW-7	GWM Well	7/23/2002	121.05	101.	5	5 - 100	86	-	4	76.0	101.0	Well Abandoned
MW-8	GWM Well	7/22/2002	124.63	100.	5	5 - 100	85	-	4	75.0	100.0	Well Abandoned

Notes:

N/A = Data not available
GWM = Groundwater monitoring
HSA = Hollow-stem auger

TABLE 2
HISTORIC SOIL ANALYTICAL DATA (1999 AND 2000)
Former Shell Service Station
1650 Artesia Boulevard, Redondo Beach, California

Sample Depth (feet)	TPH-g (mg/kg)	Benzene (mg/kg)	Toluene (mg/kg)	Ethyl-benzene (mg/kg)	Total Xylenes (mg/kg)	MtBE 8020 (mg/kg)	MtBE 8260B (mg/kg)	Soil Type (Unif. Soil Class)	Comments
T-1A	2/23/1999	approx. surface elev. (ft): N/A							
3	ND(<1.0)	ND(<0.005)	0.018	ND(<0.005)	0.016	1.8	NA		
T-1B	2/23/1999	approx. surface elev. (ft): N/A							
3	ND(<1.0)	ND(<0.005)	0.012	ND(<0.005)	0.015	1.8	NA		
T-2A	2/23/1999	approx. surface elev. (ft): N/A							
3	ND(<1.0)	ND(<0.005)	ND(<0.005)	ND(<0.005)	ND(<0.015)	1.7	NA		
T-2B	2/23/1999	approx. surface elev. (ft): N/A							
4	ND(<1.0)	ND(<0.005)	ND(<0.005)	ND(<0.005)	ND(<0.015)	1.6	NA		
T-3A	2/23/1999	approx. surface elev. (ft): N/A							
3	ND(<1.0)	ND(<0.005)	ND(<0.005)	ND(<0.005)	ND(<0.015)	1.3	NA		
T-3B	2/23/1999	approx. surface elev. (ft): N/A							
4	200	0.18	1.4	0.48	6.0	20	22		
D-1	2/23/1999	approx. surface elev. (ft): N/A							
2.5	1.4	ND(<0.005)	ND(<0.005)	ND(<0.005)	0.027	1.3	NA		
D-1	2/23/1999	approx. surface elev. (ft): N/A							
5.0	ND(<1.0)	ND(<0.005)	ND(<0.005)	ND(<0.005)	ND(<0.015)	3.5	NA		
D-2	2/23/1999	approx. surface elev. (ft): N/A							
2.5	ND(<1.0)	ND(<0.005)	ND(<0.005)	ND(<0.005)	ND(<0.015)	0.41	NA		
D-3	2/23/1999	approx. surface elev. (ft): N/A							
2.5	ND(<1.0)	ND(<0.005)	ND(<0.005)	ND(<0.005)	ND(<0.015)	0.66	NA		
D-4	2/23/1999	approx. surface elev. (ft): N/A							
2.5	ND(<1.0)	ND(<0.005)	ND(<0.005)	ND(<0.005)	ND(<0.015)	ND(<0.1)	NA		
D-5	2/23/1999	approx. surface elev. (ft): N/A							
2.5	ND(<1.0)	ND(<0.005)	ND(<0.005)	ND(<0.005)	ND(<0.015)	ND(<0.1)	NA		
T-WO-1	2/23/1999	approx. surface elev. (ft): N/A							
3	ND(<1.0)	ND(<0.005)	ND(<0.005)	ND(<0.005)	ND(<0.015)	0.15	NA		
B-1	8/26/1999	approx. surface elev. (ft): N/A							
25	ND(<0.50)	ND(<0.005)	0.0056	2.7	0.016	3.6	3.9	SW	
35	ND(<0.50)	ND(<0.005)	ND(<0.005)	ND(<0.005)	ND(<0.015)	ND(<0.05)	NA	SW	
50	ND(<0.50)	ND(<0.005)	ND(<0.005)	ND(<0.005)	ND(<0.015)	ND(<0.05)	NA	SW	
B-2	8/26/1999	approx. surface elev. (ft): N/A							
20	ND(<0.50)	ND(<0.005)	ND(<0.005)	ND(<0.005)	ND(<0.015)	ND(<0.05)	NA	SP	
30	ND(<0.50)	ND(<0.005)	ND(<0.005)	ND(<0.005)	ND(<0.015)	ND(<0.05)	NA	SW	
40	ND(<0.50)	ND(<0.005)	ND(<0.005)	ND(<0.005)	ND(<0.015)	ND(<0.05)	NA	SW	
B-3	8/26/1999	approx. surface elev. (ft): N/A							
20	ND(<0.50)	ND(<0.005)	ND(<0.005)	ND(<0.005)	ND(<0.015)	ND(<0.05)	NA	SP	
30	ND(<0.50)	ND(<0.005)	ND(<0.005)	ND(<0.005)	ND(<0.015)	ND(<0.05)	NA	SW	
40	ND(<0.50)	ND(<0.005)	ND(<0.005)	ND(<0.005)	ND(<0.015)	ND(<0.05)	NA	SW	

TABLE 2
HISTORIC SOIL ANALYTICAL DATA (1999 AND 2000)
Former Shell Service Station
1650 Artesia Boulevard, Redondo Beach, California

Sample Depth (feet)	TPH-g (mg/kg)	Benzene (mg/kg)	Toluene (mg/kg)	Ethyl-benzene (mg/kg)	Total Xylenes (mg/kg)	MtBE 8020 (mg/kg)	MtBE 8260B (mg/kg)	Soil Type (Unif. Soil Class)	Comments
B-4	8/26/1999	approx. surface elev. (ft): N/A							
25	ND(<0.50)	ND(<0.005)	ND(<0.005)	ND(<0.005)	ND(<0.015)	ND(<0.05)	NA	SP	
35	ND(<0.50)	ND(<0.005)	ND(<0.005)	ND(<0.005)	ND(<0.015)	ND(<0.05)	NA	SW	
45	ND(<0.50)	ND(<0.005)	ND(<0.005)	ND(<0.005)	ND(<0.015)	ND(<0.05)	NA	SW	
B-5	8/26/1999	approx. surface elev. (ft): N/A							
20	1,600	ND(<1.0)	2.3	6.3	67	ND(<2.0)	NA	SM	
40	1,900	ND(<5.0)	6.9	13	110	ND(<2.0)	NA	SW	
50	1,900	ND(<1.0)	6.6	14	110	ND(<2.0)	NA	SW	
70	ND(<0.50)	ND(<0.005)	ND(<0.005)	ND(<0.005)	ND(<0.015)	ND(<0.05)	NA	SM	
80	1.3	ND(<0.005)	0.0063	ND(<0.005)	0.016	ND(<0.05)	NA	ML	
85	ND(<0.50)	ND(<0.005)	ND(<0.005)	ND(<0.005)	ND(<0.015)	ND(<0.05)	NA	ML	
B-6	8/26/1999	approx. surface elev. (ft): N/A							
10	ND(<0.50)	ND(<0.005)	ND(<0.005)	ND(<0.005)	ND(<0.015)	1.8	NA	SM	
15	ND(<0.50)	ND(<0.005)	ND(<0.005)	ND(<0.005)	ND(<0.015)	4.7	5.8	SP	
25	ND(<0.50)	ND(<0.005)	ND(<0.005)	ND(<0.005)	ND(<0.015)	ND(<0.05)	NA	SM	
45	ND(<0.50)	ND(<0.005)	ND(<0.005)	ND(<0.005)	ND(<0.015)	ND(<0.05)	NA	SW	
55	ND(<0.50)	ND(<0.005)	ND(<0.005)	ND(<0.005)	ND(<0.015)	ND(<0.05)	NA	SW	
70	ND(<0.50)	ND(<0.005)	ND(<0.005)	ND(<0.005)	ND(<0.015)	ND(<0.05)	NA	SM	
80	2.2	ND(<0.005)	0.0097	0.035	ND(<0.015)	ND(<0.05)	NA	ML	
B-7	8/27/1999	approx. surface elev. (ft): N/A							
15	ND(<0.50)	ND(<0.005)	ND(<0.005)	ND(<0.005)	ND(<0.015)	0.81	0.12	SP	
25	ND(<0.50)	ND(<0.005)	ND(<0.005)	ND(<0.005)	ND(<0.015)	ND(<0.05)	NA	SP	
35	270	ND(<0.2)	0.64	0.99	8.7	ND(<2.0)	NA	SW	
45	6,100	ND(<2.0)	24	37	270	ND(<2.0)	NA	SW	
55	ND(<0.50)	ND(<0.005)	ND(<0.005)	ND(<0.005)	ND(<0.015)	ND(<0.05)	NA	SW	
65	ND(<0.50)	ND(<0.005)	ND(<0.005)	ND(<0.005)	ND(<0.015)	ND(<0.05)	NA	SW	
75	1.5	ND(<0.005)	ND(<0.005)	0.025	0.024	ND(<0.05)	NA	ML	
B-8	8/27/1999	approx. surface elev. (ft): N/A							
10	ND(<0.50)	ND(<0.005)	ND(<0.005)	ND(<0.005)	ND(<0.015)	ND(<0.05)	NA	SM	TRPH: ND(<1) (mg/kg)
15	ND(<0.50)	ND(<0.005)	ND(<0.005)	ND(<0.005)	ND(<0.015)	ND(<0.05)	NA	SW	TRPH: ND(<1) (mg/kg)
20	ND(<0.50)	ND(<0.005)	ND(<0.005)	ND(<0.005)	ND(<0.015)	ND(<0.05)	NA	SW	TRPH: ND(<1) (mg/kg)
B-9	8/27/1999	approx. surface elev. (ft): N/A							
10	ND(<0.50)	ND(<0.005)	ND(<0.005)	ND(<0.005)	ND(<0.015)	ND(<0.05)	NA	SP	TRPH: ND(<1) (mg/kg)
15	ND(<0.50)	ND(<0.005)	ND(<0.005)	ND(<0.005)	ND(<0.015)	ND(<0.05)	NA	SP	TRPH: ND(<1) (mg/kg)
20	ND(<0.50)	ND(<0.005)	ND(<0.005)	ND(<0.005)	ND(<0.015)	ND(<0.05)	NA	SP	TRPH: ND(<1) (mg/kg)

TABLE 2
HISTORIC SOIL ANALYTICAL DATA (1999 AND 2000)
Former Shell Service Station
1650 Artesia Boulevard, Redondo Beach, California

Sample Depth (feet)	TPH-g (mg/kg)	Benzene (mg/kg)	Toluene (mg/kg)	Ethyl-benzene (mg/kg)	Total Xylenes (mg/kg)	MtBE 8020 (mg/kg)	MtBE 8260B (mg/kg)	Soil Type (Unif. Soil Class)	Comments
B-10	8/27/1999	approx. surface elev. (ft): N/A							
35	ND(<0.50)	ND(<0.005)	ND(<0.005)	ND(<0.005)	ND(<0.015)	ND(<0.05)	NA	SW	
50	ND(<0.50)	ND(<0.005)	ND(<0.005)	ND(<0.005)	ND(<0.015)	ND(<0.05)	NA	SW	
B-11	8/27/1999	approx. surface elev. (ft): N/A							
40	ND(<0.50)	ND(<0.005)	ND(<0.005)	ND(<0.005)	ND(<0.015)	ND(<0.05)	NA	SW	
60	ND(<0.50)	ND(<0.005)	ND(<0.005)	ND(<0.005)	ND(<0.015)	ND(<0.05)	NA	SM	
80	ND(<0.50)	ND(<0.005)	ND(<0.005)	ND(<0.005)	ND(<0.015)	ND(<0.05)	NA	ML	
90	ND(<0.50)	ND(<0.005)	ND(<0.005)	ND(<0.005)	ND(<0.015)	ND(<0.05)	NA	ML	
Samples below prepared using EPA Method 5035/8260B or EPA Method 5035/8015M unless marked with *									
MW-1	10/17/2000	approx. surface elev. (ft): N/A							
20	ND(<0.50)	ND(<0.001)	ND(<0.001)	ND(<0.001)	ND(<0.003)	NA	ND(<0.001)	SP	
40	ND(<0.50)	ND(<0.001)	ND(<0.001)	ND(<0.001)	ND(<0.003)	NA	ND(<0.001)	SP	
60	1.2	ND(<0.001)	ND(<0.001)	ND(<0.001)	ND(<0.003)	NA	ND(<0.001)	SP	
80	ND(<0.50)	ND(<0.001)	ND(<0.001)	ND(<0.001)	ND(<0.003)	NA	0.0027	SM	
MW-2	10/16/2000	approx. surface elev. (ft): N/A							
20*	ND(<0.50)	ND(<0.005)	ND(<0.005)	ND(<0.005)	ND(<0.010)	NA	ND(<0.005)	SW	
35*	ND(<0.50)	ND(<0.005)	ND(<0.005)	ND(<0.005)	ND(<0.010)	NA	0.0083	SP	
65*	1.1	ND(<0.005)	ND(<0.005)	ND(<0.005)	ND(<0.010)	NA	0.026	SM	
80*	ND(<0.50)	ND(<0.005)	ND(<0.005)	ND(<0.005)	ND(<0.010)	NA	ND(<0.005)	ML	
MW-3	11/22/2000	approx. surface elev. (ft): N/A							
10	ND(<0.50)	ND(<0.00088)	ND(<0.00088)	ND(<0.00088)	ND(<0.00268)	NA	ND(<0.00088)	SW	
20	ND(<0.50)	ND(<0.001)	ND(<0.001)	ND(<0.001)	ND(<0.0031)	NA	ND(<0.001)	SW	
30	ND(<0.50)	ND(<0.0011)	ND(<0.0011)	ND(<0.0011)	ND(<0.0033)	NA	ND(<0.0011)	SW	
40	ND(<0.50)	ND(<0.0012)	ND(<0.0012)	ND(<0.0012)	ND(<0.0037)	NA	ND(<0.0012)	SW	
50	ND(<0.50)	ND(<0.0011)	ND(<0.0011)	ND(<0.0011)	ND(<0.0034)	NA	ND(<0.0011)	SM	
60	ND(<0.50)	ND(<0.0012)	ND(<0.0012)	ND(<0.0012)	ND(<0.0036)	NA	ND(<0.0012)	SM	
70	ND(<0.50)	ND(<0.0011)	ND(<0.0011)	ND(<0.0011)	ND(<0.0033)	NA	0.0016	SM	
80	ND(<0.50)	0.004	0.001	0.088	ND(<0.00284)	NA	0.05	SM	
90	ND(<0.50)	ND(<0.0009)	ND(<0.0009)	ND(<0.0009)	ND(<0.0027)	NA	ND(<0.0009)	SM	
100	ND(<0.50)	ND(<0.00091)	ND(<0.00091)	ND(<0.00091)	ND(<0.00271)	NA	ND(<0.00091)	GC	

Notes:

mg/kg = Milligrams per kilogram
ND = Not present above method detection level
NA = Not analyzed
N/A = Not applicable
TRPH = Total Recoverable Petroleum Hydrocarbons

TPH-g using EPA Method 8015 modified
BTEX compounds quantified using EPA Method 8020
MtBE analyzed using EPA Methods 8020 and 8260B
* = not prepared with EPA Method 5035

TABLE 3
HISTORIC SOIL ANALYTICAL DATA - HOISTS AND CLARIFIER REMOVAL
Former Shell Service Station
1650 Artesia Boulevard, Redondo Beach, California

Sample Depth (feet)	Sample Date	Motor Oil (C23-C40) (mg/kg)	TPH-d (C13-C22) (mg/kg)	TPH-g (mg/kg)	TRPH (mg/kg)	VOCs (ug/kg)	Total Title 22 Metals (mg/kg)	Soil Type (Unif. Soil Class)	Comments
H1-8.5	4/16/1999								
8.5		37	ND(<5)	ND(<5)	149	NA	NA	silty sand	
H2-8.5	4/16/1999								
8.5		ND(<5)	ND(<5)	ND(<5)	16	NA	NA	silty sand	
H3-8.5	4/16/1999								
8.5		ND(<5)	ND(<5)	ND(<5)	76	NA	NA	silty sand	
C1-6	4/16/1999								
6.0		ND(<5)	ND(<5)	ND(<5)	21	ND(a)	ND(b)	silty sand	

Notes:

mg/kg = Milligrams per kilogram
ug/kg = Micrograms per kilogram
ND = Not detected
NA = Not analyzed
TRPH = Total recoverable petroleum hydrocarbons
TPH-g = Analyzed using EPA 8015M with Carbon Chain
VOCs = Volatile Organic Compounds

Title 22 metals analyzed using EPA Methods 7060, 6010, 7471, and 7740
(a) = see CARs for analytical parameters, individual analyte results, and method detection li
(b) = see CARs for samples exceeding acceptable Title 22 metal levels

TABLE 4
SOIL ANALYTICAL DATA - 2002 ASSESSMENT
Former Shell Service Station
1650 Artesia Boulevard, Redondo Beach, California

Sample Depth (feet)	TPH-g mg/kg	Benzene mg/kg	Ethyl-benzene mg/kg	Toluene mg/kg	Total Xylenes mg/kg	MTBE mg/kg	TBA mg/kg	DIPE mg/kg	ETBE mg/kg	TAME mg/kg	Comments
MW-4	7/26/2002	approx. surface elev (ft): 113.68									
MW-4d5	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	
MW-4d10	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	
MW-4d15	**4.3***	ND	ND	ND	**0.0015**	**0.0021**	**0.210**	ND	ND	ND	
MW-4d20	**1300***	ND	**0.600**	**0.610**	**6.0**	ND	ND	ND	ND	ND	
MW-4d25	**3400***	ND	**3.1**	**1.4**	**25.6**	ND	ND	ND	ND	ND	
MW-4d30	**180***	ND	ND	ND	ND	ND	ND	ND	ND	ND	
MW-4d35	**6700***	ND	**3.1**	ND	**3.9**	ND	ND	ND	ND	ND	
MW-4d40	**250***	ND	ND	ND	ND	ND	ND	ND	ND	ND	
MW-4d45	**720***	ND	ND	ND	ND	ND	ND	ND	ND	ND	
MW-4d50	**690***	ND	ND	ND	ND	ND	ND	ND	ND	ND	
MW-4d55	**1.1***	ND	ND	ND	ND	ND	**0.140**	ND	ND	ND	
MW-4d60	**0.36***	ND	ND	ND	ND	ND	**0.230**	ND	ND	ND	
MW-4d65	**0.82***	ND	ND	ND	ND	ND	**0.510**	ND	ND	ND	
MW-4d70	**0.36***	ND	ND	ND	ND	ND	**0.580**	ND	ND	ND	
MW-4d75	**0.39***	ND	ND	ND	ND	ND	ND	ND	ND	ND	
MW-4d80	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	
MW-4d85	**0.71**	ND	ND	ND	ND	ND	**0.027**	**0.028**	ND	ND	
MW-4d90	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	
MW-5	7/25/2002	approx. surface elev (ft): 112.56									
MW-5d5	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	
MW-5d10	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	
MW-5d15	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	
MW-5d20	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	
MW-5d25	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	
MW-5d30	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	
MW-5d35	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	
MW-5d40	ND	ND	ND	ND	ND	**0.0025**	**0.088**	ND	ND	ND	
MW-5d45	ND	ND	ND	ND	ND	ND	**0.059**	ND	ND	ND	
MW-5d50	ND	ND	ND	ND	ND	**0.0048**	**0.180**	ND	ND	ND	
MW-5d55	ND	ND	ND	ND	ND	**0.014**	**0.200**	ND	ND	ND	
MW-5d60	ND	ND	ND	ND	ND	**0.014**	**0.170**	ND	ND	ND	
MW-5d65	**0.58**	ND	ND	ND	ND	**0.043**	**0.240**	ND	ND	ND	
MW-5d70	ND	ND	ND	ND	ND	**0.044**	**1.1**	ND	ND	ND	
MW-5d75	**0.43**	**0.00092**	**0.017**	**0.00092**	ND	**0.220**	**0.320**	**0.0026**	ND	ND	
MW-5d80	**0.52**	**0.0012**	ND	ND	ND	ND	**0.075**	**0.064**	ND	ND	
MW-5d85	ND	ND	ND	ND	ND	**0.0055**	**0.100**	**0.160**	ND	ND	
MW-5d90	ND	ND	ND	ND	ND	**0.0028**	**0.035**	**0.039**	ND	ND	

TABLE 4
SOIL ANALYTICAL DATA - 2002 ASSESSMENT
Former Shell Service Station
1650 Artesia Boulevard, Redondo Beach, California

Sample Depth (feet)	TPH-g mg/kg	Benzene mg/kg	Ethyl-benzene mg/kg	Toluene mg/kg	Total Xylenes mg/kg	MTBE mg/kg	TBA mg/kg	DIPE mg/kg	ETBE mg/kg	TAME mg/kg	Comments
MW-6	7/24/2002	approx. surface elev (ft): 116.23									
MW-6d5	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	
MW-6d10	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	
MW-6d15	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	
MW-6d20	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	
MW-6d25	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	
MW-6d30	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	
MW-6d35	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	
MW-6d40	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	
MW-6d45	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	
MW-6d50	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	
MW-6d55	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	
MW-6d60	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	
MW-6d65	ND	ND	ND	ND	ND	**0.0075**	ND	ND	ND	ND	
MW-6d70	ND	ND	ND	ND	ND	**0.014**	**1.1**	ND	ND	ND	
MW-6d75	ND	ND	ND	ND	ND	**0.074**	ND	ND	ND	ND	
MW-6d80	**3.1**	**0.0093**	**0.200**	**0.0012**	**0.0024**	**0.790**	**0.140**	**0.018**	ND	ND	
MW-6d85	**0.39**	**0.0025**	ND	ND	ND	**0.065**	**0.130**	**0.064**	ND	ND	
MW-6d90	ND	ND	ND	ND	ND	ND	**0.130**	**0.080**	ND	ND	
MW-6d93	ND	ND	ND	ND	ND	ND	ND	**0.008**	ND	ND	
MW-7	7/23/2002	approx. surface elev (ft): 121.05									
MW-7d5	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	
MW-7d10	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	
MW-7d15	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	
MW-7d20	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	
MW-7d25	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	
MW-7d30	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	
MW-7d35	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	
MW-7d40	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	
MW-7d45	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	
MW-7d50	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	
MW-7d55	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	
MW-7d60	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	
MW-7d65	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	
MW-7d70	ND	ND	ND	ND	ND	**0.0052**	ND	ND	ND	ND	
MW-7d75	ND	ND	ND	ND	ND	**0.0073**	ND	ND	ND	ND	
MW-7d80	ND	ND	ND	ND	ND	**0.0087**	ND	ND	ND	ND	
MW-7d85	ND	ND	ND	ND	ND	**0.140**	**0.022**	**0.0013**	ND	ND	
MW-7d90	**0.28**	ND	ND	ND	ND	**0.017**	ND	**0.0016**	ND	ND	
MW-7d95	ND	ND	ND	ND	ND	ND	ND	**0.0041**	ND	ND	
MW-7d100	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	

TABLE 4
SOIL ANALYTICAL DATA - 2002 ASSESSMENT
Former Shell Service Station
1650 Artesia Boulevard, Redondo Beach, California

Sample Depth (feet)	TPH-g mg/kg	Benzene mg/kg	Ethyl-benzene mg/kg	Toluene mg/kg	Total Xylenes mg/kg	MTBE mg/kg	TBA mg/kg	DIPE mg/kg	ETBE mg/kg	TAME mg/kg	Comments
MW-8	7/22/2002	approx. surface elev (ft): 124.63									
MW-8d5	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	
MW-8d10	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	
MW-8d15	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	
MW-8d20	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	
MW-8d25	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	
MW-8d30	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	
MW-8d35	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	
MW-8d40	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	
MW-8d45	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	
MW-8d50	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	
MW-8d55	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	
MW-8d60	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	
MW-8d65	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	
MW-8d70	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	
MW-8d75	ND	ND	ND	ND	ND	**0.0034**	ND	ND	ND	ND	
MW-8d80	ND	ND	ND	ND	ND	**0.011**	ND	ND	ND	ND	
MW-8d85	ND	ND	ND	ND	ND	**0.040**	ND	ND	ND	ND	
MW-8d90	ND	ND	ND	ND	ND	**0.010**	ND	ND	ND	ND	
MW-8d95	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	
MW-8d100	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	

Notes:

mg/kg - milligrams per kilogram
NA - Not available
ND - Not detected, see CARS for method detection limits
TPH-g - Total petroleum hydrocarbons as gasoline
MTBE - Methyl tert-butyl ether
TBA - Tert-butyl alcohol
DIPE - Di-isopropyl ether
ETBE - Ethyl tert-butyl ether
TAME - Tert-amyl methyl ether
TPH- g quantified using EPA Method 8015M modified
BTEX Compounds, MTBE, TBA, DIPE, ETBE, and TAME analyzed using EPA Method 8260B
*- The sample chromatographic pattern for TPH doesn't match the chromatographic pattern of the specified standard. Quantitation of the unknown hydrocarbon(s) in the sample was based upon the specified standard.

TABLE 5
HISTORICAL GROUNDWATER GAUGING AND ANALYTICAL DATA
FORMER SHELL SERVICE STATION
1650 Artesia Boulevard, Redondo Beach, California

DATE	DEPTH TO GW (feet)	SPH THICKN. (feet)	GW ELEV. (feet relative to MSL)	TPH-G (µg/L)	BENZENE (µg/L)	TOLUENE (µg/L)	ETHYL-BENZENE (µg/L)	TOTAL XYLENES (µg/L)	MTBE 8020/8021 (µg/L)	MTBE 8260 (µg/L)	TBA (µg/L)	DIPE (µg/L)	ETBE (µg/L)	TAME (µg/L)	ETHANOL 8260 (µg/L)	DO (ppm)	COMMENTS
B-5																	
8/26/1999				3,400	18	9.9	11	200	180	220							Grab Samples
B-6																	
8/26/1999				2,900	6.3	9.1	41	100	54	NA							Grab Samples
B-7																	
8/27/1999				3,100	9.3	46	76	260	40	151							Grab Samples
B-11																	
8/27/1999				ND(<100)	ND(<0.3)	ND(<0.3)	0.45	2.9	ND(<10)	NA							Grab Samples
MW-1	**Top of casing elevation (ft): 122.94**																
12/27/2000																	Damaged
3/13/2001	85.81	0.00	37.13	ND<500	ND<0.50	ND<1.0	ND<1.0	ND<2.0		5.9	ND<50	8.8	ND<2.0	ND<2.0		1.3	
	Top of casing elevation (ft): 122.93																
6/4/2001	85.60	0.00	37.33	ND<50	ND<0.5	ND<1.0	ND<1.0	ND<1.0		3.6	37	2.3	ND<2.0	ND<2.0		1.6	
8/22/2001	85.50	0.00	37.43	530	20	100	17	118		8.8	ND<50	ND<2	ND<2	ND<2		1.6	
12/5/2001	85.50	0.00	37.43	ND<50	1.2	1.7	ND<1	1.4		3.7	ND<50	ND<2	ND<2	ND<2			
2/26/2002	85.40	0.00	37.53	ND<50	ND<0.5	ND<1	ND<1	ND<1		1.5	ND<50	ND<2	ND<2	ND<2			
	Top of casing elevation (ft): 110.74																
5/29/2002	85.40	0.00	25.34	ND<50	ND<0.5	ND<1	ND<1	ND<1		ND<1	ND<50	ND<2	ND<2	ND<2			
	Top of casing elevation (ft): 122.94																
9/5/2002	86.35	0.00	36.59	ND<50	ND<0.5	ND<1	ND<1	ND<1		ND<1	ND<50	ND<2	ND<2	ND<2		1.8	
12/11/2002	85.95	0.00	36.99	ND<50	0.89	ND<1.0	ND<1.0	ND<1.0		1.9	ND<10	ND<2.0	ND<2.0	ND<2.0		0.60	
3/5/2003	85.91	0.00	37.03	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		1.8	ND<10	ND<2.0	ND<2.0	ND<2.0		0.8	
5/29/2003	85.66	0.00	37.28	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		3.3	ND<10	ND<2.0	ND<2.0	ND<2.0		0.4	
8/29/2003	85.85	0.00	37.09	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		2.0	ND<10	ND<2.0	ND<2.0	ND<2.0	ND<100	0.3	
11/26/2003	85.99	0.00	36.95	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		1.2	ND<10	ND<2.0	ND<2.0	ND<2.0		1.90	
2/23/2004	85.88	0.00	37.06	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		1.1	ND<10	ND<2.0	ND<2.0	ND<2.0		1.94	
5/26/2004	86.03	0.00	36.91	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		2.0	ND<10	ND<2.0	ND<2.0	ND<2.0		0.14	
8/20/2004	79.58	0.00	43.36	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		1.5	ND<10	ND<2.0	ND<2.0	ND<2.0	ND<100	2.5	
12/10/2004																	Unable to locate
3/29/2005	78.97	0.00	43.97	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		ND<1.0	ND<10	ND<2.0	ND<2.0	ND<2.0	ND<100	2.8	No purge
	Top of casing elevation (ft): unknown														Casing cut to grade, 4-18-05		
6/27/2005	72.73	0.00	NA	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		ND<1.0	ND<10	ND<2.0	ND<2.0	ND<2.0	ND<100	0.39	No purge
	Top of casing elevation (ft): 100.89																
9/19/2005	72.54	0.00	28.35	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		ND<1.0	ND<10	ND<2.0	ND<2.0	ND<2.0	ND<100	0.14	
12/5/2005																	Unable to locate
12/29/2005	72.45	0.00	28.44	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.0		ND<1.0	ND<10	ND<1.0	ND<1.0	ND<1.0	ND<150	1.34	
2/2/2006	72.12	0.00	28.77	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.0		ND<1.0	ND<10	ND<1.0	ND<1.0	ND<1.0	ND<150	0.67	
6/6/2006	72.10	0.00	28.79	87	3.3	16	1.6	10		8.6	ND<10	ND<1.0	ND<1.0	ND<1.0	ND<150	0.79	
8/4/2006	71.96	0.00	28.93	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.0		ND<1.0	ND<10	ND<1.0	ND<1.0	ND<1.0	ND<150	0.30/0.18	
11/29/2006	71.95	0.00	28.94	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.0		ND<1.0	ND<10	ND<1.0	ND<1.0	ND<1.0	ND<150	0.41	
2/9/2007	71.96	0.00	28.93	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.0		ND<1.0	ND<10	ND<1.0	ND<1.0	ND<1.0	ND<150	0.59	
5/23/2007	72.00	0.00	28.89	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.0		ND<1.0	ND<10	ND<1.0	ND<1.0	ND<1.0	ND<150	0.23	
8/10/2007	72.02	0.00	28.87	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.0		ND<1.0	ND<10	ND<1.0	ND<1.0	ND<1.0	ND<150	0.51	
12/5/2007	72.28	0.00	28.61	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.0		ND<1.0	ND<10	ND<1.0	ND<1.0	ND<1.0	ND<150	0.11	
3/14/2008	72.45	0.00	28.44	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		ND<1.0	ND<10	ND<2.0	ND<2.0	ND<2.0	ND<100	0.11	
6/13/2008	72.35	0.00	28.54	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		ND<1.0	ND<10	ND<2.0	ND<2.0	ND<2.0	ND<100	0.16	
9/9/2008	72.41	0.00	28.48	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		ND<1.0	ND<10	ND<2.0	ND<2.0	ND<2.0	ND<100	0.67	
12/12/2008	72.37	0.00	28.52	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		ND<1.0	ND<10	ND<2.0	ND<2.0	ND<2.0	ND<100	1.07	
3/12/2009	72.56	0.00	28.33	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		ND<1.0	ND<10	ND<2.0	ND<2.0	ND<2.0	ND<100	1.22	
6/4/2009	72.68	0.00	28.21	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		ND<1.0	ND<10	ND<2.0	ND<2.0	ND<2.0	ND<100	0.83	
11/23/2009	73.10	0.00	27.79	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		ND<1.0	ND<10	ND<2.0	ND<2.0	ND<2.0	ND<100	0.45	

TABLE 5
HISTORICAL GROUNDWATER GAUGING AND ANALYTICAL DATA
FORMER SHELL SERVICE STATION
1650 Artesia Boulevard, Redondo Beach, California

DATE	DEPTH TO GW (feet)	SPH THICKN. (feet)	GW ELEV. (feet relative to MSL)	TPH-G (µg/L)	BENZENE (µg/L)	TOLUENE (µg/L)	ETHYL-BENZENE (µg/L)	TOTAL XYLENES (µg/L)	MTBE 8020/8021 (µg/L)	MTBE 8260 (µg/L)	TBA (µg/L)	DIPE (µg/L)	ETBE (µg/L)	TAME (µg/L)	ETHANOL 8260 (µg/L)	DO (ppm)	COMMENTS
MW-2	**Top of casing elevation (ft): 114.64**																
12/27/2000	77.74	0.00	36.90	760	ND<2.5	ND<5.0	ND<5.0	6.8		150	ND<250	ND<10	ND<10	ND<10		1.2	No purge sample
3/13/2001	77.66	0.00	36.98	ND<500	ND<1.0	ND<2.0	ND<2.0	ND<4.0		42	ND<100	19	ND<4.0	ND<4.0		0.9	
	Top of casing elevation (ft): 114.98																
6/4/2001	77.42	0.00	37.56	410	ND<0.5	ND<1.0	0.55	7.22		84	ND<50	9.9	ND<2.0	ND<2.0		1.4	Odor
8/22/2001	77.35	0.00	37.63	1100	30	180	34	238		26	ND<50	9.4	ND<2.0	ND<2.0			
12/5/2001	77.35	0.00	37.63	200	0.88	1.2	ND<1	1.3		34	ND<50	6	ND<2	ND<2			
2/26/2002	77.26	0.00	37.72	190	ND<0.5	ND<1	ND<1	ND<1		29	ND<50	7.4	ND<2	ND<2			
	Top of casing elevation (ft): 102.68																
5/29/2002	77.22	0.00	25.46	160	ND<0.5	ND<1	ND<1	1.3		13	ND<50	8	ND<2	ND<2			
	Top of casing elevation (ft): 114.66																
9/5/2002	78.20	0.00	36.46	100	ND<0.5	ND<1	ND<1	ND<1		13	ND<50	7	ND<2	ND<2		1.7	
12/11/2002	77.80	0.00	36.86	64	ND<0.50	ND<1.0	ND<1.0	ND<1.0		5.8	ND<10	3.5	ND<2.0	ND<2.0		1.1	
3/5/2003	77.73	0.00	36.93	71	ND<0.50	ND<1.0	ND<1.0	ND<1.0		16	12	5.1	ND<2.0	ND<2.0		0.9	
5/29/2003	77.63	0.00	37.03	130	ND<0.50	ND<1.0	ND<1.0	2.4		37	ND<10	4.0	ND<2.0	ND<2.0		0.4	
8/29/2003	77.94	0.00	36.72	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		10	ND<10	3.2	ND<2.0	ND<2.0	ND<100	0.4	
11/26/2003	77.86	0.00	36.80	64	ND<0.50	ND<1.0	ND<1.0	ND<1.0		10	ND<10	3.9	ND<2.0	ND<2.0		0.14	
2/23/2004	77.82	0.00	36.84	56	ND<0.50	ND<1.0	ND<1.0	ND<1.0		7.8	ND<10	3.5	ND<2.0	ND<2.0		0.21	
5/26/2004	77.90	0.00	36.76	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		11	ND<10	3.4	ND<2.0	ND<2.0		0.12	
8/20/2004	76.62	0.00	38.04	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		ND<1.0	14	ND<2.0	ND<2.0	ND<2.0	ND<100	1.6	
12/10/2004	76.43	0.00	38.23	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		5.5	ND<10	2.2	ND<2.0	ND<2.0	ND<100	1.35	
3/29/2005	75.80	0.00	38.86	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		6.3	ND<10	2.3	ND<2.0	ND<2.0	ND<100	3.0	No purge
	Top of casing elevation (ft): unknown														Casing cut to grade, 4-18-05		
6/27/2005	72.53	0.00	NA	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		3.2	ND<10	ND<2.0	ND<2.0	ND<2.0	ND<100	0.50	
	Top of casing elevation (ft): 100.52																
9/19/2005	72.32	0.00	28.20	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		6.2	ND<10	ND<2.0	ND<2.0	ND<2.0	ND<100	0.07	
12/5/2005																	Unable to locate
12/29/2005	72.39	0.00	28.13	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.0		17	ND<10	1.0	ND<1.0	ND<1.0	ND<150	0.87	
2/2/2006	71.90	0.00	28.62	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.0		9.0	ND<10	1.1	ND<1.0	ND<1.0	ND<150	0.49	
6/6/2006	71.81	0.00	28.71	ND<50	1.1	5.4	0.57	2.9		12	ND<10	ND<1.0	ND<1.0	ND<1.0	ND<150	0.40	
8/4/2006	71.68	0.00	28.84	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.0		7.6	ND<10	ND<1.0	ND<1.0	ND<1.0	ND<150	0.66/0.29	
11/29/2006	71.74	0.00	28.78	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.0		4.9	ND<10	ND<1.0	ND<1.0	ND<1.0	ND<150	0.13	
2/9/2007	71.75	0.00	28.77	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.0		5.5	ND<10	ND<1.0	ND<1.0	ND<1.0	ND<150	0.12	
5/23/2007	71.70	0.00	28.82	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.0		4.3	ND<10	ND<1.0	ND<1.0	ND<1.0	ND<150	0.79	
8/10/2007	71.81	0.00	28.71	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.0		4.6	ND<10	ND<1.0	ND<1.0	ND<1.0	ND<150	0.34	
12/5/2007	72.07	0.00	28.45	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.0		4.0	ND<10	ND<1.0	ND<1.0	ND<1.0	ND<150	0.11	
3/14/2008	72.05	0.00	28.47	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		2.9	ND<10	ND<2.0	ND<2.0	ND<2.0	ND<100	0.08	
6/13/2008	72.02	0.00	28.50	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		2.0	ND<10	ND<2.0	ND<2.0	ND<2.0	ND<100	0.15	
9/9/2008	72.14	0.00	28.38	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		2.1	ND<10	ND<2.0	ND<2.0	ND<2.0	ND<100	0.46	
12/12/2008	72.22	0.00	28.30	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		2.5	ND<10	ND<2.0	ND<2.0	ND<2.0	ND<100	0.70	
3/12/2009	72.32	0.00	28.20	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		1.4	ND<10	ND<2.0	ND<2.0	ND<2.0	ND<100	1.18	
6/4/2009	72.50	0.00	28.02	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		1.2	ND<10	ND<2.0	ND<2.0	ND<2.0	ND<100	0.55	
11/23/2009	72.80	0.00	27.72	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		1.4	ND<10	ND<2.0	ND<2.0	ND<2.0	ND<100	0.45	

TABLE 5
HISTORICAL GROUNDWATER GAUGING AND ANALYTICAL DATA
FORMER SHELL SERVICE STATION
1650 Artesia Boulevard, Redondo Beach, California

DATE	DEPTH TO GW (feet)	SPH THICKN. (feet)	GW ELEV. (feet relative to MSL)	TPH-G (µg/L)	BENZENE (µg/L)	TOLUENE (µg/L)	ETHYL-BENZENE (µg/L)	TOTAL XYLENES (µg/L)	MTBE 8020/8021 (µg/L)	MTBE 8260 (µg/L)	TBA (µg/L)	DIPE (µg/L)	ETBE (µg/L)	TAME (µg/L)	ETHANOL 8260 (µg/L)	DO (ppm)	COMMENTS
MW-3	**Top of casing elevation (ft): 110.91**																
12/27/2000	74.10	0.00	36.81	ND<500	0.88	ND<1.0	ND<1.0	ND<2.0		130	ND<50	120	ND<2.0	ND<2.0		1.6	No purge sample
3/13/2001	74.04	0.00	36.87	ND<500	ND<0.50	ND<1.0	ND<1.0	ND<2.0		61	120	260	ND<2.0	ND<2.0		1.8	
	Top of casing elevation (ft): 111.17																
6/4/2001	73.84	0.00	37.33	1200	3.6	ND<5.0	20	ND<5.0		500	ND<250	250	ND<10	ND<10		1.1	
8/22/2001	73.73	0.00	37.44	1600	4.9	24	8.8	32.8		600	ND<50	260	ND<2	ND<2			
12/5/2001	73.72	0.00	37.45	570	1.4	1.7	ND<1	1.6		200	350	300	ND<2	ND<2			
2/26/2002	73.64	0.00	37.53	510	ND<0.5	ND<1	ND<1	ND<1		270	210	170	ND<2	ND<2			
	Top of casing elevation (ft): 98.97																
5/29/2002	73.61	0.00	25.36	1100	0.78	ND<1	ND<1	1.4		410	360	180	ND<2	ND<2			
	Top of casing elevation (ft): 110.93																
9/5/2002	74.59	0.00	36.34	1800	1	ND<1	ND<1	ND<1		710	680	240	ND<2	ND<2		1.5	
12/11/2002	74.20	0.00	36.73	380	ND<1.0	ND<2.0	ND<2.0	ND<2.0		170	140	150	ND<4.0	ND<4.0		0.61	
3/5/2003	73.96	0.00	36.97	720	ND<1.0	ND<2.0	ND<2.0	ND<2.0		510	240	110	ND<4.0	ND<4.0		0.6	
5/29/2003	74.04	0.00	36.89	600	ND<2.5	ND<5.0	ND<5.0	ND<5.0		450	110	90	ND<10	ND<10		0.6	
8/29/2003	74.00	0.00	36.93	71	ND<0.50	ND<1.0	ND<1.0	ND<1.0		27	ND<10	15	ND<2.0	ND<2.0	ND<100	0.5	
11/26/2003	74.14	0.00	36.79	63	ND<0.50	ND<1.0	ND<1.0	ND<1.0		87	12	6.6	ND<2.0	ND<2.0		1.65	
2/23/2004	74.13	0.00	36.80	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		30	ND<10	4.4	ND<2.0	ND<2.0		0.44	
5/26/2004	74.24	0.00	36.69	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		23	ND<10	3.0	ND<2.0	ND<2.0		0.13	
8/20/2004	74.56	0.00	36.37	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		23	ND<10	2.7	ND<2.0	ND<2.0	ND<100	2.2	
12/10/2004	74.57	0.00	36.36	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		1.2	ND<10	3.0	ND<2.0	ND<2.0	ND<100	0.46	
3/29/2005	73.97	0.00	36.96	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		ND<1.0	ND<10	ND<2.0	ND<2.0	ND<2.0	ND<100	4.0	No purge
6/27/2005	73.34	0.00	37.59	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		1.3	ND<10	ND<2.0	ND<2.0	ND<2.0	ND<100	0.42	
	Top of casing elevation (ft): 101.33																
9/19/2005	73.25	0.00	28.08	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		ND<1.0	ND<10	ND<2.0	ND<2.0	ND<2.0	ND<100	1.11	
12/5/2005	72.88	0.00	28.45	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.0		ND<1.0	ND<10	1.1	ND<1.0	ND<1.0	ND<150	2.87	
12/29/2005	72.81	0.00	28.52														
2/2/2006	72.85	0.00	28.48	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.0		ND<1.0	ND<10	1.3	ND<1.0	ND<1.0	ND<150	1.42	No purge
6/6/2006	72.46	0.00	28.87	120	3.7	15	1.5	8.2		71	45	1.6	ND<1.0	ND<1.0	ND<150	0.91	No purge
8/4/2006	72.64	0.00	28.69	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.0		14	15 ID	2.6	ND<1.0	ND<1.0	ND<150	0.40/0.96	
11/29/2006	72.65	0.00	28.68	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.0		12	15 ID	1.2	ND<1.0	ND<1.0	ND<150	1.84	
2/9/2007	72.64	0.00	28.69	69	ND<0.50	ND<0.50	ND<0.50	ND<1.0		61	96	8.1	ND<1.0	ND<1.0	ND<150	0.33	
5/23/2007	72.65	0.00	28.68	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.0		22	ND<10	7.8	ND<1.0	ND<1.0	ND<150	1.31	
8/10/2007	72.78	0.00	28.55	140	ND<0.50	ND<0.50	ND<0.50	ND<1.0		130	220	51	ND<1.0	ND<1.0	ND<150	0.24	
12/5/2007	72.83	0.00	28.50	120	ND<0.50	ND<0.50	ND<0.50	ND<1.0		100	480	67	ND<1.0	ND<1.0	ND<150	0.16	
3/14/2008	73.21	0.00	28.12	370	0.76	ND<1.0	ND<1.0	ND<1.0		140	570	56	ND<2.0	ND<2.0	ND<100	0.56	
6/13/2008	73.09	0.00	28.24	1200	2.3	ND<1.0	ND<1.0	ND<1.0		490	2900	120	ND<2.0	ND<2.0	ND<100	0.22	
9/9/2008	73.05	0.00	28.28	1900	ND<5.0	ND<10	ND<10	ND<10		640	3000	140	ND<20	ND<20	ND<1000	0.19	
12/12/2008	73.07	0.00	28.26	1600	ND<5.0	ND<10	ND<10	ND<10		670	2400	110	ND<20	ND<20	ND<1000	0.50	
3/12/2009	73.25	0.00	28.08	1100	ND<2.5	ND<5.0	ND<5.0	ND<5.0		660	2000	70	ND<10	ND<10	ND<500	2.62	
6/4/2009	73.42	0.00	27.91	1100	ND<2.5	ND<5.0	ND<5.0	ND<5.0		480	1400	89	ND<10	ND<10	ND<500	0.40	
11/23/2009	73.70	0.00	27.63	1400	ND<2.5	ND<5.0	ND<5.0	ND<5.0		460	2100	60	ND<10	ND<10	ND<500	0.63	
MW-4	**Top of casing elevation (ft): 113.68**																
9/5/2002	77.31	0.00	36.37	100	ND<0.5	ND<1	ND<1	ND<1		1	ND<50	20	ND<2	ND<2		1.3	
12/11/2002	76.85	0.00	36.83	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		ND<1.0	41	9.6	ND<2.0	ND<2.0		0.8	
3/5/2003	76.39	0.00	37.29	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		ND<1.0	13	5.7	ND<2.0	ND<2.0		0.84	
5/29/2003	76.72	0.00	36.96	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		ND<1.0	ND<10	3.5	ND<2.0	ND<2.0		0.4	
8/29/2003	76.71	0.00	36.97	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		ND<1.0	ND<10	5.0	ND<2.0	ND<2.0	ND<100	0.3	
11/26/2003	76.85	0.00	36.83	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		ND<1.0	ND<10	7.2	ND<2.0	ND<2.0		0.35	
2/23/2004	76.82	0.00	36.86	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		ND<1.0	ND<10	4.4	ND<2.0	ND<2.0		0.31	
5/26/2004	76.97	0.00	36.71	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		ND<1.0	ND<10	ND<2.0	ND<2.0	ND<2.0		0.47	
8/20/2004																	Well abandoned

TABLE 5
HISTORICAL GROUNDWATER GAUGING AND ANALYTICAL DATA
FORMER SHELL SERVICE STATION
1650 Artesia Boulevard, Redondo Beach, California

DATE	DEPTH TO GW (feet)	SPH THICKN. (feet)	GW ELEV. (feet relative to MSL)	TPH-G (µg/L)	BENZENE (µg/L)	TOLUENE (µg/L)	ETHYL-BENZENE (µg/L)	TOTAL XYLENES (µg/L)	MTBE 8020/8021 (µg/L)	MTBE 8260 (µg/L)	TBA (µg/L)	DIPE (µg/L)	ETBE (µg/L)	TAME (µg/L)	ETHANOL 8260 (µg/L)	DO (ppm)	COMMENTS
MW-5	**Top of casing elevation (ft): 112.56**																
9/5/2002	76.17	0.00	36.39	500	0.7	ND<1	ND<1	ND<1		36	80	190	ND<2	ND<2		1.2	
12/11/2002	75.75	0.00	36.81	350	ND<1.0	ND<2.0	ND<2.0	ND<2.0		55	43	170	ND<4.0	ND<4.0		0.7	
3/5/2003	75.66	0.00	36.90	370	ND<1.0	ND<2.0	ND<2.0	ND<2.0		55	38	160	ND<4.0	ND<4.0		0.7	
5/29/2003	75.59	0.00	36.97	400	ND<1.0	ND<2.0	ND<2.0	ND<2.0		200	ND<20	120	ND<4.0	ND<4.0		0.8	
8/29/2003	75.55	0.00	37.01	160	ND<1.0	ND<2.0	ND<2.0	ND<2.0		18	ND<20	150	ND<4.0	ND<4.0	ND<200	0.2	
11/26/2003	75.70	0.00	36.86	140	ND<0.50	ND<1.0	ND<1.0	ND<1.0		45	ND<10	110	ND<2.0	ND<2.0		0.22	
2/23/2004	75.80	0.00	36.76	92	ND<0.50	ND<1.0	ND<1.0	ND<1.0		19	ND<10	90	ND<2.0	ND<2.0		0.17	
5/26/2004	75.84	0.00	36.72	130	ND<0.50	ND<1.0	ND<1.0	ND<1.0		28	ND<10	130	ND<2.0	ND<2.0		0.16	
8/20/2004																	Well abandoned
MW-6	**Top of casing elevation (ft): 116.23**																
9/5/2002	79.61	0.00	36.62	5800	12	2	350	3		710	670	340	ND<2	ND<2		1.4	
12/11/2002	79.45	0.00	36.78	5500	7.5	ND<10	82	ND<10		1600	660	360	ND<20	ND<20		0.9	
3/5/2003	84.15	0.00	32.08	6500	8.0	ND<10	35	ND<10		3600	790	170	ND<20	ND<20		0.9	
5/29/2003	79.33	0.00	36.90	6100	ND<25	ND<50	ND<50	ND<50		2700	ND<500	180	ND<100	ND<100		0.6	
8/29/2003	79.34	0.00	36.89	1300	3.8	ND<5.0	ND<5.0	ND<5.0		800	570	240	ND<10	ND<10	ND<500	0.7	
11/26/2003	79.45	0.00	36.78	2300	ND<0.50	ND<1.0	ND<1.0	ND<1.0		1100	450	200	ND<2.0	ND<2.0		0.49	
2/23/2004	79.47	0.00	36.76	3500	ND<5.0	ND<10	ND<10	ND<10		2800	1100	100	ND<20	ND<20		0.16	
5/26/2004	79.54	0.00	36.69	2800	ND<10	ND<20	ND<20	ND<20		2200	1300	130	ND<40	ND<40		0.17	
8/20/2004																	Well abandoned
MW-7	**Top of casing elevation (ft): 121.05**																
9/5/2002	84.67	0.00	36.38	400	ND<0.5	ND<1	ND<1	ND<1		300	ND<50	10	ND<2	ND<2		1.3	
12/11/2002	84.20	0.00	36.85	310	ND<2.5	ND<5.0	ND<5.0	ND<5.0		280	ND<50	ND<10	ND<10	ND<10		1.0	
3/5/2003	76.79	0.00	44.26	120	ND<1.0	ND<2.0	ND<2.0	ND<2.0		95	ND<20	4.3	ND<4.0	ND<4.0		0.8	
5/29/2003	84.10	0.00	36.95	230	ND<0.50	ND<1.0	ND<1.0	ND<1.0		190	ND<10	4.9	ND<2.0	ND<2.0		0.6	
8/29/2003	84.12	0.00	36.93	92	ND<0.50	ND<1.0	ND<1.0	ND<1.0		82	ND<10	2.7	ND<2.0	ND<2.0	ND<100	0.4	
11/26/2003	84.19	0.00	36.86	110	ND<0.50	ND<1.0	ND<1.0	ND<1.0		180	12	4.2	ND<2.0	ND<2.0		0.36	
2/23/2004	84.15	0.00	36.90	200	ND<0.50	ND<1.0	ND<1.0	ND<1.0		260	ND<10	6.0	ND<2.0	ND<2.0		0.16	
5/26/2004	84.21	0.00	36.84	97	ND<0.50	ND<1.0	ND<1.0	ND<1.0		120	ND<10	4.3	ND<2.0	ND<2.0		1.43	
8/20/2004	84.69	0.00	36.36	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		210	ND<10	6.7	ND<2.0	ND<2.0	ND<100	1.6	No purge
12/10/2004	76.41	0.00	44.64	200 *	ND<1.0	ND<2.0	ND<2.0	ND<2.0		250	ND<20	5.5	ND<4.0	ND<4.0	ND<200	0.12	No purge
3/29/2005																	Unable to locate
	Top of casing elevation (ft): unknown														Casing raised ~10 feet, 6-3-05		
6/27/2005	85.33	0.00	NA	ND<50	ND<1.0	ND<2.0	ND<2.0	ND<2.0		79	ND<20	3.9	ND<4.0	ND<4.0	ND<200	0.69	No purge
	Top of casing elevation (ft): 113.31																
9/19/2005	85.21	0.00	28.10	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		120	ND<10	3.9	ND<2.0	ND<2.0	ND<100	0.08	No purge
12/5/2005	84.81	0.00	28.50	79	ND<0.50	ND<0.50	ND<0.50	ND<1.0		95	ND<10	4.7	ND<1.0	ND<1.0	ND<150	1.21	No purge
12/29/2005	84.11	0.00	29.20														
2/2/2006	84.62	0.00	28.69	86	ND<0.50	ND<0.50	ND<0.50	ND<1.0		110	ND<10	4.7	ND<1.0	ND<1.0	ND<150	0.93	No purge
6/6/2006	84.81	0.00	28.50	220	ND<0.50	ND<0.50	ND<0.50	ND<1.0		140	11	4.5	ND<1.0	ND<1.0	ND<150	0.87	No purge
8/4/2006	84.54	0.00	28.77	190	ND<0.50	4.3	ND<0.50	ND<1.0		200	ND<10	4.4	ND<1.0	ND<1.0	ND<150	0.20/0.21	No purge
11/29/2006																	Well abandoned

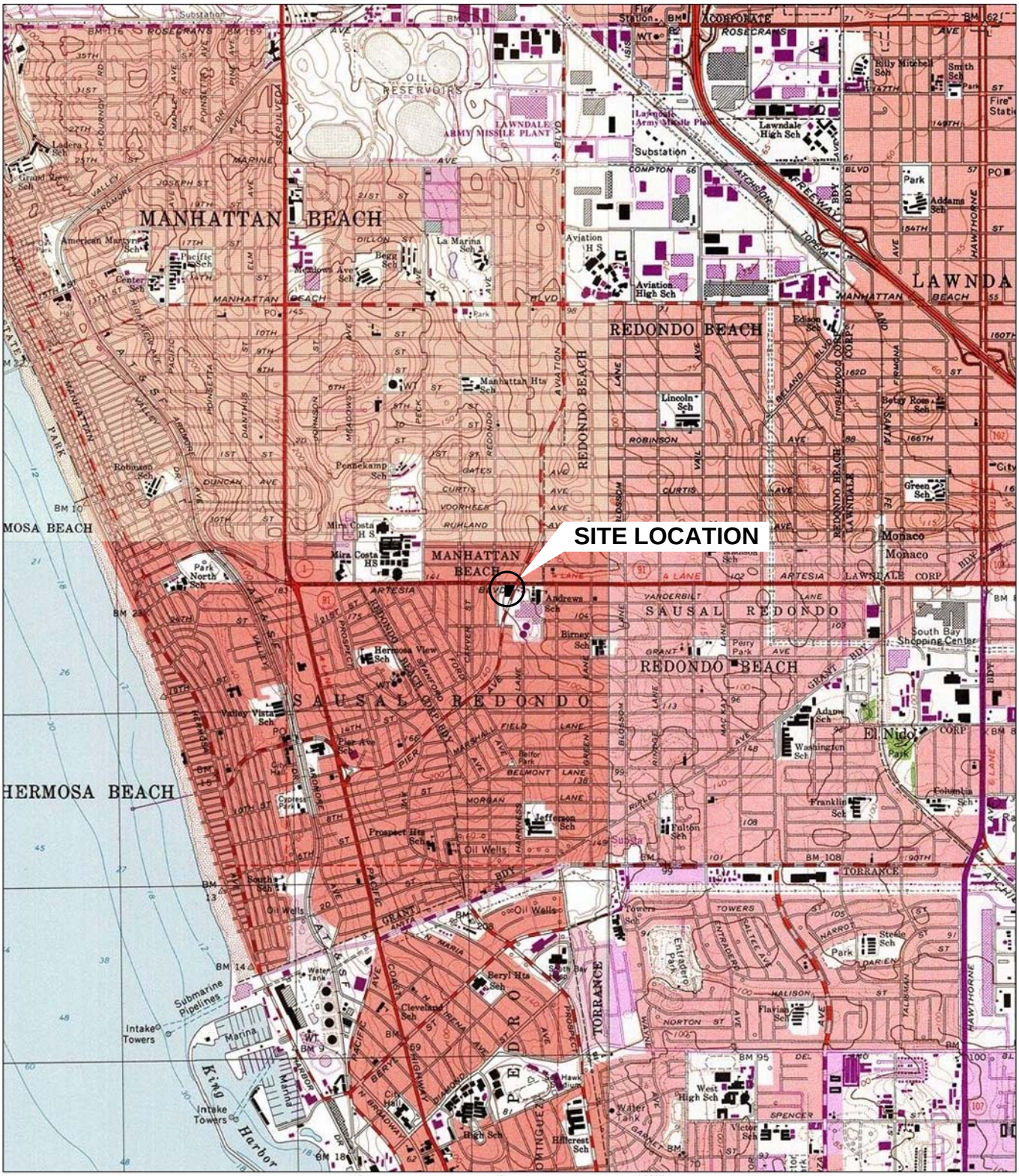
TABLE 5
HISTORICAL GROUNDWATER GAUGING AND ANALYTICAL DATA
FORMER SHELL SERVICE STATION
1650 Artesia Boulevard, Redondo Beach, California

DATE	DEPTH TO GW (feet)	SPH THICKN. (feet)	GW ELEV. (feet relative to MSL)	TPH-G (µg/L)	BENZENE (µg/L)	TOLUENE (µg/L)	ETHYL-BENZENE (µg/L)	TOTAL XYLENES (µg/L)	MTBE 8020/8021 (µg/L)	MTBE 8260 (µg/L)	TBA (µg/L)	DIPE (µg/L)	ETBE (µg/L)	TAME (µg/L)	ETHANOL 8260 (µg/L)	DO (ppm)	COMMENTS
MW-8	**Top of casing elevation (ft): 124.63**																
9/5/2002	88.08	0.00	36.55	60	ND<0.5	ND<1	ND<1	ND<1		31	ND<50	3	ND<2	ND<2		1.7	
12/11/2002	87.70	0.00	36.93	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		27	29	2.4	ND<2.0	ND<2.0		1.28	
3/5/2003	87.64	0.00	36.99	73	ND<0.50	ND<1.0	ND<1.0	ND<1.0		33	ND<10	2.2	ND<2.0	ND<2.0		0.8	
5/29/2003	87.55	0.00	37.08	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		26	ND<10	ND<2.0	ND<2.0	ND<2.0		0.8	
8/29/2003	87.48	0.00	37.15	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		22	ND<10	ND<2.0	ND<2.0	ND<2.0	ND<100	0.4	
11/26/2003	87.67	0.00	36.96	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		17	ND<10	ND<2.0	ND<2.0	ND<2.0		3.10	
2/23/2004	87.64	0.00	36.99	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		9.4	ND<10	ND<2.0	ND<2.0	ND<2.0		0.42	
5/26/2004	87.66	0.00	36.97	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		6.5	ND<10	ND<2.0	ND<2.0	ND<2.0		0.36	
8/20/2004	88.14	0.00	36.49	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		6.5	ND<10	ND<2.0	ND<2.0	ND<2.0	ND<100	1.0	No purge
12/10/2004	80.32	0.00	44.31	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		3.2	ND<10	ND<2.0	ND<2.0	ND<2.0	ND<100	0.27	No purge
3/29/2005																	Unable to locate
	Top of casing elevation (ft): unknown														Casing raised ~10 feet, 6-3-05		
6/27/2005	89.15	0.00	NA	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		1.5	ND<10	ND<2.0	ND<2.0	ND<2.0	ND<100	0.41	No purge
	Top of casing elevation (ft): 108.33																
9/19/2005	88.73	0.00	19.60	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		1.1	ND<10	ND<2.0	ND<2.0	ND<2.0	ND<100	0.15	No purge
12/5/2005	88.47	0.00	19.86	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.0		0.79	ND<10	ND<1.0	ND<1.0	ND<1.0	ND<150	1.38	No purge
12/29/2005	88.69	0.00	19.64														
2/2/2006	88.39	0.00	19.94	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.0		1.2	ND<10	ND<1.0	ND<1.0	ND<1.0	ND<150	0.84	No purge
6/6/2006	90.25	0.00	18.08	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.0		ND<1.0	ND<10	ND<1.0	ND<1.0	ND<1.0	ND<150	0.92	No purge
8/4/2006	83.22	0.00	25.11	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.0		ND<1.0	ND<10	ND<1.0	ND<1.0	ND<1.0	ND<150	0.40/0.25	No purge
11/29/2006																	Well abandoned

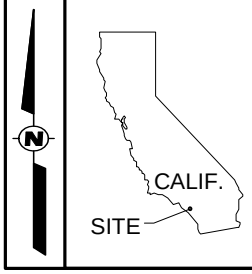
Notes:
GW = groundwater
SPH = separate-phase hydrocarbons
MSL = mean sea level
ND = not detected
NA - not analyzed
ug/L = parts per billion
TPH-G = total petroleum hydrocarbons as gasoline analyzed using the California DHS LUFT Method or EPA Method 8260B.
Benzene, toluene, ethylbenzene, and total xylenes analyzed using EPA Method 8260B
MTBE = methyl tertiary butyl ether analyzed using EPA Method 8260B
TBA = tertiary butyl alcohol analyzed using EPA Method 8260B
DIPE = diisopropyl ether analyzed using EPA Method 8260B
ETBE = ethyl tertiary butyl ether analyzed using EPA Method 8260B
TAME = tertiary amyl methyl ether analyzed using EPA Method 8260B
TCE = trichloroethene
DO = dissolved oxygen
* = Hydrocarbon does not match pattern of laboratory's standard.
ID = Due to the low levels of analyte found in the sample, the analyte was qualitatively identified based on the compound's retention time and the presence of a single mass ic
Ethanol analyzed using EPA Method 8015B prior to 3Q04.
Data prior to June 4, 2001 provided by Wayne Perry, Inc.
Wells MW-1, MW-2, and MW-3 resurveyed on February 21, 2002 by James Purkey of California.
Wells MW-1 through MW-8 resurveyed on August 17, 2002 by Azimuth Group of Ventura, CA.
New survey data dated July 13, 2005 provided by Delta Environmental Consultants, Inc. Monrovia, CA.

FIGURES

DRAWING NUMBER	APPROVED BY	CHECKEDBY	DRAWN BY	
SCA1650A1A			LUI	04/17/03



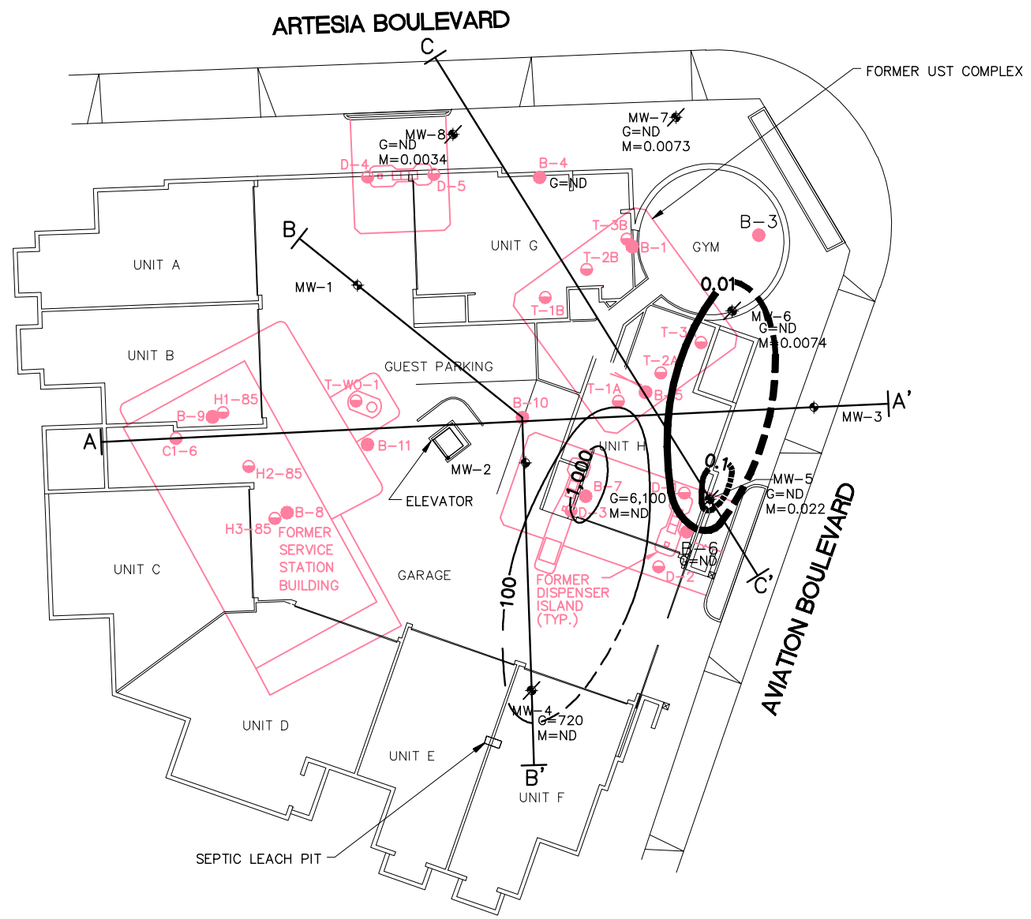
0 .5 1 MILE
0 1000 FEET 0 500 1000 METERS



DELTA CONSULTANTS

SHELL OIL PRODUCTS US
FORMER SHELL SERVICE STATION
REDONDO BEACH, CALIFORNIA

FIGURE 1
SITE LOCATION MAP
1650 ARTESIA BOULEVARD
REDONDO BEACH, CALIFORNIA



N
W E
S

LEGEND

MW–1	GROUNDWATER MONITORING WELL LOCATION AND DESIGNATION
MW–1	ABANDONED GROUNDWATER MONITORING WELL LOCATION
D–1	SOIL SAMPLE LOCATION AND DESIGNATION
B–1	SOIL BORING LOCATION AND DESIGNATION
A — A'	CROSS SECTION LINE
100	LINE OF EQUAL TPH–g CONCENTRATION AT DEPTH OF 45 FEET BELOW GROUND SURFACE
G= ND	TOTAL PETROLEUM HYDROCARBONS AS GASOLINE IN mg/kg AT 45 FEET BELOW GROUND SURFACE
0.01	LINE OF EQUAL MTBE CONCENTRATION AT DEPTH OF 75 FEET BELOW GROUND SURFACE
M= ND	METHYL TERT–BUTYL ETHER IN mg/kg AT 75 FEET BELOW GROUND SURFACE
mg/kg	MILLIGRAMS PER KILOGRAM
ND	NOT DETECTED ABOVE REPORTING LIMIT NOTED

0 15 30
SCALE IN FEET

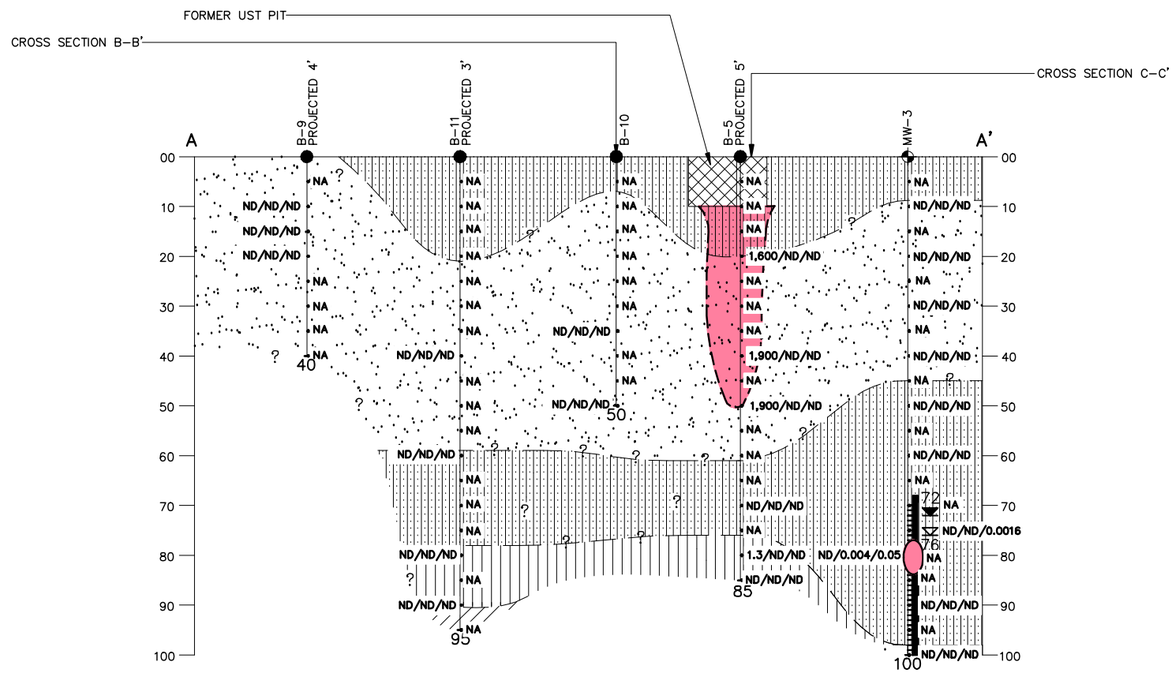
DELTA CONSULTANTS

SHELL OIL PRODUCTS US
FORMER SHELL SERVICE STATION
REDONDO BEACH, CALIFORNIA

FIGURE 2
SITE MAP WITH GEOLOGIC CROSS SECTIONS LINES AND SOIL ISOCONCENTRATION LINES

1650 ARTESIA BOULEVARD
REDONDO BEACH, CALIFORNIA

PROJECT NUMBER	APPROVED BY	CHECKED BY	DRAWN BY	
SCA1650A1A			J.F.F.	1/8/2009



LEGEND

- MW-3 — GROUNDWATER MONITORING WELL LOCATION AND DESIGNATION
- B-9 — SOIL BORING LOCATION AND DESIGNATION
- – SAMPLE COLLECTION DEPTH
- 76 – FIRST ENCOUNTERED GROUNDWATER LEVEL IN FEET
- 72 – APPROXIMATE STATIC GROUNDWATER LEVEL IN FEET
- – FILTER PACK INTERVAL
- – PERFORATED INTERVAL
- 60 – TOTAL DEPTH OF BORING (FEET) BELOW SURFACE GRADE
- ND/0.004/0.05 – TPH-g/BENZENE/MTBE CONCENTRATIONS IN SOIL

- ML = INORGANIC SILTS AND VERY FINE SAND, SILTY OR CLAYEY FINE SANDS, OR CLAYEY SILTS
- SM = SILTY SANDS, SAND-SILT MIXTURE
- SP/SW = POORLY-GRADED & WELL-GRADED SANDS, WELL GRADED GRAVELS OR GRAVELLY SANDS, LITTLE OR NO FINES
- CL = INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY, GRAVELLY CLAYS, SANDY CLAYS, LEAN CLAYS, SILT-CLAYS MIXTURES
- UST EXCAVATION-FILL MATERIAL
- —— ? – GEOLOGIC CONTACT; QUERIED WHERE INFERRED
- AREA OF TPH-g CONCENTRATIONS GREATER THAN 100 mg/kg
- AREA OF MTBE CONCENTRATIONS GREATER THAN 0.013 mg/kg
- mg/kg MILLIGRAMS PER KILOGRAM
- ND NOT DETECTED ABOVE LABORATORY REPORTING LIMIT
- NA NOT ANALYZED

0 15 30 SCALE IN FEET

PROJECT NUMBER	APPROVED BY	CHECKED BY	DRAWN BY
SCA1650A1A			J.F.F. 1/8/2008

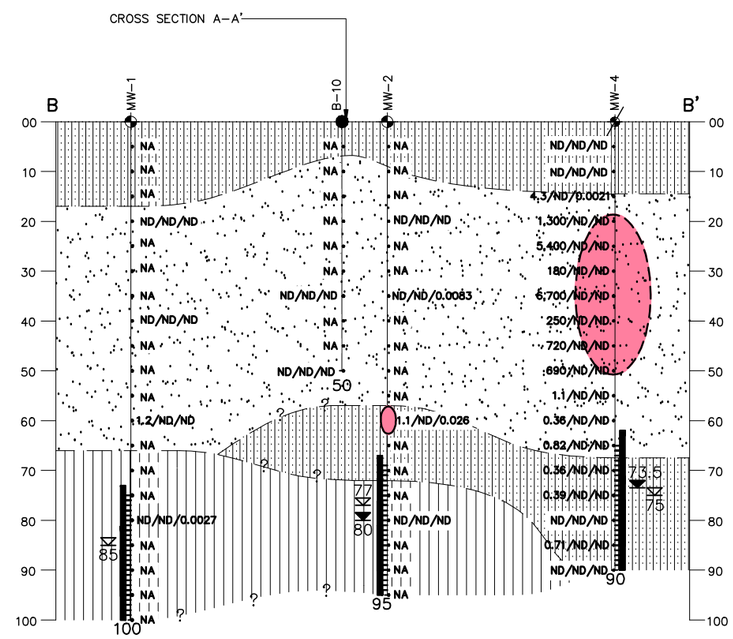
DELTA CONSULTANTS

SHELL OIL PRODUCTS US
FORMER SHELL SERVICE STATION
REDONDO BEACH, CALIFORNIA

FIGURE 3

GEOLOGIC CROSS SECTION A-A'

1650 ARTESIA BOULEVARD
REDONDO BEACH, CALIFORNIA



LEGEND

MW–1 — GROUNDWATER MONITORING WELL LOCATION AND DESIGNATION

B–10 — SOIL BORING LOCATION AND DESIGNATION

– SAMPLE COLLECTION DEPTH

50 – FIRST ENCOUNTERED GROUNDWATER LEVEL IN FEET

50.83 – APPROXIMATE STATIC GROUNDWATER LEVEL IN FEET

– FILTER PACK INTERVAL

– PERFORATED INTERVAL

60 – TOTAL DEPTH OF BORING (FEET) BELOW SURFACE GRADE

ND/0.004/0.05 – TPH–g/BENZENE/MTBE CONCENTRATIONS IN SOIL

ML = INORGANIC SILTS AND VERY FINE SAND, SILTY OR CLAYEY FINE SANDS, OR CLAYEY SILTS

SM = SILTY SANDS, SAND–SILT MIXTURE

SP/SW = POORLY–GRADED & WELL–GRADED SANDS, WELL GRADED GRAVELS OR GRAVELLY SANDS, LITTLE OR NO FINES

UST EXCAVATION–FILL MATERIAL

— — ? – GEOLOGIC CONTACT; QUERIED WHERE INFERRED

AREA OF TPH–g CONCENTRATIONS GREATER THAN 100 mg/kg

AREA OF MTBE CONCENTRATIONS GREATER THAN 0.013 mg/kg

mg/kg MILLIGRAMS PER KILOGRAM

ND NOT DETECTED ABOVE LABORATORY REPORTING LIMIT

NA NOT ANALYZED

0 15 30 SCALE IN FEET

PROJECT NUMBER	APPROVED BY	CHECKED BY	DRAWN BY
SCA1650A1			J.F.F. 1/8/2009

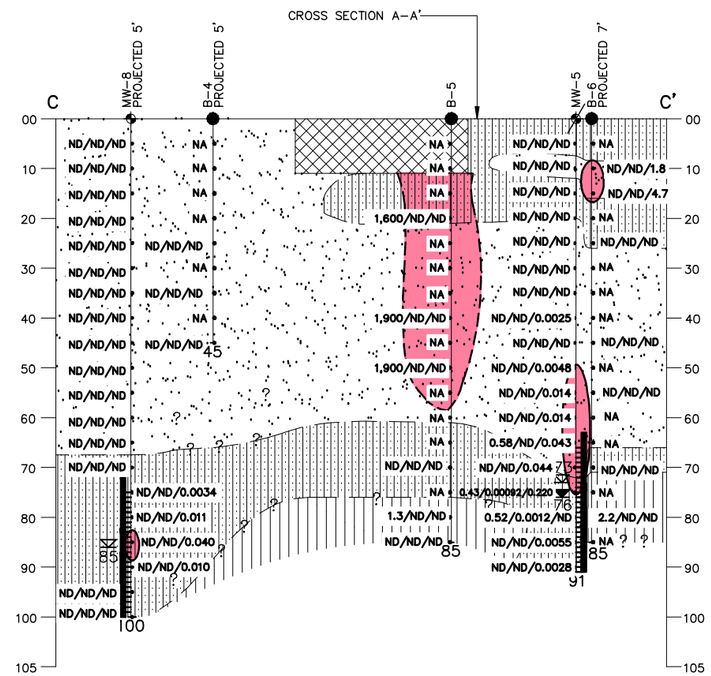
DELTA CONSULTANTS

SHELL OIL PRODUCTS US
FORMER SHELL SERVICE STATION
REDONDO BEACH, CALIFORNIA

FIGURE 4

GEOLOGIC CROSS SECTION B-B'

1650 ARTESIA BOULEVARD
REDONDO BEACH, CALIFORNIA



LEGEND

MW–8 — GROUNDWATER MONITORING WELL LOCATION AND DESIGNATION

B–4 — SOIL BORING LOCATION AND DESIGNATION

– SAMPLE COLLECTION DEPTH

73 – FIRST ENCOUNTERED GROUNDWATER LEVEL IN FEET

76 – APPROXIMATE STATIC GROUNDWATER LEVEL IN FEET

– FILTER PACK INTERVAL

– PERFORATED INTERVAL

100 – TOTAL DEPTH OF BORING (FEET) BELOW SURFACE GRADE

ND/0.004/0.05 – TPH–g/BENZENE/MTBE CONCENTRATIONS IN SOIL

ML = INORGANIC SILTS AND VERY FINE SAND, SILTY OR CLAYEY FINE SANDS, OR CLAYEY SILTS

SM = SILTY SANDS, SAND–SILT MIXTURE

SP/SW = POORLY–GRADED & WELL–GRADED SANDS, WELL GRADED GRAVELS OR GRAVELLY SANDS, LITTLE OR NO FINES

UST EXCAVATION–FILL MATERIAL

? – GEOLOGIC CONTACT; QUERIED WHERE INFERRED

AREA OF TPH–g CONCENTRATIONS GREATER THAN 100 mg/kg

AREA OF MTBE CONCENTRATIONS GREATER THAN 0.013 mg/kg

mg/kg MILLIGRAMS PER KILOGRAM

ND NOT DETECTED ABOVE LABORATORY REPORTING LIMIT

NA NOT ANALYZED

0 15 30 SCALE IN FEET

DELTA CONSULTANTS

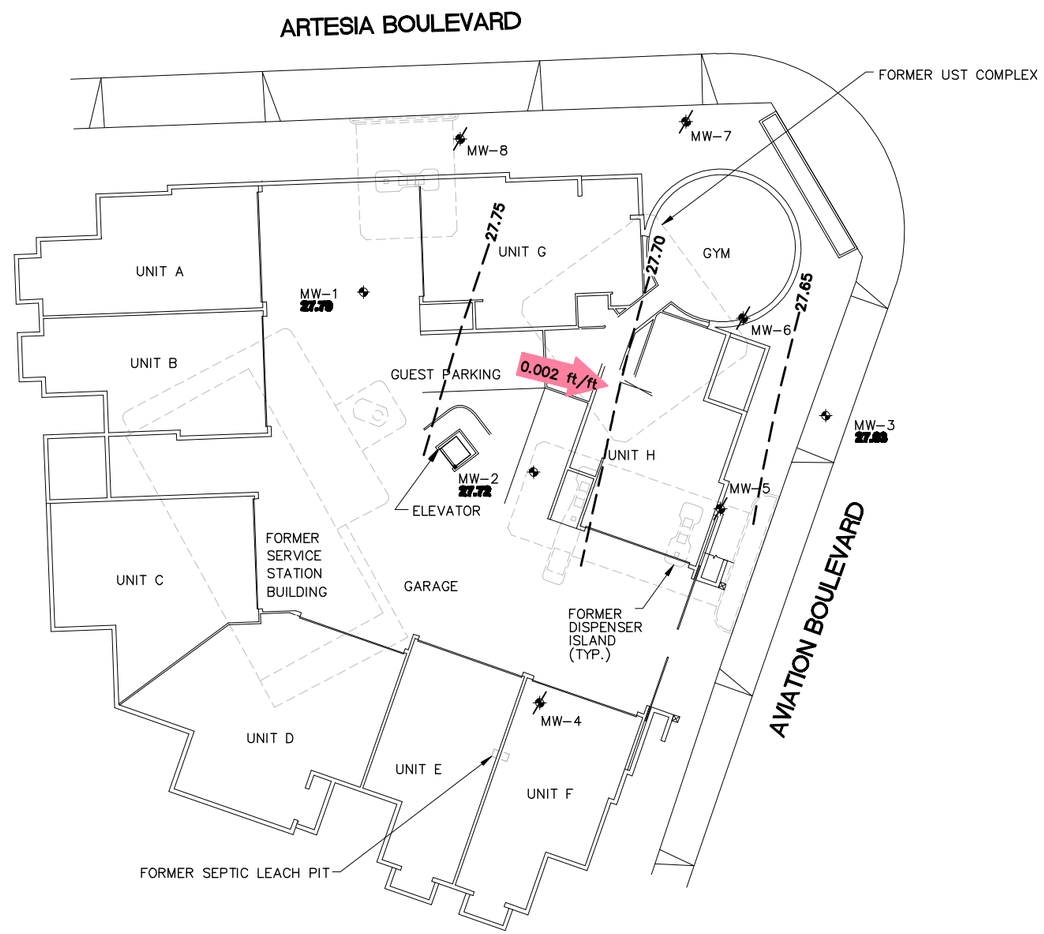
SHELL OIL PRODUCTS US
FORMER SHELL SERVICE STATION
REDONDO BEACH, CALIFORNIA

FIGURE 5

GEOLOGIC CROSS SECTION C-C'

1650 ARTESIA BOULEVARD
REDONDO BEACH, CALIFORNIA

PROJECT NUMBER	APPROVED BY	CHECKED BY	DRAWN BY	
SCA1650A1			J.F.F.	1/8/2009



N
W E
S

LEGEND

MW-1	GROUNDWATER MONITORING WELL LOCATION AND DESIGNATION
MW-5	ABANDONED GROUNDWATER MONITORING WELL LOCATION
27.79	GROUNDWATER ELEVATION IN FEET ABOVE MEAN SEA LEVEL (Ft/MSL)
27.70 — — —	GROUNDWATER CONTOUR IN FEET ABOVE MEAN SEA LEVEL (Ft/MSL) CONTOUR INTERVAL=0.05 FEET
0.002 ft/ft	APPROXIMATE GROUNDWATER GRADIENT DIRECTION (ft/ft)

0 15 30
SCALE IN FEET

DELTA CONSULTANTS

SHELL OIL PRODUCTS US
FORMER SHELL SERVICE STATION
REDONDO BEACH, CALIFORNIA

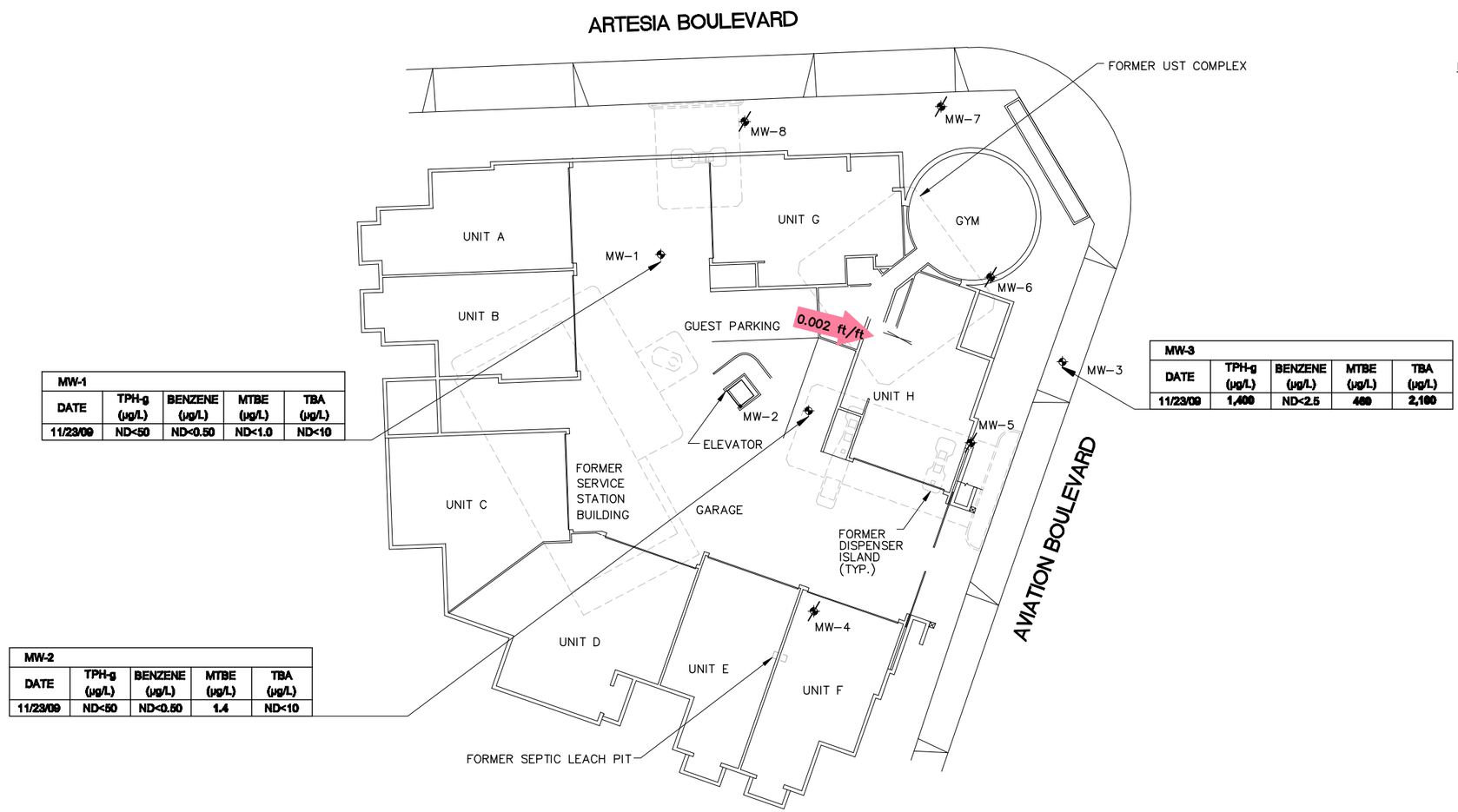
FIGURE 6

GROUNDWATER ELEVATION CONTOUR MAP
11/23/2009

1650 ARTESIA BOULEVARD
REDONDO BEACH, CALIFORNIA

PROJECT NUMBER	APPROVED BY	CHECKED BY	DRAWN BY	
SCA1650A1A			ICD	12/16/2009

FILENAME: SCA1650A1A_09Q4.DWG|FIG2_GWCONTOURS



MW-1				
DATE	TPH-g (µg/L)	BENZENE (µg/L)	MTBE (µg/L)	TBA (µg/L)
11/23/09	ND<50	ND<0.50	ND<1.0	ND<10

MW-2				
DATE	TPH-g (µg/L)	BENZENE (µg/L)	MTBE (µg/L)	TBA (µg/L)
11/23/09	ND<50	ND<0.50	1.4	ND<10

MW-3				
DATE	TPH-g (µg/L)	BENZENE (µg/L)	MTBE (µg/L)	TBA (µg/L)
11/23/09	1,400	ND<2.5	460	2,160

N
W E
S

LEGEND

MW-1	GROUNDWATER MONITORING WELL LOCATION AND DESIGNATION
MW-5	ABANDONED GROUNDWATER MONITORING WELL LOCATION
TPH-g	TOTAL PETROLEUM HYDROCARBONS AS GASOLINE
MTBE	METHYL TERT-BUTYL ETHER
TBA	TERT-BUTYL ALCOHOL
µg/L	MICROGRAMS PER LITER
ND<	NOT DETECTED ABOVE LIMIT NOTED
0.002 ft/ft	APPROXIMATE GROUNDWATER GRADIENT DIRECTION (ft/ft)

0 15 30
SCALE IN FEET

PROJECT NUMBER	APPROVED BY	CHECKED BY	DRAWN BY	
SCA1650A1A			ICD	12/16/2009

DELTA CONSULTANTS

SHELL OIL PRODUCTS US
FORMER SHELL SERVICE STATION
REDONDO BEACH, CALIFORNIA

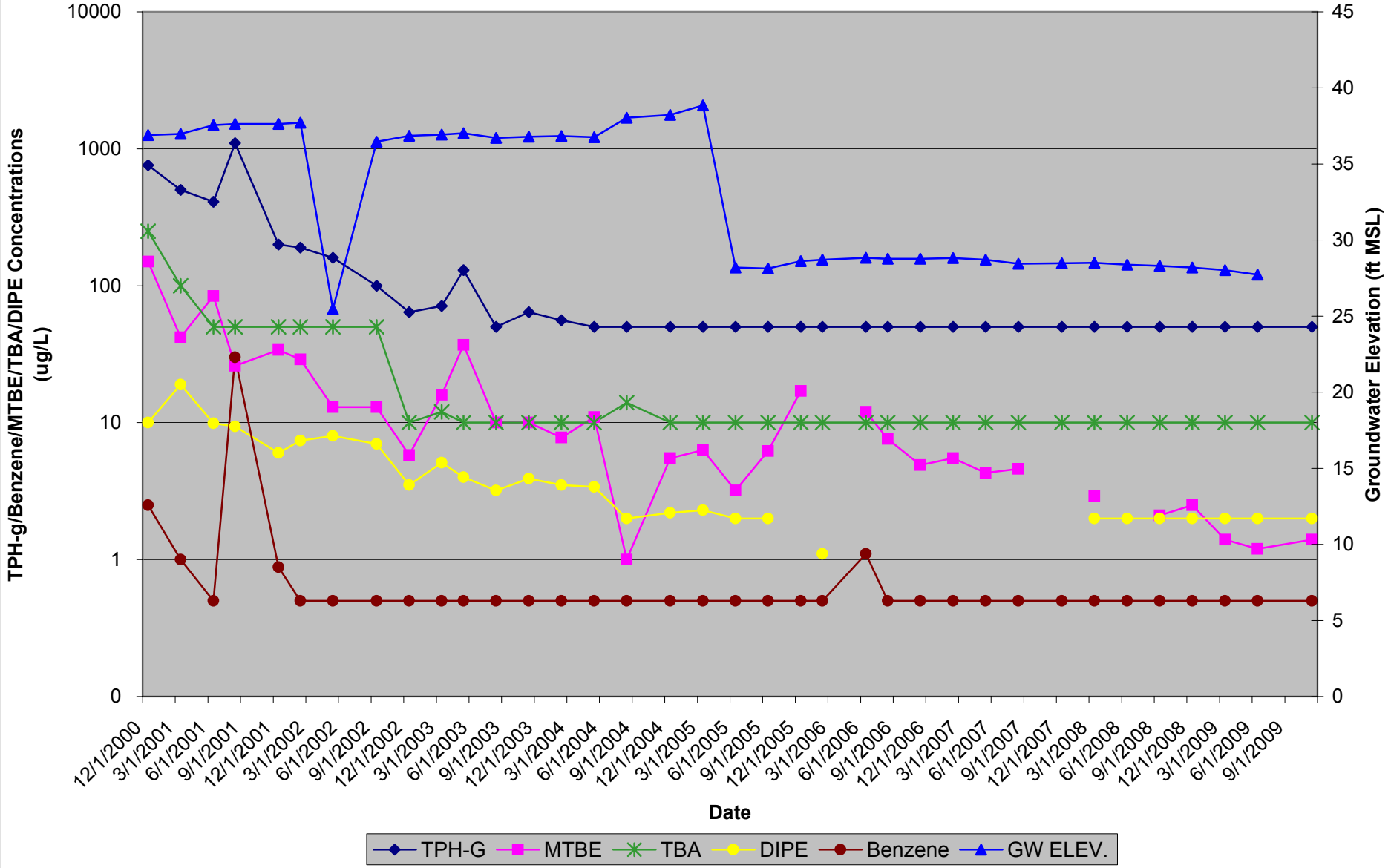
FIGURE 7
GROUNDWATER HYDROCARBON DISTRIBUTION MAP
11/23/2009

1650 ARTESIA BOULEVARD
REDONDO BEACH, CALIFORNIA

FILENAME: SCA1650A1A_09Q4.DWG|FIG3_HYDROCARBONS

GRAPHS

GRAPH 1
TPH-g/Benzene/MTBE/TBA/DIPE/Groundwater Elevation vs Time (MW-2)
1650 Artesia Boulevard
Redondo Beach, California



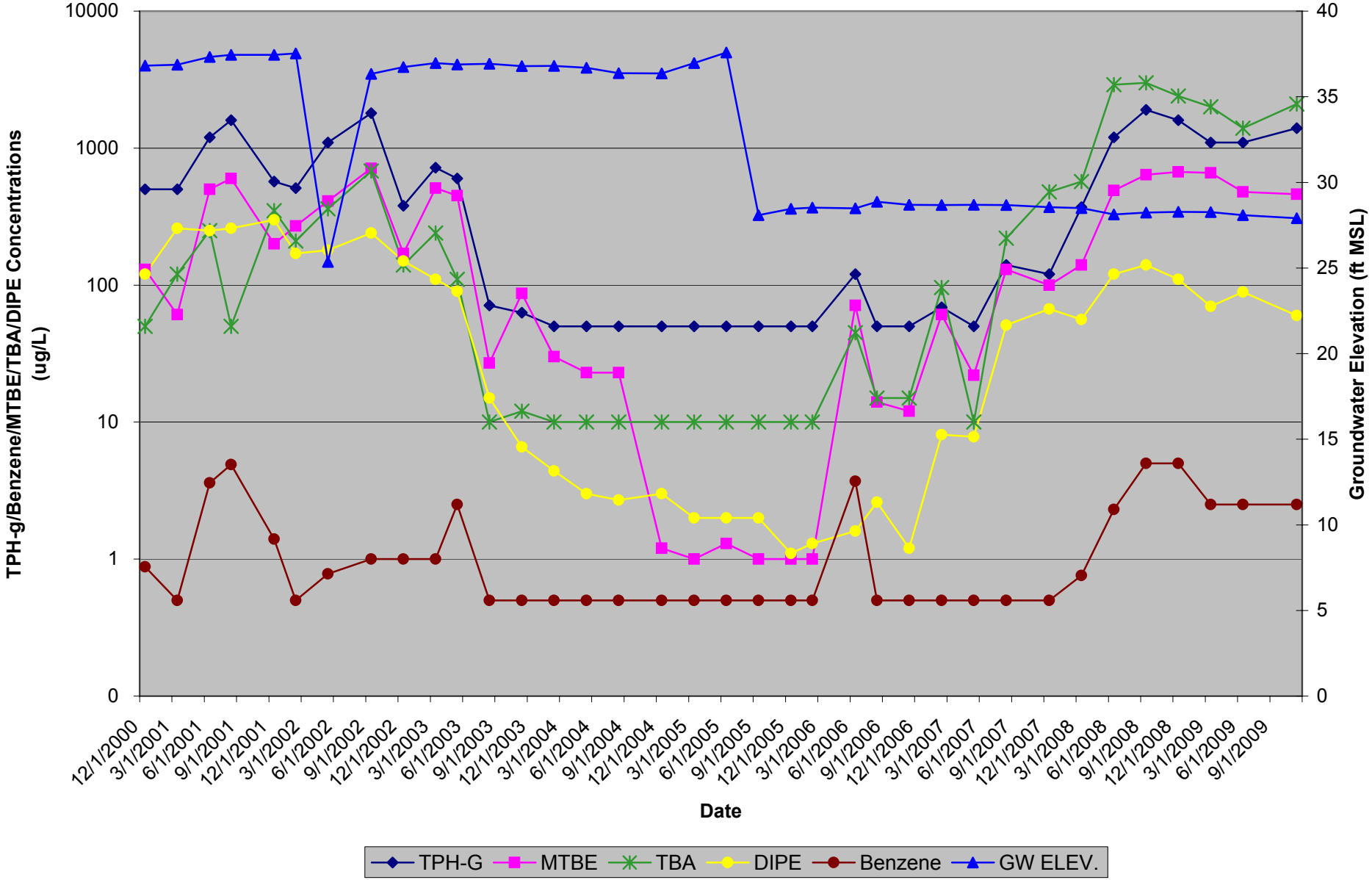
Values not detected are displayed as the reporting limit value.

GRAPH 2

TPH-g/Benzene/MTBE/TBA/DIPE/Groundwater Elevation vs Time (MW-3)

1650 Artesia Boulevard

Redondo Beach, California



Values not detected are displayed as the reporting limit value.

APPENDIX A

HISTORICAL SOIL AND GROUNDWATER DATA

(PROVIDED BY PREVIOUS ENVIRONMENTAL CONSULTANTS)

Table 1
Soil Analytical Data
Former Shell Service Station (WIC No. 204-4532-8600)
1650 Artesia Boulevard, Redondo Beach, California

Sample Depth (feet)	TPH-g (mg/kg)	Benzene (mg/kg)	Toluene (mg/kg)	Ethyl-benzene (mg/kg)	Total Xylenes (mg/kg)	MtBE 8020 (mg/kg)	MtBE 8260B (mg/kg)	Soil Type (Unif. Soil Class)	Comments
T-1A	02/23/1999	approx. surface elev. (ft): N/A							
3	ND(<1.0)	ND(<0.005)	0.018	ND(<0.005)	0.016	1.8	NA		
T-1B	02/23/1999	approx. surface elev. (ft): N/A							
3	ND(<1.0)	ND(<0.005)	0.012	ND(<0.005)	0.015	1.8	NA		
T-2A	02/23/1999	approx. surface elev. (ft): N/A							
3	ND(<1.0)	ND(<0.005)	ND(<0.005)	ND(<0.005)	ND(<0.015)	1.7	NA		
T-2B	02/23/1999	approx. surface elev. (ft): N/A							
4	ND(<1.0)	ND(<0.005)	ND(<0.005)	ND(<0.005)	ND(<0.015)	1.6	NA		
T-3A	02/23/1999	approx. surface elev. (ft): N/A							
3	ND(<1.0)	ND(<0.005)	ND(<0.005)	ND(<0.005)	ND(<0.015)	1.3	NA		
T-3B	02/23/1999	approx. surface elev. (ft): N/A							
4	200	0.18	1.4	0.48	6.0	20	22		
D-1	02/23/1999	approx. surface elev. (ft): N/A							
2.5	1.4	ND(<0.005)	ND(<0.005)	ND(<0.005)	0.027	1.3	NA		
D-1	02/23/1999	approx. surface elev. (ft): N/A							
5.0	ND(<1.0)	ND(<0.005)	ND(<0.005)	ND(<0.005)	ND(<0.015)	3.5	NA		
D-2	02/23/1999	approx. surface elev. (ft): N/A							
2.5	ND(<1.0)	ND(<0.005)	ND(<0.005)	ND(<0.005)	ND(<0.015)	0.41	NA		
D-3	02/23/1999	approx. surface elev. (ft): N/A							
2.5	ND(<1.0)	ND(<0.005)	ND(<0.005)	ND(<0.005)	ND(<0.015)	0.66	NA		
D-4	02/23/1999	approx. surface elev. (ft): N/A							
2.5	ND(<1.0)	ND(<0.005)	ND(<0.005)	ND(<0.005)	ND(<0.015)	ND(<0.1)	NA		
D-5	02/23/1999	approx. surface elev. (ft): N/A							
2.5	ND(<1.0)	ND(<0.005)	ND(<0.005)	ND(<0.005)	ND(<0.015)	ND(<0.1)	NA		
T-WO-1	02/23/1999	approx. surface elev. (ft): N/A							
3	ND(<1.0)	ND(<0.005)	ND(<0.005)	ND(<0.005)	ND(<0.015)	0.15	NA		
B-1	08/26/1999	approx. surface elev. (ft): N/A							
25	ND(<0.50)	ND(<0.005)	0.0056	2.7	0.016	3.6	3.9	SW	
35	ND(<0.50)	ND(<0.005)	ND(<0.005)	ND(<0.005)	ND(<0.015)	ND(<0.05)	NA	SW	
50	ND(<0.50)	ND(<0.005)	ND(<0.005)	ND(<0.005)	ND(<0.015)	ND(<0.05)	NA	SW	
B-2	08/26/1999	approx. surface elev. (ft): N/A							
20	ND(<0.50)	ND(<0.005)	ND(<0.005)	ND(<0.005)	ND(<0.015)	ND(<0.05)	NA	SP	
30	ND(<0.50)	ND(<0.005)	ND(<0.005)	ND(<0.005)	ND(<0.015)	ND(<0.05)	NA	SW	
40	ND(<0.50)	ND(<0.005)	ND(<0.005)	ND(<0.005)	ND(<0.015)	ND(<0.05)	NA	SW	

Table 1
Soil Analytical Data
Former Shell Service Station (WIC No. 204-4532-8600)
1650 Artesia Boulevard, Redondo Beach, California

Sample Depth (feet)	TPH-g (mg/kg)	Benzene (mg/kg)	Toluene (mg/kg)	Ethyl-benzene (mg/kg)	Total Xylenes (mg/kg)	MtBE 8020 (mg/kg)	MtBE 8260B (mg/kg)	Soil Type (Unif. Soil Class)	Comments
B-3	08/26/1999	approx. surface elev. (ft): N/A							
20	ND(<0.50)	ND(<0.005)	ND(<0.005)	ND(<0.005)	ND(<0.015)	ND(<0.05)	NA	SP	
30	ND(<0.50)	ND(<0.005)	ND(<0.005)	ND(<0.005)	ND(<0.015)	ND(<0.05)	NA	SW	
40	ND(<0.50)	ND(<0.005)	ND(<0.005)	ND(<0.005)	ND(<0.015)	ND(<0.05)	NA	SW	
B-4	08/26/1999	approx. surface elev. (ft): N/A							
25	ND(<0.50)	ND(<0.005)	ND(<0.005)	ND(<0.005)	ND(<0.015)	ND(<0.05)	NA	SP	
35	ND(<0.50)	ND(<0.005)	ND(<0.005)	ND(<0.005)	ND(<0.015)	ND(<0.05)	NA	SW	
45	ND(<0.50)	ND(<0.005)	ND(<0.005)	ND(<0.005)	ND(<0.015)	ND(<0.05)	NA	SW	
B-5	08/26/1999	approx. surface elev. (ft): N/A							
20	1,600	ND(<1.0)	2.3	6.3	67	ND(<2.0)	NA	SM	
40	1,900	ND(<5.0)	6.9	13	110	ND(<2.0)	NA	SW	
50	1,900	ND(<1.0)	6.6	14	110	ND(<2.0)	NA	SW	
70	ND(<0.50)	ND(<0.005)	ND(<0.005)	ND(<0.005)	ND(<0.015)	ND(<0.05)	NA	SM	
80	1.3	ND(<0.005)	0.0063	ND(<0.005)	0.016	ND(<0.05)	NA	ML	
85	ND(<0.50)	ND(<0.005)	ND(<0.005)	ND(<0.005)	ND(<0.015)	ND(<0.05)	NA	ML	
B-6	08/26/1999	approx. surface elev. (ft): N/A							
10	ND(<0.50)	ND(<0.005)	ND(<0.005)	ND(<0.005)	ND(<0.015)	1.8	NA	SM	
15	ND(<0.50)	ND(<0.005)	ND(<0.005)	ND(<0.005)	ND(<0.015)	4.7	5.8	SP	
25	ND(<0.50)	ND(<0.005)	ND(<0.005)	ND(<0.005)	ND(<0.015)	ND(<0.05)	NA	SM	
45	ND(<0.50)	ND(<0.005)	ND(<0.005)	ND(<0.005)	ND(<0.015)	ND(<0.05)	NA	SW	
55	ND(<0.50)	ND(<0.005)	ND(<0.005)	ND(<0.005)	ND(<0.015)	ND(<0.05)	NA	SW	
70	ND(<0.50)	ND(<0.005)	ND(<0.005)	ND(<0.005)	ND(<0.015)	ND(<0.05)	NA	SM	
80	2.2	ND(<0.005)	0.0097	0.035	ND(<0.015)	ND(<0.05)	NA	ML	
B-7	08/27/1999	approx. surface elev. (ft): N/A							
15	ND(<0.50)	ND(<0.005)	ND(<0.005)	ND(<0.005)	ND(<0.015)	0.81	0.12	SP	
25	ND(<0.50)	ND(<0.005)	ND(<0.005)	ND(<0.005)	ND(<0.015)	ND(<0.05)	NA	SP	
35	270	ND(<0.2)	0.64	0.99	8.7	ND(<2.0)	NA	SW	
45	6,100	ND(<2.0)	24	37	270	ND(<2.0)	NA	SW	
55	ND(<0.50)	ND(<0.005)	ND(<0.005)	ND(<0.005)	ND(<0.015)	ND(<0.05)	NA	SW	
65	ND(<0.50)	ND(<0.005)	ND(<0.005)	ND(<0.005)	ND(<0.015)	ND(<0.05)	NA	SW	
75	1.5	ND(<0.005)	ND(<0.005)	0.025	0.024	ND(<0.05)	NA	ML	
B-8	08/27/1999	approx. surface elev. (ft): N/A							
10	ND(<0.50)	ND(<0.005)	ND(<0.005)	ND(<0.005)	ND(<0.015)	ND(<0.05)	NA	SM	
15	ND(<0.50)	ND(<0.005)	ND(<0.005)	ND(<0.005)	ND(<0.015)	ND(<0.05)	NA	SW	
20	ND(<0.50)	ND(<0.005)	ND(<0.005)	ND(<0.005)	ND(<0.015)	ND(<0.05)	NA	SW	

Table 1
Soil Analytical Data
Former Shell Service Station (WIC No. 204-4532-8600)
1650 Artesia Boulevard, Redondo Beach, California

Sample Depth (feet)	TPH-g (mg/kg)	Benzene (mg/kg)	Toluene (mg/kg)	Ethyl-benzene (mg/kg)	Total Xylenes (mg/kg)	MtBE 8020 (mg/kg)	MtBE 8260B (mg/kg)	Soil Type (Unif. Soil Class)	Comments
B-9	08/27/1999	approx. surface elev. (ft): N/A							
10	ND(<0.50)	ND(<0.005)	ND(<0.005)	ND(<0.005)	ND(<0.015)	ND(<0.05)	NA	SP	
15	ND(<0.50)	ND(<0.005)	ND(<0.005)	ND(<0.005)	ND(<0.015)	ND(<0.05)	NA	SP	
20	ND(<0.50)	ND(<0.005)	ND(<0.005)	ND(<0.005)	ND(<0.015)	ND(<0.05)	NA	SP	
B-10	08/27/1999	approx. surface elev. (ft): N/A							
35	ND(<0.50)	ND(<0.005)	ND(<0.005)	ND(<0.005)	ND(<0.015)	ND(<0.05)	NA	SW	
50	ND(<0.50)	ND(<0.005)	ND(<0.005)	ND(<0.005)	ND(<0.015)	ND(<0.05)	NA	SW	
B-11	08/27/1999	approx. surface elev. (ft): N/A							
40	ND(<0.50)	ND(<0.005)	ND(<0.005)	ND(<0.005)	ND(<0.015)	ND(<0.05)	NA	SW	
60	ND(<0.50)	ND(<0.005)	ND(<0.005)	ND(<0.005)	ND(<0.015)	ND(<0.05)	NA	SM	
80	ND(<0.50)	ND(<0.005)	ND(<0.005)	ND(<0.005)	ND(<0.015)	ND(<0.05)	NA	ML	
90	ND(<0.50)	ND(<0.005)	ND(<0.005)	ND(<0.005)	ND(<0.015)	ND(<0.05)	NA	ML	

Notes:
mg/kg = Milligrams per kilogram
ND = Not present above method detection level
NA = Not analyzed
N/A = Not applicable

TPH-g using EPA Method 8015 modified
BTEX compounds quantified using EPA Method 8020
MtBE analyzed using EPA Methods 8020 and 8260B

Table 2
Soil Analytical Data
Former Shell Service Station (WIC NO. 204-4532-8600)
1650 Artesia Boulevard, Redondo Beach, California

Sample Depth (feet)	Sample Date	Motor Oil (C_{23}-C_{40}) (mg/kg)	TPH-d (C_{13}-C_{22}) (mg/kg)	TPH-g (mg/kg)	TPH-hcs (C_7-C_{40}) (mg/kg)	TRPH (mg/kg)	VOCs (ug/kg)	Total Title 22 Metals (mg/kg)	Soil Type (Unif. Soil Class)	Comments
H1-8.5	4/16/99									
8.5		37	ND(<5)	ND(<5)	-	149	NA	NA	SM	
H2-8.5	4/16/99									
8.5		ND(<5)	ND(<5)	ND(<5)	-	16	NA	NA	SM	
H3-8.5	4/16/99									
8.5		ND(<5)	ND(<5)	ND(<5)	-	76	NA	NA	SM	
C1-6	4/16/99									
6.0		ND(<5)	ND(<5)	ND(<5)	-	21	ND(a)	(a)(b)	SM	
B-8	8/27/99									
10		-	-	-	ND(<10)	ND(<1)	NA	NA	SM	
15		-	-	-	ND(<10)	ND(<1)	NA	NA	SW	
20		-	-	-	ND(<10)	ND(<1)	NA	(a)(b)	SW	
B-9	8/27/99									
10		-	-	-	ND(<10)	ND(<1)	NA	NA	SP	
15		-	-	-	ND(<10)	ND(<1)	NA	NA	SP	
20		-	-	-	ND(<10)	ND(<1)	NA	(a)(b)	SP	

Notes:

mg/kg = Milligrams per kilogram
ug/kg = Micrograms per kilogram
ND = Not detected
NA = Not analyzed
TRPH = Total recoverable petroleum hydrocarbons
TPH = Analyzed using EPA 8015 Modified
g = gasoline range
d = diesel range
hcs = hydrocarbon speciation or fuel fingerprint (C_7 to C_{40})
VOCs = Volatile Organic Compounds

Title 22 metals analyzed using EPA Methods 7000s series
(a) = see CARs for analytical parameters, individual analyte results, and method detection limits
(b) = none of the metals detected exceeded 10x STLC or TTLC levels for Title 22 metals.
STLC=Soluble Threshold Limit Concentration (CCR Title 22, Section 66999)
TTLC=Total Threshold Limit Concentration (CCR Title 22, Section 66999)
CARs=Certified Analytical Reports

Table 3
Groundwater Sampling Data
Former Shell Service Station (WIC No. 204-4532-8600)
1650 Artesia Boulevard, Redondo Beach, California

	Date Sampled	TPH-g (µg/L)	Benzene (µg/L)	Toluene (µg/L)	Ethyl-benzene (µg/L)	Total Xylenes (µg/L)	MtBE 8020 (µg/L)	MtBE 8260B (µg/L)	Comments
B-5	(grab sample)								
	08/26/1999	3,400	18	9.9	11	200	180	220	
B-6	(grab sample)								
	08/26/1999	2,900	6.3	9.1	41	100	54	150	
B-7	(grab sample)								
	08/27/1999	3,100	9.3	46	76	260	40	151	
B-11	(grab sample)								
	08/27/1999	ND(<100)	ND(<0.3)	ND(<0.3)	0.45	2.9	ND(<10)	NA	

Notes:

ug/L = Micrograms per liter
NA = Not analyzed
ND = not detected at indicated detection limit

TPH-g analyzed using EPA Method 8015 Modified
BTEX analyzed using EPA Method 8020
MtBE analyzed using EPA Methods 8020 and 8260B

TABLE 5
GRAB GROUNDWATER ANALYTICAL DATA (1999 and 2000)
Former Shell Service Station
1650 Artesia Boulevard, Redondo Beach, California

Sample ID	Date Sampled	TPH-g (µg/L)	Benzene (µg/L)	Toluene (µg/L)	Ethyl-benzene (µg/L)	Total Xylenes (µg/L)	MtBE 8020 (µg/L)	MtBE 8260B (µg/L)	TBA (ug/L)	DIPE (ug/L)	ETBE (ug/L)	TAME (ug/L)
B-5 (grab sample)												
	8/26/1999	3,400	18	9.9	11	200	180	220	NA	NA	NA	NA
B-6 (grab sample)												
	8/26/1999	2,900	6.3	9.1	41	100	54	150	NA	NA	NA	NA
B-7 (grab sample)												
	8/27/1999	3,100	9.3	46	76	260	40	151	NA	NA	NA	NA
B-11 (grab sample)												
	8/27/1999	ND(<100)	ND(<0.3)	ND(<0.3)	0.45	2.9	ND(<10)	NA	NA	NA	NA	NA
MW-2 (grab sample)												
	12/27/2000	760	ND(<2.5)*	ND(<5.0)*	ND(<5.0)*	6.8	NA	150	ND(<250)*	ND(<10)*	ND(<10)*	ND(<10)*
MW-3 (grab sample)												
	12/27/2000	ND(<500)	0.88	ND(<1.0)	ND(<1.0)	ND(<1.0)	NA	130	ND(<50)	120	ND(<2.0)	ND(<2.0)

Notes:

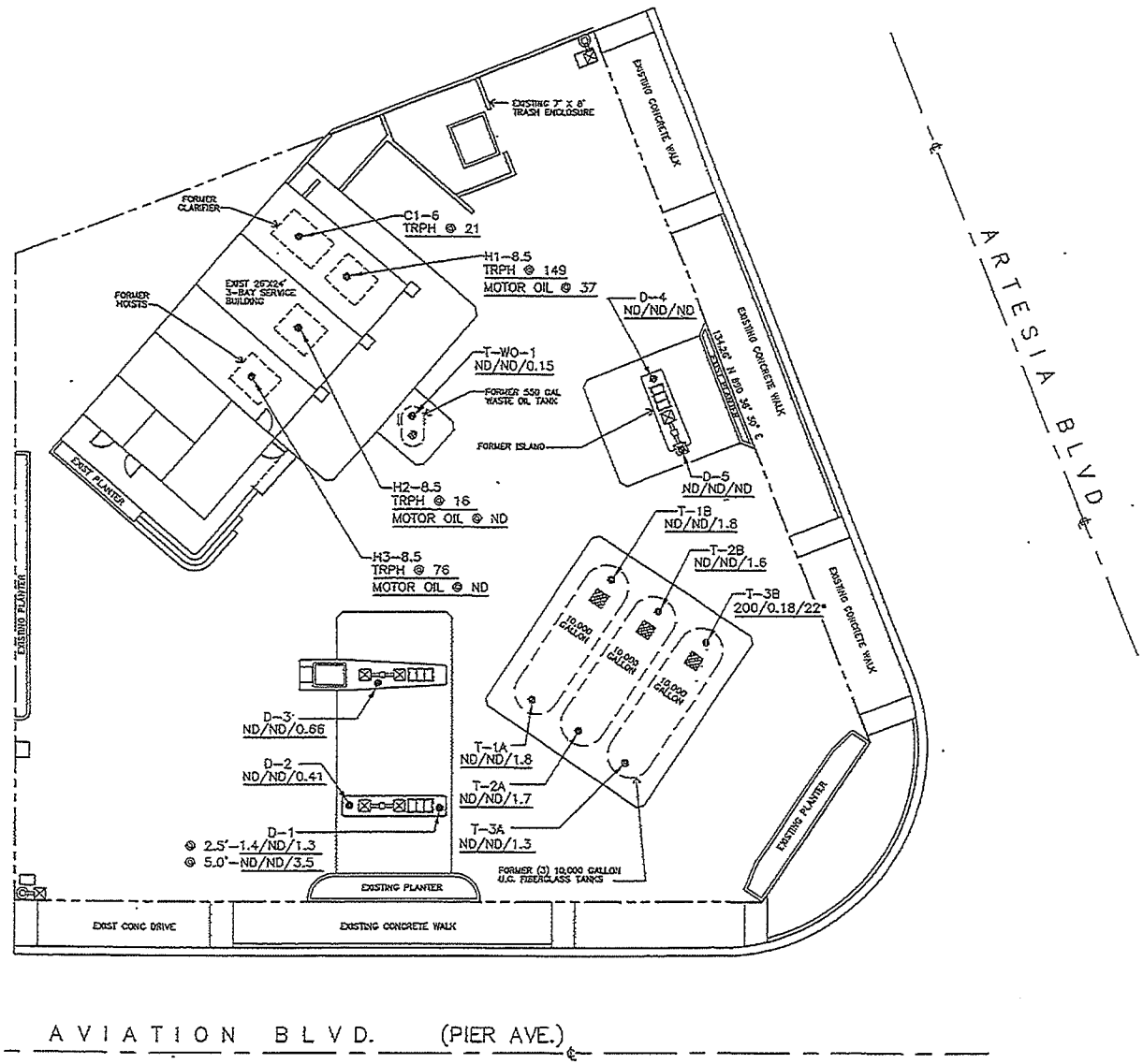
ug/L = Micrograms per liter
NA = Not analyzed
ND = not detected at indicated detection limit
* = CRDL elevated because sample required diluting
TPH-g analyzed using EPA Method 8015 Modified
BTEX analyzed using EPA Method 8020
MtBE analyzed using EPA Methods 8020 and 8260B
TBA = Tert-butyl alcohol
DIPE = Diisopropyl ether
ETBE = Ethyl t-butyl ether
TAME = Tert-amyl methyl ether

TABLE 6
GRAB GROUNDWATER ANALYTICAL DATA (2002)
Former Shell Service Station
1650 Artesia Boulevard, Redondo Beach, California

Sample Designation & Date	Depth To GW (feet)	SPH Thickn. (feet)	GW ELEV. (feet relative to MSL)	TPH-G (ug/L)	Benzene (ug/L)	Toluene (ug/L)	Ethyl-benzene (ug/L)	Total Xylenes (ug/L)	MTBE (ug/L)	TBA (ug/L)	DIPE (ug/L)	ETBE (ug/L)	TAME (ug/L)	Ethanol (ug/L)	COMMENTS
GW-MW-4	**Top of casing elevation (ft): NA**														
7/26/2002	-	-	-	**870**	ND<0.50	ND<1.0	**2.4**	**10.3**	ND<1.0	**37**	**44**	ND<2.0	ND<2.0	ND<100	
GW-MW-5	**Top of casing elevation (ft): NA**														
7/25/2002	-	-	-	**500**	ND<0.50	ND<1.0	**7.5**	**5.4**	**63**	**220**	**250**	ND<2.0	ND<2.0	ND<100	
GW-MW-6	**Top of casing elevation (ft): NA**														
7/24/2002	-	-	-	**11,000**	**49**	ND<50	**1,100**	**66**	**4,400**	**570**	**170**	ND<100	ND<100	ND<5000	
GW-MW-7	**Top of casing elevation (ft): NA**														
7/23/2002	-	-	-	**250**	ND<0.50	ND<1.0	ND<1.0	ND<1.0	**22**	ND<10	**13**	ND<2.0	ND<2.0	ND<100	
GW-MW-8	**Top of casing elevation (ft): NA**														
7/22/2002	-	-	-	ND<100	ND<0.50	ND<1.0	ND<1.0	ND<1.0	**24**	ND<10	**3.9**	ND<2.0	ND<2.0	ND<100	

Notes:
ND - Not detected
NA - Not available
ug/L - micrograms per Liter
TPH-g - Total petroleum hydrocarbons as gasoline
TPH- g quantified using EPA Method 8015M modified
BTEX Compounds, MTBE, TBA, DIPE, ETBE, TAME, and Ethanol analyzed using EPA Method 8260B

MTBE - Methyl tert-butyl ether
TBA - Tert-butyl alcohol
DIPE - Di-isopropyl ether
ETBE - Ethyl tert-butyl ether
TAME - Tert-amyl methyl ether



LEGEND

T-1A ⊕	-------	SOIL SAMPLE LOCATION AND DESIGNATION
200/0.18/20	---	TPH-g/BENZENE/MtBE CONCENTRATIONS IN SOIL IN mg/kg, 2-23-99
ND	-------	NOT DETECTED
TRPH @ 149	---	TOTAL RECOVERABLE PETROLEUM HYDROCARBONS CONCENTRATION IN SOIL IN mg/kg, 4-16-99
MOTOR OIL @ 37	---	MOTOR OIL CONCENTRATION IN SOIL IN mg/kg, 4-16-99
*	---	CONFIRMED BY EPA METHOD 8260

GRAPHIC SCALE

20' 0 20'

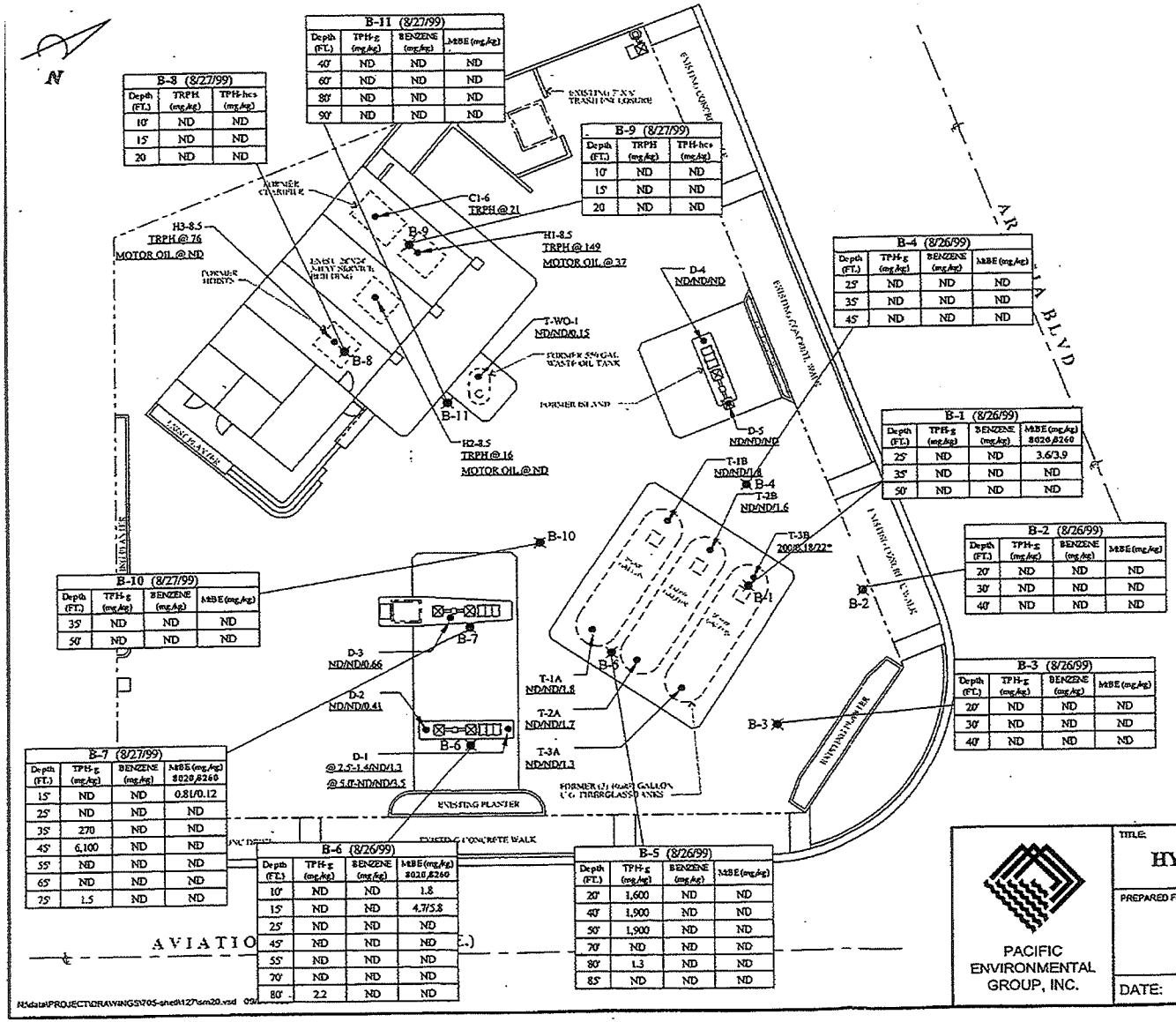
(IN FEET)
(1"=20')

PACIFIC

"HYDROCARBON CONCENTRATION IN SOIL"
FORMER SHELL SERVICE STATION
1650 ARTESIA BLVD & AVIATION BLVD
REDONDO BEACH, CALIFORNIA 90278

SOURCE:

20 P.N. 705-127 DWG. NAME: 705-127F-3.DWG PLOT @ 1=20 DATE: 5-13-99 J.B. MOSS, SR.



B-8 (8/27/99)		
Depth (FT.)	TRPH (mg/kg)	TPH-hcs (mg/kg)
10'	ND	ND
15'	ND	ND
20	ND	ND

B-11 (8/27/99)			
Depth (FT.)	TPH-g (mg/kg)	BENZENE (mg/kg)	MtBE (mg/kg)
40'	ND	ND	ND
60'	ND	ND	ND
80'	ND	ND	ND
90'	ND	ND	ND

B-9 (8/27/99)		
Depth (FT.)	TRPH (mg/kg)	TPH-hcs (mg/kg)
10'	ND	ND
15'	ND	ND
20	ND	ND

B-4 (8/26/99)			
Depth (FT.)	TPH-g (mg/kg)	BENZENE (mg/kg)	MtBE (mg/kg)
25'	ND	ND	ND
35'	ND	ND	ND
45'	ND	ND	ND

B-1 (8/26/99)			
Depth (FT.)	TPH-g (mg/kg)	BENZENE (mg/kg)	MtBE (mg/kg) 8020/8260
25'	ND	ND	3.6/3.9
35'	ND	ND	ND
50'	ND	ND	ND

B-2 (8/26/99)			
Depth (FT.)	TPH-g (mg/kg)	BENZENE (mg/kg)	MtBE (mg/kg)
20'	ND	ND	ND
30'	ND	ND	ND
40'	ND	ND	ND

B-3 (8/26/99)			
Depth (FT.)	TPH-g (mg/kg)	BENZENE (mg/kg)	MtBE (mg/kg)
20'	ND	ND	ND
30'	ND	ND	ND
40'	ND	ND	ND

B-10 (8/27/99)			
Depth (FT.)	TPH-g (mg/kg)	BENZENE (mg/kg)	MtBE (mg/kg)
35'	ND	ND	ND
50'	ND	ND	ND

B-7 (8/27/99)			
Depth (FT.)	TPH-g (mg/kg)	BENZENE (mg/kg)	MtBE (mg/kg) 8020/8260
15'	ND	ND	0.81/0.12
25'	ND	ND	ND
35'	270	ND	ND
45'	6,100	ND	ND
55'	ND	ND	ND
65'	ND	ND	ND
75'	1.5	ND	ND

B-6 (8/26/99)			
Depth (FT.)	TPH-g (mg/kg)	BENZENE (mg/kg)	MtBE (mg/kg) 8020/8260
10'	ND	ND	1.8
15'	ND	ND	4.7/5.8
25'	ND	ND	ND
45'	ND	ND	ND
55'	ND	ND	ND
70'	ND	ND	ND
80'	2.2	ND	ND

B-5 (8/26/99)			
Depth (FT.)	TPH-g (mg/kg)	BENZENE (mg/kg)	MtBE (mg/kg)
20'	1,600	ND	ND
40'	1,900	ND	ND
50'	1,900	ND	ND
70'	ND	ND	ND
80'	1.3	ND	ND
85'	ND	ND	ND

LEGEND

B-1	SOIL BORING LOCATION AND DESIGNATION
T-1A	SOIL SAMPLE LOCATION AND DESIGNATION
200/0.18/20	TPH-g/BENZENE/MtBE CONCENTRATIONS IN SOIL IN mg/kg, 2-23-99
ND	NOT DETECTED
TRPH @ 149	TOTAL RECOVERABLE PETROLEUM HYDROCARBONS CONCENTRATION IN SOIL IN mg/kg, 4-16-99
MOTOR OIL @ 37	MOTOR OIL CONCENTRATION IN SOIL IN mg/kg, 4-16-99
*	CONFIRMED BY EPA METHOD 8260
TPH-g	TOTAL PETROLEUM HYDROCARBONS CALCULATED AS GASOLINE
TPH-hcs	TOTAL PETROLEUM HYDROCARBONS AS HYDROCARBON SPECIATION (C_7 TO C_{40})
MtBE	METHYL t-BUTYL ETHER

NOTE: ALL CONCENTRATIONS ARE REFERENCED IN MILLIGRAMS PER KILOGRAM (mg/kg).

SCALE

0 20 40 FEET

PACIFIC ENVIRONMENTAL GROUP, INC.

TITLE:

HYDROCARBON CONCENTRATIONS IN SOIL MAP

PREPARED FOR:

FORMER SHELL SERVICE STATION
1650 Artesia Boulevard at Aviation Boulevard
Redondo Beach, California

DATE: 09/24/1999 | PROJECT: 705-127.1B | FIGURE: 3

Testing and Data Management Services
1101 Richfield Road ◘ Placentia, CA 92870 ◘ (714) 572-3270 ◘ Fax (714) 572-3274

COVER SHEET

SDG #: 9902.0095

REPORT DATE: 03/02/99

REPORTED TO: PACIFIC ENVIRONMENTAL GROUP
650 SIERRA MADRE VILLA, #204
PASADENA, CA 91107

ATTN.: MR. PATRICH MCCULLOUGH

INCIDENT #: 98995860
PROJECT #: NONE
SITE ADDRESS: 1650 ARTESIA @ AVIATION, REDONDO BEACH

DATE SAMPLED: 02/23/99
DATE RECEIVED: 02/25/99
OF SAMPLES: 13
SAMPLE MATRIX: SOIL

SAMPLE ID:		
T-1A-3	D-1-2.5	T-WO-1-3
T-1B-3	D-1-5.0	
T-2A-3	D-2-2.5	
T-2B-4	D-3-2.5	
T-3A-3	D-4-2.5	
T-3B-4	D-5-2.5	

SAMPLE HANDLING & CONTROL STATEMENT

The above-mentioned sample(s) were received in appropriate container(s) accompanied by a fully signed and dated chain-of-custody record. The container(s) were assigned unique identification numbers and had sufficient amount for the test requested unless otherwise noted in the accompanying laboratory report. There were no site specific quality control requirements made at the time of sample submittal. Sample(s) submitted did not exceed the holding time of the requested test parameters.

QUALITY CONTROL SUMMARY STATEMENT

Laboratory Quality Control parameters and results of instrument calibration standards were all within control limits and the analytical data hereby submitted falls within acceptable limits of accuracy and precision unless otherwise indicated. Please see the attached Quality Control Data for additional information.

SUBMITTED BY:

Girma Selassie
Director

CERTIFICATE OF APPROVED ANALYSIS

The information contained in this cover sheet is an integral part of the attached analytical report.

DOHS Lab Certificate #: 1552
Expiration Date: June 30, 1999

Approved by the state of California, Department of Health Services.
This report is submitted for the exclusive use of the client to whom it is addressed. Any reproduction or use of the Laboratory's name for advertising or publicity without authorization is prohibited.
The analytical results within this report relate only to the specific compounds and samples investigated and may not necessarily reflect other apparently similar material from the same or a similar location.

Testing and Data Management Services
1101 Richfield Road ◘ Placentia, CA 92870 ◘ (714) 572-3270 ◘ Fax (714) 572-3274

CLIENT: PACIFIC ENVIRONMENTAL GROUP
ATTN.: MR. PATRICH MCCULLOUGH

SDG #: 9902.0095

INCIDENT #: 98995860
PROJECT #: NONE
SITE ADDRESS: 1650 ARTESIA @ AVIATION, REDONDO BEACH

MATRIX: SOIL
UNIT: mg/kg

Prepared: 03/02/99
Analyzed: 03/02/99
Analyst: JM

		EPA 8020M-MBTEX/EPA 8015M-TPH GASOLINE									%Surrogate Recovery	
Lab ID	Client Sample ID	D.F.	MTBE	D.F.	Benzene	Toluene	Ethyl Benzene	Total Xylene	D.F.	TPH GAS	BTEX (40-150)	TPH (40-150)
CL22362	T-1A-3	5	1.8	5	ND	0.018	ND	0.016	5	ND	80	99
CL22363	T-1B-3	5	1.8	5	ND	0.012	ND	0.015	5	ND	83	101
CL22364	T-2A-3	5	1.7	5	ND	ND	ND	ND	5	ND	81	86
CL22365	T-2B-4	5	1.6	5	ND	ND	ND	ND	5	ND	79	105
CL22366	T-3A-3	5	1.3	5	ND	ND	ND	ND	5	ND	80	80
CL22367	T-3B-4	400	20	400	0.18(a)	1.4	0.48	6.0(a)	50	200	73	155*
CL22368	D-1-2.5	5	1.3	5	ND	ND	ND	0.027	5	1.4	77	114
CL22369	D-1-5.0	5	3.5	5	ND	ND	ND	ND	5	ND	71	103
CL22370	D-2-2.5	5	0.41	5	ND	ND	ND	ND	5	ND	78	100
CL22371	D-3-2.5	5	0.66	5	ND	ND	ND	ND	5	ND	79	93
CL22372	D-4-2.5	5	ND	5	ND	ND	ND	ND	5	ND	79	96
CL22373	D-5-2.5	5	ND	5	ND	ND	ND	ND	5	ND	80	102
CL22374	T-WO-1-3	5	0.15	5	ND	ND	ND	ND	5	ND	81	101
Limit Of Quantitation (LOQ)			0.1		0.005	0.005	0.005	0.015		1.0		
Method Detection Limit (MDL)			0.01		0.001	0.001	0.001	0.003		0.1		

ND denotes Not Detected at the indicated Limit Of Quantitation (LOQ).
If the sample is diluted, the LOQ can be determined as follows: MDL x D.F. = LOQ.

NOTES:

** Out of criteria due to sample matrix interference.*
(a) Data taken from a 50 dilution.

This report is preceded by a cover sheet that contains vital information.

Approved by the state of California, Department of Health Services.
This report is submitted for the exclusive use of the client to whom it is addressed. Any reproduction or use of the Laboratory's name for advertising or publicity without authorization is prohibited.
The analytical results within this report relate only to the specific compounds and samples investigated and may not necessarily reflect other apparently similar material from the same or a similar location.

Testing and Data Management Services
1101 Richfield Road ◘ Placentia, CA 92870 ◘ (714) 572-3270 ◘ Fax (714) 572-3274

CLIENT: PACIFIC ENVIRONMENTAL GROUP
ATTN.: MR. PATRICH MCCULLOUGH

SDG #: 9902.0095

INCIDENT #: 98995860
PROJECT #: NONE
SITE ADDRESS: 1650 ARTESIA @ AVIATION, REDONDO BEACH

MATRIX:	SOIL
UNIT:	mg/kg

Prepared:	03/01/99
Analyzed:	03/01/99
Analyst:	JM

METHOD BLANK	D.F.	Benzene	Toluene	Ethyl Benzene	Total Xylene	TPH GAS	BTEX (60-150)	TPH (60-150)
RB030199	1	ND	ND	ND	ND	ND	81	94

QUALITY CONTROL DATA, EPA-8020Part./8015Mod.

LABORATORY CONTROL STANDARD/DUPLICATE	ACCURACY: SPIKE CONC. (mg/kg)	LCS RESULT (mg/kg)	% LCS	LCSD RESULT (mg/kg)	% LCSD	ACP % REC	PRECISION: RPD	RPD LIMIT
Benzene	0.0080	0.0083	104	0.0080	100	75-125	4	0-25
Toluene	0.0080	0.0086	106	0.0088	110	75-125	2	0-25
Ethyl Benzene	0.0080	0.0075	94	0.0075	94	75-125	0	0-25
MTBE	0.0800	0.0930	116	0.0950	119	60-160	2	0-25

STD SUPPLY SOURCE	DATE PURCHASED	LOT #	EXPIRATION DATE
RESTEK CORP.	5/16/98	A010639/A011260	5/16/99

MATRIX SPIKE/ MATRIX SPIKE DUPLICATE	ACCURACY: SPIKE CONC. (mg/kg)	MS RESULT (mg/kg)	% MS	MSD RESULT (mg/kg)	% MSD	ACP % REC	PRECISION: RPD	RPD LIMIT
Benzene	0.0080	0.0045	56*	0.0050	63	60-150	11	0-25
Toluene	0.0080	0.0069	86	0.0077	96	60-150	11	0-25
Ethyl Benzene	0.0080	0.0051	64	0.0050	63	60-150	2	0-25
MTBE	0.0800	0.3200	0*	0.3200	0*	60-160	0	0-25

LAB SAMPLE ID	CLIENT SAMPLE ID	BATCH #	QC STD #	DATE PERFORMED

NOTES:
** Out of criteria due to sample matrix interference.*

This report is preceded by a cover sheet that contains vital information.
Approved by the state of California, Department of Health Services.
This report is submitted for the exclusive use of the client to whom it is addressed. Any reproduction or use of the Laboratory's name for advertising or publicity without authorization is prohibited.
The analytical results within this report relate only to the specific compounds and samples investigated and may not necessarily reflect other apparently similar material from the same or a similar location.

Testing and Data Management Services
1101 Richfield Road ◘ Placentia, CA 92870 ◘ (714) 572-3270 ◘ Fax (714) 572-3274

CLIENT: PACIFIC ENVIRONMENTAL GROUP
ATTN.: MR. PATRICH MCCULLOUGH
INCIDENT #: 98995860
PROJECT #: NONE
SITE ADDRESS: 1650 ARTESIA @ AVIATION, REDONDO BEACH

SDG #: 9902.0095

MATRIX:	SOIL
UNIT:	mg/kg

Prepared:	03/02/99
Analyzed:	03/02/99
Analyst:	EM

METHYL TERT-BUTYL ETHER (MTBE) by 8260A

Lab ID	Client Sample ID	D.F.	(MTBE) by 8260A	% Surrogate Recovery		
				dibromofluoromethane (70-130)	toluene d-8 (70-130)	4-bromofluorobenzene (70-130)
MB030299	METHOD BLANK	1	ND	94	96	102
CL22367	T-3B-4	400	22	100	93	91
LIMIT OF QUANTITATION (LOQ)			0.10			
METHOD DETECTION LIMIT (MDL)			0.01			

QUALITY CONTROL DATA, EPA-8260A

	Spk Conc. (mg/kg)	LCS (mg/kg)	LCS Rec (%)	LCS Control Limits	MS Rec (%)	MSD Rec (%)	MS/MSD Control Limits	MS/MSD RPD (%)	RPD Control Limits
MTBE	0.050	0.039	78	61-145	91	90	61-145	1.1	0-25

Matrix Spike Sample ID:	Batch #
CL22056	BB00571

NOTES:
ND denotes Not Detected at the indicated Limit Of Quantitation (LOQ).

This report is preceded by a cover sheet that contains vital information.

Approved by the state of California, Department of Health Services.
This report is submitted for the exclusive use of the client to whom it is addressed. Any reproduction or use of the Laboratory's name for advertising or publicity without authorization is prohibited.
The analytical results within this report relate only to the specific compounds and samples investigated and may not necessarily reflect other apparently similar material from the same or a similar location.

SHELL OIL PRODUCTS COMPANY *CHAIN OF CUSTODY RECORD*

WIC OR FACILITY ID: 204-6372-0100

Date: 02/25/99 (PT)

Results to: ● Consult. ○ Shell

Page 01 of 03

Site Address: 1650 Artesia at Aviation, Redondo Beach
Consultant/Contact: PEG / Patrick McCullough
Address: 650 Sierra Madre Villa, Ste 204
Phone: (626) - 351-4814
Shell Engineer: Ray

Lab: Crosby

TURN AROUND TIME *Select one only*: ○ 24 hrs. ○ 48 hrs. ○ 15 days (Normal) ● Other 5-day

CLASS TYPE/DETAIL TYPE *Select one only*: ● Site Invest (4441) ○ Wtr Rem/Sys (4453) ○ Soil Clas/Disp (4442) ○ G.W. Monitor (4461) ○ Wtr Clas/Disp (4443) ○ Other INC # 98995860 ○ Soil/Air Rem/Sys (4452)

Waste Protocol Number:

Start Time (military): 11:29

Sampled by: P. Teensma

UST Agency: LAC DPW

RECEIVED FEB 25 1999

Analysis Required

SAMPLE MATRIX *Select one only*: ○ Water ○ NAPL ○ Sludge ○ Sediment ● Soil ○ Vapor ○ Bedrock ○ Other

Field Sample ID	Sample Time (military)	Composite?	Acid pres.	Cnt.Sz.(40ml)	Cnt.Sz.-Other	Total No. Containers	TPH-P/MBTEX(8015/8021)	TPH-P/BTEX (8015/8021)	MBTEX (8021)	BTEX (8021)	TPH-P (8015m)	TPH-E (8015m)	TPH-xx (8015m)	TRPH (418.1)	MBTEX (8260)	VOCs (8260) (specify)	SVOCs (8270) (specify)	Lead (specify)	Test for Disposal	Other (specify)
T-1A-3 ✓	11:57				X	01	●													
T-1B-3 ✓	11:49				X	01	●													
T-2A-3 ✓	12:04				X	01	●													
T-2B-4 ✓	11:40				X	01	●													
T-3A-3 ✓	12:12				X	01	●													
T-3B-4 ✓	11:29				X	01	●													

LAB USE ONLY

Lab Tracking No.: 9902.0095

Sample Condition/Comments:
CL22362
CL22363
CL22364
CL22365
CL22366
CL22367

Cooler Temperature:

Confirm highest concentration of MTBE with EPA 8260. ✓

Material Description

Relinquished By (signature):	Printed Name:	Date:	Received By (signature):	Printed Name:	Date:
[signature]	Paul Teensma	2/25/99 Time:	[signature]	Girma Selassie	2/25/99 Time: 11:50 a.m.
		Time:			Time:
		Time:			Time:

62143

FORM BY IMTRAN

THE LABORATORY MUST PROVIDE A COPY OF THIS CHAIN OF CUSTODY WITH INVOICE AND RESULTS

SHELL CHAIN OF CUSTODY REVISED 12/97

SHELL OIL PRODUCTS COMPANY *CHAIN OF CUSTODY RECORD*

WIC OR FACILITY ID: 204-6372-0100

Date: 02/23/99

Results to: ☒ Consult. ○ Shell

Page 02 of 03

Site Address: 1650 ARTESIA @ AVIATION, REDONDO BEACH
Consultant/Contact: PEL / PAT MCCULLOUGH
Address: 650 SIERRA MADRE VILLA, STE 204
Phone: 626 / 351-4814
Shell Engineer: RAY

Lab: Crosby

TURN AROUND TIME *Select one only*: ○ 24 hrs. ○ 48 hrs. ○ 15 days (Normal) ● Other 5-DAY

CLASS TYPE/DETAIL TYPE *Select one only*: ● Site Invest (4441) ○ Wtr Rem/Sys (4453) ○ Soil Clas/Disp (4442) ○ G.W. Monitor (4461) ○ Wtr Clas/Disp (4443) ○ Other INC# ○ Soil/Air Rem/Sys (4452) 98 99 58 60

SAMPLE MATRIX *Select one only*: ○ Water ○ NAPL ○ Sludge ○ Sediment ● Soil ○ Vapor ○ Bedrock ○ Other

Waste Protocol Number:

Start Time (military): 11:29

Sampled by: P TEENSMA

UST Agency: LAC DPW

RECEIVED FEB 25 1999

Analysis Required

Field Sample ID	Sample Time (military)	Composite?	Acid pres.	Cnt.Sz. (40ml)	Cnt.Sz.-Other	Total No. Containers	TPH-P/MBTEX (8015/8021)	TPH-P/BTEX (8015/8021)	MBTEX (8021)	BTEX (8021)	TPH-P (8015m)	TPH-E (8015m)	TPH-xx (8015m)	TRPH (418.1)	MBTEX (8260)	VOCs (8260) (specify)	SVOCs (8270) (specify)	Lead (specify)	Test for Disposal	Other (specify)
D-1-2.5 ✓	12:23				X	01	●													
D-1-5.0 ✓	12:27				X	01	●													
D-2-2.5 ✓	12:33				X	01	●													
D-3-2.5 ✓	12:40				X	01	●													
D-4-2.5 ✓	12:51				X	01	●													
D-5-2.5 ✓	12:56				X	01	●													

LAB USE ONLY

Lab Tracking No.: 9902.0095

Sample Condition/Comments

CL22368
CL22369
CL22370
CL22371
CL22372
CL22373

Cooler Temperature:

Comments: Confirm highest concentration of MTBE by EPA 8260 ✓

Material Description: Soil with Gasoline

Relinquished By (signature):	Printed Name:	Date:	Received By (signature):	Printed Name:	Date:
[signature]	Paul Teensma	2/25/99 Time:	[signature]	GIRMA SELASSIE	2/25/99 Time: 11:50 a.m

62143

FORM BY IMTRAN

THE LABORATORY MUST PROVIDE A COPY OF THIS CHAIN OF CUSTODY WITH INVOICE AND RESULTS

SHELL CHAIN OF CUSTODY REVISED 12/97

SHELL OIL PRODUCTS COMPANY *CHAIN OF CUSTODY RECORD*

WIC OR FACILITY ID: 204-6372-0100

Date: 02/23/99

Results to: ☒ Consult. ○ Shell

Page 03 of ... 03

Site Address: 1650 ARTESIA @ AVIATION REDONDO BEACH
Consultant/Contact: REG / PAT MCCULLOUGH
Address: 650 SIERRA MADRE VILLA, SE 204
Phone: (626) 351-4814
Shell Engineer: RAY

Lab: Crosby

TURN AROUND TIME *Select one only*
○ 24 hrs. ○ 48 hrs. ○ 15 days (Normal) ● Other 5-DAY

CLASS TYPE/DETAIL TYPE *Select one only*
● Site Invest (4441) ○ Wtr Rem/Sys (4453)
○ Soil Clas/Disp (4442) ○ G.W. Monitor (4461)
○ Wtr Clas/Disp (4443) ○ Other INB #
○ Soil/Air Rem/Sys (4452) 98 99 58 60

SAMPLE MATRIX *Select one only*
○ Water ○ NAPL ○ Sludge ○ Sediment
● Soil ○ Vapor ○ Bedrock ○ Other

Waste Protocol Number:

Start Time (military): 11:29

Sampled by: P TEENSMA

UST Agency: RACDPW

RECEIVED FEB 25 1999

Analysis Required

Field Sample ID	Sample Time (military)	Composite?	Acid pres.	Cnt.Sz.(40ml)	Cnt.Sz.-Other	Total No. Containers	TPH-P/MBTEX (8015/8021)	TPH-P/BTEX (8015/8021)	MBTEX (8021) MTBE BTEX	BTEX (8021)	TPH-P (8015m)	TPH-E (8015m)	TPH-xx (8015m)	TRPH (418.1)	MBTEX (8260)	VOCs (8260) (specify)	SVOCs (8270) (specify)	Lead (specify)	Test for Disposal	Other (specify)
T-WO-1-3 ✓	13:13				X	01				X										

LAB USE ONLY
Lab Tracking No.: 9902.0095
Sample Condition/Comments: CL2236874 SR 3.1.99
Cooler Temperature:

Comments

Material Description: Soil with waste oil

Relinquished By (signature):	Printed Name:	Date:	Received By (signature):	Printed Name:	Date:
[signature]	Paul Teensma	2/25/99 Time:	[signature]	GIRMA SELASSIE	2/25/99 Time: 11:50 a.m.
		Time:			Time:
		Time:			Time:

62143

THE LABORATORY MUST PROVIDE A COPY OF THIS CHAIN OF CUSTODY WITH INVOICE AND RESULTS

SHELL CHAIN OF CUSTODY

Calscience
Environmental
Laboratories, Inc.

April 23, 1999

Eva Rogers
Pacific Environmental Group, Inc.
650 Sierra Madre Villa, Suite 204
Pasadena, CA 91107

Subject: **Calscience Work Order No.: 99-04-0571**
Client Reference: 1650 Artesia Blvd., Redondo Beach, CA

Dear Client:

Enclosed is an analytical report for the above-referenced project. The samples included in this report were received 04/16/99 and analyzed in accordance with the attached chain-of-custody.

The results in this analytical report are limited to the samples tested and any reproduction of this report must be made in its entirety.

If you have any questions regarding this report, require sampling supplies or field services, or information on our analytical services, please feel free to call me at (714) 895-5494.

Sincerely,

Calscience Environmental
Laboratories, Inc.
Don Burley
Project Manager

William H. Christensen
Quality Assurance Manager

Calscience Environmental Laboratories, Inc.

Analytical Report

LABORATORY ID: 99-04-0571

Method: EPA 8015M with Carbon Chain
Matrix: Soil/Solid

CLIENT: Pacific Environmental Group, Inc.
PROJECT: 1650 Artesia Blvd.

Results

Sample ID	H1-8.5 (mg/kg)	H2-8.5 (mg/kg)	H3-8.5 (mg/kg)	Method Blank (mg/kg)	Reporting Limit (mg/kg)	Date Extracted	Date Analyzed
C7	ND	ND	ND	ND	5	04/16/99	04/18/99
C8	ND	ND	ND	ND	5	04/16/99	04/18/99
C9-C10	ND	ND	ND	ND	5	04/16/99	04/18/99
C11-C12	ND	ND	ND	ND	5	04/16/99	04/18/99
C13-C14	ND	ND	ND	ND	5	04/16/99	04/18/99
C15-C16	ND	ND	ND	ND	5	04/16/99	04/18/99
C17-C18	ND	ND	ND	ND	5	04/16/99	04/18/99
C19-C20	ND	ND	ND	ND	5	04/16/99	04/18/99
C21-C22	ND	ND	ND	ND	5	04/16/99	04/18/99
C23-C24	ND	ND	ND	ND	5	04/16/99	04/18/99
C25-C28	15	ND	ND	ND	5	04/16/99	04/18/99
C29-C32	14	ND	ND	ND	5	04/16/99	04/18/99
C33-C36	8	ND	ND	ND	5	04/16/99	04/18/99
C37+	ND	ND	ND	ND	5	04/16/99	04/18/99
Dilution Factor:	1	1	1	1			
DCB Sur Rec (%):	96	94	104	103		Control Limits: 52-135	

Quality Assurance and Control Information

Matrix Spike Sample ID: 99-04-0306-11

Batch ID: 99041605	Spike Conc. ppm	LCS Result ppm	LCS Rec (%)	LCS Control Limits	MS Rec (%)	MSD Rec (%)	MS/MSD Control Limits	MS/MSD RPD (%)	RPD Control Limits
TPH	400	389	97	79-137	97	97	52-149	0	0-29

Laboratory Notes

Key: DCB=Decachlorobiphenyl, Sur=Surrogate, Rec=Recovery, ND=Not Detected at the reporting level

7440 Lincoln Way, Garden Grove, CA 92841-1432 • TEL: (714) 895-5494 • FAX: (714) 894-7501

Calscience Environmental Laboratories, Inc.

Analytical Report

LABORATORY ID: 99-04-0571

Method: EPA 6010B/7471A Title 22 Metals
Matrix: Soil/Solid

CLIENT: Pacific Environmental Group, Inc.
PROJECT: 1650 Artesia Blvd.

Results

Sample ID	C1-6 (mg/kg)	Method Blank (mg/kg)	Reporting Limit (mg/kg)	Date Digested	Date Analyzed
Antimony	ND	ND	0.75	04/16/99	04/20/99
Arsenic	ND	ND	0.75	04/16/99	04/20/99
Barium	54.4	ND	0.50	04/16/99	04/20/99
Beryllium	0.27	ND	0.25	04/16/99	04/20/99
Cadmium	ND	ND	0.50	04/16/99	04/20/99
Chromium	13.0	ND	0.25	04/16/99	04/20/99
Cobalt	4.43	ND	0.25	04/16/99	04/20/99
Copper	5.99	ND	0.50	04/16/99	04/20/99
Lead	2.72	ND	0.50	04/16/99	04/20/99
Mercury	ND	ND	0.25	04/21/99	04/21/99
Molybdenum	ND	ND	0.25	04/16/99	04/20/99
Nickel	7.35	ND	0.25	04/16/99	04/20/99
Selenium	ND	ND	0.75	04/16/99	04/20/99
Silver	ND	ND	0.25	04/16/99	04/20/99
Thallium	ND	ND	0.75	04/16/99	04/20/99
Vanadium	22.5	ND	0.25	04/16/99	04/20/99
Zinc	21.2	ND	1.00	04/16/99	04/20/99

Quality Assurance and Control Information

Matrix Spike Sample ID: 99-04-0507-1 (ICP) C1-6 (Hg)

Batch ID: 990416 (ICP) 990420 (Hg)	Spike Conc. ppm	LCS Result ppm	LCS Rec (%)	LCS Control Limits	MS Rec (%)	MSD Rec (%)	MS/MSD Control Limits	MS/MSD RPD (%)	RPD Control Limits
Antimony	50.0	49.0	98	80-120	37*	32*	50-115	15	0-20
Arsenic	50.0	50.5	101	80-120	87	88	75-125	1	0-20
Barium	50.0	49.7	99	80-120	89	98	75-125	3	0-20
Beryllium	50.0	49.3	99	80-120	89	89	75-125	0	0-20
Cadmium	50.0	51.2	102	80-120	87	89	75-125	2	0-20
Chromium	50.0	49.7	99	80-120	90	98	75-125	6	0-20
Cobalt	50.0	51.7	103	80-120	89	90	75-125	1	0-20
Copper	50.0	48.9	98	80-120	87	94	75-125	5	0-20
Lead	50.0	50.6	101	80-120	90	114	75-125	15	0-20
Mercury	0.0050	0.0052	104	50-130	108	113	50-130	5	0-20
Molybdenum	50.0	50.4	101	80-120	83	82	75-125	2	0-20
Nickel	50.0	51.7	103	80-120	96	91	75-125	4	0-20
Selenium	50.0	49.4	99	80-120	86	89	75-125	4	0-20
Silver	25.0	24.3	97	80-120	94	94	75-125	0	0-20
Thallium	50.0	53.6	107	80-120	85	89	75-125	4	0-20
Vanadium	50.0	50.2	100	80-120	98	96	75-125	1	0-20
Zinc	50.0	51.8	104	80-120	90	171*	75-125	28*	0-20

Laboratory Notes

* The MS/MSD associated with this batch of samples was out of control due to a matrix interference effect. The associated batch LCS was in control and, hence, the associated sample data was reported with no further corrective action required.

Key: Rec=Recovery, ND=Not Detected at the reporting level

Calscience Environmental Laboratories, Inc.

LABORATORY ID: 99-04-0571

Method: EPA 418.1M TRPH
Matrix: Soil/Solid

CLIENT: Pacific Environmental Group, Inc.
PROJECT: 1650 Artesia Blvd.

Results

Sample ID	TRPH (mg/kg)	Dilution Factor	Date Extracted	Date Analyzed
H1-8.5	149	1	04/20/99	04/20/99
H2-8.5	16	1	04/20/99	44/20/99
H3-8.5	76	1	04/20/99	44/20/99
C1-6	21	1	04/20/99	44/20/99
Method Blank	ND	1	04/20/99	44/20/99
Reporting Limit:	10			

Quality Assurance and Control Information

Matrix Spike Sample ID: H2-8.5

Batch ID: 99042006	Spike Conc. ppm	LCS Result ppm	LCS Rec (%)	LCS Control Limits	MS Rec (%)	MSD Rec (%)	MS/MSD Control Limits	MS/MSD RPD (%)	RPD Control Limits
TRPH	200	202	101	70-130	99	99	55-135	0	0-30

Laboratory Notes

Key: Rec=Recovery, ND=Not Detected at the reporting level

Calscience Environmental Laboratories, Inc.

ANALYTICAL REPORT

'acific Environmental Group, Inc.
;50 Sierra Madre Villa, Suite 204
'asadena, CA 91107

Date Received:	04/16/99
Work Order No:	99-04-0571
Preparation:	N/A
Method:	EPA 8260B

'roject: 1650 Artesia Blvd., Redondo Beach, CA

Client Sample Number:	Lab Sample Number:	Date Collected:	Matrix:	Date Prepared:	Date Analyzed:	QC Batch ID:
C1-6	99-04-0571-4	04/16/99	Solid	N/A	04/16/99	990416AS

Parameter	Result	RL	DF	Qual	Units	Parameter	Result	RL	DF	Qual	Units
Acetone	ND	50	1		ug/kg	1,2-Dichloropropane	ND	5.0	1		ug/kg
Benzene	ND	5.0	1		ug/kg	1,3-Dichloropropane	ND	5.0	1		ug/kg
Bromobenzene	ND	5.0	1		ug/kg	2,2-Dichloropropane	ND	5.0	1		ug/kg
Bromochloromethane	ND	5.0	1		ug/kg	1,1-Dichloropropene	ND	5.0	1		ug/kg
Bromodichloromethane	ND	5.0	1		ug/kg	c-1,3-Dichloropropene	ND	5.0	1		ug/kg
Bromoform	ND	5.0	1		ug/kg	t-1,3-Dichloropropene	ND	5.0	1		ug/kg
Bromomethane	ND	5.0	1		ug/kg	Ethylbenzene	ND	5.0	1		ug/kg
2-Butanone	ND	50	1		ug/kg	2-Hexanone	ND	50	1		ug/kg
n-Butylbenzene	ND	5.0	1		ug/kg	Isopropylbenzene	ND	5.0	1		ug/kg
sec-Butylbenzene	ND	5.0	1		ug/kg	p-Isopropyltoluene	ND	5.0	1		ug/kg
tert-Butylbenzene	ND	5.0	1		ug/kg	Methylene Chloride	ND	50	1		ug/kg
Carbon Disulfide	ND	50	1		ug/kg	4-Methyl-2-Pentanone	ND	50	1		ug/kg
Carbon Tetrachloride	ND	5.0	1		ug/kg	Naphthalene	ND	50	1		ug/kg
Chlorobenzene	ND	5.0	1		ug/kg	n-Propylbenzene	ND	5.0	1		ug/kg
Chloroethane	ND	5.0	1		ug/kg	Styrene	ND	5.0	1		ug/kg
Chloroform	ND	5.0	1		ug/kg	1,1,1,2-Tetrachloroethane	ND	5.0	1		ug/kg
Chloromethane	ND	5.0	1		ug/kg	1,1,2,2-Tetrachloroethane	ND	5.0	1		ug/kg
2-Chlorotoluene	ND	5.0	1		ug/kg	Tetrachloroethene	ND	5.0	1		ug/kg
4-Chlorotoluene	ND	5.0	1		ug/kg	Toluene	ND	5.0	1		ug/kg
Dibromochloromethane	ND	5.0	1		ug/kg	1,2,3-Trichlorobenzene	ND	10	1		ug/kg
1,2-Dibromo-3-Chloropropane	ND	5.0	1		ug/kg	1,2,4-Trichlorobenzene	ND	5.0	1		ug/kg
1,2-Dibromoethane	ND	5.0	1		ug/kg	1,1,1-Trichloroethane	ND	5.0	1		ug/kg
Dibromomethane	ND	5.0	1		ug/kg	1,1,2-Trichloroethane	ND	5.0	1		ug/kg
1,2-Dichlorobenzene	ND	5.0	1		ug/kg	Trichloroethene	ND	5.0	1		ug/kg
1,3-Dichlorobenzene	ND	5.0	1		ug/kg	Trichlorofluoromethane	ND	50	1		ug/kg
1,4-Dichlorobenzene	ND	5.0	1		ug/kg	1,2,3-Trichloropropane	ND	5.0	1		ug/kg
Dichlorodifluoromethane	ND	5.0	1		ug/kg	1,2,4-Trimethylbenzene	ND	5.0	1		ug/kg
1,1-Dichloroethane	ND	5.0	1		ug/kg	1,3,5-Trimethylbenzene	ND	5.0	1		ug/kg
1,2-Dichloroethane	ND	5.0	1		ug/kg	Vinyl Acetate	ND	50	1		ug/kg
1,1-Dichloroethene	ND	5.0	1		ug/kg	Vinyl Chloride	ND	5.0	1		ug/kg
c-1,2-Dichloroethene	ND	5.0	1		ug/kg	Xylenes (total)	ND	10	1		ug/kg
t-1,2-Dichloroethene	ND	5.0	1		ug/kg	Methyl-tert-Butyl Ether	ND	5.0	1		ug/kg

Surrogates:	REC (%)	Control Limits	Qual		REC (%)	Control Limits	Qual
Dibromofluoromethane	102	80-120		Toluene-d8	99	81-117	
1,4-Bromofluorobenzene	100	74-121					

RL - Reporting Limit , DF - Dilution Factor , Qual - Qualifiers

Calscience Environmental Laboratories, Inc.

ANALYTICAL REPORT

acific Environmental Group, Inc.
50 Sierra Madre Villa, Suite 204
asadena, CA 91107

Date Received:	04/16/99
Work Order No:	99-04-0571
Preparation:	N/A
Method:	EPA 8260B

roject: 1650 Artesia Blvd., Redondo Beach, CA

ient Sample Number:	Lab Sample Number:	Date Collected:	Matrix:	Date Prepared:	Date Analyzed:	QC Batch ID:
Method Blank	**095-01-025-1,252**	**N/A**	**Solid**	**N/A**	**04/16/99**	**990416AS**

arameter	Result	RL	DF	Qual	Units	Parameter	Result	RL	DF	Qual	Units
cetone	ND	50	1		ug/kg	1,2-Dichloropropane	ND	5.0	1		ug/kg
enzene	ND	5.0	1		ug/kg	1,3-Dichloropropane	ND	5.0	1		ug/kg
romobenzene	ND	5.0	1		ug/kg	2,2-Dichloropropane	ND	5.0	1		ug/kg
romochloromethane	ND	5.0	1		ug/kg	1,1-Dichloropropene	ND	5.0	1		ug/kg
romodichloromethane	ND	5.0	1		ug/kg	c-1,3-Dichloropropene	ND	5.0	1		ug/kg
romoform	ND	5.0	1		ug/kg	t-1,3-Dichloropropene	ND	5.0	1		ug/kg
romomethane	ND	5.0	1		ug/kg	Ethylbenzene	ND	5.0	1		ug/kg
-Butanone	ND	50	1		ug/kg	2-Hexanone	ND	50	1		ug/kg
-Butylbenzene	ND	5.0	1		ug/kg	Isopropylbenzene	ND	5.0	1		ug/kg
ec-Butylbenzene	ND	5.0	1		ug/kg	p-Isopropyltoluene	ND	5.0	1		ug/kg
ert-Butylbenzene	ND	5.0	1		ug/kg	Methylene Chloride	ND	50	1		ug/kg
arbon Disulfide	ND	50	1		ug/kg	4-Methyl-2-Pentanone	ND	50	1		ug/kg
arbon Tetrachloride	ND	5.0	1		ug/kg	Naphthalene	ND	50	1		ug/kg
hlorobenzene	ND	5.0	1		ug/kg	n-Propylbenzene	ND	5.0	1		ug/kg
hloroethane	ND	5.0	1		ug/kg	Styrene	ND	5.0	1		ug/kg
hloroform	ND	5.0	1		ug/kg	1,1,1,2-Tetrachloroethane	ND	5.0	1		ug/kg
hloromethane	ND	5.0	1		ug/kg	1,1,2,2-Tetrachloroethane	ND	5.0	1		ug/kg
-Chlorotoluene	ND	5.0	1		ug/kg	Tetrachloroethene	ND	5.0	1		ug/kg
-Chlorotoluene	ND	5.0	1		ug/kg	Toluene	ND	5.0	1		ug/kg
ibromochloromethane	ND	5.0	1		ug/kg	1,2,3-Trichlorobenzene	ND	10	1		ug/kg
,2-Dibromo-3-Chloropropane	ND	5.0	1		ug/kg	1,2,4-Trichlorobenzene	ND	5.0	1		ug/kg
,2-Dibromoethane	ND	5.0	1		ug/kg	1,1,1-Trichloroethane	ND	5.0	1		ug/kg
ibromomethane	ND	5.0	1		ug/kg	1,1,2-Trichloroethane	ND	5.0	1		ug/kg
,2-Dichlorobenzene	ND	5.0	1		ug/kg	Trichloroethene	ND	5.0	1		ug/kg
,3-Dichlorobenzene	ND	5.0	1		ug/kg	Trichlorofluoromethane	ND	50	1		ug/kg
,4-Dichlorobenzene	ND	5.0	1		ug/kg	1,2,3-Trichloropropane	ND	5.0	1		ug/kg
ichlorodifluoromethane	ND	5.0	1		ug/kg	1,2,4-Trimethylbenzene	ND	5.0	1		ug/kg
,1-Dichloroethane	ND	5.0	1		ug/kg	1,3,5-Trimethylbenzene	ND	5.0	1		ug/kg
,2-Dichloroethane	ND	5.0	1		ug/kg	Vinyl Acetate	ND	50	1		ug/kg
,1-Dichloroethene	ND	5.0	1		ug/kg	Vinyl Chloride	ND	5.0	1		ug/kg
s-1,2-Dichloroethene	ND	5.0	1		ug/kg	Xylenes (total)	ND	10	1		ug/kg
-1,2-Dichloroethene	ND	5.0	1		ug/kg	Methyl-tert-Butyl Ether	ND	5.0	1		ug/kg

Surrogates:	REC (%)	Control Limits	Qual		REC (%)	Control Limits	Qual
Dibromofluoromethane	106	80-120		Toluene-d8	102	81-117	
1,4-Bromofluorobenzene	100	74-121					

RL - Reporting Limit , DF - Dilution Factor , Qual - Qualifiers

Calscience
Environmental
Laboratories, Inc.

August 20, 2002

Ms. Monica Cash
KHM Environmental Management
911 South Primrose Avenue, Unit K
Monrovia, CA 91016

Re: **1650 Artesia Blvd., Redondo Beach, CA / CEL 02-07-0864**

Dear Ms. Cash:

Enclosed, please find the missing data page for the EPA 8015M Gasoline analysis for Sample GW-MW-8 for the 1650 Artesia Blvd., Redondo Beach, CA project under Calscience work order 02-07-0864.

This data page is an addition to the previously sent report.

If there are any questions or if I can be of further assistance, please feel free to call at 714/895-5494.

Yours very truly,

Calscience Environmental
Laboratories, Inc.
Larry Lem
Project Manager

Enclosure

7440 Lincoln Way, Garden Grove, CA 92841-1432 • TEL: (714) 895-5494 • FAX: (714) 894-7501

Calscience Environmental Laboratories, Inc.

QUALITY ASSURANCE SUMMARY
Method EPA 8260B

Pacific Environmental Group, Inc. | Work Order No.: 99-04-0571
Page 1 of 1 | Date Analyzed: 04/16/99

Matrix Spike/Matrix Spike Duplicate
Sample Spiked: 99-04-0504-33

Analyte	MS%REC	MSD%REC	Control Limits	%RPD	Control Limits
Benzene	104	104	72 - 127	1	0 - 25
Carbon Tetrachloride	103	105	70 - 130	2	0 - 25
Chlorobenzene	101	101	72 - 131	0	0 - 25
1,2-Dichlorobenzene	100	102	70 - 130	2	0 - 25
1,1-Dichloroethene	103	104	69 - 127	1	0 - 25
Toluene	103	104	75 - 124	0	0 - 25
Trichloroethene	100	101	60 - 137	1	0 - 25
Vinyl Chloride	104	105	70 - 130	1	0 - 25
Methyl-tert-Butyl Ether	105	109	80 - 120	4	0 - 25

7440 Lincoln Way, Garden Grove, CA 92841-1432 • TEL: (714) 895-5494 • FAX: (714) 894-7501

Calscience Environmental Laboratories, Inc.

Quality Control - LCS/LCS Duplicate

Pacific Environmental Group, Inc.
650 Sierra Madre Villa, Suite 204
Pasadena, CA 91107

Date Received: 04/16/99
Work Order No: 99-04-0571
Preparation: N/A
Method: EPA 8260B

Project: 1650 Artesia Blvd., Redondo Beach, CA

LCS Sample Number	Matrix	Instrument	Date Prepared	Date Analyzed	LCS/LCSD Batch Number
095-01-025-1,252	Solid	GC/MS C	N/A	04/16/99	990416AS

Parameter	LCS %REC	LCSD %REC	%REC CL	RPD	RPD CL	Qualifiers
Benzene	102	102	72-127	0	0-25	
Carbon Tetrachloride	108	107	70-130	1	0-25	
Chlorobenzene	100	100	72-131	0	0-25	
1,2-Dichlorobenzene	101	102	70-130	2	0-25	
1,1-Dichloroethene	104	102	69-127	2	0-25	
Toluene	102	103	75-124	1	0-25	
Trichloroethene	101	102	60-137	1	0-25	
Vinyl Chloride	104	105	79-118	1	0-25	
Methyl-tert-Butyl Ether	103	102	80-120	1	0-25	

Calscience Environmental Laboratories, Inc.

GLOSSARY OF TERMS AND QUALIFIERS

Work Order Number: 99-04-0571

Qualifier	Definition
ND	Not detected at indicated reporting limit.

7440 Lincoln Way, Garden Grove, CA 92841-1432 • TEL: (714) 895-5494 • FAX: (714) 894-7501

Chain of Custody Record

SITE ADDRESS: 1650 Artesia Blvd @ Aviation

SITE ID Number: 204-4532-8600

Date: 04/16/99

Start time (military): 12:00

Page 01 of 01

Results to: ● Sampler ○ Client

Name: Pacific Environ. Group

Address: 650 N. Sierra Madre Villa, Suite 204

City: Pasadena State: CA Zip: 91107

Phone: 626, 351-4814

Lab: CEL-CA

WP #:

TURN AROUND TIME — Select one only: ● 14 day (std.) ○ < 24 hr. ○ 24 hr. ○ 48 hr ○ 72 hr. ○ 7 day ○ Other

CLASS TYPE/DETAIL TYPE — Select one only: ● Site Invest (4441) ○ Wtr Rem/Sys (4453) ○ Soil Clas/Disp (4442) ○ G.W. Monitor (4461) ○ Wtr Clas/Disp (4443) ● Other Incident 98 99 55 80 ○ Soil/Air Rem/Sys (4452)

SAMPLE MATRIX — Select one only: ○ Water ○ NAPL ○ Sludge ○ Sediment ● Soil ○ Vapor ○ Bedrock ○ Other

Client: EQUIVA

Sampled by: M. CASH

UST Agency: LACDPW

Analysis Required

Field Sample ID	Sample Time (military)	Composite?	Acid pres.?	Cnt.Sz.(40ml)	Cnt.Sz.~~Other~~ 40 ozjar	Total No.	Containers	TPH-P/MBTEX(8015/8021)	TPH-P/BTEX (8015/8021)	MBTEX (8021)	BTEX (8021)	TPH-P (8015m)	TPH-E (8015m)	TPH-X (8015m)	TRPH (418.1)	MBTEX (8260)	VOCs (8260) (specify)	SVOCs (8270) (specify)	HVOC's (8010)	Conf (8260)	Lead (specify)	Inorganics (spfy)	Test for Disposal	Other (specify)
H1-8.5	12:00	○	○	○	●	0	1	○	○	○	○	○	○	○	●	○	○	○	○	○	○	○	○	●
H2-8.5	12:55	○	○	○	●	0	1	○	○	○	○	○	○	○	●	○	○	○	○	○	○	○	○	●
H3-8.5	13:10	○	○	○	●	0	1	○	○	○	○	○	○	○	●	○	○	○	○	○	○	○	○	●
☆ C1-6	12:45	○	○	○	●	0	1	○	○	○	○	○	○	○	●	○	●	○	○	○	○	○	○	○
	:	○	○	○	○			○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
	:	○	○	○	○			○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○

LAB USE ONLY

Lab Tracking No.: 99-04-0571

Sample Condition/Comments

Cooler Temperature:

Comments: ● fuel characterization thru C-44+ (for H1, H2, H3) ☆ CAM Metals

☆ 8260 - full run for C1-6 only

Material Description

Custody Info.

Relinquished By (signature):	Printed Name:	Date:	Received By (signature):	Printed Name:	Date:
E. Monica Cash	Monica CASH	4-16-99 Time: 1505			Time:
Relinquished By (signature):	Printed Name:	Date: Time:	Received By (signature):	Printed Name:	Date: Time:
Relinquished By (signature):	Printed Name:	Date: Time:	Received By (signature): [signature]	Printed Name: SAY PATEL	Date: 4/16/99 Time: 1505

55688

THE LABORATORY MUST PROVIDE A COPY OF THIS C[illegible] OF CUSTODY WITH INVOICE AND RESULTS

REVISED 6/98

Calscience
Environmental
Laboratories, Inc.

August 02, 2002

Monica Cash-Gonzalez
KHM Environmental Management
911 South Primrose Avenue, Unit K
Monrovia, CA 91016-0000

Subject: **Calscience Work Order No.: 02-07-1131**
Client Reference: 1650 Artesia Blvd., Redondo Beach, CA

Dear Client:

Enclosed is an analytical report for the above-referenced project. The samples included in this report were received 7/26/2002 and analyzed in accordance with the attached chain-of-custody.

Unless otherwise noted, all analytical testing was accomplished in accordance with the guidelines established in our Quality Assurance Program Manual, applicable standard operating procedures, and other related documentation. The original report of any subcontracted analysis is provided herein, and follows the standard Calscience data package. The results in this analytical report are limited to the samples tested and any reproduction thereof must be made in its entirety.

If you have any questions regarding this report, please do not hesitate to contact the undersigned.

Sincerely,

Calscience Environmental
Laboratories, Inc.
Larry Lem
Project Manager

Michael J. Crisostomo
Quality Assurance Manager

7440 Lincoln Way, Garden Grove, CA 92841-1432 • TEL: (714) 895-5494 • FAX: (714) 894-7501

Calscience Environmental Laboratories, Inc.

ANALYTICAL REPORT

KHM Environmental Management
911 South Primrose Avenue, Unit K
Monrovia, CA 91016-0000

Date Received:	07/22/02
Work Order No:	02-07-0864
Preparation:	EPA 5030B
Method:	EPA 8015M

Project: 1650 Artesia Blvd., Redondo Beach, CA

Client Sample Number	Lab Sample Number	Date Collected	Matrix	Date Prepared	Date Analyzed	QC Batch ID
GW-MW-8	02-07-0864-21	07/22/02	Aqueous	N/A	07/24/02	020723B01

Parameter	Result	RL	DF	Qual	Units
TPH as Gasoline	ND	100	1		ug/L

Surrogates:	REC (%)	Control Limits	Qual
1,4-Bromofluorobenzene	73	49-157	

Method Blank	098-03-006-2,866	N/A	Aqueous	N/A	07/23/02	020723B01

Parameter	Result	RL	DF	Qual	Units
TPH as Gasoline	ND	100	1		ug/L

Surrogates:	REC (%)	Control Limits	Qual
1,4-Bromofluorobenzene	86	49-157	

RL - Reporting Limit , DF - Dilution Factor , Qual - Qualifiers

Calscience Environmental Laboratories, Inc.

ANALYTICAL REPORT

KHM Environmental Management		Date Received:	07/26/02
911 South Primrose Avenue, Unit K		Work Order No:	02-07-1131
Monrovia, CA 91016-0000		Preparation:	EPA 5030B
		Method:	EPA 8015M

Project: 1650 Artesia Blvd., Redondo Beach, CA

Client Sample Number	Lab Sample Number	Date Collected	Matrix	Date Prepared	Date Analyzed	QC Batch ID
GW-MW-4	**02-07-1131-19**	**07/26/02**	**Aqueous**	**N/A**	**07/31/02**	**020731B01**

Parameter	Result	RL	DF	Qual	Units
TPH as Gasoline	870	100	1		ug/L
Surrogates:	REC (%)	Control Limits		Qual	
1,4-Bromofluorobenzene	89	49-157			

Method Blank	**098-03-006-2,881**	**N/A**	**Aqueous**	**N/A**	**07/31/02**	**020731B01**

Parameter	Result	RL	DF	Qual	Units
TPH as Gasoline	ND	100	1		ug/L
Surrogates:	REC (%)	Control Limits		Qual	
1,4-Bromofluorobenzene	77	49-157			

RL - Reporting Limit , DF - Dilution Factor , Qual - Qualifiers

Calscience Environmental Laboratories, Inc.

ANALYTICAL REPORT

KHM Environmental Management
911 South Primrose Avenue, Unit K
Monrovia, CA 91016-0000

Date Received:	07/26/02
Work Order No:	02-07-1131
Preparation:	EPA 5035
Method:	EPA 8015M

Project: 1650 Artesia Blvd., Redondo Beach, CA

Client Sample Number	Lab Sample Number	Date Collected	Matrix	Date Prepared	Date Analyzed	QC Batch ID
MW-4d5	**02-07-1131-1**	**07/26/02**	**Solid**	**07/26/02**	**07/30/02**	**020729B03**

Parameter	Result	RL	DF	Qual	Units
TPH as Gasoline	ND	0.22	0.86		mg/kg

Surrogates:	REC (%)	Control Limits	Qual
1,4-Bromofluorobenzene	85	70-130	

Client Sample Number	Lab Sample Number	Date Collected	Matrix	Date Prepared	Date Analyzed	QC Batch ID
MW-4d10	**02-07-1131-2**	**07/26/02**	**Solid**	**07/26/02**	**07/30/02**	**020729B03**

Parameter	Result	RL	DF	Qual	Units
TPH as Gasoline	ND	0.21	0.83		mg/kg

Surrogates:	REC (%)	Control Limits	Qual
1,4-Bromofluorobenzene	94	70-130	

Client Sample Number	Lab Sample Number	Date Collected	Matrix	Date Prepared	Date Analyzed	QC Batch ID
MW-4d15	**02-07-1131-3**	**07/26/02**	**Solid**	**07/26/02**	**07/30/02**	**020729B03**

Comment(s): -The sample chromatographic pattern for TPH does not match the chromatographic pattern of the specified standard. Quantitation of the unknown hydrocarbon(s) in the sample was based upon the specified standard.

Parameter	Result	RL	DF	Qual	Units
TPH as Gasoline	4.3	0.2	0.99		mg/kg

Surrogates:	REC (%)	Control Limits	Qual
1,4-Bromofluorobenzene	99	70-130	

Client Sample Number	Lab Sample Number	Date Collected	Matrix	Date Prepared	Date Analyzed	QC Batch ID
MW-4d20	**02-07-1131-4**	**07/26/02**	**Solid**	**07/26/02**	**07/31/02**	**020726B02**

Comment(s): -The sample chromatographic pattern for TPH does not match the chromatographic pattern of the specified standard. Quantitation of the unknown hydrocarbon(s) in the sample was based upon the specified standard.

Parameter	Result	RL	DF	Qual	Units
TPH as Gasoline	1300	220	870		mg/kg

Surrogates:	REC (%)	Control Limits	Qual
1,4-Bromofluorobenzene	101	70-130	

Client Sample Number	Lab Sample Number	Date Collected	Matrix	Date Prepared	Date Analyzed	QC Batch ID
MW-4d25	**02-07-1131-5**	**07/26/02**	**Solid**	**07/26/02**	**07/30/02**	**020726B02**

Comment(s): -The sample chromatographic pattern for TPH does not match the chromatographic pattern of the specified standard. Quantitation of the unknown hydrocarbon(s) in the sample was based upon the specified standard.

Parameter	Result	RL	DF	Qual	Units
TPH as Gasoline	3400	280	1119		mg/kg

Surrogates:	REC (%)	Control Limits	Qual
1,4-Bromofluorobenzene	122	70-130	

RL - Reporting Limit , DF - Dilution Factor , Qual - Qualifiers

Calscience Environmental Laboratories, Inc.

ANALYTICAL REPORT

KHM Environmental Management
911 South Primrose Avenue, Unit K
Monrovia, CA 91016-0000

Date Received:	07/26/02
Work Order No:	02-07-1131
Preparation:	EPA 5035
Method:	EPA 8015M

Project: 1650 Artesia Blvd., Redondo Beach, CA

Client Sample Number	Lab Sample Number	Date Collected	Matrix	Date Prepared	Date Analyzed	QC Batch ID
MW-4d30	**02-07-1131-6**	**07/26/02**	**Solid**	**07/26/02**	**07/29/02**	**020726B02**

Comment(s): -The sample chromatographic pattern for TPH does not match the chromatographic pattern of the specified standard. Quantitation of the unknown hydrocarbon(s) in the sample was based upon the specified standard.

Parameter	Result	RL	DF	Qual	Units
TPH as Gasoline	180	26	105		mg/kg

Surrogates:	REC (%)	Control Limits	Qual
1,4-Bromofluorobenzene	102	70-130	

Client Sample Number	Lab Sample Number	Date Collected	Matrix	Date Prepared	Date Analyzed	QC Batch ID
MW-4d35	**02-07-1131-7**	**07/26/02**	**Solid**	**07/26/02**	**07/30/02**	**020726B02**

Comment(s): -The sample chromatographic pattern for TPH does not match the chromatographic pattern of the specified standard. Quantitation of the unknown hydrocarbon(s) in the sample was based upon the specified standard.

Parameter	Result	RL	DF	Qual	Units
TPH as Gasoline	6700	690	2770		mg/kg

Surrogates:	REC (%)	Control Limits	Qual
1,4-Bromofluorobenzene	112	70-130	

Client Sample Number	Lab Sample Number	Date Collected	Matrix	Date Prepared	Date Analyzed	QC Batch ID
MW-4d40	**02-07-1131-8**	**07/26/02**	**Solid**	**07/26/02**	**07/30/02**	**020726B02**

Comment(s): -The sample chromatographic pattern for TPH does not match the chromatographic pattern of the specified standard. Quantitation of the unknown hydrocarbon(s) in the sample was based upon the specified standard.

Parameter	Result	RL	DF	Qual	Units
TPH as Gasoline	250	45	180		mg/kg

Surrogates:	REC (%)	Control Limits	Qual
1,4-Bromofluorobenzene	102	70-130	

Client Sample Number	Lab Sample Number	Date Collected	Matrix	Date Prepared	Date Analyzed	QC Batch ID
MW-4d45	**02-07-1131-9**	**07/26/02**	**Solid**	**07/26/02**	**07/30/02**	**020726B02**

Comment(s): -The sample chromatographic pattern for TPH does not match the chromatographic pattern of the specified standard. Quantitation of the unknown hydrocarbon(s) in the sample was based upon the specified standard.

Parameter	Result	RL	DF	Qual	Units
TPH as Gasoline	720	670	2667		mg/kg

Surrogates:	REC (%)	Control Limits	Qual
1,4-Bromofluorobenzene	85	70-130	

Client Sample Number	Lab Sample Number	Date Collected	Matrix	Date Prepared	Date Analyzed	QC Batch ID
MW-4d50	**02-07-1131-10**	**07/26/02**	**Solid**	**07/26/02**	**07/30/02**	**020726B02**

Comment(s): -The sample chromatographic pattern for TPH does not match the chromatographic pattern of the specified standard. Quantitation of the unknown hydrocarbon(s) in the sample was based upon the specified standard.

Parameter	Result	RL	DF	Qual	Units
TPH as Gasoline	690	640	2577		mg/kg

Surrogates:	REC (%)	Control Limits	Qual
1,4-Bromofluorobenzene	86	70-130	

RL - Reporting Limit , DF - Dilution Factor , Qual - Qualifiers

Calscience Environmental Laboratories, Inc.

ANALYTICAL REPORT

KHM Environmental Management		Date Received:	07/26/02
911 South Primrose Avenue, Unit K		Work Order No:	02-07-1131
Monrovia, CA 91016-0000		Preparation:	EPA 5035
		Method:	EPA 8015M

Project: 1650 Artesia Blvd., Redondo Beach, CA

Client Sample Number	Lab Sample Number	Date Collected	Matrix	Date Prepared	Date Analyzed	QC Batch ID
MW-4d55	**02-07-1131-11**	**07/26/02**	**Solid**	**07/26/02**	**07/30/02**	**020729B03**

Comment(s): -The sample chromatographic pattern for TPH does not match the chromatographic pattern of the specified standard. Quantitation of the unknown hydrocarbon(s) in the sample was based upon the specified standard.

Parameter	Result	RL	DF	Qual	Units
TPH as Gasoline	1.1	0.3	1.46		mg/kg

Surrogates:	REC (%)	Control Limits	Qual
1,4-Bromofluorobenzene	100	70-130	

MW-4d60	**02-07-1131-12**	**07/26/02**	**Solid**	**07/26/02**	**07/30/02**	**020729B03**

Comment(s): -The sample chromatographic pattern for TPH does not match the chromatographic pattern of the specified standard. Quantitation of the unknown hydrocarbon(s) in the sample was based upon the specified standard.

Parameter	Result	RL	DF	Qual	Units
TPH as Gasoline	0.36	0.34	1.36		mg/kg

Surrogates:	REC (%)	Control Limits	Qual
1,4-Bromofluorobenzene	93	70-130	

MW-4d65	**02-07-1131-13**	**07/26/02**	**Solid**	**07/26/02**	**07/30/02**	**020729B03**

Comment(s): -The sample chromatographic pattern for TPH does not match the chromatographic pattern of the specified standard. Quantitation of the unknown hydrocarbon(s) in the sample was based upon the specified standard.

Parameter	Result	RL	DF	Qual	Units
TPH as Gasoline	0.82	0.31	1.25		mg/kg

Surrogates:	REC (%)	Control Limits	Qual
1,4-Bromofluorobenzene	88	70-130	

MW-4d70	**02-07-1131-14**	**07/26/02**	**Solid**	**07/26/02**	**07/30/02**	**020729B03**

Comment(s): -The sample chromatographic pattern for TPH does not match the chromatographic pattern of the specified standard. Quantitation of the unknown hydrocarbon(s) in the sample was based upon the specified standard.

Parameter	Result	RL	DF	Qual	Units
TPH as Gasoline	0.36	0.32	1.28		mg/kg

Surrogates:	REC (%)	Control Limits	Qual
1,4-Bromofluorobenzene	93	70-130	

MW-4d75	**02-07-1131-15**	**07/26/02**	**Solid**	**07/26/02**	**07/30/02**	**020730B01**

Comment(s): -The sample chromatographic pattern for TPH does not match the chromatographic pattern of the specified standard. Quantitation of the unknown hydrocarbon(s) in the sample was based upon the specified standard.

Parameter	Result	RL	DF	Qual	Units
TPH as Gasoline	0.39	0.32	1.28		mg/kg

Surrogates:	REC (%)	Control Limits	Qual
1,4-Bromofluorobenzene	109	70-130	

RL - Reporting Limit , DF - Dilution Factor , Qual - Qualifiers

Calscience Environmental Laboratories, Inc.

ANALYTICAL REPORT

KHM Environmental Management
911 South Primrose Avenue, Unit K
Monrovia, CA 91016-0000

Date Received:	07/26/02
Work Order No:	02-07-1131
Preparation:	EPA 5035
Method:	EPA 8015M

Project: 1650 Artesia Blvd., Redondo Beach, CA

Client Sample Number	Lab Sample Number	Date Collected	Matrix	Date Prepared	Date Analyzed	QC Batch ID
MW-4d80	**02-07-1131-16**	**07/26/02**	**Solid**	**07/26/02**	**07/30/02**	**020730B01**

Parameter	Result	RL	DF	Qual	Units
TPH as Gasoline	ND	0.26	1.05		mg/kg

Surrogates:	REC (%)	Control Limits	Qual
1,4-Bromofluorobenzene	103	70-130	

Client Sample Number	Lab Sample Number	Date Collected	Matrix	Date Prepared	Date Analyzed	QC Batch ID
MW-4d85	**02-07-1131-17**	**07/26/02**	**Solid**	**07/26/02**	**07/30/02**	**020730B01**

Parameter	Result	RL	DF	Qual	Units
TPH as Gasoline	0.71	0.29	1.17		mg/kg

Surrogates:	REC (%)	Control Limits	Qual
1,4-Bromofluorobenzene	109	70-130	

Client Sample Number	Lab Sample Number	Date Collected	Matrix	Date Prepared	Date Analyzed	QC Batch ID
MW-4d90	**02-07-1131-18**	**07/26/02**	**Solid**	**07/26/02**	**07/30/02**	**020730B01**

Parameter	Result	RL	DF	Qual	Units
TPH as Gasoline	ND	0.31	1.22		mg/kg

Surrogates:	REC (%)	Control Limits	Qual
1,4-Bromofluorobenzene	98	70-130	

Client Sample Number	Lab Sample Number	Date Collected	Matrix	Date Prepared	Date Analyzed	QC Batch ID
Method Blank	**099-12-009-1,232**	**N/A**	**Solid**	**07/26/02**	**07/26/02**	**020726b02**

Parameter	Result	RL	DF	Qual	Units
TPH as Gasoline	ND	10	40		mg/kg

Surrogates:	REC (%)	Control Limits	Qual
1,4-Bromofluorobenzene	81	70-130	

Client Sample Number	Lab Sample Number	Date Collected	Matrix	Date Prepared	Date Analyzed	QC Batch ID
Method Blank	**099-12-009-1,240**	**N/A**	**Solid**	**N/A**	**07/30/02**	**020729B03**

Parameter	Result	RL	DF	Qual	Units
TPH as Gasoline	ND	0.25	1		mg/kg

Surrogates:	REC (%)	Control Limits	Qual
1,4-Bromofluorobenzene	82	70-130	

RL - Reporting Limit , DF - Dilution Factor , Qual - Qualifiers

Calscience Environmental Laboratories, Inc.

ANALYTICAL REPORT

KHM Environmental Management		Date Received:	07/26/02
911 South Primrose Avenue, Unit K		Work Order No:	02-07-1131
Monrovia, CA 91016-0000		Preparation:	EPA 5035
		Method:	EPA 8015M

Project: 1650 Artesia Blvd., Redondo Beach, CA

Client Sample Number	Lab Sample Number	Date Collected	Matrix	Date Prepared	Date Analyzed	QC Batch ID
Method Blank	**099-12-009-1,243**	**N/A**	**Solid**	**N/A**	**07/30/02**	**020730B01**

Parameter	Result	RL	DF	Qual	Units
TPH as Gasoline	ND	0.25	1		mg/kg

Surrogates:	REC (%)	Control Limits	Qual
1,4-Bromofluorobenzene	95	70-130	

RL - Reporting Limit , DF - Dilution Factor , Qual - Qualifiers

Calscience Environmental Laboratories, Inc.

ANALYTICAL REPORT

KHM Environmental Management		Date Received:	07/26/02
911 South Primrose Avenue, Unit K		Work Order No:	02-07-1131
Monrovia, CA 91016-0000		Preparation:	EPA 5030B
		Method:	EPA 8260B

Project: 1650 Artesia Blvd., Redondo Beach, CA

Client Sample Number	Lab Sample Number	Date Collected	Matrix	Date Prepared	Date Analyzed	QC Batch ID
GW-MW-4	**02-07-1131-19**	**07/26/02**	**Aqueous**	**N/A**	**07/27/02**	**072602L02**

Parameter	Result	RL	DF	Qual	Units	Parameter	Result	RL	DF	Qual	Units
Benzene	ND	0.50	1		ug/L	Tert-Butyl Alcohol (TBA)	37	10	1		ug/L
Ethylbenzene	2.4	1.0	1		ug/L	Diisopropyl Ether (DIPE)	44	2	1		ug/L
Toluene	ND	1.0	1		ug/L	Ethyl-t-Butyl Ether (ETBE)	ND	2.0	1		ug/L
p/m-Xylene	7.7	1.0	1		ug/L	Tert-Amyl-Methyl Ether (TAME)	ND	2.0	1		ug/L
o-Xylene	2.6	1.0	1		ug/L	Ethanol	ND	100	1		ug/L
Methyl-t-Butyl Ether (MTBE)	ND	1.0	1		ug/L						

Surrogates:	REC (%)	Control Limits	Qual	Surrogates:	REC (%)	Control Limits	Qual
Dibromofluoromethane	97	86-118		Toluene-d8	98	88-110	
1,4-Bromofluorobenzene	96	86-115					

Method Blank	**099-10-006-5,646**	**N/A**	**Aqueous**	**N/A**	**07/27/02**	**072602L02**

Parameter	Result	RL	DF	Qual	Units	Parameter	Result	RL	DF	Qual	Units
Benzene	ND	0.50	1		ug/L	Tert-Butyl Alcohol (TBA)	ND	10	1		ug/L
Ethylbenzene	ND	1.0	1		ug/L	Diisopropyl Ether (DIPE)	ND	2.0	1		ug/L
Toluene	ND	1.0	1		ug/L	Ethyl-t-Butyl Ether (ETBE)	ND	2.0	1		ug/L
p/m-Xylene	ND	1.0	1		ug/L	Tert-Amyl-Methyl Ether (TAME)	ND	2.0	1		ug/L
o-Xylene	ND	1.0	1		ug/L	Ethanol	ND	100	1		ug/L
Methyl-t-Butyl Ether (MTBE)	ND	1.0	1		ug/L						

Surrogates:	REC (%)	Control Limits	Qual	Surrogates:	REC (%)	Control Limits	Qual
Dibromofluoromethane	100	86-118		Toluene-d8	96	88-110	
1,4-Bromofluorobenzene	96	86-115					

RL - Reporting Limit , DF - Dilution Factor , Qual - Qualifiers

Calscience Environmental Laboratories, Inc.

ANALYTICAL REPORT

KHM Environmental Management
911 South Primrose Avenue, Unit K
Monrovia, CA 91016-0000

Date Received:	07/26/02
Work Order No:	02-07-1131
Preparation:	EPA 5035
Method:	EPA 8260B

Project: 1650 Artesia Blvd., Redondo Beach, CA

Client Sample Number	Lab Sample Number	Date Collected	Matrix	Date Prepared	Date Analyzed	QC Batch ID
MW-4d5	**02-07-1131-1**	**07/26/02**	**Solid**	**07/26/02**	**07/30/02**	**073002L02**

Parameter	Result	RL	DF	Qual	Units	Parameter	Result	RL	DF	Qual	Units
Benzene	ND	0.95	0.954		ug/kg	Methyl-t-Butyl Ether (MTBE)	ND	1.9	0.954		ug/kg
Ethylbenzene	ND	0.95	0.954		ug/kg	Tert-Butyl Alcohol (TBA)	ND	19	0.954		ug/kg
Toluene	ND	0.95	0.954		ug/kg	Diisopropyl Ether (DIPE)	ND	0.95	0.954		ug/kg
p/m-Xylene	ND	1.9	0.954		ug/kg	Ethyl-t-Butyl Ether (ETBE)	ND	0.95	0.954		ug/kg
o-Xylene	ND	0.95	0.954		ug/kg	Tert-Amyl-Methyl Ether (TAME)	ND	0.95	0.954		ug/kg

Surrogates:	REC (%)	Control Limits	Qual	Surrogates:	REC (%)	Control Limits	Qual
Dibromofluoromethane	108	65-157		Toluene-d8	94	51-144	
1,4-Bromofluorobenzene	81	49-141					

MW-4d10	**02-07-1131-2**	**07/26/02**	**Solid**	**07/26/02**	**07/30/02**	**073002L02**

Parameter	Result	RL	DF	Qual	Units	Parameter	Result	RL	DF	Qual	Units
Benzene	ND	0.89	0.893		ug/kg	Methyl-t-Butyl Ether (MTBE)	ND	1.8	0.893		ug/kg
Ethylbenzene	ND	0.89	0.893		ug/kg	Tert-Butyl Alcohol (TBA)	ND	18	0.893		ug/kg
Toluene	ND	0.89	0.893		ug/kg	Diisopropyl Ether (DIPE)	ND	0.89	0.893		ug/kg
p/m-Xylene	ND	1.8	0.893		ug/kg	Ethyl-t-Butyl Ether (ETBE)	ND	0.89	0.893		ug/kg
o-Xylene	ND	0.89	0.893		ug/kg	Tert-Amyl-Methyl Ether (TAME)	ND	0.89	0.893		ug/kg

Surrogates:	REC (%)	Control Limits	Qual	Surrogates:	REC (%)	Control Limits	Qual
Dibromofluoromethane	110	65-157		Toluene-d8	96	51-144	
1,4-Bromofluorobenzene	89	49-141					

MW-4d15	**02-07-1131-3**	**07/26/02**	**Solid**	**07/26/02**	**07/30/02**	**072902L04**

Parameter	Result	RL	DF	Qual	Units	Parameter	Result	RL	DF	Qual	Units
Benzene	ND	0.87	0.87		ug/kg	Methyl-t-Butyl Ether (MTBE)	2.1	1.7	0.87		ug/kg
Ethylbenzene	ND	0.87	0.87		ug/kg	Tert-Butyl Alcohol (TBA)	210	17	0.87		ug/kg
Toluene	ND	0.87	0.87		ug/kg	Diisopropyl Ether (DIPE)	ND	0.87	0.87		ug/kg
p/m-Xylene	ND	1.7	0.87		ug/kg	Ethyl-t-Butyl Ether (ETBE)	ND	0.87	0.87		ug/kg
o-Xylene	1.5	0.8	0.87		ug/kg	Tert-Amyl-Methyl Ether (TAME)	ND	0.87	0.87		ug/kg

Surrogates:	REC (%)	Control Limits	Qual	Surrogates:	REC (%)	Control Limits	Qual
Dibromofluoromethane	113	65-157		Toluene-d8	97	51-144	
1,4-Bromofluorobenzene	111	49-141					

RL - Reporting Limit , DF - Dilution Factor , Qual - Qualifiers

Calscience Environmental Laboratories, Inc.

ANALYTICAL REPORT

KHM Environmental Management
911 South Primrose Avenue, Unit K
Monrovia, CA 91016-0000

Date Received:	07/26/02
Work Order No:	02-07-1131
Preparation:	EPA 5035
Method:	EPA 8260B

Project: 1650 Artesia Blvd., Redondo Beach, CA

Client Sample Number	Lab Sample Number	Date Collected	Matrix	Date Prepared	Date Analyzed	QC Batch ID
MW-4d20	**02-07-1131-4**	**07/26/02**	**Solid**	**07/26/02**	**07/29/02**	**072902L03**

Parameter	Result	RL	DF	Qual	Units	Parameter	Result	RL	DF	Qual	Units
Benzene	ND	87	87		ug/kg	Methyl-t-Butyl Ether (MTBE)	ND	170	87		ug/kg
Ethylbenzene	600	87	87		ug/kg	Tert-Butyl Alcohol (TBA)	ND	1700	87		ug/kg
Toluene	610	87	87		ug/kg	Diisopropyl Ether (DIPE)	ND	87	87		ug/kg
p/m-Xylene	3700	170	87		ug/kg	Ethyl-t-Butyl Ether (ETBE)	ND	87	87		ug/kg
o-Xylene	2300	87	87		ug/kg	Tert-Amyl-Methyl Ether (TAME)	ND	87	87		ug/kg

Surrogates:	REC (%)	Control Limits	Qual	Surrogates:	REC (%)	Control Limits	Qual
Dibromofluoromethane	106	65-157		Toluene-d8	100	51-144	
1,4-Bromofluorobenzene	133	49-141					

MW-4d25	**02-07-1131-5**	**07/26/02**	**Solid**	**07/26/02**	**07/30/02**	**072902L05**

Parameter	Result	RL	DF	Qual	Units	Parameter	Result	RL	DF	Qual	Units
Benzene	ND	220	224		ug/kg	Methyl-t-Butyl Ether (MTBE)	ND	450	224		ug/kg
Ethylbenzene	3100	220	224		ug/kg	Tert-Butyl Alcohol (TBA)	ND	4500	224		ug/kg
Toluene	1400	220	224		ug/kg	Diisopropyl Ether (DIPE)	ND	220	224		ug/kg
p/m-Xylene	17000	450	224		ug/kg	Ethyl-t-Butyl Ether (ETBE)	ND	220	224		ug/kg
o-Xylene	8600	220	224		ug/kg	Tert-Amyl-Methyl Ether (TAME)	ND	220	224		ug/kg

Surrogates:	REC (%)	Control Limits	Qual	Surrogates:	REC (%)	Control Limits	Qual
Dibromofluoromethane	104	65-157		Toluene-d8	103	51-144	
1,4-Bromofluorobenzene	127	49-141					

MW-4d30	**02-07-1131-6**	**07/26/02**	**Solid**	**07/26/02**	**07/29/02**	**072902L03**

Parameter	Result	RL	DF	Qual	Units	Parameter	Result	RL	DF	Qual	Units
Benzene	ND	110	105		ug/kg	Methyl-t-Butyl Ether (MTBE)	ND	210	105		ug/kg
Ethylbenzene	ND	110	105		ug/kg	Tert-Butyl Alcohol (TBA)	ND	2100	105		ug/kg
Toluene	ND	110	105		ug/kg	Diisopropyl Ether (DIPE)	ND	110	105		ug/kg
p/m-Xylene	ND	210	105		ug/kg	Ethyl-t-Butyl Ether (ETBE)	ND	110	105		ug/kg
o-Xylene	ND	110	105		ug/kg	Tert-Amyl-Methyl Ether (TAME)	ND	110	105		ug/kg

Surrogates:	REC (%)	Control Limits	Qual	Surrogates:	REC (%)	Control Limits	Qual
Dibromofluoromethane	99	65-157		Toluene-d8	98	51-144	
1,4-Bromofluorobenzene	110	49-141					

RL - Reporting Limit , DF - Dilution Factor , Qual - Qualifiers

Calscience Environmental Laboratories, Inc.

ANALYTICAL REPORT

KHM Environmental Management
911 South Primrose Avenue, Unit K
Monrovia, CA 91016-0000

Date Received:	07/26/02
Work Order No:	02-07-1131
Preparation:	EPA 5035
Method:	EPA 8260B

Project: 1650 Artesia Blvd., Redondo Beach, CA

Client Sample Number	Lab Sample Number	Date Collected	Matrix	Date Prepared	Date Analyzed	QC Batch ID
MW-4d35	**02-07-1131-7**	**07/26/02**	**Solid**	**07/26/02**	**07/29/02**	**072902L03**

Parameter	Result	RL	DF	Qual	Units	Parameter	Result	RL	DF	Qual	Units
Benzene	ND	280	277		ug/kg	Methyl-t-Butyl Ether (MTBE)	ND	550	277		ug/kg
Ethylbenzene	3100	280	277		ug/kg	Tert-Butyl Alcohol (TBA)	ND	5500	277		ug/kg
Toluene	ND	280	277		ug/kg	Diisopropyl Ether (DIPE)	ND	280	277		ug/kg
p/m-Xylene	3900	550	277		ug/kg	Ethyl-t-Butyl Ether (ETBE)	ND	280	277		ug/kg
o-Xylene	ND	280	277		ug/kg	Tert-Amyl-Methyl Ether (TAME)	ND	280	277		ug/kg

Surrogates:	REC (%)	Control Limits	Qual	Surrogates:	REC (%)	Control Limits	Qual
Dibromofluoromethane	99	65-157		Toluene-d8	103	51-144	
1,4-Bromofluorobenzene	138	49-141					

MW-4d40	**02-07-1131-8**	**07/26/02**	**Solid**	**07/26/02**	**07/29/02**	**072902L03**

Parameter	Result	RL	DF	Qual	Units	Parameter	Result	RL	DF	Qual	Units
Benzene	ND	140	140		ug/kg	Methyl-t-Butyl Ether (MTBE)	ND	280	140		ug/kg
Ethylbenzene	ND	140	140		ug/kg	Tert-Butyl Alcohol (TBA)	ND	2800	140		ug/kg
Toluene	ND	140	140		ug/kg	Diisopropyl Ether (DIPE)	ND	140	140		ug/kg
p/m-Xylene	ND	280	140		ug/kg	Ethyl-t-Butyl Ether (ETBE)	ND	140	140		ug/kg
o-Xylene	ND	140	140		ug/kg	Tert-Amyl-Methyl Ether (TAME)	ND	140	140		ug/kg

Surrogates:	REC (%)	Control Limits	Qual	Surrogates:	REC (%)	Control Limits	Qual
Dibromofluoromethane	97	65-157		Toluene-d8	97	51-144	
1,4-Bromofluorobenzene	111	49-141					

MW-4d45	**02-07-1131-9**	**07/26/02**	**Solid**	**07/26/02**	**07/29/02**	**072902L03**

Parameter	Result	RL	DF	Qual	Units	Parameter	Result	RL	DF	Qual	Units
Benzene	ND	130	133		ug/kg	Methyl-t-Butyl Ether (MTBE)	ND	270	133		ug/kg
Ethylbenzene	ND	130	133		ug/kg	Tert-Butyl Alcohol (TBA)	ND	2700	133		ug/kg
Toluene	ND	130	133		ug/kg	Diisopropyl Ether (DIPE)	ND	130	133		ug/kg
p/m-Xylene	ND	270	133		ug/kg	Ethyl-t-Butyl Ether (ETBE)	ND	130	133		ug/kg
o-Xylene	ND	130	133		ug/kg	Tert-Amyl-Methyl Ether (TAME)	ND	130	133		ug/kg

Surrogates:	REC (%)	Control Limits	Qual	Surrogates:	REC (%)	Control Limits	Qual
Dibromofluoromethane	100	65-157		Toluene-d8	98	51-144	
1,4-Bromofluorobenzene	113	49-141					

RL - Reporting Limit , DF - Dilution Factor , Qual - Qualifiers

Calscience Environmental Laboratories, Inc.

ANALYTICAL REPORT

KHM Environmental Management
911 South Primrose Avenue, Unit K
Monrovia, CA 91016-0000

Date Received:	07/26/02
Work Order No:	02-07-1131
Preparation:	EPA 5035
Method:	EPA 8260B

Project: 1650 Artesia Blvd., Redondo Beach, CA

Client Sample Number	Lab Sample Number	Date Collected	Matrix	Date Prepared	Date Analyzed	QC Batch ID
MW-4d50	**02-07-1131-10**	**07/26/02**	**Solid**	**07/26/02**	**07/29/02**	**072902L03**

Parameter	Result	RL	DF	Qual	Units	Parameter	Result	RL	DF	Qual	Units
Benzene	ND	130	129		ug/kg	Methyl-t-Butyl Ether (MTBE)	ND	260	129		ug/kg
Ethylbenzene	ND	130	129		ug/kg	Tert-Butyl Alcohol (TBA)	ND	2600	129		ug/kg
Toluene	ND	130	129		ug/kg	Diisopropyl Ether (DIPE)	ND	130	129		ug/kg
p/m-Xylene	ND	260	129		ug/kg	Ethyl-t-Butyl Ether (ETBE)	ND	130	129		ug/kg
o-Xylene	ND	130	129		ug/kg	Tert-Amyl-Methyl Ether (TAME)	ND	130	129		ug/kg

Surrogates:	REC (%)	Control Limits	Qual	Surrogates:	REC (%)	Control Limits	Qual
Dibromofluoromethane	96	65-157		Toluene-d8	97	51-144	
1,4-Bromofluorobenzene	114	49-141					

MW-4d55	**02-07-1131-11**	**07/26/02**	**Solid**	**07/26/02**	**07/30/02**	**072902L04**

Parameter	Result	RL	DF	Qual	Units	Parameter	Result	RL	DF	Qual	Units
Benzene	ND	1.2	1.22		ug/kg	Methyl-t-Butyl Ether (MTBE)	ND	2.4	1.22		ug/kg
Ethylbenzene	ND	1.2	1.22		ug/kg	Tert-Butyl Alcohol (TBA)	140	24	1.22		ug/kg
Toluene	ND	1.2	1.22		ug/kg	Diisopropyl Ether (DIPE)	ND	1.2	1.22		ug/kg
p/m-Xylene	ND	2.4	1.22		ug/kg	Ethyl-t-Butyl Ether (ETBE)	ND	1.2	1.22		ug/kg
o-Xylene	ND	1.2	1.22		ug/kg	Tert-Amyl-Methyl Ether (TAME)	ND	1.2	1.22		ug/kg

Surrogates:	REC (%)	Control Limits	Qual	Surrogates:	REC (%)	Control Limits	Qual
Dibromofluoromethane	105	65-157		Toluene-d8	98	51-144	
1,4-Bromofluorobenzene	102	49-141					

MW-4d60	**02-07-1131-12**	**07/26/02**	**Solid**	**07/26/02**	**07/30/02**	**072902L04**

Parameter	Result	RL	DF	Qual	Units	Parameter	Result	RL	DF	Qual	Units
Benzene	ND	1.4	1.38		ug/kg	Methyl-t-Butyl Ether (MTBE)	ND	2.8	1.38		ug/kg
Ethylbenzene	ND	1.4	1.38		ug/kg	Tert-Butyl Alcohol (TBA)	230	28	1.38		ug/kg
Toluene	ND	1.4	1.38		ug/kg	Diisopropyl Ether (DIPE)	ND	1.4	1.38		ug/kg
p/m-Xylene	ND	2.8	1.38		ug/kg	Ethyl-t-Butyl Ether (ETBE)	ND	1.4	1.38		ug/kg
o-Xylene	ND	1.4	1.38		ug/kg	Tert-Amyl-Methyl Ether (TAME)	ND	1.4	1.38		ug/kg

Surrogates:	REC (%)	Control Limits	Qual	Surrogates:	REC (%)	Control Limits	Qual
Dibromofluoromethane	106	65-157		Toluene-d8	99	51-144	
1,4-Bromofluorobenzene	105	49-141					

RL - Reporting Limit , DF - Dilution Factor , Qual - Qualifiers

Calscience Environmental Laboratories, Inc.

ANALYTICAL REPORT

KHM Environmental Management
911 South Primrose Avenue, Unit K
Monrovia, CA 91016-0000

Date Received:	07/26/02
Work Order No:	02-07-1131
Preparation:	EPA 5035
Method:	EPA 8260B

Project: 1650 Artesia Blvd., Redondo Beach, CA

Client Sample Number	Lab Sample Number	Date Collected	Matrix	Date Prepared	Date Analyzed	QC Batch ID
MW-4d65	**02-07-1131-13**	**07/26/02**	**Solid**	**07/26/02**	**07/30/02**	**072902L04**

Parameter	Result	RL	DF	Qual	Units	Parameter	Result	RL	DF	Qual	Units
Benzene	ND	1.2	1.2		ug/kg	Methyl-t-Butyl Ether (MTBE)	ND	2.4	1.2		ug/kg
Ethylbenzene	ND	1.2	1.2		ug/kg	Tert-Butyl Alcohol (TBA)	510	24	1.2		ug/kg
Toluene	ND	1.2	1.2		ug/kg	Diisopropyl Ether (DIPE)	ND	1.2	1.2		ug/kg
p/m-Xylene	ND	2.4	1.2		ug/kg	Ethyl-t-Butyl Ether (ETBE)	ND	1.2	1.2		ug/kg
o-Xylene	ND	1.2	1.2		ug/kg	Tert-Amyl-Methyl Ether (TAME)	ND	1.2	1.2		ug/kg

Surrogates:	REC (%)	Control Limits	Qual	Surrogates:	REC (%)	Control Limits	Qual
Dibromofluoromethane	107	65-157		Toluene-d8	98	51-144	
1,4-Bromofluorobenzene	106	49-141					

MW-4d70	**02-07-1131-14**	**07/26/02**	**Solid**	**07/26/02**	**07/30/02**	**072902L04**

Parameter	Result	RL	DF	Qual	Units	Parameter	Result	RL	DF	Qual	Units
Benzene	ND	1.3	1.3		ug/kg	Methyl-t-Butyl Ether (MTBE)	ND	2.6	1.3		ug/kg
Ethylbenzene	ND	1.3	1.3		ug/kg	Tert-Butyl Alcohol (TBA)	580	26	1.3		ug/kg
Toluene	ND	1.3	1.3		ug/kg	Diisopropyl Ether (DIPE)	ND	1.3	1.3		ug/kg
p/m-Xylene	ND	2.6	1.3		ug/kg	Ethyl-t-Butyl Ether (ETBE)	ND	1.3	1.3		ug/kg
o-Xylene	ND	1.3	1.3		ug/kg	Tert-Amyl-Methyl Ether (TAME)	ND	1.3	1.3		ug/kg

Surrogates:	REC (%)	Control Limits	Qual	Surrogates:	REC (%)	Control Limits	Qual
Dibromofluoromethane	111	65-157		Toluene-d8	97	51-144	
1,4-Bromofluorobenzene	97	49-141					

MW-4d75	**02-07-1131-15**	**07/26/02**	**Solid**	**07/26/02**	**07/30/02**	**072902L04**

Parameter	Result	RL	DF	Qual	Units	Parameter	Result	RL	DF	Qual	Units
Benzene	ND	1.2	1.15		ug/kg	Methyl-t-Butyl Ether (MTBE)	ND	2.3	1.15		ug/kg
Ethylbenzene	ND	1.2	1.15		ug/kg	Tert-Butyl Alcohol (TBA)	ND	23	1.15		ug/kg
Toluene	ND	1.2	1.15		ug/kg	Diisopropyl Ether (DIPE)	ND	1.2	1.15		ug/kg
p/m-Xylene	ND	2.3	1.15		ug/kg	Ethyl-t-Butyl Ether (ETBE)	ND	1.2	1.15		ug/kg
o-Xylene	ND	1.2	1.15		ug/kg	Tert-Amyl-Methyl Ether (TAME)	ND	1.2	1.15		ug/kg

Surrogates:	REC (%)	Control Limits	Qual	Surrogates:	REC (%)	Control Limits	Qual
Dibromofluoromethane	114	65-157		Toluene-d8	98	51-144	
1,4-Bromofluorobenzene	106	49-141					

RL - Reporting Limit , DF - Dilution Factor , Qual - Qualifiers

Calscience Environmental Laboratories, Inc.

ANALYTICAL REPORT

KHM Environmental Management
911 South Primrose Avenue, Unit K
Monrovia, CA 91016-0000

Date Received:	07/26/02
Work Order No:	02-07-1131
Preparation:	EPA 5035
Method:	EPA 8260B

Project: 1650 Artesia Blvd., Redondo Beach, CA

Client Sample Number	Lab Sample Number	Date Collected	Matrix	Date Prepared	Date Analyzed	QC Batch ID
MW-4d80	**02-07-1131-16**	**07/26/02**	**Solid**	**07/26/02**	**07/30/02**	**072902L04**

Parameter	Result	RL	DF	Qual	Units	Parameter	Result	RL	DF	Qual	Units
Benzene	ND	1.0	1.02		ug/kg	Methyl-t-Butyl Ether (MTBE)	ND	2.0	1.02		ug/kg
Ethylbenzene	ND	1.0	1.02		ug/kg	Tert-Butyl Alcohol (TBA)	ND	20	1.02		ug/kg
Toluene	ND	1.0	1.02		ug/kg	Diisopropyl Ether (DIPE)	ND	1.0	1.02		ug/kg
p/m-Xylene	ND	2.0	1.02		ug/kg	Ethyl-t-Butyl Ether (ETBE)	ND	1.0	1.02		ug/kg
o-Xylene	ND	1.0	1.02		ug/kg	Tert-Amyl-Methyl Ether (TAME)	ND	1.0	1.02		ug/kg

Surrogates:	REC (%)	Control Limits	Qual	Surrogates:	REC (%)	Control Limits	Qual
Dibromofluoromethane	107	65-157		Toluene-d8	98	51-144	
1,4-Bromofluorobenzene	93	49-141					

MW-4d85	**02-07-1131-17**	**07/26/02**	**Solid**	**07/26/02**	**07/30/02**	**072902L04**

Parameter	Result	RL	DF	Qual	Units	Parameter	Result	RL	DF	Qual	Units
Benzene	ND	0.98	0.978		ug/kg	Methyl-t-Butyl Ether (MTBE)	ND	2.0	0.978		ug/kg
Ethylbenzene	ND	0.98	0.978		ug/kg	Tert-Butyl Alcohol (TBA)	27	20	0.978		ug/kg
Toluene	ND	0.98	0.978		ug/kg	Diisopropyl Ether (DIPE)	28	0.98	0.978		ug/kg
p/m-Xylene	ND	2.0	0.978		ug/kg	Ethyl-t-Butyl Ether (ETBE)	ND	0.98	0.978		ug/kg
o-Xylene	ND	0.98	0.978		ug/kg	Tert-Amyl-Methyl Ether (TAME)	ND	0.98	0.978		ug/kg

Surrogates:	REC (%)	Control Limits	Qual	Surrogates:	REC (%)	Control Limits	Qual
Dibromofluoromethane	102	65-157		Toluene-d8	105	51-144	
1,4-Bromofluorobenzene	94	49-141					

MW-4d90	**02-07-1131-18**	**07/26/02**	**Solid**	**07/26/02**	**07/30/02**	**072902L04**

Parameter	Result	RL	DF	Qual	Units	Parameter	Result	RL	DF	Qual	Units
Benzene	ND	1.2	1.24		ug/kg	Methyl-t-Butyl Ether (MTBE)	ND	2.5	1.24		ug/kg
Ethylbenzene	ND	1.2	1.24		ug/kg	Tert-Butyl Alcohol (TBA)	ND	25	1.24		ug/kg
Toluene	ND	1.2	1.24		ug/kg	Diisopropyl Ether (DIPE)	ND	1.2	1.24		ug/kg
p/m-Xylene	ND	2.5	1.24		ug/kg	Ethyl-t-Butyl Ether (ETBE)	ND	1.2	1.24		ug/kg
o-Xylene	ND	1.2	1.24		ug/kg	Tert-Amyl-Methyl Ether (TAME)	ND	1.2	1.24		ug/kg

Surrogates:	REC (%)	Control Limits	Qual	Surrogates:	REC (%)	Control Limits	Qual
Dibromofluoromethane	110	65-157		Toluene-d8	99	51-144	
1,4-Bromofluorobenzene	89	49-141					

RL - Reporting Limit , DF - Dilution Factor , Qual - Qualifiers

Calscience Environmental Laboratories, Inc.

ANALYTICAL REPORT

KHM Environmental Management
911 South Primrose Avenue, Unit K
Monrovia, CA 91016-0000

Date Received:	07/26/02
Work Order No:	02-07-1131
Preparation:	EPA 5035
Method:	EPA 8260B

Project: 1650 Artesia Blvd., Redondo Beach, CA

Client Sample Number	Lab Sample Number	Date Collected	Matrix	Date Prepared	Date Analyzed	QC Batch ID
Method Blank	**095-01-025-4,663**	**N/A**	**Solid**	**N/A**	**07/29/02**	**072902L03**

Parameter	Result	RL	DF	Qual	Units	Parameter	Result	RL	DF	Qual	Units
Benzene	ND	50	50		ug/kg	Methyl-t-Butyl Ether (MTBE)	ND	100	50		ug/kg
Ethylbenzene	ND	50	50		ug/kg	Tert-Butyl Alcohol (TBA)	ND	1000	50		ug/kg
Toluene	ND	50	50		ug/kg	Diisopropyl Ether (DIPE)	ND	50	50		ug/kg
p/m-Xylene	ND	100	50		ug/kg	Ethyl-t-Butyl Ether (ETBE)	ND	50	50		ug/kg
o-Xylene	ND	50	50		ug/kg	Tert-Amyl-Methyl Ether (TAME)	ND	50	50		ug/kg

Surrogates:	REC (%)	Control Limits	Qual	Surrogates:	REC (%)	Control Limits	Qual
Dibromofluoromethane	105	65-157		Toluene-d8	97	51-144	
1,4-Bromofluorobenzene	92	49-141					

Client Sample Number	Lab Sample Number	Date Collected	Matrix	Date Prepared	Date Analyzed	QC Batch ID
Method Blank	**095-01-025-4,665**	**N/A**	**Solid**	**N/A**	**07/30/02**	**072902L04**

Parameter	Result	RL	DF	Qual	Units	Parameter	Result	RL	DF	Qual	Units
Benzene	ND	1.0	1		ug/kg	Methyl-t-Butyl Ether (MTBE)	ND	2.0	1		ug/kg
Ethylbenzene	ND	1.0	1		ug/kg	Tert-Butyl Alcohol (TBA)	ND	20	1		ug/kg
Toluene	ND	1.0	1		ug/kg	Diisopropyl Ether (DIPE)	ND	1.0	1		ug/kg
p/m-Xylene	ND	2.0	1		ug/kg	Ethyl-t-Butyl Ether (ETBE)	ND	1.0	1		ug/kg
o-Xylene	ND	1.0	1		ug/kg	Tert-Amyl-Methyl Ether (TAME)	ND	1.0	1		ug/kg

Surrogates:	REC (%)	Control Limits	Qual	Surrogates:	REC (%)	Control Limits	Qual
Dibromofluoromethane	105	65-157		Toluene-d8	97	51-144	
1,4-Bromofluorobenzene	89	49-141					

Client Sample Number	Lab Sample Number	Date Collected	Matrix	Date Prepared	Date Analyzed	QC Batch ID
Method Blank	**095-01-025-4,666**	**N/A**	**Solid**	**N/A**	**07/30/02**	**072902L05**

Parameter	Result	RL	DF	Qual	Units	Parameter	Result	RL	DF	Qual	Units
Benzene	ND	50	50		ug/kg	Methyl-t-Butyl Ether (MTBE)	ND	100	50		ug/kg
Ethylbenzene	ND	50	50		ug/kg	Tert-Butyl Alcohol (TBA)	ND	1000	50		ug/kg
Toluene	ND	50	50		ug/kg	Diisopropyl Ether (DIPE)	ND	50	50		ug/kg
p/m-Xylene	ND	100	50		ug/kg	Ethyl-t-Butyl Ether (ETBE)	ND	50	50		ug/kg
o-Xylene	ND	50	50		ug/kg	Tert-Amyl-Methyl Ether (TAME)	ND	50	50		ug/kg

Surrogates:	REC (%)	Control Limits	Qual	Surrogates:	REC (%)	Control Limits	Qual
Dibromofluoromethane	107	65-157		Toluene-d8	96	51-144	
1,4-Bromofluorobenzene	90	49-141					

RL - Reporting Limit , DF - Dilution Factor , Qual - Qualifiers

Calscience Environmental Laboratories, Inc.

ANALYTICAL REPORT

KHM Environmental Management
911 South Primrose Avenue, Unit K
Monrovia, CA 91016-0000

Date Received:	07/26/02
Work Order No:	02-07-1131
Preparation:	EPA 5035
Method:	EPA 8260B

Project: 1650 Artesia Blvd., Redondo Beach, CA

Client Sample Number	Lab Sample Number	Date Collected	Matrix	Date Prepared	Date Analyzed	QC Batch ID
Method Blank	**095-01-025-4,670**	**N/A**	**Solid**	**N/A**	**07/30/02**	**073002L02**

Parameter	Result	RL	DF	Qual	Units	Parameter	Result	RL	DF	Qual	Units
Benzene	ND	1.0	1		ug/kg	Methyl-t-Butyl Ether (MTBE)	ND	2.0	1		ug/kg
Ethylbenzene	ND	1.0	1		ug/kg	Tert-Butyl Alcohol (TBA)	ND	20	1		ug/kg
Toluene	ND	1.0	1		ug/kg	Diisopropyl Ether (DIPE)	ND	1.0	1		ug/kg
p/m-Xylene	ND	2.0	1		ug/kg	Ethyl-t-Butyl Ether (ETBE)	ND	1.0	1		ug/kg
o-Xylene	ND	1.0	1		ug/kg	Tert-Amyl-Methyl Ether (TAME)	ND	1.0	1		ug/kg

Surrogates:	REC (%)	Control Limits	Qual	Surrogates:	REC (%)	Control Limits	Qual
Dibromofluoromethane	105	65-157		Toluene-d8	97	51-144	
1,4-Bromofluorobenzene	90	49-141					

RL - Reporting Limit , DF - Dilution Factor , Qual - Qualifiers

Calscience Environmental Laboratories, Inc.

Quality Control - Spike/Spike Duplicate

KHM Environmental Management
911 South Primrose Avenue, Unit K
Monrovia, CA 91016-0000

Date Received: 07/26/02
Work Order No: 02-07-1131
Preparation: EPA 5030B
Method: EPA 8015M

Project: 1650 Artesia Blvd., Redondo Beach, CA

Quality Control Sample ID	Matrix	Instrument	Date Prepared	Date Analyzed	MS/MSD Batch Number
02-07-1269-1	**Aqueous**	**GC 29**	**N/A**	**07/31/02**	**020731S01**

Parameter	MS %REC	MSD %REC	%REC CL	RPD	RPD CL	Qualifiers
TPH as Gasoline	83	78	72-120	6	0-21	

Calscience Environmental Laboratories, Inc.

Quality Control - LCS/LCS Duplicate

KHM Environmental Management
911 South Primrose Avenue, Unit K
Monrovia, CA 91016-0000

Date Received: 07/26/02
Work Order No: 02-07-1131
Preparation: EPA 5030B
Method: EPA 8015M

Project: 1650 Artesia Blvd., Redondo Beach, CA

Quality Control Sample ID	Matrix	Instrument	Date Prepared	Date Analyzed	LCS/LCSD Batch Number
098-03-006-2,881	Aqueous	GC 29	N/A	07/31/02	020731B01

Parameter	LCS %REC	LCSD %REC	%REC CL	RPD	RPD CL	Qualifiers
TPH as Gasoline	81	83	81-123	2	0-17	

Calscience Environmental Laboratories, Inc.

Quality Control - LCS/LCS Duplicate

KHM Environmental Management
911 South Primrose Avenue, Unit K
Monrovia, CA 91016-0000

Date Received: 07/26/02
Work Order No: 02-07-1131
Preparation: EPA 5035
Method: EPA 8015M

Project: 1650 Artesia Blvd., Redondo Beach, CA

Quality Control Sample ID	Matrix	Instrument	Date Prepared	Date Analyzed	LCS/LCSD Batch Number
099-12-009-1,232	Solid	GC 25	07/26/02	07/26/02	020726b02

Parameter	LCS %REC	LCSD %REC	%REC CL	RPD	RPD CL	Qualifiers
TPH as Gasoline	87	87	70-130	0	0-25	

Calscience Environmental Laboratories, Inc.

Quality Control - LCS/LCS Duplicate

KHM Environmental Management
911 South Primrose Avenue, Unit K
Monrovia, CA 91016-0000

Project: 1650 Artesia Blvd., Redondo Beach, CA

Date Received:	07/26/02
Work Order No:	02-07-1131
Preparation:	EPA 5035
Method:	EPA 8015M

Quality Control Sample ID	Matrix	Instrument	Date Prepared	Date Analyzed	LCS/LCSD Batch Number
099-12-009-1,240	**Solid**	**GC 25**	**N/A**	**07/30/02**	**020729B03**

Parameter	LCS %REC	LCSD %REC	%REC CL	RPD	RPD CL	Qualifiers
TPH as Gasoline	83	84	70-130	1	0-25	

7440 Lincoln Way, Garden Grove, CA 92841-1432 • TEL: (714) 895-5494 • FAX: (714) 894-7501

Calscience Environmental Laboratories, Inc.

Quality Control - LCS/LCS Duplicate

KHM Environmental Management
911 South Primrose Avenue, Unit K
Monrovia, CA 91016-0000

Project: 1650 Artesia Blvd., Redondo Beach, CA

Date Received:	07/26/02
Work Order No:	02-07-1131
Preparation:	EPA 5035
Method:	EPA 8015M

Quality Control Sample ID	Matrix	Instrument	Date Prepared	Date Analyzed	LCS/LCSD Batch Number
099-12-009-1,243	**Solid**	**GC 22**	**N/A**	**07/30/02**	**020730B01**

Parameter	LCS %REC	LCSD %REC	%REC CL	RPD	RPD CL	Qualifiers
TPH as Gasoline	105	107	70-130	2	0-25	

Calscience Environmental Laboratories, Inc.

Quality Control - Spike/Spike Duplicate

KHM Environmental Management
911 South Primrose Avenue, Unit K
Monrovia, CA 91016-0000

Date Received: 07/26/02
Work Order No: 02-07-1131
Preparation: EPA 5030B
Method: EPA 8260B

Project: 1650 Artesia Blvd., Redondo Beach, CA

Quality Control Sample ID	Matrix	Instrument	Date Prepared	Date Analyzed	MS/MSD Batch Number
02-07-1080-6	Aqueous	GC/MS M	N/A	07/27/02	072602S02

Parameter	MS %REC	MSD %REC	%REC CL	RPD	RPD CL	Qualifiers
Benzene	101	101	72-127	1	0-25	
Carbon Tetrachloride	100	101	70-130	1	0-25	
Chlorobenzene	100	98	72-131	2	0-25	
1,2-Dichlorobenzene	99	97	70-130	2	0-25	
1,1-Dichloroethene	156	154	69-127	2	0-25	3
Toluene	99	98	75-124	1	0-25	
Trichloroethene	99	99	60-137	0	0-25	
Vinyl Chloride	103	101	70-130	2	0-25	
Methyl-t-Butyl Ether (MTBE)	94	94	80-120	0	0-25	
Tert-Butyl Alcohol (TBA)	77	76	60-140	2	0-25	
Diisopropyl Ether (DIPE)	104	103	60-140	1	0-25	
Ethyl-t-Butyl Ether (ETBE)	100	101	60-140	0	0-25	
Tert-Amyl-Methyl Ether (TAME)	94	95	60-140	1	0-25	
Ethanol	99	99	60-140	1	0-25	

Calscience Environmental Laboratories, Inc.

Quality Control - LCS/LCS Duplicate

KHM Environmental Management
911 South Primrose Avenue, Unit K
Monrovia, CA 91016-0000

Date Received: 07/26/02
Work Order No: 02-07-1131
Preparation: EPA 5030B
Method: EPA 8260B

Project: 1650 Artesia Blvd., Redondo Beach, CA

Quality Control Sample ID	Matrix	Instrument	Date Prepared	Date Analyzed	LCS/LCSD Batch Number
099-10-006-5,646	Aqueous	GC/MS M	N/A	07/27/02	072602L02

Parameter	LCS %REC	LCSD %REC	%REC CL	RPD	RPD CL	Qualifiers
Benzene	102	102	72-127	0	0-25	
Carbon Tetrachloride	102	103	70-130	1	0-25	
Chlorobenzene	99	99	72-131	0	0-25	
1,2-Dichlorobenzene	99	96	70-130	3	0-25	
1,1-Dichloroethene	108	107	69-127	0	0-25	
Toluene	99	99	75-124	0	0-25	
Trichloroethene	101	102	60-137	1	0-25	
Vinyl Chloride	106	103	79-118	3	0-25	
Methyl-t-Butyl Ether (MTBE)	98	97	80-120	1	0-25	
Tert-Butyl Alcohol (TBA)	83	83	60-140	0	0-25	
Diisopropyl Ether (DIPE)	106	104	60-140	2	0-25	
Ethyl-t-Butyl Ether (ETBE)	104	102	60-140	2	0-25	
Tert-Amyl-Methyl Ether (TAME)	99	97	60-140	1	0-25	
Ethanol	86	84	60-140	2	0-25	

Calscience Environmental Laboratories, Inc.

Quality Control - LCS/LCS Duplicate

KHM Environmental Management
911 South Primrose Avenue, Unit K
Monrovia, CA 91016-0000

Date Received: 07/26/02
Work Order No: 02-07-1131
Preparation: EPA 5035
Method: EPA 8260B

Project: 1650 Artesia Blvd., Redondo Beach, CA

Quality Control Sample ID	Matrix	Instrument	Date Prepared	Date Analyzed	LCS/LCSD Batch Number
095-01-025-4,663	Solid	GC/MS S	N/A	07/29/02	072902L03

Parameter	LCS %REC	LCSD %REC	%REC CL	RPD	RPD CL	Qualifiers
Benzene	109	110	76-124	0	0-15	
Carbon Tetrachloride	109	111	66-137	2	0-16	
Chlorobenzene	105	106	72-129	1	0-21	
1,2-Dichlorobenzene	101	101	79-121	0	0-20	
1,1-Dichloroethene	111	111	59-131	0	0-14	
Toluene	108	109	72-130	1	0-16	
Trichloroethene	108	111	69-130	3	0-18	
Vinyl Chloride	107	107	51-136	1	0-21	
Methyl-t-Butyl Ether (MTBE)	109	108	69-149	1	0-17	
Tert-Butyl Alcohol (TBA)	103	98	49-145	4	0-25	
Diisopropyl Ether (DIPE)	111	110	73-133	0	0-25	
Ethyl-t-Butyl Ether (ETBE)	108	108	73-132	1	0-25	
Tert-Amyl-Methyl Ether (TAME)	106	105	82-120	2	0-25	

Calscience Environmental Laboratories, Inc.

Quality Control - LCS/LCS Duplicate

KHM Environmental Management
911 South Primrose Avenue, Unit K
Monrovia, CA 91016-0000

Date Received: 07/26/02
Work Order No: 02-07-1131
Preparation: EPA 5035
Method: EPA 8260B

Project: 1650 Artesia Blvd., Redondo Beach, CA

Quality Control Sample ID	Matrix	Instrument	Date Prepared	Date Analyzed	LCS/LCSD Batch Number
095-01-025-4,665	**Solid**	**GC/MS S**	**N/A**	**07/29/02**	**072902L04**

Parameter	LCS %REC	LCSD %REC	%REC CL	RPD	RPD CL	Qualifiers
Benzene	111	109	76-124	2	0-15	
Carbon Tetrachloride	111	108	66-137	2	0-16	
Chlorobenzene	107	106	72-129	1	0-21	
1,2-Dichlorobenzene	102	104	79-121	1	0-20	
1,1-Dichloroethene	111	108	59-131	3	0-14	
Toluene	109	108	72-130	1	0-16	
Trichloroethene	111	110	69-130	1	0-18	
Vinyl Chloride	109	107	51-136	2	0-21	
Methyl-t-Butyl Ether (MTBE)	110	106	69-149	4	0-17	
Tert-Butyl Alcohol (TBA)	110	99	49-145	10	0-25	
Diisopropyl Ether (DIPE)	111	108	73-133	2	0-25	
Ethyl-t-Butyl Ether (ETBE)	109	106	73-132	3	0-25	
Tert-Amyl-Methyl Ether (TAME)	108	107	82-120	1	0-25	

Calscience Environmental Laboratories, Inc.

Quality Control - LCS/LCS Duplicate

KHM Environmental Management
911 South Primrose Avenue, Unit K
Monrovia, CA 91016-0000

Date Received: 07/26/02
Work Order No: 02-07-1131
Preparation: EPA 5035
Method: EPA 8260B

Project: 1650 Artesia Blvd., Redondo Beach, CA

Quality Control Sample ID	Matrix	Instrument	Date Prepared	Date Analyzed	LCS/LCSD Batch Number
095-01-025-4,666	Solid	GC/MS S	N/A	07/29/02	072902L05

Parameter	LCS %REC	LCSD %REC	%REC CL	RPD	RPD CL	Qualifiers
Benzene	111	109	76-124	2	0-15	
Carbon Tetrachloride	111	108	66-137	2	0-16	
Chlorobenzene	107	106	72-129	1	0-21	
1,2-Dichlorobenzene	102	104	79-121	1	0-20	
1,1-Dichloroethene	111	108	59-131	3	0-14	
Toluene	109	108	72-130	1	0-16	
Trichloroethene	111	110	69-130	1	0-18	
Vinyl Chloride	109	107	51-136	2	0-21	
Methyl-t-Butyl Ether (MTBE)	110	106	69-149	4	0-17	
Tert-Butyl Alcohol (TBA)	110	99	49-145	10	0-25	
Diisopropyl Ether (DIPE)	111	108	73-133	2	0-25	
Ethyl-t-Butyl Ether (ETBE)	109	106	73-132	3	0-25	
Tert-Amyl-Methyl Ether (TAME)	108	107	82-120	1	0-25	

Calscience Environmental Laboratories, Inc.

Quality Control - LCS/LCS Duplicate

KHM Environmental Management
911 South Primrose Avenue, Unit K
Monrovia, CA 91016-0000

Date Received: 07/26/02
Work Order No: 02-07-1131
Preparation: EPA 5035
Method: EPA 8260B

Project: 1650 Artesia Blvd., Redondo Beach, CA

Quality Control Sample ID	Matrix	Instrument	Date Prepared	Date Analyzed	LCS/LCSD Batch Number
095-01-025-4,670	Solid	GC/MS S	N/A	07/30/02	073002L02

Parameter	LCS %REC	LCSD %REC	%REC CL	RPD	RPD CL	Qualifiers
Benzene	110	110	76-124	1	0-15	
Carbon Tetrachloride	109	110	66-137	1	0-16	
Chlorobenzene	106	108	72-129	1	0-21	
1,2-Dichlorobenzene	104	105	79-121	0	0-20	
1,1-Dichloroethene	106	108	59-131	1	0-14	
Toluene	109	109	72-130	0	0-16	
Trichloroethene	107	108	69-130	1	0-18	
Vinyl Chloride	104	106	51-136	2	0-21	
Methyl-t-Butyl Ether (MTBE)	104	106	69-149	2	0-17	
Tert-Butyl Alcohol (TBA)	99	97	49-145	2	0-25	
Diisopropyl Ether (DIPE)	106	108	73-133	2	0-25	
Ethyl-t-Butyl Ether (ETBE)	105	106	73-132	1	0-25	
Tert-Amyl-Methyl Ether (TAME)	106	105	82-120	1	0-25	

Calscience Environmental Laboratories, Inc.

GLOSSARY OF TERMS AND QUALIFIERS

Work Order Number: 02-07-1131

Qualifier	Definition
3	Spike or Spike Duplicate compound was out of control due to matrix interference. The associated LCS and/or LCSD was in control and, therefore, the sample data was reported without further clarification.
ND	Not detected at indicated reporting limit.

7440 Lincoln Way, Garden Grove, CA 92841-1432 • TEL: (714) 895-5494 • FAX: (714) 894-7501

Calscience Environmental Laboratories, Inc.

WORK ORDER #: 02-07-1131

Cooler 1 of 1

SAMPLE RECEIPT FORM

CLIENT: KHM

DATE: 7/26/02

TEMPERATURE – SAMPLES RECEIVED BY:

CALSCIENCE COURIER:

- ____ Chilled, cooler with temperature blank provided.
- ____ Chilled, cooler without temperature blank.
- ✓ Chilled and placed in cooler with wet ice.
- ____ Ambient and placed in cooler with wet ice.
- ____ Ambient temperature.

4 °C Temperature blank.

LABORATORY (Other than Calscience Courier):

- ____ °C Temperature blank.
- ____ °C IR thermometer.
- ____ Ambient temperature.

Initial: R

CUSTODY SEAL INTACT:

Sample(s): ____ Cooler: ____ No (Not Intact) : ____ Not Applicable (N/A): —

Initial: R

SAMPLE CONDITION:

	Yes	No	N/A
Chain-Of-Custody document(s) received with samples	—		
Sample container label(s) consistent with custody papers	—		
Sample container(s) intact and good condition	—		
Correct containers for analyses requested	—		
Proper preservation noted on sample label(s)			—
VOA vial(s) free of headspace.			—
Tedlar bag(s) free of condensation			—

Initial: R

COMMENTS:

CALSCIENCE ENVIRONMENTAL LABORATORIES, INC.

7440 Lincoln Way

Garden Grove, CA 92841-1432

(714) 895-5494 (714) 894-7501 fax

Shell Oil Products US Chain Of Custody Record

Equiva Project Manager to be invoiced:

☑ SCIENCE & ENGINEERING
☐ TECHNICAL SERVICES
☐ CRMT HOUSTON

Deborah Pryor

INCIDENT NUMBER (S&E ONLY): 9 8 9 9 5 8 6 0

SAP or CRMT NUMBER (TS/CRMT): [redacted] 1 3 5 8 0 2

DATE: 7/26

PAGE: 1 of 2

SAMPLING COMPANY:	KHM Environmental Management
LOG CODE:	KHMM
SITE ADDRESS (Street and City):	1650 Artesia Blvd., Redondo Beach
GLOBAL ID NO.:	T0603792950
ADDRESS:	911 S. Primrose Ave., Monrovia CA
EDF DELIVERABLE TO (Responsible Party or Designee):	Monica Cash
PHONE NO.:	626-256-6662
E-MAIL:	mcash@khm1.com
CONSULTANT PROJECT NO.:	D80-1650
PROJECT CONTACT (Hardcopy or PDF Report to):	Monica Cash
TELEPHONE:	626-256-6662
FAX:	626-256-6263
E-MAIL:	mcash@khm1.com
SAMPLER NAME(S) (Print):	Kathryn Roberts
LAB USE ONLY	02-07-1131

TURNAROUND TIME (BUSINESS DAYS): ☐ 10 DAYS ☑ 5 DAYS ☐ 72 HOURS ☐ 48 HOURS ☐ 24 HOURS ☐ LESS THAN 24 HOURS

☐ LA - RWQCB REPORT FORMAT ☐ UST AGENCY: _____

GC/MS MTBE CONFIRMATION: HIGHEST _____ HIGHEST per BORING _____ ALL _____

SPECIAL INSTRUCTIONS OR NOTES: CHECK BOX IF EDD IS NOT NEEDED ☐

Please fax to Kathryn Roberts ASAP

[redacted]

REQUESTED ANALYSIS

LAB USE ONLY	Field Sample Identification	SAMPLING DATE	SAMPLING TIME	MATRIX	NO. OF CONT.	TPH - Gas, Purgeable	BTEX	MTBE (8021B - 5ppb RL)	MTBE (8260B - 0.5ppb RL)	Oxygenates (5) by (8260B)	Ethanol (8260B)	Methanol	EDB & 1,2-DCA (8260B)	EPA 5035 Extraction for Volatiles	VOCs Halogenated/Aromatic (8021B)	TRPH (418.1)	Vapor VOCs BTEX / MTBE (TO-15)	Vapor VOCs Full List (TO-15)	Vapor TPH (ASTM 3416m)	Vapor Fixed Gases (ASTM D1946)	Test for Disposal (4B--)	[redacted]		MTBE (8260B) Confirmation, See Note	TEMPERATURE ON RECEIPT C°
	MW-4 MW-4 d5	7/26	750	Soil	6	X	X			X				X											
	MW-4 d10		755		6	X	X			X				X											
	MW-4 d15		800		6	X	X			X				X											
	MW-4 d20		805		6	X	X			X				X											
	MW-4 d25		810		6	X	X			X				X											
	MW-4 d30		815		6	X	X			X				X											
	MW-4 d35		820		6	X	X			X				X											
	MW-4 d40		825		6	X	X			X				X											
	MW-4 d45		830		5	X	X			X				X											
	MW-4 d50	✓	835	✓	6	X	X			X				X											

FIELD NOTES: Container/Preservative or PID Readings or Laboratory Notes

Relinquished by: (Signature)	Received by: (Signature)	Date:	Time:
[signature]	[signature]	7/26/02	1313
Relinquished by: (Signature)	Received by: (Signature)	Date:	Time:
Relinquished by: (Signature)	Received by: (Signature)	Date:	Time:
[signature]	[signature]	7/26/02	1412

DISTRIBUTION: White with final report, Green to File, Yellow and Pink to Client.

10/18/00 Revision

Q&Q Graphic (714) 898-9702

CALSCIENCE ENVIRONMENTAL LABORATORIES, INC.

7440 Lincoln Way
Garden Grove, CA 92841-1432
(714) 895-5494 (714) 894-7501 fax

Shell Oil Products US Chain Of Custody Record

Equiva Project Manager to be invoiced:

☑ SCIENCE & ENGINEERING
☐ TECHNICAL SERVICES
☐ CRMT HOUSTON

Deborah Pryor

INCIDENT NUMBER (S&E ONLY): 9 8 9 9 5 8 6 0

SAP or CRMT NUMBER (TS/CRMT): 1 3 5 8 0 2

DATE: 7/26

PAGE: 2 of 2

SAMPLING COMPANY:	KHM Environmental Management
LOG CODE:	KHMM
SITE ADDRESS (Street and City):	1650 Artesia Blvd., Redondo Beach
GLOBAL ID NO.:	T0603792950
ADDRESS:	911 S. Primrose Ave., Monrovia CA
EDF DELIVERABLE TO (Responsible Party or Designee):	Monica Cash
PHONE NO.:	626-256-6662
E-MAIL:	mcash@khm1.com
CONSULTANT PROJECT NO.:	D80-1650
PROJECT CONTACT (Hardcopy or PDF Report to):	Monica Cash
TELEPHONE:	626-256-6662
FAX:	626-256-6263
E-MAIL:	mcash@khm1.com
SAMPLER NAME(S) (Print):	Kathryn Roberts
LAB USE ONLY	02-07-1131

TURNAROUND TIME (BUSINESS DAYS): ☐ 10 DAYS ☑ 5 DAYS ☐ 72 HOURS ☐ 48 HOURS ☐ 24 HOURS ☐ LESS THAN 24 HOURS

☐ LA - RWQCB REPORT FORMAT ☐ UST AGENCY: _____

GC/MS MTBE CONFIRMATION: HIGHEST _____ HIGHEST per BORING _____ ALL _____

SPECIAL INSTRUCTIONS OR NOTES: CHECK BOX IF EDD IS NOT NEEDED ☐

Please fax to Kathryn Roberts ASAP

[redacted]

REQUESTED ANALYSIS

LAB USE ONLY	Field Sample Identification	SAMPLING DATE	SAMPLING TIME	MATRIX	NO. OF CONT.	TPH - Gas, Purgeable	BTEX	MTBE (8021B - 5ppb RL)	MTBE (8260B - 0.5ppb RL)	Oxygenates (5) by (8260B)	Ethanol (8260B)	Methanol	EDB & 1,2-DCA (8260B)	EPA 5035 Extraction for Volatiles	VOCs Halogenated/Aromatic (8021B)	TRPH (418.1)	Vapor VOCs BTEX / MTBE (TO-15)	Vapor VOCs Full List (TO-15)	Vapor TPH (ASTM 3416m)	Vapor Fixed Gases (ASTM D1946)	Test for Disposal (4B-_____)	[redacted]	MTBE (8260B) Confirmation, See Note	FIELD NOTES: Container/Preservative or PID Readings or Laboratory Notes
	MW-4 MW-4d55	7/26	840	soil	6	X	X			X				X										
	MW-4d60		845		6	X	X			X				X										
	MW-4d65		848		6	X	X			X				X										
	MW-4d70		855		6	X	X			X				X										
	MW-4d75		900		6	X	X			X				X										
	MW-4d80		905		6	X	X			X				X										
	MW-4d85		910		6	X	X			X				X										
	MW-4d90		915		5	X	X			X				X										
	GW-MW-4	7/26	930	water	4	X	X			X														

TEMPERATURE ON RECEIPT C°

Relinquished by: (Signature)	Received by: (Signature)	Date:	Time:
[signature]	[signature]	7/26/02	1313
Relinquished by: (Signature)	Received by: (Signature)	Date:	Time:
Relinquished by: (Signature)	Received by: (Signature)	Date:	Time:
[signature]	[signature]	7/26/02	1410

DISTRIBUTION: White with final report, Green to File, Yellow and Pink to Client.

10/16/00 Revision

Q&Q Graphic (714) 898-9702

Calscience
Environmental
Laboratories, Inc.

July 25, 2002

Monica Cash-Gonzalez
KHM Environmental Management
911 South Primrose Avenue, Unit K
Monrovia, CA 91016-0000

Subject: **Calscience Work Order No.: 02-07-0864**
Client Reference: 1650 Artesia Blvd., Redondo Beach, CA

Dear Client:

Enclosed is an analytical report for the above-referenced project. The samples included in this report were received 7/22/2002 and analyzed in accordance with the attached chain-of-custody.

Unless otherwise noted, all analytical testing was accomplished in accordance with the guidelines established in our Quality Assurance Program Manual, applicable standard operating procedures, and other related documentation. The results in this analytical report are limited to the samples tested and any reproduction thereof must be made in its entirety.

If you have any questions regarding this report, please do not hesitate to contact the undersigned.

Sincerely,

Calscience Environmental
Laboratories, Inc.
Larry Lem
Project Manager

Michael J. Crisostomo
Quality Assurance Manager

7440 Lincoln Way, Garden Grove, CA 92841-1432 • TEL: (714) 895-5494 • FAX: (714) 894-7501

Calscience Environmental Laboratories, Inc.

ANALYTICAL REPORT

KHM Environmental Management		Date Received:	07/22/02
911 South Primrose Avenue, Unit K		Work Order No:	02-07-0864
Monrovia, CA 91016-0000		Preparation:	EPA 5035
		Method:	EPA 8015M

Project: 1650 Artesia Blvd., Redondo Beach, CA

Client Sample Number	Lab Sample Number	Date Collected	Matrix	Date Prepared	Date Analyzed	QC Batch ID
MW-8d5	**02-07-0864-1**	**07/22/02**	**Solid**	**07/22/02**	**07/23/02**	**020723b01**

Parameter	Result	RL	DF	Qual	Units
TPH as Gasoline	ND	0.26	1.02		mg/kg

Surrogates:	REC (%)	Control Limits	Qual
1,4-Bromofluorobenzene	97	70-130	

Client Sample Number	Lab Sample Number	Date Collected	Matrix	Date Prepared	Date Analyzed	QC Batch ID
MW-8d10	**02-07-0864-2**	**07/22/02**	**Solid**	**07/22/02**	**07/23/02**	**020723b01**

Parameter	Result	RL	DF	Qual	Units
TPH as Gasoline	ND	0.21	0.82		mg/kg

Surrogates:	REC (%)	Control Limits	Qual
1,4-Bromofluorobenzene	99	70-130	

Client Sample Number	Lab Sample Number	Date Collected	Matrix	Date Prepared	Date Analyzed	QC Batch ID
MW-8d15	**02-07-0864-3**	**07/22/02**	**Solid**	**07/22/02**	**07/23/02**	**020723b01**

Parameter	Result	RL	DF	Qual	Units
TPH as Gasoline	ND	0.24	0.97		mg/kg

Surrogates:	REC (%)	Control Limits	Qual
1,4-Bromofluorobenzene	98	70-130	

Client Sample Number	Lab Sample Number	Date Collected	Matrix	Date Prepared	Date Analyzed	QC Batch ID
MW-8d20	**02-07-0864-4**	**07/22/02**	**Solid**	**07/22/02**	**07/23/02**	**020723b01**

Parameter	Result	RL	DF	Qual	Units
TPH as Gasoline	ND	0.24	0.95		mg/kg

Surrogates:	REC (%)	Control Limits	Qual
1,4-Bromofluorobenzene	98	70-130	

Client Sample Number	Lab Sample Number	Date Collected	Matrix	Date Prepared	Date Analyzed	QC Batch ID
MW-8d25	**02-07-0864-5**	**07/22/02**	**Solid**	**07/22/02**	**07/23/02**	**020723b01**

Parameter	Result	RL	DF	Qual	Units
TPH as Gasoline	ND	0.25	0.98		mg/kg

Surrogates:	REC (%)	Control Limits	Qual
1,4-Bromofluorobenzene	100	70-130	

RL - Reporting Limit , DF - Dilution Factor , Qual - Qualifiers

Calscience Environmental Laboratories, Inc.

ANALYTICAL REPORT

KHM Environmental Management		Date Received:	07/22/02
911 South Primrose Avenue, Unit K		Work Order No:	02-07-0864
Monrovia, CA 91016-0000		Preparation:	EPA 5035
		Method:	EPA 8015M

Project: 1650 Artesia Blvd., Redondo Beach, CA

Client Sample Number	Lab Sample Number	Date Collected	Matrix	Date Prepared	Date Analyzed	QC Batch ID
MW-8d30	**02-07-0864-6**	**07/22/02**	**Solid**	**07/22/02**	**07/23/02**	**020723b01**

Parameter	Result	RL	DF	Qual	Units
TPH as Gasoline	ND	0.27	1.07		mg/kg

Surrogates:	REC (%)	Control Limits	Qual
1,4-Bromofluorobenzene	98	70-130	

Client Sample Number	Lab Sample Number	Date Collected	Matrix	Date Prepared	Date Analyzed	QC Batch ID
MW-8d35	**02-07-0864-7**	**07/22/02**	**Solid**	**07/22/02**	**07/23/02**	**020723b01**

Parameter	Result	RL	DF	Qual	Units
TPH as Gasoline	ND	0.30	1.18		mg/kg

Surrogates:	REC (%)	Control Limits	Qual
1,4-Bromofluorobenzene	100	70-130	

Client Sample Number	Lab Sample Number	Date Collected	Matrix	Date Prepared	Date Analyzed	QC Batch ID
MW-8d40	**02-07-0864-8**	**07/22/02**	**Solid**	**07/22/02**	**07/23/02**	**020723b01**

Parameter	Result	RL	DF	Qual	Units
TPH as Gasoline	ND	0.30	1.2		mg/kg

Surrogates:	REC (%)	Control Limits	Qual
1,4-Bromofluorobenzene	98	70-130	

Client Sample Number	Lab Sample Number	Date Collected	Matrix	Date Prepared	Date Analyzed	QC Batch ID
MW-8d45	**02-07-0864-9**	**07/22/02**	**Solid**	**07/22/02**	**07/23/02**	**020723b01**

Parameter	Result	RL	DF	Qual	Units
TPH as Gasoline	ND	0.25	0.99		mg/kg

Surrogates:	REC (%)	Control Limits	Qual
1,4-Bromofluorobenzene	99	70-130	

Client Sample Number	Lab Sample Number	Date Collected	Matrix	Date Prepared	Date Analyzed	QC Batch ID
MW-8d50	**02-07-0864-10**	**07/22/02**	**Solid**	**07/22/02**	**07/23/02**	**020723b01**

Parameter	Result	RL	DF	Qual	Units
TPH as Gasoline	ND	0.28	1.11		mg/kg

Surrogates:	REC (%)	Control Limits	Qual
1,4-Bromofluorobenzene	99	70-130	

RL - Reporting Limit , DF - Dilution Factor , Qual - Qualifiers

Calscience Environmental Laboratories, Inc.

ANALYTICAL REPORT

KHM Environmental Management
911 South Primrose Avenue, Unit K
Monrovia, CA 91016-0000

Date Received:	07/22/02
Work Order No:	02-07-0864
Preparation:	EPA 5035
Method:	EPA 8015M

Project: 1650 Artesia Blvd., Redondo Beach, CA

Client Sample Number	Lab Sample Number	Date Collected	Matrix	Date Prepared	Date Analyzed	QC Batch ID
MW-8d55	**02-07-0864-11**	**07/22/02**	**Solid**	**07/22/02**	**07/23/02**	**020723b01**

Parameter	Result	RL	DF	Qual	Units
TPH as Gasoline	ND	0.29	1.14		mg/kg

Surrogates:	REC (%)	Control Limits	Qual
1,4-Bromofluorobenzene	99	70-130	

Client Sample Number	Lab Sample Number	Date Collected	Matrix	Date Prepared	Date Analyzed	QC Batch ID
MW-8d60	**02-07-0864-12**	**07/22/02**	**Solid**	**07/22/02**	**07/23/02**	**020723b01**

Parameter	Result	RL	DF	Qual	Units
TPH as Gasoline	ND	0.29	1.16		mg/kg

Surrogates:	REC (%)	Control Limits	Qual
1,4-Bromofluorobenzene	99	70-130	

Client Sample Number	Lab Sample Number	Date Collected	Matrix	Date Prepared	Date Analyzed	QC Batch ID
MW-8d65	**02-07-0864-13**	**07/22/02**	**Solid**	**07/22/02**	**07/23/02**	**020723b01**

Parameter	Result	RL	DF	Qual	Units
TPH as Gasoline	ND	0.32	1.26		mg/kg

Surrogates:	REC (%)	Control Limits	Qual
1,4-Bromofluorobenzene	99	70-130	

Client Sample Number	Lab Sample Number	Date Collected	Matrix	Date Prepared	Date Analyzed	QC Batch ID
MW-8d70	**02-07-0864-14**	**07/22/02**	**Solid**	**07/22/02**	**07/23/02**	**020723b01**

Parameter	Result	RL	DF	Qual	Units
TPH as Gasoline	ND	0.31	1.25		mg/kg

Surrogates:	REC (%)	Control Limits	Qual
1,4-Bromofluorobenzene	99	70-130	

Client Sample Number	Lab Sample Number	Date Collected	Matrix	Date Prepared	Date Analyzed	QC Batch ID
MW-8d75	**02-07-0864-15**	**07/22/02**	**Solid**	**07/22/02**	**07/23/02**	**020723b01**

Parameter	Result	RL	DF	Qual	Units
TPH as Gasoline	ND	0.29	1.17		mg/kg

Surrogates:	REC (%)	Control Limits	Qual
1,4-Bromofluorobenzene	97	70-130	

RL - Reporting Limit , DF - Dilution Factor , Qual - Qualifiers

Calscience Environmental Laboratories, Inc.

ANALYTICAL REPORT

KHM Environmental Management		Date Received:	07/22/02
911 South Primrose Avenue, Unit K		Work Order No:	02-07-0864
Monrovia, CA 91016-0000		Preparation:	EPA 5035
		Method:	EPA 8015M

Project: 1650 Artesia Blvd., Redondo Beach, CA

Client Sample Number	Lab Sample Number	Date Collected	Matrix	Date Prepared	Date Analyzed	QC Batch ID
MW-8d80	**02-07-0864-16**	**07/22/02**	**Solid**	**07/22/02**	**07/23/02**	**020723b01**

Parameter	Result	RL	DF	Qual	Units
TPH as Gasoline	ND	0.29	1.17		mg/kg

Surrogates:	REC (%)	Control Limits	Qual
1,4-Bromofluorobenzene	99	70-130	

Client Sample Number	Lab Sample Number	Date Collected	Matrix	Date Prepared	Date Analyzed	QC Batch ID
MW-8d85	**02-07-0864-17**	**07/22/02**	**Solid**	**07/22/02**	**07/23/02**	**020723b01**

Parameter	Result	RL	DF	Qual	Units
TPH as Gasoline	ND	0.26	1.04		mg/kg

Surrogates:	REC (%)	Control Limits	Qual
1,4-Bromofluorobenzene	99	70-130	

Client Sample Number	Lab Sample Number	Date Collected	Matrix	Date Prepared	Date Analyzed	QC Batch ID
MW-8d90	**02-07-0864-18**	**07/22/02**	**Solid**	**07/22/02**	**07/23/02**	**020723b01**

Parameter	Result	RL	DF	Qual	Units
TPH as Gasoline	ND	0.24	0.95		mg/kg

Surrogates:	REC (%)	Control Limits	Qual
1,4-Bromofluorobenzene	98	70-130	

Client Sample Number	Lab Sample Number	Date Collected	Matrix	Date Prepared	Date Analyzed	QC Batch ID
MW-8d95	**02-07-0864-19**	**07/22/02**	**Solid**	**07/22/02**	**07/23/02**	**020723b01**

Parameter	Result	RL	DF	Qual	Units
TPH as Gasoline	ND	0.23	0.91		mg/kg

Surrogates:	REC (%)	Control Limits	Qual
1,4-Bromofluorobenzene	99	70-130	

Client Sample Number	Lab Sample Number	Date Collected	Matrix	Date Prepared	Date Analyzed	QC Batch ID
MW-8d100	**02-07-0864-20**	**07/22/02**	**Solid**	**07/22/02**	**07/23/02**	**020723b01**

Parameter	Result	RL	DF	Qual	Units
TPH as Gasoline	ND	0.27	1.08		mg/kg

Surrogates:	REC (%)	Control Limits	Qual
1,4-Bromofluorobenzene	99	70-130	

RL - Reporting Limit , DF - Dilution Factor , Qual - Qualifiers

Calscience Environmental Laboratories, Inc.

ANALYTICAL REPORT

KHM Environmental Management		Date Received:	07/22/02
911 South Primrose Avenue, Unit K		Work Order No:	02-07-0864
Monrovia, CA 91016-0000		Preparation:	EPA 5035
		Method:	EPA 8015M

Project: 1650 Artesia Blvd., Redondo Beach, CA

Client Sample Number	Lab Sample Number	Date Collected	Matrix	Date Prepared	Date Analyzed	QC Batch ID
Method Blank	**099-12-009-1,212**	**N/A**	**Solid**	**N/A**	**07/23/02**	**020723b01**

Parameter	Result	RL	DF	Qual	Units
TPH as Gasoline	ND	0.25	1		mg/kg

Surrogates:	REC (%)	Control Limits	Qual
1,4-Bromofluorobenzene	96	70-130	

RL - Reporting Limit , DF - Dilution Factor , Qual - Qualifiers

Calscience Environmental Laboratories, Inc.

ANALYTICAL REPORT

KHM Environmental Management		Date Received:	07/22/02
911 South Primrose Avenue, Unit K		Work Order No:	02-07-0864
Monrovia, CA 91016-0000		Preparation:	EPA 5030B
		Method:	EPA 8260B

Project: 1650 Artesia Blvd., Redondo Beach, CA

Client Sample Number	Lab Sample Number	Date Collected	Matrix	Date Prepared	Date Analyzed	QC Batch ID
GW-MW-8	**02-07-0864-21**	**07/22/02**	**Aqueous**	**N/A**	**07/23/02**	**072302L01**

Parameter	Result	RL	DF	Qual	Units	Parameter	Result	RL	DF	Qual	Units
Benzene	ND	0.50	1		ug/L	Tert-Butyl Alcohol (TBA)	ND	10	1		ug/L
Ethylbenzene	ND	1.0	1		ug/L	Diisopropyl Ether (DIPE)	3.9	2.0	1		ug/L
Toluene	ND	1.0	1		ug/L	Ethyl-t-Butyl Ether (ETBE)	ND	2.0	1		ug/L
p/m-Xylene	ND	1.0	1		ug/L	Tert-Amyl-Methyl Ether (TAME)	ND	2.0	1		ug/L
o-Xylene	ND	1.0	1		ug/L	Ethanol	ND	100	1		ug/L
Methyl-t-Butyl Ether (MTBE)	24	1	1		ug/L						

Surrogates:	REC (%)	Control Limits	Qual	Surrogates:	REC (%)	Control Limits	Qual
Dibromofluoromethane	91	86-118		Toluene-d8	99	88-110	
1,4-Bromofluorobenzene	91	86-115					

Method Blank	099-10-006-5,618	N/A	Aqueous	N/A	07/23/02	072302L01

Parameter	Result	RL	DF	Qual	Units	Parameter	Result	RL	DF	Qual	Units
Benzene	ND	0.50	1		ug/L	Tert-Butyl Alcohol (TBA)	ND	10	1		ug/L
Ethylbenzene	ND	1.0	1		ug/L	Diisopropyl Ether (DIPE)	ND	2.0	1		ug/L
Toluene	ND	1.0	1		ug/L	Ethyl-t-Butyl Ether (ETBE)	ND	2.0	1		ug/L
p/m-Xylene	ND	1.0	1		ug/L	Tert-Amyl-Methyl Ether (TAME)	ND	2.0	1		ug/L
o-Xylene	ND	1.0	1		ug/L	Ethanol	ND	100	1		ug/L
Methyl-t-Butyl Ether (MTBE)	ND	1.0	1		ug/L						

Surrogates:	REC (%)	Control Limits	Qual	Surrogates:	REC (%)	Control Limits	Qual
Dibromofluoromethane	101	86-118		Toluene-d8	99	88-110	
1,4-Bromofluorobenzene	91	86-115					

RL - Reporting Limit , DF - Dilution Factor , Qual - Qualifiers

Calscience Environmental Laboratories, Inc.

ANALYTICAL REPORT

KHM Environmental Management
911 South Primrose Avenue, Unit K
Monrovia, CA 91016-0000

Date Received:	07/22/02
Work Order No:	02-07-0864
Preparation:	EPA 5035
Method:	EPA 8260B

Project: 1650 Artesia Blvd., Redondo Beach, CA

Client Sample Number	Lab Sample Number	Date Collected	Matrix	Date Prepared	Date Analyzed	QC Batch ID
MW-8d5	**02-07-0864-1**	**07/22/02**	**Solid**	**07/22/02**	**07/23/02**	**072302L01**

Parameter	Result	RL	DF	Qual	Units	Parameter	Result	RL	DF	Qual	Units
Benzene	ND	0.93	0.928		ug/kg	Methyl-t-Butyl Ether (MTBE)	ND	1.9	0.928		ug/kg
Ethylbenzene	ND	0.93	0.928		ug/kg	Tert-Butyl Alcohol (TBA)	ND	19	0.928		ug/kg
Toluene	ND	0.93	0.928		ug/kg	Diisopropyl Ether (DIPE)	ND	0.93	0.928		ug/kg
p/m-Xylene	ND	1.9	0.928		ug/kg	Ethyl-t-Butyl Ether (ETBE)	ND	0.93	0.928		ug/kg
o-Xylene	ND	0.93	0.928		ug/kg	Tert-Amyl-Methyl Ether (TAME)	ND	0.93	0.928		ug/kg

Surrogates:	REC (%)	Control Limits	Qual	Surrogates:	REC (%)	Control Limits	Qual
Dibromofluoromethane	113	65-157		Toluene-d8	98	51-144	
1,4-Bromofluorobenzene	94	49-141					

MW-8d10	**02-07-0864-2**	**07/22/02**	**Solid**	**07/22/02**	**07/23/02**	**072302L01**

Parameter	Result	RL	DF	Qual	Units	Parameter	Result	RL	DF	Qual	Units
Benzene	ND	0.87	0.87		ug/kg	Methyl-t-Butyl Ether (MTBE)	ND	1.7	0.87		ug/kg
Ethylbenzene	ND	0.87	0.87		ug/kg	Tert-Butyl Alcohol (TBA)	ND	17	0.87		ug/kg
Toluene	ND	0.87	0.87		ug/kg	Diisopropyl Ether (DIPE)	ND	0.87	0.87		ug/kg
p/m-Xylene	ND	1.7	0.87		ug/kg	Ethyl-t-Butyl Ether (ETBE)	ND	0.87	0.87		ug/kg
o-Xylene	ND	0.87	0.87		ug/kg	Tert-Amyl-Methyl Ether (TAME)	ND	0.87	0.87		ug/kg

Surrogates:	REC (%)	Control Limits	Qual	Surrogates:	REC (%)	Control Limits	Qual
Dibromofluoromethane	109	65-157		Toluene-d8	98	51-144	
1,4-Bromofluorobenzene	95	49-141					

MW-8d15	**02-07-0864-3**	**07/22/02**	**Solid**	**07/22/02**	**07/23/02**	**072302L01**

Parameter	Result	RL	DF	Qual	Units	Parameter	Result	RL	DF	Qual	Units
Benzene	ND	0.97	0.965		ug/kg	Methyl-t-Butyl Ether (MTBE)	ND	1.9	0.965		ug/kg
Ethylbenzene	ND	0.97	0.965		ug/kg	Tert-Butyl Alcohol (TBA)	ND	19	0.965		ug/kg
Toluene	ND	0.97	0.965		ug/kg	Diisopropyl Ether (DIPE)	ND	0.97	0.965		ug/kg
p/m-Xylene	ND	1.9	0.965		ug/kg	Ethyl-t-Butyl Ether (ETBE)	ND	0.97	0.965		ug/kg
o-Xylene	ND	0.97	0.965		ug/kg	Tert-Amyl-Methyl Ether (TAME)	ND	0.97	0.965		ug/kg

Surrogates:	REC (%)	Control Limits	Qual	Surrogates:	REC (%)	Control Limits	Qual
Dibromofluoromethane	108	65-157		Toluene-d8	99	51-144	
1,4-Bromofluorobenzene	93	49-141					

RL - Reporting Limit , DF - Dilution Factor , Qual - Qualifiers

Calscience Environmental Laboratories, Inc.

ANALYTICAL REPORT

KHM Environmental Management
911 South Primrose Avenue, Unit K
Monrovia, CA 91016-0000

Date Received:	07/22/02
Work Order No:	02-07-0864
Preparation:	EPA 5035
Method:	EPA 8260B

Project: 1650 Artesia Blvd., Redondo Beach, CA

Client Sample Number	Lab Sample Number	Date Collected	Matrix	Date Prepared	Date Analyzed	QC Batch ID
MW-8d20	**02-07-0864-4**	**07/22/02**	**Solid**	**07/22/02**	**07/23/02**	**072302L01**

Parameter	Result	RL	DF	Qual	Units	Parameter	Result	RL	DF	Qual	Units
Benzene	ND	0.89	0.893		ug/kg	Methyl-t-Butyl Ether (MTBE)	ND	1.8	0.893		ug/kg
Ethylbenzene	ND	0.89	0.893		ug/kg	Tert-Butyl Alcohol (TBA)	ND	18	0.893		ug/kg
Toluene	ND	0.89	0.893		ug/kg	Diisopropyl Ether (DIPE)	ND	0.89	0.893		ug/kg
p/m-Xylene	ND	1.8	0.893		ug/kg	Ethyl-t-Butyl Ether (ETBE)	ND	0.89	0.893		ug/kg
o-Xylene	ND	0.89	0.893		ug/kg	Tert-Amyl-Methyl Ether (TAME)	ND	0.89	0.893		ug/kg

Surrogates:	REC (%)	Control Limits	Qual	Surrogates:	REC (%)	Control Limits	Qual
Dibromofluoromethane	105	65-157		Toluene-d8	97	51-144	
1,4-Bromofluorobenzene	95	49-141					

MW-8d25	**02-07-0864-5**	**07/22/02**	**Solid**	**07/22/02**	**07/23/02**	**072302L01**

Parameter	Result	RL	DF	Qual	Units	Parameter	Result	RL	DF	Qual	Units
Benzene	ND	0.97	0.971		ug/kg	Methyl-t-Butyl Ether (MTBE)	ND	1.9	0.971		ug/kg
Ethylbenzene	ND	0.97	0.971		ug/kg	Tert-Butyl Alcohol (TBA)	ND	19	0.971		ug/kg
Toluene	ND	0.97	0.971		ug/kg	Diisopropyl Ether (DIPE)	ND	0.97	0.971		ug/kg
p/m-Xylene	ND	1.9	0.971		ug/kg	Ethyl-t-Butyl Ether (ETBE)	ND	0.97	0.971		ug/kg
o-Xylene	ND	0.97	0.971		ug/kg	Tert-Amyl-Methyl Ether (TAME)	ND	0.97	0.971		ug/kg

Surrogates:	REC (%)	Control Limits	Qual	Surrogates:	REC (%)	Control Limits	Qual
Dibromofluoromethane	110	65-157		Toluene-d8	99	51-144	
1,4-Bromofluorobenzene	94	49-141					

MW-8d30	**02-07-0864-6**	**07/22/02**	**Solid**	**07/22/02**	**07/23/02**	**072302L01**

Parameter	Result	RL	DF	Qual	Units	Parameter	Result	RL	DF	Qual	Units
Benzene	ND	1.0	1.01		ug/kg	Methyl-t-Butyl Ether (MTBE)	ND	2.0	1.01		ug/kg
Ethylbenzene	ND	1.0	1.01		ug/kg	Tert-Butyl Alcohol (TBA)	ND	20	1.01		ug/kg
Toluene	ND	1.0	1.01		ug/kg	Diisopropyl Ether (DIPE)	ND	1.0	1.01		ug/kg
p/m-Xylene	ND	2.0	1.01		ug/kg	Ethyl-t-Butyl Ether (ETBE)	ND	1.0	1.01		ug/kg
o-Xylene	ND	1.0	1.01		ug/kg	Tert-Amyl-Methyl Ether (TAME)	ND	1.0	1.01		ug/kg

Surrogates:	REC (%)	Control Limits	Qual	Surrogates:	REC (%)	Control Limits	Qual
Dibromofluoromethane	111	65-157		Toluene-d8	99	51-144	
1,4-Bromofluorobenzene	94	49-141					

RL - Reporting Limit , DF - Dilution Factor , Qual - Qualifiers

Calscience Environmental Laboratories, Inc.

ANALYTICAL REPORT

KHM Environmental Management
911 South Primrose Avenue, Unit K
Monrovia, CA 91016-0000

Date Received:	07/22/02
Work Order No:	02-07-0864
Preparation:	EPA 5035
Method:	EPA 8260B

Project: 1650 Artesia Blvd., Redondo Beach, CA

Client Sample Number	Lab Sample Number	Date Collected	Matrix	Date Prepared	Date Analyzed	QC Batch ID
MW-8d35	**02-07-0864-7**	**07/22/02**	**Solid**	**07/22/02**	**07/23/02**	**072302L01**

Parameter	Result	RL	DF	Qual	Units	Parameter	Result	RL	DF	Qual	Units
Benzene	ND	1.1	1.12		ug/kg	Methyl-t-Butyl Ether (MTBE)	ND	2.2	1.12		ug/kg
Ethylbenzene	ND	1.1	1.12		ug/kg	Tert-Butyl Alcohol (TBA)	ND	22	1.12		ug/kg
Toluene	ND	1.1	1.12		ug/kg	Diisopropyl Ether (DIPE)	ND	1.1	1.12		ug/kg
p/m-Xylene	ND	2.2	1.12		ug/kg	Ethyl-t-Butyl Ether (ETBE)	ND	1.1	1.12		ug/kg
o-Xylene	ND	1.1	1.12		ug/kg	Tert-Amyl-Methyl Ether (TAME)	ND	1.1	1.12		ug/kg

Surrogates:	REC (%)	Control Limits	Qual	Surrogates:	REC (%)	Control Limits	Qual
Dibromofluoromethane	109	65-157		Toluene-d8	99	51-144	
1,4-Bromofluorobenzene	93	49-141					

MW-8d40	**02-07-0864-8**	**07/22/02**	**Solid**	**07/22/02**	**07/23/02**	**072302L01**

Parameter	Result	RL	DF	Qual	Units	Parameter	Result	RL	DF	Qual	Units
Benzene	ND	1.1	1.13		ug/kg	Methyl-t-Butyl Ether (MTBE)	ND	2.3	1.13		ug/kg
Ethylbenzene	ND	1.1	1.13		ug/kg	Tert-Butyl Alcohol (TBA)	ND	23	1.13		ug/kg
Toluene	ND	1.1	1.13		ug/kg	Diisopropyl Ether (DIPE)	ND	1.1	1.13		ug/kg
p/m-Xylene	ND	2.3	1.13		ug/kg	Ethyl-t-Butyl Ether (ETBE)	ND	1.1	1.13		ug/kg
o-Xylene	ND	1.1	1.13		ug/kg	Tert-Amyl-Methyl Ether (TAME)	ND	1.1	1.13		ug/kg

Surrogates:	REC (%)	Control Limits	Qual	Surrogates:	REC (%)	Control Limits	Qual
Dibromofluoromethane	113	65-157		Toluene-d8	99	51-144	
1,4-Bromofluorobenzene	94	49-141					

MW-8d45	**02-07-0864-9**	**07/22/02**	**Solid**	**07/22/02**	**07/23/02**	**072302L01**

Parameter	Result	RL	DF	Qual	Units	Parameter	Result	RL	DF	Qual	Units
Benzene	ND	1.0	1.01		ug/kg	Methyl-t-Butyl Ether (MTBE)	ND	2.0	1.01		ug/kg
Ethylbenzene	ND	1.0	1.01		ug/kg	Tert-Butyl Alcohol (TBA)	ND	20	1.01		ug/kg
Toluene	ND	1.0	1.01		ug/kg	Diisopropyl Ether (DIPE)	ND	1.0	1.01		ug/kg
p/m-Xylene	ND	2.0	1.01		ug/kg	Ethyl-t-Butyl Ether (ETBE)	ND	1.0	1.01		ug/kg
o-Xylene	ND	1.0	1.01		ug/kg	Tert-Amyl-Methyl Ether (TAME)	ND	1.0	1.01		ug/kg

Surrogates:	REC (%)	Control Limits	Qual	Surrogates:	REC (%)	Control Limits	Qual
Dibromofluoromethane	110	65-157		Toluene-d8	99	51-144	
1,4-Bromofluorobenzene	93	49-141					

RL - Reporting Limit , DF - Dilution Factor , Qual - Qualifiers

Calscience Environmental Laboratories, Inc.

ANALYTICAL REPORT

KHM Environmental Management
911 South Primrose Avenue, Unit K
Monrovia, CA 91016-0000

Date Received:	07/22/02
Work Order No:	02-07-0864
Preparation:	EPA 5035
Method:	EPA 8260B

Project: 1650 Artesia Blvd., Redondo Beach, CA

Client Sample Number	Lab Sample Number	Date Collected	Matrix	Date Prepared	Date Analyzed	QC Batch ID
MW-8d50	**02-07-0864-10**	**07/22/02**	**Solid**	**07/22/02**	**07/23/02**	**072302L01**

Parameter	Result	RL	DF	Qual	Units	Parameter	Result	RL	DF	Qual	Units
Benzene	ND	1.1	1.07		ug/kg	Methyl-t-Butyl Ether (MTBE)	ND	2.1	1.07		ug/kg
Ethylbenzene	ND	1.1	1.07		ug/kg	Tert-Butyl Alcohol (TBA)	ND	21	1.07		ug/kg
Toluene	ND	1.1	1.07		ug/kg	Diisopropyl Ether (DIPE)	ND	1.1	1.07		ug/kg
p/m-Xylene	ND	2.1	1.07		ug/kg	Ethyl-t-Butyl Ether (ETBE)	ND	1.1	1.07		ug/kg
o-Xylene	ND	1.1	1.07		ug/kg	Tert-Amyl-Methyl Ether (TAME)	ND	1.1	1.07		ug/kg

Surrogates:	REC (%)	Control Limits	Qual	Surrogates:	REC (%)	Control Limits	Qual
Dibromofluoromethane	110	65-157		Toluene-d8	99	51-144	
1,4-Bromofluorobenzene	93	49-141					

MW-8d55	**02-07-0864-11**	**07/22/02**	**Solid**	**07/22/02**	**07/24/02**	**072302L01**

Parameter	Result	RL	DF	Qual	Units	Parameter	Result	RL	DF	Qual	Units
Benzene	ND	1.1	1.14		ug/kg	Methyl-t-Butyl Ether (MTBE)	ND	2.3	1.14		ug/kg
Ethylbenzene	ND	1.1	1.14		ug/kg	Tert-Butyl Alcohol (TBA)	ND	23	1.14		ug/kg
Toluene	ND	1.1	1.14		ug/kg	Diisopropyl Ether (DIPE)	ND	1.1	1.14		ug/kg
p/m-Xylene	ND	2.3	1.14		ug/kg	Ethyl-t-Butyl Ether (ETBE)	ND	1.1	1.14		ug/kg
o-Xylene	ND	1.1	1.14		ug/kg	Tert-Amyl-Methyl Ether (TAME)	ND	1.1	1.14		ug/kg

Surrogates:	REC (%)	Control Limits	Qual	Surrogates:	REC (%)	Control Limits	Qual
Dibromofluoromethane	104	65-157		Toluene-d8	92	51-144	
1,4-Bromofluorobenzene	98	49-141					

MW-8d60	**02-07-0864-12**	**07/22/02**	**Solid**	**07/22/02**	**07/24/02**	**072302L01**

Parameter	Result	RL	DF	Qual	Units	Parameter	Result	RL	DF	Qual	Units
Benzene	ND	1.2	1.23		ug/kg	Methyl-t-Butyl Ether (MTBE)	ND	2.5	1.23		ug/kg
Ethylbenzene	ND	1.2	1.23		ug/kg	Tert-Butyl Alcohol (TBA)	ND	25	1.23		ug/kg
Toluene	ND	1.2	1.23		ug/kg	Diisopropyl Ether (DIPE)	ND	1.2	1.23		ug/kg
p/m-Xylene	ND	2.5	1.23		ug/kg	Ethyl-t-Butyl Ether (ETBE)	ND	1.2	1.23		ug/kg
o-Xylene	ND	1.2	1.23		ug/kg	Tert-Amyl-Methyl Ether (TAME)	ND	1.2	1.23		ug/kg

Surrogates:	REC (%)	Control Limits	Qual	Surrogates:	REC (%)	Control Limits	Qual
Dibromofluoromethane	105	65-157		Toluene-d8	98	51-144	
1,4-Bromofluorobenzene	94	49-141					

RL - Reporting Limit , DF - Dilution Factor , Qual - Qualifiers

Calscience Environmental Laboratories, Inc.

ANALYTICAL REPORT

KHM Environmental Management
911 South Primrose Avenue, Unit K
Monrovia, CA 91016-0000

Date Received:	07/22/02
Work Order No:	02-07-0864
Preparation:	EPA 5035
Method:	EPA 8260B

Project: 1650 Artesia Blvd., Redondo Beach, CA

Client Sample Number	Lab Sample Number	Date Collected	Matrix	Date Prepared	Date Analyzed	QC Batch ID
MW-8d65	**02-07-0864-13**	**07/22/02**	**Solid**	**07/22/02**	**07/24/02**	**072302L01**

Parameter	Result	RL	DF	Qual	Units	Parameter	Result	RL	DF	Qual	Units
Benzene	ND	1.1	1.07		ug/kg	Methyl-t-Butyl Ether (MTBE)	ND	2.1	1.07		ug/kg
Ethylbenzene	ND	1.1	1.07		ug/kg	Tert-Butyl Alcohol (TBA)	ND	21	1.07		ug/kg
Toluene	ND	1.1	1.07		ug/kg	Diisopropyl Ether (DIPE)	ND	1.1	1.07		ug/kg
p/m-Xylene	ND	2.1	1.07		ug/kg	Ethyl-t-Butyl Ether (ETBE)	ND	1.1	1.07		ug/kg
o-Xylene	ND	1.1	1.07		ug/kg	Tert-Amyl-Methyl Ether (TAME)	ND	1.1	1.07		ug/kg

Surrogates:	REC (%)	Control Limits	Qual	Surrogates:	REC (%)	Control Limits	Qual
Dibromofluoromethane	108	65-157		Toluene-d8	100	51-144	
1,4-Bromofluorobenzene	94	49-141					

MW-8d70	**02-07-0864-14**	**07/22/02**	**Solid**	**07/22/02**	**07/24/02**	**072302L02**

Parameter	Result	RL	DF	Qual	Units	Parameter	Result	RL	DF	Qual	Units
Benzene	ND	1.1	1.14		ug/kg	Methyl-t-Butyl Ether (MTBE)	ND	2.3	1.14		ug/kg
Ethylbenzene	ND	1.1	1.14		ug/kg	Tert-Butyl Alcohol (TBA)	ND	23	1.14		ug/kg
Toluene	ND	1.1	1.14		ug/kg	Diisopropyl Ether (DIPE)	ND	1.1	1.14		ug/kg
p/m-Xylene	ND	2.3	1.14		ug/kg	Ethyl-t-Butyl Ether (ETBE)	ND	1.1	1.14		ug/kg
o-Xylene	ND	1.1	1.14		ug/kg	Tert-Amyl-Methyl Ether (TAME)	ND	1.1	1.14		ug/kg

Surrogates:	REC (%)	Control Limits	Qual	Surrogates:	REC (%)	Control Limits	Qual
Dibromofluoromethane	110	65-157		Toluene-d8	99	51-144	
1,4-Bromofluorobenzene	93	49-141					

MW-8d75	**02-07-0864-15**	**07/22/02**	**Solid**	**07/22/02**	**07/24/02**	**072302L02**

Parameter	Result	RL	DF	Qual	Units	Parameter	Result	RL	DF	Qual	Units
Benzene	ND	1.3	1.27		ug/kg	Methyl-t-Butyl Ether (MTBE)	3.4	2.5	1.27		ug/kg
Ethylbenzene	ND	1.3	1.27		ug/kg	Tert-Butyl Alcohol (TBA)	ND	25	1.27		ug/kg
Toluene	ND	1.3	1.27		ug/kg	Diisopropyl Ether (DIPE)	ND	1.3	1.27		ug/kg
p/m-Xylene	ND	2.5	1.27		ug/kg	Ethyl-t-Butyl Ether (ETBE)	ND	1.3	1.27		ug/kg
o-Xylene	ND	1.3	1.27		ug/kg	Tert-Amyl-Methyl Ether (TAME)	ND	1.3	1.27		ug/kg

Surrogates:	REC (%)	Control Limits	Qual	Surrogates:	REC (%)	Control Limits	Qual
Dibromofluoromethane	109	65-157		Toluene-d8	100	51-144	
1,4-Bromofluorobenzene	93	49-141					

RL - Reporting Limit , DF - Dilution Factor , Qual - Qualifiers

Calscience Environmental Laboratories, Inc.

ANALYTICAL REPORT

KHM Environmental Management
911 South Primrose Avenue, Unit K
Monrovia, CA 91016-0000

Date Received:	07/22/02
Work Order No:	02-07-0864
Preparation:	EPA 5035
Method:	EPA 8260B

Project: 1650 Artesia Blvd., Redondo Beach, CA

Client Sample Number	Lab Sample Number	Date Collected	Matrix	Date Prepared	Date Analyzed	QC Batch ID
MW-8d80	**02-07-0864-16**	**07/22/02**	**Solid**	**07/22/02**	**07/24/02**	**072302L02**

Parameter	Result	RL	DF	Qual	Units	Parameter	Result	RL	DF	Qual	Units
Benzene	ND	1.2	1.17		ug/kg	Methyl-t-Butyl Ether (MTBE)	11	2	1.17		ug/kg
Ethylbenzene	ND	1.2	1.17		ug/kg	Tert-Butyl Alcohol (TBA)	ND	23	1.17		ug/kg
Toluene	ND	1.2	1.17		ug/kg	Diisopropyl Ether (DIPE)	ND	1.2	1.17		ug/kg
p/m-Xylene	ND	2.3	1.17		ug/kg	Ethyl-t-Butyl Ether (ETBE)	ND	1.2	1.17		ug/kg
o-Xylene	ND	1.2	1.17		ug/kg	Tert-Amyl-Methyl Ether (TAME)	ND	1.2	1.17		ug/kg

Surrogates:	REC (%)	Control Limits	Qual	Surrogates:	REC (%)	Control Limits	Qual
Dibromofluoromethane	104	65-157		Toluene-d8	99	51-144	
1,4-Bromofluorobenzene	96	49-141					

Client Sample Number	Lab Sample Number	Date Collected	Matrix	Date Prepared	Date Analyzed	QC Batch ID
MW-8d85	**02-07-0864-17**	**07/22/02**	**Solid**	**07/22/02**	**07/24/02**	**072302L02**

Parameter	Result	RL	DF	Qual	Units	Parameter	Result	RL	DF	Qual	Units
Benzene	ND	1.1	1.14		ug/kg	Methyl-t-Butyl Ether (MTBE)	40	2	1.14		ug/kg
Ethylbenzene	ND	1.1	1.14		ug/kg	Tert-Butyl Alcohol (TBA)	ND	23	1.14		ug/kg
Toluene	ND	1.1	1.14		ug/kg	Diisopropyl Ether (DIPE)	ND	1.1	1.14		ug/kg
p/m-Xylene	ND	2.3	1.14		ug/kg	Ethyl-t-Butyl Ether (ETBE)	ND	1.1	1.14		ug/kg
o-Xylene	ND	1.1	1.14		ug/kg	Tert-Amyl-Methyl Ether (TAME)	ND	1.1	1.14		ug/kg

Surrogates:	REC (%)	Control Limits	Qual	Surrogates:	REC (%)	Control Limits	Qual
Dibromofluoromethane	110	65-157		Toluene-d8	98	51-144	
1,4-Bromofluorobenzene	93	49-141					

Client Sample Number	Lab Sample Number	Date Collected	Matrix	Date Prepared	Date Analyzed	QC Batch ID
MW-8d90	**02-07-0864-18**	**07/22/02**	**Solid**	**07/22/02**	**07/24/02**	**072302L02**

Parameter	Result	RL	DF	Qual	Units	Parameter	Result	RL	DF	Qual	Units
Benzene	ND	1.0	1.02		ug/kg	Methyl-t-Butyl Ether (MTBE)	10	2	1.02		ug/kg
Ethylbenzene	ND	1.0	1.02		ug/kg	Tert-Butyl Alcohol (TBA)	ND	20	1.02		ug/kg
Toluene	ND	1.0	1.02		ug/kg	Diisopropyl Ether (DIPE)	ND	1.0	1.02		ug/kg
p/m-Xylene	ND	2.0	1.02		ug/kg	Ethyl-t-Butyl Ether (ETBE)	ND	1.0	1.02		ug/kg
o-Xylene	ND	1.0	1.02		ug/kg	Tert-Amyl-Methyl Ether (TAME)	ND	1.0	1.02		ug/kg

Surrogates:	REC (%)	Control Limits	Qual	Surrogates:	REC (%)	Control Limits	Qual
Dibromofluoromethane	109	65-157		Toluene-d8	100	51-144	
1,4-Bromofluorobenzene	94	49-141					

RL - Reporting Limit , DF - Dilution Factor , Qual - Qualifiers

Calscience Environmental Laboratories, Inc.

ANALYTICAL REPORT

KHM Environmental Management
911 South Primrose Avenue, Unit K
Monrovia, CA 91016-0000

Date Received:	07/22/02
Work Order No:	02-07-0864
Preparation:	EPA 5035
Method:	EPA 8260B

Project: 1650 Artesia Blvd., Redondo Beach, CA

Client Sample Number	Lab Sample Number	Date Collected	Matrix	Date Prepared	Date Analyzed	QC Batch ID
MW-8d95	**02-07-0864-19**	**07/22/02**	**Solid**	**07/22/02**	**07/24/02**	**072302L02**

Parameter	Result	RL	DF	Qual	Units	Parameter	Result	RL	DF	Qual	Units
Benzene	ND	1.0	0.998		ug/kg	Methyl-t-Butyl Ether (MTBE)	ND	2.0	0.998		ug/kg
Ethylbenzene	ND	1.0	0.998		ug/kg	Tert-Butyl Alcohol (TBA)	ND	20	0.998		ug/kg
Toluene	ND	1.0	0.998		ug/kg	Diisopropyl Ether (DIPE)	ND	1.0	0.998		ug/kg
p/m-Xylene	ND	2.0	0.998		ug/kg	Ethyl-t-Butyl Ether (ETBE)	ND	1.0	0.998		ug/kg
o-Xylene	ND	1.0	0.998		ug/kg	Tert-Amyl-Methyl Ether (TAME)	ND	1.0	0.998		ug/kg

Surrogates:	REC (%)	Control Limits	Qual	Surrogates:	REC (%)	Control Limits	Qual
Dibromofluoromethane	111	65-157		Toluene-d8	101	51-144	
1,4-Bromofluorobenzene	92	49-141					

MW-8d100	**02-07-0864-20**	**07/22/02**	**Solid**	**07/22/02**	**07/24/02**	**072302L02**

Parameter	Result	RL	DF	Qual	Units	Parameter	Result	RL	DF	Qual	Units
Benzene	ND	0.99	0.992		ug/kg	Methyl-t-Butyl Ether (MTBE)	ND	2.0	0.992		ug/kg
Ethylbenzene	ND	0.99	0.992		ug/kg	Tert-Butyl Alcohol (TBA)	ND	20	0.992		ug/kg
Toluene	ND	0.99	0.992		ug/kg	Diisopropyl Ether (DIPE)	ND	0.99	0.992		ug/kg
p/m-Xylene	ND	2.0	0.992		ug/kg	Ethyl-t-Butyl Ether (ETBE)	ND	0.99	0.992		ug/kg
o-Xylene	ND	0.99	0.992		ug/kg	Tert-Amyl-Methyl Ether (TAME)	ND	0.99	0.992		ug/kg

Surrogates:	REC (%)	Control Limits	Qual	Surrogates:	REC (%)	Control Limits	Qual
Dibromofluoromethane	108	65-157		Toluene-d8	99	51-144	
1,4-Bromofluorobenzene	92	49-141					

Method Blank	**095-01-025-4,615**	**N/A**	**Solid**	**N/A**	**07/23/02**	**072302L01**

Parameter	Result	RL	DF	Qual	Units	Parameter	Result	RL	DF	Qual	Units
Benzene	ND	50	50		ug/kg	Methyl-t-Butyl Ether (MTBE)	ND	100	50		ug/kg
Ethylbenzene	ND	50	50		ug/kg	Tert-Butyl Alcohol (TBA)	ND	1000	50		ug/kg
Toluene	ND	50	50		ug/kg	Diisopropyl Ether (DIPE)	ND	50	50		ug/kg
p/m-Xylene	ND	100	50		ug/kg	Ethyl-t-Butyl Ether (ETBE)	ND	50	50		ug/kg
o-Xylene	ND	50	50		ug/kg	Tert-Amyl-Methyl Ether (TAME)	ND	50	50		ug/kg

Surrogates:	REC (%)	Control Limits	Qual	Surrogates:	REC (%)	Control Limits	Qual
Dibromofluoromethane	111	65-157		Toluene-d8	99	51-144	
1,4-Bromofluorobenzene	100	49-141					

RL - Reporting Limit , DF - Dilution Factor , Qual - Qualifiers

Calscience Environmental Laboratories, Inc.

ANALYTICAL REPORT

KHM Environmental Management		Date Received:	07/22/02
911 South Primrose Avenue, Unit K		Work Order No:	02-07-0864
Monrovia, CA 91016-0000		Preparation:	EPA 5035
		Method:	EPA 8260B

Project: 1650 Artesia Blvd., Redondo Beach, CA

Client Sample Number	Lab Sample Number	Date Collected	Matrix	Date Prepared	Date Analyzed	QC Batch ID
Method Blank	**095-01-025-4,623**	**N/A**	**Solid**	**N/A**	**07/24/02**	**072302L02**

Parameter	Result	RL	DF	Qual	Units	Parameter	Result	RL	DF	Qual	Units
Benzene	ND	1.0	1		ug/kg	Methyl-t-Butyl Ether (MTBE)	ND	2.0	1		ug/kg
Ethylbenzene	ND	1.0	1		ug/kg	Tert-Butyl Alcohol (TBA)	ND	20	1		ug/kg
Toluene	ND	1.0	1		ug/kg	Diisopropyl Ether (DIPE)	ND	1.0	1		ug/kg
p/m-Xylene	ND	2.0	1		ug/kg	Ethyl-t-Butyl Ether (ETBE)	ND	1.0	1		ug/kg
o-Xylene	ND	1.0	1		ug/kg	Tert-Amyl-Methyl Ether (TAME)	ND	1.0	1		ug/kg

Surrogates:	REC (%)	Control Limits	Qual	Surrogates:	REC (%)	Control Limits	Qual
Dibromofluoromethane	109	65-157		Toluene-d8	99	51-144	
1,4-Bromofluorobenzene	94	49-141					

RL - Reporting Limit , DF - Dilution Factor , Qual - Qualifiers

Calscience Environmental Laboratories, Inc.

Quality Control - Spike/Spike Duplicate

KHM Environmental Management
911 South Primrose Avenue, Unit K
Monrovia, CA 91016-0000

Date Received: 07/22/02
Work Order No: 02-07-0864
Preparation: EPA 5030B
Method: EPA 8015M

Project: 1650 Artesia Blvd., Redondo Beach, CA

Quality Control Sample ID	Matrix	Instrument	Date Prepared	Date Analyzed	MS/MSD Batch Number
02-07-0879-1	Aqueous	GC 24	N/A	07/23/02	020723S01

Parameter	MS %REC	MSD %REC	%REC CL	RPD	RPD CL	Qualifiers
TPH as Gasoline	91	93	72-120	2	0-21	

Calscience Environmental Laboratories, Inc.

Quality Control - Spike/Spike Duplicate

KHM Environmental Management
911 South Primrose Avenue, Unit K
Monrovia, CA 91016-0000

Date Received: 07/22/02
Work Order No: 02-07-0864
Preparation: EPA 5030B
Method: EPA 8260B

Project: 1650 Artesia Blvd., Redondo Beach, CA

Quality Control Sample ID	Matrix	Instrument	Date Prepared	Date Analyzed	MS/MSD Batch Number
02-07-0878-1	**Aqueous**	**GC/MS R**	**N/A**	**07/23/02**	**072302S01**

Parameter	MS %REC	MSD %REC	%REC CL	RPD	RPD CL	Qualifiers
Benzene	110	110	72-127	0	0-25	
Carbon Tetrachloride	103	104	70-130	1	0-25	
Chlorobenzene	108	106	72-131	1	0-25	
1,2-Dichlorobenzene	108	108	70-130	0	0-25	
1,1-Dichloroethene	97	98	69-127	1	0-25	
Toluene	107	106	75-124	1	0-25	
Trichloroethene	108	109	60-137	1	0-25	
Vinyl Chloride	93	96	70-130	3	0-25	
Methyl-t-Butyl Ether (MTBE)	93	94	80-120	1	0-25	
Tert-Butyl Alcohol (TBA)	98	90	60-140	8	0-25	
Diisopropyl Ether (DIPE)	97	97	60-140	0	0-25	
Ethyl-t-Butyl Ether (ETBE)	96	96	60-140	0	0-25	
Tert-Amyl-Methyl Ether (TAME)	105	106	60-140	0	0-25	
Ethanol	98	89	60-140	10	0-25	

Calscience Environmental Laboratories, Inc.

Quality Control - LCS/LCS Duplicate

KHM Environmental Management
911 South Primrose Avenue, Unit K
Monrovia, CA 91016-0000

Project: 1650 Artesia Blvd., Redondo Beach, CA

Date Received:	07/22/02
Work Order No:	02-07-0864
Preparation:	EPA 5030B
Method:	EPA 8015M

Quality Control Sample ID	Matrix	Instrument	Date Prepared	Date Analyzed	LCS/LCSD Batch Number
098-03-006-2,856	Aqueous	GC 24	N/A	07/23/02	020723B01

Parameter	LCS %REC	LCSD %REC	%REC CL	RPD	RPD CL	Qualifiers
TPH as Gasoline	95	95	81-123	1	0-17	

Calscience Environmental Laboratories, Inc.

Quality Control - LCS/LCS Duplicate

KHM Environmental Management
911 South Primrose Avenue, Unit K
Monrovia, CA 91016-0000

Project: 1650 Artesia Blvd., Redondo Beach, CA

Date Received:	07/22/02
Work Order No:	02-07-0864
Preparation:	EPA 5035
Method:	EPA 8015M

Quality Control Sample ID	Matrix	Instrument	Date Prepared	Date Analyzed	LCS/LCSD Batch Number
099-12-009-1,212	**Solid**	**GC 22**	**N/A**	**07/23/02**	**020723b01**

Parameter	LCS %REC	LCSD %REC	%REC CL	RPD	RPD CL	Qualifiers
TPH as Gasoline	100	105	70-130	5	0-25	

Calscience Environmental Laboratories, Inc.

Quality Control - LCS/LCS Duplicate

KHM Environmental Management
911 South Primrose Avenue, Unit K
Monrovia, CA 91016-0000

Date Received: 07/22/02
Work Order No: 02-07-0864
Preparation: EPA 5030B
Method: EPA 8260B

Project: 1650 Artesia Blvd., Redondo Beach, CA

Quality Control Sample ID	Matrix	Instrument	Date Prepared	Date Analyzed	LCS/LCSD Batch Number
099-10-006-5,618	**Aqueous**	**GC/MS R**	**N/A**	**07/23/02**	**072302L01**

Parameter	LCS %REC	LCSD %REC	%REC CL	RPD	RPD CL	Qualifiers
Benzene	108	108	72-127	0	0-25	
Carbon Tetrachloride	103	103	70-130	0	0-25	
Chlorobenzene	106	106	72-131	1	0-25	
1,2-Dichlorobenzene	107	108	70-130	1	0-25	
1,1-Dichloroethene	95	97	69-127	2	0-25	
Toluene	105	104	75-124	1	0-25	
Trichloroethene	106	105	60-137	1	0-25	
Vinyl Chloride	93	93	79-118	0	0-25	
Methyl-t-Butyl Ether (MTBE)	98	99	80-120	1	0-25	
Tert-Butyl Alcohol (TBA)	100	104	60-140	4	0-25	
Diisopropyl Ether (DIPE)	98	99	60-140	0	0-25	
Ethyl-t-Butyl Ether (ETBE)	99	100	60-140	1	0-25	
Tert-Amyl-Methyl Ether (TAME)	109	109	60-140	0	0-25	
Ethanol	87	95	60-140	9	0-25	

Calscience Environmental Laboratories, Inc.

Quality Control - LCS/LCS Duplicate

KHM Environmental Management
911 South Primrose Avenue, Unit K
Monrovia, CA 91016-0000

Date Received: 07/22/02
Work Order No: 02-07-0864
Preparation: EPA 5035
Method: EPA 8260B

Project: 1650 Artesia Blvd., Redondo Beach, CA

Quality Control Sample ID	Matrix	Instrument	Date Prepared	Date Analyzed	LCS/LCSD Batch Number
095-01-025-4,615	**Solid**	**GC/MS W**	**N/A**	**07/23/02**	**072302L01**

Parameter	LCS %REC	LCSD %REC	%REC CL	RPD	RPD CL	Qualifiers
Benzene	107	105	76-124	2	0-15	
Carbon Tetrachloride	88	87	66-137	1	0-16	
Chlorobenzene	105	104	72-129	1	0-21	
1,2-Dichlorobenzene	109	105	79-121	3	0-20	
1,1-Dichloroethene	105	105	59-131	0	0-14	
Toluene	108	106	72-130	2	0-16	
Trichloroethene	106	105	69-130	1	0-18	
Vinyl Chloride	105	105	51-136	0	0-21	
Methyl-t-Butyl Ether (MTBE)	99	97	69-149	2	0-17	
Tert-Butyl Alcohol (TBA)	91	89	49-145	2	0-25	
Diisopropyl Ether (DIPE)	84	84	73-133	0	0-25	
Ethyl-t-Butyl Ether (ETBE)	95	96	73-132	0	0-25	
Tert-Amyl-Methyl Ether (TAME)	100	98	82-120	2	0-25	

Calscience Environmental Laboratories, Inc.

Quality Control - LCS/LCS Duplicate

KHM Environmental Management
911 South Primrose Avenue, Unit K
Monrovia, CA 91016-0000

Date Received: 07/22/02
Work Order No: 02-07-0864
Preparation: EPA 5035
Method: EPA 8260B

Project: 1650 Artesia Blvd., Redondo Beach, CA

Quality Control Sample ID	Matrix	Instrument	Date Prepared	Date Analyzed	LCS/LCSD Batch Number
095-01-025-4,623	**Solid**	**GC/MS W**	**N/A**	**07/24/02**	**072302L02**

Parameter	LCS %REC	LCSD %REC	%REC CL	RPD	RPD CL	Qualifiers
Benzene	104	129	76-124	22	0-15	X
Carbon Tetrachloride	83	115	66-137	32	0-16	X
Chlorobenzene	101	123	72-129	20	0-21	
1,2-Dichlorobenzene	102	118	79-121	14	0-20	
1,1-Dichloroethene	102	129	59-131	24	0-14	X
Toluene	101	125	72-130	21	0-16	X
Trichloroethene	105	134	69-130	25	0-18	X
Vinyl Chloride	99	115	51-136	15	0-21	
Methyl-t-Butyl Ether (MTBE)	98	97	69-149	1	0-17	
Tert-Butyl Alcohol (TBA)	88	61	49-145	35	0-25	X
Diisopropyl Ether (DIPE)	85	164	73-133	64	0-25	X
Ethyl-t-Butyl Ether (ETBE)	95	105	73-132	10	0-25	
Tert-Amyl-Methyl Ether (TAME)	96	100	82-120	5	0-25	

The Laboratory Control Sample Reported Percent Difference was outside Calscience Control Limits for the reported compounds Benzene, Toluene, TBA and DIPE. No detected concentrations of these analytes were found in any sample, so the data was reported with no further action taken. All other Quality Assurance indices were in control.

Calscience Environmental Laboratories, Inc.

GLOSSARY OF TERMS AND QUALIFIERS

Work Order Number: 02-07-0864

Qualifier	Definition
ND	Not detected at indicated reporting limit.
X	% Recovery and/or RPD out-of-range.

7440 Lincoln Way, Garden Grove, CA 92841-1432 • TEL: (714) 895-5494 • FAX: (714) 894-7501

Calscience Environmental Laboratories, Inc.

WORK ORDER #: 02-0 7 - 0 8 6 4

Cooler 1 of 1

SAMPLE RECEIPT FORM

CLIENT: KHM **DATE:** 7/22/02

TEMPERATURE – SAMPLES RECEIVED BY:

CALSCIENCE COURIER:

- ____ Chilled, cooler with temperature blank provided.
- ____ Chilled, cooler without temperature blank.
- ✓ Chilled and placed in cooler with wet ice.
- ____ Ambient and placed in cooler with wet ice.
- ____ Ambient temperature.
- 4 °C Temperature blank.

LABORATORY (Other than Calscience Courier):

- ____ °C Temperature blank.
- ____ °C IR thermometer.
- ____ Ambient temperature.

Initial: M

CUSTODY SEAL INTACT:

Sample(s): ____ Cooler: ____ No (Not Intact) : ____ Not Applicable (N/A): —

Initial: M

SAMPLE CONDITION:

	Yes	No	N/A
Chain-Of-Custody document(s) received with samples	—		
Sample container label(s) consistent with custody papers	✓		
Sample container(s) intact and good condition	✓		
Correct containers for analyses requested	✓		
Proper preservation noted on sample label(s)	✓		
VOA vial(s) free of headspace.	✓		
Tedlar bag(s) free of condensation			—

Initial: M

COMMENTS:

CALSCIENCE ENVIRONMENTAL LABORATORIES, INC.

7440 Lincoln Way
Garden Grove, CA 92841-1432
(714) 895-5494 (714) 894-7501 fax

Shell Oil Products US Chain Of Custody Record

Equiva Project Manager to be invoiced:

☑ SCIENCE & ENGINEERING
☐ TECHNICAL SERVICES
☐ CRMT HOUSTON

Deborah Pryor

INCIDENT NUMBER (SKE ONLY): 9 8 9 9 5 8 6 0

SAP or CRMT NUMBER (TS/CRMT): 1 3 5 8 0 2

DATE: 7/22

PAGE: 1 of 3

SAMPLING COMPANY: KHM Environmental Management	LOG CODE: KHMM
SITE ADDRESS (Street and City): 1650 Artesia Blvd., Redondo Beach	GLOBAL ID NO.: T0603792950
ADDRESS: 911 S. Primrose Ave., Monrovia CA	
PROJECT CONTACT (Hardcopy or PDF Report to): Monica Cash	
TELEPHONE: 626-256-6662	FAX: 626-256-6263
E-MAIL: mcash@khm1.com	
EDF DELIVERABLE TO (Responsible Party or Designee): Monica Cash	PHONE NO.: 626-256-6662
E-MAIL: mcash@khm1.com	CONSULTANT PROJECT NO.: D80-1650
SAMPLER NAME(S) (Print): Kathryn Roberts	LAB USE ONLY: 0207-0869

TURNAROUND TIME (BUSINESS DAYS): ☐ 10 DAYS ☑ 5 DAYS ☐ 72 HOURS ☐ 48 HOURS ☐ 24 HOURS ☐ LESS THAN 24 HOURS

☐ LA - RWQCB REPORT FORMAT ☐ UST AGENCY: _____

GC/MS MTBE CONFIRMATION: HIGHEST _____ HIGHEST per BORING _____ ALL _____

SPECIAL INSTRUCTIONS OR NOTES: CHECK BOX IF EDD IS NOT NEEDED ☐

Please fax to Kathryn Roberts ASAP

Send pdf version to Monica Cash, via email.

REQUESTED ANALYSIS

LAB USE ONLY	Field Sample Identification		SAMPLING DATE	SAMPLING TIME	MATRIX	NO. OF CONT.	TPH - Gas, Purgeable	BTEX	MTBE (8021B - 5ppb RL)	MTBE (8260B - 0.5ppb RL)	Oxygenates (5) by (8260B)	Ethanol (8260B)	Methanol	EDB & 1,2-DCA (8260B)	EPA 5035 Extraction for Volatiles	VOCs Halogenated/Aromatic (8021B)	TRPH (418.1)	Vapor VOCs BTEX / MTBE (TO-15)	Vapor VOCs Full List (TO-15)	Vapor TPH (ASTM 3416m)	Vapor Fixed Gases (ASTM D1946)	Test for Disposal (48-_____)		TPH - Diesel, Extractable (8015m)		MTBE (8260B) Confirmation, See Note	TEMPERATURE ON RECEIPT C°
1	MW-8	MW-8d5	7/22	755	Soil	6	X	X			X				X									~~X~~			No TPH-d needed
2		MW-8d10		800			X	X			X				X												
3		MW-8d15		805			X	X			X				X												
4		MW-8d20		810			X	X			X				X												
5		MW-8d25		815			X	X			X				X												
6		MW-8d30		820			X	X			X				X												
7		MW-8d35		825			X	X			X				X												
8		MW-8d40		830			X	X			X				X												
9		MW-8d45		833			X	X			X				X												
10		MW-8d50	↓	837	↓	↓	X	X			X				X												

Relinquished by: (Signature) Kathryn Roberts	Received by: (Signature) [illegible]	Date: 7/22/02	Time: 1336
Relinquished by: (Signature)	Received by: (Signature)	Date:	Time:
Relinquished by: (Signature) [illegible]	Received by: (Signature) Brian [illegible]	Date: 7/22/02	Time: 1621

DISTRIBUTION: White with final report, Green to File, Yellow and Pink to Client.

10/16/00 Revision

Q&Q Graphic (714) 898-9702

CALSCIENCE ENVIRONMENTAL LABORATORIES, INC.

7440 Lincoln Way
Garden Grove, CA 92841-1432
(714) 895-5494 (714) 894-7501 fax

Shell Oil Products US Chain Of Custody Record

Equiva Project Manager to be invoiced:

☑ SCIENCE & ENGINEERING
☐ TECHNICAL SERVICES
☐ CRMT HOUSTON

Deborah Pryor

INCIDENT NUMBER (S&E ONLY): 9 8 9 9 5 8 6 0

SAP or CRMT NUMBER (TS/CRMT): 1 3 5 8 0 2

DATE: 7/22

PAGE: 2 of 3

SAMPLING COMPANY: KHM Environmental Management

LOG CODE: KHMM

SITE ADDRESS (Street and City): 1650 Artesia Blvd., Redondo Beach

GLOBAL ID NO.: T0603792950

ADDRESS: 911 S. Primrose Ave., Monrovia CA

PROJECT CONTACT (Hardcopy or PDF Report to): Monica Cash

TELEPHONE: 626-256-6662 FAX: 626-256-6263 E-MAIL: mcash@khm1.com

EDF DELIVERABLE TO (Responsible Party or Designee): Monica Cash

PHONE NO.: 626-256-6662

E-MAIL: mcash@khm1.com

CONSULTANT PROJECT NO.: D80-1650

SAMPLER NAME(S) (Print): Kathryn Roberts

LAB USE ONLY: 0207-0869

TURNAROUND TIME (BUSINESS DAYS): ☐ 10 DAYS ☑ 5 DAYS ☐ 72 HOURS ☐ 48 HOURS ☐ 24 HOURS ☐ LESS THAN 24 HOURS

☐ LA - RWQCB REPORT FORMAT ☐ UST AGENCY: _____

GC/MS MTBE CONFIRMATION: HIGHEST _____ HIGHEST per BORING _____ ALL _____

SPECIAL INSTRUCTIONS OR NOTES: CHECK BOX IF EDD IS NOT NEEDED ☐

Please fax to Kathryn Roberts ASAP

Send pdf version to Monica Cash, via email.

REQUESTED ANALYSIS

FIELD NOTES: Container/Preservative or PID Readings or Laboratory Notes

LAB USE ONLY	Field Sample Identification		SAMPLING DATE	SAMPLING TIME	MATRIX	NO. OF CONT.	TPH - Gas, Purgeable	BTEX	MTBE (8021B - 5ppb RL)	MTBE (8260B - 0.5ppb RL)	Oxygenates (5) by (8260B)	Ethanol (8260B)	Methanol	EDB & 1,2-DCA (8260B)	EPA 5035 Extraction for Volatiles	VOCs Halogenated/Aromatic (8021B)	TRPH (418.1)	Vapor VOCs BTEX / MTBE (TO-15)	Vapor VOCs Full List (TO-15)	Vapor TPH (ASTM 3416m)	Vapor Fixed Gases (ASTM D1946)	Test for Disposal (4B--)		TPH - Diesel, Extractable (8015m)		MTBE (8260B) Confirmation, See Note	TEMPERATURE ON RECEIPT C°
11	MW-8	MW-8d55	7/22	843	Soil	6	X	X			X				X									X			No TPH-d needed
12		MW-8d60		850			X	X			X				X												
13		MW-8d65		855			X	X			X				X												
14		MW-8d70		900			X	X			X				X												
15		MW-8d75		905			X	X			X				X												
16		MW-8d80		910			X	X			X				X												
17		MW-8d85		920			X	X			X				X												
18		MW-8d90		925			X	X			X				X												
19		MW-8d95		930			X	X			X				X												
20		MW-8d100		935			X	X			X				X												

Relinquished by: (Signature)	Received by: (Signature)	Date:	Time:
Kathryn Roberts	[illegible]	7/22/02	1336
Relinquished by: (Signature)	Received by: (Signature)	Date:	Time:
Relinquished by: (Signature)	Received by: (Signature)	Date:	Time:
[illegible]	Brian Cafferty	7/22/02	1621

DISTRIBUTION: White with final report, Green to File, Yellow and Pink to Client.

10/16/00 Revision

Q&Q Graphic (714) 895-9702

CALSCIENCE ENVIRONMENTAL LABORATORIES, INC.

7440 Lincoln Way
Garden Grove, CA 92841-1432
(714) 895-5494 (714) 894-7501 fax

Shell Oil Products US Chain Of Custody Record

Equiva Project Manager to be invoiced:

☑ SCIENCE & ENGINEERING
☐ TECHNICAL SERVICES
☐ CRMT HOUSTON

Deborah Pryor

INCIDENT NUMBER (S&E ONLY): 9 8 9 9 5 8 6 0

SAP or CRMT NUMBER (TS/CRMT): 1 3 5 8 0 2

DATE: 7/22

PAGE: 3 of 3

SAMPLING COMPANY: KHM Environmental Management	LOG CODE: KHMM
SITE ADDRESS (Street and City): 1650 Artesia Blvd., Redondo Beach	GLOBAL ID NO.: T0603792950
ADDRESS: 911 S. Primrose Ave., Monrovia CA	
EDF DELIVERABLE TO (Responsible Party or Designee): Monica Cash	PHONE NO.: 626-256-6662
E-MAIL: mcash@khm1.com	CONSULTANT PROJECT NO.: D80-1650
PROJECT CONTACT (Hardcopy or PDF Report to): Monica Cash	
TELEPHONE: 626-256-6662	FAX: 626-256-6263
E-MAIL: mcash@khm1.com	
SAMPLER NAME(S) (Print): Kathryn Roberts	LAB USE ONLY: 02-07-0864

TURNAROUND TIME (BUSINESS DAYS): ☐ 10 DAYS ☑ 5 DAYS ☐ 72 HOURS ☐ 48 HOURS ☐ 24 HOURS ☐ LESS THAN 24 HOURS

☐ LA - RWQCB REPORT FORMAT ☐ UST AGENCY: _____

GC/MS MTBE CONFIRMATION: HIGHEST _____ HIGHEST per BORING _____ ALL _____

SPECIAL INSTRUCTIONS OR NOTES: CHECK BOX IF EDD IS NOT NEEDED ☐

Please fax to Kathryn Roberts ASAP

Send pdf version to Monica Cash, via email.

REQUESTED ANALYSIS

LAB USE ONLY	Field Sample Identification		SAMPLING DATE	SAMPLING TIME	MATRIX	NO. OF CONT.	TPH - Gas, Purgeable	BTEX	MTBE (8021B - 5ppb RL)	MTBE (8260B - 0.5ppb RL)	Oxygenates (5) by (8260B)	Ethanol (8260B)	Methanol	EDB & 1,2-DCA (8260B)	EPA 5035 Extraction for Volatiles	VOCs Halogenated/Aromatic (8021B)	TRPH (418.1)	Vapor VOCs BTEX / MTBE (TO-15)	Vapor VOCs Full List (TO-15)	Vapor TPH (ASTM 3416m)	Vapor Fixed Gases (ASTM D1946)	Test for Disposal (4B-_____)		TPH - Diesel, Extractable (8015m)		MTBE (8260B) Confirmation, See Note	FIELD NOTES: Container/Preservative or PID Readings or Laboratory Notes
21	MW-8	GW-MW-8	7/22	955	water	4	X	X			X																NO 5035 or TPH-d

Relinquished by: (Signature)	Received by: (Signature)	Date: 7/22/02	Time: 1336
Relinquished by: (Signature)	Received by: (Signature)	Date:	Time:
Relinquished by: (Signature)	Received by: (Signature)	Date: 7/22/02	Time: 162

DISTRIBUTION: White with final report, Green to File, Yellow and Pink to Client.

10/16/00 Revision

Q&Q Graphic (714) 898-9702

Calscience
Environmental
Laboratories, Inc.

July 26, 2002

Monica Cash-Gonzalez
KHM Environmental Management
911 South Primrose Avenue, Unit K
Monrovia, CA 91016-0000

Subject: **Calscience Work Order No.: 02-07-0922**
Client Reference: 1650 Artesia Blvd., Redondo Beach, CA

Dear Client:

Enclosed is an analytical report for the above-referenced project. The samples included in this report were received 7/23/02 and analyzed in accordance with the attached chain-of-custody.

Unless otherwise noted, all analytical testing was accomplished in accordance with the guidelines established in our Quality Assurance Program Manual, applicable standard operating procedures, and other related documentation. The results in this analytical report are limited to the samples tested and any reproduction thereof must be made in its entirety.

If you have any questions regarding this report, please do not hesitate to contact the undersigned.

Sincerely,

Calscience Environmental
Laboratories, Inc.
Larry Lem
Project Manager

Michael J. Chrisostomo
Quality Assurance Manager

7440 Lincoln Way, Garden Grove, CA 92841-1432 • TEL: (714) 895-5494 • FAX: (714) 894-7501

Calscience Environmental Laboratories, Inc.

ANALYTICAL REPORT

KHM Environmental Management		Date Received:	07/23/02
911 South Primrose Avenue, Unit K		Work Order No:	02-07-0922
Monrovia, CA 91016-0000		Preparation:	EPA 5030B
		Method:	EPA 8015M

Project: 1650 Artesia Blvd., Redondo Beach, CA

Client Sample Number	Lab Sample Number	Date Collected	Matrix	Date Prepared	Date Analyzed	QC Batch ID
GW-MW-7	**02-07-0922-21**	**07/23/02**	**Aqueous**	**N/A**	**07/24/02**	**020724b01**

Parameter	Result	RL	DF	Qual	Units
TPH as Gasoline	250	100	1		ug/L

Surrogates:	REC (%)	Control Limits	Qual
1,4-Bromofluorobenzene	94	49-157	

Client Sample Number	Lab Sample Number	Date Collected	Matrix	Date Prepared	Date Analyzed	QC Batch ID
Method Blank	**098-03-006-2,863**	**N/A**	**Aqueous**	**N/A**	**07/24/02**	**020724b01**

Parameter	Result	RL	DF	Qual	Units
TPH as Gasoline	ND	100	1		ug/L

Surrogates:	REC (%)	Control Limits	Qual
1,4-Bromofluorobenzene	83	49-157	

RL - Reporting Limit , DF - Dilution Factor , Qual - Qualifiers

Calscience Environmental Laboratories, Inc.

ANALYTICAL REPORT

KHM Environmental Management
911 South Primrose Avenue, Unit K
Monrovia, CA 91016-0000

Date Received:	07/23/02
Work Order No:	02-07-0922
Preparation:	EPA 5035
Method:	EPA 8015M

Project: 1650 Artesia Blvd., Redondo Beach, CA

Client Sample Number	Lab Sample Number	Date Collected	Matrix	Date Prepared	Date Analyzed	QC Batch ID
MW-7d5	**02-07-0922-1**	**07/23/02**	**Solid**	**07/23/02**	**07/24/02**	**020723b02**

Parameter	Result	RL	DF	Qual	Units
TPH as Gasoline	ND	0.31	1.23		mg/kg

Surrogates:	REC (%)	Control Limits	Qual
1,4-Bromofluorobenzene	91	70-130	

Client Sample Number	Lab Sample Number	Date Collected	Matrix	Date Prepared	Date Analyzed	QC Batch ID
MW-7d10	**02-07-0922-2**	**07/23/02**	**Solid**	**07/23/02**	**07/24/02**	**020723b01**

Parameter	Result	RL	DF	Qual	Units
TPH as Gasoline	ND	0.23	0.91		mg/kg

Surrogates:	REC (%)	Control Limits	Qual
1,4-Bromofluorobenzene	94	70-130	

Client Sample Number	Lab Sample Number	Date Collected	Matrix	Date Prepared	Date Analyzed	QC Batch ID
MW-7d15	**02-07-0922-3**	**07/23/02**	**Solid**	**07/23/02**	**07/24/02**	**020723b03**

Parameter	Result	RL	DF	Qual	Units
TPH as Gasoline	ND	0.22	0.87		mg/kg

Surrogates:	REC (%)	Control Limits	Qual
1,4-Bromofluorobenzene	91	70-130	

Client Sample Number	Lab Sample Number	Date Collected	Matrix	Date Prepared	Date Analyzed	QC Batch ID
MW-7d20	**02-07-0922-4**	**07/23/02**	**Solid**	**07/23/02**	**07/24/02**	**020723b03**

Parameter	Result	RL	DF	Qual	Units
TPH as Gasoline	ND	0.26	1.03		mg/kg

Surrogates:	REC (%)	Control Limits	Qual
1,4-Bromofluorobenzene	95	70-130	

Client Sample Number	Lab Sample Number	Date Collected	Matrix	Date Prepared	Date Analyzed	QC Batch ID
MW-7d25	**02-07-0922-5**	**07/23/02**	**Solid**	**07/23/02**	**07/24/02**	**020723b03**

Parameter	Result	RL	DF	Qual	Units
TPH as Gasoline	ND	0.23	0.91		mg/kg

Surrogates:	REC (%)	Control Limits	Qual
1,4-Bromofluorobenzene	96	70-130	

RL - Reporting Limit , DF - Dilution Factor , Qual - Qualifiers

Calscience Environmental Laboratories, Inc.

ANALYTICAL REPORT

KHM Environmental Management		Date Received:	07/23/02
911 South Primrose Avenue, Unit K		Work Order No:	02-07-0922
Monrovia, CA 91016-0000		Preparation:	EPA 5035
		Method:	EPA 8015M

Project: 1650 Artesia Blvd., Redondo Beach, CA

Client Sample Number	Lab Sample Number	Date Collected	Matrix	Date Prepared	Date Analyzed	QC Batch ID
MW-7d30	**02-07-0922-6**	**07/23/02**	**Solid**	**07/23/02**	**07/24/02**	**020723b03**

Parameter	Result	RL	DF	Qual	Units
TPH as Gasoline	ND	0.24	0.95		mg/kg

Surrogates:	REC (%)	Control Limits	Qual
1,4-Bromofluorobenzene	94	70-130	

Client Sample Number	Lab Sample Number	Date Collected	Matrix	Date Prepared	Date Analyzed	QC Batch ID
MW-7d35	**02-07-0922-7**	**07/23/02**	**Solid**	**07/23/02**	**07/24/02**	**020723b03**

Parameter	Result	RL	DF	Qual	Units
TPH as Gasoline	ND	0.30	1.2		mg/kg

Surrogates:	REC (%)	Control Limits	Qual
1,4-Bromofluorobenzene	99	70-130	

Client Sample Number	Lab Sample Number	Date Collected	Matrix	Date Prepared	Date Analyzed	QC Batch ID
MW-7d40	**02-07-0922-8**	**07/23/02**	**Solid**	**07/23/02**	**07/24/02**	**020723b03**

Parameter	Result	RL	DF	Qual	Units
TPH as Gasoline	ND	0.26	1.02		mg/kg

Surrogates:	REC (%)	Control Limits	Qual
1,4-Bromofluorobenzene	94	70-130	

Client Sample Number	Lab Sample Number	Date Collected	Matrix	Date Prepared	Date Analyzed	QC Batch ID
MW-7d45	**02-07-0922-9**	**07/23/02**	**Solid**	**07/23/02**	**07/24/02**	**020723b03**

Parameter	Result	RL	DF	Qual	Units
TPH as Gasoline	ND	0.28	1.12		mg/kg

Surrogates:	REC (%)	Control Limits	Qual
1,4-Bromofluorobenzene	94	70-130	

Client Sample Number	Lab Sample Number	Date Collected	Matrix	Date Prepared	Date Analyzed	QC Batch ID
MW-7d50	**02-07-0922-10**	**07/23/02**	**Solid**	**07/23/02**	**07/24/02**	**020723b03**

Parameter	Result	RL	DF	Qual	Units
TPH as Gasoline	ND	0.28	1.13		mg/kg

Surrogates:	REC (%)	Control Limits	Qual
1,4-Bromofluorobenzene	99	70-130	

RL - Reporting Limit , DF - Dilution Factor , Qual - Qualifiers

Calscience Environmental Laboratories, Inc.

ANALYTICAL REPORT

KHM Environmental Management
911 South Primrose Avenue, Unit K
Monrovia, CA 91016-0000

Date Received:	07/23/02
Work Order No:	02-07-0922
Preparation:	EPA 5035
Method:	EPA 8015M

Project: 1650 Artesia Blvd., Redondo Beach, CA

Client Sample Number	Lab Sample Number	Date Collected	Matrix	Date Prepared	Date Analyzed	QC Batch ID
MW-7d55	**02-07-0922-11**	**07/23/02**	**Solid**	**07/23/02**	**07/24/02**	**020723b03**

Parameter	Result	RL	DF	Qual	Units
TPH as Gasoline	ND	0.29	1.15		mg/kg

Surrogates:	REC (%)	Control Limits	Qual
1,4-Bromofluorobenzene	94	70-130	

Client Sample Number	Lab Sample Number	Date Collected	Matrix	Date Prepared	Date Analyzed	QC Batch ID
MW-7d60	**02-07-0922-12**	**07/23/02**	**Solid**	**07/23/02**	**07/24/02**	**020723b03**

Parameter	Result	RL	DF	Qual	Units
TPH as Gasoline	ND	0.30	1.21		mg/kg

Surrogates:	REC (%)	Control Limits	Qual
1,4-Bromofluorobenzene	98	70-130	

Client Sample Number	Lab Sample Number	Date Collected	Matrix	Date Prepared	Date Analyzed	QC Batch ID
MW-7d65	**02-07-0922-13**	**07/23/02**	**Solid**	**07/23/02**	**07/24/02**	**020723b03**

Parameter	Result	RL	DF	Qual	Units
TPH as Gasoline	ND	0.30	1.18		mg/kg

Surrogates:	REC (%)	Control Limits	Qual
1,4-Bromofluorobenzene	98	70-130	

Client Sample Number	Lab Sample Number	Date Collected	Matrix	Date Prepared	Date Analyzed	QC Batch ID
MW-7d70	**02-07-0922-14**	**07/23/02**	**Solid**	**07/23/02**	**07/24/02**	**020723b03**

Parameter	Result	RL	DF	Qual	Units
TPH as Gasoline	ND	0.34	1.34		mg/kg

Surrogates:	REC (%)	Control Limits	Qual
1,4-Bromofluorobenzene	99	70-130	

Client Sample Number	Lab Sample Number	Date Collected	Matrix	Date Prepared	Date Analyzed	QC Batch ID
MW-7d75	**02-07-0922-15**	**07/23/02**	**Solid**	**07/23/02**	**07/24/02**	**020723b03**

Parameter	Result	RL	DF	Qual	Units
TPH as Gasoline	ND	0.31	1.23		mg/kg

Surrogates:	REC (%)	Control Limits	Qual
1,4-Bromofluorobenzene	98	70-130	

RL - Reporting Limit , DF - Dilution Factor , Qual - Qualifiers

Calscience Environmental Laboratories, Inc.

ANALYTICAL REPORT

KHM Environmental Management
911 South Primrose Avenue, Unit K
Monrovia, CA 91016-0000

Date Received:	07/23/02
Work Order No:	02-07-0922
Preparation:	EPA 5035
Method:	EPA 8015M

Project: 1650 Artesia Blvd., Redondo Beach, CA

Client Sample Number	Lab Sample Number	Date Collected	Matrix	Date Prepared	Date Analyzed	QC Batch ID
MW-7d80	**02-07-0922-16**	**07/23/02**	**Solid**	**07/23/02**	**07/24/02**	**020723b03**

Parameter	Result	RL	DF	Qual	Units
TPH as Gasoline	ND	0.30	1.18		mg/kg

Surrogates:	REC (%)	Control Limits	Qual
1,4-Bromofluorobenzene	99	70-130	

Client Sample Number	Lab Sample Number	Date Collected	Matrix	Date Prepared	Date Analyzed	QC Batch ID
MW-7d85	**02-07-0922-17**	**07/23/02**	**Solid**	**07/23/02**	**07/24/02**	**020723b03**

Parameter	Result	RL	DF	Qual	Units
TPH as Gasoline	ND	0.27	1.08		mg/kg

Surrogates:	REC (%)	Control Limits	Qual
1,4-Bromofluorobenzene	100	70-130	

Client Sample Number	Lab Sample Number	Date Collected	Matrix	Date Prepared	Date Analyzed	QC Batch ID
MW-7d90	**02-07-0922-18**	**07/23/02**	**Solid**	**07/23/02**	**07/24/02**	**020723b03**

Parameter	Result	RL	DF	Qual	Units
TPH as Gasoline	0.28	0.23	0.93		mg/kg

Surrogates:	REC (%)	Control Limits	Qual
1,4-Bromofluorobenzene	99	70-130	

Client Sample Number	Lab Sample Number	Date Collected	Matrix	Date Prepared	Date Analyzed	QC Batch ID
MW-7d95	**02-07-0922-19**	**07/23/02**	**Solid**	**07/23/02**	**07/24/02**	**020723b03**

Parameter	Result	RL	DF	Qual	Units
TPH as Gasoline	ND	0.25	0.98		mg/kg

Surrogates:	REC (%)	Control Limits	Qual
1,4-Bromofluorobenzene	101	70-130	

Client Sample Number	Lab Sample Number	Date Collected	Matrix	Date Prepared	Date Analyzed	QC Batch ID
MW-7d100	**02-07-0922-20**	**07/23/02**	**Solid**	**07/23/02**	**07/24/02**	**020723b03**

Parameter	Result	RL	DF	Qual	Units
TPH as Gasoline	ND	0.25	1.01		mg/kg

Surrogates:	REC (%)	Control Limits	Qual
1,4-Bromofluorobenzene	99	70-130	

RL - Reporting Limit , DF - Dilution Factor , Qual - Qualifiers

Calscience Environmental Laboratories, Inc.

ANALYTICAL REPORT

KHM Environmental Management		Date Received:	07/23/02
911 South Primrose Avenue, Unit K		Work Order No:	02-07-0922
Monrovia, CA 91016-0000		Preparation:	EPA 5035
		Method:	EPA 8015M

Project: 1650 Artesia Blvd., Redondo Beach, CA

Client Sample Number	Lab Sample Number	Date Collected	Matrix	Date Prepared	Date Analyzed	QC Batch ID
Method Blank	**099-12-009-1,214**	**N/A**	**Solid**	**N/A**	**07/23/02**	**020723b01**

Parameter	Result	RL	DF	Qual	Units
TPH as Gasoline	ND	0.25	1		mg/kg

Surrogates:	REC (%)	Control Limits	Qual
1,4-Bromofluorobenzene	87	70-130	

Client Sample Number	Lab Sample Number	Date Collected	Matrix	Date Prepared	Date Analyzed	QC Batch ID
Method Blank	**099-12-009-1,215**	**N/A**	**Solid**	**N/A**	**07/24/02**	**020723b03**

Parameter	Result	RL	DF	Qual	Units
TPH as Gasoline	ND	0.25	1		mg/kg

Surrogates:	REC (%)	Control Limits	Qual
1,4-Bromofluorobenzene	96	70-130	

Client Sample Number	Lab Sample Number	Date Collected	Matrix	Date Prepared	Date Analyzed	QC Batch ID
Method Blank	**099-12-009-1,216**	**N/A**	**Solid**	**N/A**	**07/24/02**	**020723b03**

Parameter	Result	RL	DF	Qual	Units
TPH as Gasoline	ND	0.25	1		mg/kg

Surrogates:	REC (%)	Control Limits	Qual
1,4-Bromofluorobenzene	89	70-130	

Client Sample Number	Lab Sample Number	Date Collected	Matrix	Date Prepared	Date Analyzed	QC Batch ID
Method Blank	**099-12-009-1,217**	**N/A**	**Solid**	**07/23/02**	**07/23/02**	**020723b02**

Parameter	Result	RL	DF	Qual	Units
TPH as Gasoline	ND	10	40		mg/kg

Surrogates:	REC (%)	Control Limits	Qual
1,4-Bromofluorobenzene	87	70-130	

RL - Reporting Limit , DF - Dilution Factor , Qual - Qualifiers

Calscience Environmental Laboratories, Inc.

ANALYTICAL REPORT

KHM Environmental Management		Date Received:	07/23/02
911 South Primrose Avenue, Unit K		Work Order No:	02-07-0922
Monrovia, CA 91016-0000		Preparation:	EPA 5030B
		Method:	EPA 8260B

Project: 1650 Artesia Blvd., Redondo Beach, CA

Client Sample Number	Lab Sample Number	Date Collected	Matrix	Date Prepared	Date Analyzed	QC Batch ID
GW-MW-7	**02-07-0922-21**	**07/23/02**	**Aqueous**	**N/A**	**07/23/02**	**072302L01**

Parameter	Result	RL	DF	Qual	Units	Parameter	Result	RL	DF	Qual	Units
Benzene	ND	0.50	1		ug/L	Tert-Butyl Alcohol (TBA)	ND	10	1		ug/L
Ethylbenzene	ND	1.0	1		ug/L	Diisopropyl Ether (DIPE)	13	2	1		ug/L
Toluene	ND	1.0	1		ug/L	Ethyl-t-Butyl Ether (ETBE)	ND	2.0	1		ug/L
p/m-Xylene	ND	1.0	1		ug/L	Tert-Amyl-Methyl Ether (TAME)	ND	2.0	1		ug/L
o-Xylene	ND	1.0	1		ug/L	Ethanol	ND	100	1		ug/L
Methyl-t-Butyl Ether (MTBE)	22	1	1		ug/L						

Surrogates:	REC (%)	Control Limits	Qual	Surrogates:	REC (%)	Control Limits	Qual
Dibromofluoromethane	105	86-118		Toluene-d8	101	88-110	
1,4-Bromofluorobenzene	98	86-115					

Method Blank	**099-10-006-5,621**	**N/A**	**Aqueous**	**N/A**	**07/23/02**	**072302L01**

Parameter	Result	RL	DF	Qual	Units	Parameter	Result	RL	DF	Qual	Units
Benzene	ND	0.50	1		ug/L	Tert-Butyl Alcohol (TBA)	ND	10	1		ug/L
Ethylbenzene	ND	1.0	1		ug/L	Diisopropyl Ether (DIPE)	ND	2.0	1		ug/L
Toluene	ND	1.0	1		ug/L	Ethyl-t-Butyl Ether (ETBE)	ND	2.0	1		ug/L
p/m-Xylene	ND	1.0	1		ug/L	Tert-Amyl-Methyl Ether (TAME)	ND	2.0	1		ug/L
o-Xylene	ND	1.0	1		ug/L	Ethanol	ND	100	1		ug/L
Methyl-t-Butyl Ether (MTBE)	ND	1.0	1		ug/L						

Surrogates:	REC (%)	Control Limits	Qual	Surrogates:	REC (%)	Control Limits	Qual
Dibromofluoromethane	104	86-118		Toluene-d8	101	88-110	
1,4-Bromofluorobenzene	97	86-115					

RL - Reporting Limit , DF - Dilution Factor , Qual - Qualifiers

Calscience Environmental Laboratories, Inc.

ANALYTICAL REPORT

KHM Environmental Management
911 South Primrose Avenue, Unit K
Monrovia, CA 91016-0000

Date Received:	07/23/02
Work Order No:	02-07-0922
Preparation:	EPA 5035
Method:	EPA 8260B

Project: 1650 Artesia Blvd., Redondo Beach, CA

Client Sample Number	Lab Sample Number	Date Collected	Matrix	Date Prepared	Date Analyzed	QC Batch ID
MW-7d5	**02-07-0922-1**	**07/23/02**	**Solid**	**07/23/02**	**07/23/02**	**072302L03**

Parameter	Result	RL	DF	Qual	Units	Parameter	Result	RL	DF	Qual	Units
Benzene	ND	1.6	1.61		ug/kg	Methyl-t-Butyl Ether (MTBE)	ND	3.2	1.61		ug/kg
Ethylbenzene	ND	1.6	1.61		ug/kg	Tert-Butyl Alcohol (TBA)	ND	32	1.61		ug/kg
Toluene	ND	1.6	1.61		ug/kg	Diisopropyl Ether (DIPE)	ND	1.6	1.61		ug/kg
p/m-Xylene	ND	3.2	1.61		ug/kg	Ethyl-t-Butyl Ether (ETBE)	ND	1.6	1.61		ug/kg
o-Xylene	ND	1.6	1.61		ug/kg	Tert-Amyl-Methyl Ether (TAME)	ND	1.6	1.61		ug/kg

Surrogates:	REC (%)	Control Limits	Qual	Surrogates:	REC (%)	Control Limits	Qual
Dibromofluoromethane	106	65-157		Toluene-d8	98	51-144	
1,4-Bromofluorobenzene	91	49-141					

MW-7d10	**02-07-0922-2**	**07/23/02**	**Solid**	**07/23/02**	**07/23/02**	**072302L03**

Parameter	Result	RL	DF	Qual	Units	Parameter	Result	RL	DF	Qual	Units
Benzene	ND	0.83	0.828		ug/kg	Methyl-t-Butyl Ether (MTBE)	ND	1.7	0.828		ug/kg
Ethylbenzene	ND	0.83	0.828		ug/kg	Tert-Butyl Alcohol (TBA)	ND	17	0.828		ug/kg
Toluene	ND	0.83	0.828		ug/kg	Diisopropyl Ether (DIPE)	ND	0.83	0.828		ug/kg
p/m-Xylene	ND	1.7	0.828		ug/kg	Ethyl-t-Butyl Ether (ETBE)	ND	0.83	0.828		ug/kg
o-Xylene	ND	0.83	0.828		ug/kg	Tert-Amyl-Methyl Ether (TAME)	ND	0.83	0.828		ug/kg

Surrogates:	REC (%)	Control Limits	Qual	Surrogates:	REC (%)	Control Limits	Qual
Dibromofluoromethane	109	65-157		Toluene-d8	98	51-144	
1,4-Bromofluorobenzene	86	49-141					

MW-7d15	**02-07-0922-3**	**07/23/02**	**Solid**	**07/23/02**	**07/23/02**	**072302L03**

Parameter	Result	RL	DF	Qual	Units	Parameter	Result	RL	DF	Qual	Units
Benzene	ND	0.85	0.852		ug/kg	Methyl-t-Butyl Ether (MTBE)	ND	1.7	0.852		ug/kg
Ethylbenzene	ND	0.85	0.852		ug/kg	Tert-Butyl Alcohol (TBA)	ND	17	0.852		ug/kg
Toluene	ND	0.85	0.852		ug/kg	Diisopropyl Ether (DIPE)	ND	0.85	0.852		ug/kg
p/m-Xylene	ND	1.7	0.852		ug/kg	Ethyl-t-Butyl Ether (ETBE)	ND	0.85	0.852		ug/kg
o-Xylene	ND	0.85	0.852		ug/kg	Tert-Amyl-Methyl Ether (TAME)	ND	0.85	0.852		ug/kg

Surrogates:	REC (%)	Control Limits	Qual	Surrogates:	REC (%)	Control Limits	Qual
Dibromofluoromethane	103	65-157		Toluene-d8	97	51-144	
1,4-Bromofluorobenzene	91	49-141					

RL - Reporting Limit , DF - Dilution Factor , Qual - Qualifiers

Calscience Environmental Laboratories, Inc.

ANALYTICAL REPORT

KHM Environmental Management
911 South Primrose Avenue, Unit K
Monrovia, CA 91016-0000

Date Received:	07/23/02
Work Order No:	02-07-0922
Preparation:	EPA 5035
Method:	EPA 8260B

Project: 1650 Artesia Blvd., Redondo Beach, CA

Client Sample Number	Lab Sample Number	Date Collected	Matrix	Date Prepared	Date Analyzed	QC Batch ID
MW-7d20	**02-07-0922-4**	**07/23/02**	**Solid**	**07/23/02**	**07/23/02**	**072302L03**

Parameter	Result	RL	DF	Qual	Units	Parameter	Result	RL	DF	Qual	Units
Benzene	ND	0.93	0.933		ug/kg	Methyl-t-Butyl Ether (MTBE)	ND	1.9	0.933		ug/kg
Ethylbenzene	ND	0.93	0.933		ug/kg	Tert-Butyl Alcohol (TBA)	ND	19	0.933		ug/kg
Toluene	ND	0.93	0.933		ug/kg	Diisopropyl Ether (DIPE)	ND	0.93	0.933		ug/kg
p/m-Xylene	ND	1.9	0.933		ug/kg	Ethyl-t-Butyl Ether (ETBE)	ND	0.93	0.933		ug/kg
o-Xylene	ND	0.93	0.933		ug/kg	Tert-Amyl-Methyl Ether (TAME)	ND	0.93	0.933		ug/kg

Surrogates:	REC (%)	Control Limits	Qual	Surrogates:	REC (%)	Control Limits	Qual
Dibromofluoromethane	108	65-157		Toluene-d8	97	51-144	
1,4-Bromofluorobenzene	91	49-141					

MW-7d25	**02-07-0922-5**	**07/23/02**	**Solid**	**07/23/02**	**07/23/02**	**072302L03**

Parameter	Result	RL	DF	Qual	Units	Parameter	Result	RL	DF	Qual	Units
Benzene	ND	0.94	0.943		ug/kg	Methyl-t-Butyl Ether (MTBE)	ND	1.9	0.943		ug/kg
Ethylbenzene	ND	0.94	0.943		ug/kg	Tert-Butyl Alcohol (TBA)	ND	19	0.943		ug/kg
Toluene	ND	0.94	0.943		ug/kg	Diisopropyl Ether (DIPE)	ND	0.94	0.943		ug/kg
p/m-Xylene	ND	1.9	0.943		ug/kg	Ethyl-t-Butyl Ether (ETBE)	ND	0.94	0.943		ug/kg
o-Xylene	ND	0.94	0.943		ug/kg	Tert-Amyl-Methyl Ether (TAME)	ND	0.94	0.943		ug/kg

Surrogates:	REC (%)	Control Limits	Qual	Surrogates:	REC (%)	Control Limits	Qual
Dibromofluoromethane	111	65-157		Toluene-d8	96	51-144	
1,4-Bromofluorobenzene	88	49-141					

MW-7d30	**02-07-0922-6**	**07/23/02**	**Solid**	**07/23/02**	**07/23/02**	**072302L03**

Parameter	Result	RL	DF	Qual	Units	Parameter	Result	RL	DF	Qual	Units
Benzene	ND	1.0	1.04		ug/kg	Methyl-t-Butyl Ether (MTBE)	ND	2.1	1.04		ug/kg
Ethylbenzene	ND	1.0	1.04		ug/kg	Tert-Butyl Alcohol (TBA)	ND	21	1.04		ug/kg
Toluene	ND	1.0	1.04		ug/kg	Diisopropyl Ether (DIPE)	ND	1.0	1.04		ug/kg
p/m-Xylene	ND	2.1	1.04		ug/kg	Ethyl-t-Butyl Ether (ETBE)	ND	1.0	1.04		ug/kg
o-Xylene	ND	1.0	1.04		ug/kg	Tert-Amyl-Methyl Ether (TAME)	ND	1.0	1.04		ug/kg

Surrogates:	REC (%)	Control Limits	Qual	Surrogates:	REC (%)	Control Limits	Qual
Dibromofluoromethane	108	65-157		Toluene-d8	97	51-144	
1,4-Bromofluorobenzene	89	49-141					

RL - Reporting Limit , DF - Dilution Factor , Qual - Qualifiers

Calscience Environmental Laboratories, Inc.

ANALYTICAL REPORT

KHM Environmental Management		Date Received:	07/23/02
911 South Primrose Avenue, Unit K		Work Order No:	02-07-0922
Monrovia, CA 91016-0000		Preparation:	EPA 5035
		Method:	EPA 8260B

Project: 1650 Artesia Blvd., Redondo Beach, CA

Client Sample Number	Lab Sample Number	Date Collected	Matrix	Date Prepared	Date Analyzed	QC Batch ID
MW-7d35	**02-07-0922-7**	**07/23/02**	**Solid**	**07/23/02**	**07/23/02**	**072302L03**

Parameter	Result	RL	DF	Qual	Units	Parameter	Result	RL	DF	Qual	Units
Benzene	ND	1.1	1.14		ug/kg	Methyl-t-Butyl Ether (MTBE)	ND	2.3	1.14		ug/kg
Ethylbenzene	ND	1.1	1.14		ug/kg	Tert-Butyl Alcohol (TBA)	ND	23	1.14		ug/kg
Toluene	ND	1.1	1.14		ug/kg	Diisopropyl Ether (DIPE)	ND	1.1	1.14		ug/kg
p/m-Xylene	ND	2.3	1.14		ug/kg	Ethyl-t-Butyl Ether (ETBE)	ND	1.1	1.14		ug/kg
o-Xylene	ND	1.1	1.14		ug/kg	Tert-Amyl-Methyl Ether (TAME)	ND	1.1	1.14		ug/kg

Surrogates:	REC (%)	Control Limits	Qual	Surrogates:	REC (%)	Control Limits	Qual
Dibromofluoromethane	107	65-157		Toluene-d8	98	51-144	
1,4-Bromofluorobenzene	89	49-141					

MW-7d40	**02-07-0922-8**	**07/23/02**	**Solid**	**07/23/02**	**07/23/02**	**072302L03**

Parameter	Result	RL	DF	Qual	Units	Parameter	Result	RL	DF	Qual	Units
Benzene	ND	1.1	1.08		ug/kg	Methyl-t-Butyl Ether (MTBE)	ND	2.2	1.08		ug/kg
Ethylbenzene	ND	1.1	1.08		ug/kg	Tert-Butyl Alcohol (TBA)	ND	22	1.08		ug/kg
Toluene	ND	1.1	1.08		ug/kg	Diisopropyl Ether (DIPE)	ND	1.1	1.08		ug/kg
p/m-Xylene	ND	2.2	1.08		ug/kg	Ethyl-t-Butyl Ether (ETBE)	ND	1.1	1.08		ug/kg
o-Xylene	ND	1.1	1.08		ug/kg	Tert-Amyl-Methyl Ether (TAME)	ND	1.1	1.08		ug/kg

Surrogates:	REC (%)	Control Limits	Qual	Surrogates:	REC (%)	Control Limits	Qual
Dibromofluoromethane	108	65-157		Toluene-d8	97	51-144	
1,4-Bromofluorobenzene	88	49-141					

MW-7d45	**02-07-0922-9**	**07/23/02**	**Solid**	**07/23/02**	**07/24/02**	**072302L04**

Parameter	Result	RL	DF	Qual	Units	Parameter	Result	RL	DF	Qual	Units
Benzene	ND	1.2	1.15		ug/kg	Methyl-t-Butyl Ether (MTBE)	ND	2.3	1.15		ug/kg
Ethylbenzene	ND	1.2	1.15		ug/kg	Tert-Butyl Alcohol (TBA)	ND	23	1.15		ug/kg
Toluene	ND	1.2	1.15		ug/kg	Diisopropyl Ether (DIPE)	ND	1.2	1.15		ug/kg
p/m-Xylene	ND	2.3	1.15		ug/kg	Ethyl-t-Butyl Ether (ETBE)	ND	1.2	1.15		ug/kg
o-Xylene	ND	1.2	1.15		ug/kg	Tert-Amyl-Methyl Ether (TAME)	ND	1.2	1.15		ug/kg

Surrogates:	REC (%)	Control Limits	Qual	Surrogates:	REC (%)	Control Limits	Qual
Dibromofluoromethane	108	65-157		Toluene-d8	97	51-144	
1,4-Bromofluorobenzene	89	49-141					

RL - Reporting Limit , DF - Dilution Factor , Qual - Qualifiers

Calscience Environmental Laboratories, Inc.

ANALYTICAL REPORT

KHM Environmental Management
911 South Primrose Avenue, Unit K
Monrovia, CA 91016-0000

Date Received:	07/23/02
Work Order No:	02-07-0922
Preparation:	EPA 5035
Method:	EPA 8260B

Project: 1650 Artesia Blvd., Redondo Beach, CA

Client Sample Number	Lab Sample Number	Date Collected	Matrix	Date Prepared	Date Analyzed	QC Batch ID
MW-7d50	**02-07-0922-10**	**07/23/02**	**Solid**	**07/23/02**	**07/24/02**	**072302L04**

Parameter	Result	RL	DF	Qual	Units	Parameter	Result	RL	DF	Qual	Units
Benzene	ND	1.3	1.26		ug/kg	Methyl-t-Butyl Ether (MTBE)	ND	2.5	1.26		ug/kg
Ethylbenzene	ND	1.3	1.26		ug/kg	Tert-Butyl Alcohol (TBA)	ND	25	1.26		ug/kg
Toluene	ND	1.3	1.26		ug/kg	Diisopropyl Ether (DIPE)	ND	1.3	1.26		ug/kg
p/m-Xylene	ND	2.5	1.26		ug/kg	Ethyl-t-Butyl Ether (ETBE)	ND	1.3	1.26		ug/kg
o-Xylene	ND	1.3	1.26		ug/kg	Tert-Amyl-Methyl Ether (TAME)	ND	1.3	1.26		ug/kg

Surrogates:	REC (%)	Control Limits	Qual	Surrogates:	REC (%)	Control Limits	Qual
Dibromofluoromethane	110	65-157		Toluene-d8	98	51-144	
1,4-Bromofluorobenzene	88	49-141					

MW-7d55	**02-07-0922-11**	**07/23/02**	**Solid**	**07/23/02**	**07/24/02**	**072302L04**

Parameter	Result	RL	DF	Qual	Units	Parameter	Result	RL	DF	Qual	Units
Benzene	ND	1.2	1.2		ug/kg	Methyl-t-Butyl Ether (MTBE)	ND	2.4	1.2		ug/kg
Ethylbenzene	ND	1.2	1.2		ug/kg	Tert-Butyl Alcohol (TBA)	ND	24	1.2		ug/kg
Toluene	ND	1.2	1.2		ug/kg	Diisopropyl Ether (DIPE)	ND	1.2	1.2		ug/kg
p/m-Xylene	ND	2.4	1.2		ug/kg	Ethyl-t-Butyl Ether (ETBE)	ND	1.2	1.2		ug/kg
o-Xylene	ND	1.2	1.2		ug/kg	Tert-Amyl-Methyl Ether (TAME)	ND	1.2	1.2		ug/kg

Surrogates:	REC (%)	Control Limits	Qual	Surrogates:	REC (%)	Control Limits	Qual
Dibromofluoromethane	110	65-157		Toluene-d8	98	51-144	
1,4-Bromofluorobenzene	90	49-141					

MW-7d60	**02-07-0922-12**	**07/23/02**	**Solid**	**07/23/02**	**07/24/02**	**072302L04**

Parameter	Result	RL	DF	Qual	Units	Parameter	Result	RL	DF	Qual	Units
Benzene	ND	1.2	1.15		ug/kg	Methyl-t-Butyl Ether (MTBE)	ND	2.3	1.15		ug/kg
Ethylbenzene	ND	1.2	1.15		ug/kg	Tert-Butyl Alcohol (TBA)	ND	23	1.15		ug/kg
Toluene	ND	1.2	1.15		ug/kg	Diisopropyl Ether (DIPE)	ND	1.2	1.15		ug/kg
p/m-Xylene	ND	2.3	1.15		ug/kg	Ethyl-t-Butyl Ether (ETBE)	ND	1.2	1.15		ug/kg
o-Xylene	ND	1.2	1.15		ug/kg	Tert-Amyl-Methyl Ether (TAME)	ND	1.2	1.15		ug/kg

Surrogates:	REC (%)	Control Limits	Qual	Surrogates:	REC (%)	Control Limits	Qual
Dibromofluoromethane	110	65-157		Toluene-d8	98	51-144	
1,4-Bromofluorobenzene	88	49-141					

RL - Reporting Limit , DF - Dilution Factor , Qual - Qualifiers

Calscience Environmental Laboratories, Inc.

ANALYTICAL REPORT

KHM Environmental Management
911 South Primrose Avenue, Unit K
Monrovia, CA 91016-0000

Date Received:	07/23/02
Work Order No:	02-07-0922
Preparation:	EPA 5035
Method:	EPA 8260B

Project: 1650 Artesia Blvd., Redondo Beach, CA

Client Sample Number	Lab Sample Number	Date Collected	Matrix	Date Prepared	Date Analyzed	QC Batch ID
MW-7d65	**02-07-0922-13**	**07/23/02**	**Solid**	**07/23/02**	**07/24/02**	**072302L04**

Parameter	Result	RL	DF	Qual	Units	Parameter	Result	RL	DF	Qual	Units
Benzene	ND	1.2	1.18		ug/kg	Methyl-t-Butyl Ether (MTBE)	ND	2.4	1.18		ug/kg
Ethylbenzene	ND	1.2	1.18		ug/kg	Tert-Butyl Alcohol (TBA)	ND	24	1.18		ug/kg
Toluene	ND	1.2	1.18		ug/kg	Diisopropyl Ether (DIPE)	ND	1.2	1.18		ug/kg
p/m-Xylene	ND	2.4	1.18		ug/kg	Ethyl-t-Butyl Ether (ETBE)	ND	1.2	1.18		ug/kg
o-Xylene	ND	1.2	1.18		ug/kg	Tert-Amyl-Methyl Ether (TAME)	ND	1.2	1.18		ug/kg

Surrogates:	REC (%)	Control Limits	Qual	Surrogates:	REC (%)	Control Limits	Qual
Dibromofluoromethane	107	65-157		Toluene-d8	97	51-144	
1,4-Bromofluorobenzene	88	49-141					

MW-7d70	**02-07-0922-14**	**07/23/02**	**Solid**	**07/23/02**	**07/24/02**	**072302L04**

Parameter	Result	RL	DF	Qual	Units	Parameter	Result	RL	DF	Qual	Units
Benzene	ND	1.5	1.45		ug/kg	Methyl-t-Butyl Ether (MTBE)	5.2	2.9	1.45		ug/kg
Ethylbenzene	ND	1.5	1.45		ug/kg	Tert-Butyl Alcohol (TBA)	ND	29	1.45		ug/kg
Toluene	ND	1.5	1.45		ug/kg	Diisopropyl Ether (DIPE)	ND	1.5	1.45		ug/kg
p/m-Xylene	ND	2.9	1.45		ug/kg	Ethyl-t-Butyl Ether (ETBE)	ND	1.5	1.45		ug/kg
o-Xylene	ND	1.5	1.45		ug/kg	Tert-Amyl-Methyl Ether (TAME)	ND	1.5	1.45		ug/kg

Surrogates:	REC (%)	Control Limits	Qual	Surrogates:	REC (%)	Control Limits	Qual
Dibromofluoromethane	107	65-157		Toluene-d8	98	51-144	
1,4-Bromofluorobenzene	87	49-141					

MW-7d75	**02-07-0922-15**	**07/23/02**	**Solid**	**07/23/02**	**07/24/02**	**072302L04**

Parameter	Result	RL	DF	Qual	Units	Parameter	Result	RL	DF	Qual	Units
Benzene	ND	1.2	1.16		ug/kg	Methyl-t-Butyl Ether (MTBE)	7.3	2.3	1.16		ug/kg
Ethylbenzene	ND	1.2	1.16		ug/kg	Tert-Butyl Alcohol (TBA)	ND	23	1.16		ug/kg
Toluene	ND	1.2	1.16		ug/kg	Diisopropyl Ether (DIPE)	ND	1.2	1.16		ug/kg
p/m-Xylene	ND	2.3	1.16		ug/kg	Ethyl-t-Butyl Ether (ETBE)	ND	1.2	1.16		ug/kg
o-Xylene	ND	1.2	1.16		ug/kg	Tert-Amyl-Methyl Ether (TAME)	ND	1.2	1.16		ug/kg

Surrogates:	REC (%)	Control Limits	Qual	Surrogates:	REC (%)	Control Limits	Qual
Dibromofluoromethane	108	65-157		Toluene-d8	97	51-144	
1,4-Bromofluorobenzene	89	49-141					

RL - Reporting Limit , DF - Dilution Factor , Qual - Qualifiers

Calscience Environmental Laboratories, Inc.

ANALYTICAL REPORT

KHM Environmental Management
911 South Primrose Avenue, Unit K
Monrovia, CA 91016-0000

Date Received:	07/23/02
Work Order No:	02-07-0922
Preparation:	EPA 5035
Method:	EPA 8260B

Project: 1650 Artesia Blvd., Redondo Beach, CA

Client Sample Number	Lab Sample Number	Date Collected	Matrix	Date Prepared	Date Analyzed	QC Batch ID
MW-7d80	**02-07-0922-16**	**07/23/02**	**Solid**	**07/23/02**	**07/24/02**	**072302L04**

Parameter	Result	RL	DF	Qual	Units	Parameter	Result	RL	DF	Qual	Units
Benzene	ND	1.1	1.11		ug/kg	Methyl-t-Butyl Ether (MTBE)	8.7	2.2	1.11		ug/kg
Ethylbenzene	ND	1.1	1.11		ug/kg	Tert-Butyl Alcohol (TBA)	ND	22	1.11		ug/kg
Toluene	ND	1.1	1.11		ug/kg	Diisopropyl Ether (DIPE)	ND	1.1	1.11		ug/kg
p/m-Xylene	ND	2.2	1.11		ug/kg	Ethyl-t-Butyl Ether (ETBE)	ND	1.1	1.11		ug/kg
o-Xylene	ND	1.1	1.11		ug/kg	Tert-Amyl-Methyl Ether (TAME)	ND	1.1	1.11		ug/kg

Surrogates:	REC (%)	Control Limits	Qual	Surrogates:	REC (%)	Control Limits	Qual
Dibromofluoromethane	113	65-157		Toluene-d8	98	51-144	
1,4-Bromofluorobenzene	86	49-141					

MW-7d85	**02-07-0922-17**	**07/23/02**	**Solid**	**07/23/02**	**07/24/02**	**072302L04**

Parameter	Result	RL	DF	Qual	Units	Parameter	Result	RL	DF	Qual	Units
Benzene	ND	1.1	1.07		ug/kg	Methyl-t-Butyl Ether (MTBE)	140	2	1.07		ug/kg
Ethylbenzene	ND	1.1	1.07		ug/kg	Tert-Butyl Alcohol (TBA)	22	21	1.07		ug/kg
Toluene	ND	1.1	1.07		ug/kg	Diisopropyl Ether (DIPE)	1.3	1.1	1.07		ug/kg
p/m-Xylene	ND	2.1	1.07		ug/kg	Ethyl-t-Butyl Ether (ETBE)	ND	1.1	1.07		ug/kg
o-Xylene	ND	1.1	1.07		ug/kg	Tert-Amyl-Methyl Ether (TAME)	ND	1.1	1.07		ug/kg

Surrogates:	REC (%)	Control Limits	Qual	Surrogates:	REC (%)	Control Limits	Qual
Dibromofluoromethane	111	65-157		Toluene-d8	102	51-144	
1,4-Bromofluorobenzene	89	49-141					

MW-7d90	**02-07-0922-18**	**07/23/02**	**Solid**	**07/23/02**	**07/24/02**	**072302L04**

Parameter	Result	RL	DF	Qual	Units	Parameter	Result	RL	DF	Qual	Units
Benzene	ND	0.94	0.936		ug/kg	Methyl-t-Butyl Ether (MTBE)	17	1	0.936		ug/kg
Ethylbenzene	ND	0.94	0.936		ug/kg	Tert-Butyl Alcohol (TBA)	ND	19	0.936		ug/kg
Toluene	ND	0.94	0.936		ug/kg	Diisopropyl Ether (DIPE)	1.6	0.9	0.936		ug/kg
p/m-Xylene	ND	1.9	0.936		ug/kg	Ethyl-t-Butyl Ether (ETBE)	ND	0.94	0.936		ug/kg
o-Xylene	ND	0.94	0.936		ug/kg	Tert-Amyl-Methyl Ether (TAME)	ND	0.94	0.936		ug/kg

Surrogates:	REC (%)	Control Limits	Qual	Surrogates:	REC (%)	Control Limits	Qual
Dibromofluoromethane	104	65-157		Toluene-d8	108	51-144	
1,4-Bromofluorobenzene	90	49-141					

RL - Reporting Limit , DF - Dilution Factor , Qual - Qualifiers

Calscience Environmental Laboratories, Inc.

ANALYTICAL REPORT

KHM Environmental Management
911 South Primrose Avenue, Unit K
Monrovia, CA 91016-0000

Date Received:	07/23/02
Work Order No:	02-07-0922
Preparation:	EPA 5035
Method:	EPA 8260B

Project: 1650 Artesia Blvd., Redondo Beach, CA

Client Sample Number	Lab Sample Number	Date Collected	Matrix	Date Prepared	Date Analyzed	QC Batch ID
MW-7d95	**02-07-0922-19**	**07/23/02**	**Solid**	**07/23/02**	**07/24/02**	**072302L04**

Parameter	Result	RL	DF	Qual	Units	Parameter	Result	RL	DF	Qual	Units
Benzene	ND	1.0	1.02		ug/kg	Methyl-t-Butyl Ether (MTBE)	ND	2.0	1.02		ug/kg
Ethylbenzene	ND	1.0	1.02		ug/kg	Tert-Butyl Alcohol (TBA)	ND	20	1.02		ug/kg
Toluene	ND	1.0	1.02		ug/kg	Diisopropyl Ether (DIPE)	4.1	1.0	1.02		ug/kg
p/m-Xylene	ND	2.0	1.02		ug/kg	Ethyl-t-Butyl Ether (ETBE)	ND	1.0	1.02		ug/kg
o-Xylene	ND	1.0	1.02		ug/kg	Tert-Amyl-Methyl Ether (TAME)	ND	1.0	1.02		ug/kg

Surrogates:	REC (%)	Control Limits	Qual	Surrogates:	REC (%)	Control Limits	Qual
Dibromofluoromethane	108	65-157		Toluene-d8	97	51-144	
1,4-Bromofluorobenzene	91	49-141					

MW-7d100	**02-07-0922-20**	**07/23/02**	**Solid**	**07/23/02**	**07/24/02**	**072302L04**

Parameter	Result	RL	DF	Qual	Units	Parameter	Result	RL	DF	Qual	Units
Benzene	ND	1.1	1.07		ug/kg	Methyl-t-Butyl Ether (MTBE)	ND	2.1	1.07		ug/kg
Ethylbenzene	ND	1.1	1.07		ug/kg	Tert-Butyl Alcohol (TBA)	ND	21	1.07		ug/kg
Toluene	ND	1.1	1.07		ug/kg	Diisopropyl Ether (DIPE)	ND	1.1	1.07		ug/kg
p/m-Xylene	ND	2.1	1.07		ug/kg	Ethyl-t-Butyl Ether (ETBE)	ND	1.1	1.07		ug/kg
o-Xylene	ND	1.1	1.07		ug/kg	Tert-Amyl-Methyl Ether (TAME)	ND	1.1	1.07		ug/kg

Surrogates:	REC (%)	Control Limits	Qual	Surrogates:	REC (%)	Control Limits	Qual
Dibromofluoromethane	108	65-157		Toluene-d8	96	51-144	
1,4-Bromofluorobenzene	88	49-141					

Method Blank	**095-01-025-4,620**	**N/A**	**Solid**	**N/A**	**07/23/02**	**072302L03**

Parameter	Result	RL	DF	Qual	Units	Parameter	Result	RL	DF	Qual	Units
Benzene	ND	1.0	1		ug/kg	Methyl-t-Butyl Ether (MTBE)	ND	2.0	1		ug/kg
Ethylbenzene	ND	1.0	1		ug/kg	Tert-Butyl Alcohol (TBA)	ND	20	1		ug/kg
Toluene	ND	1.0	1		ug/kg	Diisopropyl Ether (DIPE)	ND	1.0	1		ug/kg
p/m-Xylene	ND	2.0	1		ug/kg	Ethyl-t-Butyl Ether (ETBE)	ND	1.0	1		ug/kg
o-Xylene	ND	1.0	1		ug/kg	Tert-Amyl-Methyl Ether (TAME)	ND	1.0	1		ug/kg

Surrogates:	REC (%)	Control Limits	Qual	Surrogates:	REC (%)	Control Limits	Qual
Dibromofluoromethane	99	65-157		Toluene-d8	97	51-144	
1,4-Bromofluorobenzene	91	49-141					

RL - Reporting Limit , DF - Dilution Factor , Qual - Qualifiers

Calscience Environmental Laboratories, Inc.

ANALYTICAL REPORT

KHM Environmental Management		Date Received:	07/23/02
911 South Primrose Avenue, Unit K		Work Order No:	02-07-0922
Monrovia, CA 91016-0000		Preparation:	EPA 5035
		Method:	EPA 8260B

Project: 1650 Artesia Blvd., Redondo Beach, CA

Client Sample Number	Lab Sample Number	Date Collected	Matrix	Date Prepared	Date Analyzed	QC Batch ID
Method Blank	**095-01-025-4,621**	**N/A**	**Solid**	**N/A**	**07/24/02**	**072302L04**

Parameter	Result	RL	DF	Qual	Units	Parameter	Result	RL	DF	Qual	Units
Benzene	ND	1.0	1		ug/kg	Methyl-t-Butyl Ether (MTBE)	ND	2.0	1		ug/kg
Ethylbenzene	ND	1.0	1		ug/kg	Tert-Butyl Alcohol (TBA)	ND	20	1		ug/kg
Toluene	ND	1.0	1		ug/kg	Diisopropyl Ether (DIPE)	ND	1.0	1		ug/kg
p/m-Xylene	ND	2.0	1		ug/kg	Ethyl-t-Butyl Ether (ETBE)	ND	1.0	1		ug/kg
o-Xylene	ND	1.0	1		ug/kg	Tert-Amyl-Methyl Ether (TAME)	ND	1.0	1		ug/kg

Surrogates:	REC (%)	Control Limits	Qual	Surrogates:	REC (%)	Control Limits	Qual
Dibromofluoromethane	101	65-157		Toluene-d8	98	51-144	
1,4-Bromofluorobenzene	90	49-141					

RL - Reporting Limit , DF - Dilution Factor , Qual - Qualifiers

Calscience Environmental Laboratories, Inc.

Quality Control - Spike/Spike Duplicate

KHM Environmental Management
911 South Primrose Avenue, Unit K
Monrovia, CA 91016-0000

Date Received: 07/23/02
Work Order No: 02-07-0922
Preparation: EPA 5030B
Method: EPA 8015M

Project: 1650 Artesia Blvd., Redondo Beach, CA

Quality Control Sample ID	Matrix	Instrument	Date Prepared	Date Analyzed	MS/MSD Batch Number
02-07-0945-1	**Aqueous**	**GC 28**	**N/A**	**07/24/02**	**020724s01**

Parameter	MS %REC	MSD %REC	%REC CL	RPD	RPD CL	Qualifiers
TPH as Gasoline	85	84	72-120	1	0-21	

Calscience Environmental Laboratories, Inc.

Quality Control - LCS/LCS Duplicate

KHM Environmental Management
911 South Primrose Avenue, Unit K
Monrovia, CA 91016-0000

Project: 1650 Artesia Blvd., Redondo Beach, CA

Date Received:	07/23/02
Work Order No:	02-07-0922
Preparation:	EPA 5030B
Method:	EPA 8015M

Quality Control Sample ID	Matrix	Instrument	Date Prepared	Date Analyzed	LCS/LCSD Batch Number
098-03-006-2,863	Aqueous	GC 28	N/A	07/24/02	020724b01

Parameter	LCS %REC	LCSD %REC	%REC CL	RPD	RPD CL	Qualifiers
TPH as Gasoline	89	86	81-123	3	0-17	

Calscience Environmental Laboratories, Inc.

Quality Control - LCS/LCS Duplicate

KHM Environmental Management
911 South Primrose Avenue, Unit K
Monrovia, CA 91016-0000

Project: 1650 Artesia Blvd., Redondo Beach, CA

Date Received:	07/23/02
Work Order No:	02-07-0922
Preparation:	EPA 5035
Method:	EPA 8015M

Quality Control Sample ID	Matrix	Instrument	Date Prepared	Date Analyzed	LCS/LCSD Batch Number
099-12-009-1,214	Solid	GC 25	N/A	07/23/02	020723b01

Parameter	LCS %REC	LCSD %REC	%REC CL	RPD	RPD CL	Qualifiers
TPH as Gasoline	88	89	70-130	1	0-25	

Calscience Environmental Laboratories, Inc.

Quality Control - LCS/LCS Duplicate

KHM Environmental Management
911 South Primrose Avenue, Unit K
Monrovia, CA 91016-0000

Project: 1650 Artesia Blvd., Redondo Beach, CA

Date Received:	07/23/02
Work Order No:	02-07-0922
Preparation:	EPA 5035
Method:	EPA 8015M

Quality Control Sample ID	Matrix	Instrument	Date Prepared	Date Analyzed	LCS/LCSD Batch Number
099-12-009-1,217	Solid	GC 25	07/23/02	07/23/02	020723b02

Parameter	LCS %REC	LCSD %REC	%REC CL	RPD	RPD CL	Qualifiers
TPH as Gasoline	89	96	70-130	8	0-25	

Calscience Environmental Laboratories, Inc.

Quality Control - LCS/LCS Duplicate

KHM Environmental Management
911 South Primrose Avenue, Unit K
Monrovia, CA 91016-0000

Date Received: 07/23/02
Work Order No: 02-07-0922
Preparation: EPA 5035
Method: EPA 8015M

Project: 1650 Artesia Blvd., Redondo Beach, CA

Quality Control Sample ID	Matrix	Instrument	Date Prepared	Date Analyzed	LCS/LCSD Batch Number
099-12-009-1,215	Solid	GC 22	N/A	07/24/02	020723b03

Parameter	LCS %REC	LCSD %REC	%REC CL	RPD	RPD CL	Qualifiers
TPH as Gasoline	101	103	70-130	2	0-25	

Calscience Environmental Laboratories, Inc.

Quality Control - LCS/LCS Duplicate

KHM Environmental Management
911 South Primrose Avenue, Unit K
Monrovia, CA 91016-0000

Project: 1650 Artesia Blvd., Redondo Beach, CA

Date Received:	07/23/02
Work Order No:	02-07-0922
Preparation:	EPA 5035
Method:	EPA 8015M

Quality Control Sample ID	Matrix	Instrument	Date Prepared	Date Analyzed	LCS/LCSD Batch Number
099-12-009-1,216	Solid	GC 25	N/A	07/24/02	020723b03

Parameter	LCS %REC	LCSD %REC	%REC CL	RPD	RPD CL	Qualifiers
TPH as Gasoline	84	93	70-130	9	0-25	

Calscience Environmental Laboratories, Inc.

Quality Control - Spike/Spike Duplicate

KHM Environmental Management
911 South Primrose Avenue, Unit K
Monrovia, CA 91016-0000

Date Received: 07/23/02
Work Order No: 02-07-0922
Preparation: EPA 5030B
Method: EPA 8260B

Project: 1650 Artesia Blvd., Redondo Beach, CA

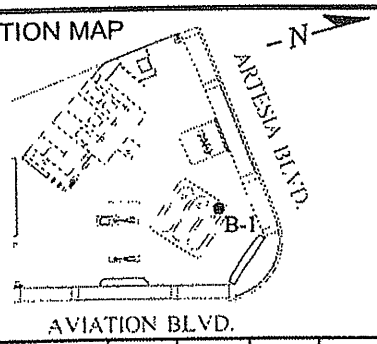
Quality Control Sample ID	Matrix	Instrument	Date Prepared	Date Analyzed	MS/MSD Batch Number
02-07-0869-6	**Aqueous**	**GC/MS L**	**N/A**	**07/23/02**	**072302S01**

Parameter	MS %REC	MSD %REC	%REC CL	RPD	RPD CL	Qualifiers
Benzene	104	102	72-127	2	0-25	
Carbon Tetrachloride	98	98	70-130	0	0-25	
Chlorobenzene	102	101	72-131	1	0-25	
1,2-Dichlorobenzene	101	100	70-130	1	0-25	
1,1-Dichloroethene	106	106	69-127	1	0-25	
Toluene	102	100	75-124	1	0-25	
Trichloroethene	102	102	60-137	0	0-25	
Vinyl Chloride	105	103	70-130	1	0-25	
Methyl-t-Butyl Ether (MTBE)	95	94	80-120	1	0-25	
Tert-Butyl Alcohol (TBA)	82	78	60-140	5	0-25	
Diisopropyl Ether (DIPE)	98	98	60-140	0	0-25	
Ethyl-t-Butyl Ether (ETBE)	93	93	60-140	0	0-25	
Tert-Amyl-Methyl Ether (TAME)	94	93	60-140	1	0-25	
Ethanol	94	92	60-140	1	0-25	

APPENDIX B

BORING LOGS

LOCATION MAP



PACIFIC ENVIRONMENTAL GROUP, INC.

BORING NO. B-1
PAGE 1 OF 2

PROJECT NO. 705-127.1B
LOGGED BY: P. TEENSMA
DRILLER: BC²
DRILLING METHOD: HSA
SAMPLING METHOD: CA S.S.
CASING TYPE: NA
SLOT SIZE: NA
GRAVEL PACK: NA

CLIENT: EQUIVA
DATE DRILLED: 8-26-99
LOCATION: 1650 ARTESIA @ AVIATION
HOLE DIAMETER: 8"
HOLE DEPTH: 50'
WELL DIAMETER: NA
WELL DEPTH: NA
CASING STICKUP: NA

BOREHOLE BACKFILL	MOISTURE CONTENT	PID (ppm)	PENETRATION (BLOWS/ FOOT)	DEPTH (FEET)	RECOVERY / SAMPLE INTERVAL	GRAPHIC	SOIL TYPE	LITHOLOGY/REMARKS
Native Soil								NO PAVEMENT
	V. Dp	27.9	33	2, 4, 6			Fill	SILTY SAND MIXED WITH PEA GRAVEL: (Fill); gravelly; very fine to medium grained sand; some silt; mixed with ~40% pea gravel; hydrocarbon odor.
	Dp	0	24	8, 10				@ 10': as above; faint hydrocarbon odor.
Backfilled with Portland and Bentonite Slurry	Dp	0	19	12, 14, 16				@ 15': as above; ~ 60% pea gravel; no hydrocarbon odor.
				18				@ 18.5': as above.
	Dp	34.9	39	20, 22			SW	SAND: (Alluvium); very light brownish olive; very fine texture; very fine to fine grained sand; well rounded; well sorted; poorly graded; no hydrocarbon odor.
	Dp	157.6	>50	24, 26				@ 25': as above; very fine to medium grained sand; trace silt; moderately sorted; moderate hydrocarbon odor.
	Dp	67.7	>50	28, 30, 32				@ 30': as above; faint hydrocarbon odor.
	Dp	17.2	>50	34, 36				@ 35': as above; light orangish brownish olive; very fine to fine grained sand; no hydrocarbon odor.
	Dp	10.3	>50	38, 40, 42				@ 40': as above.
	Dp	0	>50	44				@ 45': as above; no silt; well sorted.

LOCATION MAP

SEE PAGE 1

PACIFIC ENVIRONMENTAL GROUP, INC.

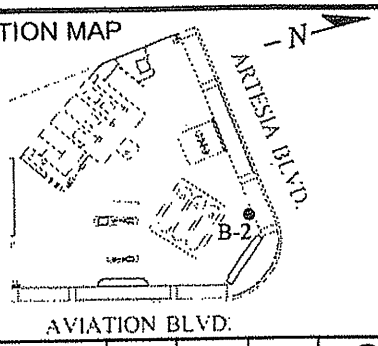
BORING NO. B-1
PAGE 2 OF 2

PROJECT NO. 705-127.1B
LOGGED BY: P. TEENSMA
DRILLER: BC²
DRILLING METHOD: HSA
SAMPLING METHOD: CA S.S.
CASING TYPE: NA
SLOT SIZE: NA
GRAVEL PACK: NA

CLIENT: EQUIVA
DATE DRILLED: 8-26-99
LOCATION: 1650 ARTESIA @ AVIATION
HOLE DIAMETER: 8"
HOLE DEPTH: 50'
WELL DIAMETER: NA
WELL DEPTH: NA
CASING STICKUP: NA

BOREHOLE BACKFILL		MOISTURE CONTENT	PID (ppm)	PENETRATION (BLOWS/ FOOT)	DEPTH (FEET)	RECOVERY	SAMPLE INTERVAL	GRAPHIC	SOIL TYPE	LITHOLOGY/REMARKS
Backfilled with Portland and Bentonite Slurry					46					
					48					
		Dp	0	>50	50					@ 50': as above.
					52					BOTTOM OF BORING: 50'
					54					
					56					
					58					
					60					
					62					
					64					
					66					
					68					
					70					
					72					
					74					
					76					
					78					
					80					
					82					
					84					
					86					
					88					

LOCATION MAP



PACIFIC ENVIRONMENTAL GROUP, INC.

BORING NO. B-2
PAGE 1 OF 1

PROJECT NO. 705-127.1B
LOGGED BY: P. TEENSMA
DRILLER: BC²
DRILLING METHOD: HSA
SAMPLING METHOD: CA S.S.
CASING TYPE: NA
SLOT SIZE: NA
GRAVEL PACK: NA

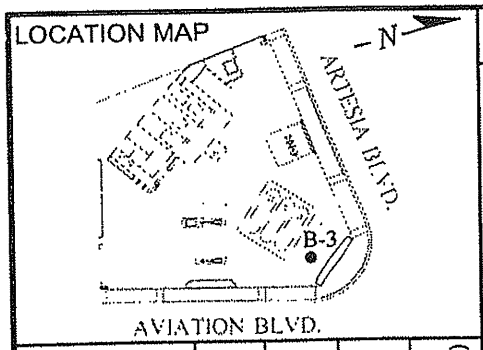
CLIENT: EQUIVA
DATE DRILLED: 8-26-99
LOCATION: 1650 ARTESIA @ AVIATION
HOLE DIAMETER: 8"
HOLE DEPTH: 40'
WELL DIAMETER: NA
WELL DEPTH: NA
CASING STICKUP: NA

BOREHOLE BACKFILL	MOISTURE CONTENT	PID (ppm)	PENETRATION (BLOWS/ FOOT)	DEPTH (FEET)	SOIL TYPE	LITHOLOGY/REMARKS
Native Soil						ASPHALT: 3"
	Dp	0	45	6	SP	SAND: (Alluvium); silty; orangish olive brown; fine texture; very fine to medium grained sand; some silt; poorly sorted; poorly graded; no hydrocarbon odor.
	Dp	0	48	10	SM	SILTY SAND: (Alluvium); dark brown; fine texture; very fine to fine grained sand; with silt; poorly sorted; poorly graded; subrounded to subangular; no hydrocarbon odor.
Backfilled with Porland and Bentonite Slurry	Dp	0	38	14	SP	SAND: (Alluvium); silty; orangish olive brown; fine texture; very fine to medium grained sand; some silt; poorly sorted; poorly graded; no hydrocarbon odor.
	Dp	0	>50	20		@ 20': as above; reddish brown.
	Dp	0	>50	24		@ 25': as above; light reddish olive brown; trace silt.
	Dp	0	>50	30	SW	SAND: light reddish olive brown; medium texture; medium to very coarse grained sand; some sorting; some grading; subrounded to rounded; no hydrocarbon odor.
	Dp	0	>50	34		@ 35': as above; very light orangish olive; very fine to fine grained sand; well sorted.
	Dp	0	>50	40		@ 40': as above.
						BOTTOM OF BORING 40'

DEPTH (FEET): 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42, 44

RECOVERY / SAMPLE INTERVAL / GRAPHIC

LOCATION MAP



PACIFIC ENVIRONMENTAL GROUP, INC.

BORING NO. B-3
PAGE 1 OF 1

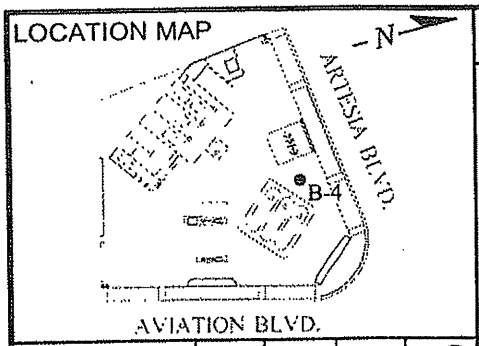
PROJECT NO. 705-127.1B
LOGGED BY: P. TEENSMA
DRILLER: BC²
DRILLING METHOD: HSA
SAMPLING METHOD: CA S.S.
CASING TYPE: NA
SLOT SIZE: NA
GRAVEL PACK: NA

CLIENT: EQUIVA
DATE DRILLED: 8-26-99
LOCATION: 1650 ARTESIA @ AVIATION
HOLE DIAMETER: 8"
HOLE DEPTH: 40'
WELL DIAMETER: NA
WELL DEPTH: NA
CASING STICKUP: NA

BOREHOLE BACKFILL	MOISTURE CONTENT	PID (ppm)	PENETRATION (BLOWS/ FOOT)	DEPTH (FEET)	SOIL TYPE	LITHOLOGY/REMARKS
Native Soil						NO PAVEMENT
	Dp	0	15	6	SM	SILTY SAND: (Fill); dark brown; fine texture; very fine to fine grained sand; with silt; poorly sorted; poorly graded; traces of asphalt debris; subrounded to subangular; no hydrocarbon odor.
	Dp	0	13	10	SP	SAND: (Alluvium); silty; medium orangish brown; fine texture; very fine to medium grained sand; some silt; poorly sorted; some grading; subrounded to rounded; no hydrocarbon odor.
Backfilled with Portland and Bentonite Slurry	Dp	0	28	14	SW	SAND: (Alluvium); silty; medium reddish olive brown; fine texture; very fine to fine grained sand; trace silt; moderately sorted; poorly graded; subangular to subrounded; no hydrocarbon odor.
	Dp	0	>50	20	SP	SAND: (Alluvium); medium reddish olive brown; fine texture; very fine to very coarse grained sand; poorly sorted; some grading; subrounded to well rounded; no hydrocarbon odor.
	Dp	0	>50	24		@ 25': as above.
	Dp	0	>50	30	SW	SAND: (Alluvium); light orangish olive; fine texture; very fine to fine grained sand; well sorted; some grading; subrounded to well rounded; no hydrocarbon odor.
	Dp	0	>50	34		@ 35': as above.
	Dp	0	>50	40		@ 40': as above.
				42		BOTTOM OF BORING 40'

RECOVERY
SAMPLE INTERVAL
GRAPHIC

LOCATION MAP



PACIFIC ENVIRONMENTAL GROUP, INC.

BORING NO. B-4
PAGE 1 OF 1

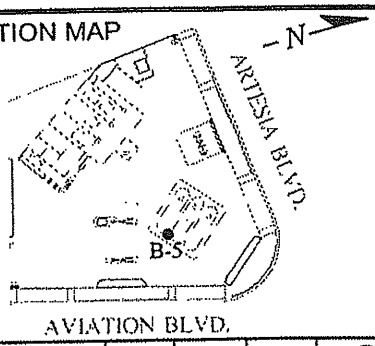
PROJECT NO. 705-127.1B
LOGGED BY: P. TEENSMA
DRILLER: BC²
DRILLING METHOD: HSA
SAMPLING METHOD: CA S.S.
CASING TYPE: NA
SLOT SIZE: NA
GRAVEL PACK: NA

CLIENT: EQUIVA
DATE DRILLED: 8-26-99
LOCATION: 1650 ARTESIA @ AVIATION
HOLE DIAMETER: 8"
HOLE DEPTH: 45'
WELL DIAMETER: NA
WELL DEPTH: NA
CASING STICKUP: NA

BOREHOLE BACKFILL	MOISTURE CONTENT	PID (ppm)	PENETRATION (BLOWS/ FOOT)	DEPTH (FEET)	RECOVERY / SAMPLE INTERVAL	GRAPHIC	SOIL TYPE	LITHOLOGY/REMARKS
Native Soil								ASPHALT: 4"
	Dp	0	33	6			SP	SAND: (Alluvium); silty; light reddish olive; fine texture; very fine to fine grained sand; trace silt; moderately well sorted; some grading; subrounded to rounded; no hydrocarbon odor.
	Dp	0	11	10				@ 10': as above.
Backfilled with Portland and Bentonite Slurry	Dp	0	45	14				@ 15': as above; light reddish olive brown; some silt.
	Dp	0	41	20				@ 20': as above; medium reddish olive brown; trace silt; some clayey-silt globules.
	Dp	0	39	24				@ 25': as above; olive brown; moderately well graded.
	Dp	0	>50	30			SW	SAND: (Alluvium); olive brown; coarse texture; coarse to very coarse grained sand; well sorted; well graded; well rounded; no hydrocarbon odor.
	Dp	14.1	>50	34				@ 35': as above; grayish olive; very fine to fine grained sand; trace silt; faint hydrocarbon staining; very faint hydrocarbon odor.
	Dp	0	>50	40				@ 40': as above; light orangish olive; no staining; no hydrocarbon odor.
	Dp	0	>50	44				@ 45': as above.

BOTTOM OF BORING 45'

LOCATION MAP



PACIFIC ENVIRONMENTAL GROUP, INC.

BORING NO. B-5
PAGE 1 OF 2

PROJECT NO. 705-127.1B
LOGGED BY: P. TEENSMA
DRILLER: BC²
DRILLING METHOD: HSA
SAMPLING METHOD: CA S.S.
CASING TYPE: NA
SLOT SIZE: NA
GRAVEL PACK: NA

CLIENT: EQUIVA
DATE DRILLED: 8-26-99
LOCATION: 1650 ARTESIA @ AVIATION
HOLE DIAMETER: 8"
HOLE DEPTH: 85'
WELL DIAMETER: NA
WELL DEPTH: NA
CASING STICKUP: NA

BOREHOLE BACKFILL	MOISTURE CONTENT	PID (ppm)	PENETRATION (BLOWS/ FOOT)	DEPTH (FEET)	SOIL TYPE	LITHOLOGY/REMARKS
Native Soil						NO PAVEMENT
Bentonite Chips	Dp	0	41	2, 4, 6	Fill	PEA GRAVEL AND SILTY SAND: (Fill); ~70% pea gravel; with very fine to very coarse grained sand; trace silt; no hydrocarbon odor.
	Dp	0	34	8, 10		@ 10': as above.
Backfilled with Portland and Bentonite Slurry	Dp	17.1	39	12, 14, 16	SM	SILTY SAND: (Alluvium); dark brown; fine texture; very fine to fine grained sand; with silt; poorly sorted; poorly graded; subangular to subrounded; no hydrocarbon odor.
	Dp	223	>50	18, 20		@ 20': as above; very fine to very coarse grained sand; moderate hydrocarbon odor.
	Dp	472	>50	22, 24, 26	SW	SAND: (Alluvium); orangish olive brown; fine texture; very fine to fine grained sand; moderately well sorted; poorly graded; subrounded to rounded; strong hydrocarbon odor.
	Dp	493	>50	28, 30, 32		@ 30': as above.
	Dp	525	>50	34, 36		@ 35': as above.
	Dp	687	>50	38, 40, 42		@ 40': as above.
	Dp	403	>50	44		@ 45': as above.

LOCATION MAP

SEE PAGE 1

PACIFIC ENVIRONMENTAL GROUP, INC.

BORING NO. B-5
PAGE 2 OF 2

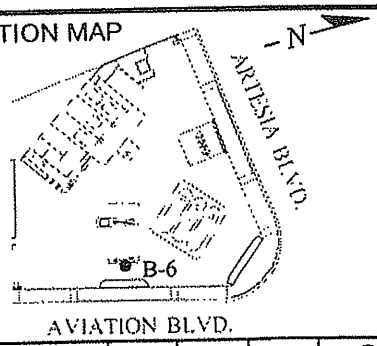
PROJECT NO. 705-127.1B
LOGGED BY: P. TEENSMA
DRILLER: BC²
DRILLING METHOD: HSA
SAMPLING METHOD: CA S.S.
CASING TYPE: NA
SLOT SIZE: NA
GRAVEL PACK: NA

CLIENT: EQUIVA
DATE DRILLED: 8-26-99
LOCATION: 1650 ARTESIA @ AVIATION
HOLE DIAMETER: 8"
HOLE DEPTH: 85'
WELL DIAMETER: NA
WELL DEPTH: NA
CASING STICKUP: NA

BOREHOLE BACKFILL		MOISTURE CONTENT	PID (ppm)	PENETRATION (BLOWS/ FOOT)	DEPTH (FEET)	RECOVERY	SAMPLE INTERVAL	GRAPHIC	SOIL TYPE	LITHOLOGY/REMARKS
Backfilled with Portland and Bentonite Slurry		Dp	502	>50	50				SW	@ 50': as above; light orangish olive brown; very fine grained sand.
		Dp	180	>50	55					@ 55': as above.
		Dp	109	>50	60					@ 60': as above; extremely fine sand; very well sorted.
		Dp	89.7	>50	64				SM	SILTY SAND: (Alluvium); light orangish olive brown; very fine texture; very fine grained sand; with silt; well sorted; poorly graded; stratigraphy appears to grade into a much finer material with depth; moderate hydrocarbon odor.
		Dp	78.1	>50	70					@ 70': as above; continue to become finer with depth; faint hydrocarbon odor.
		Dp	13.6	>50	74					@ 75': as above; medium grayish olive; very faint hydrocarbon odor.
	▽	Wt	5.8	>50	80				ML	SILT: (Alluvium); clayey; grayish olive; low to moderate plasticity; trace clay; very faint hydrocarbon odor.
		Wt	15.6	>50	84					@ 85': as above; greenish olive; no clay.

BOTTOM OF BORING: 85'

LOCATION MAP



PACIFIC ENVIRONMENTAL GROUP, INC.

BORING NO. B-6
PAGE 1 OF 2

PROJECT NO. 705-127.1B
LOGGED BY: P. TEENSMA
DRILLER: BC²
DRILLING METHOD: HSA
SAMPLING METHOD: CA S.S.
CASING TYPE: NA
SLOT SIZE: NA
GRAVEL PACK: NA

CLIENT: EQUIVA
DATE DRILLED: 8-26-99
LOCATION: 1650 ARTESIA @ AVIATION
HOLE DIAMETER: 8"
HOLE DEPTH: 85'
WELL DIAMETER: NA
WELL DEPTH: NA
CASING STICKUP: NA

BOREHOLE BACKFILL	MOISTURE CONTENT	PID (ppm)	PENETRATION (BLOWS/ FOOT)	DEPTH (FEET)	SOIL TYPE	LITHOLOGY/REMARKS
Native Soil						NO PAVEMENT
	Dp	0	12	4–6	SM	SILTY SAND: (Alluvium); dark brown; fine texture; very fine to medium grained sand; with silt; poorly sorted; poorly graded; subrounded to subangular; no hydrocarbon odor.
				8		@ 9': as above.
	Dp	109.5	16	10–12	SP	SAND: (Alluvium); silty; light orangish olive brown; fine texture; very fine to fine grained sand; trace silt; moderately well sorted; poorly graded; subrounded; moderate hydrocarbon odor.
Backfilled with Portland and Bentonite Slurry	Dp	134.7	35	14–16		@ 15': as above.
	Dp	18.6	>50	18–20	SM	SILTY SAND: (Alluvium); reddish brown; medium texture; fine to very coarse grained sand; with silt; poorly sorted; poorly graded; well rounded; no hydrocarbon odor.
	Dp	18.7	>50	22–24		@ 25': as above.
	Dp	2.7	>50	28–30	SW	SAND: (Alluvium); light orangish olive brown; fine texture; very fine to fine grained sand; well sorted; well graded; subrounded to rounded; faint hydrocarbon odor.
	Dp	18.3	>50	34–36		@ 35': as above.
	Dp	0.1	>50	38–40		@ 40': as above.
	Dp	17.6	>50	44		@ 45': as above.

LOCATION MAP

SEE PAGE 1

PACIFIC ENVIRONMENTAL GROUP, INC.

BORING NO. B-6
PAGE 2 OF 2

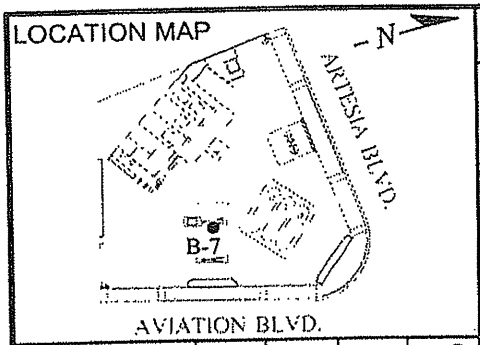
PROJECT NO. 705-127.1B
LOGGED BY: P. TEENSMA
DRILLER: BC²
DRILLING METHOD: HSA
SAMPLING METHOD: CA S.S.
CASING TYPE: NA
SLOT SIZE: NA
GRAVEL PACK: NA

CLIENT: EQUIVA
DATE DRILLED: 8-26-99
LOCATION: 1650 ARTESIA @ AVIATION
HOLE DIAMETER: 8"
HOLE DEPTH: 85'
WELL DIAMETER: NA
WELL DEPTH: NA
CASING STICKUP: NA

BOREHOLE BACKFILL	MOISTURE CONTENT	PID (ppm)	PENETRATION (BLOWS/ FOOT)	DEPTH (FEET)	SOIL TYPE	LITHOLOGY/REMARKS
Backfilled with Portland and Bentonite Slurry	Dp	10.7	>50	50	SW	@ 50': as above; very fine grained sand.
	Dp	8.9	>50	55		@ 55': as above.
	Dp	5.3	>50	60		@ 60': as above.
	Dp	13.9	>50	65		@ 65': as above; some silt.
	Dp	27.3	>50	70	SM	SILTY SAND: (Alluvium); very light orangish olive brown; very fine grained sand; with silt; well sorted; poorly graded; well rounded; moderate hydrocarbon odor.
	Mst	11.6	>50	74	ML	SILT: (Alluvium); clayey; dark grayish olive; low to moderate plasticity; trace clay; faint hydrocarbon odor.
▽	Wt	1.7	>50	80		@ 80': as above; very faint hydrocarbon odor.
	Wt	2.5	>50	85		@ 85': as above.

BOTTOM OF BORING: 85'

LOCATION MAP



PACIFIC ENVIRONMENTAL GROUP, INC.

PROJECT NO. 705-127.1B
LOGGED BY: P. TEENSMA
DRILLER: BC²
DRILLING METHOD: HSA
SAMPLING METHOD: CA S.S.
CASING TYPE: NA
SLOT SIZE: NA
GRAVEL PACK: NA

CLIENT: EQUIVA
DATE DRILLED: 8-27-99
LOCATION: 1650 ARTESIA @ AVIATION
HOLE DIAMETER: 8"
HOLE DEPTH: 85'
WELL DIAMETER: NA
WELL DEPTH: NA
CASING STICKUP: NA

BOREHOLE BACKFILL	MOISTURE CONTENT	PID (ppm)	PENETRATION (BLOWS/ FOOT)	DEPTH (FEET)	SOIL TYPE	LITHOLOGY/REMARKS
Native Soil						NO PAVEMENT
	Dp	0	15	6	SM	SILTY SAND: (Alluvium); brown; fine texture; very fine to medium grained sand; with silt; poorly sorted; poorly graded; subangular to subrounded; no hydrocarbon odor.
	Dp	0	35	10		@ 10': as above; medium olive brown.
Backfilled with Portland and Bentonite Slurry	Dp	38.1	>50	14	SP	SAND: (Alluvium); silty; pale orangish olive brown; fine texture; very fine to medium grained sand; trace silt; somewhat sorted; poorly graded; subangular to subrounded; faint hydrocarbon odor.
	Dp	0	>50	20	SM	SILTY SAND: (Alluvium); medium reddish brown; medium texture; fine to coarse grained sand; with silt; poorly sorted; poorly graded; subrounded; no hydrocarbon odor.
	Dp	19.2	>50	24	SP	SAND: (Alluvium); silty; medium reddish olive brown; medium texture; fine to coarse grained sand; some silt; poorly sorted; poorly graded; subrounded; no hydrocarbon odor.
	Dp	88.1	>50	30	SW	SAND: (Alluvium); very light orangish olive brown; fine texture; very fine to fine grained sand; well sorted; well graded; subrounded to well rounded; moderate hydrocarbon odor.
	Dp	1,137	>50	34		@ 35': as above; very strong hydrocarbon odor.
	Dp	555	>50	40		@ 40': as above.
	Dp	398	>50	44		@ 45': as above.

LOCATION MAP

SEE PAGE 1

PACIFIC ENVIRONMENTAL GROUP, INC.

BORING NO. B-7
PAGE 2 OF 2

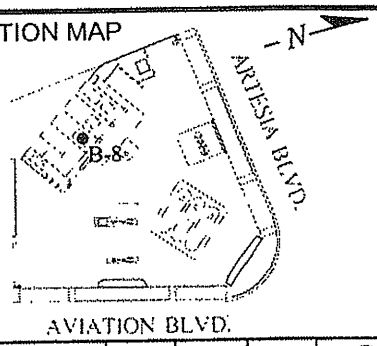
PROJECT NO. 705-127.1B
LOGGED BY: P. TEENSMA
DRILLER: BC²
DRILLING METHOD: HSA
SAMPLING METHOD: CA S.S.
CASING TYPE: NA
SLOT SIZE: NA
GRAVEL PACK: NA

CLIENT: EQUIVA
DATE DRILLED: 8-27-99
LOCATION: 1650 ARTESIA @ AVIATION
HOLE DIAMETER: 8"
HOLE DEPTH: 85'
WELL DIAMETER: NA
WELL DEPTH: NA
CASING STICKUP: NA

BOREHOLE BACKFILL	MOISTURE CONTENT	PID (ppm)	PENETRATION (BLOWS/ FOOT)	DEPTH (FEET)	SOIL TYPE	LITHOLOGY/REMARKS
Backfilled with Portland and Bentonite Slurry	Dp	29.5	>50	50	SW	@ 50': as above; very fine grained sand.
	Dp	114.7	>50	55		@ 55': as above; moderate hydrocarbon odor.
	Dp	37.3	>50	60		@ 60': as above; faint hydrocarbon odor.
	Dp	18.4	>50	65		@ 65': as above; silty; some silt.
	Dp	5.9	>50	70	SM	SILTY SAND: (Alluvium); light orangish brownish olive; very fine texture; very fine grained sand; with silt; well sorted; well graded; faint hydrocarbon odor.
	Mst	14.7	>50	74	ML	SILT: (Alluvium); clayey; dark brownish olive; low to moderate plasticity; trace clay; very faint hydrocarbon odor.
▽	Wt	3.2	>50	80		@ 80': as above; some clay; no hydrocarbon odor.
	Wt	5.9	>50	85		@ 85': as above; trace clay.

BOTTOM OF BORING: 85'

LOCATION MAP



PACIFIC ENVIRONMENTAL GROUP, INC.

BORING NO. B-8
PAGE 1 OF 1

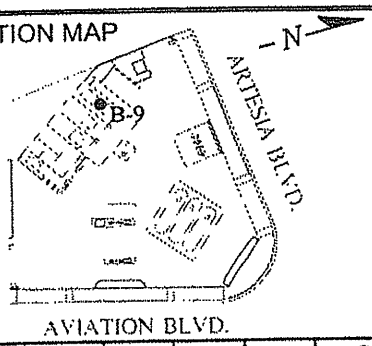
PROJECT NO. 705-127.1B
LOGGED BY: P. TEENSMA
DRILLER: BC²
DRILLING METHOD: HSA
SAMPLING METHOD: CA S.S.
CASING TYPE: NA
SLOT SIZE: NA
GRAVEL PACK: NA

CLIENT: EQUIVA
DATE DRILLED: 8-27-99
LOCATION: 1650 ARTESIA @ AVIATION
HOLE DIAMETER: 8"
HOLE DEPTH: 40'
WELL DIAMETER: NA
WELL DEPTH: NA
CASING STICKUP: NA

BOREHOLE BACKFILL	MOISTURE CONTENT	PID (ppm)	PENETRATION (BLOWS/ FOOT)	DEPTH (FEET)	SOIL TYPE	LITHOLOGY/REMARKS
Native Soil						NO PAVEMENT
	Dp	0	7	6	SM	SILTY SAND: (Alluvium); brown; fine texture; very fine to fine grained sand; with silt; poorly sorted; poorly graded; subangular to subrounded; no hydrocarbon odor.
	Dp	0	31	10		@ 10': as above; some silt.
Backfilled with Portland and Bentonite Slurry	Dp	0	42	14	SW	SAND: (Alluvium); light olive brown; fine texture; very fine to fine grained sand; well sorted; well graded; subrounded to rounded; no hydrocarbon odor.
	Dp	0	>50	20		@ 20': as above; trace silt.
	Dp	0	>50	24		@ 25': as above; very fine to medium grained sand; no silt.
	Dp	0	>50	30		@ 30': as above; trace silt.
	Dp	0	>50	34		@ 35': as above; reddish light olive brown.
	Dp	0	>50	40		@ 40': as above; orangish gray brown; medium to coarse grained sand.
						BOTTOM OF BORING 40'

RECOVERY | SAMPLE INTERVAL | GRAPHIC

LOCATION MAP



PACIFIC ENVIRONMENTAL GROUP, INC.

BORING NO. B-9
PAGE 1 OF 1

PROJECT NO. 705-127.1B
LOGGED BY: P. TEENSMA
DRILLER: BC²
DRILLING METHOD: HSA
SAMPLING METHOD: CA S.S.
CASING TYPE: NA
SLOT SIZE: NA
GRAVEL PACK: NA

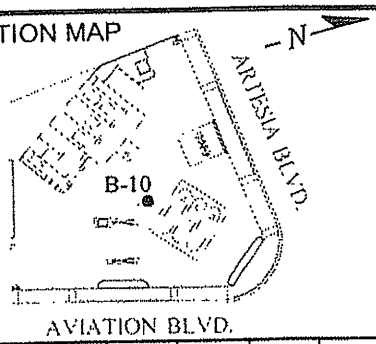
CLIENT: EQUIVA
DATE DRILLED: 8-27-99
LOCATION: 1650 ARTESIA @ AVIATION
HOLE DIAMETER: 8"
HOLE DEPTH: 40'
WELL DIAMETER: NA
WELL DEPTH: NA
CASING STICKUP: NA

BOREHOLE BACKFILL	MOISTURE CONTENT	PID (ppm)	PENETRATION (BLOWS/ FOOT)	DEPTH (FEET)	SOIL TYPE	LITHOLOGY/REMARKS
Native Soil						NO PAVEMENT
Backfilled with Portland and Bentonite Slurry	Dp	0	12	6	SP	SAND: (Alluvium); silty; brown; fine texture; very fine to fine grained sand; trace silt; poorly sorted; poorly graded; subangular to subrounded; no hydrocarbon odor.
	Dp	0	39	10		@ 10': as above; no silt; very fine to medium grained sand.
	Dp	0	>50	14		@ 15': as above; silty; some silt.
	Dp	0	>50	20		@ 20': as above; reddish brown; trace silt.
	Dp	0	>50	24	SW	SAND: (Alluvium); light grayish brown; medium texture; fine to medium grained sand; well sorted; moderately well graded; subrounded to rounded; no hydrocarbon odor.
	Dp	0	>50	30		@ 30': as above.
	Dp	0	>50	34		@ 35': as above; slight reddish tint.
	Dp	0	>50	40		@ 40': as above.
						BOTTOM OF BORING 40'

RECOVERY / SAMPLE INTERVAL / GRAPHIC

2 4 6 8 10 12 14 16 18 20 22 24 26 28 30 32 34 36 38 40 42 44

LOCATION MAP



PACIFIC ENVIRONMENTAL GROUP, INC.

PROJECT NO. 705-127.1B
LOGGED BY: P. TEENSMA
DRILLER: BC²
DRILLING METHOD: HSA
SAMPLING METHOD: CA S.S.
CASING TYPE: NA
SLOT SIZE: NA
GRAVEL PACK: NA

CLIENT: EQUIVA
DATE DRILLED: 8-27-99
LOCATION: 1650 ARTESIA @ AVIATION
HOLE DIAMETER: 8"
HOLE DEPTH: 50'
WELL DIAMETER: NA
WELL DEPTH: NA
CASING STICKUP: NA

BOREHOLE BACKFILL	MOISTURE CONTENT	PID (ppm)	PENETRATION (BLOWS/ FOOT)	DEPTH (FEET)	RECOVERY / SAMPLE INTERVAL	GRAPHIC	SOIL TYPE	LITHOLOGY/REMARKS
Native Soil								NO PAVEMENT
	Dp	0	13	2, 4, 6			SM	SILTY SAND: (Alluvium); brown; fine texture; very fine to fine grained sand; with silt; poorly sorted; poorly graded; subangular to subrounded; no hydrocarbon odor.
	Dp	0	22	8, 10			SP	SAND: (Alluvium); silty; olive brown; fine texture; very fine to medium grained sand; trace silt; poorly sorted; poorly graded; subangular to subrounded; no hydrocarbon odor.
Backfilled with Portland and Bentonite Slurry	Dp	0	33	12, 14, 16				@ 15': as above; orangish olive brown.
	Dp	0	43	18, 20, 22				@ 20': as above; some silt.
	Dp	0.7	>50	24, 26				@ 25': as above; reddish olive brown; trace silt.
	Dp	111.8	>50	28, 30, 32			SW	SAND: (Alluvium); light orangish gray brown; fine texture; very fine to fine grained sand; well sorted; well graded; subrounded; faint hydrocarbon odor.
	Dp	289	>50	34, 36				@ 35': as above; subangular to subrounded.
	Dp	97.4	>50	38, 40, 42				@ 40': as above.
	Dp	67.1	>50	44				@ 45': as above.

LOCATION MAP

SEE PAGE 1

PACIFIC ENVIRONMENTAL GROUP, INC.

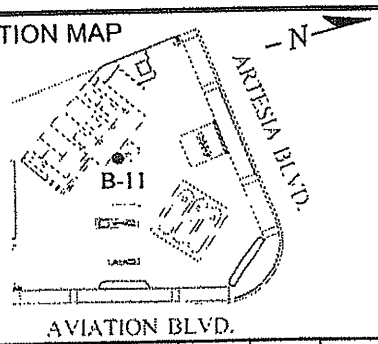
BORING NO. B-10
PAGE 2 OF 2

PROJECT NO. 705-127.1B
LOGGED BY: P. TEENSMA
DRILLER: BC²
DRILLING METHOD: HSA
SAMPLING METHOD: CA S.S.
CASING TYPE: NA
SLOT SIZE: NA
GRAVEL PACK: NA

CLIENT: EQUIVA
DATE DRILLED: 8-27-99
LOCATION: 1650 ARTESIA @ AVIATION
HOLE DIAMETER: 8"
HOLE DEPTH: 50'
WELL DIAMETER: NA
WELL DEPTH: NA
CASING STICKUP: NA

BOREHOLE BACKFILL		MOISTURE CONTENT	PID (ppm)	PENETRATION (BLOWS/ FOOT)	DEPTH (FEET)	RECOVERY	SAMPLE INTERVAL	GRAPHIC	SOIL TYPE	LITHOLOGY/REMARKS
Backfilled with Portland and Bentonite Slurry					46					
					48					
		Dp	34.3	>50	50					@ 50': as above; fine grained sand.
					52					BOTTOM OF BORING: 50'
					54					
					56					
					58					
					60					
					62					
					64					
					66					
					68					
					70					
					72					
					74					
					76					
					78					
					80					
					82					
					84					
					86					
					88					

LOCATION MAP



PACIFIC ENVIRONMENTAL GROUP, INC.

BORING NO. B-11
PAGE 1 OF 3

PROJECT NO. 705-127.1B
LOGGED BY: P. TEENSMA
DRILLER: BC²
DRILLING METHOD: HSA
SAMPLING METHOD: CA S.S.
CASING TYPE: NA
SLOT SIZE: NA
GRAVEL PACK: NA

CLIENT: EQUIVA
DATE DRILLED: 8-27-99
LOCATION: 1650 ARTESIA @ AVIATION
HOLE DIAMETER: 8"
HOLE DEPTH: 95'
WELL DIAMETER: NA
WELL DEPTH: NA
CASING STICKUP: NA

BOREHOLE BACKFILL	MOISTURE CONTENT	PID (ppm)	PENETRATION (BLOWS/ FOOT)	DEPTH (FEET)	SOIL TYPE	LITHOLOGY/REMARKS
Native Soil						ASPHALT: 4"
	Dp	0	9	6	SM	SILTY SAND: (Alluvium); brown; fine texture; very fine to medium grained sand; with silt; poorly sorted; poorly graded; subangular; no hydrocarbon odor.
	Dp	0	26	10		@ 10': as above.
Backfilled with Portland and Bentonite Slurry	Dp	0	34	14		@ 15': as above; orangish brown.
	Dp	0	38	20		@ 20': as above; dark orangish brown.
	Dp	0	>50	24	SP	SAND: (Alluvium); silty; orangish olive brown; fine texture; very fine to fine grained sand; trace silt; somewhat sorted; somewhat graded; subangular to subrounded; no hydrocarbon odor.
	Dp	0	>50	30	SW	SAND: (Alluvium); light yellowish orangish olive brown; fine texture; very fine to fine grained sand; well sorted; well graded; no hydrocarbon odor.
	Dp	0	>50	34		@ 35': as above; very fine to medium grained sand.
	Dp	7.3	>50	40		@ 40': as above; very fine to fine grained sand.
	Dp	2.7	>50	44		@ 45': as above; silty; very fine grained sand; trace silt.

LOCATION MAP

SEE PAGE 1

PACIFIC ENVIRONMENTAL GROUP, INC.

BORING NO. B-11
PAGE 2 OF 3

PROJECT NO. 705-127.1B
LOGGED BY: P. TEENSMA
DRILLER: BC²
DRILLING METHOD: HSA
SAMPLING METHOD: CA S.S.
CASING TYPE: NA
SLOT SIZE: NA
GRAVEL PACK: NA

CLIENT: EQUIVA
DATE DRILLED: 8-27-99
LOCATION: 1650 ARTESIA @ AVIATION
HOLE DIAMETER: 8"
HOLE DEPTH: 95'
WELL DIAMETER: NA
WELL DEPTH: NA
CASING STICKUP: NA

BOREHOLE BACKFILL		MOISTURE CONTENT	PID (ppm)	PENETRATION (BLOWS/ FOOT)	DEPTH (FEET)	RECOVERY / SAMPLE INTERVAL / GRAPHIC	SOIL TYPE	LITHOLOGY/REMARKS
Backfilled with Portland and Bentonite Slurry		Dp	0	>50	50		SW	@ 50': as above; some nodules of iron oxide stained sand.
		Dp	0	>50	54			@ 55': as above; 1/2" layer of brown clay at ~54'.
		Dp	0	>50	60		SM	SILTY SAND: (Alluvium); pale orangish brownish olive; fine texture; with silt; poorly sorted; somewhat graded; no hydrocarbon odor.
		Dp	0	>50	64			@ 65': as above.
		Dp	0	>50	70			@ 70': as above.
		Dp	0	>50	74			@ 75': as above.
		Dp	0	48	80		ML	SILT: (Alluvium); clayey; dark yellowish olive; low plasticity; trace clay; no hydrocarbon odor.
		Mst	0	>50	84			@ 85': as above; some clay.
	▽	Wt	0	>50	88			

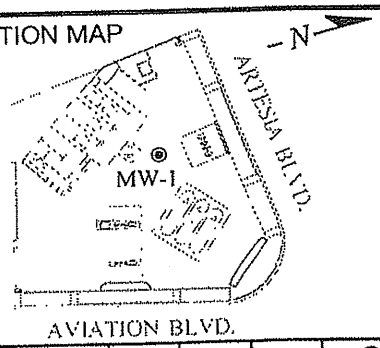
SEE PAGE 1	PACIFIC ENVIRONMENTAL GROUP, INC.	BORING NO. B-11 PAGE 3 OF 3

PROJECT NO. 705-127.1B
LOGGED BY: P. TEENSMA
DRILLER: BC²
DRILLING METHOD: HSA
SAMPLING METHOD: CA S.S.
CASING TYPE: NA
SLOT SIZE: NA
GRAVEL PACK: NA

CLIENT: EQUIVA
DATE DRILLED: 8-27-99
LOCATION: 1650 ARTESIA @ AVIATION
HOLE DIAMETER: 8"
HOLE DEPTH: 95'
WELL DIAMETER: NA
WELL DEPTH: NA
CASING STICKUP: NA

BOREHOLE BACKFILL		MOISTURE CONTENT	PID (ppm)	PENETRATION (BLOWS/ FOOT)	DEPTH (FEET)	RECOVERY	SAMPLE INTERVAL	GRAPHIC	SOIL TYPE	LITHOLOGY/REMARKS
Backfilled with Portland and Bentonite Slurry					90					@ 90': as above.
					92					
		Wt	0	49	94				CL	CLAYEY SILT: (Alluvium); brownish olive; low to moderate plasticity; with clay; no hydrocarbon odor.
					96					
					98					BOTTOM OF BORING 95'
					100					
					102					
					104					
					106					
					108					
					110					
					112					
					114					
					116					
					118					
					120					
					122					
					124					
					126					
					128					
					130					
					132					

LOCATION MAP



IT CORPORATION

WELL NO. MW-1
PAGE 1 OF 3

PROJECT NO. 810576
LOGGED BY: R. HAUGHY/L. KESSEL
DRILLER: GREGG DRILLING
DRILLING METHOD: HSA
SAMPLING METHOD: CA S.S.
CASING TYPE: SCH 40 PVC
SLOT SIZE: 0.020"
GRAVEL PACK: #2/12 SAND

CLIENT: EQUIVA
DATE DRILLED: 10-17-00
LOCATION: 1650 ARTESIA @ AVIATION
HOLE DIAMETER: 10"
HOLE DEPTH: 100'
WELL DIAMETER: 4"
WELL DEPTH: 100'
CASING STICKUP: +2.5'

WELL DETAIL	MOISTURE CONTENT	PID (ppm)	PENETRATION (BLOWS/ FOOT)	DEPTH (FEET)	SOIL TYPE	LITHOLOGY/REMARKS
Concrete						ASPHALT: 6" HAND AUGER TO 5'
	Dry	0	6	4–6	SM	SILTY SAND: dark brown; low plasticity; very fine to fine grained sand; well sorted; poorly graded; no hydrocarbon odor.
	Dry	0	13	10		@ 10': as above; medium brown; fine grained sand.
	Dry	0	22	16		@ 15': as above; very fine to medium grained sand; decreasing silt content; well sorted.
Bentonite Chips	Dry	0	>50	20	SP	SAND: light brown to reddish; medium grained sand; rounded; poorly graded; no hydrocarbon odor.
	Dry	0	45	26		@ 25': as above; light brown; fine to medium grained sand; subrounded.
	Dry	0	>50	30		@ 30': as above; very light brown; fine to coarse grained sand; subrounded.
	Dry	0.0	>50	36		@ 35': as above; fine to medium grained sand; rounded; poorly graded.
	Dry	0.3	>50	40		@ 40': as above; very fine grained to fine grained sand.

Depth scale: 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42, 44

LOCATION MAP

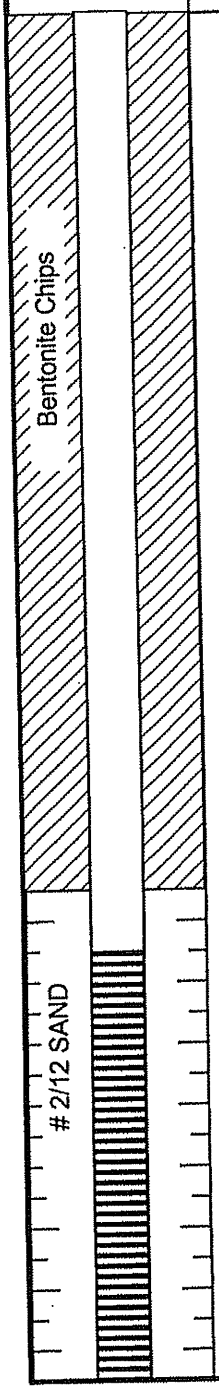
SEE PAGE 1

IT CORPORATION

WELL NO. MW-1
PAGE 2 OF 3

PROJECT NO. 810576
LOGGED BY: R. HAUGHY/L. KESSEL
DRILLER: GREGG DRILLING
DRILLING METHOD: HSA
SAMPLING METHOD: CA S.S.
CASING TYPE: SCH 40 PVC
SLOT SIZE: 0.020"
GRAVEL PACK: #2/12 SAND

CLIENT: EQUIVA
DATE DRILLED: 10-17-00
LOCATION: 1650 ARTESIA @ AVIATION
HOLE DIAMETER: 10"
HOLE DEPTH: 100'
WELL DIAMETER: 4"
WELL DEPTH: 100'
CASING STICKUP: +2.5'



WELL DETAIL		MOISTURE CONTENT	PID (ppm)	PENETRATION (BLOWS/ FOOT)	DEPTH (FEET)	RECOVERY / SAMPLE INTERVAL	GRAPHIC	SOIL TYPE	LITHOLOGY/REMARKS
		Dry	0.4	>50	46			SP	SAND: very light brown; very fine to medium grained sand; trace mica; no hydrocarbon odor.
		Dry	0.7	>50	50				@ 50': as above.
		Dry	1.5	>50	56				@ 55': as above.
		Dry	1.6	>50	60				@ 60': as above; very fine to fine grained sand; with silt.
		Dry	1.4	>50	64				@ 65': as above.
		Dry	1.2	>50	70			ML	SILT WITH SAND: very light brown; very fine to fine grained sand; rounded; no hydrocarbon odor.
		Dry	1.4	44	76				@ 75': as above; with oxidation zones; sparse small black splotches (1-3 mm).
		Dp	1.0	>50	80				@ 80': as above; no black splotches.
	▽	Mst/ Wt	0.9	>50	86				@ 85': as above; darker brown due to water.

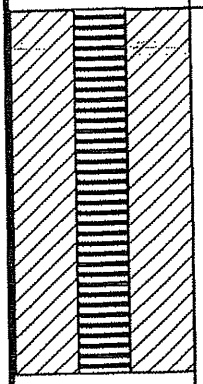
Depth scale: 46, 48, 50, 52, 54, 56, 58, 60, 62, 64, 66, 68, 70, 72, 74, 76, 78, 80, 82, 84, 86, 88

IT CORPORATION

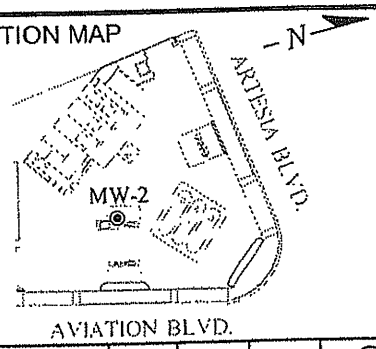
SEE PAGE 1

PROJECT NO. 810576
LOGGED BY: R. HAUGHY/L. KESSEL
DRILLER: GREGG DRILLING
DRILLING METHOD: HSA
SAMPLING METHOD: CA S.S.
CASING TYPE: SCH 40 PVC
SLOT SIZE: 0.020"
GRAVEL PACK: #2/12 SAND

CLIENT: EQUIVA
DATE DRILLED: 10-17-00
LOCATION: 1650 ARTESIA @ AVIATION
HOLE DIAMETER: 10"
HOLE DEPTH: 100'
WELL DIAMETER: 4"
WELL DEPTH: 100'
CASING STICKUP: +2.5'

WELL DETAIL	MOISTURE CONTENT	PID (ppm)	PENETRATION (BLOWS/ FOOT)	DEPTH (FEET)	RECOVERY	SAMPLE INTERVAL	GRAPHIC	SOIL TYPE	LITHOLOGY/REMARKS
	Wt/ Sat	1.4	>50	90					@ 90': as above; no hydrocarbon odor.
				92					
				94					
	Sat	1.1	>50	96					@ 95': as above; no hydrocarbon odor.
				98					
				100					
				102					
				104					BOTTOM OF BORING 100'
				106					
				108					
				110					
				112					
				114					
				116					
				118					
				120					
				122					
				124					
				126					
				128					
				130					
				132					

LOCATION MAP



IT CORPORATION

PROJECT NO. 810576
LOGGED BY: R. HAUGHY
DRILLER: GREGG DRILLING
DRILLING METHOD: HSA
SAMPLING METHOD: CA S.S.
CASING TYPE: SCH 40 PVC
SLOT SIZE: 0.020"
GRAVEL PACK: #2/12 SAND

CLIENT: EQUIVA
DATE DRILLED: 10-16-00
LOCATION: 1650 ARTESIA @ AVIATION
HOLE DIAMETER: 10"
HOLE DEPTH: 95'
WELL DIAMETER: 4"
WELL DEPTH: 94'
CASING STICKUP: +2.3'

WELL DETAIL	MOISTURE CONTENT	PID (ppm)	PENETRATION (BLOWS/ FOOT)	DEPTH (FEET)	RECOVERY / SAMPLE INTERVAL	GRAPHIC	SOIL TYPE	LITHOLOGY/REMARKS
Concrete								CONCRETE: 6" HAND AUGER TO 5'
	Dry	0	7	6			SM	SILTY SAND: brown; fine to coarse grained sand; loose; no hydrocarbon odor.
	Dry	0	10	10			SW	SAND: orangish brown; fine to coarse grained sand; trace silt; no hydrocarbon odor.
	Dry	0	>50	14				@ 15': as above; subrounded to rounded; dense.
Bentonite Chips	Dry	0	>50	20				@ 20': as above; with black mottling; increase in coarse grained sand.
	Dp	0	>50	24				@ 25': as above; no mottling; very coarse grained sand.
				26			SP	SAND: light brown; fine texture; fine to medium grained sand; no hydrocarbon odor.
	Dp	0	>50	30				@ 30': as above; light gray; fine to medium grained sand; faint hydrocarbon odor.
	Dp	18.7	>50	34				@ 35': as above; trace silt.
	Dp	0	>50	40				@ 40': as above; no silt.

Depth scale: 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42, 44

LOCATION MAP

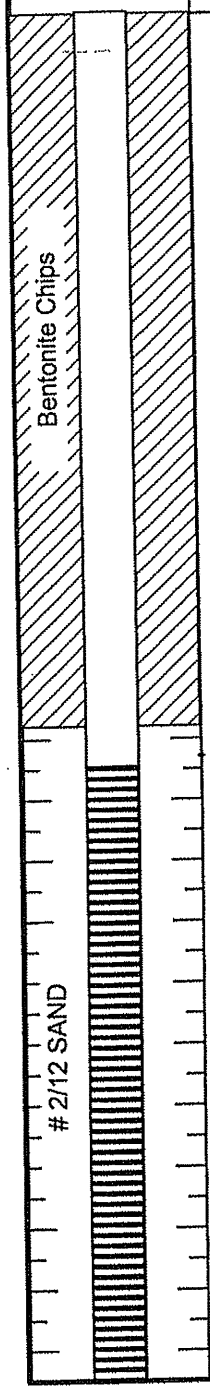
SEE PAGE 1

IT CORPORATION

WELL NO. MW-2
PAGE 2 OF 3

PROJECT NO. 810576
LOGGED BY: R. HAUGHY
DRILLER: GREGG DRILLING
DRILLING METHOD: HSA
SAMPLING METHOD: CA S.S.
CASING TYPE: SCH 40 PVC
SLOT SIZE: 0.020"
GRAVEL PACK: #2/12 SAND

CLIENT: EQUIVA
DATE DRILLED: 10-16-00
LOCATION: 1650 ARTESIA @ AVIATION
HOLE DIAMETER: 10"
HOLE DEPTH: 95'
WELL DIAMETER: 4"
WELL DEPTH: 94'
CASING STICKUP: +2.3'



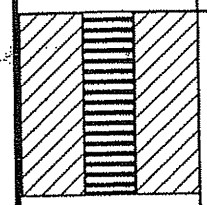
MOISTURE CONTENT	PID (ppm)	PENETRATION (BLOWS/ FOOT)	DEPTH (FEET)	SOIL TYPE	LITHOLOGY/REMARKS
Dry	12.5	>50	46	SP	SAND: light gray; fine to medium grained sand; faint hydrocarbon odor.
			48		
Dry	12.5	>50	50		@ 50': as above.
			52		
Dry	0	>50	54		@ 55': as above.
			56		
			58		
Dry	0	>50	60	SM	SILTY SAND: light gray; very fine to medium grained sand; mica; faint hydrocarbon odor.
			62		
Dry	24.9	>50	64		@ 65': as above; orangish brown.
			66		
			68		
Dry	6.2	>50	70		@ 70': as above; increase in silt content.
			72		
			74		
Dp	12.9	>50	76	ML	SANDY SILT: olive with orange iron oxide mottling; very fine to fine grained sand; moderate hydrocarbon odor.
			78		
Wt	43.2	>50	80		@ 80': as above; brown; no hydrocarbon odor.
			82		
			84		
Wt	6.2	>50	86		@ 85': as above.
			88		

IT CORPORATION

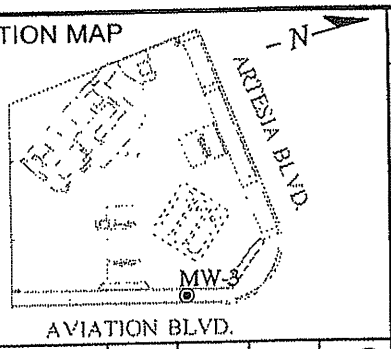
SEE PAGE 1

PROJECT NO. 810576
LOGGED BY: R. HAUGHY
DRILLER: GREGG DRILLING
DRILLING METHOD: HSA
SAMPLING METHOD: CA S.S.
CASING TYPE: SCH 40 PVC
SLOT SIZE: 0.020"
GRAVEL PACK: #2/12 SAND

CLIENT: EQUIVA
DATE DRILLED: 10-16-00
LOCATION: 1650 ARTESIA @ AVIATION
HOLE DIAMETER: 10"
HOLE DEPTH: 95'
WELL DIAMETER: 4"
WELL DEPTH: 94'
CASING STICKUP: +2.3'

WELL DETAIL		MOISTURE CONTENT	PID (ppm)	PENETRATION (BLOWS/ FOOT)	DEPTH (FEET)	RECOVERY	SAMPLE INTERVAL	GRAPHIC	SOIL TYPE	LITHOLOGY/REMARKS
		Wt	0		90					@ 90': as above; increase in very fine to fine grained sand; mica; no hydrocarbon odor.
					92					
					94					
					96					
					98					BOTTOM OF BORING 95'
					100					
					102					
					104					
					106					
					108					
					110					
					112					
					114					
					116					
					118					
					120					
					122					
					124					
					126					
					128					
					130					
					132					

LOCATION MAP



IT CORPORATION

PROJECT NO. 810576
LOGGED BY: C. INGALLS
DRILLER: GREGG DRILLING
DRILLING METHOD: HSA
SAMPLING METHOD: CA S.S.
CASING TYPE: SCH 40 PVC
SLOT SIZE: 0.020"
GRAVEL PACK: #2/12 SAND

CLIENT: EQUIVA
DATE DRILLED: 11-22-00
LOCATION: 1650 ARTESIA @ AVIATION
HOLE DIAMETER: 10"
HOLE DEPTH: 100'
WELL DIAMETER: 4"
WELL DEPTH: 95'
CASING STICKUP: NA

WELL DETAIL	MOISTURE CONTENT	PID (ppm)	PENETRATION (BLOWS/ FOOT)	SOIL TYPE	LITHOLOGY/REMARKS
Concrete					CONCRETE: 6"
					HAND AUGER TO 5'
	Dry	1.5	18	SM	SILTY SAND: dark brown; fine to coarse grained sand.
	Dry	0.3	29	SW	SAND: orangish brown; fine to medium grained sand.
	Dry	0.2	30		@ 15': as above.
Bentonite Chips	Dry	0.3	>50		@ 20': as above; yellowish brown.
	Dp	0.6	>50		@ 25': as above.
	Dp	0.5	>50		@ 30': as above.
	Dp	0.9	>50		@ 35': as above.
	Dp	1.0	>50		@ 40': as above.

DEPTH (FEET): 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42, 44

RECOVERY / SAMPLE INTERVAL / GRAPHIC

LOCATION MAP

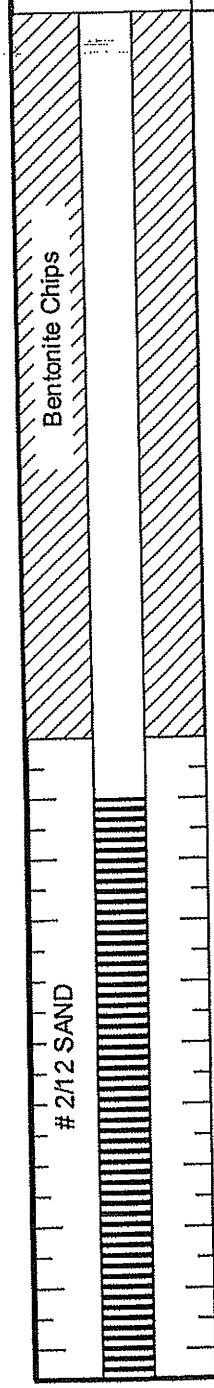
SEE PAGE 1

IT CORPORATION

WELL NO. MW-3
PAGE 2 OF 3

PROJECT NO. 810576
LOGGED BY: C. INGALLS
DRILLER: GREGG DRILLING
DRILLING METHOD: HSA
SAMPLING METHOD: CA S.S.
CASING TYPE: SCH 40 PVC
SLOT SIZE: 0.020"
GRAVEL PACK: #2/12 SAND

CLIENT: EQUIVA
DATE DRILLED: 11-22-00
LOCATION: 1650 ARTESIA @ AVIATION
HOLE DIAMETER: 10"
HOLE DEPTH: 100'
WELL DIAMETER: 4"
WELL DEPTH: 95'
CASING STICKUP: NA



WELL DETAIL	MOISTURE CONTENT	PID (ppm)	PENETRATION (BLOWS/FOOT)	DEPTH (FEET)	RECOVERY	SAMPLE INTERVAL	GRAPHIC	SOIL TYPE	LITHOLOGY/REMARKS
	Dp	1.2	>50	46				SM	SILTY SAND: light brown; fine grained sand; some silt.
				48					
	Dp	1.0	>50	50					@ 50': as above.
				52					
				54					
	Dp	1.2	>50	56					@ 55': as above.
				58					
	Dry	1.3	>50	60					@ 60': as above.
				62					
				64					
	Dp	1.5	>50	66					@ 65': as above; very light brown with orangish brown bands.
				68					
	Dp	1.3	>50	70					@ 70': as above.
				72					
				74					
	V. Mst	31.3	>50	76					@ 75': as above; greenish brown with orangish brown bands; faint hydrocarbon odor.
				78					
	Wt	69.8	>50	80					@ 80': as above; greenish brown.
				82					
				84					
	Sat	53.5	>50	86					@ 85': as above.
				88					

IT CORPORATION

SEE PAGE 1

PROJECT NO. 810576
LOGGED BY: C. INGALLS
DRILLER: GREGG DRILLING
DRILLING METHOD: HSA
SAMPLING METHOD: CA S.S.
CASING TYPE: SCH 40 PVC
SLOT SIZE: 0.020"
GRAVEL PACK: #2/12 SAND

CLIENT: EQUIVA
DATE DRILLED: 11-22-00
LOCATION: 1650 ARTESIA @ AVIATION
HOLE DIAMETER: 10"
HOLE DEPTH: 100'
WELL DIAMETER: 4"
WELL DEPTH: 95'
CASING STICKUP: NA

WELL DETAIL		MOISTURE CONTENT	PID (ppm)	PENETRATION (BLOWS/FOOT)	DEPTH (FEET)	RECOVERY	SAMPLE INTERVAL	GRAPHIC	SOIL TYPE	LITHOLOGY/REMARKS
		Sat	15.5	>50	90					@ 90': as above.
					92					
					94					
		Sat	7.3	>50	96					@ 95': as above.
					98					
		Sat	2.5	>50	100				SW	SAND: light gray; fine to coarse grained sand; some gravel; some seashell fragments.
					102					BOTTOM OF BORING 100'
					104					
					106					
					108					
					110					
					112					
					114					
					116					
					118					
					120					
					122					
					124					
					126					
					128					
					130					
					132					

KHM

ENVIRONMENTAL MANAGEMENT INCORPORATED

PROJECT NO:	D80-1650	CLIENT:	Shell Oil Products US
LOGGED BY:	K. Roberts	LOCATION:	1650 Artesia, Redondo Beach
DRILLER:	BC2	DATE DRILLED:	7/26/2002
DRILLING METHOD:	H.S.A.	HOLE DIAMETER:	10"
SAMPLING METHOD:	Split Spoon	HOLE DEPTH:	90'
CASING TYPE:	Sch. 40 PVC	WELL DIAMETER:	4"
SLOT SIZE:	0.01	WELL DEPTH:	90'
GRAVEL PACK:	#2/16	CASING STICKUP:	2.5'

BORING/WELL NO: MW-4

PAGE 1 OF 5

LOCATION MAP

See Figure 3

ELEVATION	NORTHING	EASTING
1776153.501	6445695.985	113.68

Well Completion (Backfill, Casing)	Static Water Level	Moisture Content	PID Reading (ppm)	Penetration (blows/foot)	Depth (feet)	Sample Recovery	Sample Interval	Soil Type	LITHOLOGY / DESCRIPTION
BENTONITE									
					1				
					2				
					3				
					4				
		Dry	0	51	5			SM	SILTY SAND: dark brown to reddish; fine-medium sand; trace gravel (>10 mm, angular to subangular); no hydrocarbon odor.
					6				
					7				
					8				
					9				
		Dry	0.7	34	10				@ 10': as above.
					11				
					12				
					13				
					14				
		Dry	38.1	31	15			SP	Poorly-graded SAND: light grey; fine-medium grained sand; trace silt; slight odor.
					16				
					17				
					18				
					19				
		Damp	437	36	20				@ 20': same as above: dark grey to black; strong hydrocarbon odor.
					21				
					22				

KHM
ENVIRONMENTAL MANAGEMENT INCORPORATED

PROJECT NO:	D80-1650	CLIENT:	Shell Oil Products US
LOGGED BY:	K. Roberts	LOCATION:	1650 Artesia, Redondo Beach
DRILLER:	BC2	DATE DRILLED:	7/26/2002
DRILLING METHOD:	H.S.A.	HOLE DIAMETER:	10"
SAMPLING METHOD:	Split Spoon	HOLE DEPTH:	90'
CASING TYPE:	Sch. 40 PVC	WELL DIAMETER:	4"
SLOT SIZE:	0.01	WELL DEPTH:	90'
GRAVEL PACK:	#2/16	CASING STICKUP:	2.5'

BORING/WELL NO: MW-4
PAGE 2 OF 5

LOCATION MAP
See Figure 3

ELEVATION	NORTHING	EASTING
1776153.501	6445695.985	113.68

Well Completion: Backfill	Well Completion: Casing	Static Water Level	Moisture Content	PID Reading (ppm)	Penetration (blows/foot)	Depth (feet)	Sample: Recovery	Sample: Interval	Soil Type	LITHOLOGY / DESCRIPTION
						23				
						24				
			Damp	626	35	25			SP	@ 25': as above: less silt, strong hydrocarbon odor.
						26				
						27				
						28				
						29				
			Damp	640	36	30				@ 30': as above; light grey to white; trace medium grained sand; slight odor.
						31				
						32				
						33				
						34				
			Damp	162	39	35				@ 35': as above; fine grained sand; moderate hydrocarbon odor.
						36				
						37				
						38				
						39				
			Damp	543	49	40				@ 40': as above.
						41				
						42				
						43				
						44				

KHM
ENVIRONMENTAL MANAGEMENT INCORPORATED

PROJECT NO:	D80-1650	CLIENT:	Shell Oil Products US
LOGGED BY:	K. Roberts	LOCATION:	1650 Artesia, Redondo Beach
DRILLER:	BC2	DATE DRILLED:	7/26/2002
DRILLING METHOD:	H.S.A.	HOLE DIAMETER:	10"
SAMPLING METHOD:	Split Spoon	HOLE DEPTH:	90'
CASING TYPE:	Sch. 40 PVC	WELL DIAMETER:	4"
SLOT SIZE:	0.01	WELL DEPTH:	90'
GRAVEL PACK:	#2/16	CASING STICKUP:	2.5'

BORING/WELL NO: MW-4
PAGE 3 OF 5

LOCATION MAP
See Figure 3

ELEVATION	NORTHING	EASTING
1776153.501	6445695.985	113.68

Well Completion (Backfill, Casing)	Static Water Level	Moisture Content	PID Reading (ppm)	Penetration (blows/foot)	Depth (feet)	Sample Recovery	Sample Interval	Soil Type	LITHOLOGY / DESCRIPTION
		Damp	222	43	45			SP	@ 45: as above.
					46				
					47				
					48				
					49				
		Damp/ Dry	10.1	43	50				@ 50': as above.
					51				
					52				
					53				
					54				
		Damp	17.1		55				@ 55': as above; light tan; fine grained sand; slight hydrocarbon odor.
					56				
					57				
					58				
					59				
		Damp	11.8	42	60				@ 60': as above; very fine grained sand.
					61				
					62				
SAND					63				
					64				
		Damp	3.8	40	65				@ 65': as above; orange mottling; more silt; no hydrocarbon odor.
					66				

KHM
ENVIRONMENTAL MANAGEMENT INCORPORATED

PROJECT NO:	D80-1650	CLIENT:	Shell Oil Products US
LOGGED BY:	K. Roberts	LOCATION:	1650 Artesia, Redondo Beach
DRILLER:	BC2	DATE DRILLED:	7/26/2002
DRILLING METHOD:	H.S.A.	HOLE DIAMETER:	10"
SAMPLING METHOD:	Split Spoon	HOLE DEPTH:	90'
CASING TYPE:	Sch. 40 PVC	WELL DIAMETER:	4"
SLOT SIZE:	0.01	WELL DEPTH:	90'
GRAVEL PACK:	#2/16	CASING STICKUP:	2.5'

BORING/WELL NO: MW-4
PAGE 4 OF 5

LOCATION MAP
See Figure 3

ELEVATION	NORTHING	EASTING
1776153.501	6445695.985	113.68

Well Completion (Backfill, Casing)	Static Water Level	Moisture Content	PID Reading (ppm)	Penetration (blows/foot)	Depth (feet)	Sample Recovery	Sample Interval	Soil Type	LITHOLOGY / DESCRIPTION
					67			SP	
					68				
		Moist	4.5	34	69			SM	SILTY SAND: light brown to tan; very fine grained sand, 5-10% silt; orange mottling; loose; no hydrocarbon odor.
					70				
					71				
					72				
					73				
	▼				74				
	▽	Wet	5.7	37	75				@ 75': as above; light brown; slight hydrocarbon odor.
					76				
					77				
					78				
					79				
		Wet	3.4	37	80				@ 80': as above; orange mottling; moderate hydrocarbon odor.
					81				
					82				
					83				
					84				
		Wet	2.1	40	85				@ 85': as above; slight hydrocarbon odor.
					86				
					87				
					88				

KHM
ENVIRONMENTAL MANAGEMENT INCORPORATED

PROJECT NO:	D80-1650	CLIENT:	Shell Oil Products US
LOGGED BY:	K. Roberts	LOCATION:	1650 Artesia, Redondo Beach
DRILLER:	BC2	DATE DRILLED:	7/26/2002
DRILLING METHOD:	H.S.A.	HOLE DIAMETER:	10"
SAMPLING METHOD:	Split Spoon	HOLE DEPTH:	90'
CASING TYPE:	Sch. 40 PVC	WELL DIAMETER:	4"
SLOT SIZE:	0.01	WELL DEPTH:	90'
GRAVEL PACK:	#2/16	CASING STICKUP:	2.5'

BORING/WELL NO: MW-4
PAGE 5 OF 5

LOCATION MAP
See Figure 3

ELEVATION	NORTHING	EASTING
1776153.501	6445695.985	113.68

Well Completion (Backfill, Casing)	Static Water Level	Moisture Content	PID Reading (ppm)	Penetration (blows/foot)	Depth (feet)	Sample Recovery	Sample Interval	Soil Type	LITHOLOGY / DESCRIPTION
		Wet	2	33	89			SM	@ 90': as above; less silt; slight hydrocarbon odor.
					90				
					91				BOTTOM OF MONITORING WELL 90'
					92				
					93				
					94				
					95				
					96				
					97				
					98				
					99				
					100				
					101				
					102				
					103				
					104				
					105				
					106				
					107				
					108				
					109				
					110				

KHM
ENVIRONMENTAL MANAGEMENT INCORPORATED

PROJECT NO:	D80-1650	CLIENT:	Shell Oil Products US
LOGGED BY:	K. Roberts	LOCATION:	1650 Artesia, Redondo Beach
DRILLER:	BC2	DATE DRILLED:	7/25/2002
DRILLING METHOD:	H.S.A.	HOLE DIAMETER:	10"
SAMPLING METHOD:	Split Spoon	HOLE DEPTH:	91'
CASING TYPE:	Sch. 40 PVC	WELL DIAMETER:	4"
SLOT SIZE:	0.01	WELL DEPTH:	91'
GRAVEL PACK:	#2/16	CASING STICKUP:	2.6'

BORING/WELL NO: MW-5
PAGE 1 OF 5

LOCATION MAP
See Figure 3

ELEVATION	NORTHING	EASTING
1776193.820	6445730.173	112.56

Well Completion (Backfill, Casing)	Static Water Level	Moisture Content	PID Reading (ppm)	Penetration (blows/foot)	Depth (feet)	Sample Recovery	Sample Interval	Soil Type	LITHOLOGY / DESCRIPTION
BENTONITE					1				
					2				
					3				
					4				
		Dry	1.3	31	5			SM	SILTY SAND: dark brown; medium sand; trace gravel (subrounded to subangular); no hydrocarbon odor.
					6				
					7				
					8				
					9				
		Dry	0	28	10			SP	Poorly-graded SAND: light brown; fine-medium sand; no hydrocarbon odor.
					11				
					12				
					13				
					14				
		Damp	0	35	15			SM	SILTY SAND: light brown to reddish brown; fine to medium grained sand; no hydrocarbon odor.
					16				
					17				
					18				
					19				
		Damp	0	32	20				@ 20': same as above: silt increasing.
					21			SW	Well-graded SAND: light brown to orange; very fine to medium grained sand, trace fine gravel (< 10 mm); no hydrocarbon odor.
					22				

KHM
ENVIRONMENTAL MANAGEMENT INCORPORATED

PROJECT NO:	D80-1650	CLIENT:	Shell Oil Products US
LOGGED BY:	K. Roberts	LOCATION:	1650 Artesia, Redondo Beach
DRILLER:	BC2	DATE DRILLED:	7/25/2002
DRILLING METHOD:	H.S.A.	HOLE DIAMETER:	10"
SAMPLING METHOD:	Split Spoon	HOLE DEPTH:	91'
CASING TYPE:	Sch. 40 PVC	WELL DIAMETER:	4"
SLOT SIZE:	0.01	WELL DEPTH:	91'
GRAVEL PACK:	#2/16	CASING STICKUP:	2.6'

BORING/WELL NO: MW-5
PAGE 2 OF 5

LOCATION MAP
See Figure 3

ELEVATION	NORTHING	EASTING
1776193.820	6445730.173	112.56

Well Completion (Backfill, Casing)	Static Water Level	Moisture Content	PID Reading (ppm)	Penetration (blows/foot)	Depth (feet)	Sample (Recovery, Interval)	Soil Type	LITHOLOGY / DESCRIPTION
					23		SW	
					24			
					25			
		Damp	0.6	37	26		SP	Poorly-graded SAND: light brown contact with medium brown; fine grained sand; traced medium sand and gravel; no hydrocarbon odor.
					27			
					28			
					29			
		Damp	0	38	30		SW	Well-graded SAND: light brown; coarse grained sand; no hydrocarbon odor.
					31			
					32			
					33			
					34			@ 34.5': as above: increasing fines; trace coarse sand.
		Damp	0	38	35		SP	Poorly-graded SAND: light brown; fine grained sand; no hydrocarbon odor.
					36			
					37			
					38			
					39			
		Damp	0	41	40			@ 40': as above.
					41			
					42			
					43			
					44			

KHM
ENVIRONMENTAL MANAGEMENT INCORPORATED

PROJECT NO:	D80-1650	CLIENT:	Shell Oil Products US
LOGGED BY:	K. Roberts	LOCATION:	1650 Artesia, Redondo Beach
DRILLER:	BC2	DATE DRILLED:	7/25/2002
DRILLING METHOD:	H.S.A.	HOLE DIAMETER:	10"
SAMPLING METHOD:	Split Spoon	HOLE DEPTH:	91'
CASING TYPE:	Sch. 40 PVC	WELL DIAMETER:	4"
SLOT SIZE:	0.01	WELL DEPTH:	91'
GRAVEL PACK:	#2/16	CASING STICKUP:	2.6'

BORING/WELL NO: MW-5
PAGE 3 OF 5

LOCATION MAP
See Figure 3

ELEVATION	NORTHING	EASTING
1776193.820	6445730.173	112.56

Well Completion (Backfill, Casing)	Static Water Level	Moisture Content	PID Reading (ppm)	Penetration (blows/foot)	Depth (feet)	Sample Recovery	Sample Interval	Soil Type	LITHOLOGY / DESCRIPTION
		Damp	0.3	38	45			SP	@ 45': as above.
					46				
					47				
					48				
					49				
		Damp	0	48	50				@ 50': as above: fine sand.
					51				
					52				
					53				
					54				
		Damp	0	45	55				@ 55': as above.
					56				
					57				
					58				
					59				
		Damp	0	45	60				@ 60': as above; very fine grained sand.
					61				
					62				
					63				
SAND					64				
		Damp/ Moist	0.7	44	65				@ 65': as above; dark brown; very fine grained sand; trace silt; faint hydrocarbon odor.
					66				

KHM
ENVIRONMENTAL MANAGEMENT INCORPORATED

PROJECT NO:	D80-1650	CLIENT:	Shell Oil Products US	BORING/WELL NO: MW-5	
LOGGED BY:	K. Roberts	LOCATION:	1650 Artesia, Redondo Beach	PAGE 4 OF 5	
DRILLER:	BC2	DATE DRILLED:	7/25/2002	LOCATION MAP	
DRILLING METHOD:	H.S.A.	HOLE DIAMETER:	10"	See Figure 3	
SAMPLING METHOD:	Split Spoon	HOLE DEPTH:	91'		
CASING TYPE:	Sch. 40 PVC	WELL DIAMETER:	4"		
SLOT SIZE:	0.01	WELL DEPTH:	91'		
GRAVEL PACK:	#2/16	CASING STICKUP:	2.6'		

ELEVATION	NORTHING	EASTING
1776193.820	6445730.173	112.56

Well Completion (Backfill, Casing)	Static Water Level	Moisture Content	PID Reading (ppm)	Penetration (blows/foot)	Depth (feet)	Sample Recovery	Sample Interval	Soil Type	LITHOLOGY / DESCRIPTION
					67				
					68				
					69				
		Moist	0.3	39				SP	@ 70': as above: very fine grained sand; trace silt; faint hydrocarbon odor.
					70				
					71				
					72				
	▼				73				
					74				
		Wet	0.4	45	75			SM	SILTY SAND: medium to dark brown with olive grey; very fine grained sand; faint hydrocarbon odor.
	▽				76				
					77				
					78				
					79				
		Wet	0.3	37	80				@ 80': as above.
					81				
					82				
					83				
					84				
		Wet	1.0	31	85				@ 85': as above; fine grained sand; less silt.
					86				
					87				
					88				

KHM

ENVIRONMENTAL MANAGEMENT INCORPORATED

PROJECT NO:	D80-1650	CLIENT:	Shell Oil Products US
LOGGED BY:	K. Roberts	LOCATION:	1650 Artesia, Redondo Beach
DRILLER:	BC2	DATE DRILLED:	7/25/2002
DRILLING METHOD:	H.S.A.	HOLE DIAMETER:	10"
SAMPLING METHOD:	Split Spoon	HOLE DEPTH:	91'
CASING TYPE:	Sch. 40 PVC	WELL DIAMETER:	4"
SLOT SIZE:	0.01	WELL DEPTH:	91'
GRAVEL PACK:	#2/16	CASING STICKUP:	2.6'

BORING/WELL NO: MW-5

LOCATION MAP

See Figure 3

ELEVATION	NORTHING	EASTING
1776193.820	6445730.173	112.56

Well Completion (Backfill / Casing)	Static Water Level	Moisture Content	PID Reading (ppm)	Penetration (blows/foot)	Depth (feet)	Sample Recovery	Sample Interval	Soil Type	LITHOLOGY / DESCRIPTION
		Wet	0.4	29	89–91			SM	@ 90': as above.
					92				BOTTOM OF MONITORING WELL 91'
					93				
					94				
					95				
					96				
					97				
					98				
					99				
					100				
					101				
					102				
					103				
					104				
					105				
					106				
					107				
					108				
					109				
					110				

KHM
ENVIRONMENTAL MANAGEMENT INCORPORATED

PROJECT NO:	D80-1650	CLIENT:	Shell Oil Products US
LOGGED BY:	K. Roberts	LOCATION:	1650 Artesia, Redondo Beach
DRILLER:	BC2	DATE DRILLED:	7/24/2002
DRILLING METHOD:	H.S.A.	HOLE DIAMETER:	10"
SAMPLING METHOD:	Split Spoon	HOLE DEPTH:	93'
CASING TYPE:	Sch. 40 PVC	WELL DIAMETER:	4"
SLOT SIZE:	0.01	WELL DEPTH:	93'
GRAVEL PACK:	#2/16	CASING STICKUP:	3.1'

BORING/WELL NO: MW-6
PAGE 1 OF 5

LOCATION MAP
See Figure 3

ELEVATION	NORTHING	EASTING
1776232.680	6445736.915	116.23

Well Completion (Backfill / Casing)	Static Water Level	Moisture Content	PID Reading (ppm)	Penetration (blows/foot)	Depth (feet)	Sample Recovery	Sample Interval	Soil Type	LITHOLOGY / DESCRIPTION
BENTONITE									Hand-augered to 5 feet bgs. Continuous core from 5 to 93 feet bgs.
					1				
					2				
					3				
					4				
					5				
		Dry	0	39				SM	SILTY SAND: dark brown; very fine to fine sand; trace gravel; no hydrocarbon odor.
					6				
		Dry	-	28	7				
		Dry	-	44	8				
				>50	9				
		Dry	0	50	10				@ 10': as above: fine to medium sand; less silt.
					11				@ 11': as above: no gravel.
		Dry	-	32				SP	Poorly-graded SAND: light brown to tan; fine grained sand; trace silt; no hydrocarbon odor.
					12				
		Dry	-	29	13				
				47	14				
		Dry	0.6	46	15				
					16				
		Damp	-	48	17				
		Damp	0	36	18			SW	Well-graded SAND: light brown to reddish brown; fine to medium sand with trace silt; no hydrocarbon odor.
				50	19				
		Damp	0	43	20				@ 20': as above: increase in silt; trace coarse grained sand; no hydrocarbon odor.
					21				@ 21.5': as above: medium to coarse grained sand; less silt; black streaking.
		Damp	-	46	22				

KHM
ENVIRONMENTAL MANAGEMENT INCORPORATED

PROJECT NO:	D80-1650	CLIENT:	Shell Oil Products US
LOGGED BY:	K. Roberts	LOCATION:	1650 Artesia, Redondo Beach
DRILLER:	BC2	DATE DRILLED:	7/24/2002
DRILLING METHOD:	H.S.A.	HOLE DIAMETER:	10"
SAMPLING METHOD:	Split Spoon	HOLE DEPTH:	93'
CASING TYPE:	Sch. 40 PVC	WELL DIAMETER:	4"
SLOT SIZE:	0.01	WELL DEPTH:	93'
GRAVEL PACK:	#2/16	CASING STICKUP:	3.1'

BORING/WELL NO: MW-6

LOCATION MAP
See Figure 3

ELEVATION	NORTHING	EASTING
1776232.680	6445736.915	116.23

Well Completion (Backfill, Casing)	Static Water Level	Moisture Content	PID Reading (ppm)	Penetration (blows/foot)	Depth (feet)	Sample Recovery	Sample Interval	Soil Type	LITHOLOGY / DESCRIPTION
					23			SW	
		Damp	-	42					
				50	24				
		Damp	0	>50	25				
					26				
		Damp	-	39	27			SP	Poorly-graded SAND: light brown to orange brown: fine grained sand; no hydrocarbon odor.
		Damp	-	45	28				@ 28': as above; trace medium to coarse grained sand.
				>50	29				
		Damp	0	46	30				
					31			SW	Well-graded SAND: light brown to tan with orange mottling; fine to medium and coarse grained sand; no hydrocarbon odor.
		Damp	-	48	32				
		Damp	-	42	33				
				>50	34				
		Damp	0.2	42	35				
					36				
		Damp	-	42	37			SP	Poorly-graded SAND: light tan to orange brown; fine grained sand; slight hydrocarbon odor.
		Damp	-	38	38				
				42	39				
		Damp	0	38	40				
					41				
		Damp	-	39	42				
		Damp	0	34	43				
				47	44				

KHM

ENVIRONMENTAL MANAGEMENT INCORPORATED

PROJECT NO:	D80-1650	CLIENT:	Shell Oil Products US
LOGGED BY:	K. Roberts	LOCATION:	1650 Artesia, Redondo Beach
DRILLER:	BC2	DATE DRILLED:	7/24/2002
DRILLING METHOD:	H.S.A.	HOLE DIAMETER:	10"
SAMPLING METHOD:	Split Spoon	HOLE DEPTH:	93'
CASING TYPE:	Sch. 40 PVC	WELL DIAMETER:	4"
SLOT SIZE:	0.01	WELL DEPTH:	93'
GRAVEL PACK:	#2/16	CASING STICKUP:	3.1'

BORING/WELL NO: MW-6

LOCATION MAP

See Figure 3

ELEVATION	NORTHING	EASTING
1776232.680	6445736.915	116.23

Well Completion (Backfill / Casing)	Static Water Level	Moisture Content	PID Reading (ppm)	Penetration (blows/foot)	Depth (feet)	Sample (Recovery / Interval)	Soil Type	LITHOLOGY / DESCRIPTION
					45		SP	@ 45: as above.
		Damp	0	43				
					46			
		Damp	-	43	47			
					48			
		Damp	-	32				@ 48': as above: very fine grained sand.
				44	49			
		Damp	0.6	37	50			
					51			
		Damp	-	46	52			
		Damp	-	43	53			
				50	54			
		Damp	1.1	43	55		SM	SILTY SAND: light tan; very fine to fine sand, 10% fines; slight hydrocarbon odor.
					56			
		Damp	-	41	57			
		Damp	-	41	58			
				45	59			
		Damp	3.1	44	60			
					61			@ 61.5': as above: moderate odor.
		Damp	-	40	62			
		Damp	-	36	63			
				>50	64			
					65			@65': as above: orange mottling.
SAND		Damp	1	40				
					66			

KHM
ENVIRONMENTAL MANAGEMENT INCORPORATED

PROJECT NO:	D80-1650	CLIENT:	Shell Oil Products US
LOGGED BY:	K. Roberts	LOCATION:	1650 Artesia, Redondo Beach
DRILLER:	BC2	DATE DRILLED:	7/24/2002
DRILLING METHOD:	H.S.A.	HOLE DIAMETER:	10"
SAMPLING METHOD:	Split Spoon	HOLE DEPTH:	93'
CASING TYPE:	Sch. 40 PVC	WELL DIAMETER:	4"
SLOT SIZE:	0.01	WELL DEPTH:	93'
GRAVEL PACK:	#2/16	CASING STICKUP:	3.1'

BORING/WELL NO: MW-6

LOCATION MAP
See Figure 3

ELEVATION	NORTHING	EASTING
1776232.680	6445736.915	116.23

Well Completion (Backfill, Casing)	Static Water Level	Moisture Content	PID Reading (ppm)	Penetration (blows/foot)	Depth (feet)	Sample Recovery	Sample Interval	Soil Type	LITHOLOGY / DESCRIPTION
		Damp	-	41	67				
		Damp	-	37	68				
				>50	69			SM	@ 70': as above: more orange mottling.
		Damp	0.5	39	70				
		Moist	-	46	71				
		Moist	-	36	72				
				53	73				
	▼	Moist/ Wet	1.2	35	74				
		Wet	1.2	37	75				@ 75': as above: dark brown to grey; less silt.
	▽	Wet	-	37	76				
				50	77				
		Wet	9.2	41	78				@ 78': as above: dark grey with brown streaking; more silt; strong hydrocarbon odor.
		Wet	-	36	79				
		Wet	-	30	80				
				41	81				
		Wet	0.9	29	82				@ 82': as above: increasing silt.
		Wet	-	34	83				
		Wet	-	33	84				
					85				
					86			SP	Poorly-graded SAND: dark brown to grey; fine grained sand; trace silt; strong hydrocarbon odor.
					87				
					88				

KHM
ENVIRONMENTAL MANAGEMENT INCORPORATED

PROJECT NO:	D80-1650	CLIENT:	Shell Oil Products US
LOGGED BY:	K. Roberts	LOCATION:	1650 Artesia, Redondo Beach
DRILLER:	BC2	DATE DRILLED:	7/24/2002
DRILLING METHOD:	H.S.A.	HOLE DIAMETER:	10"
SAMPLING METHOD:	Split Spoon	HOLE DEPTH:	93'
CASING TYPE:	Sch. 40 PVC	WELL DIAMETER:	4"
SLOT SIZE:	0.01	WELL DEPTH:	93'
GRAVEL PACK:	#2/16	CASING STICKUP:	3.1'

BORING/WELL NO: MW-6
PAGE 5 OF 5

LOCATION MAP
See Figure 3

ELEVATION	NORTHING	EASTING
1776232.680	6445736.915	116.23

Well Completion (Backfill, Casing)	Static Water Level	Moisture Content	PID Reading (ppm)	Penetration (blows/foot)	Depth (feet)	Sample Recovery	Sample Interval	Soil Type	LITHOLOGY / DESCRIPTION
					89			SP	@ 90': as above: trace silt.
		Wet	1.2	31	90				
					91				
		Wet	1.6	30	92				
					93				@ 93': as above: more silt.
					94				BOTTOM OF MONITORING WELL 93'
					95				
					96				
					97				
					98				
					99				
					100				
					101				
					102				
					103				
					104				
					105				
					106				
					107				
					108				
					109				
					110				

KHM
ENVIRONMENTAL MANAGEMENT INCORPORATED

PROJECT NO:	D80-1650	CLIENT:	Shell Oil Products US
LOGGED BY:	K. Roberts	LOCATION:	1650 Artesia, Redondo Beach
DRILLER:	BC2	DATE DRILLED:	7/23/2002
DRILLING METHOD:	H.S.A.	HOLE DIAMETER:	10"
SAMPLING METHOD:	Split Spoon	HOLE DEPTH:	101'
CASING TYPE:	Sch. 40 PVC	WELL DIAMETER:	4"
SLOT SIZE:	0.01	WELL DEPTH:	101'
GRAVEL PACK:	#2/16	CASING STICKUP:	2.6'

BORING/WELL NO: MW-7
PAGE 1 OF 5

LOCATION MAP
See Figure 3

ELEVATION	NORTHING	EASTING
1776268.351	6445725.060	121.05

Well Completion (Backfill, Casing)	Static Water Level	Moisture Content	PID Reading (ppm)	Penetration (blows/foot)	Depth (feet)	Sample Recovery	Sample Interval	Soil Type	LITHOLOGY / DESCRIPTION
BENTONITE					1				
					2				
					3				
					4				
		Dry	1.6	>50	5			SM	SILTY SAND: light brown to tan; trace gravel (>10 mm in diameter), no hydrocarbon odor.
					6				
					7				
					8				
					9				
		Dry	0	42	10				@ 10': as above: dark reddish brown; fine to medium sand; less silt; no hydrocarbon odor.
					11				
					12				
					13				
					14				
		Dry	0.2	>50	15				@ 15': as above: less silt.
					16				
					17				
					18				
					19				
		Dry	0.2	35	20				@ 20': as above.
					21				
					22				

KHM
ENVIRONMENTAL MANAGEMENT INCORPORATED

PROJECT NO:	D80-1650	CLIENT:	Shell Oil Products US
LOGGED BY:	K. Roberts	LOCATION:	1650 Artesia, Redondo Beach
DRILLER:	BC2	DATE DRILLED:	7/23/2002
DRILLING METHOD:	H.S.A.	HOLE DIAMETER:	10"
SAMPLING METHOD:	Split Spoon	HOLE DEPTH:	101'
CASING TYPE:	Sch. 40 PVC	WELL DIAMETER:	4"
SLOT SIZE:	0.01	WELL DEPTH:	101'
GRAVEL PACK:	#2/16	CASING STICKUP:	2.6'

BORING/WELL NO: MW-7
PAGE 2 OF 5

LOCATION MAP
See Figure 3

ELEVATION	NORTHING	EASTING
1776268.351	6445725.060	121.05

Well Completion (Backfill, Casing)	Static Water Level	Moisture Content	PID Reading (ppm)	Penetration (blows/foot)	Depth (feet)	Sample (Recovery, Interval)	Soil Type	LITHOLOGY / DESCRIPTION
					23		SM	
					24			
		Dry	0	36	25		SP	Poorly-graded SAND: light brown to orange; medium grained sand; trace silt; no hydrocarbon odor.
					26			
					27			
					28			
					29			
		Damp	0.2	42	30			@ 30': as above; light tan; trace fine grained sand.
					31			
					32			
					33			
					34			
		Damp	0.2	>50	35			@ 35': as above; fine grained sand.
					36			
					37			
					38			
					39			
		Damp	0.2	34	40		SM	SILTY SAND: light brown; fine to medium grained sand with 20% silt; no hydrocarbon odor.
					41			
					42			
					43			
					44			

KHM
ENVIRONMENTAL MANAGEMENT INCORPORATED

PROJECT NO:	D80-1650	CLIENT:	Shell Oil Products US
LOGGED BY:	K. Roberts	LOCATION:	1650 Artesia, Redondo Beach
DRILLER:	BC2	DATE DRILLED:	7/23/2002
DRILLING METHOD:	H.S.A.	HOLE DIAMETER:	10"
SAMPLING METHOD:	Split Spoon	HOLE DEPTH:	101'
CASING TYPE:	Sch. 40 PVC	WELL DIAMETER:	4"
SLOT SIZE:	0.01	WELL DEPTH:	101'
GRAVEL PACK:	#2/16	CASING STICKUP:	2.6'

BORING/WELL NO: MW-7
PAGE 3 OF 5

LOCATION MAP
See Figure 3

ELEVATION	NORTHING	EASTING
1776268.351	6445725.060	121.05

Well Completion (Backfill, Casing)	Static Water Level	Moisture Content	PID Reading (ppm)	Penetration (blows/foot)	Depth (feet)	Sample Recovery	Sample Interval	Soil Type	LITHOLOGY / DESCRIPTION
		Damp	0.2	46	45			SW	Well-graded SAND: light tan; fine grained sand; no hydrocarbon odor.
					46				
					47				
					48				
					49				
		Damp	0.2	>50	50			SP	Poorly-graded SAND: light tan; very fine grained sand; trace silt; no hydrocarbon odor.
					51				
					52				
					53				
					54				
		Damp	0.9	44	55				@ 55': as above.
					56				
					57				
					58				
					59				
		Damp	0.2	>50	60			SM	SILTY SAND: light tan; very fine sand; no hydrocarbon odor.
					61				
					62				
					63				
					64				
		Damp	0.2	>50	65				@ 65': as above: less silt; no hydrocarbon odor.
					66				

KHM
ENVIRONMENTAL MANAGEMENT INCORPORATED

PROJECT NO:	D80-1650	CLIENT:	Shell Oil Products US
LOGGED BY:	K. Roberts	LOCATION:	1650 Artesia, Redondo Beach
DRILLER:	BC2	DATE DRILLED:	7/26/2002
DRILLING METHOD:	H.S.A.	HOLE DIAMETER:	10"
SAMPLING METHOD:	Split Spoon	HOLE DEPTH:	101'
CASING TYPE:	Sch. 40 PVC	WELL DIAMETER:	4"
SLOT SIZE:	0.01	WELL DEPTH:	101'
GRAVEL PACK:	#2/16	CASING STICKUP:	2.6'

BORING/WELL NO: MW-7

LOCATION MAP
See Figure 3

ELEVATION	NORTHING	EASTING
1776268.351	6445725.060	121.05

Well Completion (Backfill, Casing)	Static Water Level	Moisture Content	PID Reading (ppm)	Penetration (blows/foot)	Depth (feet)	Sample Recovery	Sample Interval	Soil Type	LITHOLOGY / DESCRIPTION
					67				
					68				
		Damp	0	49	69			SM	@ 70': as above.
					70				
					71				
					72				
SAND					73				
					74				
		Damp	0.5	48	75				@ 75': as above.
					76				
					77				
					78				
					79				
		Damp	0.9	>50	80				@ 80': as above: increasing silt.
	▼				81				
					82				
					83				
					84				
		Moist/ Wet	0.6	46	85				@ 85': as above; some grey streaking.
	▽				86				
					87				
					88				

KHM
ENVIRONMENTAL MANAGEMENT INCORPORATED

PROJECT NO:	D80-1650	CLIENT:	Shell Oil Products US
LOGGED BY:	K. Roberts	LOCATION:	1650 Artesia, Redondo Beach
DRILLER:	BC2	DATE DRILLED:	7/23/2002
DRILLING METHOD:	H.S.A.	HOLE DIAMETER:	10"
SAMPLING METHOD:	Split Spoon	HOLE DEPTH:	101'
CASING TYPE:	Sch. 40 PVC	WELL DIAMETER:	4"
SLOT SIZE:	0.01	WELL DEPTH:	101'
GRAVEL PACK:	#2/16	CASING STICKUP:	2.6'

BORING/WELL NO: MW-7
PAGE 5 OF 5

LOCATION MAP
See Figure 3

ELEVATION	NORTHING	EASTING
1776268.351	6445725.060	121.05

Well Completion (Backfill, Casing)	Static Water Level	Moisture Content	PID Reading (ppm)	Penetration (blows/foot)	Depth (feet)	Sample Recovery	Sample Interval	Soil Type	LITHOLOGY / DESCRIPTION
					89				
		Wet	0.9	33	90			SM	@ 90': as above.
					91				
					92				
					93				
					94				
		Wet	0.6	35	95			ML	SANDY SILT: brown to grey; very fine to fine grained sand; no hydrocarbon odor.
					96				
					97				
					98				
					99				
		Wet	0.6	30	100				@ 100': as above.
					101				BOTTOM OF MONITORING WELL 101'
					102				
					103				
					104				
					105				
					106				
					107				
					108				
					109				
					110				

KHM
ENVIRONMENTAL MANAGEMENT INCORPORATED

PROJECT NO:	D80-1650	CLIENT:	Shell Oil Products US
LOGGED BY:	K. Roberts	LOCATION:	1650 Artesia, Redondo Beach
DRILLER:	BC2	DATE DRILLED:	7/22/2002
DRILLING METHOD:	H.S.A.	HOLE DIAMETER:	10"
SAMPLING METHOD:	Split Spoon	HOLE DEPTH:	101'
CASING TYPE:	Sch. 40 PVC	WELL DIAMETER:	4"
SLOT SIZE:	0.01	WELL DEPTH:	100'
GRAVEL PACK:	#2/16	CASING STICKUP:	2.2'

BORING/WELL NO: MW-8
PAGE 1 OF 5

LOCATION MAP
See Figure 3

ELEVATION	NORTHING	EASTING
1776267.932	6445678.822	124.63

Well Completion (Backfill, Casing)	Static Water Level	Moisture Content	PID Reading (ppm)	Penetration (blows/foot)	Depth (feet)	Sample Recovery	Sample Interval	Soil Type	LITHOLOGY / DESCRIPTION
BENTONITE					1				
					2				
					3				
					4				
		Dry	0	>50	5			SP	Well-graded SAND: light reddish brown; medium grained sand, subrounded to rounded; trace silt; no hydrocarbon odor.
					6				
					7				
					8				
					9				
		Dry	0	42	10				@ 10': as above: dark reddish brown; less silt.
					11				
					12				
					13				
					14				
		Dry	0	>50	15				@ 15': as above: light reddish brown.
					16				
					17				
					18				
					19				
		Dry	2.5	35	20				@ 20': as above.
					21				
					22				

KHM
ENVIRONMENTAL MANAGEMENT INCORPORATED

PROJECT NO:	D80-1650	CLIENT:	Shell Oil Products US
LOGGED BY:	K. Roberts	LOCATION:	1650 Artesia, Redondo Beach
DRILLER:	BC2	DATE DRILLED:	7/26/2002
DRILLING METHOD:	H.S.A.	HOLE DIAMETER:	10"
SAMPLING METHOD:	Split Spoon	HOLE DEPTH:	101'
CASING TYPE:	Sch. 40 PVC	WELL DIAMETER:	4"
SLOT SIZE:	0.01	WELL DEPTH:	100'
GRAVEL PACK:	#2/16	CASING STICKUP:	2.2'

BORING/WELL NO: MW-8
PAGE 2 OF 5

LOCATION MAP
See Figure 3

ELEVATION	NORTHING	EASTING
1776267.932	6445678.822	124.63

Well Completion (Backfill, Casing)	Static Water Level	Moisture Content	PID Reading (ppm)	Penetration (blows/foot)	Depth (feet)	Sample (Recovery, Interval)	Soil Type	LITHOLOGY / DESCRIPTION
					23			
					24			
		Dry	0	39	25		SP	@ 25': as above: light brown; fine grained sand.
					26			
					27			
					28			
					29			
		Damp	0	38	30		SW	Well-graded SAND: light brown; fine-medium to coarse grained sand; subrounded to rounded; no hydrocarbon odor.
					31			
					32			
					33			
					34			
		Damp	0	>50	35			@ 35': as above: light brown; less coarse grained sand.
					36			
					37			
					38			
					39			
		Damp	0	47	40			@ 40': as above: tan.
					41			
					42			
					43			
					44			

KHM
ENVIRONMENTAL MANAGEMENT INCORPORATED

PROJECT NO:	D80-1650	CLIENT:	Shell Oil Products US
LOGGED BY:	K. Roberts	LOCATION:	1650 Artesia, Redondo Beach
DRILLER:	BC2	DATE DRILLED:	7/22/2002
DRILLING METHOD:	H.S.A.	HOLE DIAMETER:	10"
SAMPLING METHOD:	Split Spoon	HOLE DEPTH:	101'
CASING TYPE:	Sch. 40 PVC	WELL DIAMETER:	4"
SLOT SIZE:	0.01	WELL DEPTH:	100'
GRAVEL PACK:	#2/16	CASING STICKUP:	2.2'

BORING/WELL NO: MW-8
PAGE 3 OF 5

LOCATION MAP
See Figure 3

ELEVATION	NORTHING	EASTING
1776267.932	6445678.822	124.63

Well Completion (Backfill, Casing)	Static Water Level	Moisture Content	PID Reading (ppm)	Penetration (blows/foot)	Depth (feet)	Sample: Recovery	Sample: Interval	Soil Type	LITHOLOGY / DESCRIPTION
		Damp	0	26	45			SP	Poorly-graded SAND: light brown; fine grained sand; no hydrocarbon odor.
					46				
					47				
					48				
					49				
		Damp	0	37	50				@ 50': as above.
					51				
					52				
					53				
					54				
		Damp	1.9	26	55				@ 55': as above.
					56				
					57				
					58				
					59				
		Damp	0	42	60				@ 60': as above.
					61				
					62				
					63				
					64				
		Damp	0	40	65				@ 65': as above: very fine grained sand.
					66				

KHM
ENVIRONMENTAL MANAGEMENT INCORPORATED

PROJECT NO:	D80-1650	CLIENT:	Shell Oil Products US
LOGGED BY:	K. Roberts	LOCATION:	1650 Artesia, Redondo Beach
DRILLER:	BC2	DATE DRILLED:	7/22/2002
DRILLING METHOD:	H.S.A.	HOLE DIAMETER:	10"
SAMPLING METHOD:	Split Spoon	HOLE DEPTH:	101'
CASING TYPE:	Sch. 40 PVC	WELL DIAMETER:	4"
SLOT SIZE:	0.01	WELL DEPTH:	100'
GRAVEL PACK:	#2/16	CASING STICKUP:	2.2'

BORING/WELL NO: MW-8
PAGE 4 OF 5

LOCATION MAP
See Figure 3

ELEVATION	NORTHING	EASTING
1776267.932	6445678.822	124.63

Well Completion (Backfill, Casing)	Static Water Level	Moisture Content	PID Reading (ppm)	Penetration (blows/foot)	Depth (feet)	Sample Recovery	Sample Interval	Soil Type	LITHOLOGY / DESCRIPTION
					67				
					68				
		Damp	1.1	49	69			SM	SILTY SAND: light brown; very fine sand; trace clay chunks (soft, <10 mm in diameter); no hydrocarbon odor.
					70				
					71				
SAND					72				
					73				
					74				
		Damp/ Moist	0.6	49	75				@ 75': as above: some orange mottling.
					76				
					77				
					78				
					79				
		Moist	1.2	>50	80				@ 80': as above.
					81				
					82				
					83				
					84				
	▽ ▼	Wet	1.1	45	85				@ 85': as above; trace silt.
					86				
					87				
					88				

KHM
ENVIRONMENTAL MANAGEMENT INCORPORATED

PROJECT NO:	D80-1650	CLIENT:	Shell Oil Products US
LOGGED BY:	K. Roberts	LOCATION:	1650 Artesia, Redondo Beach
DRILLER:	BC2	DATE DRILLED:	7/22/2002
DRILLING METHOD:	H.S.A.	HOLE DIAMETER:	10"
SAMPLING METHOD:	Split Spoon	HOLE DEPTH:	101'
CASING TYPE:	Sch. 40 PVC	WELL DIAMETER:	4"
SLOT SIZE:	0.01	WELL DEPTH:	100'
GRAVEL PACK:	#2/16	CASING STICKUP:	2.2'

BORING/WELL NO: MW-8
PAGE 5 OF 5

LOCATION MAP
See Figure 3

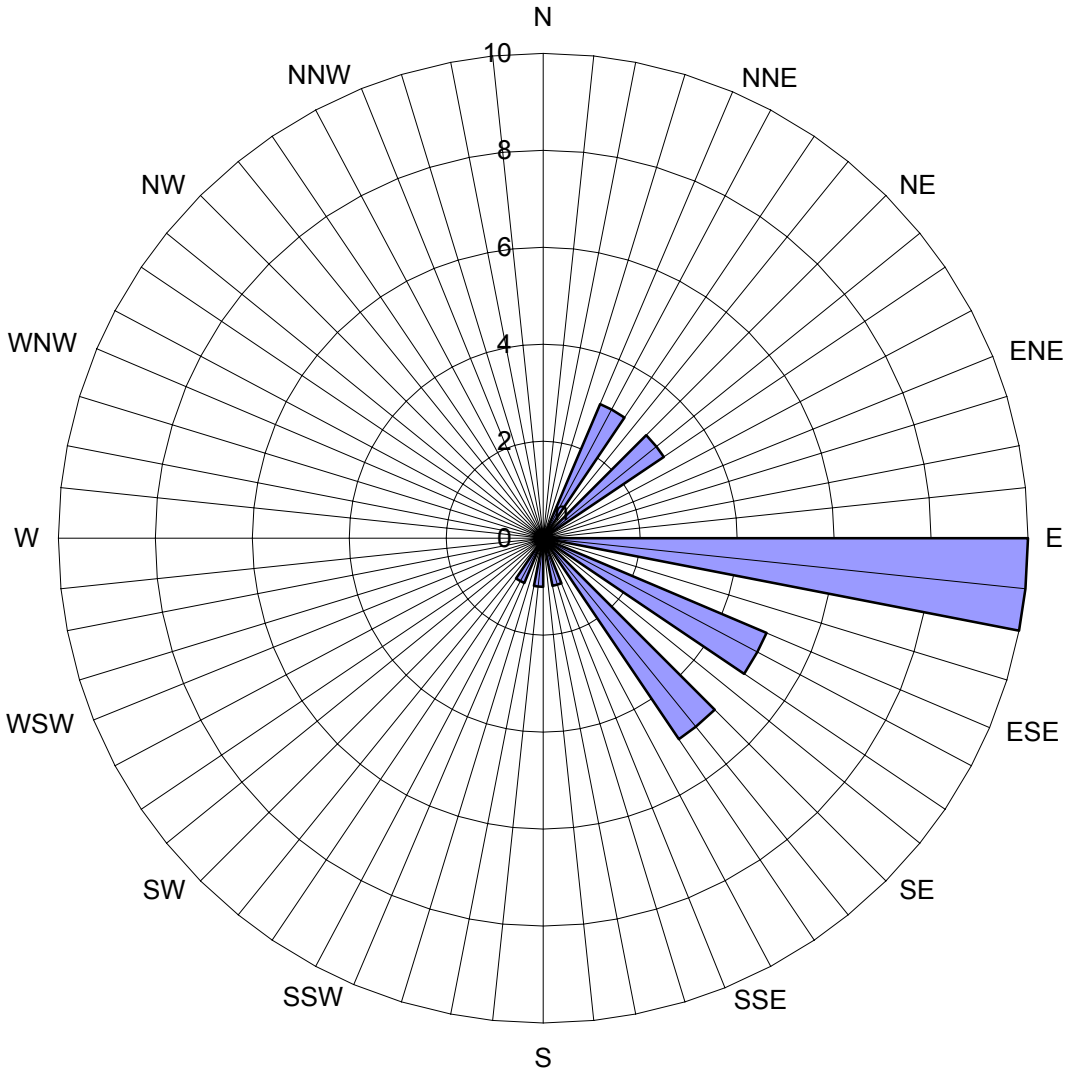
ELEVATION	NORTHING	EASTING
1776267.932	6445678.822	124.63

Well Completion (Backfill, Casing)	Static Water Level	Moisture Content	PID Reading (ppm)	Penetration (blows/foot)	Depth (feet)	Sample Recovery	Sample Interval	Soil Type	LITHOLOGY / DESCRIPTION
					89				
		Wet	0.6	41	90			SM	@ 90': as above: more silt; very fine sand; no hydrocarbon odor.
					91				
					92				
					93				
					94				
		Wet	0.9	40	95				@ 95': as above: less silt.
					96				
					97				
					98				
					99				
		Wet	0.5	36	100				@ 100': as above.
					101				
					102				BORING TERMINATED AT 101' BOTTOM OF MONITORING WELL 100'
					103				
					104				
					105				
					106				
					107				
					108				
					109				
					110				

APPENDIX C

ROSE DIAGRAM

Groundwater Flow Direction Rose Diagram
Former Shell Service Station
1650 Artesia Boulevard
Redondo Beach, California



Flow and gradient variable and undetermined
3Q03, data not available 2Q05

Legend
Concentric Circles Represent
Quarterly Montoring Events
First Quarter 2002 through
Fourth Quarter 2009
30 Data Points Shown

Groundwater Flow Direction

APPENDIX D

ELECTRONIC COMMUNICATION WITH LARWQCB DATED 12-03-2007

From: Mercedes Hsu [MHSU@waterboards.ca.gov]
Sent: Monday, December 03, 2007 2:30 PM
To: Gretchen Tagavilla
Subject: RE: 1650 Artesia, Redondo Beach - Proposed well locationforMW-9

We usually don't get involved with local permit process. If no downgradient well location is available, you may choose to continue monitoring until fuel contaminants in all wells are low and ND in MW-3 (natural attenuation) or active remediation to lower fuel contaminant before we can close the site.

>>> "Gretchen Tagavilla" <gtagavilla@deltaenv.com> 11/26/2007 11:30 AM
>>> >>>
Ms. Hsu,

You requested Delta to move proposed well MW-9 across Aviation Blvd. from MW-3. However, currently there is an active Shell service station located at 1700 Artesia Blvd. (SE corner). The station is not an open case and do not recommend placing a well on an active service station property.

Can the LARWQCB request the City of Redondo Beach to approve an encroachment permit to install the well on Aviation Blvd.? Please see the aerial photo provided by the City of Redondo Beach (attached).

Please advise.

Thank you,

Gretchen Tagavilla

Project Associate

DELTA CONSULTANTS

911 S. Primrose Avenue, Suite K

Monrovia, CA 91016

E-mail address: gtagavilla@deltaenv.com

Direct: 626-256-6662 Fax: 626-256-6263

Toll free: 800-477-7411

www.deltaenv.com

Member of Inogen

www.inogenet.com

Confidentiality Notice: If you are not the intended recipient of this email, please delete it. Thank you.

-----Original Message-----
From: Mercedes Hsu [mailto:MHSU@waterboards.ca.gov]
Sent: Tuesday, November 13, 2007 1:47 PM
To: Gretchen Tagavilla
Subject: Re: 1650 Artesia, Redondo Beach - Proposed well location

forMW-9

I don't think the new proposed MW-9 is located downgradient of MW-3. Can you move the well across Aviation Blvd. from MW-3.

>>> "Gretchen Tagavilla" <gtagavilla@deltaenv.com> 11/13/2007 10:40:59 AM >>>
Ms. Hsu,

As per our phone conversation this morning (11/13/07), I am sending you an extended site map for the former Shell service station located at 1650 Artesia, Redondo Beach indicating a new location for proposed well MW-9. As I explained during our conversation, the City of Redondo Beach would not grant Shell an encroachment permit to install proposed well
MW-9 on Aviation Boulevard as approved in the Work Plan entitled, Work Plan for Off-Site Monitoring Well Installation Activities, dated June 29, 2007. Therefore, if the LARWQCB approves the new location as displayed on the attached figure, DELTA on behalf of SHELL will pursue an access agreement with the strip mall property owner.

Please let me know if you have any questions.

Thank you,

Gretchen Tagavilla

Project Associate

DELTA CONSULTANTS

911 S. Primrose Avenue, Suite K

Monrovia, CA 91016

E-mail address: gtagavilla@deltaenv.com

Direct: 626-256-6662 Fax: 626-256-6263

Toll free: 800-477-7411

www.deltaenv.com <http://www.deltaenv.com/>

Member of Inogen

www.inogenet.com <http://www.inogenet.com/>

Confidentiality Notice: If you are not the intended recipient of this email, please delete it. Thank you.

California Regional Water Quality Control Board
Los Angeles Region

320 W. 4th Street, Suite 200, Los Angeles, California 90013
Phone (213) 576-6600 FAX (213) 576-6640 - Internet Address: http://www.waterboards.ca.gov/losangeles

Linda S. Adams
Cal/EPA Secretary

Arnold Schwarzenegger
Governor

October 20, 2010

Ms. Deborah Pryor
Shell Oil Products
P.O. Box 7869
Burbank, CA 91510-7869

UNDERGROUND STORAGE TANK PROGRAM – CASE CLOSURE
SHELL SERVICE STATION (FORMER)
1650 ARTESIA BOULEVARD, LOS ANGELES, (CASE NO. R – 26321)
(PRIORITY C – 1) (GLOBAL ID NO. T0603792950)

Dear Ms. Pryor:

This letter confirms the completion of a site investigation and corrective action for the underground storage tank(s) formerly located at the above-described location. Thank you for your cooperation throughout this investigation. Your willingness and promptness in responding to our inquiries concerning the former underground storage tank(s) are greatly appreciated.

Based on information in the above-referenced file and with the provision that the information provided to this agency was accurate and representative of site conditions, this agency finds that the site investigation and corrective action carried out at your underground tank(s) site is in compliance with the requirements of subdivision (a) and (b) of section 25296.10 of the Health and Safety Code and with corrective action regulations adopted pursuant to section 25299.3 of the Health and Safety Code and that no further action related to the petroleum release(s) at the site is required.

This notice is issued pursuant to subdivision (g) of section 25296.10 of the Health and Safety Code.

If you have groundwater monitoring wells and/or vapor extraction wells at the subject property, you must comply with the following:

1. All wells must be located and properly abandoned.

2. Well abandonment permits must be obtained from the Los Angeles County Department of Health Services, Environmental Health Division, and all other necessary permits must be obtained from the appropriate agencies prior to the start of work.

3. You must submit a report on the abandonment of the wells to this office by **April 15, 2011**. This report must include, at a minimum, a site map, a description of the well abandonment process, and copies of all signed permits.

October 20, 2010

If you have any questions regarding this matter, please contact Dr. Weixing Tong at (213) 576 – 6715 or email him at wtong@waterboards.ca.gov.

Sincerely,

Samuel Unger

Samuel Unger, P.E.
Executive Officer

cc: Ms. Kathy Jundt, State Water Resources Control Board,
Underground Storage Tank Cleanup Fund
Ms. Nancy Matsumoto, Water Replenishment District of Southern California
Mr. Tim Smith, Los Angeles County Department of Public Works
Mr. Richard Lavin, Los Angeles County, Department of Public Health
Ms. Monica Cash, Delta Environmental
Ms. Betty W Muliadinata
Mr. David L Feldman and Ms. Jacquelyn E Feldman
Mr. Dallas S Ferguson
New Masa Partners LLC
Mr. Wonil Kim
Mr. Keegan Riley and Ms. Susanne Perschke
Ms. Rosa A Tahmassebi
Mr. Mojtaba Moghadam and Ms. Ziba Moghadam

July 13, 2009
DELTA Project No. SCA1650A1A
SAP No. 135802

Ms. Mercedes Hsu
Regional Water Quality Control Board – Los Angeles Region
320 West 4th Street, Suite 200
Los Angeles, California 90013

Re: SECOND QUARTER 2009 GROUNDWATER MONITORING REPORT
Former Shell Service Station
1650 Artesia Boulevard
Redondo Beach, California
LARWQCB ID No. R-26321

DELTA

Dear Ms. Hsu:

On behalf of Equilon Enterprises LLC dba Shell Oil Products US (SHELL), Delta Consultants (DELTA) has prepared this *Second Quarter 2009 Groundwater Monitoring Report* for the above referenced site. The sampling activities at the site were conducted by Blaine Tech Services, Inc. (Blaine Tech) under direct contract to SHELL and included the collection of groundwater samples and static water level measurements. DELTA did not provide any oversight of Blaine Tech's work or protocol. A DELTA staff member under the supervision of a California Registered Civil Engineer or a California Professional Geologist performed evaluation of the data provided to us.

On June 15, 2009, the State Water Resources Control Board (SWRCB) adopted Resolution 2009-0042 (Appendix G). In this Resolution the SWRCB directed that the groundwater monitoring programs at all sites be reduced to semi-annual or less frequent monitoring, unless site specific needs warrant otherwise. In compliance with the resolution, DELTA is recommending that groundwater monitoring and sampling remain quarterly to further evaluate the site for closure

This quarterly report represents DELTA's professional opinions based upon the currently available information and are arrived at in accordance with currently acceptable professional standards. This report is based upon a specific scope of work requested by the client. The Contract between DELTA and its client outlines the scope of work, and only those tasks specifically authorized by that contract or outlined in this report were performed. This report is intended only for the use of DELTA's Client and anyone else specifically listed on this report. DELTA will not and cannot be liable for

911 SOUTH PRIMROSE AVENUE SUITE K MONROVIA, CALIFORNIA 91016 USA
PHONE +1 626.256.6662 / USA TOLL FREE 800.477.7411
FAX +1 626.256.6263 WWW.DELTAENV.COM

unauthorized reliance by any other third party. Other than as contained in this paragraph, DELTA makes no express or implied warranty as to the contents of this report.

If you have any questions about this report or the information presented herein, please contact Mr. Ross Williams (DELTA) at (800) 477-7411 or Mr. Joe Lentini (SHELL) at (310) 376-0649.

Sincerely,
Delta Consultants

Denise Alvarez
Project Coordinator

Ross A. Williams, P.G. 6327
Senior Project Geologist

PROFESSIONAL GEOLOGIST
ROSS A. WILLIAMS
NO. 6327
STATE OF CALIFORNIA

Attachments: Second Quarter 2009 Groundwater Monitoring Report

cc: Mr. Joe Lentini, Shell Oil Products US
Mr. Ben Agarwal, Property Owner

July 13, 2009

SHELL QUARTERLY GROUNDWATER MONITORING REPORT

Station Address:	1650 Artesia Boulevard, Redondo Beach, California
DELTA Project No.:	SCA1650A1A
SHELL Project Manager/Phone No.:	Joe Lentini / (310) 376-0649
DELTA Site Manager/Phone No.:	Ross Williams / (800) 477-7411
Primary Agency/Regulatory ID No.:	LARWQCB / Mercedes Hsu Case No. R-26321
Other Agencies to Receive Copies:	None

WORK PERFORMED THIS QUARTER:

1. Quarterly groundwater monitoring and sampling.
2. Submitted quarterly groundwater monitoring report.
3. Submitted *Site Conceptual Model and Feasibility Study* dated February 11, 2009.

WORK PROPOSED FOR NEXT QUARTER:

1. Quarterly groundwater monitoring and sampling.
2. Submit quarterly groundwater monitoring report.
3. Prepare remedial action plan.
4. Submit a "Notification of Quarterly Groundwater Monitoring" letter to the LARWQCB, recommending the site remain on quarterly monitoring.

Current Phase of Project:	Groundwater monitoring and site assessment
Site Use:	Former Shell Service Station, redeveloped as residential housing.
Frequency of Sampling:	Quarterly
Frequency of Monitoring:	Quarterly
Is Separate Phase Hydrocarbon Present On-site (Well #'s):	☐ Yes ☒ No
Cumulative SPH Recovered to Date :	N/A
SPH Recovered This Quarter :	None
Cumulative SPH Recovered to Date:	None
Cumulative Groundwater Recovered to Date:	855 gallons from May 23, 2007 through June 4, 2009
Groundwater Recovered This Quarter:	93 gallons were recovered during sampling on June 4, 2009
Sensitive Receptor(s) Information:	Nearest production well, Well 13 (State ID 03S/14W-30H02S) is approximately 3,902 feet north of site. The Manhattan Beach Nursery School is located approximately 1,588 feet northwest of the site.
General Site Lithology:	Silty sand to poorly graded sand.
Current Remediation Techniques:	Natural attenuation
Permits for Discharge:	None
Approximate Depth to Groundwater:	72.50 feet to 73.42 feet below top of casing
Groundwater Gradient:	Southeast @ approximately 0.003 ft/ft
Current Agency Correspondence:	LARWQCB letter dated July 20, 2007 and email communication dated December 3, 2007 (Appendix A).
Date of Most Recent Work Plan Approval:	July 20, 2007

July 13, 2009

SHELL QUARTERLY GROUNDWATER MONITORING REPORT (CONTINUED)

Site History:

Case Opening	1999
Onsite Assessment	1999, 2000, 2002
Offsite Assessment	2002
Passive Remediation	2008
Active Remediation	N/A
Closure	N/A
Summary of Unusual Activity:	None

Discussion:

Groundwater conditions during the second quarter 2009 were generally consistent with previous quarters. Results of laboratory analysis of groundwater samples collected on June 4, 2009 from SHELL monitoring wells MW-1, MW-2, and MW-3 indicate the following:

TPH-g was detected in one groundwater sample collected from well MW-3 at a concentration of 1,100 µg/L.

Benzene was not detected above reporting limits in groundwater samples collected from all wells.

MTBE was detected in groundwater samples collected from the wells MW-2 and MW-3 at concentrations of 1.2 µg/L and 480 µg/L, respectively.

ATTACHMENTS:

Tables:

Table 1 – Well Data – With Well Screen Intervals

Table 2 – Current Groundwater Gauging and Analytical Data

Table 3 – Historical Groundwater Gauging and Analytical Data

Figures:

Figure 1 – Site Location Map

Figure 2 – Groundwater Elevation Contour Map 6/4/2009

Figure 3 – Groundwater Hydrocarbon Distribution Map 6/4/2009

Graph:

Graph 1 – TPH-g/Benzene/MTBE/TBA Concentrations & Groundwater Elevations vs. Time (MW-3)

Appendices:

Appendix A – LARWQCB Letter dated July 20, 2007 and Email Communication dated December 3, 2007

Appendix B – Blaine Tech Services, Inc. Field Data Sheets

Appendix C – Blaine Tech Services, Inc. Field Procedures

Appendix D – Waste Disposal Documentation

Appendix E – Laboratory Report and Chain-of-Custody Documentation

Appendix F – Notification of Quarterly Groundwater Monitoring, dated July 10, 2009

TABLES

TABLE 1
WELL DATA- WITH WELL SCREEN INTERVALS
1650 Artesia Boulevard, Redondo Beach, California

Name	Type	Date Drilled/ Installed	Approx. Surf. Elev. (ft AMSL)	Total Depth (ft)	Incr. (ft)	Soil Sample Depth (ft)	First GW Depth (ft)	First GW Elev. (ft AMSL)	Screen Diameter (in.)	Screen Depth (ft) Top	Screen Depth (ft) Bottom	Comments
B-1	Boring	8/26/1999	N/A	50.	-	25, 35, 50	-	-	-	-	-	HSA
B-2	Boring	8/26/1999	N/A	40.	10	20, 30, 40	-	-	-	-	-	HSA
B-3	Boring	8/26/1999	N/A	40.	10	20, 30, 40	-	-	-	-	-	HSA
B-4	Boring	8/26/1999	N/A	45.	10	25 - 45	-	-	-	-	-	HSA
B-5	Boring	8/26/1999	N/A	85.	-	20, 40, 50, 70, 80, 85	-	-	-	-	-	HSA
B-6	Boring	8/26/1999	N/A	85.	10	10, 15, 25, 45 - 75	-	-	-	-	-	HSA
B-7	Boring	8/27/1999	N/A	85.	10	15 - 75	-	-	-	-	-	HSA
B-8	Boring	8/27/1999	N/A	40.	5	10, 15, 20	-	-	-	-	-	HSA
B-9	Boring	8/27/1999	N/A	40.	5	10, 15, 20	-	-	-	-	-	HSA
B-10	Boring	8/27/1999	N/A	50.	-	35, 50	-	-	-	-	-	HSA
B-11	Boring	8/27/1999	N/A	95.	-	40, 60, 80, 90	-	-	-	-	-	HSA
MW-1	GWM Well	10/17/2000	122.94	100.	5	-	85	-	4	75.0	100.0	HSA
MW-2	GWM Well	10/16/2000	114.66	94.	5	-	80	-	4	69.0	94.0	HSA
MW-3	GWM Well	11/22/2000	110.93	95.	5	-	-	-	4	70.0	100.0	HSA
MW-4	GWM Well	7/26/2002	113.68	90.	5	5 '- 90	75.5	-	4	65.0	90.0	Well Abandoned
MW-5	GWM Well	7/25/2002	112.56	91.	5	5 '- 90	76	-	4	66.0	91.0	Well Abandoned
MW-6	GWM Well	7/24/2002	116.23	93.	5	5 - 90, 93	78	-	4	68.0	93.0	Well Abandoned
MW-7	GWM Well	7/23/2002	121.05	101.	5	5 - 100	86	-	4	76.0	101.0	Well Abandoned
MW-8	GWM Well	7/22/2002	124.63	100.	5	5 - 100	85	-	4	75.0	100.0	Well Abandoned

Notes:

N/A = Data not available
GWM = Groundwater monitoring
HSA = Hollow-stem auger

TABLE 2
CURRENT GROUNDWATER GAUGING AND ANALYTICAL DATA
FORMER SHELL SERVICE STATION
1650 Artesia Boulevard, Redondo Beach

DATE	DEPTH TO GW (feet)	SPH THICKN. (feet)	GW ELEV. (feet relative to MSL)	TPH-G (µg/L)	BENZENE (µg/L)	TOLUENE (µg/L)	ETHYL-BENZENE (µg/L)	TOTAL XYLENES (µg/L)	MTBE 8020/8021 (µg/L)	MTBE 8260 (µg/L)	TBA (µg/L)	DIPE (µg/L)	ETBE (µg/L)	TAME (µg/L)	ETHANOL 8260 (µg/L)	DO (ppm)	COMMENTS
MW-1	**Top of casing elevation (ft): 122.94**																
12/27/2000																	Damaged
3/13/2001	85.81	0.00	37.13	ND<500	ND<0.50	ND<1.0	ND<1.0	ND<2.0		5.9	ND<50	8.8	ND<2.0	ND<2.0		1.3	
	Top of casing elevation (ft): 122.93																
6/4/2001	85.60	0.00	37.33	ND<50	ND<0.5	ND<1.0	ND<1.0	ND<1.0		3.6	37	2.3	ND<2.0	ND<2.0		1.6	
8/22/2001	85.50	0.00	37.43	530	20	100	17	118		8.8	ND<50	ND<2	ND<2	ND<2		1.6	
12/5/2001	85.50	0.00	37.43	ND<50	1.2	1.7	ND<1	1.4		3.7	ND<50	ND<2	ND<2	ND<2			
2/26/2002	85.40	0.00	37.53	ND<50	ND<0.5	ND<1	ND<1	ND<1		1.5	ND<50	ND<2	ND<2	ND<2			
	Top of casing elevation (ft): 110.74																
5/29/2002	85.40	0.00	25.34	ND<50	ND<0.5	ND<1	ND<1	ND<1		ND<1	ND<50	ND<2	ND<2	ND<2			
	Top of casing elevation (ft): 122.94																
9/5/2002	86.35	0.00	36.59	ND<50	ND<0.5	ND<1	ND<1	ND<1		ND<1	ND<50	ND<2	ND<2	ND<2		1.8	
12/11/2002	85.95	0.00	36.99	ND<50	0.89	ND<1.0	ND<1.0	ND<1.0		1.9	ND<10	ND<2.0	ND<2.0	ND<2.0		0.60	
3/5/2003	85.91	0.00	37.03	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		1.8	ND<10	ND<2.0	ND<2.0	ND<2.0		0.8	
5/29/2003	85.66	0.00	37.28	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		3.3	ND<10	ND<2.0	ND<2.0	ND<2.0		0.4	
8/29/2003	85.85	0.00	37.09	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		2.0	ND<10	ND<2.0	ND<2.0	ND<2.0	ND<100	0.3	
11/26/2003	85.99	0.00	36.95	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		1.2	ND<10	ND<2.0	ND<2.0	ND<2.0		1.90	
2/23/2004	85.88	0.00	37.06	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		1.1	ND<10	ND<2.0	ND<2.0	ND<2.0		1.94	
5/26/2004	86.03	0.00	36.91	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		2.0	ND<10	ND<2.0	ND<2.0	ND<2.0		0.14	
8/20/2004	79.58	0.00	43.36	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		1.5	ND<10	ND<2.0	ND<2.0	ND<2.0	ND<100	2.5	
12/10/2004																	Unable to locate
3/29/2005	78.97	0.00	43.97	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		ND<1.0	ND<10	ND<2.0	ND<2.0	ND<2.0	ND<100	2.8	No purge
	Top of casing elevation (ft): unknown														Casing cut to grade, 4-18-05		
6/27/2005	72.73	0.00	NA	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		ND<1.0	ND<10	ND<2.0	ND<2.0	ND<2.0	ND<100	0.39	No purge
	Top of casing elevation (ft): 100.89																
9/19/2005	72.54	0.00	28.35	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		ND<1.0	ND<10	ND<2.0	ND<2.0	ND<2.0	ND<100	0.14	
12/5/2005																	Unable to locate
12/29/2005	72.45	0.00	28.44	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.0		ND<1.0	ND<10	ND<1.0	ND<1.0	ND<1.0	ND<150	1.34	
2/2/2006	72.12	0.00	28.77	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.0		ND<1.0	ND<10	ND<1.0	ND<1.0	ND<1.0	ND<150	0.67	
6/6/2006	72.10	0.00	28.79	87	3.3	16	1.6	10		8.6	ND<10	ND<1.0	ND<1.0	ND<1.0	ND<150	0.79	
8/4/2006	71.96	0.00	28.93	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.0		ND<1.0	ND<10	ND<1.0	ND<1.0	ND<1.0	ND<150	0.30/0.18	
11/29/2006	71.95	0.00	28.94	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.0		ND<1.0	ND<10	ND<1.0	ND<1.0	ND<1.0	ND<150	0.41	
2/9/2007	71.96	0.00	28.93	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.0		ND<1.0	ND<10	ND<1.0	ND<1.0	ND<1.0	ND<150	0.59	
5/23/2007	72.00	0.00	28.89	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.0		ND<1.0	ND<10	ND<1.0	ND<1.0	ND<1.0	ND<150	0.23	
8/10/2007	72.02	0.00	28.87	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.0		ND<1.0	ND<10	ND<1.0	ND<1.0	ND<1.0	ND<150	0.51	
12/5/2007	72.28	0.00	28.61	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.0		ND<1.0	ND<10	ND<1.0	ND<1.0	ND<1.0	ND<150	0.11	
3/14/2008	72.45	0.00	28.44	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		ND<1.0	ND<10	ND<2.0	ND<2.0	ND<2.0	ND<100	0.11	
6/13/2008	72.35	0.00	28.54	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		ND<1.0	ND<10	ND<2.0	ND<2.0	ND<2.0	ND<100	0.16	
9/9/2008	72.41	0.00	28.48	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		ND<1.0	ND<10	ND<2.0	ND<2.0	ND<2.0	ND<100	0.67	
12/12/2008	72.37	0.00	28.52	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		ND<1.0	ND<10	ND<2.0	ND<2.0	ND<2.0	ND<100	1.07	
3/12/2009	72.56	0.00	28.33	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		ND<1.0	ND<10	ND<2.0	ND<2.0	ND<2.0	ND<100	1.22	
6/4/2009	72.68	0.00	28.21	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		ND<1.0	ND<10	ND<2.0	ND<2.0	ND<2.0	ND<100	0.83	

TABLE 2
CURRENT GROUNDWATER GAUGING AND ANALYTICAL DATA
FORMER SHELL SERVICE STATION
1650 Artesia Boulevard, Redondo Beach

DATE	DEPTH TO GW (feet)	SPH THICKN. (feet)	GW ELEV. (feet relative to MSL)	TPH-G (µg/L)	BENZENE (µg/L)	TOLUENE (µg/L)	ETHYL-BENZENE (µg/L)	TOTAL XYLENES (µg/L)	MTBE 8020/8021 (µg/L)	MTBE 8260 (µg/L)	TBA (µg/L)	DIPE (µg/L)	ETBE (µg/L)	TAME (µg/L)	ETHANOL 8260 (µg/L)	DO (ppm)	COMMENTS
MW-2	**Top of casing elevation (ft): 114.64**																
12/27/2000	77.74	0.00	36.90	760	ND<2.5	ND<5.0	ND<5.0	6.8		150	ND<250	ND<10	ND<10	ND<10		1.2	No purge sample
3/13/2001	77.66	0.00	36.98	ND<500	ND<1.0	ND<2.0	ND<2.0	ND<4.0		42	ND<100	19	ND<4.0	ND<4.0		0.9	
	Top of casing elevation (ft): 114.98																
6/4/2001	77.42	0.00	37.56	410	ND<0.5	ND<1.0	0.55	7.22		84	ND<50	9.9	ND<2.0	ND<2.0		1.4	Odor
8/22/2001	77.35	0.00	37.63	1100	30	180	34	238		26	ND<50	9.4	ND<2.0	ND<2.0			
12/5/2001	77.35	0.00	37.63	200	0.88	1.2	ND<1	1.3		34	ND<50	6	ND<2	ND<2			
2/26/2002	77.26	0.00	37.72	190	ND<0.5	ND<1	ND<1	ND<1		29	ND<50	7.4	ND<2	ND<2			
	Top of casing elevation (ft): 102.68																
5/29/2002	77.22	0.00	25.46	160	ND<0.5	ND<1	ND<1	1.3		13	ND<50	8	ND<2	ND<2			
	Top of casing elevation (ft): 114.66																
9/5/2002	78.20	0.00	36.46	100	ND<0.5	ND<1	ND<1	ND<1		13	ND<50	7	ND<2	ND<2		1.7	
12/11/2002	77.80	0.00	36.86	64	ND<0.50	ND<1.0	ND<1.0	ND<1.0		5.8	ND<10	3.5	ND<2.0	ND<2.0		1.1	
3/5/2003	77.73	0.00	36.93	71	ND<0.50	ND<1.0	ND<1.0	ND<1.0		16	12	5.1	ND<2.0	ND<2.0		0.9	
5/29/2003	77.63	0.00	37.03	130	ND<0.50	ND<1.0	ND<1.0	2.4		37	ND<10	4.0	ND<2.0	ND<2.0		0.4	
8/29/2003	77.94	0.00	36.72	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		10	ND<10	3.2	ND<2.0	ND<2.0	ND<100	0.4	
11/26/2003	77.86	0.00	36.80	64	ND<0.50	ND<1.0	ND<1.0	ND<1.0		10	ND<10	3.9	ND<2.0	ND<2.0		0.14	
2/23/2004	77.82	0.00	36.84	56	ND<0.50	ND<1.0	ND<1.0	ND<1.0		7.8	ND<10	3.5	ND<2.0	ND<2.0		0.21	
5/26/2004	77.90	0.00	36.76	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		11	ND<10	3.4	ND<2.0	ND<2.0		0.12	
8/20/2004	76.62	0.00	38.04	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		ND<1.0	14	ND<2.0	ND<2.0	ND<2.0	ND<100	1.6	
12/10/2004	76.43	0.00	38.23	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		5.5	ND<10	2.2	ND<2.0	ND<2.0	ND<100	1.35	
3/29/2005	75.80	0.00	38.86	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		6.3	ND<10	2.3	ND<2.0	ND<2.0	ND<100	3.0	No purge
	Top of casing elevation (ft): unknown														Casing cut to grade, 4-18-05		
6/27/2005	72.53	0.00	NA	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		3.2	ND<10	ND<2.0	ND<2.0	ND<2.0	ND<100	0.50	
	Top of casing elevation (ft): 100.52																
9/19/2005	72.32	0.00	28.20	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		6.2	ND<10	ND<2.0	ND<2.0	ND<2.0	ND<100	0.07	
12/5/2005																	Unable to locate
12/29/2005	72.39	0.00	28.13	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.0		17	ND<10	1.0	ND<1.0	ND<1.0	ND<150	0.87	
2/2/2006	71.90	0.00	28.62	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.0		9.0	ND<10	1.1	ND<1.0	ND<1.0	ND<150	0.49	
6/6/2006	71.81	0.00	28.71	ND<50	1.1	5.4	0.57	2.9		12	ND<10	ND<1.0	ND<1.0	ND<1.0	ND<150	0.40	
8/4/2006	71.68	0.00	28.84	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.0		7.6	ND<10	ND<1.0	ND<1.0	ND<1.0	ND<150	0.66/0.29	
11/29/2006	71.74	0.00	28.78	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.0		4.9	ND<10	ND<1.0	ND<1.0	ND<1.0	ND<150	0.13	
2/9/2007	71.75	0.00	28.77	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.0		5.5	ND<10	ND<1.0	ND<1.0	ND<1.0	ND<150	0.12	
5/23/2007	71.70	0.00	28.82	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.0		4.3	ND<10	ND<1.0	ND<1.0	ND<1.0	ND<150	0.79	
8/10/2007	71.81	0.00	28.71	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.0		4.6	ND<10	ND<1.0	ND<1.0	ND<1.0	ND<150	0.34	
12/5/2007	72.07	0.00	28.45	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.0		4.0	ND<10	ND<1.0	ND<1.0	ND<1.0	ND<150	0.11	
3/14/2008	72.05	0.00	28.47	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		2.9	ND<10	ND<2.0	ND<2.0	ND<2.0	ND<100	0.08	
6/13/2008	72.02	0.00	28.50	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		2.0	ND<10	ND<2.0	ND<2.0	ND<2.0	ND<100	0.15	
9/9/2008	72.14	0.00	28.38	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		2.1	ND<10	ND<2.0	ND<2.0	ND<2.0	ND<100	0.46	
12/12/2008	72.22	0.00	28.30	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		2.5	ND<10	ND<2.0	ND<2.0	ND<2.0	ND<100	0.70	
3/12/2009	72.32	0.00	28.20	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		1.4	ND<10	ND<2.0	ND<2.0	ND<2.0	ND<100	1.18	
6/4/2009	72.50	0.00	28.02	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		1.2	ND<10	ND<2.0	ND<2.0	ND<2.0	ND<100	0.55	

TABLE 2
CURRENT GROUNDWATER GAUGING AND ANALYTICAL DATA
FORMER SHELL SERVICE STATION
1650 Artesia Boulevard, Redondo Beach

DATE	DEPTH TO GW (feet)	SPH THICKN. (feet)	GW ELEV. (feet relative to MSL)	TPH-G (µg/L)	BENZENE (µg/L)	TOLUENE (µg/L)	ETHYL-BENZENE (µg/L)	TOTAL XYLENES (µg/L)	MTBE 8020/8021 (µg/L)	MTBE 8260 (µg/L)	TBA (µg/L)	DIPE (µg/L)	ETBE (µg/L)	TAME (µg/L)	ETHANOL 8260 (µg/L)	DO (ppm)	COMMENTS
MW-3	**Top of casing elevation (ft): 110.91**																
12/27/2000	74.10	0.00	36.81	ND<500	0.88	ND<1.0	ND<1.0	ND<2.0		130	ND<50	120	ND<2.0	ND<2.0		1.6	No purge sample
3/13/2001	74.04	0.00	36.87	ND<500	ND<0.50	ND<1.0	ND<1.0	ND<2.0		61	120	260	ND<2.0	ND<2.0		1.8	
	Top of casing elevation (ft): 111.17																
6/4/2001	73.84	0.00	37.33	1200	3.6	ND<5.0	20	ND<5.0		500	ND<250	250	ND<10	ND<10		1.1	
8/22/2001	73.73	0.00	37.44	1600	4.9	24	8.8	32.8		600	ND<50	260	ND<2	ND<2			
12/5/2001	73.72	0.00	37.45	570	1.4	1.7	ND<1	1.6		200	350	300	ND<2	ND<2			
2/26/2002	73.64	0.00	37.53	510	ND<0.5	ND<1	ND<1	ND<1		270	210	170	ND<2	ND<2			
	Top of casing elevation (ft): 98.97																
5/29/2002	73.61	0.00	25.36	1100	0.78	ND<1	ND<1	1.4		410	360	180	ND<2	ND<2			
	Top of casing elevation (ft): 110.93																
9/5/2002	74.59	0.00	36.34	1800	1	ND<1	ND<1	ND<1		710	680	240	ND<2	ND<2		1.5	
12/11/2002	74.20	0.00	36.73	380	ND<1.0	ND<2.0	ND<2.0	ND<2.0		170	140	150	ND<4.0	ND<4.0		0.61	
3/5/2003	73.96	0.00	36.97	720	ND<1.0	ND<2.0	ND<2.0	ND<2.0		510	240	110	ND<4.0	ND<4.0		0.6	
5/29/2003	74.04	0.00	36.89	600	ND<2.5	ND<5.0	ND<5.0	ND<5.0		450	110	90	ND<10	ND<10		0.6	
8/29/2003	74.00	0.00	36.93	71	ND<0.50	ND<1.0	ND<1.0	ND<1.0		27	ND<10	15	ND<2.0	ND<2.0	ND<100	0.5	
11/26/2003	74.14	0.00	36.79	63	ND<0.50	ND<1.0	ND<1.0	ND<1.0		87	12	6.6	ND<2.0	ND<2.0		1.65	
2/23/2004	74.13	0.00	36.80	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		30	ND<10	4.4	ND<2.0	ND<2.0		0.44	
5/26/2004	74.24	0.00	36.69	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		23	ND<10	3.0	ND<2.0	ND<2.0		0.13	
8/20/2004	74.56	0.00	36.37	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		23	ND<10	2.7	ND<2.0	ND<2.0	ND<100	2.2	
12/10/2004	74.57	0.00	36.36	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		1.2	ND<10	3.0	ND<2.0	ND<2.0	ND<100	0.46	
3/29/2005	73.97	0.00	36.96	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		ND<1.0	ND<10	ND<2.0	ND<2.0	ND<2.0	ND<100	4.0	No purge
6/27/2005	73.34	0.00	37.59	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		1.3	ND<10	ND<2.0	ND<2.0	ND<2.0	ND<100	0.42	
	Top of casing elevation (ft): 101.33																
9/19/2005	73.25	0.00	28.08	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		ND<1.0	ND<10	ND<2.0	ND<2.0	ND<2.0	ND<100	1.11	
12/5/2005	72.88	0.00	28.45	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.0		ND<1.0	ND<10	1.1	ND<1.0	ND<1.0	ND<150	2.87	
12/29/2005	72.81	0.00	28.52														
2/2/2006	72.85	0.00	28.48	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.0		ND<1.0	ND<10	1.3	ND<1.0	ND<1.0	ND<150	1.42	No purge
6/6/2006	72.46	0.00	28.87	120	3.7	15	1.5	8.2		71	45	1.6	ND<1.0	ND<1.0	ND<150	0.91	No purge
8/4/2006	72.64	0.00	28.69	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.0		14	15 ID	2.6	ND<1.0	ND<1.0	ND<150	0.40/0.96	
11/29/2006	72.65	0.00	28.68	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.0		12	15 ID	1.2	ND<1.0	ND<1.0	ND<150	1.84	
2/9/2007	72.64	0.00	28.69	69	ND<0.50	ND<0.50	ND<0.50	ND<1.0		61	96	8.1	ND<1.0	ND<1.0	ND<150	0.33	
5/23/2007	72.65	0.00	28.68	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.0		22	ND<10	7.8	ND<1.0	ND<1.0	ND<150	1.31	
8/10/2007	72.78	0.00	28.55	140	ND<0.50	ND<0.50	ND<0.50	ND<1.0		130	220	51	ND<1.0	ND<1.0	ND<150	0.24	
12/5/2007	72.83	0.00	28.50	120	ND<0.50	ND<0.50	ND<0.50	ND<1.0		100	480	67	ND<1.0	ND<1.0	ND<150	0.16	
3/14/2008	73.21	0.00	28.12	370	0.76	ND<1.0	ND<1.0	ND<1.0		140	570	56	ND<2.0	ND<2.0	ND<100	0.56	
6/13/2008	73.09	0.00	28.24	1200	2.3	ND<1.0	ND<1.0	ND<1.0		490	2900	120	ND<2.0	ND<2.0	ND<100	0.22	
9/9/2008	73.05	0.00	28.28	1900	ND<5.0	ND<10	ND<10	ND<10		640	3000	140	ND<20	ND<20	ND<1000	0.19	
12/12/2008	73.07	0.00	28.26	1600	ND<5.0	ND<10	ND<10	ND<10		670	2400	110	ND<20	ND<20	ND<1000	0.50	
3/12/2009	73.25	0.00	28.08	1100	ND<2.5	ND<5.0	ND<5.0	ND<5.0		660	2000	70	ND<10	ND<10	ND<500	2.62	
6/4/2009	73.42	0.00	27.91	1100	ND<2.5	ND<5.0	ND<5.0	ND<5.0		480	1400	89	ND<10	ND<10	ND<500	0.40	

Notes:
GW = groundwater
SPH = separate-phase hydrocarbons
MSL = mean sea level
ND = not detected
NA - not analyzed
ug/L = parts per billion
TPH-G = total petroleum hydrocarbons as gasoline analyzed using the California DHS LUFT Method or EPA Method 8260B.
Benzene, toluene, ethylbenzene, and total xylenes analyzed using EPA Method 8260B
MTBE = methyl tertiary butyl ether analyzed using EPA Method 8260B
TBA = tertiary butyl alcohol analyzed using EPA Method 8260B
DIPE = diisopropyl ether analyzed using EPA Method 8260B
ETBE = ethyl tertiary butyl ether analyzed using EPA Method 8260B
TAME = tertiary amyl methyl ether analyzed using EPA Method 8260B
TCE = trichloroethene
DO = dissolved oxygen
* = Hydrocarbon does not match pattern of laboratory's standard.
ID = Due to the low levels of analyte found in the sample, the analyte was qualitatively identified based on the compound's retention time and the presence of a single mass ion.
Ethanol analyzed using EPA Method 8015B prior to 3Q04
Data prior to June 4, 2001 provided by Wayne Perry, Inc.
Wells MW-1, MW-2, and MW-3 resurveyed on February 21, 2002 by James Purkey of California.
Wells MW-1 through MW-8 resurveyed on August 17, 2002 by Azimuth Group of Ventura, CA.

TABLE 2

CURRENT GROUNDWATER GAUGING AND ANALYTICAL DATA

FORMER SHELL SERVICE STATION

1650 Artesia Boulevard, Redondo Beach

DATE	DEPTH TO GW (feet)	SPH THICKN. (feet)	GW ELEV. (feet relative to MSL)	TPH-G (µg/L)	BENZENE (µg/L)	TOLUENE (µg/L)	ETHYL-BENZENE (µg/L)	TOTAL XYLENES (µg/L)	MTBE 8020/8021 (µg/L)	MTBE 8260 (µg/L)	TBA (µg/L)	DIPE (µg/L)	ETBE (µg/L)	TAME (µg/L)	ETHANOL 8260 (µg/L)	DO (ppm)	COMMENTS
New survey data dated July 13, 2005 provided by Delta Environmental Consultants, Inc. Monrovia, CA.																	

TABLE 3
HISTORICAL GROUNDWATER GAUGING AND ANALYTICAL DATA
FORMER SHELL SERVICE STATION
1650 Artesia Boulevard, Redondo Beach

DATE	DEPTH TO GW (feet)	SPH THICKN. (feet)	GW ELEV. (feet relative to MSL)	TPH-G (µg/L)	BENZENE (µg/L)	TOLUENE (µg/L)	ETHYL-BENZENE (µg/L)	TOTAL XYLENES (µg/L)	MTBE 8020/8021 (µg/L)	MTBE 8260 (µg/L)	TBA (µg/L)	DIPE (µg/L)	ETBE (µg/L)	TAME (µg/L)	ETHANOL 8260 (µg/L)	DO (ppm)	COMMENTS
B-5																	
8/26/1999				3,400	18	9.9	11	200	180	220							Grab Samples
B-6																	
8/26/1999				2,900	6.3	9.1	41	100	54	NA							Grab Samples
B-7																	
8/27/1999				3,100	9.3	46	76	260	40	151							Grab Samples
B-11																	
8/27/1999				ND(<100)	ND(<0.3)	ND(<0.3)	0.45	2.9	ND(<10)	NA							Grab Samples
MW-1	**Top of casing elevation (ft): 122.94**																
12/27/2000																	Damaged
3/13/2001	85.81	0.00	37.13	ND<500	ND<0.50	ND<1.0	ND<1.0	ND<2.0		5.9	ND<50	8.8	ND<2.0	ND<2.0		1.3	
	Top of casing elevation (ft): 122.93																
6/4/2001	85.60	0.00	37.33	ND<50	ND<0.5	ND<1.0	ND<1.0	ND<1.0		3.6	37	2.3	ND<2.0	ND<2.0		1.6	
8/22/2001	85.50	0.00	37.43	530	20	100	17	118		8.8	ND<50	ND<2	ND<2	ND<2		1.6	
12/5/2001	85.50	0.00	37.43	ND<50	1.2	1.7	ND<1	1.4		3.7	ND<50	ND<2	ND<2	ND<2			
2/26/2002	85.40	0.00	37.53	ND<50	ND<0.5	ND<1	ND<1	ND<1		1.5	ND<50	ND<2	ND<2	ND<2			
	Top of casing elevation (ft): 110.74																
5/29/2002	85.40	0.00	25.34	ND<50	ND<0.5	ND<1	ND<1	ND<1		ND<1	ND<50	ND<2	ND<2	ND<2			
	Top of casing elevation (ft): 122.94																
9/5/2002	86.35	0.00	36.59	ND<50	ND<0.5	ND<1	ND<1	ND<1		ND<1	ND<50	ND<2	ND<2	ND<2		1.8	
12/11/2002	85.95	0.00	36.99	ND<50	0.89	ND<1.0	ND<1.0	ND<1.0		1.9	ND<10	ND<2.0	ND<2.0	ND<2.0		0.60	
3/5/2003	85.91	0.00	37.03	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		1.8	ND<10	ND<2.0	ND<2.0	ND<2.0		0.8	
5/29/2003	85.66	0.00	37.28	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		3.3	ND<10	ND<2.0	ND<2.0	ND<2.0		0.4	
8/29/2003	85.85	0.00	37.09	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		2.0	ND<10	ND<2.0	ND<2.0	ND<2.0	ND<100	0.3	
11/26/2003	85.99	0.00	36.95	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		1.2	ND<10	ND<2.0	ND<2.0	ND<2.0		1.90	
2/23/2004	85.88	0.00	37.06	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		1.1	ND<10	ND<2.0	ND<2.0	ND<2.0		1.94	
5/26/2004	86.03	0.00	36.91	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		2.0	ND<10	ND<2.0	ND<2.0	ND<2.0		0.14	
8/20/2004	79.58	0.00	43.36	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		1.5	ND<10	ND<2.0	ND<2.0	ND<2.0	ND<100	2.5	
12/10/2004																	Unable to locate
3/29/2005	78.97	0.00	43.97	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		ND<1.0	ND<10	ND<2.0	ND<2.0	ND<2.0	ND<100	2.8	No purge
	Top of casing elevation (ft): unknown														Casing cut to grade, 4-18-05		
6/27/2005	72.73	0.00	NA	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		ND<1.0	ND<10	ND<2.0	ND<2.0	ND<2.0	ND<100	0.39	No purge
	Top of casing elevation (ft): 100.89																
9/19/2005	72.54	0.00	28.35	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		ND<1.0	ND<10	ND<2.0	ND<2.0	ND<2.0	ND<100	0.14	
12/5/2005																	Unable to locate
12/29/2005	72.45	0.00	28.44	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.0		ND<1.0	ND<10	ND<1.0	ND<1.0	ND<1.0	ND<150	1.34	
2/2/2006	72.12	0.00	28.77	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.0		ND<1.0	ND<10	ND<1.0	ND<1.0	ND<1.0	ND<150	0.67	
6/6/2006	72.10	0.00	28.79	87	3.3	16	1.6	10		8.6	ND<10	ND<1.0	ND<1.0	ND<1.0	ND<150	0.79	
8/4/2006	71.96	0.00	28.93	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.0		ND<1.0	ND<10	ND<1.0	ND<1.0	ND<1.0	ND<150	0.30/0.18	
11/29/2006	71.95	0.00	28.94	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.0		ND<1.0	ND<10	ND<1.0	ND<1.0	ND<1.0	ND<150	0.41	
2/9/2007	71.96	0.00	28.93	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.0		ND<1.0	ND<10	ND<1.0	ND<1.0	ND<1.0	ND<150	0.59	
5/23/2007	72.00	0.00	28.89	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.0		ND<1.0	ND<10	ND<1.0	ND<1.0	ND<1.0	ND<150	0.23	
8/10/2007	72.02	0.00	28.87	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.0		ND<1.0	ND<10	ND<1.0	ND<1.0	ND<1.0	ND<150	0.51	
12/5/2007	72.28	0.00	28.61	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.0		ND<1.0	ND<10	ND<1.0	ND<1.0	ND<1.0	ND<150	0.11	
3/14/2008	72.45	0.00	28.44	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		ND<1.0	ND<10	ND<2.0	ND<2.0	ND<2.0	ND<100	0.11	
6/13/2008	72.35	0.00	28.54	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		ND<1.0	ND<10	ND<2.0	ND<2.0	ND<2.0	ND<100	0.16	
9/9/2008	72.41	0.00	28.48	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		ND<1.0	ND<10	ND<2.0	ND<2.0	ND<2.0	ND<100	0.67	
12/12/2008	72.37	0.00	28.52	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		ND<1.0	ND<10	ND<2.0	ND<2.0	ND<2.0	ND<100	1.07	
3/12/2009	72.56	0.00	28.33	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		ND<1.0	ND<10	ND<2.0	ND<2.0	ND<2.0	ND<100	1.22	
6/4/2009	72.68	0.00	28.21	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		ND<1.0	ND<10	ND<2.0	ND<2.0	ND<2.0	ND<100	0.83	

TABLE 3
HISTORICAL GROUNDWATER GAUGING AND ANALYTICAL DATA
FORMER SHELL SERVICE STATION
1650 Artesia Boulevard, Redondo Beach

DATE	DEPTH TO GW (feet)	SPH THICKN. (feet)	GW ELEV. (feet relative to MSL)	TPH-G (µg/L)	BENZENE (µg/L)	TOLUENE (µg/L)	ETHYL-BENZENE (µg/L)	TOTAL XYLENES (µg/L)	MTBE 8020/8021 (µg/L)	MTBE 8260 (µg/L)	TBA (µg/L)	DIPE (µg/L)	ETBE (µg/L)	TAME (µg/L)	ETHANOL 8260 (µg/L)	DO (ppm)	COMMENTS
MW-2	**Top of casing elevation (ft): 114.64**																
12/27/2000	77.74	0.00	36.90	760	ND<2.5	ND<5.0	ND<5.0	6.8		150	ND<250	ND<10	ND<10	ND<10		1.2	No purge sample
3/13/2001	77.66	0.00	36.98	ND<500	ND<1.0	ND<2.0	ND<2.0	ND<4.0		42	ND<100	19	ND<4.0	ND<4.0		0.9	
	Top of casing elevation (ft): 114.98																
6/4/2001	77.42	0.00	37.56	410	ND<0.5	ND<1.0	0.55	7.22		84	ND<50	9.9	ND<2.0	ND<2.0		1.4	Odor
8/22/2001	77.35	0.00	37.63	1100	30	180	34	238		26	ND<50	9.4	ND<2.0	ND<2.0			
12/5/2001	77.35	0.00	37.63	200	0.88	1.2	ND<1	1.3		34	ND<50	6	ND<2	ND<2			
2/26/2002	77.26	0.00	37.72	190	ND<0.5	ND<1	ND<1	ND<1		29	ND<50	7.4	ND<2	ND<2			
	Top of casing elevation (ft): 102.68																
5/29/2002	77.22	0.00	25.46	160	ND<0.5	ND<1	ND<1	1.3		13	ND<50	8	ND<2	ND<2			
	Top of casing elevation (ft): 114.66																
9/5/2002	78.20	0.00	36.46	100	ND<0.5	ND<1	ND<1	ND<1		13	ND<50	7	ND<2	ND<2		1.7	
12/11/2002	77.80	0.00	36.86	64	ND<0.50	ND<1.0	ND<1.0	ND<1.0		5.8	ND<10	3.5	ND<2.0	ND<2.0		1.1	
3/5/2003	77.73	0.00	36.93	71	ND<0.50	ND<1.0	ND<1.0	ND<1.0		16	12	5.1	ND<2.0	ND<2.0		0.9	
5/29/2003	77.63	0.00	37.03	130	ND<0.50	ND<1.0	ND<1.0	2.4		37	ND<10	4.0	ND<2.0	ND<2.0		0.4	
8/29/2003	77.94	0.00	36.72	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		10	ND<10	3.2	ND<2.0	ND<2.0	ND<100	0.4	
11/26/2003	77.86	0.00	36.80	64	ND<0.50	ND<1.0	ND<1.0	ND<1.0		10	ND<10	3.9	ND<2.0	ND<2.0		0.14	
2/23/2004	77.82	0.00	36.84	56	ND<0.50	ND<1.0	ND<1.0	ND<1.0		7.8	ND<10	3.5	ND<2.0	ND<2.0		0.21	
5/26/2004	77.90	0.00	36.76	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		11	ND<10	3.4	ND<2.0	ND<2.0		0.12	
8/20/2004	76.62	0.00	38.04	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		ND<1.0	14	ND<2.0	ND<2.0	ND<2.0	ND<100	1.6	
12/10/2004	76.43	0.00	38.23	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		5.5	ND<10	2.2	ND<2.0	ND<2.0	ND<100	1.35	
3/29/2005	75.80	0.00	38.86	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		6.3	ND<10	2.3	ND<2.0	ND<2.0	ND<100	3.0	No purge
	Top of casing elevation (ft): unknown														Casing cut to grade, 4-18-05		
6/27/2005	72.53	0.00	NA	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		3.2	ND<10	ND<2.0	ND<2.0	ND<2.0	ND<100	0.50	
	Top of casing elevation (ft): 100.52																
9/19/2005	72.32	0.00	28.20	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		6.2	ND<10	ND<2.0	ND<2.0	ND<2.0	ND<100	0.07	
12/5/2005																	Unable to locate
12/29/2005	72.39	0.00	28.13	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.0		17	ND<10	1.0	ND<1.0	ND<1.0	ND<150	0.87	
2/2/2006	71.90	0.00	28.62	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.0		9.0	ND<10	1.1	ND<1.0	ND<1.0	ND<150	0.49	
6/6/2006	71.81	0.00	28.71	ND<50	1.1	5.4	0.57	2.9		12	ND<10	ND<1.0	ND<1.0	ND<1.0	ND<150	0.40	
8/4/2006	71.68	0.00	28.84	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.0		7.6	ND<10	ND<1.0	ND<1.0	ND<1.0	ND<150	0.66/0.29	
11/29/2006	71.74	0.00	28.78	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.0		4.9	ND<10	ND<1.0	ND<1.0	ND<1.0	ND<150	0.13	
2/9/2007	71.75	0.00	28.77	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.0		5.5	ND<10	ND<1.0	ND<1.0	ND<1.0	ND<150	0.12	
5/23/2007	71.70	0.00	28.82	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.0		4.3	ND<10	ND<1.0	ND<1.0	ND<1.0	ND<150	0.79	
8/10/2007	71.81	0.00	28.71	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.0		4.6	ND<10	ND<1.0	ND<1.0	ND<1.0	ND<150	0.34	
12/5/2007	72.07	0.00	28.45	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.0		4.0	ND<10	ND<1.0	ND<1.0	ND<1.0	ND<150	0.11	
3/14/2008	72.05	0.00	28.47	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		2.9	ND<10	ND<2.0	ND<2.0	ND<2.0	ND<100	0.08	
6/13/2008	72.02	0.00	28.50	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		2.0	ND<10	ND<2.0	ND<2.0	ND<2.0	ND<100	0.15	
9/9/2008	72.14	0.00	28.38	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		2.1	ND<10	ND<2.0	ND<2.0	ND<2.0	ND<100	0.46	
12/12/2008	72.22	0.00	28.30	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		2.5	ND<10	ND<2.0	ND<2.0	ND<2.0	ND<100	0.70	
3/12/2009	72.32	0.00	28.20	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		1.4	ND<10	ND<2.0	ND<2.0	ND<2.0	ND<100	1.18	
6/4/2009	72.50	0.00	28.02	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		1.2	ND<10	ND<2.0	ND<2.0	ND<2.0	ND<100	0.55	

TABLE 3
HISTORICAL GROUNDWATER GAUGING AND ANALYTICAL DATA
FORMER SHELL SERVICE STATION
1650 Artesia Boulevard, Redondo Beach

DATE	DEPTH TO GW (feet)	SPH THICKN. (feet)	GW ELEV. (feet relative to MSL)	TPH-G (µg/L)	BENZENE (µg/L)	TOLUENE (µg/L)	ETHYL-BENZENE (µg/L)	TOTAL XYLENES (µg/L)	MTBE 8020/8021 (µg/L)	MTBE 8260 (µg/L)	TBA (µg/L)	DIPE (µg/L)	ETBE (µg/L)	TAME (µg/L)	ETHANOL 8260 (µg/L)	DO (ppm)	COMMENTS
MW-3	**Top of casing elevation (ft): 110.91**																
12/27/2000	74.10	0.00	36.81	ND<500	0.88	ND<1.0	ND<1.0	ND<2.0		130	ND<50	120	ND<2.0	ND<2.0		1.6	No purge sample
3/13/2001	74.04	0.00	36.87	ND<500	ND<0.50	ND<1.0	ND<1.0	ND<2.0		61	120	260	ND<2.0	ND<2.0		1.8	
	Top of casing elevation (ft): 111.17																
6/4/2001	73.84	0.00	37.33	1200	3.6	ND<5.0	20	ND<5.0		500	ND<250	250	ND<10	ND<10		1.1	
8/22/2001	73.73	0.00	37.44	1600	4.9	24	8.8	32.8		600	ND<50	260	ND<2	ND<2			
12/5/2001	73.72	0.00	37.45	570	1.4	1.7	ND<1	1.6		200	350	300	ND<2	ND<2			
2/26/2002	73.64	0.00	37.53	510	ND<0.5	ND<1	ND<1	ND<1		270	210	170	ND<2	ND<2			
	Top of casing elevation (ft): 98.97																
5/29/2002	73.61	0.00	25.36	1100	0.78	ND<1	ND<1	1.4		410	360	180	ND<2	ND<2			
	Top of casing elevation (ft): 110.93																
9/5/2002	74.59	0.00	36.34	1800	1	ND<1	ND<1	ND<1		710	680	240	ND<2	ND<2		1.5	
12/11/2002	74.20	0.00	36.73	380	ND<1.0	ND<2.0	ND<2.0	ND<2.0		170	140	150	ND<4.0	ND<4.0		0.61	
3/5/2003	73.96	0.00	36.97	720	ND<1.0	ND<2.0	ND<2.0	ND<2.0		510	240	110	ND<4.0	ND<4.0		0.6	
5/29/2003	74.04	0.00	36.89	600	ND<2.5	ND<5.0	ND<5.0	ND<5.0		450	110	90	ND<10	ND<10		0.6	
8/29/2003	74.00	0.00	36.93	71	ND<0.50	ND<1.0	ND<1.0	ND<1.0		27	ND<10	15	ND<2.0	ND<2.0	ND<100	0.5	
11/26/2003	74.14	0.00	36.79	63	ND<0.50	ND<1.0	ND<1.0	ND<1.0		87	12	6.6	ND<2.0	ND<2.0		1.65	
2/23/2004	74.13	0.00	36.80	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		30	ND<10	4.4	ND<2.0	ND<2.0		0.44	
5/26/2004	74.24	0.00	36.69	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		23	ND<10	3.0	ND<2.0	ND<2.0		0.13	
8/20/2004	74.56	0.00	36.37	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		23	ND<10	2.7	ND<2.0	ND<2.0	ND<100	2.2	
12/10/2004	74.57	0.00	36.36	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		1.2	ND<10	3.0	ND<2.0	ND<2.0	ND<100	0.46	
3/29/2005	73.97	0.00	36.96	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		ND<1.0	ND<10	ND<2.0	ND<2.0	ND<2.0	ND<100	4.0	No purge
6/27/2005	73.34	0.00	37.59	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		1.3	ND<10	ND<2.0	ND<2.0	ND<2.0	ND<100	0.42	
	Top of casing elevation (ft): 101.33																
9/19/2005	73.25	0.00	28.08	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		ND<1.0	ND<10	ND<2.0	ND<2.0	ND<2.0	ND<100	1.11	
12/5/2005	72.88	0.00	28.45	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.0		ND<1.0	ND<10	1.1	ND<1.0	ND<1.0	ND<150	2.87	
12/29/2005	72.81	0.00	28.52														
2/2/2006	72.85	0.00	28.48	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.0		ND<1.0	ND<10	1.3	ND<1.0	ND<1.0	ND<150	1.42	No purge
6/6/2006	72.46	0.00	28.87	120	3.7	15	1.5	8.2		71	45	1.6	ND<1.0	ND<1.0	ND<150	0.91	No purge
8/4/2006	72.64	0.00	28.69	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.0		14	15 ID	2.6	ND<1.0	ND<1.0	ND<150	0.40/0.96	
11/29/2006	72.65	0.00	28.68	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.0		12	15 ID	1.2	ND<1.0	ND<1.0	ND<150	1.84	
2/9/2007	72.64	0.00	28.69	69	ND<0.50	ND<0.50	ND<0.50	ND<1.0		61	96	8.1	ND<1.0	ND<1.0	ND<150	0.33	
5/23/2007	72.65	0.00	28.68	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.0		22	ND<10	7.8	ND<1.0	ND<1.0	ND<150	1.31	
8/10/2007	72.78	0.00	28.55	140	ND<0.50	ND<0.50	ND<0.50	ND<1.0		130	220	51	ND<1.0	ND<1.0	ND<150	0.24	
12/5/2007	72.83	0.00	28.50	120	ND<0.50	ND<0.50	ND<0.50	ND<1.0		100	480	67	ND<1.0	ND<1.0	ND<150	0.16	
3/14/2008	73.21	0.00	28.12	370	0.76	ND<1.0	ND<1.0	ND<1.0		140	570	56	ND<2.0	ND<2.0	ND<100	0.56	
6/13/2008	73.09	0.00	28.24	1200	2.3	ND<1.0	ND<1.0	ND<1.0		490	2900	120	ND<2.0	ND<2.0	ND<100	0.22	
9/9/2008	73.05	0.00	28.28	1900	ND<5.0	ND<10	ND<10	ND<10		640	3000	140	ND<20	ND<20	ND<1000	0.19	
12/12/2008	73.07	0.00	28.26	1600	ND<5.0	ND<10	ND<10	ND<10		670	2400	110	ND<20	ND<20	ND<1000	0.50	
3/12/2009	73.25	0.00	28.08	1100	ND<2.5	ND<5.0	ND<5.0	ND<5.0		660	2000	70	ND<10	ND<10	ND<500	2.62	
6/4/2009	73.42	0.00	27.91	1100	ND<2.5	ND<5.0	ND<5.0	ND<5.0		480	1400	89	ND<10	ND<10	ND<500	0.40	
MW-4	**Top of casing elevation (ft): 113.68**																
9/5/2002	77.31	0.00	36.37	100	ND<0.5	ND<1	ND<1	ND<1		1	ND<50	20	ND<2	ND<2		1.3	
12/11/2002	76.85	0.00	36.83	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		ND<1.0	41	9.6	ND<2.0	ND<2.0		0.8	
3/5/2003	76.39	0.00	37.29	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		ND<1.0	13	5.7	ND<2.0	ND<2.0		0.84	
5/29/2003	76.72	0.00	36.96	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		ND<1.0	ND<10	3.5	ND<2.0	ND<2.0		0.4	
8/29/2003	76.71	0.00	36.97	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		ND<1.0	ND<10	5.0	ND<2.0	ND<2.0	ND<100	0.3	
11/26/2003	76.85	0.00	36.83	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		ND<1.0	ND<10	7.2	ND<2.0	ND<2.0		0.35	
2/23/2004	76.82	0.00	36.86	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		ND<1.0	ND<10	4.4	ND<2.0	ND<2.0		0.31	
5/26/2004	76.97	0.00	36.71	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		ND<1.0	ND<10	ND<2.0	ND<2.0	ND<2.0		0.47	
8/20/2004																	Well abandoned

TABLE 3
HISTORICAL GROUNDWATER GAUGING AND ANALYTICAL DATA
FORMER SHELL SERVICE STATION
1650 Artesia Boulevard, Redondo Beach

DATE	DEPTH TO GW (feet)	SPH THICKN. (feet)	GW ELEV. (feet relative to MSL)	TPH-G (µg/L)	BENZENE (µg/L)	TOLUENE (µg/L)	ETHYL-BENZENE (µg/L)	TOTAL XYLENES (µg/L)	MTBE 8020/8021 (µg/L)	MTBE 8260 (µg/L)	TBA (µg/L)	DIPE (µg/L)	ETBE (µg/L)	TAME (µg/L)	ETHANOL 8260 (µg/L)	DO (ppm)	COMMENTS
MW-5	**Top of casing elevation (ft): 112.56**																
9/5/2002	76.17	0.00	36.39	500	0.7	ND<1	ND<1	ND<1		36	80	190	ND<2	ND<2		1.2	
12/11/2002	75.75	0.00	36.81	350	ND<1.0	ND<2.0	ND<2.0	ND<2.0		55	43	170	ND<4.0	ND<4.0		0.7	
3/5/2003	75.66	0.00	36.90	370	ND<1.0	ND<2.0	ND<2.0	ND<2.0		55	38	160	ND<4.0	ND<4.0		0.7	
5/29/2003	75.59	0.00	36.97	400	ND<1.0	ND<2.0	ND<2.0	ND<2.0		200	ND<20	120	ND<4.0	ND<4.0		0.8	
8/29/2003	75.55	0.00	37.01	160	ND<1.0	ND<2.0	ND<2.0	ND<2.0		18	ND<20	150	ND<4.0	ND<4.0	ND<200	0.2	
11/26/2003	75.70	0.00	36.86	140	ND<0.50	ND<1.0	ND<1.0	ND<1.0		45	ND<10	110	ND<2.0	ND<2.0		0.22	
2/23/2004	75.80	0.00	36.76	92	ND<0.50	ND<1.0	ND<1.0	ND<1.0		19	ND<10	90	ND<2.0	ND<2.0		0.17	
5/26/2004	75.84	0.00	36.72	130	ND<0.50	ND<1.0	ND<1.0	ND<1.0		28	ND<10	130	ND<2.0	ND<2.0		0.16	
8/20/2004																	Well abandoned
MW-6	**Top of casing elevation (ft): 116.23**																
9/5/2002	79.61	0.00	36.62	5800	12	2	350	3		710	670	340	ND<2	ND<2		1.4	
12/11/2002	79.45	0.00	36.78	5500	7.5	ND<10	82	ND<10		1600	660	360	ND<20	ND<20		0.9	
3/5/2003	84.15	0.00	32.08	6500	8.0	ND<10	35	ND<10		3600	790	170	ND<20	ND<20		0.9	
5/29/2003	79.33	0.00	36.90	6100	ND<25	ND<50	ND<50	ND<50		2700	ND<500	180	ND<100	ND<100		0.6	
8/29/2003	79.34	0.00	36.89	1300	3.8	ND<5.0	ND<5.0	ND<5.0		800	570	240	ND<10	ND<10	ND<500	0.7	
11/26/2003	79.45	0.00	36.78	2300	ND<0.50	ND<1.0	ND<1.0	ND<1.0		1100	450	200	ND<2.0	ND<2.0		0.49	
2/23/2004	79.47	0.00	36.76	3500	ND<5.0	ND<10	ND<10	ND<10		2800	1100	100	ND<20	ND<20		0.16	
5/26/2004	79.54	0.00	36.69	2800	ND<10	ND<20	ND<20	ND<20		2200	1300	130	ND<40	ND<40		0.17	
8/20/2004																	Well abandoned
MW-7	**Top of casing elevation (ft): 121.05**																
9/5/2002	84.67	0.00	36.38	400	ND<0.5	ND<1	ND<1	ND<1		300	ND<50	10	ND<2	ND<2		1.3	
12/11/2002	84.20	0.00	36.85	310	ND<2.5	ND<5.0	ND<5.0	ND<5.0		280	ND<50	ND<10	ND<10	ND<10		1.0	
3/5/2003	76.79	0.00	44.26	120	ND<1.0	ND<2.0	ND<2.0	ND<2.0		95	ND<20	4.3	ND<4.0	ND<4.0		0.8	
5/29/2003	84.10	0.00	36.95	230	ND<0.50	ND<1.0	ND<1.0	ND<1.0		190	ND<10	4.9	ND<2.0	ND<2.0		0.6	
8/29/2003	84.12	0.00	36.93	92	ND<0.50	ND<1.0	ND<1.0	ND<1.0		82	ND<10	2.7	ND<2.0	ND<2.0	ND<100	0.4	
11/26/2003	84.19	0.00	36.86	110	ND<0.50	ND<1.0	ND<1.0	ND<1.0		180	12	4.2	ND<2.0	ND<2.0		0.36	
2/23/2004	84.15	0.00	36.90	200	ND<0.50	ND<1.0	ND<1.0	ND<1.0		260	ND<10	6.0	ND<2.0	ND<2.0		0.16	
5/26/2004	84.21	0.00	36.84	97	ND<0.50	ND<1.0	ND<1.0	ND<1.0		120	ND<10	4.3	ND<2.0	ND<2.0		1.43	
8/20/2004	84.69	0.00	36.36	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		210	ND<10	6.7	ND<2.0	ND<2.0	ND<100	1.6	No purge
12/10/2004	76.41	0.00	44.64	200 *	ND<1.0	ND<2.0	ND<2.0	ND<2.0		250	ND<20	5.5	ND<4.0	ND<4.0	ND<200	0.12	No purge
3/29/2005																	Unable to locate
	Top of casing elevation (ft): unknown														Casing raised ~10 feet, 6-3-05		
6/27/2005	85.33	0.00	NA	ND<50	ND<1.0	ND<2.0	ND<2.0	ND<2.0		79	ND<20	3.9	ND<4.0	ND<4.0	ND<200	0.69	No purge
	Top of casing elevation (ft): 113.31																
9/19/2005	85.21	0.00	28.10	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		120	ND<10	3.9	ND<2.0	ND<2.0	ND<100	0.08	No purge
12/5/2005	84.81	0.00	28.50	79	ND<0.50	ND<0.50	ND<0.50	ND<1.0		95	ND<10	4.7	ND<1.0	ND<1.0	ND<150	1.21	No purge
12/29/2005	84.11	0.00	29.20														
2/2/2006	84.62	0.00	28.69	86	ND<0.50	ND<0.50	ND<0.50	ND<1.0		110	ND<10	4.7	ND<1.0	ND<1.0	ND<150	0.93	No purge
6/6/2006	84.81	0.00	28.50	220	ND<0.50	ND<0.50	ND<0.50	ND<1.0		140	11	4.5	ND<1.0	ND<1.0	ND<150	0.87	No purge
8/4/2006	84.54	0.00	28.77	190	ND<0.50	4.3	ND<0.50	ND<1.0		200	ND<10	4.4	ND<1.0	ND<1.0	ND<150	0.20/0.21	No purge
11/29/2006																	Well abandoned

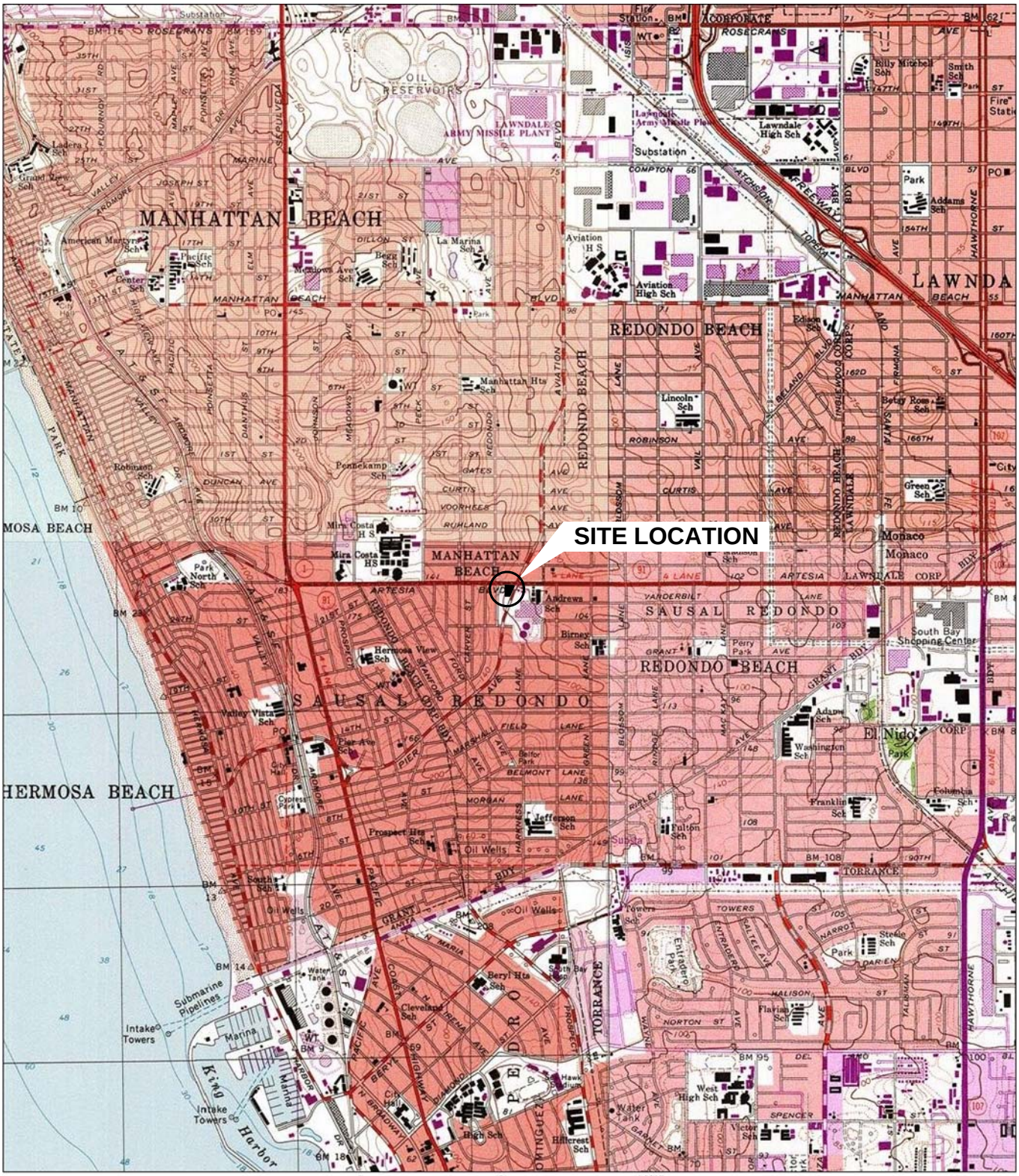
TABLE 3
HISTORICAL GROUNDWATER GAUGING AND ANALYTICAL DATA
FORMER SHELL SERVICE STATION
1650 Artesia Boulevard, Redondo Beach

DATE	DEPTH TO GW (feet)	SPH THICKN. (feet)	GW ELEV. (feet relative to MSL)	TPH-G (µg/L)	BENZENE (µg/L)	TOLUENE (µg/L)	ETHYL-BENZENE (µg/L)	TOTAL XYLENES (µg/L)	MTBE 8020/8021 (µg/L)	MTBE 8260 (µg/L)	TBA (µg/L)	DIPE (µg/L)	ETBE (µg/L)	TAME (µg/L)	ETHANOL 8260 (µg/L)	DO (ppm)	COMMENTS
MW-8	**Top of casing elevation (ft): 124.63**																
9/5/2002	88.08	0.00	36.55	60	ND<0.5	ND<1	ND<1	ND<1		31	ND<50	3	ND<2	ND<2		1.7	
12/11/2002	87.70	0.00	36.93	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		27	29	2.4	ND<2.0	ND<2.0		1.28	
3/5/2003	87.64	0.00	36.99	73	ND<0.50	ND<1.0	ND<1.0	ND<1.0		33	ND<10	2.2	ND<2.0	ND<2.0		0.8	
5/29/2003	87.55	0.00	37.08	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		26	ND<10	ND<2.0	ND<2.0	ND<2.0		0.8	
8/29/2003	87.48	0.00	37.15	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		22	ND<10	ND<2.0	ND<2.0	ND<2.0	ND<100	0.4	
11/26/2003	87.67	0.00	36.96	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		17	ND<10	ND<2.0	ND<2.0	ND<2.0		3.10	
2/23/2004	87.64	0.00	36.99	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		9.4	ND<10	ND<2.0	ND<2.0	ND<2.0		0.42	
5/26/2004	87.66	0.00	36.97	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		6.5	ND<10	ND<2.0	ND<2.0	ND<2.0		0.36	
8/20/2004	88.14	0.00	36.49	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		6.5	ND<10	ND<2.0	ND<2.0	ND<2.0	ND<100	1.0	No purge
12/10/2004	80.32	0.00	44.31	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		3.2	ND<10	ND<2.0	ND<2.0	ND<2.0	ND<100	0.27	No purge
3/29/2005																	Unable to locate
	Top of casing elevation (ft): unknown														Casing raised ~10 feet, 6-3-05		
6/27/2005	89.15	0.00	NA	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		1.5	ND<10	ND<2.0	ND<2.0	ND<2.0	ND<100	0.41	No purge
	Top of casing elevation (ft): 108.33																
9/19/2005	88.73	0.00	19.60	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		1.1	ND<10	ND<2.0	ND<2.0	ND<2.0	ND<100	0.15	No purge
12/5/2005	88.47	0.00	19.86	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.0		0.79	ND<10	ND<1.0	ND<1.0	ND<1.0	ND<150	1.38	No purge
12/29/2005	88.69	0.00	19.64														
2/2/2006	88.39	0.00	19.94	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.0		1.2	ND<10	ND<1.0	ND<1.0	ND<1.0	ND<150	0.84	No purge
6/6/2006	90.25	0.00	18.08	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.0		ND<1.0	ND<10	ND<1.0	ND<1.0	ND<1.0	ND<150	0.92	No purge
8/4/2006	83.22	0.00	25.11	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.0		ND<1.0	ND<10	ND<1.0	ND<1.0	ND<1.0	ND<150	0.40/0.25	No purge
11/29/2006																	Well abandoned

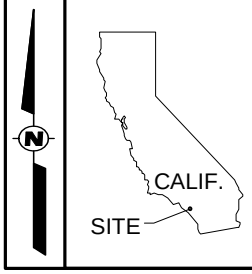
Notes:
GW = groundwater
SPH = separate-phase hydrocarbons
MSL = mean sea level
ND = not detected
NA - not analyzed
ug/L = parts per billion
TPH-G = total petroleum hydrocarbons as gasoline analyzed using the California DHS LUFT Method or EPA Method 8260B.
Benzene, toluene, ethylbenzene, and total xylenes analyzed using EPA Method 8260B
MTBE = methyl tertiary butyl ether analyzed using EPA Method 8260B
TBA = tertiary butyl alcohol analyzed using EPA Method 8260B
DIPE = diisopropyl ether analyzed using EPA Method 8260B
ETBE = ethyl tertiary butyl ether analyzed using EPA Method 8260B
TAME = tertiary amyl methyl ether analyzed using EPA Method 8260B
TCE = trichloroethene
DO = dissolved oxygen
* = Hydrocarbon does not match pattern of laboratory's standard.
ID = Due to the low levels of analyte found in the sample, the analyte was qualitatively identified based on the compound's retention time and the presence of a single mass ic
Ethanol analyzed using EPA Method 8015B prior to 3Q04.
Data prior to June 4, 2001 provided by Wayne Perry, Inc.
Wells MW-1, MW-2, and MW-3 resurveyed on February 21, 2002 by James Purkey of California.
Wells MW-1 through MW-8 resurveyed on August 17, 2002 by Azimuth Group of Ventura, CA.
New survey data dated July 13, 2005 provided by Delta Environmental Consultants, Inc. Monrovia, CA.

FIGURES / GRAPH

DRAWING NUMBER	APPROVED BY	CHECKEDBY	DRAWN BY	
SCA1650A1A			LUI	04/17/03



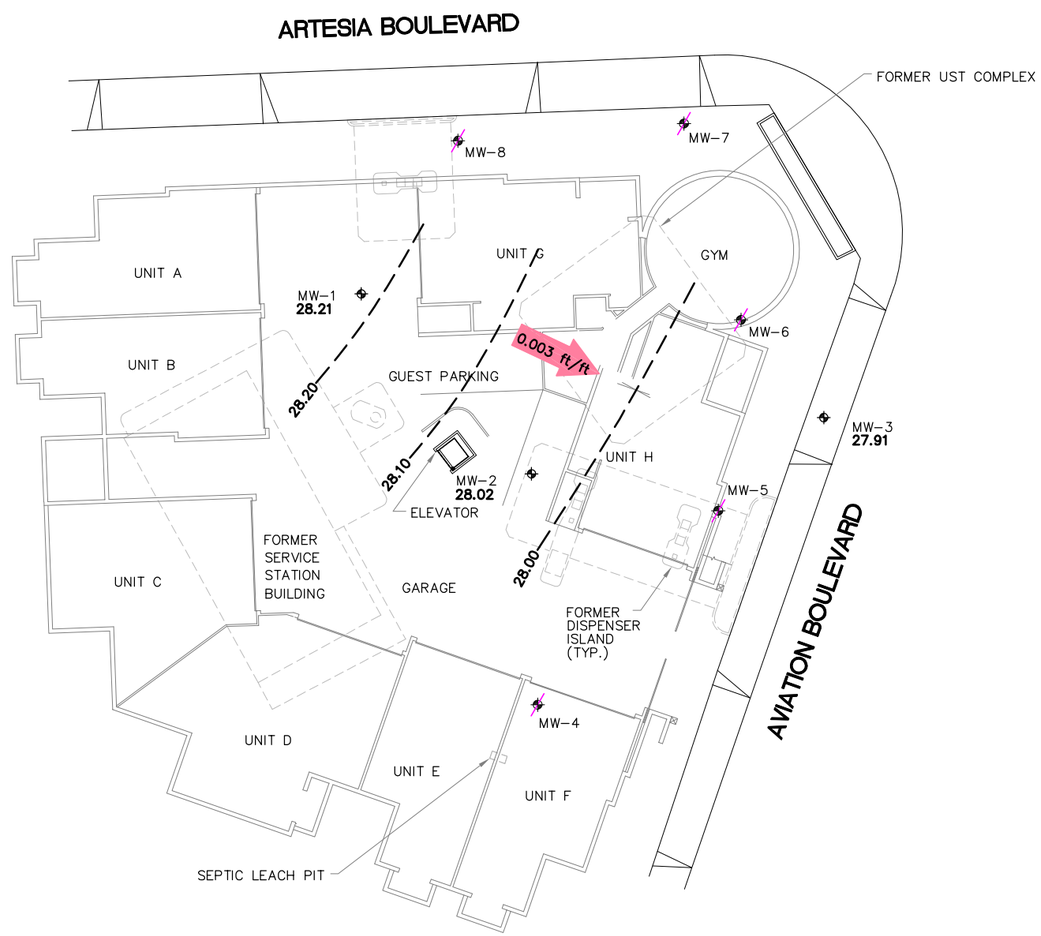
0 .5 1 MILE
0 1000 FEET 0 500 1000 METERS

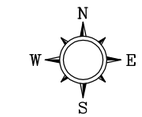


DELTA CONSULTANTS

SHELL OIL PRODUCTS US
FORMER SHELL SERVICE STATION
REDONDO BEACH, CALIFORNIA

FIGURE 1
SITE LOCATION MAP
1650 ARTESIA BOULEVARD
REDONDO BEACH, CALIFORNIA





LEGEND

MW-1	GROUNDWATER MONITORING WELL LOCATION AND DESIGNATION
MW-5	ABANDONED GROUNDWATER MONITORING WELL LOCATION
27.91	GROUNDWATER ELEVATION IN FEET ABOVE MEAN SEA LEVEL (Ft/MSL)
28.00	GROUNDWATER CONTOUR IN FEET ABOVE MEAN SEA LEVEL (Ft/MSL) CONTOUR INTERVAL=0.10 FEET
0.003 ft/ft	APPROXIMATE GROUNDWATER GRADIENT DIRECTION (ft/ft)

0 15 30
SCALE IN FEET

PROJECT NUMBER	APPROVED BY	CHECKED BY	DRAWN BY
SCA1650A1A			ICD 07/06/2009

DELTA CONSULTANTS

SHELL OIL PRODUCTS US
FORMER SHELL SERVICE STATION
REDONDO BEACH, CALIFORNIA

FIGURE 2

GROUNDWATER ELEVATION CONTOUR MAP
06/04/2009

1650 ARTESIA BOULEVARD
REDONDO BEACH, CALIFORNIA

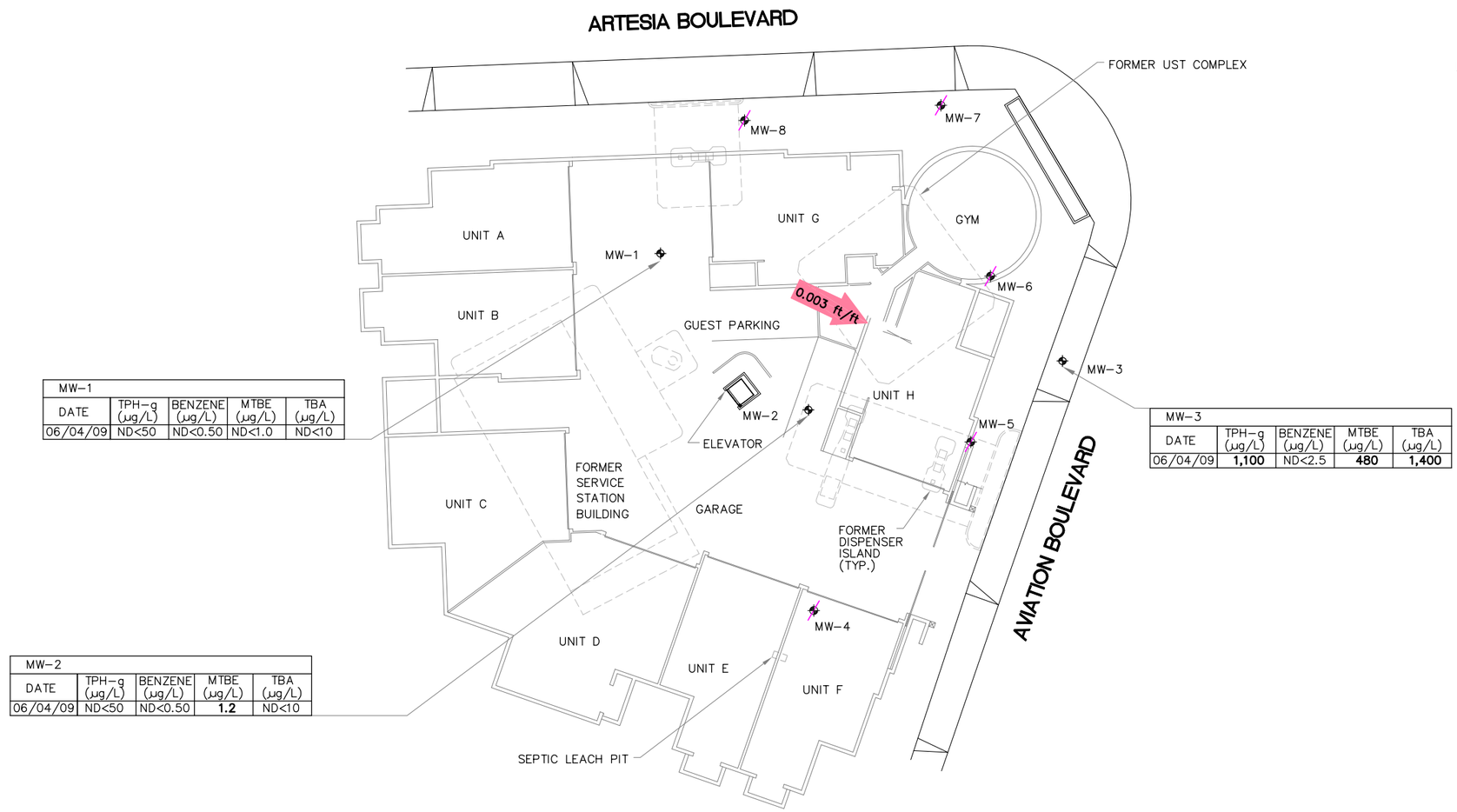
FILENAME: SCA1650A1A_09Q2.DWG|FIG2_GWCONTOURS

PROJECT NUMBER SCA1650A1A

APPROVED BY

CHECKED BY

DRAWN BY ICD 07/06/2009



MW-1				
DATE	TPH-g (µg/L)	BENZENE (µg/L)	MTBE (µg/L)	TBA (µg/L)
06/04/09	ND<50	ND<0.50	ND<1.0	ND<10

MW-2				
DATE	TPH-g (µg/L)	BENZENE (µg/L)	MTBE (µg/L)	TBA (µg/L)
06/04/09	ND<50	ND<0.50	**1.2**	ND<10

MW-3				
DATE	TPH-g (µg/L)	BENZENE (µg/L)	MTBE (µg/L)	TBA (µg/L)
06/04/09	**1,100**	ND<2.5	**480**	**1,400**

N W E S

LEGEND

MW-1	GROUNDWATER MONITORING WELL LOCATION AND DESIGNATION
MW-5	ABANDONED GROUNDWATER MONITORING WELL LOCATION
TPH-g	TOTAL PETROLEUM HYDROCARBONS AS GASOLINE
MTBE	METHYL TERT-BUTYL ETHER
TBA	TERT-BUTYL ALCOHOL
µg/L	MICROGRAMS PER LITER
ND<	NOT DETECTED ABOVE LIMIT NOTED
0.003 ft/ft	APPROXIMATE GROUNDWATER GRADIENT DIRECTION (ft/ft)

0 15 30 SCALE IN FEET

DELTA CONSULTANTS

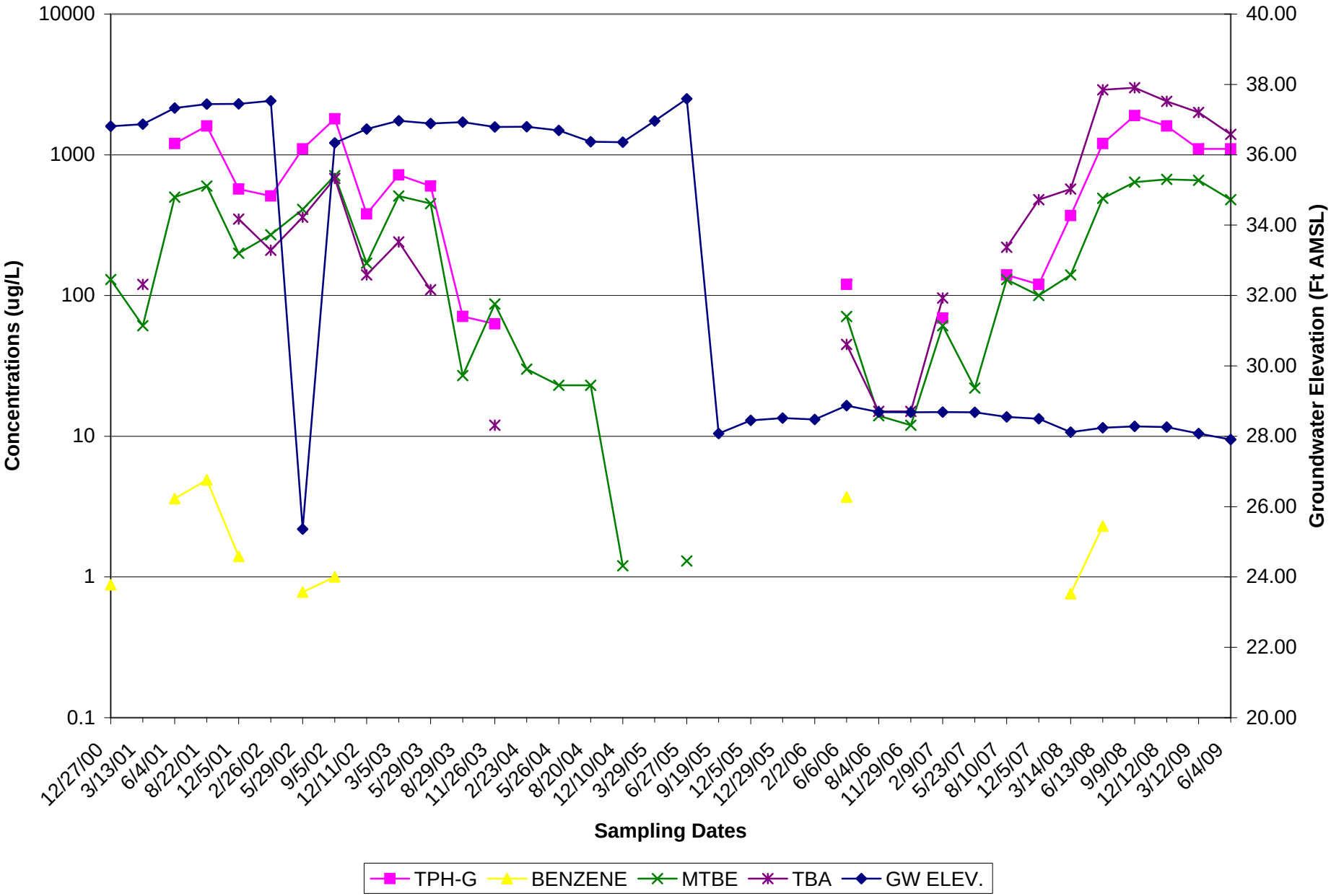
SHELL OIL PRODUCTS US
FORMER SHELL SERVICE STATION
REDONDO BEACH, CALIFORNIA

FIGURE 3
GROUNDWATER HYDROCARBON DISTRIBUTION MAP
06/04/2009

1650 ARTESIA BOULEVARD
REDONDO BEACH, CALIFORNIA

FILENAME: SCA1650A1A_09Q2.DWG|FIG3_HYDROCARBONS

Graph 1 - TPH-g/Benzene/MTBE/TBA Concentrations & Groundwater Elevations vs. Time (MW-3)
1650 Artesia Boulevard, Redondo Beach, California



APPENDIX A

LARWQCB LETTER DATED JULY 20, 2007

AND

EMAIL COMMUNICATION DATED DECEMBER 3, 2007

California Regional Water Quality Control Board

Los Angeles Region

Recipient of the 2001 *Environmental Leadership Award* from Keep California Beautiful

Linda S. Adams
Agency Secretary

320 W. 4th Street, Suite 200, Los Angeles, California 90013
Phone (213) 576-6600 FAX (213) 576-6640 - Internet Address: http://www.waterboards.ca.gov/losangeles

Arnold Schwarzenegger
Governor

July 20, 2007

RECEIVED
JUL 20 2007
BY:

Mr. Randy Orlowski
Shell Oil Products US
20945 South Wilmington Avenue
Carson, CA 90810

UNDERGROUND STORAGE TANK PROGRAM
FORMER SHELL SERVICE STATION
1650 ARTESIA BOULEVARD, REDONDO BEACH (ID# R-26321)

Dear Mr. Orlowski:

We have reviewed the "Work Plan for Off-Site Monitoring Well Installation Activities (Work Plan)," dated June 29, 2007, prepared by Delta Environmental Consultants, Inc. (Delta), for the subject site. Delta proposes to install one additional off-site groundwater monitoring well to assess the groundwater contamination plume.

We concur with the Work Plan as proposed, provided the following conditions are met:

1. The construction, development, and abandonment of groundwater monitoring wells must comply with requirements prescribed in the California Well Standards (Bulletin 74-90), published by the California Department of Water Resources (can be seen at www.dpla2.water.ca.gov and go to "groundwater").

2. Well installation permit and encroachment permit must be obtained from local agencies prior to starting the work.

3. Pursuant to State Water Resources Control Board Resolution No. 92-49, under Water Code section 13304, all fieldwork related to subsurface investigation must be conducted by, or under the direct responsible supervision of, a licensed California Professional Geologist (PG) or Civil Engineer (PE). All technical documents submitted to this Regional Board must be reviewed and signed and/or stamped by a licensed California PG or PE with at least five years subsurface hydrogeologic experience.

4. Soil must be logged at five-foot intervals, at changes in the soil lithology, and at areas of obvious contamination. The registered professional in responsible charge shall review the boring logs and assume the responsibility for the accuracy and completeness of the logs. Soil samples from off-site wells must be collected for logging but do not need to be analyzed.

5. Groundwater samples must be analyzed by Cal-LUFT GC/FID or Cal-LUFT GC/MS Method for TPH_G, total petroleum hydrocarbons as diesel (TPH_D), and by EPA Method 8260B for benzene, toluene, ethlybenzene, and xylenes (BTEX), and fuel oxygenate compounds including MTBE, di-isopropyl ether (DIPE), ethyl tertiary butyl ether (ETBE), tertiary amyl methyl ether (TAME), and TBA. Ethanol is also required and shall be analyzed by either method above. The analytical detection limits must conform to the Regional Board General

Laboratory Testing Requirements (9/06) (http://www.waterboards.ca.gov/losangeles/html/lab_report.html). All respective analytical methods must be certified by the California Environmental Laboratory Accreditation Program (ELAP). All analytical data must be reported by a California-certified laboratory.

Prior to consideration of case closure, you must analyze at least one round of groundwater samples including all common aromatic and chlorinated volatile organic compounds per EPA Method 8260B. If the site has a waste oil tank, the full suite of aromatic and chlorinated analyses must also be tested and reported per EPA Method 8260B.

6. Please notify us at least seven working days prior to the start of work so that we may schedule a member of our staff to be present during field work.

7. You must submit a technical report detailing the results of the new well installation to this Regional Board by **October 15, 2007.** At a minimum, the report must include the soil boring logs, well permits, geologic cross-section, isoconcentration map of contaminants, and as built construction details of the additional groundwater monitoring well installed.

If you have any questions concerning this matter, please call me at (213) 576-6712 or e-mail me at mhsu@rb4.swrcb.ca.gov.

Sincerely,

Original signed by

Mercedes S. Hsu
Water Resource Control Engineer
Underground Tanks/LA Coastal

cc: Ms. Yvonne Shanks, State Water Resources Control Board, Underground Storage Tank Cleanup Fund
Mr. Tim Smith, Los Angeles County Department of Public Works
Ms. Nancy Matsumoto, Water Replenishment District of Southern California
Ms. Gretchen Tagavilla, Delta Environmental Consultants, Inc.

From: Mercedes Hsu [MHSU@waterboards.ca.gov]
Sent: Monday, December 03, 2007 2:30 PM
To: Gretchen Tagavilla
Subject: RE: 1650 Artesia, Redondo Beach - Proposed well locationforMW-9

We usually don't get involved with local permit process. If no downgradient well location is available, you may choose to continue monitoring until fuel contaminants in all wells are low and ND in MW-3 (natural attenuation) or active remediation to lower fuel contaminant before we can close the site.

>>> "Gretchen Tagavilla" <gtagavilla@deltaenv.com> 11/26/2007 11:30 AM
>>> >>>
Ms. Hsu,

You requested Delta to move proposed well MW-9 across Aviation Blvd. from MW-3. However, currently there is an active Shell service station located at 1700 Artesia Blvd. (SE corner). The station is not an open case and do not recommend placing a well on an active service station property.

Can the LARWQCB request the City of Redondo Beach to approve an encroachment permit to install the well on Aviation Blvd.? Please see the aerial photo provided by the City of Redondo Beach (attached).

Please advise.

Thank you,

Gretchen Tagavilla

Project Associate

DELTA CONSULTANTS

911 S. Primrose Avenue, Suite K

Monrovia, CA 91016

E-mail address: gtagavilla@deltaenv.com

Direct: 626-256-6662 Fax: 626-256-6263

Toll free: 800-477-7411

www.deltaenv.com

Member of Inogen

www.inogenet.com

Confidentiality Notice: If you are not the intended recipient of this email, please delete it. Thank you.

-----Original Message-----
From: Mercedes Hsu [mailto:MHSU@waterboards.ca.gov]
Sent: Tuesday, November 13, 2007 1:47 PM
To: Gretchen Tagavilla
Subject: Re: 1650 Artesia, Redondo Beach - Proposed well location

forMW-9

I don't think the new proposed MW-9 is located downgradient of MW-3. Can you move the well across Aviation Blvd. from MW-3.

>>> "Gretchen Tagavilla" <gtagavilla@deltaenv.com> 11/13/2007 10:40:59 AM >>>
Ms. Hsu,

As per our phone conversation this morning (11/13/07), I am sending you an extended site map for the former Shell service station located at 1650 Artesia, Redondo Beach indicating a new location for proposed well MW-9. As I explained during our conversation, the City of Redondo Beach would not grant Shell an encroachment permit to install proposed well
MW-9 on Aviation Boulevard as approved in the Work Plan entitled, Work Plan for Off-Site Monitoring Well Installation Activities, dated June 29, 2007. Therefore, if the LARWQCB approves the new location as displayed on the attached figure, DELTA on behalf of SHELL will pursue an access agreement with the strip mall property owner.

Please let me know if you have any questions.

Thank you,

Gretchen Tagavilla

Project Associate

DELTA CONSULTANTS

911 S. Primrose Avenue, Suite K

Monrovia, CA 91016

E-mail address: gtagavilla@deltaenv.com

Direct: 626-256-6662 Fax: 626-256-6263

Toll free: 800-477-7411

www.deltaenv.com <http://www.deltaenv.com/>

Member of Inogen

www.inogenet.com <http://www.inogenet.com/>

Confidentiality Notice: If you are not the intended recipient of this email, please delete it. Thank you.

APPENDIX B

BLAINE TECH SERVICES, INC.

FIELD DATA SHEETS

SHELL WELLHEAD INSPECTION FORM

(FOR SAMPLE TECHNICIAN)

Site Address 1650 Artesia Blvd, Redondo Beach Date 06/08/09

Job Number 090604-BP1 Technician Ryan Prevost Page 1 of 1

Well ID	Well Inspected - No Corrective Action Required	Well Box Meets Compliance Requirements *See Below	Water Bailed From Wellbox	Cap Replaced	Lock Replaced	Well Not Inspected (explain in notes)	New Deficiency Identified	Previously Identified Deficiency Persists	Notes
MW-1	✓							✓	
MW-2	✓	✓							
MW-3	✓	✓							

*Well box must meet all three criteria to be compliant: 1) WELL IS SECURABLE BY DESIGN (12"or less) 2) WELL IS MARKED WITH THE WORDS "MONITORING WELL" (12"or less) 3) WELL TAG IS PRESENT, SECURE, AND CORRECT

Notes:

WELL GAUGING DATA

Project # 090604-RP1 Date 06/04/09 Client Shell

Site 1650 Artesia Blvd Redondo Beach

Well ID	Time	Well Size (in.)	Sheen / Odor	Depth to Immiscible Liquid (ft.)	Thickness of Immiscible Liquid (ft.)	Volume of Immiscibles Removed (ml)	Depth to water (ft.)	Depth to well bottom (ft.)	Survey Point: TOB or TOC	Notes
MW-1	0655	4					72.68	87.90	↓	
MW-2	0659	4					72.50	83.80	↓	
MW-3	0705	4					73.42	94.18	↓	

SHEET WELL MONITORING DATA SHEET

BTS #: 090604-RP1	Site: 989958660
Sampler: RP	Date: 06/04/09
Well I.D.: MW-1	Well Diameter: 2 3 (4) 6 8 ___
Total Well Depth (TD): 87.96	Depth to Water (DTW): 72.68
Depth to Free Product:	Thickness of Free Product (feet):
Referenced to: (PVC) Grade	D.O. Meter (if req'd): (YSI) HACH
DTW with 80% Recharge [(Height of Water Column x 0.20) + DTW]: 75.72	

Purge Method: Bailer, Disposable Bailer, Positive Air Displacement, Electric Submersible, Waterra, Peristaltic, Extraction Pump, Other Rediflo

Sampling Method: (Bailer), Disposable Bailer, Extraction Port, Dedicated Tubing, Other: ____

9.9 (Gals.) X 3 = 29.7 Gals.
1 Case Volume — Specified Volumes — Calculated Volume

Well Diameter	Multiplier	Well Diameter	Multiplier
1"	0.04	4"	0.65
2"	0.16	6"	1.47
3"	0.37	Other	radius^2 * 0.163

Time	Temp (°F)	pH	Cond. (mS or (µS))	Turbidity (NTUs)	Gals. Removed	Observations
0737	69.4	7.3	2441	9	10	
0741	70.8	7.0	2415	2	20	
0745	70.8	6.8	2413	3	30	

Did well dewater? Yes (No) Gallons actually evacuated: 30

Sampling Date: 06/04/09 Sampling Time: 0750 Depth to Water: 73.20

Sample I.D.: MW-1 Laboratory: Test America (CalScience) Other ____

Analyzed for: (TPH-G) (BTEX) MTBE TPH-D (Oxygenates (5)) Other: Ethanol

EB I.D. (if applicable): @ Time Duplicate I.D. (if applicable):

Analyzed for: TPH-G BTEX MTBE TPH-D Oxygenates (5) Other:

D.O. (if req'd):	Pre-(purge):	0.83 mg/L	Post-purge:	mg/L
O.R.P. (if req'd):	Pre-purge:	mV	Post-purge:	mV

SHEET WELL MONITORING DATA SHEET

BTS #: 090604-RP1	Site: 98995860
Sampler: RP	Date: 06/04/09
Well I.D.: MW-2	Well Diameter: 2 3 (4) 6 8 ___
Total Well Depth (TD): 83.80	Depth to Water (DTW): 72.50
Depth to Free Product:	Thickness of Free Product (feet):
Referenced to: (PVC) Grade	D.O. Meter (if req'd): (YSI) HACH
DTW with 80% Recharge [(Height of Water Column x 0.20) + DTW]: 74.76	

Purge Method: Bailer, Disposable Bailer, Positive Air Displacement, Electric Submersible, Waterra, Peristaltic, Extraction Pump, Other Rediflo

Sampling Method: (Bailer), Disposable Bailer, Extraction Port, Dedicated Tubing, Other: ___

7.4 (Gals.) X 3 = 22.2 Gals.
1 Case Volume — Specified Volumes — Calculated Volume

Well Diameter	Multiplier	Well Diameter	Multiplier
1"	0.04	4"	0.65
2"	0.16	6"	1.47
3"	0.37	Other	radius^2 * 0.163

Time	Temp (°F)	pH	Cond. (mS or µS)	Turbidity (NTUs)	Gals. Removed	Observations
0805	70.2	7.0	2002	9	7.5	
0808	71.2	6.9	1929	7	15	
0811	71.2	6.9	1912	7	22.5	

Did well dewater? Yes (No) Gallons actually evacuated: 22.5

Sampling Date: 06/04/09 Sampling Time: 0815 Depth to Water: 72.96

Sample I.D.: MW-2 Laboratory: Test America (CalScience) Other ___

Analyzed for: (TPH-G) (BTEX) MTBE TPH-D (Oxygenates (5)) Other: Ethanol

EB I.D. (if applicable): @ Time Duplicate I.D. (if applicable):

Analyzed for: TPH-G BTEX MTBE TPH-D Oxygenates (5) Other:

D.O. (if req'd):	Pre-purge:	0.55 mg/L	Post-purge:	mg/L
O.R.P. (if req'd):	Pre-purge:	mV	Post-purge:	mV

SHELL WELL MONITORING DATA SHEET

BTS #: 090604-RP1	Site: 98995860
Sampler: RP	Date: 06/04/09
Well I.D.: MW-3	Well Diameter: ~~2~~ ~~6~~ 3 (4) 6 8 ____
Total Well Depth (TD): 94.08	Depth to Water (DTW): 73.42
Depth to Free Product:	Thickness of Free Product (feet):
Referenced to: (PVC) Grade	D.O. Meter (if req'd): (YSI) HACH
DTW with 80% Recharge [(Height of Water Column x 0.20) + DTW]: 77.55	

Purge Method: Bailer / Disposable Bailer / Positive Air Displacement / Electric Submersible / Waterra / Peristaltic / Extraction Pump / Other Redi-Flo

Sampling Method: (Bailer) / Disposable Bailer / Extraction Port / Dedicated Tubing / Other: ____

13.5 (Gals.) X 3 = 40.5 Gals.
1 Case Volume — Specified Volumes — Calculated Volume

Well Diameter	Multiplier	Well Diameter	Multiplier
1"	0.04	4"	0.65
2"	0.16	6"	1.47
3"	0.37	Other	radius^2 * 0.163

Time	Temp (°F)	pH	Cond. (mS or (µS))	Turbidity (NTUs)	Gals. Removed	Observations
0920	68.5	7.5	1820	7	13.5	odor
0933	69.4	7.0	1746	6	27	
0946	69.3	7.0	1734	6	40.5	

Did well dewater? Yes (No)	Gallons actually evacuated: 40.5
Sampling Date: 06/04/09 Sampling Time: 0950	Depth to Water: 73.50
Sample I.D.: MW-3	Laboratory: Test America (CalScience) Other ____
Analyzed for: (TPH-G) (BTEX) MTBE TPH-D Oxygenates (5) (Other): Ethanol	
EB I.D. (if applicable): @ Time	Duplicate I.D. (if applicable):
Analyzed for: TPH-G BTEX MTBE TPH-D Oxygenates (5) Other:	
D.O. (if req'd): Pre-purge: 0.40 mg/L	Post-purge: mg/L
O.R.P. (if req'd): Pre-purge: mV	Post-purge: mV

APPENDIX C

BLAINE TECH SERVICES, INC.

FIELD PROCEDURES

BLAINE
TECH SERVICES INC.

GROUNDWATER SAMPLING SPECIALISTS
SINCE 1985

June 25, 2009

Joe Lentini
Shell Oil Products US
20945 S. Wilmington Avenue
Carson, CA 90810

Second Quarter 2009 Groundwater Monitoring at
Former Shell Service Station
1650 Artesia Boulevard
Redondo Beach, CA

Monitoring performed on June 4, 2009

Groundwater Monitoring Report: **090604-RP-1**

This report covers the routine monitoring of groundwater wells at this former Shell facility. In accordance with standard procedures that conform to Regional Water Quality Control Board requirements, routine field data collection includes depth to water, total well depth, thickness of any separate immiscible layer, water column volume, calculated purge volume (if applicable), elapsed evacuation time (if applicable), total volume of water removed (if applicable), and standard water parameter instrument readings. Sample material is collected, contained, stored, and transported to the laboratory in conformance with EPA standards. Purgewater (if applicable) is, likewise, collected and transported to Crosby and Overton.

Basic field information is presented alongside analytical values excerpted from the laboratory report in the cumulative table of **WELL CONCENTRATIONS**. The full analytical report for the most recent samples and the field data sheets are attached to this report.

At a minimum, Blaine Tech Services, Inc. field personnel are certified on completion of a forty-hour Hazardous Materials and Emergency Response training course per 29 CFR 1910.120. Field personnel are also enrolled in annual eight-hour refresher courses.

Blaine Tech Services, Inc. conducts sampling and documentation assignments of this type as an independent third party. Our activities at this site consisted of objective data and sample collection only. No interpretation of analytical results, defining of hydrological conditions or formulation of recommendations was performed.

Please call if you have any questions.

Yours truly,

Lorin King
Project Manager

LK/np

attachments: Cumulative Table of WELL CONCENTRATIONS
Certified Analytical Report
Field Data Sheets

cc: Sharissa Singh
Delta Environmental Consultants, Inc.
911 S. Primrose Ave., Suite K
Monrovia, CA 91016

BLAINE TECH SERVICES, INC.
METHODS AND PROCEDURES
FOR THE ROUTINE MONITORING OF
GROUNDWATER WELLS AT SHELL SITES

Blaine Tech Services, Inc. performs environmental sampling and documentation as an independent third party. We specialize in groundwater monitoring assignments and intentionally limit the scope of our services to those centered on the generation of objective information.

To avoid conflicts of interest, Blaine Tech Services, Inc. personnel do not evaluate or interpret the information we collect. As a state licensed contractor (C-57 well drilling –water – 746684) performing strictly technical services, we do not make any professional recommendations and perform no consulting of any kind.

SAMPLING PROCEDURES OVERVIEW

SAFETY

All groundwater monitoring assignments performed for Shell comply with Shell's safety guidelines, 29 CFR 1910.120 and SB-198 Injury and Illness Prevention Program (IIPP). All Field Technicians receive the full 40-hour 29CFR 1910.120 OSHA SARA HAZWOPER course, medical clearance and on-the-job training prior to commencing any work on any Shell site.

INSPECTION AND GAUGING

Wells are inspected prior to evacuation and sampling. The condition of the wellhead is checked and noted according to a wellhead inspection checklist.

Standard measurements include the depth to water (DTW) and the total well depth (TD) obtained with industry standard electronic water level indicators that are graduated in increments of hundredths of a foot.

The water in each well is inspected for the presence of immiscibles. When free product is suspected, its presence is confirmed using an electronic interface probe (e.g. MMC). No samples are collected from a well containing over two-hundredths of a foot (0.02') of product.

EVACUATION

Depth to water measurements are collected by our personnel prior to purging and minimum purge volumes are calculated anew for each well based on the height of the water column and the diameter of the well. Expected purge volumes are never less than three case volumes and are set at no less than four case volumes in some jurisdictions.

Well purging devices are selected on the basis of the well diameter and the total volume to be evacuated. In most cases the well will be purged using an electric submersible pump (i.e. Grundfos) suspended near (but not touching) the bottom of the well.

PARAMETER STABILIZATION

Well purging completion standards include minimum purge volumes, but additionally require stabilization of specific groundwater parameters prior to sample collection. Typical groundwater parameters used to measure stability are electrical conductivity, pH, and temperature. Instrument readings are obtained at regular intervals during the evacuation process (no less than once per case volume).

Stabilization standards for routine quarterly monitoring of fuel sites include the following: Temperature is considered to have stabilized when successive readings do not fluctuate more than +/- 1 degree Celsius. Electrical conductivity is considered stable when successive readings are within 10%. pH is considered to be stable when successive readings remain constant or vary no more than 0.2 of a pH unit.

DEWATERED WELLS

Normal evacuation removes no less than three case volumes of water from the well. However, less water may be removed in cases where the well dewaters and does not immediately recharge.

MEASURING RECHARGE

Upon completion of well purging, a depth to water measurement is collected and notated to ensure that the well has recharged to within 80% of its static, pre-purge level prior to sampling.

Wells that do not immediately show 80% recharge or dewatered wells will be allowed a minimum of 2 hours to recharge prior to sampling. The water level at time of sampling will be noted.

PURGEWATER CONTAINMENT

All non-hazardous purgewater evacuated from each groundwater monitoring well is captured and contained in on-board storage tanks on the Sampling Vehicle and/or special water hauling trailers. Effluent from the decontamination of reusable apparatus (sounders, electric pumps and hoses etc.), consisting of groundwater combined with deionized water and non-phosphate soap, is also captured and pumped into effluent tanks.

Non-hazardous purgewater is transported under standard Bill of Lading documentation to a Blaine Tech Services, Inc. facility before being transported to a Shell approved disposal facility.

SAMPLE COLLECTION DEVICES

All samples are collected using a stainless steel, Teflon or disposable bailers.

SAMPLE CONTAINERS

Sample material is decanted directly from the sampling bailer into sample containers provided by the laboratory that will analyze the samples. The transfer of sample material from the bailer to the sample container conforms to specifications contained in the USEPA T.E.G.D. The type of sample container, material of construction, method of closure and filling requirements are specific to the intended analysis. Chemicals needed to preserve the sample material are commonly placed inside the sample containers by the laboratory or glassware vendor prior to delivery of the bottle to our personnel. The laboratory sets the number of replicate containers.

TRIP BLANKS

Trip Blanks, if requested, are taken to the site and kept inside the sample cooler for the duration of the event. They are turned over to the laboratory for analysis with the samples from that site.

DUPLICATES

Duplicates, if requested, may be collected at a site. The Field Technician uses their discretion in choosing the well at which the Duplicate is collected, typically one suspected of containing measurable contaminants. The Duplicate sample is labeled "DUP" and the time of collection is omitted from the COC, thus rendering the sample blind.

SAMPLE STORAGE

All sample containers are promptly placed in food grade ice chests for storage in the field and transport (direct or via our facility) to the designated analytical laboratory. These ice chests contain quantities of restaurant grade ice as a refrigerant material. The samples are maintained in either an ice chest or a refrigerator until relinquished into the custody of the laboratory or laboratory courier.

DOCUMENTATION CONVENTIONS

A label must be affixed to all sample containers. In most cases these labels are generated by our office personnel and are partially preprinted. Labels can also be hand written by our field personnel. The site is identified with the store number and site address, as is the particular groundwater well from which the sample is drawn (e.g. MW-1, MW-2, S-1 etc.). The time and date of sample collection along with the initials of the person who collects the sample are handwritten onto the label.

Chain of Custody records are created using client specific preprinted forms following USEPA specifications.

Bill of Lading records are contemporaneous records created in the field at the site where the non-hazardous purgewater is generated. Field Technicians use preprinted Bill of Lading forms.

DECONTAMINATION

All equipment is brought to the site in clean and serviceable condition and is cleaned after use in each well and before subsequent use in any other well. Equipment is decontaminated before leaving the site.

The primary decontamination device is a commercial steam cleaner. The steam cleaner is de-tuned to function as a hot pressure washer that is then operated with high quality deionized water that is produced at our facility and stored onboard our sampling vehicle. Cleaning is facilitated by the use of proprietary fixtures and devices included in the patented workstation (U.S. Patent 5,535,775) that is incorporated in each sampling vehicle. The steam cleaner is used to decon reels, pumps and bailers.

Any sensitive equipment or parts (i.e. Dissolved Oxygen sensor membrane, water level indicator, etc.) that cannot be washed using the high pressure water, will be sprayed with a non-phosphate soap and deionized water solution and rinsed with deionized water.

DISSOLVED OXYGEN READINGS

Dissolved Oxygen readings are taken pre- and/or post-purge using YSI meters (e.g. YSI Model 54, 58 or 95) or HACH field test kits.

The YSI meters are equipped with a stirring device that enables them to collect accurate in-situ readings. The probe/stirring devices are modified to allow downhole measurements to be taken from wells with diameters as small as two inches. The probe and reel is decontaminated between wells as described above. The meter is calibrated between wells as per the instructions in the operating manual. The probe and stirrer is lowered into the water column. The reading is allowed to stabilize prior to collection.

OXYIDATON REDUCTION POTENTIAL READINGS

All readings are obtained with either Corning or Myron-L meters (e.g. Corning ORP-65 or a Myron-L Ultrameter GP). The meter is cleaned between wells as described above. The meter is calibrated at the start of each day according to the instruction manual.

FERROUS IRON MEASUREMENTS

All field measurements are collected at time of sampling with a HACH test kit.

APPENDIX D

WASTE DISPOSAL DOCUMENTATION

T.O. 854275

NON-HAZARDOUS WASTE DATA FORM

1. BESI #

GENERATOR

2. Generator's Name and Mailing Address

SHELL OIL PRODUCTS US
20945 S. WILMINGTON
CARSON, CA 90810
ATTN: Joe Lentini

Generator's Site Address (if different than mailing address)

SHELL OIL #: 1650 Artesia Blvd
Redondo Beach

Generator's Phone: (281) 874-2238

24-HOUR EMERGENCY PHONE: (800) 424-9300

3. Transporter 1 Company Name: Blaine Tech Services, Inc. — Phone #: (310) 866-4455

4. Transporter 2 Company Name: Nieto & Sons Trucking, Inc. — Phone #: (714) 990-8855

5. Designated Facility Name and Site Address

DEMENNO/ KERDOON
2000 N. ALAMEDA ST
COMPTON, CA 90222

Phone #: (310) 537-7100

6. Waste Shipping Name and Description	7. Containers No.	7. Containers Type	8. Total Quantity	9. Unit Wt/Vol	10. Profile No.
A. NON-HAZARDOUS WATER	1	TT	94	G	43205
B.					
C.					
D.					

11. Special Handling Instructions and Additional Information

WEAR ALL APPROPRIATE PROTECTIVE CLOTHING — SAP #:

WELL PURGING / DECON WATER — INCIDENT #: 98995860

12. GENERATOR'S CERTIFICATION: I certify the materials described above on this data form are non-hazardous.

Generator's/Offeror's Printed/Typed Name: Ryan Prevost — Signature: [signature] (ON BEHALF OF SOPUS) — Month 06 Day 04 Year 09

TRANSPORTER

13. Transporter Acknowledgment of Receipt of Materials

Transporter 1 Printed/Typed Name: Ryan Prevost — Signature: [signature] — Month 06 Day 04 Year 09

Transporter 2 Printed/Typed Name — Signature — Month Day Year

FACILITY

14. Designated Facility Owner or Operator: Certification of receipt of materials covered by this data form.

Printed/Typed Name — Signature — Month Day Year

APPENDIX E

LABORATORY REPORT AND CHAIN-OF-CUSTODY DOCUMENTATION

Calscience Environmental Laboratories, Inc.

June 18, 2009

Lorin King
Blaine Tech Services, Inc
20735 Belshaw Avenue
Carson, CA 90746-3509

Subject: **Calscience Work Order No.: 09-06-0566**
Client Reference: 1650 Artesia Blvd., Redondo Beach, CA

Dear Client:

Enclosed is an analytical report for the above-referenced project. The samples included in this report were received 6/5/2009 and analyzed in accordance with the attached chain-of-custody.

Unless otherwise noted, all analytical testing was accomplished in accordance with the guidelines established in our Quality Systems Manual, applicable standard operating procedures, and other related documentation. The original report of subcontracted analysis, if any, is provided herein, and follows the standard Calscience data package. The results in this analytical report are limited to the samples tested and any reproduction thereof must be made in its entirety.

If you have any questions regarding this report, please do not hesitate to contact the undersigned.

Sincerely,

Calscience Environmental
Laboratories, Inc.
Xuan Dang
Project Manager

Calscience Environmental Laboratories, Inc.

Analytical Report

Blaine Tech Services, Inc		Date Received:	06/05/09
20735 Belshaw Avenue		Work Order No:	09-06-0566
Carson, CA 90746-3509		Preparation:	EPA 5030B
		Method:	LUFT GC/MS / EPA 8260B
		Units:	ug/L

Project: 1650 Artesia Blvd., Redondo Beach, CA

Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
MW-1	**09-06-0566-1-A**	**06/04/09 07:50**	**Aqueous**	**GC/MS RR**	**06/12/09**	**06/12/09 23:00**	**090612L01**

Parameter	Result	RL	DF	Qual	Parameter	Result	RL	DF	Qual
Benzene	ND	0.50	1		Diisopropyl Ether (DIPE)	ND	2.0	1	
Ethylbenzene	ND	1.0	1		Ethyl-t-Butyl Ether (ETBE)	ND	2.0	1	
Toluene	ND	1.0	1		Tert-Amyl-Methyl Ether (TAME)	ND	2.0	1	
Xylenes (total)	ND	1.0	1		Ethanol	ND	100	1	
Methyl-t-Butyl Ether (MTBE)	ND	1.0	1		TPPH	ND	50	1	
Tert-Butyl Alcohol (TBA)	ND	10	1						

Surrogates:	REC (%)	Control Limits	Qual	Surrogates:	REC (%)	Control Limits	Qual
Dibromofluoromethane	96	74-140		1,2-Dichloroethane-d4	107	74-146	
Toluene-d8	102	88-112		Toluene-d8-TPPH	100	88-112	
1,4-Bromofluorobenzene	96	74-110					

MW-2	**09-06-0566-2-A**	**06/04/09 08:15**	**Aqueous**	**GC/MS RR**	**06/12/09**	**06/12/09 23:25**	**090612L01**

Parameter	Result	RL	DF	Qual	Parameter	Result	RL	DF	Qual
Benzene	ND	0.50	1		Diisopropyl Ether (DIPE)	ND	2.0	1	
Ethylbenzene	ND	1.0	1		Ethyl-t-Butyl Ether (ETBE)	ND	2.0	1	
Toluene	ND	1.0	1		Tert-Amyl-Methyl Ether (TAME)	ND	2.0	1	
Xylenes (total)	ND	1.0	1		Ethanol	ND	100	1	
Methyl-t-Butyl Ether (MTBE)	1.2	1.0	1		TPPH	ND	50	1	
Tert-Butyl Alcohol (TBA)	ND	10	1						

Surrogates:	REC (%)	Control Limits	Qual	Surrogates:	REC (%)	Control Limits	Qual
Dibromofluoromethane	98	74-140		1,2-Dichloroethane-d4	107	74-146	
Toluene-d8	100	88-112		Toluene-d8-TPPH	99	88-112	
1,4-Bromofluorobenzene	96	74-110					

MW-3	**09-06-0566-3-A**	**06/04/09 09:50**	**Aqueous**	**GC/MS RR**	**06/12/09**	**06/12/09 23:51**	**090612L01**

Parameter	Result	RL	DF	Qual	Parameter	Result	RL	DF	Qual
Benzene	ND	2.5	5		Diisopropyl Ether (DIPE)	89	10	5	
Ethylbenzene	ND	5.0	5		Ethyl-t-Butyl Ether (ETBE)	ND	10	5	
Toluene	ND	5.0	5		Tert-Amyl-Methyl Ether (TAME)	ND	10	5	
Xylenes (total)	ND	5.0	5		Ethanol	ND	500	5	
Methyl-t-Butyl Ether (MTBE)	480	5.0	5		TPPH	1100	250	5	
Tert-Butyl Alcohol (TBA)	1400	50	5						

Surrogates:	REC (%)	Control Limits	Qual	Surrogates:	REC (%)	Control Limits	Qual
Dibromofluoromethane	96	74-140		1,2-Dichloroethane-d4	107	74-146	
Toluene-d8	101	88-112		Toluene-d8-TPPH	100	88-112	
1,4-Bromofluorobenzene	97	74-110					

RL - Reporting Limit , DF - Dilution Factor , Qual - Qualifiers

Calscience Environmental Laboratories, Inc.

Analytical Report

Blaine Tech Services, Inc		Date Received:	06/05/09
20735 Belshaw Avenue		Work Order No:	09-06-0566
Carson, CA 90746-3509		Preparation:	EPA 5030B
		Method:	LUFT GC/MS / EPA 8260B
		Units:	ug/L

Project: 1650 Artesia Blvd., Redondo Beach, CA

Client Sample Number	Lab Sample Number	Date/Time Collected	Matrix	Instrument	Date Prepared	Date/Time Analyzed	QC Batch ID
Method Blank	**099-12-767-1,984**	**N/A**	**Aqueous**	**GC/MS RR**	**06/12/09**	**06/12/09 15:03**	**090612L01**

Parameter	Result	RL	DF	Qual	Parameter	Result	RL	DF	Qual
Benzene	ND	0.50	1		Diisopropyl Ether (DIPE)	ND	2.0	1	
Ethylbenzene	ND	1.0	1		Ethyl-t-Butyl Ether (ETBE)	ND	2.0	1	
Toluene	ND	1.0	1		Tert-Amyl-Methyl Ether (TAME)	ND	2.0	1	
Xylenes (total)	ND	1.0	1		Ethanol	ND	100	1	
Methyl-t-Butyl Ether (MTBE)	ND	1.0	1		TPPH	ND	50	1	
Tert-Butyl Alcohol (TBA)	ND	10	1						

Surrogates:	REC (%)	Control Limits	Qual	Surrogates:	REC (%)	Control Limits	Qual
Dibromofluoromethane	93	74-140		1,2-Dichloroethane-d4	101	74-146	
Toluene-d8	99	88-112		Toluene-d8-TPPH	97	88-112	
1,4-Bromofluorobenzene	98	74-110					

RL - Reporting Limit , DF - Dilution Factor , Qual - Qualifiers

Calscience Environmental Laboratories, Inc.

Quality Control - Spike/Spike Duplicate

Blaine Tech Services, Inc
20735 Belshaw Avenue
Carson, CA 90746-3509

Date Received: 06/05/09
Work Order No: 09-06-0566
Preparation: EPA 5030B
Method: LUFT GC/MS / EPA 8260B

Project 1650 Artesia Blvd., Redondo Beach, CA

Quality Control Sample ID	Matrix	Instrument	Date Prepared	Date Analyzed	MS/MSD Batch Number
09-06-0678-1	**Aqueous**	**GC/MS RR**	**06/12/09**	**06/12/09**	**090612S01**

Parameter	MS %REC	MSD %REC	%REC CL	RPD	RPD CL	Qualifiers
Benzene	96	95	88-118	0	0-7	
Carbon Tetrachloride	99	97	67-145	1	0-11	
Chlorobenzene	102	102	88-118	1	0-7	
1,2-Dibromoethane	108	108	70-130	0	0-30	
1,2-Dichlorobenzene	105	107	86-116	2	0-8	
1,1-Dichloroethene	95	93	70-130	3	0-25	
Ethylbenzene	108	108	70-130	0	0-30	
Toluene	96	96	87-123	1	0-8	
Trichloroethene	94	93	79-127	1	0-10	
Vinyl Chloride	88	84	69-129	5	0-13	
Methyl-t-Butyl Ether (MTBE)	90	89	71-131	2	0-13	
Tert-Butyl Alcohol (TBA)	118	104	36-168	12	0-45	
Diisopropyl Ether (DIPE)	90	88	81-123	2	0-9	
Ethyl-t-Butyl Ether (ETBE)	90	89	72-126	2	0-12	
Tert-Amyl-Methyl Ether (TAME)	93	93	72-126	1	0-12	
Ethanol	104	83	53-149	22	0-31	

RPD - Relative Percent Difference , CL - Control Limit

Calscience Environmental Laboratories, Inc.

Quality Control - LCS/LCS Duplicate

Blaine Tech Services, Inc
20735 Belshaw Avenue
Carson, CA 90746-3509

Date Received: N/A
Work Order No: 09-06-0566
Preparation: EPA 5030B
Method: LUFT GC/MS / EPA 8260B

Project: 1650 Artesia Blvd., Redondo Beach, CA

Quality Control Sample ID	Matrix	Instrument	Date Prepared	Date Analyzed	LCS/LCSD Batch Number
099-12-767-1,984	**Aqueous**	**GC/MS RR**	**06/12/09**	**06/12/09**	**090612L01**

Parameter	LCS %REC	LCSD %REC	%REC CL	ME_CL	RPD	RPD CL	Qualifiers
Benzene	93	91	84-120	78-126	2	0-8	
Carbon Tetrachloride	95	93	63-147	49-161	2	0-10	
Chlorobenzene	98	98	89-119	84-124	0	0-7	
1,2-Dibromoethane	107	104	80-120	73-127	4	0-20	
1,2-Dichlorobenzene	104	102	89-119	84-124	2	0-9	
1,1-Dichloroethene	94	89	77-125	69-133	5	0-16	
Ethylbenzene	105	104	80-120	73-127	1	0-20	
Toluene	94	93	83-125	76-132	1	0-9	
Trichloroethene	92	91	89-119	84-124	2	0-8	
Vinyl Chloride	90	87	63-135	51-147	4	0-13	
Methyl-t-Butyl Ether (MTBE)	89	85	82-118	76-124	5	0-13	
Tert-Butyl Alcohol (TBA)	108	107	46-154	28-172	1	0-32	
Diisopropyl Ether (DIPE)	88	84	81-123	74-130	4	0-11	
Ethyl-t-Butyl Ether (ETBE)	89	86	74-122	66-130	4	0-12	
Tert-Amyl-Methyl Ether (TAME)	91	90	76-124	68-132	1	0-10	
Ethanol	94	90	60-138	47-151	5	0-32	
TPPH	92	89	65-135	53-147	4	0-30	

Total number of LCS compounds : 17
Total number of ME compounds : 0
Total number of ME compounds allowed : 1
LCS ME CL validation result : Pass

RPD - Relative Percent Difference , CL - Control Limit

Calscience Environmental Laboratories, Inc.

Glossary of Terms and Qualifiers

Work Order Number: 09-06-0566

Qualifier	Definition
*	See applicable analysis comment.
1	Surrogate compound recovery was out of control due to a required sample dilution, therefore, the sample data was reported without further clarification.
2	Surrogate compound recovery was out of control due to matrix interference. The associated method blank surrogate spike compound was in control and, therefore, the sample data was reported without further clarification.
3	Recovery of the Matrix Spike (MS) or Matrix Spike Duplicate (MSD) compound was out of control due to matrix interference. The associated LCS and/or LCSD was in control and, therefore, the sample data was reported without further clarification.
4	The MS/MSD RPD was out of control due to matrix interference. The LCS/LCSD RPD was in control and, therefore, the sample data was reported without further clarification.
5	The PDS/PDSD associated with this batch of samples was out of control due to a matrix interference effect. The associated batch LCS/LCSD was in control and, hence, the associated sample data was reported with no further corrective action required.
A	Result is the average of all dilutions, as defined by the method.
B	Analyte was present in the associated method blank.
C	Analyte presence was not confirmed on primary column.
E	Concentration exceeds the calibration range.
H	Sample received and/or analyzed past the recommended holding time.
J	Analyte was detected at a concentration below the reporting limit and above the laboratory method detection limit. Reported value is estimated.
ME	LCS Recovery Percentage is within LCS ME Control Limit range.
N	Nontarget Analyte.
ND	Parameter not detected at the indicated reporting limit.
Q	Spike recovery and RPD control limits do not apply resulting from the parameter concentration in the sample exceeding the spike concentration by a factor of four or greater.
U	Undetected at the laboratory method detection limit.
X	% Recovery and/or RPD out-of-range.
Z	Analyte presence was not confirmed by second column or GC/MS analysis.
	Solid - Unless otherwise indicated, solid sample data is reported on a wet weight basis, not corrected for % moisture.

Shell Oil Products Chain Of Custody Record

LAB (LOCATION)
- [x] CALSCIENCE ( )
- [ ] SPL ( )
- [ ] XENCO ( )
- [ ] TEST AMERICA ( )
- [x] OTHER ( )

Please Check Appropriate Box:
- [x] ENV. SERVICES
- [ ] MOTIVA RETAIL
- [ ] SHELL RETAIL
- [ ] MOTIVA SD&CM
- [ ] CONSULTANT
- [ ] LUBES
- [ ] SHELL PIPELINE
- [ ] OTHER

Print Bill To Contact Name: Joe Lentini

PO #

INCIDENT # (ENV SERVICES): 9 8 9 9 5 8 6 0

SAP #

[ ] CHECK IF NO INCIDENT # APPLIES

DATE: 06/04/09

PAGE: 1 of 1

SAMPLING COMPANY: Blaine Tech Services

LOG CODE: BTST

SITE ADDRESS: Street and City: 1650 Artesia Blvd, Redondo Beach

State: CA

GLOBAL ID NO.: T0603792950

ADDRESS: 20735 Belshaw Ave, Carson, CA 90746

EDF DELIVERABLE TO (Name, Company, Office Location): Denise Alvarez, Delta, Monrovia Office

PHONE NO.: 626-256-6662

E-MAIL: dalvarez@deltaenv.com

CONSULTANT PROJECT NO.: 090604-RP1

PROJECT CONTACT (Hardcopy or PDF Report to): Lorin King

TELEPHONE: 310-885-4455

FAX: 310-637-5802

E-MAIL: lking@blainetech.com

SAMPLER NAME(S) (Print): Ryan Prevost

LAB USE ONLY: 06-0566

TURNAROUND TIME (CALENDAR DAYS):
- [ ] STANDARD (14 DAY)
- [ ] 5 DAYS
- [ ] 3 DAYS
- [ ] 2 DAYS
- [ ] 24 HOURS
- [ ] RESULTS NEEDED ON WEEKEND

- [x] LA - RWQCB REPORT FORMAT
- [ ] UST AGENCY:

SPECIAL INSTRUCTIONS OR NOTES :

Ethanol must be reported in micrograms per liter (ug/L)

- [ ] SHELL CONTRACT RATE APPLIES
- [ ] STATE REIMBURSEMENT RATE APPLIES
- [ ] EDD NOT NEEDED
- [ ] RECEIPT VERIFICATION REQUESTED

REQUESTED ANALYSIS

LAB USE ONLY	Field Sample Identification	SAMPLING DATE	SAMPLING TIME	MATRIX	PRESERVATIVE HCL	HNO3	H2SO4	NONE	OTHER	NO. OF CONT.	TPH-G - Purgeable (8260B)	BTEX (8260B)	5 Oxygenates (8260B) (MTBE, TBA, DIPE, TAME, ETBE)	1,2 DCA (8260B)	EDB (8260B)	Ethanol (8260B)	Methanol (8015M)	TPH-D - Extractable (8015M)	Container PID Readings or Laboratory Notes
1	MW-1	06/04/09	0750	W	Y					3	X	X	X			X			
2	MW-2	↓	0815	↓	Y					3	X	X	X			Y			
3	MW-3	↓	0950	↓	Y					3	X	X	X			Y			

TEMPERATURE ON RECEIPT C°

Relinquished by: (Signature)	Received by: (Signature)	Date:	Time:
		06/04/09	1605
		06/05/09	1115
		6/5/09	1220

05/2/06 Revision

Calscience Environmental Laboratories, Inc.

WORK ORDER #: 09-06-0566

SAMPLE RECEIPT FORM

Cooler 1 of 1

CLIENT: BLAINE-TECH

DATE: 06/05/09

TEMPERATURE: (Criteria: 0.0 °C – 6.0 °C, not frozen)

Temperature 2.3 °C - 0.2 °C (CF) = 2.1 °C ☑ Blank ☐ Sample

☐ Sample(s) outside temperature criteria (PM/APM contacted by: _____).

☐ Sample(s) outside temperature criteria but received on ice/chilled on same day of sampling.

☐ **Received at ambient temperature, placed on ice for transport by Courier.**

Ambient Temperature: ☐ Air ☐ Filter ☐ Metals Only ☐ PCBs Only **Initial:** VG

CUSTODY SEALS INTACT:

☐ Cooler ☐_____ ☐ No (Not Intact) ☑ Not Present ☐ N/A **Initial:** VG

☐ Sample ☐_____ ☐ No (Not Intact) ☑ Not Present **Initial:** JN

SAMPLE CONDITION:	Yes	No	N/A
Chain-Of-Custody (COC) document(s) received with samples	☑	☐	☐
COC document(s) received complete	☑	☐	☐
☐ Collection date/time, matrix, and/or # of containers logged in based on sample labels.			
☐ COC not relinquished. ☐ No date relinquished. ☐ No time relinquished.			
Sampler's name indicated on COC	☑	☐	☐
Sample container label(s) consistent with COC	☑	☐	☐
Sample container(s) intact and good condition	☑	☐	☐
Correct containers and volume for analyses requested	☑	☐	☐
Analyses received within holding time	☑	☐	☐
Proper preservation noted on COC or sample container	☑	☐	☐
☐ Unpreserved vials received for Volatiles analysis			
Volatile analysis container(s) free of headspace	☑	☐	☐
Tedlar bag(s) free of condensation	☐	☐	☑

CONTAINER TYPE:

Solid: ☐4ozCGJ ☐8ozCGJ ☐16ozCGJ ☐Sleeve ☐EnCores® ☐TerraCores® ☐_____

Water: ☐VOA ☑VOA**h** ☐VOA**na$_2$** ☐125AGB ☐125AGB**h** ☐125AGB**p** ☐1AGB ☐1AGB**na$_2$** ☐1AGB**s** ☐500AGB ☐500AGJ ☐500AGJ**s** ☐250AGB ☐250CGB ☐250CGB**s** ☐1PB ☐500PB ☐500PB**na** ☐250PB ☐250PB**n** ☐125PB ☐125PB**znna** ☐100PB ☐100PB**na$_2$** ☐_____ ☐_____ ☐_____

Air: ☐Tedlar® ☐Summa® ☐_____ **Other:** ☐_____ **Checked/Labeled by:** JN

Container: C: Clear A: Amber P: Plastic G: Glass J: Jar (Wide-mouth) B: Bottle (Narrow-mouth) **Reviewed by:** WSC

Preservative: h: HCL n: HNO3 na$_2$: $Na_2S_2O_3$ Na: NaOH p: H_3PO_4 s: H_2SO_4 znna: $ZnAc_2$+NaOH f: Field-filtered **Scanned by:** WSC

APPENDIX F

NOTIFICATION OF QUARTERLY GROUNDWATER MONITORING LETTER DATED JULY 10, 2009

July 10, 2009
DELTA Project No. SCA1650A1A
SAP No. 135802

Ms. Mercedes Hsu
Regional Water Quality Control Board
Los Angeles Region
320 West 4th Street, Suite 200
Los Angeles, California 90013

Re: Notification of Quarterly Groundwater Monitoring
Former Shell Service Station
1650 Artesia Boulevard
Redondo Beach, California
LARWQCB ID No. R-26321

Dear Ms. Hsu:

On behalf of Equilon Enterprises LLC dba Shell Oil Products US (SHELL), Delta Consultants (DELTA) prepares and submits routine quarterly groundwater monitoring reports for the above-referenced site (Figure 1). The purpose of the ongoing groundwater monitoring program is to monitor the groundwater conditions beneath the site in relation to the ongoing site closure activities at the site. The most recent report submitted was the *First Quarter 2009 Groundwater Monitoring Report* dated April 7, 2009. Groundwater monitoring activities were initiated at this site in December 2000 and are conducted each quarter utilizing groundwater monitoring wells MW-1 through MW-8, (Figure 2). Table 1 summarizes the well data and Tables 2 and 3 provide the current and historic groundwater monitoring data, respectively.

On June 15, 2009, the State Water Resources Control Board (SWRCB) adopted Resolution 2009-0042 (Attachment A). In this Resolution the SWRCB directed that the groundwater monitoring programs at all sites be reduced to semi-annual or less frequent monitoring, unless site specific needs warrant otherwise. Quarterly groundwater monitoring at this site provides valuable data used to evaluate site closure at the site. Based on site closure groundwater monitoring activities and the SWRCB Resolution, DELTA will continue to monitor the wells at this site on a quarterly basis.

911 South Primrose Avenue Suite K Monrovia, CA 91016 USA
Phone: 626.256.6662/ 800.477.7411 Fax: 626.256.6263
www.deltaenv.com

The recommendations contained in this letter report represent DELTA's professional opinions based upon the currently available information and are determined in accordance with currently acceptable professional standards. This letter is based upon a specific scope of work requested by the client. The Contract between DELTA and its client outlines the scope of work, and only those tasks specifically authorized by that contract or outlined in this letter were performed. This letter is intended only for the use of DELTA's Client and anyone else specifically listed on this report. DELTA will not and cannot be liable for unauthorized reliance by any other third party. Other than as contained in this paragraph, DELTA makes no express or implied warranty as to the contents of this letter.

If you are in agreement with request or have any questions regarding this request or the site, please contact either contact Mr. Ross Williams (DELTA) at (800) 477-7411 or Mr. Joe Lentini (SHELL) at (310) 376-0649.

Sincerely,
Delta Consultants

Denise Alvarez
Project Coordinator

Ross A. Williams, P.G. 6327
Senior Project Geologist

PROFESSIONAL GEOLOGIST
ROSS A. WILLIAMS
NO. 6327
STATE OF CALIFORNIA

Attachments:

Table 1 – Well Data with Screen Intervals
Table 2 – Current Groundwater Gauging and Analytical Data
Table 3 – Historical Groundwater Gauging and Analytical Data
Figure 1 – Site Location Map
Figure 2 – Groundwater Elevation Contour Map 3/12/2009
Attachment A – SWRCB Resolution 2009-0042 Dated June 15, 2009

cc: Mr. Joe Lentini, Shell Oil Products US
Mr. Ben Agarwal, Property Owner

TABLE 1
WELL DATA- WITH WELL SCREEN INTERVALS
1650 Artesia Boulevard, Redondo Beach, California

Name	Type	Date Drilled/ Installed	Approx. Surf. Elev. (ft AMSL)	Total Depth (ft)	Incr. (ft)	Soil Sample Depth (ft)	First GW Depth (ft)	First GW Elev. (ft AMSL)	Screen Diameter (in.)	Screen Depth (ft) Top	Screen Depth (ft) Bottom	Comments
B-1	Boring	8/26/1999	N/A	50.	-	25, 35, 50	-	-	-	-	-	HSA
B-2	Boring	8/26/1999	N/A	40.	10	20, 30, 40	-	-	-	-	-	HSA
B-3	Boring	8/26/1999	N/A	40.	10	20, 30, 40	-	-	-	-	-	HSA
B-4	Boring	8/26/1999	N/A	45.	10	25 - 45	-	-	-	-	-	HSA
B-5	Boring	8/26/1999	N/A	85.	-	20, 40, 50, 70, 80, 85	-	-	-	-	-	HSA
B-6	Boring	8/26/1999	N/A	85.	10	10, 15, 25, 45 - 75	-	-	-	-	-	HSA
B-7	Boring	8/27/1999	N/A	85.	10	15 - 75	-	-	-	-	-	HSA
B-8	Boring	8/27/1999	N/A	40.	5	10, 15, 20	-	-	-	-	-	HSA
B-9	Boring	8/27/1999	N/A	40.	5	10, 15, 20	-	-	-	-	-	HSA
B-10	Boring	8/27/1999	N/A	50.	-	35, 50	-	-	-	-	-	HSA
B-11	Boring	8/27/1999	N/A	95.	-	40, 60, 80, 90	-	-	-	-	-	HSA
MW-1	GWM Well	10/17/2000	122.94	100.	5	-	85	-	4	75.0	100.0	HSA
MW-2	GWM Well	10/16/2000	114.66	94.	5	-	80	-	4	69.0	94.0	HSA
MW-3	GWM Well	11/22/2000	110.93	95.	5	-	-	-	4	70.0	100.0	HSA
MW-4	GWM Well	7/26/2002	113.68	90.	5	5 '- 90	75.5	-	4	65.0	90.0	Well Abandoned
MW-5	GWM Well	7/25/2002	112.56	91.	5	5 '- 90	76	-	4	66.0	91.0	Well Abandoned
MW-6	GWM Well	7/24/2002	116.23	93.	5	5 - 90, 93	78	-	4	68.0	93.0	Well Abandoned
MW-7	GWM Well	7/23/2002	121.05	101.	5	5 - 100	86	-	4	76.0	101.0	Well Abandoned
MW-8	GWM Well	7/22/2002	124.63	100.	5	5 - 100	85	-	4	75.0	100.0	Well Abandoned

Notes:

N/A = Data not available
GWM = Groundwater monitoring
HSA = Hollow-stem auger

TABLE 2

CURRENT GROUNDWATER GAUGING AND ANALYTICAL DATA

1650 Artesia Boulevard, Redondo Beach, California

DATE	DEPTH TO GW (feet)	SPH THICKN. (feet)	GW ELEV. (feet relative to MSL)	TPH-G (µg/L)	BENZENE (µg/L)	TOLUENE (µg/L)	ETHYL-BENZENE (µg/L)	TOTAL XYLENES (µg/L)	MTBE 8020/8021 (µg/L)	MTBE 8260 (µg/L)	TBA (µg/L)	DIPE (µg/L)	ETBE (µg/L)	TAME (µg/L)	ETHANOL 8260 (µg/L)	DO (ppm)	COMMENTS
MW-1	**Top of casing elevation (ft): 100.89**																
3/12/2009	72.56	0.00	28.33	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		ND<1.0	ND<10	ND<2.0	ND<2.0	ND<2.0	ND<100	1.22	
MW-2	**Top of casing elevation (ft): 100.52**																
3/12/2009	72.32	0.00	28.20	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		1.4	ND<10	ND<2.0	ND<2.0	ND<2.0	ND<100	1.18	
MW-3	**Top of casing elevation (ft): 101.33**																
3/12/2009	73.25	0.00	28.08	1100	ND<2.5	ND<5.0	ND<5.0	ND<5.0		660	2000	70	ND<10	ND<10	ND<500	2.62	

Notes:

GW = groundwater

SPH = separate-phase hydrocarbons

MSL = mean sea level

ND = not detected

NA - not analyzed

ug/L = parts per billion

TPH-G = total petroleum hydrocarbons as gasoline analyzed using the California DHS LUFT Method or EPA Method 8260B.

Benzene, toluene, ethylbenzene, and total xylenes analyzed using EPA Method 8260B

MTBE = methyl tertiary butyl ether analyzed using EPA Method 8260B

TBA = tertiary butyl alcohol analyzed using EPA Method 8260B

DIPE = diisopropyl ether analyzed using EPA Method 8260B

ETBE = ethyl tertiary butyl ether analyzed using EPA Method 8260B

TAME = tertiary amyl methyl ether analyzed using EPA Method 8260B

TCE = trichloroethene

DO = dissolved oxygen

* = Hydrocarbon does not match pattern of laboratory's standard.

ID = Due to the low levels of analyte found in the sample, the analyte was qualitatively identified based on the compound's retention time and the presence of a single mass ic

Ethanol analyzed using EPA Method 8015B prior to 3Q04.

Data prior to June 4, 2001 provided by Wayne Perry, Inc.

Wells MW-1, MW-2, and MW-3 resurveyed on February 21, 2002 by James Purkey of California.

Wells MW-1 through MW-8 resurveyed on August 17, 2002 by Azimuth Group of Ventura, CA.

New survey data dated July 13, 2005 provided by Delta Environmental Consultants, Inc. Monrovia, CA.

TABLE 3
HISTORICAL GROUNDWATER GAUGING AND ANALYTICAL DATA
1650 Artesia Boulevard, Redondo Beach, California

DATE	DEPTH TO GW (feet)	SPH THICKN. (feet)	GW ELEV. (feet relative to MSL)	TPH-G (µg/L)	BENZENE (µg/L)	TOLUENE (µg/L)	ETHYL-BENZENE (µg/L)	TOTAL XYLENES (µg/L)	MTBE 8020/8021 (µg/L)	MTBE 8260 (µg/L)	TBA (µg/L)	DIPE (µg/L)	ETBE (µg/L)	TAME (µg/L)	ETHANOL 8260 (µg/L)	DO (ppm)	COMMENTS
B-5																	
8/26/1999				3,400	18	9.9	11	200	180	220							Grab Samples
B-6																	
8/26/1999				2,900	6.3	9.1	41	100	54	NA							Grab Samples
B-7																	
8/27/1999				3,100	9.3	46	76	260	40	151							Grab Samples
B-11																	
8/27/1999				ND(<100)	ND(<0.3)	ND(<0.3)	0.45	2.9	ND(<10)	NA							Grab Samples
MW-1	**Top of casing elevation (ft): 122.94**																
12/27/2000																	Damaged
3/13/2001	85.81	0.00	37.13	ND<500	ND<0.50	ND<1.0	ND<1.0	ND<2.0		5.9	ND<50	8.8	ND<2.0	ND<2.0		1.3	
	Top of casing elevation (ft): 122.93																
6/4/2001	85.60	0.00	37.33	ND<50	ND<0.5	ND<1.0	ND<1.0	ND<1.0		3.6	37	2.3	ND<2.0	ND<2.0		1.6	
8/22/2001	85.50	0.00	37.43	530	20	100	17	118		8.8	ND<50	ND<2	ND<2	ND<2		1.6	
12/5/2001	85.50	0.00	37.43	ND<50	1.2	1.7	ND<1	1.4		3.7	ND<50	ND<2	ND<2	ND<2			
2/26/2002	85.40	0.00	37.53	ND<50	ND<0.5	ND<1	ND<1	ND<1		1.5	ND<50	ND<2	ND<2	ND<2			
	Top of casing elevation (ft): 110.74																
5/29/2002	85.40	0.00	25.34	ND<50	ND<0.5	ND<1	ND<1	ND<1		ND<1	ND<50	ND<2	ND<2	ND<2			
	Top of casing elevation (ft): 122.94																
9/5/2002	86.35	0.00	36.59	ND<50	ND<0.5	ND<1	ND<1	ND<1		ND<1	ND<50	ND<2	ND<2	ND<2		1.8	
12/11/2002	85.95	0.00	36.99	ND<50	0.89	ND<1.0	ND<1.0	ND<1.0		1.9	ND<10	ND<2.0	ND<2.0	ND<2.0		0.60	
3/5/2003	85.91	0.00	37.03	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		1.8	ND<10	ND<2.0	ND<2.0	ND<2.0		0.8	
5/29/2003	85.66	0.00	37.28	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		3.3	ND<10	ND<2.0	ND<2.0	ND<2.0		0.4	
8/29/2003	85.85	0.00	37.09	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		2.0	ND<10	ND<2.0	ND<2.0	ND<2.0	ND<100	0.3	
11/26/2003	85.99	0.00	36.95	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		1.2	ND<10	ND<2.0	ND<2.0	ND<2.0		1.90	
2/23/2004	85.88	0.00	37.06	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		1.1	ND<10	ND<2.0	ND<2.0	ND<2.0		1.94	
5/26/2004	86.03	0.00	36.91	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		2.0	ND<10	ND<2.0	ND<2.0	ND<2.0		0.14	
8/20/2004	79.58	0.00	43.36	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		1.5	ND<10	ND<2.0	ND<2.0	ND<2.0	ND<100	2.5	
12/10/2004																	Unable to locate
3/29/2005	78.97	0.00	43.97	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		ND<1.0	ND<10	ND<2.0	ND<2.0	ND<2.0	ND<100	2.8	No purge
	Top of casing elevation (ft): unknown														Casing cut to grade, 4-18-05		
6/27/2005	72.73	0.00	NA	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		ND<1.0	ND<10	ND<2.0	ND<2.0	ND<2.0	ND<100	0.39	No purge
	Top of casing elevation (ft): 100.89																
9/19/2005	72.54	0.00	28.35	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		ND<1.0	ND<10	ND<2.0	ND<2.0	ND<2.0	ND<100	0.14	
12/5/2005																	Unable to locate
12/29/2005	72.45	0.00	28.44	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.0		ND<1.0	ND<10	ND<1.0	ND<1.0	ND<1.0	ND<150	1.34	
2/2/2006	72.12	0.00	28.77	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.0		ND<1.0	ND<10	ND<1.0	ND<1.0	ND<1.0	ND<150	0.67	
6/6/2006	72.10	0.00	28.79	87	3.3	16	1.6	10		8.6	ND<10	ND<1.0	ND<1.0	ND<1.0	ND<150	0.79	
8/4/2006	71.96	0.00	28.93	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.0		ND<1.0	ND<10	ND<1.0	ND<1.0	ND<1.0	ND<150	0.30/0.18	
11/29/2006	71.95	0.00	28.94	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.0		ND<1.0	ND<10	ND<1.0	ND<1.0	ND<1.0	ND<150	0.41	
2/9/2007	71.96	0.00	28.93	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.0		ND<1.0	ND<10	ND<1.0	ND<1.0	ND<1.0	ND<150	0.59	
5/23/2007	72.00	0.00	28.89	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.0		ND<1.0	ND<10	ND<1.0	ND<1.0	ND<1.0	ND<150	0.23	
8/10/2007	72.02	0.00	28.87	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.0		ND<1.0	ND<10	ND<1.0	ND<1.0	ND<1.0	ND<150	0.51	
12/5/2007	72.28	0.00	28.61	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.0		ND<1.0	ND<10	ND<1.0	ND<1.0	ND<1.0	ND<150	0.11	
3/14/2008	72.45	0.00	28.44	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		ND<1.0	ND<10	ND<2.0	ND<2.0	ND<2.0	ND<100	0.11	
6/13/2008	72.35	0.00	28.54	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		ND<1.0	ND<10	ND<2.0	ND<2.0	ND<2.0	ND<100	0.16	
9/9/2008	72.41	0.00	28.48	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		ND<1.0	ND<10	ND<2.0	ND<2.0	ND<2.0	ND<100	0.67	
12/12/2008	72.37	0.00	28.52	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		ND<1.0	ND<10	ND<2.0	ND<2.0	ND<2.0	ND<100	1.07	
3/12/2009	72.56	0.00	28.33	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		ND<1.0	ND<10	ND<2.0	ND<2.0	ND<2.0	ND<100	1.22	

TABLE 3

HISTORICAL GROUNDWATER GAUGING AND ANALYTICAL DATA

1650 Artesia Boulevard, Redondo Beach, California

DATE	DEPTH TO GW (feet)	SPH THICKN. (feet)	GW ELEV. (feet relative to MSL)	TPH-G (µg/L)	BENZENE (µg/L)	TOLUENE (µg/L)	ETHYL-BENZENE (µg/L)	TOTAL XYLENES (µg/L)	MTBE 8020/8021 (µg/L)	MTBE 8260 (µg/L)	TBA (µg/L)	DIPE (µg/L)	ETBE (µg/L)	TAME (µg/L)	ETHANOL 8260 (µg/L)	DO (ppm)	COMMENTS
MW-2	**Top of casing elevation (ft): 114.64**																
12/27/2000	77.74	0.00	36.90	760	ND<2.5	ND<5.0	ND<5.0	6.8		150	ND<250	ND<10	ND<10	ND<10		1.2	No purge sample
3/13/2001	77.66	0.00	36.98	ND<500	ND<1.0	ND<2.0	ND<2.0	ND<4.0		42	ND<100	19	ND<4.0	ND<4.0		0.9	
	Top of casing elevation (ft): 114.98																
6/4/2001	77.42	0.00	37.56	410	ND<0.5	ND<1.0	0.55	7.22		84	ND<50	9.9	ND<2.0	ND<2.0		1.4	Odor
8/22/2001	77.35	0.00	37.63	1100	30	180	34	238		26	ND<50	9.4	ND<2.0	ND<2.0			
12/5/2001	77.35	0.00	37.63	200	0.88	1.2	ND<1	1.3		34	ND<50	6	ND<2	ND<2			
2/26/2002	77.26	0.00	37.72	190	ND<0.5	ND<1	ND<1	ND<1		29	ND<50	7.4	ND<2	ND<2			
	Top of casing elevation (ft): 102.68																
5/29/2002	77.22	0.00	25.46	160	ND<0.5	ND<1	ND<1	1.3		13	ND<50	8	ND<2	ND<2			
	Top of casing elevation (ft): 114.66																
9/5/2002	78.20	0.00	36.46	100	ND<0.5	ND<1	ND<1	ND<1		13	ND<50	7	ND<2	ND<2		1.7	
12/11/2002	77.80	0.00	36.86	64	ND<0.50	ND<1.0	ND<1.0	ND<1.0		5.8	ND<10	3.5	ND<2.0	ND<2.0		1.1	
3/5/2003	77.73	0.00	36.93	71	ND<0.50	ND<1.0	ND<1.0	ND<1.0		16	12	5.1	ND<2.0	ND<2.0		0.9	
5/29/2003	77.63	0.00	37.03	130	ND<0.50	ND<1.0	ND<1.0	2.4		37	ND<10	4.0	ND<2.0	ND<2.0		0.4	
8/29/2003	77.94	0.00	36.72	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		10	ND<10	3.2	ND<2.0	ND<2.0	ND<100	0.4	
11/26/2003	77.86	0.00	36.80	64	ND<0.50	ND<1.0	ND<1.0	ND<1.0		10	ND<10	3.9	ND<2.0	ND<2.0		0.14	
2/23/2004	77.82	0.00	36.84	56	ND<0.50	ND<1.0	ND<1.0	ND<1.0		7.8	ND<10	3.5	ND<2.0	ND<2.0		0.21	
5/26/2004	77.90	0.00	36.76	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		11	ND<10	3.4	ND<2.0	ND<2.0		0.12	
8/20/2004	76.62	0.00	38.04	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		ND<1.0	14	ND<2.0	ND<2.0	ND<2.0	ND<100	1.6	
12/10/2004	76.43	0.00	38.23	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		5.5	ND<10	2.2	ND<2.0	ND<2.0	ND<100	1.35	
3/29/2005	75.80	0.00	38.86	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		6.3	ND<10	2.3	ND<2.0	ND<2.0	ND<100	3.0	No purge
	Top of casing elevation (ft): unknown														Casing cut to grade, 4-18-05		
6/27/2005	72.53	0.00	NA	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		3.2	ND<10	ND<2.0	ND<2.0	ND<2.0	ND<100	0.50	
	Top of casing elevation (ft): 100.52																
9/19/2005	72.32	0.00	28.20	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		6.2	ND<10	ND<2.0	ND<2.0	ND<2.0	ND<100	0.07	
12/5/2005																	Unable to locate
12/29/2005	72.39	0.00	28.13	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.0		17	ND<10	1.0	ND<1.0	ND<1.0	ND<150	0.87	
2/2/2006	71.90	0.00	28.62	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.0		9.0	ND<10	1.1	ND<1.0	ND<1.0	ND<150	0.49	
6/6/2006	71.81	0.00	28.71	ND<50	1.1	5.4	0.57	2.9		12	ND<10	ND<1.0	ND<1.0	ND<1.0	ND<150	0.40	
8/4/2006	71.68	0.00	28.84	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.0		7.6	ND<10	ND<1.0	ND<1.0	ND<1.0	ND<150	0.66/0.29	
11/29/2006	71.74	0.00	28.78	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.0		4.9	ND<10	ND<1.0	ND<1.0	ND<1.0	ND<150	0.13	
2/9/2007	71.75	0.00	28.77	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.0		5.5	ND<10	ND<1.0	ND<1.0	ND<1.0	ND<150	0.12	
5/23/2007	71.70	0.00	28.82	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.0		4.3	ND<10	ND<1.0	ND<1.0	ND<1.0	ND<150	0.79	
8/10/2007	71.81	0.00	28.71	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.0		4.6	ND<10	ND<1.0	ND<1.0	ND<1.0	ND<150	0.34	
12/5/2007	72.07	0.00	28.45	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.0		4.0	ND<10	ND<1.0	ND<1.0	ND<1.0	ND<150	0.11	
3/14/2008	72.05	0.00	28.47	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		2.9	ND<10	ND<2.0	ND<2.0	ND<2.0	ND<100	0.08	
6/13/2008	72.02	0.00	28.50	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		2.0	ND<10	ND<2.0	ND<2.0	ND<2.0	ND<100	0.15	
9/9/2008	72.14	0.00	28.38	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		2.1	ND<10	ND<2.0	ND<2.0	ND<2.0	ND<100	0.46	
12/12/2008	72.22	0.00	28.30	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		2.5	ND<10	ND<2.0	ND<2.0	ND<2.0	ND<100	0.70	
3/12/2009	72.32	0.00	28.20	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		1.4	ND<10	ND<2.0	ND<2.0	ND<2.0	ND<100	1.18	

TABLE 3
HISTORICAL GROUNDWATER GAUGING AND ANALYTICAL DATA
1650 Artesia Boulevard, Redondo Beach, California

DATE	DEPTH TO GW (feet)	SPH THICKN. (feet)	GW ELEV. (feet relative to MSL)	TPH-G (µg/L)	BENZENE (µg/L)	TOLUENE (µg/L)	ETHYL-BENZENE (µg/L)	TOTAL XYLENES (µg/L)	MTBE 8020/8021 (µg/L)	MTBE 8260 (µg/L)	TBA (µg/L)	DIPE (µg/L)	ETBE (µg/L)	TAME (µg/L)	ETHANOL 8260 (µg/L)	DO (ppm)	COMMENTS
MW-3	**Top of casing elevation (ft): 110.91**																
12/27/2000	74.10	0.00	36.81	ND<500	0.88	ND<1.0	ND<1.0	ND<2.0		130	ND<50	120	ND<2.0	ND<2.0		1.6	No purge sample
3/13/2001	74.04	0.00	36.87	ND<500	ND<0.50	ND<1.0	ND<1.0	ND<2.0		61	120	260	ND<2.0	ND<2.0		1.8	
	Top of casing elevation (ft): 111.17																
6/4/2001	73.84	0.00	37.33	1200	3.6	ND<5.0	20	ND<5.0		500	ND<250	250	ND<10	ND<10		1.1	
8/22/2001	73.73	0.00	37.44	1600	4.9	24	8.8	32.8		600	ND<50	260	ND<2	ND<2			
12/5/2001	73.72	0.00	37.45	570	1.4	1.7	ND<1	1.6		200	350	300	ND<2	ND<2			
2/26/2002	73.64	0.00	37.53	510	ND<0.5	ND<1	ND<1	ND<1		270	210	170	ND<2	ND<2			
	Top of casing elevation (ft): 98.97																
5/29/2002	73.61	0.00	25.36	1100	0.78	ND<1	ND<1	1.4		410	360	180	ND<2	ND<2			
	Top of casing elevation (ft): 110.93																
9/5/2002	74.59	0.00	36.34	1800	1	ND<1	ND<1	ND<1		710	680	240	ND<2	ND<2		1.5	
12/11/2002	74.20	0.00	36.73	380	ND<1.0	ND<2.0	ND<2.0	ND<2.0		170	140	150	ND<4.0	ND<4.0		0.61	
3/5/2003	73.96	0.00	36.97	720	ND<1.0	ND<2.0	ND<2.0	ND<2.0		510	240	110	ND<4.0	ND<4.0		0.6	
5/29/2003	74.04	0.00	36.89	600	ND<2.5	ND<5.0	ND<5.0	ND<5.0		450	110	90	ND<10	ND<10		0.6	
8/29/2003	74.00	0.00	36.93	71	ND<0.50	ND<1.0	ND<1.0	ND<1.0		27	ND<10	15	ND<2.0	ND<2.0	ND<100	0.5	
11/26/2003	74.14	0.00	36.79	63	ND<0.50	ND<1.0	ND<1.0	ND<1.0		87	12	6.6	ND<2.0	ND<2.0		1.65	
2/23/2004	74.13	0.00	36.80	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		30	ND<10	4.4	ND<2.0	ND<2.0		0.44	
5/26/2004	74.24	0.00	36.69	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		23	ND<10	3.0	ND<2.0	ND<2.0		0.13	
8/20/2004	74.56	0.00	36.37	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		23	ND<10	2.7	ND<2.0	ND<2.0	ND<100	2.2	
12/10/2004	74.57	0.00	36.36	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		1.2	ND<10	3.0	ND<2.0	ND<2.0	ND<100	0.46	
3/29/2005	73.97	0.00	36.96	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		ND<1.0	ND<10	ND<2.0	ND<2.0	ND<2.0	ND<100	4.0	No purge
6/27/2005	73.34	0.00	37.59	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		1.3	ND<10	ND<2.0	ND<2.0	ND<2.0	ND<100	0.42	
	Top of casing elevation (ft): 101.33																
9/19/2005	73.25	0.00	28.08	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		ND<1.0	ND<10	ND<2.0	ND<2.0	ND<2.0	ND<100	1.11	
12/5/2005	72.88	0.00	28.45	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.0		ND<1.0	ND<10	1.1	ND<1.0	ND<1.0	ND<150	2.87	
12/29/2005	72.81	0.00	28.52														
2/2/2006	72.85	0.00	28.48	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.0		ND<1.0	ND<10	1.3	ND<1.0	ND<1.0	ND<150	1.42	No purge
6/6/2006	72.46	0.00	28.87	120	3.7	15	1.5	8.2		71	45	1.6	ND<1.0	ND<1.0	ND<150	0.91	No purge
8/4/2006	72.64	0.00	28.69	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.0		14	15 ID	2.6	ND<1.0	ND<1.0	ND<150	0.40/0.96	
11/29/2006	72.65	0.00	28.68	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.0		12	15 ID	1.2	ND<1.0	ND<1.0	ND<150	1.84	
2/9/2007	72.64	0.00	28.69	69	ND<0.50	ND<0.50	ND<0.50	ND<1.0		61	96	8.1	ND<1.0	ND<1.0	ND<150	0.33	
5/23/2007	72.65	0.00	28.68	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.0		22	ND<10	7.8	ND<1.0	ND<1.0	ND<150	1.31	
8/10/2007	72.78	0.00	28.55	140	ND<0.50	ND<0.50	ND<0.50	ND<1.0		130	220	51	ND<1.0	ND<1.0	ND<150	0.24	
12/5/2007	72.83	0.00	28.50	120	ND<0.50	ND<0.50	ND<0.50	ND<1.0		100	480	67	ND<1.0	ND<1.0	ND<150	0.16	
3/14/2008	73.21	0.00	28.12	370	0.76	ND<1.0	ND<1.0	ND<1.0		140	570	56	ND<2.0	ND<2.0	ND<100	0.56	
6/13/2008	73.09	0.00	28.24	1200	2.3	ND<1.0	ND<1.0	ND<1.0		490	2900	120	ND<2.0	ND<2.0	ND<100	0.22	
9/9/2008	73.05	0.00	28.28	1900	ND<5.0	ND<10	ND<10	ND<10		640	3000	140	ND<20	ND<20	ND<1000	0.19	
12/12/2008	73.07	0.00	28.26	1600	ND<5.0	ND<10	ND<10	ND<10		670	2400	110	ND<20	ND<20	ND<1000	0.50	
3/12/2009	73.25	0.00	28.08	1100	ND<2.5	ND<5.0	ND<5.0	ND<5.0		660	2000	70	ND<10	ND<10	ND<500	2.62	
MW-4	**Top of casing elevation (ft): 113.68**																
9/5/2002	77.31	0.00	36.37	100	ND<0.5	ND<1	ND<1	ND<1		1	ND<50	20	ND<2	ND<2		1.3	
12/11/2002	76.85	0.00	36.83	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		ND<1.0	41	9.6	ND<2.0	ND<2.0		0.8	
3/5/2003	76.39	0.00	37.29	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		ND<1.0	13	5.7	ND<2.0	ND<2.0		0.84	
5/29/2003	76.72	0.00	36.96	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		ND<1.0	ND<10	3.5	ND<2.0	ND<2.0		0.4	
8/29/2003	76.71	0.00	36.97	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		ND<1.0	ND<10	5.0	ND<2.0	ND<2.0	ND<100	0.3	
11/26/2003	76.85	0.00	36.83	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		ND<1.0	ND<10	7.2	ND<2.0	ND<2.0		0.35	
2/23/2004	76.82	0.00	36.86	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		ND<1.0	ND<10	4.4	ND<2.0	ND<2.0		0.31	
5/26/2004	76.97	0.00	36.71	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		ND<1.0	ND<10	ND<2.0	ND<2.0	ND<2.0		0.47	
8/20/2004																	Well abandoned
MW-5	**Top of casing elevation (ft): 112.56**																
9/5/2002	76.17	0.00	36.39	500	0.7	ND<1	ND<1	ND<1		36	80	190	ND<2	ND<2		1.2	
12/11/2002	75.75	0.00	36.81	350	ND<1.0	ND<2.0	ND<2.0	ND<2.0		55	43	170	ND<4.0	ND<4.0		0.7	
3/5/2003	75.66	0.00	36.90	370	ND<1.0	ND<2.0	ND<2.0	ND<2.0		55	38	160	ND<4.0	ND<4.0		0.7	
5/29/2003	75.59	0.00	36.97	400	ND<1.0	ND<2.0	ND<2.0	ND<2.0		200	ND<20	120	ND<4.0	ND<4.0		0.8	
8/29/2003	75.55	0.00	37.01	160	ND<1.0	ND<2.0	ND<2.0	ND<2.0		18	ND<20	150	ND<4.0	ND<4.0	ND<200	0.2	
11/26/2003	75.70	0.00	36.86	140	ND<0.50	ND<1.0	ND<1.0	ND<1.0		45	ND<10	110	ND<2.0	ND<2.0		0.22	
2/23/2004	75.80	0.00	36.76	92	ND<0.50	ND<1.0	ND<1.0	ND<1.0		19	ND<10	90	ND<2.0	ND<2.0		0.17	
5/26/2004	75.84	0.00	36.72	130	ND<0.50	ND<1.0	ND<1.0	ND<1.0		28	ND<10	130	ND<2.0	ND<2.0		0.16	
8/20/2004																	Well abandoned

TABLE 3
HISTORICAL GROUNDWATER GAUGING AND ANALYTICAL DATA
1650 Artesia Boulevard, Redondo Beach, California

DATE	DEPTH TO GW (feet)	SPH THICKN. (feet)	GW ELEV. (feet relative to MSL)	TPH-G (µg/L)	BENZENE (µg/L)	TOLUENE (µg/L)	ETHYL-BENZENE (µg/L)	TOTAL XYLENES (µg/L)	MTBE 8020/8021 (µg/L)	MTBE 8260 (µg/L)	TBA (µg/L)	DIPE (µg/L)	ETBE (µg/L)	TAME (µg/L)	ETHANOL 8260 (µg/L)	DO (ppm)	COMMENTS
MW-6	**Top of casing elevation (ft): 116.23**																
9/5/2002	79.61	0.00	36.62	5800	12	2	350	3		710	670	340	ND<2	ND<2		1.4	
12/11/2002	79.45	0.00	36.78	5500	7.5	ND<10	82	ND<10		1600	660	360	ND<20	ND<20		0.9	
3/5/2003	84.15	0.00	32.08	6500	8.0	ND<10	35	ND<10		3600	790	170	ND<20	ND<20		0.9	
5/29/2003	79.33	0.00	36.90	6100	ND<25	ND<50	ND<50	ND<50		2700	ND<500	180	ND<100	ND<100		0.6	
8/29/2003	79.34	0.00	36.89	1300	3.8	ND<5.0	ND<5.0	ND<5.0		800	570	240	ND<10	ND<10	ND<500	0.7	
11/26/2003	79.45	0.00	36.78	2300	ND<0.50	ND<1.0	ND<1.0	ND<1.0		1100	450	200	ND<2.0	ND<2.0		0.49	
2/23/2004	79.47	0.00	36.76	3500	ND<5.0	ND<10	ND<10	ND<10		2800	1100	100	ND<20	ND<20		0.16	
5/26/2004	79.54	0.00	36.69	2800	ND<10	ND<20	ND<20	ND<20		2200	1300	130	ND<40	ND<40		0.17	
8/20/2004																	Well abandoned
MW-7	**Top of casing elevation (ft): 121.05**																
9/5/2002	84.67	0.00	36.38	400	ND<0.5	ND<1	ND<1	ND<1		300	ND<50	10	ND<2	ND<2		1.3	
12/11/2002	84.20	0.00	36.85	310	ND<2.5	ND<5.0	ND<5.0	ND<5.0		280	ND<50	ND<10	ND<10	ND<10		1.0	
3/5/2003	76.79	0.00	44.26	120	ND<1.0	ND<2.0	ND<2.0	ND<2.0		95	ND<20	4.3	ND<4.0	ND<4.0		0.8	
5/29/2003	84.10	0.00	36.95	230	ND<0.50	ND<1.0	ND<1.0	ND<1.0		190	ND<10	4.9	ND<2.0	ND<2.0		0.6	
8/29/2003	84.12	0.00	36.93	92	ND<0.50	ND<1.0	ND<1.0	ND<1.0		82	ND<10	2.7	ND<2.0	ND<2.0	ND<100	0.4	
11/26/2003	84.19	0.00	36.86	110	ND<0.50	ND<1.0	ND<1.0	ND<1.0		180	12	4.2	ND<2.0	ND<2.0		0.36	
2/23/2004	84.15	0.00	36.90	200	ND<0.50	ND<1.0	ND<1.0	ND<1.0		260	ND<10	6.0	ND<2.0	ND<2.0		0.16	
5/26/2004	84.21	0.00	36.84	97	ND<0.50	ND<1.0	ND<1.0	ND<1.0		120	ND<10	4.3	ND<2.0	ND<2.0		1.43	
8/20/2004	84.69	0.00	36.36	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		210	ND<10	6.7	ND<2.0	ND<2.0	ND<100	1.6	No purge
12/10/2004	76.41	0.00	44.64	200 *	ND<1.0	ND<2.0	ND<2.0	ND<2.0		250	ND<20	5.5	ND<4.0	ND<4.0	ND<200	0.12	No purge
3/29/2005																	Unable to locate
	Top of casing elevation (ft): unknown														Casing raised ~10 feet, 6-3-05		
6/27/2005	85.33	0.00	NA	ND<50	ND<1.0	ND<2.0	ND<2.0	ND<2.0		79	ND<20	3.9	ND<4.0	ND<4.0	ND<200	0.69	No purge
	Top of casing elevation (ft): 113.31																
9/19/2005	85.21	0.00	28.10	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		120	ND<10	3.9	ND<2.0	ND<2.0	ND<100	0.08	No purge
12/5/2005	84.81	0.00	28.50	79	ND<0.50	ND<0.50	ND<0.50	ND<1.0		95	ND<10	4.7	ND<1.0	ND<1.0	ND<150	1.21	No purge
12/29/2005	84.11	0.00	29.20														
2/2/2006	84.62	0.00	28.69	86	ND<0.50	ND<0.50	ND<0.50	ND<1.0		110	ND<10	4.7	ND<1.0	ND<1.0	ND<150	0.93	No purge
6/6/2006	84.81	0.00	28.50	220	ND<0.50	ND<0.50	ND<0.50	ND<1.0		140	11	4.5	ND<1.0	ND<1.0	ND<150	0.87	No purge
8/4/2006	84.54	0.00	28.77	190	ND<0.50	4.3	ND<0.50	ND<1.0		200	ND<10	4.4	ND<1.0	ND<1.0	ND<150	0.20/0.21	No purge
11/29/2006																	Well abandoned
MW-8	**Top of casing elevation (ft): 124.63**																
9/5/2002	88.08	0.00	36.55	60	ND<0.5	ND<1	ND<1	ND<1		31	ND<50	3	ND<2	ND<2		1.7	
12/11/2002	87.70	0.00	36.93	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		27	29	2.4	ND<2.0	ND<2.0		1.28	
3/5/2003	87.64	0.00	36.99	73	ND<0.50	ND<1.0	ND<1.0	ND<1.0		33	ND<10	2.2	ND<2.0	ND<2.0		0.8	
5/29/2003	87.55	0.00	37.08	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		26	ND<10	ND<2.0	ND<2.0	ND<2.0		0.8	
8/29/2003	87.48	0.00	37.15	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		22	ND<10	ND<2.0	ND<2.0	ND<2.0	ND<100	0.4	
11/26/2003	87.67	0.00	36.96	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		17	ND<10	ND<2.0	ND<2.0	ND<2.0		3.10	
2/23/2004	87.64	0.00	36.99	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		9.4	ND<10	ND<2.0	ND<2.0	ND<2.0		0.42	
5/26/2004	87.66	0.00	36.97	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		6.5	ND<10	ND<2.0	ND<2.0	ND<2.0		0.36	
8/20/2004	88.14	0.00	36.49	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		6.5	ND<10	ND<2.0	ND<2.0	ND<2.0	ND<100	1.0	No purge
12/10/2004	80.32	0.00	44.31	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		3.2	ND<10	ND<2.0	ND<2.0	ND<2.0	ND<100	0.27	No purge
3/29/2005																	Unable to locate
	Top of casing elevation (ft): unknown														Casing raised ~10 feet, 6-3-05		
6/27/2005	89.15	0.00	NA	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		1.5	ND<10	ND<2.0	ND<2.0	ND<2.0	ND<100	0.41	No purge
	Top of casing elevation (ft): 108.33																
9/19/2005	88.73	0.00	19.60	ND<50	ND<0.50	ND<1.0	ND<1.0	ND<1.0		1.1	ND<10	ND<2.0	ND<2.0	ND<2.0	ND<100	0.15	No purge
12/5/2005	88.47	0.00	19.86	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.0		0.79	ND<10	ND<1.0	ND<1.0	ND<1.0	ND<150	1.38	No purge
12/29/2005	88.69	0.00	19.64														
2/2/2006	88.39	0.00	19.94	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.0		1.2	ND<10	ND<1.0	ND<1.0	ND<1.0	ND<150	0.84	No purge
6/6/2006	90.25	0.00	18.08	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.0		ND<1.0	ND<10	ND<1.0	ND<1.0	ND<1.0	ND<150	0.92	No purge
8/4/2006	83.22	0.00	25.11	ND<50	ND<0.50	ND<0.50	ND<0.50	ND<1.0		ND<1.0	ND<10	ND<1.0	ND<1.0	ND<1.0	ND<150	0.40/0.25	No purge
11/29/2006																	Well abandoned

TABLE 3

HISTORICAL GROUNDWATER GAUGING AND ANALYTICAL DATA

1650 Artesia Boulevard, Redondo Beach, California

DATE	DEPTH TO GW (feet)	SPH THICKN. (feet)	GW ELEV. (feet relative to MSL)	TPH-G (µg/L)	BENZENE (µg/L)	TOLUENE (µg/L)	ETHYL-BENZENE (µg/L)	TOTAL XYLENES (µg/L)	MTBE 8020/8021 (µg/L)	MTBE 8260 (µg/L)	TBA (µg/L)	DIPE (µg/L)	ETBE (µg/L)	TAME (µg/L)	ETHANOL 8260 (µg/L)	DO (ppm)	COMMENTS

Notes:

GW = groundwater

SPH = separate-phase hydrocarbons

MSL = mean sea level

ND = not detected

NA - not analyzed

ug/L = parts per billion

TPH-G = total petroleum hydrocarbons as gasoline analyzed using the California DHS LUFT Method or EPA Method 8260B.

Benzene, toluene, ethylbenzene, and total xylenes analyzed using EPA Method 8260B

MTBE = methyl tertiary butyl ether analyzed using EPA Method 8260B

TBA = tertiary butyl alcohol analyzed using EPA Method 8260B

DIPE = diisopropyl ether analyzed using EPA Method 8260B

ETBE = ethyl tertiary butyl ether analyzed using EPA Method 8260B

TAME = tertiary amyl methyl ether analyzed using EPA Method 8260B

TCE = trichloroethene

DO = dissolved oxygen

* = Hydrocarbon does not match pattern of laboratory's standard.

ID = Due to the low levels of analyte found in the sample, the analyte was qualitatively identified based on the compound's retention time and the presence of a single mass ic

Ethanol analyzed using EPA Method 8015B prior to 3Q04.

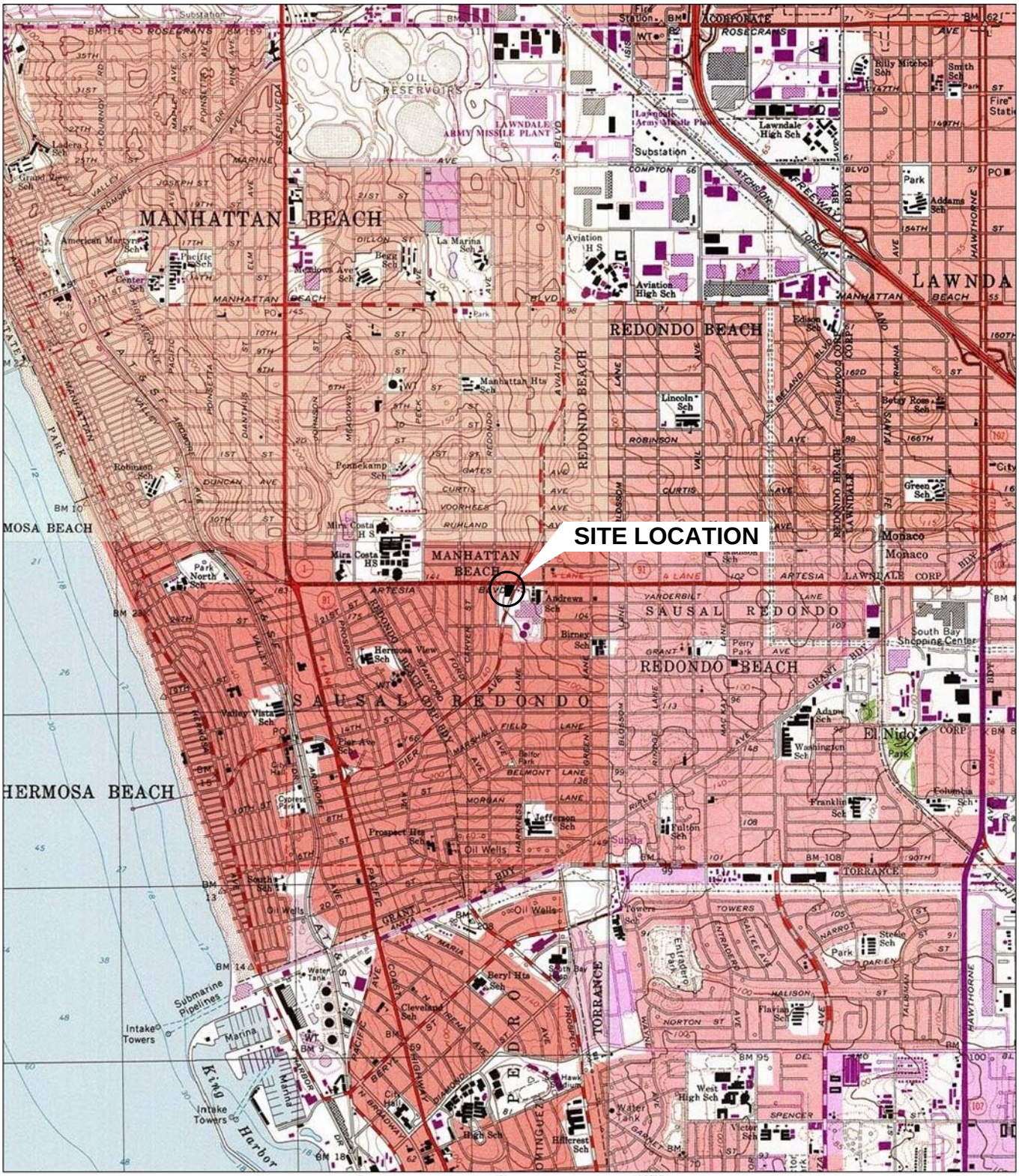
Data prior to June 4, 2001 provided by Wayne Perry, Inc.

Wells MW-1, MW-2, and MW-3 resurveyed on February 21, 2002 by James Purkey of California.

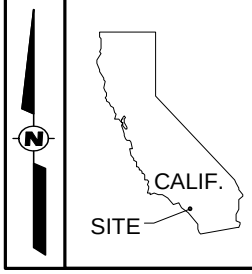
Wells MW-1 through MW-8 resurveyed on August 17, 2002 by Azimuth Group of Ventura, CA.

New survey data dated July 13, 2005 provided by Delta Environmental Consultants, Inc. Monrovia, CA.

DRAWING NUMBER	APPROVED BY	CHECKEDBY	DRAWN BY	
SCA1650A1A			LUI	04/17/03



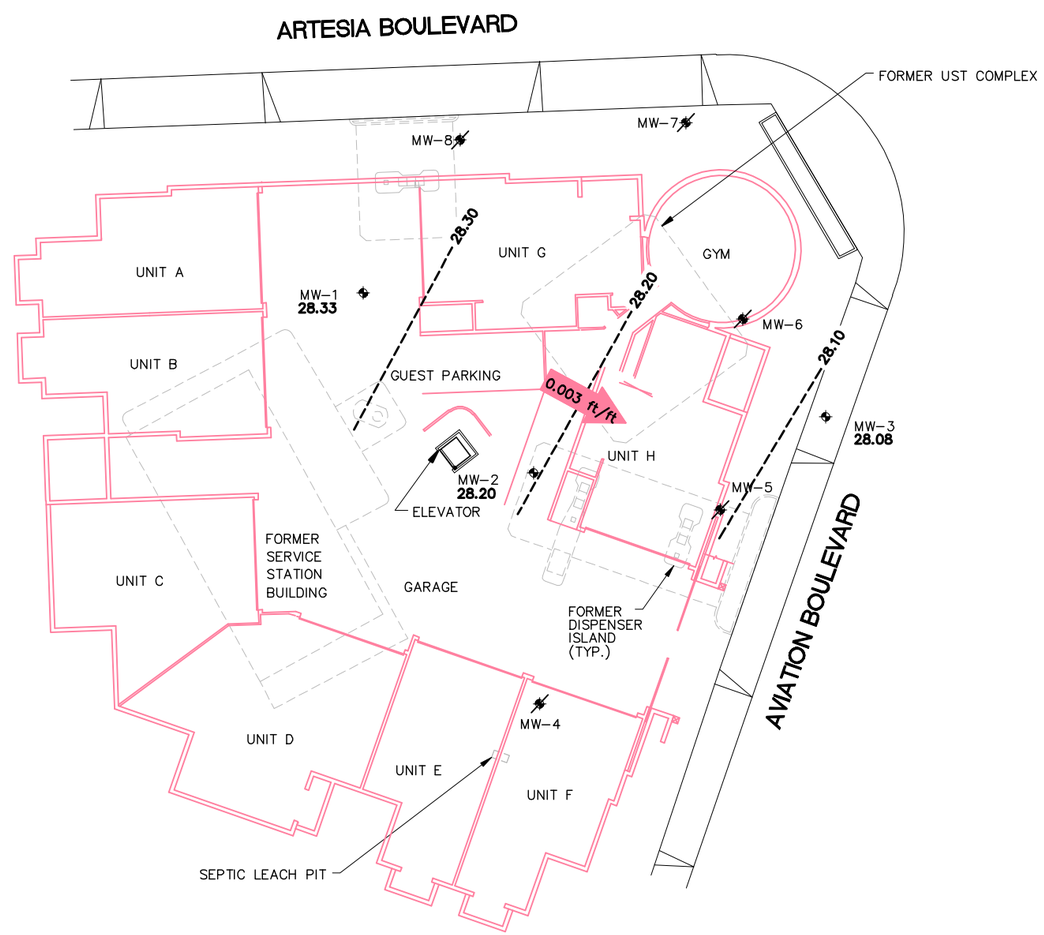
0 .5 1 MILE
0 1000 FEET 0 500 1000 METERS

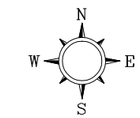


DELTA CONSULTANTS

SHELL OIL PRODUCTS US
FORMER SHELL SERVICE STATION
REDONDO BEACH, CALIFORNIA

FIGURE 1
SITE LOCATION MAP
1650 ARTESIA BOULEVARD
REDONDO BEACH, CALIFORNIA





LEGEND

MW-1	GROUNDWATER MONITORING WELL LOCATION AND DESIGNATION
MW-1	ABANDONED GROUNDWATER MONITORING WELL LOCATION
28.44	GROUNDWATER ELEVATION IN FEET ABOVE MEAN SEA LEVEL (Ft/MSL)
28.30	GROUNDWATER CONTOUR IN FEET ABOVE MEAN SEA LEVEL (Ft/MSL) CONTOUR INTERVAL=0.10 FEET
0.003 ft/ft	APPROXIMATE GROUNDWATER GRADIENT DIRECTION (ft/ft)

0 15 30
SCALE IN FEET

PROJECT NUMBER	APPROVED BY	CHECKED BY	DRAWN BY	
SCA1650A1A			J.F.F.	4/6/2009

DELTA CONSULTANTS

SHELL OIL PRODUCTS US
FORMER SHELL SERVICE STATION
REDONDO BEACH, CALIFORNIA

FIGURE 2

GROUNDWATER ELEVATION CONTOUR MAP
3/12/2009

1650 ARTESIA BOULEVARD
REDONDO BEACH, CALIFORNIA

ATTACHMENT A

California Regional Water Quality Control Board
Los Angeles Region

Linda S. Adams.
Agency Secretary

320 W. 4th Street, Suite 200, Los Angeles, California 90013
Phone (213) 576-6600 FAX (213) 576-6640 - Internet Address: http://www.waterboards.ca.gov/losangeles

Arnold Schwarzenegger
Governor

June 15, 2009

To: Responsible Parties

STATE BOARD RESOLUTION 2009-0042; REDUCTION OF GROUNDWATER MONITORING FREQUENCY FROM QUARTERLY TO SEMI-ANNUALLY

The California Regional Water Quality Control Board, Los Angeles Region (Regional Board) is the public agency with responsibility for protecting groundwater and surface water quality within Los Angeles and Ventura counties. To accomplish this, the Regional Board directs corrective actions to cleanup soil and groundwater contamination at petroleum underground storage tank (UST) sites that have had unauthorized releases. You have been identified as a responsible party for the site referenced above, and the site environmental assessment and/or remediation are currently under the oversight of the Regional Board.

On May 19, 2009, the State Water Resources Control Board (State Board) adopted resolution No. 2009-0042 for actions to improve administration of the UST cleanup fund and UST cleanup program. In the resolution, it is required that you shall reduce your quarterly groundwater monitoring program to semi-annual monitoring. Effective immediately, you shall follow the monitoring schedule specified below:

Reporting Period	Sampling Period	Report Due Date
January – June	April – June	July 15th
July – December	October – December	January 15th

If you have any need to continue quarterly groundwater monitoring (e.g., very close to a low risk case closure, or under a judicial order to do so), you must write to Regional Board staff to get an approval and post your reason(s) on the Geotracker. If Regional Board staff believes that the monitoring should be more frequent than semi-annual, you will be notified on a case by case basis in a separate letter. In the meantime, you must comply with the monitoring schedule specified above.

If you have any questions regarding this matter, please contact your case staff at the Regional Board. They can be reached via email at Geotracker database or http://www.waterboards.ca.gov/losangeles/about_us/contact_us/ .

Sincerely,

Samuel Unger

Samuel Unger, P.E.
Assistant Executive Officer

Cc: Interested Parties

Matthew Rodriquez
Secretary for
Environmental Protection

Department of Toxic Substances Control

Barbara A. Lee, Director
9211 Oakdale Avenue
Chatsworth, California 91311

Edmund G. Brown Jr
Governor

RECEIVED
JUL 17 2017

July 12, 2017

Ms. Danielle Regimbal
Michael Baker International
5 Hutton Centre Drive, Suite 500
Santa Ana, CA 92707

VARIOUS SITES
PR3-071017-02

Dear Ms. Regimbal:

We have received your Public Records Act Request for records from the Department of Toxic Substances Control. After a thorough review of our files we have found that no such records exist at this office pertaining to the sites/facilities referenced below.

- 1751 Artesia Boulevard, Manhattan Beach, California
- 1727 Artesia Boulevard, Manhattan Beach, California
- 1700 Artesia Boulevard, Redondo Beach, California
- 1650 Artesia Boulevard, Redondo Beach, California

We would like to inform you about EnviroStor, a database that provides information and documents on over 5,000 DTSC cleanup sites. EnviroStor can be accessed at: http://www.envirostor.dtsc.ca.gov/public. Also, a computer is available in the Central Files of each DTSC Regional Office for use by community members to view EnviroStor. If you have any questions or would like further information regarding your request, please contact me at (818) 717-6522.

Sincerely,

Glenn Castillo /bh
Regional Records Coordinator

Printed on Recycled Paper

APPENDIX C:
DOCUMENTATION

Orange Coast Title Company

3536 Concours Drive, Suite 120
Ontario, CA 91764
909-987-5433

PRELIMINARY REPORT

Paragon Partners, LTD
5762 Bolsa Ave. , Suite 201
Huntington Beach, CA 92649

Attention:	Jennifer Pryor	**Your no.:**	4163-008-044
Property address:	1727 Artesia Blvd, Manhattan Beach, CA 90266	**Order no.:**	140-1879849-32

Dated: May 26, 2017

In response to the above referenced application for a policy of title insurance, **Orange Coast Title Company** hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said Policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Exhibit B attached. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Exhibit B. Copies of the policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit B of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters, which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

Dated as of May 12, 2017 at 7:30 AM

Manny Villalobos, Title Officer
Ph: 909-987-5433
Email: mannyv@octitle.com

The form of policy of title insurance contemplated by this report is:

Schedule "A"

The estate or interest in the land hereinafter described or referred to covered by this report is:

A Fee.

Title to said estate or interest at the date hereof is vested in:

Rose M. Ketchoyian, as Trustee of The Angelen Gendian Trust dated July 25, 1967

The land referred to in this report is situated in the County of Los Angeles, State of California, and is described as follows:

Parcel 1:

Lot 27 and the Westerly 30 feet of Lot 28 of Block 108 of Redondo Villa Tract B, in the City of Manhattan Beach, County of Los Angeles, State of California, as per Map recorded in Book 11, Pages 110 and 111 of Maps, in the Office of the County recorder of said County.

Parcel 2:

Lots 28 and 29 on Block 108 of Redondo Villa Tract B, in the City of Manhattan Beach, County of Los Angeles, State of California, as per Map recorded in Book 11, Pages 110 and 111 of Maps, in the Office of the County Recorder of said County.

Except from said Lot 28 the Westerly 30.00 feet thereof.

And except from said Lot 29 that portion of said lot described in the deed to the County of Los Angeles, recorded October 18, 1961 as Instrument No. 4450 in Book D1391, Page 564, of Official Records of said County.

Parcel 3:

Lot 30 in Block 108 of Redondo Villa Tract B, in the City of Manhattan Beach, County of Los Angeles, State of California, as per Map recorded in Book 11, Pages 110 and 111 of Maps, in the Office of the County recorder of said County.

Except that portion of Lot 30 lying Southeasterly of the Northwesterly line of the land described in the County of Los Angeles, recorded March 3, 1961 in Book D 1142, Page 735, of Official Records.

Assessor's Parcel Numbers(s): 4163-008-044

Schedule "B"

At the date hereof exceptions to coverage in addition to the printed exceptions and exclusions contained in said policy form would be as follows:

1 General and Special taxes for the fiscal year 2017-2018, including any assessments collected with taxes. A lien not yet payable.

First installment due and payable November 1, 2017, delinquent if not paid by 12/10/17
Second installment due and payable February 1, 2018, delinquent if not paid by 4/10/18

2 General and Special taxes for the fiscal year 2016-2017, including any assessments collected with current taxes.

Total amount	$**73,105.93**
1st installment	$**36,552.97**, paid
Penalty	$**3,655.29** (after 12/12/2016)
2nd installment	$**36,552.96**, paid
Penalty	$**3,665.29** (after 04/10/2017)
Code area	06174- Manhattan Beach City- 46
Parcel No.	**4163-008-044**
Exemption	$none

NOTE: Taxes above mentioned have all been paid and are reported for proration purposes only.

3 The Lien of future supplemental taxes, if any, assessed pursuant to the provisions of section 75, et seq of the revenue and taxation code of the state of California

4 An easement for purposes herein stated, and rights incidental thereto as provided in an instrument

Recorded:	10/30/1934, in Book 13023, Page 290, of Official Records.
For :	public highway and incidental purposes
In favor of :	The State of California
Affects :	The location is set forth therein

5 An easement for purposes herein stated, and rights incidental thereto as provided in an instrument

Recorded:	1/10/1935, in Book 13189, Page 191, of Official Records.
For :	public highway and incidental purposes
In favor of :	The State of California
Affects :	The location is set forth therein

6 An easement for purposes herein stated, and rights incidental thereto as provided in an instrument

Recorded:	4/10/1935, in Book 13315, Page 291, Official Records
For:	public highway and incidental purposes
In favor of:	The State of California
Affects:	more particularly described in the above mentioned.

NOTE: Reference is made to said document for full particulars.

7 Covenants, conditions and restrictions in an instrument recorded 12/08/2003 as Instrument No. 03-3682706, Official Records, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent said covenant (a) is exempt under chapter 42, section 3604 of the United States code or (b) relates to handicap but does not discriminate against handicapped persons.

"NOTE: section 12955 of the government code provide the following: if this document contains any restriction based on race, color, religion, sex, familial status, marital status, disability, national origin, or ancestry, that restriction violates state and federal fair housing laws and is void, and may be removed pursuant to Section 12955 of the government code. Lawful restriction under state and federal law on the age of occupants in senior housing for older persons shall not be construed as restriction based on familial status."

8 An instrument, upon the terms and conditions contained therein

Entitled:	Operating and Maintenance Agreement form Regarding On-Site Storm Water Pollution BMPs and Mitigation Devices
Recorded:	4/27/2007, as Instrument No. 07-1027522, Official Records

9 A Lease of said land upon the terms, covenants and provisions therein provided

Recorded:	3/13/2013, as Instrument No. 13-377036 , Official Records.
Dated:	12/26/2012
Term:	Said years from as provided therein
Lessor:	Stuart H. Sackley, as co-trustees for the Sackley Family Trust, dated March 31, 2004
Lessee:	JPMorgan Chase Bank, National Association, a National Banking Association

10 An unrecorded Lease, upon the terms, covenants and conditions therein provided, disclosed by Subordination, Non Disturbance and Attornment Agreement

Dated:	9/16/2013
Lessor:	Stuart H. Sackley, as co-trustee for the Sackley Family Trust, dated March 31, 2004
Lessee:	JPMorgan Chase Bank, National Association, a National Banking Association
Term:	as provided therein
Recorded:	10/01/2013 as Instrument No. 13-1418178, Official Records.

The present ownership of said Leasehold and other matters affecting the interest of the Lessee are not shown herein.

11 "NOTE: Please be advised that our search did not disclose any open Deeds of Trust of record. If you should have knowledge of any outstanding obligation, please contact your title officer immediately for further review".

12 Rights of parties in possession of said land by reason of unrecorded leases, if any. Please forward said leases for our examination.

13 Any facts, rights, interest or claims which may be shown by an inspection of the land or which may be disclosed by inquiry of persons in possession of said land.

14 The requirement that we be furnished a copy of the **Angelen Gendian Trust dated July 25, 1967** Trust and any amendments thereto. A certification of said trust "may be" acceptable if made pursuant to probate code section 18100.5 and qualified as a trust under section 82 of probate code.

End of Schedule B

"NOTES AND REQUIREMENTS SECTION"

Note No. 1

California Revenue and Taxation Code Section 18662, effective January 1, 1994 and by amendment effective January 1, 2003, provides that the buyer in all sales of California Real Estate may be required to withhold 3 and 1/3% of the total sales price as California State Income Tax, subject to the provisions of the law as therein contained.

NOTE NO. 2 PAYOFF INFORMATION:

Note: this company does require current beneficiary demands prior to closing.
If the demand is expired and a correct demand cannot be obtained, our requirements will be as follows:

A. If this company accepts a verbal update on the demand, we may hold an amount equal to one monthly mortgage payment. The amount of this hold will be over and above the verbal hold the lender may have stipulated.

B. If this company cannot obtain a verbal update on the demand, will either pay off the expired demand or wait for the amended demand, at the discretion of the escrow.

C. In the event that a payoff is being made to a servicing agent for the beneficiary, this company will require a complete copy of the servicing agreement prior to close.

Note No. 3

If this company is requested to disburse funds in connection with this transaction, chapter 598, statutes of 1989 mandates hold periods for checks deposited to escrow or sub-escrow accounts. The mandatory hold is one business day after the day deposited. Other checks require a hold period from three to seven business days after the day deposited.

Notice Regarding Your Deposit of Funds

California Insurance Code Sections 12413 *et. Seq.* Regulates the disbursement of escrow and sub-escrow funds by title companies. The law requires that funds be deposited in the title company escrow and sub-escrow accounts and be available for withdrawal prior to disbursement. Funds deposited with the Company by wire transfer may be disbursed upon receipt. Funds deposited with the Company via cashier's checks drawn on a California based bank may be disbursed the next business day after the day of deposit. If funds are deposited with by other methods, recording or disbursement may be delayed. All escrow and sub-escrow funds received by the Company will be deposited with other funds in one or more non-interest bearing escrow accounts of the Company in a financial institution selected by the Company. The Company and/or its parent company may receive certain direct or indirect benefits from the financial institution by reason of the deposit of such funds or the maintenance of such accounts with the financial institution, and the Company shall have no obligation to account to the depositing party in any manner for the value of, or to pay such party, any benefit received by the Company and/or its parent Company. Those benefits may include, without limitation, credits allowed by such financial institution on loans to the Company and/or its parent company and earnings on investments made on the proceeds of such loans, accounting, reporting and other services and products of such financial institution. Such benefits shall be deemed additional compensation of the Company for its services in connection with the escrow or sub-escrow.

Attention

Please note that this preliminary report now has an extra copy of the legal description on a separate sheet of paper. There are no markings on the page. The idea is to provide you with a legal description that can be attached to other documents as needed. That legal description page immediately follows this page.

Thank you for your support of **Orange Coast Title Company**. We hope that this makes your job a little easier.

Exhibit "A"

Parcel 1:

Lot 27 and the Westerly 30 feet of Lot 28 of Block 108 of Redondo Villa Tract B, in the City of Manhattan Beach, County of Los Angeles, State of California, as per Map recorded in Book 11, Pages 110 and 111 of Maps, in the Office of the County recorder of said County.

Parcel 2:

Lots 28 and 29 on Block 108 of Redondo Villa Tract B, in the City of Manhattan Beach, County of Los Angeles, State of California, as per Map recorded in Book 11, Pages 110 and 111 of Maps, in the Office of the County Recorder of said County.

Except from said Lot 28 the Westerly 30.00 feet thereof.

And except from said Lot 29 that portion of said lot described in the deed to the County of Los Angeles, recorded October 18, 1961 as Instrument No. 4450 in Book D1391, Page 564, of Official Records of said County.

Parcel 3:

Lot 30 in Block 108 of Redondo Villa Tract B, in the City of Manhattan Beach, County of Los Angeles, State of California, as per Map recorded in Book 11, Pages 110 and 111 of Maps, in the Office of the County recorder of said County.

Except that portion of Lot 30 lying Southeasterly of the Northwesterly line of the land described in the County of Los Angeles, recorded March 3, 1961 in Book D 1142, Page 735, of Official Records.

CLTA Preliminary Report Form – Exhibit B (06-03-11)

CLTA STANDARD COVERAGE POLICY – 1990
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:
1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy. (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters: (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant; (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy; (c) resulting in no loss or damage to the insured claimant; (d) attaching or created subsequent to Date of Policy; or (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim, which arises out of the transaction vesting in the insured the estate of interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:
1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

CLTA/ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE (02/03/10)
EXCLUSIONS

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:
1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning: a.building, b. zoning, c.land use d. improvements on the Land, e.land division; and ,f. environmental protection. This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.
2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
4. Risks: a. that are created, allowed, or agreed to by You, whether or not they recorded in the Public Records; b. that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date; c. that result in no loss to You; or d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e, 25, 26, 27, or 28.
5. Failure to pay value for Your Title.
6. Lack of a right: a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and b. in streets, alleys, or waterways that touch the Land. This Exclusion does not limit the coverage described in Covered Risk 11 or 21.
7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy, state insolvency, or similar creditors' rights laws.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:
• For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.
The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	Your Deductible Amount	Our Maximum Dollar Limit of Liability
Covered Risk 16:	**1 % of Policy Amount shown in Schedule A or $ 2,500 (whichever is less)**	**$ 10,000**
Covered Risk 18:	**1 % of Policy Amount shown in Schedule A or $ 5,000 (whichever is less)**	**$ 25,000**
Covered Risk 19:	**1 % of Policy Amount shown in Schedule A or $ 5,000 (whichever is less)**	**$ 25,000**
Covered Risk 21:	**1 % of Policy Amount shown in Schedule A or $ 2,500 (whichever is less)**	**$ 5,000**

ALTA RESIDENTIAL TITLE INSURANCE POLICY (6-1-87)
EXCLUSIONS

In addition to the Exceptions in Schedule B, you are not insured against loss, costs, attorneys' fees, and expenses resulting from:
1. Governmental police power, and the existence or violation of any law or government regulation. This includes building and zoning ordinances and also laws and regulations concerning: * land use * improvements on the land * land division * environmental protection. This exclusion does not apply to violations or the enforcement of these matters which appear in the public records at Policy Date. This exclusion does not limit the zoning coverage described in Items 12 and 13 of Covered Title Risks.
2. The right to take the land by condemning it, unless: *a notice of exercising the right appears in the public records *on the Policy Date *the taking happened prior to the Policy Date and is binding on you if you bought the land without knowing of the taking
3. Title Risks: *that are created, allowed, or agreed to by you *that are known to you, but not to us, on the Policy Date -- unless they appeared in the public records *that result in no loss to you *that first affect your title after the Policy Date -- this does not limit the labor and material lien coverage in Item 8 of Covered Title Risks
4. Failure to pay value for your title.
5. Lack of a right: *to any land outside the area specifically described and referred to in Item 3 of Schedule A OR *in streets, alleys, or waterways that touch your land. This exclusion does not limit the access coverage in Item 5 of Covered Title Risks.

2006 ALTA LOAN POLICY (06-17-06)
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:
1. (a) Any law, ordinance or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement erected on the Land; (iii) the subdivision of land; or (iv) environmental protection; or the effect of any violation of these laws, ordinances or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims or other matters:(a)created, suffered, assumed or agreed to by the Insured Claimant; (b)not known to the Company, not recorded in the public records at Date of Policy, but known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy; (c) resulting in no loss or damage to the Insured Claimant; (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13 or 14);or(e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state in which the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is (a) a fraudulent conveyance or fraudulent transfer, or (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b):

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) that arise by reason of:
1.(a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2.Any facts, rights, interests or claims which are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3.Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4.Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5.(a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

2006 ALTA OWNER'S POLICY (06-17-06)
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to: (i) the occupancy, use, or enjoyment of the Land; (ii) the character, dimensions, or location of any improvement erected on the Land; (iii) the subdivision of land; or (IV) environmental protection; or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5. (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters: (a) created, suffered, assumed, or agreed to by the Insured Claimant; (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;(c) resulting in no loss or damage to the Insured Claimant; (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is (a) a fraudulent conveyance or fraudulent transfer; or (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.
The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) that arise by reason of:
1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and that are not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY (07-26-10)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys fees or expenses which arise by reason of:
1. (a) Any law, ordinance, permit, or governmental regulation (including but not limited to building and zoning) restricting, regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the Land; (ii) the character, dimensions or location of any improvement erected on the Land; (iii) the subdivision of the land; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risks 5, 6, 13(c), 13(d), 14, and 16.(b) Any governmental police power. This Exclusion 1(b)does not modify or limit the coverage provided under Covered Risks 5, 6, 13(c), 13(b), 14, and 16.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims or other matters (a) created, suffered, assumed or agreed to by the Insured Claimant; (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;(c) resulting in no loss or damage to the Insured Claimant;(d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risks 11, 16, 17, 18, 19, 20, 21, 22, 23, 24, 27 or 26); or (e)resulting in loss or damage which would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of the Insured to comply with applicable doing-business laws of the state in which the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury, or any consumer credit protection or truth in lending law. This Exclusion does not modify or limit the coverage provided in Covered Risk 26.

6. Any claim of invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage as to Advances or modifications made after the Insured has Knowledge that the vestee shown in Schedule A is no longer the owner of the estate or interest covered by this policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching subsequent to Date of Policy in accordance with applicable building codes. This Exclusion does not modify or limit the coverage provided in Covered Risk 5 or 6..
8. The failure of the residential structure, or any portion of it, to have been constructed before, on or after Date of Policy in accordance with applicable building codes. This Exclusion does not modify or limit the coverage provided in Covered Risk 5 or 6.
9. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is (a) a fraudulent conveyance or fraudulent transfer, or (b) a preferential transfer for any reason not stated in Covered Risk 27(b) of this policy.

Orange Coast Title Company
PRIVACY POLICY

We Are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information – particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information that you provide to us. Therefore, we have adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability

This Privacy Policy governs our use of the information which you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity.

Types of Information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means.
- Information we receive from providers of services to us, such as appraisers, appraisal management companies, real estate agents and brokers and insurance agencies (this may include the appraised value, purchase price and other details about the property that is the subject of your transaction with us).
- Information about your transactions with us, our Affiliated Companies, or others; and
- Information we receive from a consumer reporting agency.

Use of Information

We request information from you for our own legitimate business purposes and not for benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis.

Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

Other Important Information

We reserve the right to modify or supplement this Privacy Policy at any time. If our Privacy Policy changes, we will provide the new Privacy Policy before the new policy becomes effective.

CERTIFICATION OF TRUST
PURSUANT TO CALIFORNIA PROBATE CODE SECTION 18100.5

I (We) _____
, trustee(s) confirm the following facts:

1. The _____ (Name of Trust) is currently in existence and was created on _____ (Date of Creation of Trust).
2. The settler(s) of the trust are as follows: _____
3. The currently acting trustee(s) of the trust is (are):
   _____
4. The power of the trustee(s) includes:
   (a) The powers to sell, convey and exchange [ ] YES [ ] NO (check one)
   (b) The powers to borrow money and encumber the trust property with a deed of trust or mortgage [ ] YES [ ] NO (check one)
5. The trust is: (check the applicable box)
   (a) **revocable** [ ];
   (b) **irrevocable** [ ] and the following party (ies), if any, is (are) identified as having the power to revoke the trust:
   _____
6. The trust: (check the applicable box)
   (a) **does** have multiple trustees [ ];
   (b) **does not** have multiple trustees [ ]; If the trust has multiple trustees, the signatures of all the trustees or of any _____ of the trustees is required to exercise the powers of the trust.
7. The trust identification number is as follows: _____ (Social Security No./Employee ID)
8. Title to trust assets shall be taken in the following fashion:

_____
_____

The undersigned trustee(s) hereby declare(s) that the trust has not been revoked, modified, or amended in any manner, which would cause the representations, contained herein to be incorrect. The certification is being signed by all currently acting trustee(s) and is being executed in conformity with the provision of California Probate Code Section 18100.5, Chapter 530, Statutes of 1993.

Document Date: _____

by: _____ by: _____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy or validity of that document.

State of California
County of _____ } S.S.

On _____, before me, _____,

personally appeared _____

_____

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity (ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed this instrument.

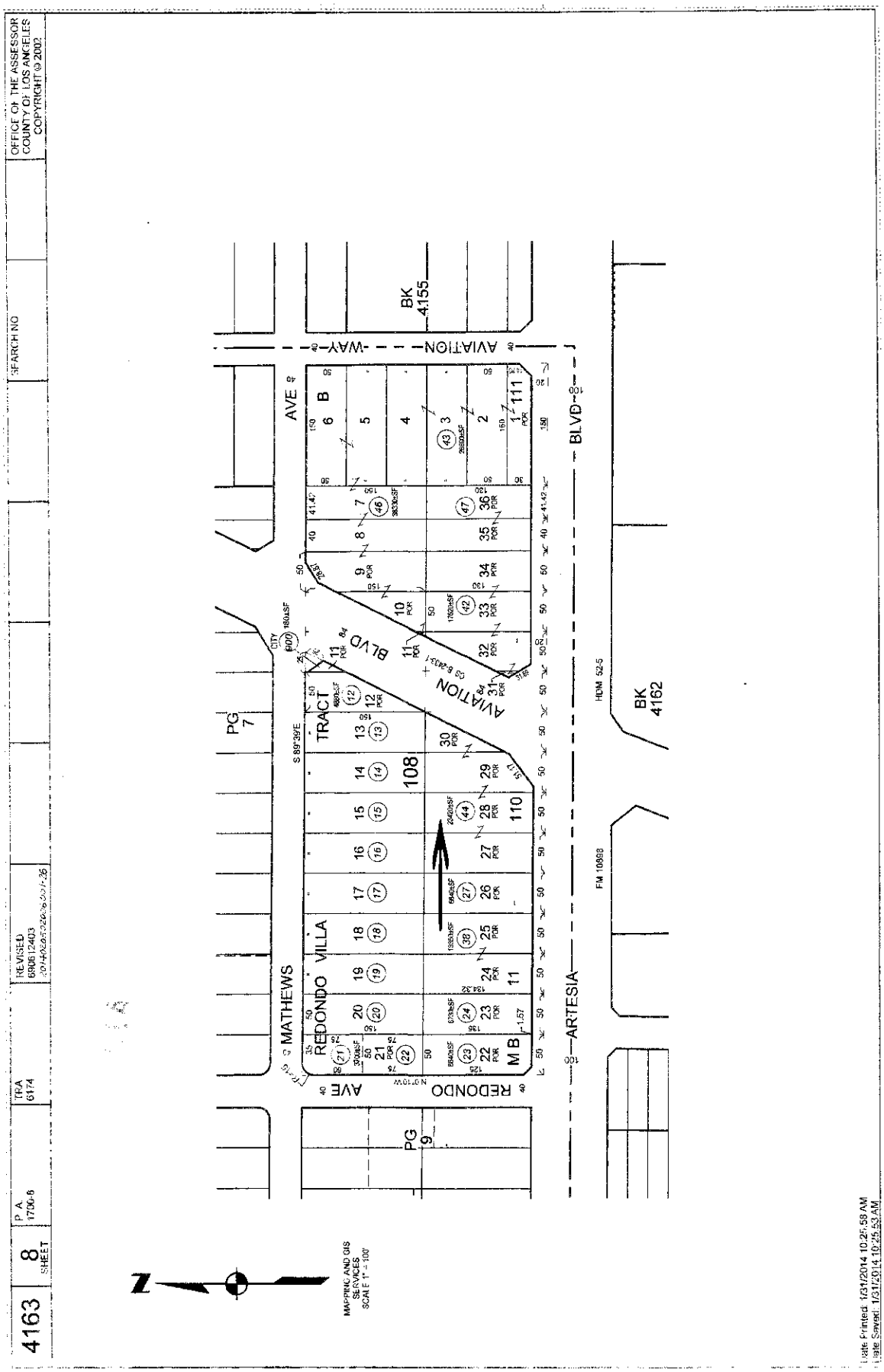
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS MY HAND and OFFICIAL SEAL

Signature: _____

(Notary Seal)

THIS MAP SHOULD BE USED FOR REFERENCE PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.



This page is part of your document - DO NOT DISCARD

20140250704

Pages: 0003

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

03/12/14 AT 08:00AM

FEES:	25.00
TAXES:	6,875.00
OTHER:	0.00
PAID:	6,900.00

LEADSHEET

201403120120015

00008949587

006077233

SEQ:
19

DAR - Title Company (Hard Copy)

THIS FORM IS NOT TO BE DUPLICATED

t01

E454713

03/12/2014
20140250704

RECORDING REQUESTED BY:
Chicago Title Company

AND WHEN RECORDED MAIL TO:

Rose Ketchoyian
c/o Michele Chalfant
4111 Sepulveda Blvd.
Sherman Oaks, CA 91403

THIS SPACE FOR RECORDER'S USE ONLY

Title Order No.: 111312276-MD **Escrow No.: 045343-LA**

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)
DOCUMENTARY TRANSFER TAX is $6,875.00
[X] computed on full value of property conveyed, or
[ ] computed on full value less value of liens or encumbrances remaining at time of sale.
[ ] Unincorporated area [X] City of Manhattan Beach **AND**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Stuart H. Sackley, as Co-Trustee of The Sackley Family Trust dated March 31, 2004

hereby GRANT(s) to:

Rose M. Ketchoyian, as Trustee of The Angelen Gendian Trust dated July 25, 1967

the real property in the City of Manhattan Beach, County of Los Angeles, State of California, described as:
LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF
Also Known as: 1727 Artesia Blvd., Manhattan Beach, CA 90266
AP#: 4163-008-044

DATED March 5, 2014
STATE OF CALIFORNIA
COUNTY OF Los Angeles
On March 5, 2014
before me, Laurie A. Acore
A Notary Public personally appeared
Stuart H. Sackley ---

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.

Signature _____ (Seal)

The Sackley Family Trust dated March 31, 2004
BY: _____
Stuart H. Sackley, Co-Trustee

LAURIE A. ACORE
Commission # 1918309
Notary Public - California
Los Angeles County
My Comm. Expires Jan 19, 2015

MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE:

19

3

EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): 4163-008-044

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF MANHATTAN BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

LOT 27 AND THE WESTERLY 30 FEET OF LOT 28 OF BLOCK 108 OF REDONDO VILLA TRACT B, IN THE CITY OF MANHATTAN BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11, PAGES 110 AND 111 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:

LOTS 28 AND 29 ON BLOCK 108 OF REDONDO VILLA TRACT B, IN THE CITY OF MANHATTAN BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11, PAGES 110 AND 111 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT FROM SAID LOT 28 THE WESTERLY 30.00 FEET THEREOF.

AND EXCEPT FROM SAID LOT 29 THAT PORTION OF SAID LOT DESCRIBED IN THE DEED TO THE COUNTY OF LOS ANGELES, RECORDED OCTOBER 18,1961 AS INSTRUMENT NO. 4450 IN BOOK D1391 PAGE 564, OF OFFICIAL RECORDS OF SAID COUNTY.

PARCEL 3:

LOT 30 IN BLOCK 108 OF REDONDO VILLA TRACT B, IN THE CITY OF MANHATTAN BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11, PAGES 110 AND 111 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THAT PORTION OF LOT 30 LYING SOUTHEASTERLY OF THE NORTHWESTERLY LINE OF THE LAND DESCRIBED IN THE DEED TO THE COUNTY OF LOS ANGELES, RECORDED MARCH 3, 1961 IN BOOK D 1142 PAGE 735, OF OFFICIAL RECORDS.

This page is part of your document - DO NOT DISCARD

20131418178

Pages: 0013

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

10/01/13 AT 08:00AM

FEES:	69.00
TAXES:	0.00
OTHER:	0.00
PAID:	69.00

LEADSHEET

201310010210018

00008375841

005806093

SEQ:
17

DAR - Title Company (Hard Copy)

THIS FORM IS NOT TO BE DUPLICATED

t21

Fidelity National Title Company

2

WHEN RECORDED MAIL TO:

Law Office of R. Bryce Shirley
19800 MacArthur Blvd., Suite 300
Irvine, CA 92612
Attention: R. Bryce Shirley, Esq.

10/01/2013
20131418178

17404-955

(Space Above For Recorder's Use)

SUBORDINATION, NON DISTURBANCE AND ATTORNMENT AGREEMENT

THIS SUBORDINATION, NON DISTURBANCE AND ATTORNMENT AGREEMENT ("**Agreement**") is made and entered into as of the 16 day of Sept, 2013, by and among **FARMERS & MERCHANTS BANK OF LONG BEACH**, a California corporation ("**Beneficiary**"), **STUART H. SACKLEY, AS CO-TRUSTEE FOR THE SACKLEY FAMILY TRUST, DATED MARCH 31, 2004** ("**Landlord**"), and **JPMORGAN CHASE BANK, NATIONAL ASSOCIATION**, a national banking association ("**Tenant**").

Signed in counterpart

W I T N E S S E T H:

WHEREAS, Beneficiary is now the owner and holder of that certain Promissory Note ("**Note**") dated September 16, 2013, in the principal sum of TWO MILLION SEVEN HUNDRED FIFTY THOUSAND AND 00/100 DOLLARS ($2,750,000.00), secured by a first priority Deed of Trust, Security Agreement and Assignment of Rents ("**Deed of Trust**"), dated of even date with the Note, to Farmers and Merchants Trust Company, as trustee for the benefit of Beneficiary, recorded, or to be recorded, in Los Angeles County, California, which Deed of Trust constitutes a lien or encumbrance on the real property which is commonly known as 1727 Artesia Boulevard, Manhattan Beach, California, Assessor's Parcel Number 4163-008-044, as more particularly described in **Exhibit A** attached hereto and incorporated herein for all purposes, together with all improvements, appurtenances, other properties (whether real or personal), rights and interests described in the Deed of Trust ("**Property**"); and

WHEREAS, Tenant is the holder of a leasehold estate in and to the entire Property, together with Tenant's appurtenant easements in the Property, being referred to as the ("**Premises**"), pursuant to the terms of that certain Ground Lease dated December 26, 2012 ("**Lease**"), and executed by Tenant and Landlord; and

WHEREAS, Tenant, Landlord and Beneficiary desire to confirm their understandings with respect to the Lease and the Deed of Trust.

NOW, THEREFORE, in consideration of the mutual covenants and agreements herein contained, the parties hereto agree and covenant as follows:

Ground lease SNDA
2013 - Stuart H Sackley/
Chase Bank rev 9-18-13

17

3

1. Non Disturbance by Beneficiary. So long as Tenant is not in default (beyond any period given Tenant to cure such default) in the payment of rent or in the performance of any of the terms, covenants or conditions of the Lease on Tenant's part to be performed, Tenant's possession and occupancy of the Premises shall not be interfered with or disturbed by Beneficiary during the term of the Lease or any extension thereof duly exercised by Tenant.

2. Attornment by Tenant. If the interests of Landlord in and to the Premises are owned by Beneficiary by reason of judicial foreclosure, private trustee sale or other proceedings brought by it or by any other manner, including, but not limited to, Beneficiary's exercise of its rights under any collateral assignment(s) of leases and rents, and Beneficiary succeeds to the interest of the Landlord under the Lease, Tenant shall be bound to Beneficiary under all of the terms, covenants and conditions of the Lease for the balance of the term thereof remaining and any extension thereof duly exercised by Tenant with the same force and effect as if Beneficiary were the Landlord under the Lease. Tenant does hereby attorn to Beneficiary, as its Landlord, said attornment to be effective and self operative, without the execution of any further instruments on the part of any of the parties hereto, immediately upon Beneficiary's succeeding to the interest of the Landlord under the Lease; provided, however, that Tenant shall be under no obligation to pay rent to Beneficiary until Tenant receives written notice from Beneficiary that it has succeeded to the interest of the Landlord under the Lease. Landlord hereby authorizes and directs Tenant to deliver such payment to Beneficiary upon receipt of such written notice and shall indemnify and hold Tenant harmless from any loss, cost, expense or claim incurred by Tenant in connection with its compliance with this provision. The respective rights and obligations of Tenant and Beneficiary upon such attornment, to the extent of the then remaining balance of the term of the Lease and any such extension, shall be and are the same as now set forth therein, it being the intention of the parties hereto for this purpose to incorporate the Lease in this Agreement by reference, with the same force and effect as if set forth at length herein.

3. Beneficiary Bound by Terms of Lease. If Beneficiary shall succeed to the interest of Landlord under the Lease, Beneficiary shall be bound to Tenant under all of the terms, covenants and conditions of the Lease; provided, however, that Beneficiary shall not be:

(a) Liable for any act or omission of or any claims against any prior landlord, including Landlord, except if and to the extent any such matter constitutes a continuing default of the Landlord's obligations under the Lease from and after Beneficiary succeeds to the interest of Landlord under the Lease; or

(b) Subject to any offsets or defenses which Tenant might have against any prior landlord, including Landlord, except for offset or defenses expressly provided for under the Lease;

(c) Bound by any rent or additional rent which Tenant might have paid for more than the current month to any prior landlord, including Landlord; or

(d) Bound by any amendment or modification of the Lease or waiver of any of its terms in a manner that materially and adversely affects Landlord's rights or obligations under the Lease, made without its consent, which consent shall not be unreasonably withheld, delayed or conditioned, excluding any amendment or modification of the Lease arising from the exercise by Tenant of any option or other right expressly granted to Tenant by the terms of the Lease; or

4

(e) Liable for any sum that any prior landlord, including Landlord, owed to Tenant, including, without limitation, any security deposit, unless the amount owed was actually delivered to Beneficiary; or

(f) Bound by any surrender, cancellation or termination of the Lease, in whole or in part, agreed upon between Landlord and Tenant, unless effected unilaterally by Tenant pursuant to the express terms of the Lease; or

(g) Liable for any construction obligation of any prior landlord, including Landlord; or

(h) Liable for any breach of representation or warranty of any prior landlord, including Landlord.

(i) Liable or responsible under or pursuant to the terms of this Agreement or the Lease for obligations incurred under the Lease from and after the date it ceases to own Landlord's interest in the Lease.

4. Subordination of Lease. Subject to the terms of this Agreement (including, but not limited to, those in Paragraph 2), the Lease now is, and shall at all times continue to be, subject and subordinate in each and every respect to the Deed of Trust and to any and all renewals, modifications, extensions, substitutions, replacements and/or consolidations of the Deed of Trust.

5. Amendments to Lease. Beneficiary, Landlord and Tenant agree that the Lease shall not after the date of this Agreement be amended or modified in a manner that materially and adversely affects Landlord's rights or obligations under the Lease, or terminated without the prior written consent of Beneficiary, which consent shall not be unreasonably withheld, delayed or conditioned, excluding any modification, termination or amendment of the Lease arising from the exercise by Tenant of any option or other right expressly granted to Tenant by the terms of the Lease (including any unilateral rights of Tenant to terminate the Lease). Except as provided in the preceding sentence, any attempted modification, termination or amendment without the prior written consent of Beneficiary shall be void.

6. Notice and Opportunity to Cure. Tenant agrees that it will give written notice to Beneficiary, at the address set forth in Section 10 below (or to another address for Beneficiary notification of which has been given to Tenant pursuant to Section 10 below), of any written notice of default given by Tenant to Landlord under the Lease, and will afford Beneficiary an additional fifteen (15) days beyond the cure period set forth in the Lease to cure any monetary default of Landlord, and will afford Beneficiary an additional thirty (30) days beyond the cure period set forth in the Lease to cure any nonmonetary default of Landlord (provided that Tenant has not been materially deprived of the effective use and occupancy of the Premises for the normal operation of Tenant's business). . Prior to such time as Beneficiary succeeds to the interest of Landlord under the Lease, Beneficiary shall not, however, have any obligation to cure any default of Landlord under the Lease. From and after Beneficiary succeeding to the interest of Landlord under the Lease, the provisions of Section 3 of this Agreement shall apply.

7. Successors of Beneficiary Also Included. The term "**Beneficiary**" shall be deemed to include the Beneficiary stated hereinabove and any of its successors and assigns,

5

including anyone who shall have succeeded to Landlord's interest by, through or under judicial foreclosure or private trustee's sale or other proceedings brought pursuant to the Deed of Trust, or deed in lieu of such foreclosure or proceedings, or otherwise.

8. No Modification. This Agreement may not be modified orally or in any manner other than by an agreement, in writing, signed by the parties hereto and their respective successors in interest. This Agreement shall inure to the benefit of and be binding upon the parties hereto, their respective successors and assigns.

9. Counterparts. To facilitate execution, this Agreement may be executed in as many counterparts as may be convenient or required. It shall not be necessary that the signature and acknowledgment of, or on behalf of, each party, or that the signature and acknowledgment of all persons required to bind any party, appear on each counterpart. All counterparts shall collectively constitute a single instrument. It shall not be necessary in making proof of this Agreement to produce or account for more than a single counterpart containing the respective signatures and acknowledgment of, or on behalf of, each of the parties hereto. Any signature and acknowledgment page to any counterpart may be detached from such counterpart without impairing the legal effect of the signatures and acknowledgments thereon and thereafter attached to another counterpart identical thereto except having attached to it additional signature and acknowledgment pages.

10. Notices. All notices or other communications required or permitted to be given pursuant to the provisions hereof shall be in writing and shall be deemed served and given at the time of (i) deposit in a depository receptacle under the care and custody of the United States Postal Service, properly addressed to the designated address of the addressee as set forth below, postage prepaid, registered or certified mail with return receipt requested or (ii) delivery to the designated address of the addressee set forth below by a third party commercial delivery service. Notice given in any other manner shall be effective only if and when received by the addressee. For purposes of notices, the addresses of the parties shall be as follows:

Beneficiary:	Farmers & Merchants Bank of Long Beach 27525 Indian Peak Road Rolling Hills Estates, CA 90274 Attn: Mr. Jason Anderson Its: First Vice President and Manager
With a copy to:	Farmers & Merchants Bank of Long Beach 302 Pine Avenue Long Beach, CA 90802 Attn: Mr. Phillip J. Bond Its: Executive Vice President/CCO
Tenant:	JPMorgan Chase Lease Administration 1111 Polaris Parkway Mail Code OH1-0241 Columbus, OH 43240 Attn: Lease Administration Manager

6

With a copy to:	JPMorgan Chase Law Department 1111 Polaris Parkway, Suite 4P Mail Code OH1-0152 Columbus, OH 43240 Attn: Real Estate Counsel
And with an additional copy to:	JPMorgan Chase Retail Financial Services 24085 El Toro Road, 2nd Floor Mail Code CA2-5116 Laguna Hills, California 92653 Attn: Senior Vice President
Landlord:	Sackley Family Trust 4108 The Strand Manhattan Beach, CA 90266 Attention: Stuart H. Sackley

Any party shall have the right to change its address for notice hereunder to any other location within the continental United States by notice to the other parties of such new address at least thirty (30) days prior to the effective date of such new address.

SIGNATURES ON FOLLOWING PAGE

1

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first above written.

BENEFICIARY:

FARMERS & MERCHANTS BANK OF LONG BEACH,
a California corporation

By: _____

Name: JASON L. ANDERSON

Title: 1ST VICE PRESIDENT

TENANT:

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION,
a national banking association

By: _____

Name: _____

Title: _____

LANDLORD:

STUART H. SACKLEY, AS CO-TRUSTEE
FOR THE SACKLEY FAMILY TRUST
DATED MARCH 31, 2004

By: _____

Name: Stuart H. Sackley

Title: Co-Trustee

ALL SIGNATURES MUST BE NOTARIZED

8

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first above written.

BENEFICIARY:

FARMERS & MERCHANTS BANK OF
LONG BEACH,
a California corporation

By: _____

Name: DEBRA M. ALLEN

Title: First Vice President

TENANT:

JPMORGAN CHASE BANK, NATIONAL
ASSOCIATION,
a national banking association

By: _____

Name: Gregg A. Vogel
Senior Vice President

Title: _____

LANDLORD:

STUART H. SACKLEY, AS CO-TRUSTEE
FOR THE SACKLEY FAMILY TRUST
DATED MARCH 31, 2004

By: _____

Name: Stuart H. Sackley

Title: Co-Trustee

ALL SIGNATURES MUST BE NOTARIZED

9

STATE OF CALIFORNIA)
)ss
COUNTY OF ORANGE)

On Sep 23, 2013 before me, LINDA KRUEGER, NOTARY PUBLIC (here insert name and title of officer), personally appeared GREGG L. INGER, who proved to me on the basis of satisfactory evidence to be the person(~~s~~) whose name(~~s~~) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

Notary Public

(Seal)

LINDA KRUEGER
Commission # 1937983
Notary Public - California
Orange County
My Comm. Expires May 23, 2015

10

ACKNOWLEDGMENT

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

On September 26, 2013, before me, Nicole Niumata, Notary Public, personally appeared----Debra M. Allen--who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

(seal)

NICOLE NIUMATA
Commission # 1952136
Notary Public - California
Los Angeles County
My Comm. Expires Oct 11, 2015

11

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of Los Angeles
On SEPTEMBER 24, 2013 before me, Maria Lourdes Soriano, Notary Public,
DATE NAME, TITLE OF OFFICER-E.G., "JANE DOE, NOTARY PUBLIC"
personally appeared Stuart H. Sackley,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

MARIA LOURDES SORIANO
Commission # 1974515
Notary Public - California
Los Angeles County
My Comm. Expires Apr 8, 2016

WITNESS my hand and official seal.

Maria Lourdes Soriano

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

☐ INDIVIDUAL
☐ CORPORATE OFFICER

TITLE(S)

☐ PARTNER(S) ☐ LIMITED ☐ GENERAL

☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER:

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

DESCRIPTION OF ATTACHED DOCUMENT

Subordination, Non-Disturbance and Attornment Agreement (JP Morgan Chase)
TITLE OR TYPE OF DOCUMENT

7
NUMBER OF PAGES

DATE OF DOCUMENT

SIGNER(S) OTHER THAN NAMED ABOVE

12

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of Los Angeles
On September 26, 2013 (DATE) before me, Maria Lourdes Soriano , Notary Public (NAME, TITLE OF OFFICER-E.G., "JANE DOE, NOTARY PUBLIC")
personally appeared Jason L. Anderson ,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

MARIA LOURDES SORIANO
Commission # 1974515
Notary Public - California
Los Angeles County
My Comm. Expires Apr 8, 2016

WITNESS my hand and official seal.

Maria Lourdes Soriano

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

☐ INDIVIDUAL
☐ CORPORATE OFFICER

TITLE(S)

☐ PARTNER(S) ☐ LIMITED ☐ GENERAL

☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER:

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

DESCRIPTION OF ATTACHED DOCUMENT

Subordination, Non-Disturbance and Attornment Agreement (JP Morgan Chase)
TITLE OR TYPE OF DOCUMENT

7
NUMBER OF PAGES

DATE OF DOCUMENT

SIGNER(S) OTHER THAN NAMED ABOVE

13

EXHIBIT A

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LOAS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

LOT 27 AND THE WESTERLY 30 FEET OF LOT 28 IN BLOCK 108 OF REDONDO VILLA TRACT B, IN THE CITY OF MANHATTAN BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11 PAGES 110 AND 111 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:

LOTS 28 AND 29 IN BLOCK 108 OF REDONDO VILLA TRACT B, IN THE CITY OF MANHATTAN BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11 PAGE 110 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT FROM SAID LOT 28 THE WESTERLY 30.00 FEET THEREOF.

EXCEPT FROM SAID LOT 29 THAT PORTION OF SAID LOT DESCRIBED IN THE DEED TO THE COUNTY OF LOS ANGELES, RECORDED OCTOBER 18, 1961 AS INSTRUMENT NO. 4450 IN BOOK D-1391 PAGE 564, OF OFFICIAL RECORDS OF SAID COUNTY.

PARCEL 3:

LOT 30 IN BLOCK 108 OF REDONDO VILLA TRACT B, IN THE CITY OF MANHATTAN BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11 PAGES 110 AND 111 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THAT PORTION OF LOT 30 LYING SOUTHEASTERLY OF THE NORTHWESTERLY LINE OF THE LAND DESCRIBED IN THE DEED TO THE COUNTY OF LOS ANGELES, RECORDED MARCH 3, 1961 IN BOOK D-1143 PAGE 735 OF OFFICIAL RECORDS.

APN: 4163-008-044

Glendale Branch #114 R. E. Loan No. 13584 Charles H. Sutton Escrow

KNOW ALL MEN BY THESE PRESENTS: That the certain Mortgage dated the 11th day of March, 1929, made by Charles H. Sutton and Florence M. Sutton, his wife, the parties of the first part, to Security Trust & Savings Bank, a corporation, now Security-First National Bank of Los Angeles, a National Banking Association, the party of the second part, and recorded in the office of the County Recorder of the County of Los Angeles, State of California, in Book 9164 of Official Records, at Page 39, on the 26th day of March, 1929, together with the debt thereby secured, is fully paid, satisfied and discharged.

In Witness Whereof, the Security-First National Bank of Los Angeles, a National Banking Association, has hereunto caused its name to be affixed by L. M. Brown, Assistant Manager, thereunto duly authorized this 30th day of March, 1935.

(—) SECURITY-FIRST NATIONAL BANK OF LOS ANGELES
By L. M. Brown, Assistant Manager.

State of California, County of Los Angeles,) SS. On this 30th day of March, in the year Nineteen Hundred and Thirty-five, before me, the undersigned, a Notary Public in and for said County of Los Angeles, State of California, resiging therein, duly commissioned and sworn, personally appeared L. M. Brown, known to me to be the Assistant Manager of the Security-First National Bank of Los Angeles, the Corporation that executed the within and annexed instrument, known to me to be the person who executed the within and foregoing instrument on behalf of the Corporation, and acknowledged to me that such Corporation executed the same. In Witness Whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

(Notarial Seal) Grace V. Harrison, Notary Public in and for said County and State. My Commission Expires April 1, 1936.

#257 Copy of original recorded at request of Title Guar.& Tr.Co.Apr.10,1935, 8:30 A.M.
Copyist #20 Compared C.L.Logan, County Recorder, By: Deputy
$1.00-4-T.

3-11-35
No.Side: Sta. 204 + 64 to 203 + 64
Written by HST
Checked by WOH
Compared by WOH
C for Rec: HST

No. 128

DISTRICT	COUNTY	ROUTE	SECTION
VII	LA	175	Man.B.

2-25

DEED HIGHWAY

KNOW ALL MEN BY THESE PRESENTS: We, Verne L. Aspinwall and Myrne D. Aspinwall, husband and wife, Grantors, of - County of Los Angeles, State of California, owners of the hereinafter described lands, for and in consideration of One and no/100 Dollars ($1.00) to us in hand paid by the State of California, or on its behalf, the receipt whereof is hereby acknowledged, and the benefits to accrue to us by reason of the location and establishment by the State of California of a public highway upon, over and across said lands, we do hereby signify our approval of and consent to the location, establishment and construction of such highway thereon and we do, by these presents hereby grant, convey and dedicate to the State of California, grantee, the right of way and incidents thereto for such public highway upon, over and across all that certain real property hereinafter described, lying and being in the City of Manhat Beach, County of Los Angeles, State of California, and particularly described as follows, to-wit:

That portion of Lots 27 and 28 of Block 108 of Redondo Villa Tract "B" as shown on map recorded in Book 11, Pages 110 and 111 of Maps, records of Los Angeles County, described as follows: Beginning at the southwesterly corner of said Lot 27; thence Easterly, along the southerly line of said lots, 80.00 feet to the southeasterly corner of the westerly 30 feet of said Lot 28; thence Northerly along the easterly line of said Westerly 30 feet of Lot 28, 18.92 feet; thence Westerly in a direct line to a point in the westerly line of said Lot 27, distant thereon, 17.80 feet northerly from said southwesterly corner; thence Southerly, 17.80 feet to the point of beginning.

And we, the said grantors, do hereby waive all claim for compensation for any and all damages on account of the location, establishment and construction of said highway; and do hereby grant to the State of California all trees, growths (growing or that may hereafter grow) and roadbuilding materials within said right of way, including the right to take water, together with the right to use the same in such manner and at such locations as said grantee may deem proper, needful or necessary in the construction, reconstruction and maintenance of said highway. In Witness Whereof, we have set our hands and seal this 3rd day of April, 1935.

Signed,sealed and delivered in the presence of) Verne L. Aspinwall (Seal)
Neil C. Brown, As Subscribing Witness.) Myrne D. Aspinwall (Seal)

State of California, County of Los Angeles.) SS. ACKNOWLEDGMENT OF SUBSCRIBING WITNESS

On this 5th day of April, in the year One Thousand Nine Hundred and Thirty-five, before me, Ann Wesson, a Notary Public in and for said County and State, residing therein, duly commissioned and sworn, personally appeared Neil C. Brown, known to me to be the person whose name is subscribed to the within instrument as witness thereto, who, being by me duly sworn, deposed and said: That he resides in Los Angeles, County of Los Angeles, State of California; that he was present and saw Verne L. Aspinwall and Myrne D. Aspinwall (personally known to him to be the persons described in, and who executed the said within instrument as parties thereto), sign, seal and deliver the same; that the said Verne L. Aspinwall and Myrne D. Aspinwall duly acknowledged in the presence of said affiant, that they executed the same and that he, the said affiant, thereupon, and at the request of said Verne L. Aspinwall and Myrne D. Aspinwall subscribed his name as witness thereto. In Witness Whereof, I have hereunto set my hand and affixed my official seal, at my office in the said County of Los Angeles, State of California, the day and year in this certificate first above written.

(Notarial Seal) Ann Wesson, Notary Public

in and for the County of Los Angeles, State of California. My commission expires 6/15/37

(CERTIFICATE OF ACCEPTANCE, CIVIL CODE, SECTION 1158)

THIS IS TO CERTIFY, That the State of California, acting by and through the Department of Public Works, Division of Highways, hereby consents to execution and recordation of the within deed, and accepts for public purposes the real property and/or interest therein and/or easement thereon, therein described.

In Witness Whereof, The Director of Public Works of the State of California has hereunto set his hand at this 5th day of April, 1935.

EARL LEE KELLY, Director of Public Works.
By S. V. Cortelyou, District Engineer.

Description Approved: HST
Execution Approved: JFW

#526 Copy of original recorded at request of State of California Department of Public Works, Division of Highways, Apr. 10, 1935, 9:28 A.M.
Copyist #20 Compared C.L.Logan, County Recorder, By: [illegible], Deputy
Free-7-M.

ASSIGNMENT OF ROYALTY

WNS Concord Oil Company, a California corporation, in consideration of One ($1.00) Dollar, receipt of which is hereby acknowledged, and other good and valuable consideration, hereby sells, assigns and transfers to R. D. Wilfong, (one) % of all oil, gas and other hydrocarbon substances that may be produced, saved and sold from Concord Well No. 1, located upon that certain real property particularly described as being:

The westerly one-half portion of the north sixty (60) feet of the south one hundred fifty-nine and five-tenths (159.5) feet of Lots nine (9) and ten (10) of Stovells Addition to Burnett, in the County of Los Angeles, State of California, as per map recorded in Book 3 of Maps and Records at Page 21-22 inclusive, and expressly warrants the title to the royalty interest so sold, assigned and transferred.

Concord Oil Company is the owner of a leasehold estate in said real property by virtue of that certain oil and gas lease dated the 31st day of January, 1934, wherein Medal Oil Company, a corporation, is lessor, and Concord Oil Company, a corporation, is lessee, and recorded the 23rd day of February, 1934, in the office of the County Recorder of Los Angeles County, California, which said lease is subordinate to a parent lease covering said real property, which parent lease was executed the 11th day of December, 1933, by and between Cornelia Bolton, as Executrix of the Estate of John A. Bolton, deceased, as lessor, and Gordon Terbell Collins, as lessee, and recorded January 26th, 1934, in the office of the County Recorder of Los Angeles County, California.

Concord Oil Company hereby guarantees that it will not sell, assign or convey its said leasehold estate, or any part thereof, without first submitting to the Commissioner of Corporations a copy of the proposed assignment, and no subsequent assignment of the royalty interest hereby assigned and transferred, or any part thereof, shall be valid or binding upon the undersigned unless a full, true and complete copy thereof is first delivered to the undersigned. The royalty hereby sold, assigned and transferred is subject to its pro rata share of the actual cost of operation and maintenance, same to be payable out of the production and in no event to exceed the sum of Five ($5.00) Dollars per month for each one (1%) per cent royalty hereby sold, assigned and transferred.

certificate first above written.
(Notarial Seal) Nora Maude Barrett, Notary Public
in and for said County and State. My Commission Expires June 12, 1936.

#1052. Copy of original recorded at request of Cal.Trust Co. Jan.9,1935, 2:53 P.M.
Copyist 168. Compared. C.L.Logan, County Recorder, by [illegible] Deputy.
$1.00-5. S.

Voluntary Cancellation of Agreement for Sale of Real Estate and Quitclaim Deed

In consideration of the release of the undersigned from the obligations assumed and agreed to be performed by the undersigned as Buyer in that certain agreement for sale of real estate dated May 2, 1927, and covering the property hereinafter described, and in further consideration of the surrender and cancellation of the said agreement, the undersigned hereby release California Trust Company, a corporation, and its predecessors in interest, if any, from all obligations agreed to be performed by the Seller under said agreement, and authorizes the said California Trust Company, and its predecessors in interest, if any, to retain all money heretofore paid, pursuant to said agreement as rent and agreed and liquidated damages and not as a penalty. The undersigned to induce the cancellation of said agreement and to obtain said release certifies that no part of his right, title, or interest in or to the said agreement for sale of real estate or the land described therein has at any time been transferred or assigned to any other person, and agrees to execute at any time hereafter any further instruments necessary to effectuate such release and cancellation.

In further consideration of the release of the undersigned from said obligations, the undersigned hereby release, remise, and forever quitclaim unto California Trust Company, a corporation, the real property situated in the City of Los Angeles, County of Los Angeles, State of California, described as follows: The West 25 feet of Lot 324 Tract 9668 as per map recorded in Book 135 pages 1, 2, 3, 4 of Maps, records of Los Angeles County, California.

Witness our hands this 25th day of September, 1934.

Maurice R. Norcop
Mary Hobson Norcop

State of California, County of Los Angeles,)ss. On this 25th day of September, 1934, before me, the undersigned, a Notary Public in and for the said County and State residing therein, duly commissioned and sworn, personally appeared Maurice R. Norcop and Mary Hobson Norcop, his wife, personally known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same. In Witness Whereof I have hereunto set my hand and affixed my official seal in said County the day and year in this certificate first above written.

(Notarial Seal) Catherine Robinson, Notary Public
in and for said County and State.
#1053. Copy of original recorded at request of Cal.Trust Co. Jan.9,1935, 2:53 P.M.
Copyist #168. Compared. C.L.Logan, County Recorder, by [illegible] Deputy.
$1.00-5. S.

District	County	Route	No. 33 Section
VII	L.A.	175	Manhattan Beach

Deed Highway

Know All Men by These Presents: Crown Paint & Color Works, Inc., a corporation organized and existing under the laws of the State of California, with its principal place of business in the City and County of Los Angeles, California, and William S. Kline and Ada Kline, his wife, grantors of Los Angeles, County of Los Angeles, State of California, owners of the hereinafter described lands, for and in consideration of One dollar ($1.00), to us in hand paid by the State of California, or on its behalf, the receipt whereof is hereby acknowledged, and the benefits to accrue to us by reason of the location and establishment by the State of California of a public highway upon, over and across said lands, we do hereby signify our approval of and consent to the location, establishment and construction of such highway thereon and we do, by these presents hereby grant, convey and dedicate to the State of California, grantee, the right of way and incidents thereto for such public highway upon, over and across the said lands, hereinafter described, lying and being in the County of Los Angeles, State of California, and particularly described as follows, to wit: Lot 29 and the easterly 20 feet of Lot 28, both in Block 108 of Redondo Villa Tract "B", as shown on map recorded in Book 11, pages 110 and 111 of Maps, records of the County of Los Angeles. Said highway right of way hereby granted, conveyed and dedicated is more particularly described as follows, to wit: That portion of the above mentioned Lot 29 and of the above mentioned easterly 20 feet of Lot 28, within a

strip of land 100 feet wide, lying 50 feet on each side of the following described center line: Beginning at the intersection of the southerly prolongation of the center line of Redondo Avenue (also known as Redondo Street) as shown on said map, with a line which is parallel with and 35 feet southerly, measured at right angles, from the southerly line of Lot 22, said block; thence South 89° 31' 20" East along said parallel line 71.71 feet; thence North 89° 40' 15" East 354.72 feet to a line which is parallel with and 30 feet southerly, measured at right angles, from the southerly line of Lot 32, said block; thence easterly along said last mentioned parallel line 200 feet. To be known as Gould Lane.

Reference is hereby made to County Surveyor Map No. B-442 on file in the office of the Surveyor of the County of Los Angeles. And we, the said grantors, do hereby waive all claim for any and all damages or compensation for and on account of the location, establishment and construction of said highway; and do hereby grant to the State of California, all trees, growths (growing or that may hereafter grow) and roadbuilding materials within said right of way, together with the right to use the same in such manner and at such locations as said grantee may deem proper, needful or necessary in the construction, reconstruction and maintenance of said highway. In Witness Whereof we have set our hands and seals this 28th day of December, 1934.

William S. Kline (Seal)
Ada Kline (Seal)

(Corporate Seal) Crown Paint & Color Works, Inc. (Seal)
By Dean Morgan, President,
By A. E. Neeb, Secretary.

Acknowledgment of Grantor

State of California, County of Los Angeles,)ss. On this 28th day of December, in the year one thousand nine hundred and thirty-four, before me, W. Eugene Henry, a Notary Public in and for said County and State, residing therein, duly commissioned and sworn, personally appeared William S. Kline and Ada Kline, known to me to be the persons described in and whose names are subscribed to the within instrument, and they acknowledged to me that they executed the same. In Witness Whereof I have hereunto set my hand and affixed my official seal at my office in the said County of Los Angeles, State of California, the day and year in this certificate first above written.

(Notarial Seal) W. Eugene Henry, Notary Public
in and for the County of Los Angeles, State of California. My commission expires Nov.23rd, 1937.

State of California, County of Los Angeles,)ss. On this 28th day of December, 1934, before me, W. Eugene Henry, a Notary Public in and for said County, personally appeared Dean Morgan, known to me to be the President, and A. E. Neeb, known to me to be the Secretary of the Crown Paint & Color Works, Inc., a corporation, the corporation that executed the within and foregoing instrument, and known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the same. In Witness Whereof I have hereunto set my hand and official seal the day and year in this certificate first above written.

(Notarial Seal) W. Eugene Henry, Notary Public
in and for the County of Los Angeles, State of California.

(Certificate of Acceptance, Civil Code, Section 1158)

This is to certify that the State of California, acting by and through the Department of Public Works, hereby consents to execution and recordation of the within deed, and accepts for public purposes the real property and/or interest therein and/or easement thereon, therein described. In Witness Whereof, The Director of Public Works of the State of California has hereunto set his hand at Los Angeles, California, this 9th day of January, 1935.

Earl Lee Kelly, Director of Public Works,
By J.C.More, District Office Engineer.

/793. Copy of original recorded at request of State of Cal.Dept.of Public Works, Division of Highways, Jan.10, 1935, 10:39 A.M. Copyist #168. Compared. C.L.Logan, County Recorder,
By L. L. Van Buren (C.B.) Deputy.

Free-11. H.

In Consideration of $10.00 Dollars Pauline Weikman a widow, does hereby Grant to William C. Boswell, an unmarried man, all that real property situate in the City of Los Angeles, County of Los Angeles, State of California, described as follows: Lot Thirteen (13) of Denker Ave. Tract, as per map recorded in Book (11) Page(33) of Maps, now in the office of the County Recorder of said County. Subject to: last half of 1933-34 taxes and a first mortgage now of record for $2800.00. Rights of way, conditions and restrictions of record.
Witness my hand this 2nd day of January, 1935.

Pauline Weikman

District: VII; County : L. A.; Route: 175; Section: Manhattan Beach; No. 18.

DEED HIGHWAY KNOW ALL MEN BY THESE PRESENTS: FRANK TRUJILLO, a married man, as his separate property, Grantor, of County of Los Angeles, State of California, owner of the hereinafter described lands, for and in consideration of One dollars ($1.00) to him in hand paid by the State of California, or on its behalf, the receipt whereof is hereby acknowledged, and the benefits to accrue to him by reason of the location and establishment by the State of California of a public highway upon, over and across said lands, does hereby signify his approval of and consent to the location, establishment and construction of such highway thereon and does, by these presents hereby grant, convey and dedicate to the State of California, grantee, the right of way and incidents thereto for such public highway upon, over and across the said lands, hereinafter described, lying and being in the County of Los Angeles, State of California, and particularly described as follows, to-wit:

Lots 30 and 31 , Block 108 of Redondo Villa Tract "B", as shown on map recorded in Book 11, pages 110 and 111 of Maps, records of the County of Los Angeles. Said highway right of way hereby granted, conveyed and dedicated is more particularly described as follows, to-wit: That portion of the above mentioned lots within a strip of land 100 feet wide, lying 50 feet on each side of the following described center line: Beginning at the intersection of the southerly prolongation of the center line of Redondo Avenue (also known as Redondo Street) as shown on said map , with a line which is parallel with and 35 feet southerly, measured at right angles, from the southerly line of Lot 22, said block; thence South 89° 31' 20" East along said parallel line 71.71 feet; thence North 89° 40' 15" East 354.72 feet to a line which is parallel with and 30 feet southerly, measured at right angles, from the southerly line of Lot 32, said block; thence easterly along said last mentioned parallel line 200 feet. To be known as GOULD LANE.

Reference is hereby made to County Surveyor Map No. 5-442 on file in the office of of the Surveyor of the County of Los Angeles. And the said grantor, does hereby waive all claim for any and all damages or compensation for and on account of the location, establishment and construction of said highway; and does hereby grant to the State of California all trees, growths (growing or that may hereafter grow) and roadbuilding materials within said right of way, together with the right to use the same in such manner and at such locations as said grantee may deem proper, needful or necessary in the construction, reconstruction and maintenance of said high way.

IN WITNESS WHEREOF I have set my hand and seal this 18 day of July, 1934.

Signed, sealed and delivered in the presence of W. J. Overman, As subscribing witness } FRANK TRUJILLO (SEAL)

ACKNOWLEDGMENT OF SUBSCRIBING WITNESS

STATE OF CALIFORNIA, COUNTY OF LOS ANGELES)ss.

On this 22nd day of October in the year one thousand nine hundred and thirty-four, before me, L. E. Lampton, County Clerk and ex-Officio Clerk of the Superior Court, in and for said County and State, residing therein, duly commissioned and sworn, personally appeared W. J. Overman, known to me to be the person whose name is subscribed to the within instrument as a witness thereto, who, being by me duly sworn, deposed and said: that he resides in County of Los Angeles, State of California that he was present and saw Frank Trujillo, a married man, (personally known to him to be the person described in, and who executed the said within instrument as party thereto), sign , seal and deliver the same; that the said FRANK TRUJILLO duly acknowledged in the presence of said affiant, that he executed the same and that he, the said affiant, thereupon, and at the request of said FRANK TRUJILLO subscribed his name as witness thereto.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal , at my office in the said County of Los Angeles, State of California, the day and year in this certificate first above written.

(Superior Court Seal) L. E. LAMPTON, County Clerk and ex-Officio Clerk of said Superior Court. By George A. Mitchell, Deputy.

CERTIFICATE OF ACCEPTANCE. CIVIL CODE, SECTION 1158) THIS IS TO CERTIFY, That the State of California, acting by and through the Department of Public Works, hereby consents to execution and recordation of the within deed, and accepts for public purposes the real property and/or interest therein and/or easement thereon, therein described.

IN WITNESS WHEREOF, The Director of Public Works of the State of California has hereunto set his hand at Los Angeles, California, this 29th day of October, 1934.

EARL LEE KELLY, Director of Public Works.
By J. C. Mere, Dist. Office Engineer.

#2347. Copy of original recorded at request of Dept. of Public Works, Oct 30, 1934, 3:09 P. M. Copyist $7. Compared. C. L. Logan, County Recorder. By M. Edwards Deputy.
Free-9-N.

----------////----------

This page is part of your document - DO NOT DISCARD

20071027522

Pages: 0003

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

04/27/07 AT 03:10PM

Fees:	$12.00
Taxes:	$0.00
Other:	$9.00
Paid:	$21.00

0000606558 200704270620073 Counter

TITLE(S) :

L E A D S H E E T

Assessor's Identification Number (AIN)
To be completed by Examiner OR Title Company in black ink. **Number of AIN's Shown**

E527651

THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUEST BY

WHEN RECORDED MAIL TO

NAME City of Manhattan Bch

MAILING ADRESS 3621 Bell Ave

CITY,STATE ZIP CODE Manhattan Beach CA 90266

2

04/27/07

20071027522

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

Maintenance

TITLE(S)

Operating & Maintenance Agreement Form

3

Recording requested by and Mail to:
City of Manhattan Beach
3621 Bell Avenue
Manhattan Beach, CA 90266

**********Space Above This Line For Recorder's Use**********

Operating and Maintenance Agreement Form
Regarding On-Site Storm Water Pollution BMPs and Mitigation Devices

The undersigned hereby certifies that I am (we are) the owner(s) of the hereinafter legally described real property located in the City of Manhattan Beach, County of Los Angeles, State of California (please give the legal description): 4163-008-044

Site Address: 1727 ARTESIA BLVD, MANHATTAN BEACH, CA

As the legal owner(s) of the property indicated above and for the mutual benefit of future purchasers, their heirs, successors, and assigns, do hereby fix the following protective conditions to which their property, or portions thereof, shall be held, sold and/or conveyed. We agree to install, maintain and service all storm water pollution mitigation devices and BMPs according to the final SUSMP Plan as permitted by the City for said property: Permit No. 06-04137 (Attachment 1).

The legal property owner(s) shall conduct a maintenance and repair inspection of the on-site storm water pollution mitigation devices and BMPs as shown on the final SUSMP Plan as permitted by the City at least once a year and shall retain proof of the inspection. Said maintenance inspection shall verify the legibility of all required stencils and signs and shall repaint and label as necessary.

A professional civil engineer, registered in the State of California, shall certify that the annual maintenance inspection was completed and that the site BMPs are in compliance with the final SUSMP Plan as permitted by the City. The property owner(s) shall send this certified proof to the City by the first day of October each year. The legal property owner(s) shall provide a copy of this O&M Agreement Form and Attachment 1 to the new owner with any sale of the said property.

STUART SACKLEY	
(Print Name of Property Owner)	(Print Name of Property Owner)
Stuart Sackley	
(Signature of Property Owner)	(Signature of Property Owner)

Dated this 13th day of MARCH 2007.

**********Space Below This Line For Notary's Use**********

STATE OF CALIFORNIA, COUNTY OF LOS ANGELES

On March 13, 2007 before me, Sharon May Concannon-Sackley Notary Public (name and title of officer), personally appeared Stuart Sackley (personally known to me) (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within Maintenance Agreement Form and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the said form the person(s), or the entity upon behalf of which the person(s) acted, executed the said form.

WITNESS my hand and official seal.

(SEAL)
Notary Public Signature

SHARON MARY CONCANNON-SACKLEY
Commission # 1491097
Notary Public - California
Los Angeles County
My Comm. Expires May 23, 2008

**********Space Below This Line For City Use**********

Permit No. _____
Attachment 1 SUSMP Plan included? Y ✓ N ___

Approved for recording by: _____ Date: 04/27/07
(Senior Management Analyst)

Description: Los Angeles,CA Document - Year.DocID 2007.1027522 Page: 3 of 3
Order: 3 Comment:

NOTICE

Attached is the document you (or someone on your behalf) requested. As required by Section 12956.1(b)(1) of the California Government Code, please take note of the following:

If the document contains any restriction based on race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, genetic information, national origin, source of income as defined in California Government Code § 12955(p)), or ancestry, that restriction violates state and federal fair housing laws and is void, and may be removed pursuant to Section 12956.2 of the Government Code. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.

This page is part of your document - DO NOT DISCARD

03 3682706

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA

DEC 08 2003 AT 8 A.M.

TITLE(S) : DEED

LEAD SHEET

FEE

FEE $19 H
5

D.T.T
1650.00

CODE
20

CODE
19

CODE
9

NOTIFICATION SENT-$4

Assessor's Identification Number (AIN)
To be completed by Examiner OR Title Company in black ink.

Number of AIN's Shown

4168-008-044

001

THIS FORM NOT TO BE DUPLICATED

12/8/03

2

STEWART TITLE

RECORDING REQUESTED BY

03 3682706

WHEN RECORDED MAIL TO
AND MAIL TAX STATEMENTS TO

NAME: Stuart Sackley
ADDRESS: 4108 THE STRAND
CITY: MANHATTAN BEACH
STATE & ZIP: CALIFORNIA, 90226

GRANT DEED

TITLE ORDER NO. 04014486 ESCROW NO. APN NO. 4163-008-044

THE UNDERSIGNED GRANTOR(s) DECLARE(s):

City Transfer Tax is $_____.
County Transfer Tax is $ 1650.00. (46)
Monument preservation fee is $_____.
(X) computed on full value of property conveyed, or
( ) computed on full value less value of liens and encumbrances remaining at time of sale.
( ) Unicorporated area: ( ) City of _____, and

THAT EXXONMOBIL OIL CORPORATION, formerly known as Mobil Oil Corporation, a New York corporation, having an office at 3225 Gallows Road, Fairfax, VA 22037-0001 ("Grantor") for and in consideration of the sum of ONE MILLION FIVE HUNDRED THOUSAND and 00/100 DOLLARS ($1,500,000.00), and other good and valuable consideration, cash to it in hand paid by STUART SACKLEY, a married man, as his sole and separate property, having an address of 4108 THE STRAND, MANHATTAN BEACH, CA 90226 ("Grantee") the receipt of which is hereby acknowledged, does hereby GRANT, BARGAIN, SELL, and CONVEY unto Grantee, subject to the further provisions of this Deed, all that certain tract or parcel of land (the "Property") in the City of Manhattan Beach, County of Los Angeles, State of California, being more particularly described in Exhibit "A" attached hereto and incorporated herein for all purposes.

This conveyance is made by Grantor and accepted by Grantee subject to Grantor's right to re-enter as described herein and all valid and subsisting easements, rights-of-way, conditions, covenants, restrictions, reservations and exceptions of record, including all building and zoning ordinances, laws, regulations and restrictions by municipal or other governmental authority applicable to the Property and all matters apparent from an inspection of the Property, or which a current, accurate survey of the Property would disclose (including but not limited to encroachments, overlaps or boundary line disputes), collectively the "Permitted Encumbrances".

Grantee acknowledges that the Property has been used as an automobile service station for the storage, sale, transfer and distribution of motor vehicle fuel, petroleum products or derivatives containing hydrocarbons, and that such fuel, products or derivatives or other related substances may have been spilled, leaked, or otherwise discharged onto or into the Property causing contamination to the soil or groundwater on or under the Property.

As part of the consideration for this conveyance, the Grantee for itself, its successors and assigns, covenants and agrees that neither the Property herein conveyed nor any part thereof shall at any time within a period of ten (10) years from the Effective Date of this deed be used for the storage and sale of gasoline, diesel, other motor fuels, lubricants or other petroleum products, nor shall the Property nor any part thereof at any time from the Effective Date of this deed forward be used for residential, hospital or primary medical clinic uses, child care, playground, non-vocational school or agricultural uses nor shall the Property nor any portion thereof be used for the construction or installation of basements or any water wells for drinking or irrigation purposes; that this covenant shall survive delivery of this deed; that this covenant and agreement shall run with the land herein conveyed and that a similar restrictive covenant shall be inserted in any deed or lease or other instrument conveying or demising the Property herein conveyed or any part thereof for whatever balance of time remains on the period of the restriction created hereby.

Grantor has conducted an environmental site assessment to determine the presence of petroleum hydrocarbons in the soil or groundwater on and under the Property. The written reports setting forth the results of such assessment delineate the amount and location of any hydrocarbons identified in the soil and/or groundwater and establishes the "Baseline Condition" of the Property. If further testing or remediation is required by any governmental authority with jurisdiction over the environmental condition of the Property, the Baseline Condition shall be modified as reasonably indicated by the results of such tests.

Description: Los Angeles,CA Document - Year.DocID 2003.3682706 Page: 2 of 6
Order: 3 Comment:

Grantor will undertake such remediation of the Baseline Condition as Grantor reasonably deems necessary or appropriate to comply with applicable laws, regulations or government orders and will remediate the Baseline Condition to the levels required by applicable governmental authorities. Grantor shall not be responsible for investigation or remediation of (or any costs or expenses related to) any hydrocarbons or other contamination deposited on or into the Property after the Effective Date, or migrating onto or into the Property after the Effective Date. The owner of the Property will be responsible for investigation and/or remediation of any hydrocarbons or other contamination deposited on or into the Property after the Effective Date.

The owner of the Property shall assign to Grantor any and all right, claim or interest which the owner of the Property or the Property may have to payment or reimbursement by any third party or any governmental authority in connection with remediation of the Baseline Condition.

Grantor reserves the exclusive right to negotiate with any third party or governmental authority regarding testing and/or remediation efforts for any investigation or remedial work performed by Grantor pursuant to this Deed or which a third party or governmental authority may require.

During the period in which Grantor is performing remediation or monitoring activities on the Property, Grantor and the owner of the Property will upon request provide to the other copies of all reports, correspondence, notices and communications sent to or received from any governmental authority regarding the environmental condition of the Property or any remediation and/or investigation at the Property.

GRANTOR'S REMEDIATION RESPONSIBILITIES SHALL INURE ONLY TO THE BENEFIT OF GRANTEE AND THE LENDING INSTITUTION HOLDING THE MORTGAGE TO FINANCE GRANTEE'S PURCHASE OF THE PROPERTY AND NOT TO SUBSEQUENT PURCHASERS, ASSIGNS, OR SUCCESSORS OF EITHER OR ANY OTHER PERSON OR ENTITY.

Grantor reserves the right of access to the Property, at no cost to Grantor, for Grantor, Grantor's employees, agents and contractors for the purpose of conducting investigation and remediation operations. Grantor shall, to the extent practicable consistent with sound remediation practices, undertake such investigation and remediation actions in a manner that will not unreasonably disrupt any operations on the Property. Grantor will not be liable to the owner of the Property, its successors, assigns, tenants or users for business disruption or any other damage, injury or loss whatsoever resulting from such access or remediation; however, Grantor will not prevent the owner of the Property or its tenants from using the Property unless such prevention results from complying with a requirement of any governmental authority. The owner of the Property shall be responsible for any cost or expense to relocate, repair, or replace investigation and/or remediation equipment resulting from the acts or omissions of the owner of the Property or its contractors, invitees, or employees and shall reimburse Grantor for such costs.

As further consideration for this conveyance, Grantee, for itself, its heirs, legal representatives, successors and assigns, as applicable, hereby releases, holds harmless, and forever discharges Grantor, its representatives, successors and assigns, from any and all claims, demands, liabilities (including fines and civil penalties) or causes of action at law or in equity including, without limitation, any statutory causes of action, including the Comprehensive Environmental Response Compensation and Liability Act of 1980, as amended ("CERCLA") and the Resource Conservation and Recovery Act of 1976, as amended ("RCRA") for injury (including death), destruction, loss or damage of any kind or character to the person or property of Grantee (and any subsequent owner of the Property, as applicable) and the employees, agents, servants and representatives of such parties arising out of or in relation to any actual or alleged spills, leaks or other discharges of motor vehicle fuel or petroleum products or derivatives containing hydrocarbons on or into the Property, except as to Grantor's obligation, if any, to remediate the Baseline Condition.

As further consideration for this conveyance, Grantee shall be responsible for, and shall defend (with counsel acceptable to Grantor) and indemnify Grantor, its heirs, legal representatives, successors and assigns from and against any loss, claim, damage or liability to include property damage and personal injury and to include any claim made under CERCLA and RCRA, asserted by any third party or public authority, arising out of or in relation to any surface or subsurface contamination of the Property which may occur on the Property after Effective Date, unless caused by the sole negligence of Grantor. If such property damage, personal injury, or loss results from the joint negligence or willful misconduct of Grantor and the owner of the Property, the Property owner's duty of indemnification shall be in proportion to its allocable share of such joint negligence or willful misconduct.

Grantee shall be responsible for, and defend (with counsel acceptable to Grantor) and indemnify Grantor from and against any loss, claim, damage or liability, to include property damage and personal injury in any way arising out of the presence of asbestos or asbestos containing material located in or on the Property, asserted by any third party or public authority after the Closing Date. Furthermore, Grantee, for itself, its heirs, legal representatives, successors and assigns, as applicable, does hereby release, hold harmless and forever discharge Grantor, its representatives, successors and assigns, from any and all claims, demands, liabilities (including fines and civil penalties) or causes of action at law or in equity (including, without limitation, any causes of action under the Rules) for injury (including death), destruction, loss or damage of any kind or character to the person or property of Grantee and its employees, agents, servants, and representatives, arising out of or in relation to any presence of asbestos or asbestos containing material located in, or on the Property.

The conditions, covenants and other provisions set out in this Deed shall be covenants running with the land and shall be binding upon and (except as expressly provided otherwise) shall inure to the benefit of the parties, their subsidiaries, affiliates, legal representatives, heirs, successors and assigns as applicable.

Ad valorem taxes and special assessments, if any, against the Property for the year in which the Effective Date occurs will be pro-rated between Grantor and Grantee as of the Effective Date, and Grantee hereby assumes and agrees to pay same.

TO HAVE AND TO HOLD the Property, together with the appurtenances, estate, title and interest thereto, unto Grantee, Grantee's successors, heirs and assigns forever, subject to the provisions hereof, and in lieu of all other warranties, express or implied, Grantor does hereby bind itself, its successors and assigns, to warrant and forever defend the title to the Property unto Grantee, Grantee's successors, heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise, subject to the Permitted Encumbrances.

IN WITNESS WHEREOF, Grantor has signed this deed this 6TH day of October 2003 but EFFECTIVE as of this 4TH day of DECEMBER 2003 ("Effective Date").

WITNESS:

By: Jill Forsyth
Name: Jill Forsyth

GRANTOR
EXXONMOBIL OIL CORPORATION

By: D.J. Fisher
Name: D.J. Fisher
Title: Real Estate Alliance Coordinator

COMMONWEALTH OF VIRGINIA)
)ss:
COUNTY OF FAIRFAX)

On this 6TH day of October, 2003, before me personally came D.J. Fisher, to me known, who being by me duly sworn, did depose and say that deponent(s) reside(s) in Fairfax, VA: that deponent(s) is/are the Real Estate Alliance Coordinator of EXXONMOBIL OIL CORPORATION, the corporation described in and which executed the foregoing instrument; that deponent(s) know(s) the seal of said corporation; that the seal affixed to said instrument is such corporate seal, that it was affixed by order of the Board of Directors of said corporation, and that deponent(s) signed his/her/their name(s) thereto by like order in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Given my hand and official seal

Bonnie M Bogert
Notary Public

My Commission Expires: 11/30/06

I was originally commissioned as Bonnie M. Midlin, Notary Public

03 3682706

Description: Los Angeles,CA Document - Year.DocID 2003.3682706 Page: 4 of 6
Order: 3 Comment:

WITNESS:

By: _____
Name: David Matt Carlons

GRANTEE
STUART SACKLEY

By: Stuart Sackley
Name: STUART SACKLEY
Title: Sole owner

STATE OF CALIFORNIA §
§
COUNTY OF _____ §

On 12.3.03, before me, Mari Lynn Peters, Notary Public, personally appeared Stuart Sackley personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s), whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Mari Lynn Peters
Notary Public

My Commission Expires: July 24, 2007

MARI LYNN PETERS
Commission # 1427052
Notary Public - California
Los Angeles County
My Comm. Expires Jul 24, 2007

6

EXHIBIT "A"
TO SPECIAL WARRANTY DEED FROM
EXXONMOBIL OIL CORPORATION TO
STUART SACKLEY

PARCEL 1:

LOT 27 AND THE WESTERLY 30 FEET OF LOT 28 OF BLOCK 108 OF REDONDO VILLA TRACT B, IN THE CITY OF MANHATTAN BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11, PAGE(S) 110 AND 111 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:

LOTS 28 AND 29 OF BLOCK 108 OF REDONDO VILLA TRACT B, IN THE CITY OF MANHATTAN BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11, PAGE(S) 110 AND 111 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT FROM SAID LOT 28 THE WESTERLY 30.00 FEET THEREOF.

AND EXCEPT FROM SAID LOT 29 THAT PORTION OF SAID LOT DESCRIBED IN THE DEED TO THE COUNTY OF LOS ANGELES, RECORDED OCTOBER 18, 1961 AS INSTRUMENT NO. 4450 IN BOOK D1391 PAGE 564, OF OFFICIAL RECORDS OF SAID COUNTY.

PARCEL 3:

LOT 30 IN BLOCK 108 OF REDONDO VILLA TRACT B, IN THE CITY OF MANHATTAN BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11, PAGE(S) 110 AND 111 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THAT PORTION OF LOT 30 LYING SOUTHEASTERLY OF THE NORTHWESTERLY LINE OF THE LAND DESCRIBED IN THE DEED TO THE COUNTY OF LOS ANGELES, RECORDED MARCH 3, 1961 IN BOOK D 1143 PAGE 735, OF OFFICIAL RECORDS.

This page is part of your document - DO NOT DISCARD

20130377036

Pages: 0006

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County, California

03/13/13 AT 08:00AM

FEES:	30.00
TAXES:	0.00
OTHER:	0.00
PAID:	30.00

LEADSHEET

201303130190006

00007381116

004710541

SEQ:
27

DAR - Title Company (Hard Copy)

THIS FORM IS NOT TO BE DUPLICATED

E497026

T97

RECORDING REQUESTED BY
FIRST AMERICAN TITLE INSURANCE CO.
NATIONAL COMMERCIAL SERVICES
NCS — 527575-SA1

03/13/2013

20130377036

2

After recording return to:

Law Office of R. Bryce Shirley
19800 MacArthur Blvd., Ste. 300
Irvine, CA 92612
Attn: R. Bryce Shirley, Esq.

(Space Above For Recorder's Use)

MEMORANDUM OF LEASE

This Memorandum of Lease ("**Memorandum**"), dated to be effective as of 12-26, 2012, is entered into by **STUART H. SACKLEY, AS CO-TRUSTEE FOR THE SACKLEY FAMILY TRUST, DATE MARCH 31, 2004,** ("**Landlord**"), and **JPMORGAN CHASE BANK, NATIONAL ASSOCIATION**, a national banking association ("**Tenant**").

1. Grant of Lease; Term.

(a) Landlord leases to Tenant, and Tenant leases from Landlord, those certain premises more particularly described on **Exhibit "A"** attached hereto and incorporated herein (the **"Premises")** for a term of fifteen (15) years, subject to the provisions of that certain Lease between the parties hereto, dated 12-26, 2012 (the "**Lease**"). The provisions of the Lease are incorporated herein by this reference.

(b) The Lease grants Tenant three (3) options of five (5) years each and one (1) option of four (4) years eleven (11) months to renew the term of the Lease, on the terms set forth therein. *

2. Right of First to Purchase. Tenant has a right of first refusal to purchase the Premises on the terms set forth in the Lease.

3. Purpose. This Memorandum is prepared for the purpose of recordation only, and it in no way modifies the provisions of the Lease. In the event of any inconsistency between the provisions of this Memorandum and the Lease, the provisions of the Lease shall prevail.

4. Miscellaneous. The parties have executed this Memorandum of Lease as of the date first set forth above on the dates and at the places indicated in their acknowledgments below.

[SIGNATURES ON NEXT PAGE]

* Term of Lease is less than 35 years.

27

3

LANDLORD:

STUART H. SACKLEY, AS CO-TRUSTEE FOR THE SACKLEY FAMILY TRUST DATED MARCH 31, 2004

By: _____

Name: STUART SACKLEY
ALSO KNOWN AS STUART H. SACKLEY

Title: CO-TRUSTEE

TENANT:

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, a national banking association

By: _____

Name: Gregg A. Vogel

Title: Senior Vice President

[ATTACH NOTARIES FOR ALL SIGNATURES]

4

ACKNOWLEDGMENT

State of California

County of LOS ANGELES

On DECEMBER 26, 2012 before me, SHEILA E. ENNIS,

A Notary Public, personally appeared STUART H. SACKLY

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

SHEILA E. ENNIS
Commission # 1886405
Notary Public - California
Los Angeles County
My Comm. Expires Apr 19, 2014

(Seal)

STATE OF CALIFORNIA)
)ss
COUNTY OF ORANGE)

On FEB 14, 2013 before me, LINDA KRUEGER, NOTARY PUBLIC (here insert name and title of officer), personally appeared GREGG A. VOGEL, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

LINDA KRUEGER
Commission # 1937983
Notary Public - California
Orange County
My Comm. Expires May 23, 2015

(Seal)

Notary Public

EXHIBIT A

That certain real property situated in the City of Manhattan Beach, County of Los Angeles, State of California, and is described as follows:

PARCEL 1:

LOT 27 AND THE WESTERLY 30 FEET OF LOT 28 IN BLOCK 108 OF REDONDO VILLA TRACT "B", IN THE CITY OF MANHATTAN BEACH, AS PER MAP RECORDED IN BOOK 11 PAGES 110 AND 111 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:

LOTS 28 AND 29 IN BLOCK 108 OF REDONDO VILLA TRACT "B", IN THE CITY OF MANHATTAN BEACH, AS PER MAP RECORDED IN BOOK 11 PAGE 110 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT FROM SAID LOT 28 THE WESTERLY 30.00 FEET THEREOF.

ALSO EXCEPT FROM SAID LOT 29 THAT PORTION OF SAID LOT DESCRIBED IN THE DEED TO THE COUNTY OF LOS ANGELES, RECORDED ON OCTOBER 18, 1961 AS INSTRUMENT NO. 4450 IN BOOK D1391 PAGE 564, OFFICIAL RECORDS.

PARCEL 3:

LOT 30 IN BLOCK 108 OF REDONDO VILLA TRACT "B", IN THE CITY OF MANHATTAN BEACH, AS PER MAP RECORDED IN BOOK 11 PAGES 110 AND 111 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ALSO EXCEPT FROM SAID LOT 30 LYING SOUTHEASTERLY OF THE NORTHWESTERLY LINE OF THE LAND DESCRIBED IN THE DEED TO THE COUNTY OF LOS ANGELES, RECORDED ON MARCH 3, 1961 AS IN BOOK D1143 PAGE 735, OFFICIAL RECORDS.

APN: 4163-008-044

This page is part of your document - DO NOT DISCARD

20130377036

Pages: 0006

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County, California

03/13/13 AT 08:00AM

FEES:	30.00
TAXES:	0.00
OTHER:	0.00
PAID:	30.00

LEADSHEET

201303130190006

00007381116

004710541

SEQ:
27

DAR - Title Company (Hard Copy)

THIS FORM IS NOT TO BE DUPLICATED

T97

E491026

RECORDING REQUESTED BY
FIRST AMERICAN TITLE INSURANCE CO.
NATIONAL COMMERCIAL SERVICES
NCS — 527575-SA1

03/13/2013

20130377036

2

After recording return to:

Law Office of R. Bryce Shirley
19800 MacArthur Blvd., Ste. 300
Irvine, CA 92612
Attn: R. Bryce Shirley, Esq.

(Space Above For Recorder's Use)

MEMORANDUM OF LEASE

This Memorandum of Lease ("**Memorandum**"), dated to be effective as of 12-26, 2012, is entered into by **STUART H. SACKLEY, AS CO-TRUSTEE FOR THE SACKLEY FAMILY TRUST, DATE MARCH 31, 2004,** ("**Landlord**"), and **JPMORGAN CHASE BANK, NATIONAL ASSOCIATION**, a national banking association ("**Tenant**").

1. Grant of Lease; Term.

(a) Landlord leases to Tenant, and Tenant leases from Landlord, those certain premises more particularly described on **Exhibit "A"** attached hereto and incorporated herein (the **"Premises"**) for a term of fifteen (15) years, subject to the provisions of that certain Lease between the parties hereto, dated 12-26, 2012 (the "**Lease**"). The provisions of the Lease are incorporated herein by this reference.

(b) The Lease grants Tenant three (3) options of five (5) years each and one (1) option of four (4) years eleven (11) months to renew the term of the Lease, on the terms set forth therein.*

2. Right of First to Purchase. Tenant has a right of first refusal to purchase the Premises on the terms set forth in the Lease.

3. Purpose. This Memorandum is prepared for the purpose of recordation only, and it in no way modifies the provisions of the Lease. In the event of any inconsistency between the provisions of this Memorandum and the Lease, the provisions of the Lease shall prevail.

4. Miscellaneous. The parties have executed this Memorandum of Lease as of the date first set forth above on the dates and at the places indicated in their acknowledgments below.

[SIGNATURES ON NEXT PAGE]

* Term of Lease is less than 30 years.

27

3

LANDLORD:

STUART H. SACKLEY, AS CO-TRUSTEE FOR THE SACKLEY FAMILY TRUST DATED MARCH 31, 2004

By: _____

Name: STUART SACKLEY
Also known as STUART H. SACKLEY

Title: CO-TRUSTEE

TENANT:

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, a national banking association

By: _____

Name: Gregg A. Vogel

Title: Senior Vice President

[ATTACH NOTARIES FOR ALL SIGNATURES]

4

ACKNOWLEDGMENT

State of California

County of LOS ANGELES

On DECEMBER 26, 2012 before me, SHEILA E. ENNIS,

A Notary Public, personally appeared STUART H. SACKLEY

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

SHEILA E. ENNIS
Commission # 1886405
Notary Public - California
Los Angeles County
My Comm. Expires Apr 19, 2014

(Seal)

STATE OF CALIFORNIA)
)ss
COUNTY OF ORANGE)

On FEB 14, 2013 before me, LINDA KRUEGER, NOTARY PUBLIC (here insert name and title of officer), personally appeared GREGG A. VOGEL, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

Notary Public

LINDA KRUEGER
Commission # 1937983
Notary Public - California
Orange County
My Comm. Expires May 23, 2015

(Seal)

EXHIBIT A

That certain real property situated in the City of Manhattan Beach, County of Los Angeles, State of California, and is described as follows:

PARCEL 1:

LOT 27 AND THE WESTERLY 30 FEET OF LOT 28 IN BLOCK 108 OF REDONDO VILLA TRACT "B", IN THE CITY OF MANHATTAN BEACH, AS PER MAP RECORDED IN BOOK 11 PAGES 110 AND 111 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:

LOTS 28 AND 29 IN BLOCK 108 OF REDONDO VILLA TRACT "B", IN THE CITY OF MANHATTAN BEACH, AS PER MAP RECORDED IN BOOK 11 PAGE 110 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT FROM SAID LOT 28 THE WESTERLY 30.00 FEET THEREOF.

ALSO EXCEPT FROM SAID LOT 29 THAT PORTION OF SAID LOT DESCRIBED IN THE DEED TO THE COUNTY OF LOS ANGELES, RECORDED ON OCTOBER 18, 1961 AS INSTRUMENT NO. 4450 IN BOOK D1391 PAGE 564, OFFICIAL RECORDS.

PARCEL 3:

LOT 30 IN BLOCK 108 OF REDONDO VILLA TRACT "B", IN THE CITY OF MANHATTAN BEACH, AS PER MAP RECORDED IN BOOK 11 PAGES 110 AND 111 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ALSO EXCEPT FROM SAID LOT 30 LYING SOUTHEASTERLY OF THE NORTHWESTERLY LINE OF THE LAND DESCRIBED IN THE DEED TO THE COUNTY OF LOS ANGELES, RECORDED ON MARCH 3, 1961 AS IN BOOK D1143 PAGE 735, OFFICIAL RECORDS.

APN: 4163-008-044

This page is part of your document - DO NOT DISCARD

20071027522

Pages: 0003

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

04/27/07 AT 03:10PM

Fees:	$12.00
Taxes:	$0.00
Other:	$9.00
Paid:	$21.00

0000606558 200704270620073 Counter

TITLE(S) :

LEAD SHEET

Assessor's Identification Number (AIN)
To be completed by Examiner OR Title Company in black ink. Number of AIN's Shown

THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUEST BY

WHEN RECORDED MAIL TO

NAME City of Manhattan Bch

MAILING ADRESS 3621 Bell Ave

CITY,STATE ZIP CODE Manhattan Beach CA 90266

2

04/27/07

20071027522

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

Maintenance

TITLE(S)

Operating & Maintenance Agreement Form

3

Recording requested by and Mail to:
City of Manhattan Beach
3621 Bell Avenue
Manhattan Beach, CA 90266

**********Space Above This Line For Recorder's Use**********

Operating and Maintenance Agreement Form
Regarding On-Site Storm Water Pollution BMPs and Mitigation Devices

The undersigned hereby certifies that I am (we are) the owner(s) of the hereinafter legally described real property located in the City of Manhattan Beach, County of Los Angeles, State of California (please give the legal description): 4163-008-044

Site Address: 1727 ARTESIA BLVD, MANHATTAN BEACH, CA

As the legal owner(s) of the property indicated above and for the mutual benefit of future purchasers, their heirs, successors, and assigns, do hereby fix the following protective conditions to which their property, or portions thereof, shall be held, sold and/or conveyed. We agree to install, maintain and service all storm water pollution mitigation devices and BMPs according to the final SUSMP Plan as permitted by the City for said property: Permit No. 06-04137 (Attachment 1).

The legal property owner(s) shall conduct a maintenance and repair inspection of the on-site storm water pollution mitigation devices and BMPs as shown on the final SUSMP Plan as permitted by the City at least once a year and shall retain proof of the inspection. Said maintenance inspection shall verify the legibility of all required stencils and signs and shall repaint and label as necessary.

A professional civil engineer, registered in the State of California, shall certify that the annual maintenance inspection was completed and that the site BMPs are in compliance with the final SUSMP Plan as permitted by the City. The property owner(s) shall send this certified proof to the City by the first day of October each year. The legal property owner(s) shall provide a copy of this O&M Agreement Form and Attachment 1 to the new owner with any sale of the said property.

STUART SACKLEY	
(Print Name of Property Owner)	(Print Name of Property Owner)
Stuart Sackley	
(Signature of Property Owner)	(Signature of Property Owner)

Dated this 13th day of MARCH 2007.

**********Space Below This Line For Notary's Use**********

STATE OF CALIFORNIA, COUNTY OF LOS ANGELES

On March 13, 2007 before me, Sharon Mary Concannon-Sackley (name and title of officer), personally appeared Stuart Sackley (personally known to me) (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within Maintenance Agreement Form and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the said form the person(s), or the entity upon behalf of which the person(s) acted, executed the said form.

WITNESS my hand and official seal.

(SEAL)
Notary Public Signature

SHARON MARY CONCANNON-SACKLEY
Commission # 1491097
Notary Public - California
Los Angeles County
My Comm. Expires May 23, 2008

**********Space Below This Line For City Use**********

Permit No. _____
Attachment 1 SUSMP Plan included? Y ✓ N _____

Approved for recording by: _____ Date: 04/27/07
(Senior Management Analyst)

NOTICE

Attached is the document you (or someone on your behalf) requested. As required by Section 12956.1(b)(1) of the California Government Code, please take note of the following:

If the document contains any restriction based on race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, genetic information, national origin, source of income as defined in California Government Code § 12955(p)), or ancestry, that restriction violates state and federal fair housing laws and is void, and may be removed pursuant to Section 12956.2 of the Government Code. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.

1

This page is part of your document - DO NOT DISCARD

03 3682706

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA

DEC 08 2003 AT 8 A.M.

TITLE(S) : DEED

LEAD SHEET

FEE

FEE $19 H
5

D.T.T
1650.00

NOTIFICATION SENT-$4

CODE
20

CODE
19

CODE
9____

Assessor's Identification Number (AIN)
To be completed by Examiner OR Title Company in black ink.

Number of AIN's Shown

4168-008-044

001

THIS FORM NOT TO BE DUPLICATED

12/8/03

2

STEWART TITLE

RECORDING REQUESTED BY

03 3682706

WHEN RECORDED MAIL TO
AND MAIL TAX STATEMENTS TO

NAME: Stuart Sackley
ADDRESS: 4108 THE STRAND
CITY: MANHATTAN BEACH
STATE & ZIP: CALIFORNIA, 90226

GRANT DEED

TITLE ORDER NO. 040144486 ESCROW NO. APN NO. 4163-008-044

THE UNDERSIGNED GRANTOR(s) DECLARE(s):

City Transfer Tax is $_____.
County Transfer Tax is $ 1650.00.
Monument preservation fee is $_____.
(X) computed on full value of property conveyed, or
( ) computed on full value less value of liens and encumbrances remaining at time of sale.
( ) Unicorporated area: ( ) City of _____, and

46

THAT EXXONMOBIL OIL CORPORATION, formerly known as Mobil Oil Corporation, a New York corporation, having an office at 3225 Gallows Road, Fairfax, VA 22037-0001 ("Grantor") for and in consideration of the sum of ONE MILLION FIVE HUNDRED THOUSAND and 00/100 DOLLARS ($1,500,000.00), and other good and valuable consideration, cash to it in hand paid by STUART SACKLEY, a married man, as his sole and separate property, having an address of 4108 THE STRAND, MANHATTAN BEACH, CA 90226 ("Grantee") the receipt of which is hereby acknowledged, does hereby GRANT, BARGAIN, SELL, and CONVEY unto Grantee, subject to the further provisions of this Deed, all that certain tract or parcel of land (the "Property") in the City of Manhattan Beach, County of Los Angeles, State of California, being more particularly described in Exhibit "A" attached hereto and incorporated herein for all purposes.

This conveyance is made by Grantor and accepted by Grantee subject to Grantor's right to re-enter as described herein and all valid and subsisting easements, rights-of-way, conditions, covenants, restrictions, reservations and exceptions of record, including all building and zoning ordinances, laws, regulations and restrictions by municipal or other governmental authority applicable to the Property and all matters apparent from an inspection of the Property, or which a current, accurate survey of the Property would disclose (including but not limited to encroachments, overlaps or boundary line disputes), collectively the "Permitted Encumbrances".

Grantee acknowledges that the Property has been used as an automobile service station for the storage, sale, transfer and distribution of motor vehicle fuel, petroleum products or derivatives containing hydrocarbons, and that such fuel, products or derivatives or other related substances may have been spilled, leaked, or otherwise discharged onto or into the Property causing contamination to the soil or groundwater on or under the Property.

As part of the consideration for this conveyance, the Grantee for itself, its successors and assigns, covenants and agrees that neither the Property herein conveyed nor any part thereof shall at any time within a period of ten (10) years from the Effective Date of this deed be used for the storage and sale of gasoline, diesel, other motor fuels, lubricants or other petroleum products, nor shall the Property nor any part thereof at any time from the Effective Date of this deed forward be used for residential, hospital or primary medical clinic uses, child care, playground, non-vocational school or agricultural uses nor shall the Property nor any portion thereof be used for the construction or installation of basements or any water wells for drinking or irrigation purposes; that this covenant shall survive delivery of this deed; that this covenant and agreement shall run with the land herein conveyed and that a similar restrictive covenant shall be inserted in any deed or lease or other instrument conveying or demising the Property herein conveyed or any part thereof for whatever balance of time remains on the period of the restriction created hereby.

Grantor has conducted an environmental site assessment to determine the presence of petroleum hydrocarbons in the soil or groundwater on and under the Property. The written reports setting forth the results of such assessment delineate the amount and location of any hydrocarbons identified in the soil and/or groundwater and establishes the "Baseline Condition" of the Property. If further testing or remediation is required by any governmental authority with jurisdiction over the environmental condition of the Property, the Baseline Condition shall be modified as reasonably indicated by the results of such tests.

Description: Los Angeles,CA Document - Year.DocID 2003.3682706 Page: 2 of 6
Order: 3 Comment:

Grantor will undertake such remediation of the Baseline Condition as Grantor reasonably deems necessary or appropriate to comply with applicable laws, regulations or government orders and will remediate the Baseline Condition to the levels required by applicable governmental authorities. Grantor shall not be responsible for investigation or remediation of (or any costs or expenses related to) any hydrocarbons or other contamination deposited on or into the Property after the Effective Date, or migrating onto or into the Property after the Effective Date. The owner of the Property will be responsible for investigation and/or remediation of any hydrocarbons or other contamination deposited on or into the Property after the Effective Date.

The owner of the Property shall assign to Grantor any and all right, claim or interest which the owner of the Property or the Property may have to payment or reimbursement by any third party or any governmental authority in connection with remediation of the Baseline Condition.

Grantor reserves the exclusive right to negotiate with any third party or governmental authority regarding testing and/or remediation efforts for any investigation or remedial work performed by Grantor pursuant to this Deed or which a third party or governmental authority may require.

During the period in which Grantor is performing remediation or monitoring activities on the Property, Grantor and the owner of the Property will upon request provide to the other copies of all reports, correspondence, notices and communications sent to or received from any governmental authority regarding the environmental condition of the Property or any remediation and/or investigation at the Property.

GRANTOR'S REMEDIATION RESPONSIBILITIES SHALL INURE ONLY TO THE BENEFIT OF GRANTEE AND THE LENDING INSTITUTION HOLDING THE MORTGAGE TO FINANCE GRANTEE'S PURCHASE OF THE PROPERTY AND NOT TO SUBSEQUENT PURCHASERS, ASSIGNS, OR SUCCESSORS OF EITHER OR ANY OTHER PERSON OR ENTITY.

Grantor reserves the right of access to the Property, at no cost to Grantor, for Grantor, Grantor's employees, agents and contractors for the purpose of conducting investigation and remediation operations. Grantor shall, to the extent practicable consistent with sound remediation practices, undertake such investigation and remediation actions in a manner that will not unreasonably disrupt any operations on the Property. Grantor will not be liable to the owner of the Property, its successors, assigns, tenants or users for business disruption or any other damage, injury or loss whatsoever resulting from such access or remediation; however, Grantor will not prevent the owner of the Property or its tenants from using the Property unless such prevention results from complying with a requirement of any governmental authority. The owner of the Property shall be responsible for any cost or expense to relocate, repair, or replace investigation and/or remediation equipment resulting from the acts or omissions of the owner of the Property or its contractors, invitees, or employees and shall reimburse Grantor for such costs.

As further consideration for this conveyance, Grantee, for itself, its heirs, legal representatives, successors and assigns, as applicable, hereby releases, holds harmless, and forever discharges Grantor, its representatives, successors and assigns, from any and all claims, demands, liabilities (including fines and civil penalties) or causes of action at law or in equity including, without limitation, any statutory causes of action, including the Comprehensive Environmental Response Compensation and Liability Act of 1980, as amended ("CERCLA") and the Resource Conservation and Recovery Act of 1976, as amended ("RCRA") for injury (including death), destruction, loss or damage of any kind or character to the person or property of Grantee (and any subsequent owner of the Property, as applicable) and the employees, agents, servants and representatives of such parties arising out of or in relation to any actual or alleged spills, leaks or other discharges of motor vehicle fuel or petroleum products or derivatives containing hydrocarbons on or into the Property, except as to Grantor's obligation, if any, to remediate the Baseline Condition.

As further consideration for this conveyance, Grantee shall be responsible for, and shall defend (with counsel acceptable to Grantor) and indemnify Grantor, its heirs, legal representatives, successors and assigns from and against any loss, claim, damage or liability to include property damage and personal injury and to include any claim made under CERCLA and RCRA, asserted by any third party or public authority, arising out of or in relation to any surface or subsurface contamination of the Property which may occur on the Property after Effective Date, unless caused by the sole negligence of Grantor. If such property damage, personal injury, or loss results from the joint negligence or willful misconduct of Grantor and the owner of the Property, the Property owner's duty of indemnification shall be in proportion to its allocable share of such joint negligence or willful misconduct.

Grantee shall be responsible for, and defend (with counsel acceptable to Grantor) and indemnify Grantor from and against any loss, claim, damage or liability, to include property damage and personal injury in any way arising out of the presence of asbestos or asbestos containing material located in or on the Property, asserted by any third party or public authority after the Closing Date. Furthermore, Grantee, for itself, its heirs, legal representatives, successors and assigns, as applicable, does hereby release, hold harmless and forever discharge Grantor, its representatives, successors and assigns, from any and all claims, demands, liabilities (including fines and civil penalties) or causes of action at law or in equity (including, without limitation, any causes of action under the Rules) for injury (including death), destruction, loss or damage of any kind or character to the person or property of Grantee and its employees, agents, servants, and representatives, arising out of or in relation to any presence of asbestos or asbestos containing material located in, or on the Property.

The conditions, covenants and other provisions set out in this Deed shall be covenants running with the land and shall be binding upon and (except as expressly provided otherwise) shall inure to the benefit of the parties, their subsidiaries, affiliates, legal representatives, heirs, successors and assigns as applicable.

Ad valorem taxes and special assessments, if any, against the Property for the year in which the Effective Date occurs will be pro-rated between Grantor and Grantee as of the Effective Date, and Grantee hereby assumes and agrees to pay same.

TO HAVE AND TO HOLD the Property, together with the appurtenances, estate, title and interest thereto, unto Grantee, Grantee's successors, heirs and assigns forever, subject to the provisions hereof, and in lieu of all other warranties, express or implied, Grantor does hereby bind itself, its successors and assigns, to warrant and forever defend the title to the Property unto Grantee, Grantee's successors, heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise, subject to the Permitted Encumbrances.

IN WITNESS WHEREOF, Grantor has signed this deed this 6TH day of October 2003 but EFFECTIVE as of this 4TH day of DECEMBER 2003 ("Effective Date").

WITNESS:

By: _____
Name: Jill Forsyth

GRANTOR
EXXONMOBIL OIL CORPORATION

By: _____ by LAW
Name: D.J. Fisher
Title: Real Estate Alliance Coordinator

COMMONWEALTH OF VIRGINIA)
)ss:
COUNTY OF FAIRFAX)

On this 6TH day of October, 2003, before me personally came D.J. Fisher, to me known, who being by me duly sworn, did depose and say that deponent(s) reside(s) in Fairfax, VA: that deponent(s) is/are the Real Estate Alliance Coordinator of EXXONMOBIL OIL CORPORATION, the corporation described in and which executed the foregoing instrument; that deponent(s) know(s) the seal of said corporation; that the seal affixed to said instrument is such corporate seal, that it was affixed by order of the Board of Directors of said corporation, and that deponent(s) signed his/her/their name(s) thereto by like order in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Given my hand and official seal

Bonnie M Bogert
Notary Public

My Commission Expires: 11/30/06

I was originally commissioned as
Bonnie M. Midlin, Notary Public

03 3682706

Description: Los Angeles,CA Document - Year.DocID 2003.3682706 Page: 4 of 6
Order: 3 Comment:

WITNESS:

By: _____
Name: _____
David Matt Carbons

GRANTEE
STUART SACKLEY

By: Stuart Sackley
Name: STUART SACKLEY
Title: Sole owner

STATE OF CALIFORNIA §
§
COUNTY OF _____ §

On 12.3.03, before me, Mari Lynn Peters, Notary Public, personally appeared Stuart Sackley personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s), whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Mari Lynn Peters
Notary Public

MARI LYNN PETERS
Commission # 1427052
Notary Public - California
Los Angeles County
My Comm. Expires Jul 24, 2007

My Commission Expires: July 24, 2007

6

EXHIBIT "A"
TO SPECIAL WARRANTY DEED FROM
EXXONMOBIL OIL CORPORATION TO
STUART SACKLEY

PARCEL 1:

LOT 27 AND THE WESTERLY 30 FEET OF LOT 28 OF BLOCK 108 OF REDONDO VILLA TRACT B, IN THE CITY OF MANHATTAN BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11, PAGE(S) 110 AND 111 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:

LOTS 28 AND 29 OF BLOCK 108 OF REDONDO VILLA TRACT B, IN THE CITY OF MANHATTAN BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11, PAGE(S) 110 AND 111 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT FROM SAID LOT 28 THE WESTERLY 30.00 FEET THEREOF.

AND EXCEPT FROM SAID LOT 29 THAT PORTION OF SAID LOT DESCRIBED IN THE DEED TO THE COUNTY OF LOS ANGELES, RECORDED OCTOBER 18, 1961 AS INSTRUMENT NO. 4450 IN BOOK D1391 PAGE 564, OF OFFICIAL RECORDS OF SAID COUNTY.

PARCEL 3:

LOT 30 IN BLOCK 108 OF REDONDO VILLA TRACT B, IN THE CITY OF MANHATTAN BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11, PAGE(S) 110 AND 111 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THAT PORTION OF LOT 30 LYING SOUTHEASTERLY OF THE NORTHWESTERLY LINE OF THE LAND DESCRIBED IN THE DEED TO THE COUNTY OF LOS ANGELES, RECORDED MARCH 3, 1961 IN BOOK D 1143 PAGE 735, OF OFFICIAL RECORDS.

Description: Los Angeles,CA Document - Year.DocID 2003.3682706 Page: 6 of 6
Order: 3 Comment:

This page is part of your document - DO NOT DISCARD

20131418178

Pages: 0013

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

10/01/13 AT 08:00AM

FEES:	69.00
TAXES:	0.00
OTHER:	0.00
PAID:	69.00

LEADSHEET

201310010210018

00008375841

005806093

SEQ:
17

DAR - Title Company (Hard Copy)

THIS FORM IS NOT TO BE DUPLICATED

t21

Fidelity National Title Company

2

WHEN RECORDED MAIL TO:

Law Office of R. Bryce Shirley
19800 MacArthur Blvd., Suite 300
Irvine, CA 92612
Attention: R. Bryce Shirley, Esq.

10/01/2013
20131418178

17404-955

(Space Above For Recorder's Use)

Signed in counterpart

SUBORDINATION, NON DISTURBANCE AND ATTORNMENT AGREEMENT

THIS SUBORDINATION, NON DISTURBANCE AND ATTORNMENT AGREEMENT ("**Agreement**") is made and entered into as of the 16 day of Sept, 2013, by and among **FARMERS & MERCHANTS BANK OF LONG BEACH**, a California corporation ("**Beneficiary**"), **STUART H. SACKLEY, AS CO-TRUSTEE FOR THE SACKLEY FAMILY TRUST, DATED MARCH 31, 2004** ("**Landlord**"), and **JPMORGAN CHASE BANK, NATIONAL ASSOCIATION**, a national banking association ("**Tenant**").

W I T N E S S E T H:

WHEREAS, Beneficiary is now the owner and holder of that certain Promissory Note ("**Note**") dated September 16, 2013, in the principal sum of TWO MILLION SEVEN HUNDRED FIFTY THOUSAND AND 00/100 DOLLARS ($2,750,000.00), secured by a first priority Deed of Trust, Security Agreement and Assignment of Rents ("**Deed of Trust**"), dated of even date with the Note, to Farmers and Merchants Trust Company, as trustee for the benefit of Beneficiary, recorded, or to be recorded, in Los Angeles County, California, which Deed of Trust constitutes a lien or encumbrance on the real property which is commonly known as 1727 Artesia Boulevard, Manhattan Beach, California, Assessor's Parcel Number 4163-008-044, as more particularly described in **Exhibit A** attached hereto and incorporated herein for all purposes, together with all improvements, appurtenances, other properties (whether real or personal), rights and interests described in the Deed of Trust ("**Property**"); and

WHEREAS, Tenant is the holder of a leasehold estate in and to the entire Property, together with Tenant's appurtenant easements in the Property, being referred to as the ("**Premises**"), pursuant to the terms of that certain Ground Lease dated December 26, 2012 ("**Lease**"), and executed by Tenant and Landlord; and

WHEREAS, Tenant, Landlord and Beneficiary desire to confirm their understandings with respect to the Lease and the Deed of Trust.

NOW, THEREFORE, in consideration of the mutual covenants and agreements herein contained, the parties hereto agree and covenant as follows:

Ground lease SNDA
2013 - Stuart H. Sackley/
Chase Bank rev 9-18-13

17

3

1. Non Disturbance by Beneficiary. So long as Tenant is not in default (beyond any period given Tenant to cure such default) in the payment of rent or in the performance of any of the terms, covenants or conditions of the Lease on Tenant's part to be performed, Tenant's possession and occupancy of the Premises shall not be interfered with or disturbed by Beneficiary during the term of the Lease or any extension thereof duly exercised by Tenant.

2. Attornment by Tenant. If the interests of Landlord in and to the Premises are owned by Beneficiary by reason of judicial foreclosure, private trustee sale or other proceedings brought by it or by any other manner, including, but not limited to, Beneficiary's exercise of its rights under any collateral assignment(s) of leases and rents, and Beneficiary succeeds to the interest of the Landlord under the Lease, Tenant shall be bound to Beneficiary under all of the terms, covenants and conditions of the Lease for the balance of the term thereof remaining and any extension thereof duly exercised by Tenant with the same force and effect as if Beneficiary were the Landlord under the Lease. Tenant does hereby attorn to Beneficiary, as its Landlord, said attornment to be effective and self operative, without the execution of any further instruments on the part of any of the parties hereto, immediately upon Beneficiary's succeeding to the interest of the Landlord under the Lease; provided, however, that Tenant shall be under no obligation to pay rent to Beneficiary until Tenant receives written notice from Beneficiary that it has succeeded to the interest of the Landlord under the Lease. Landlord hereby authorizes and directs Tenant to deliver such payment to Beneficiary upon receipt of such written notice and shall indemnify and hold Tenant harmless from any loss, cost, expense or claim incurred by Tenant in connection with its compliance with this provision. The respective rights and obligations of Tenant and Beneficiary upon such attornment, to the extent of the then remaining balance of the term of the Lease and any such extension, shall be and are the same as now set forth therein, it being the intention of the parties hereto for this purpose to incorporate the Lease in this Agreement by reference, with the same force and effect as if set forth at length herein.

3. Beneficiary Bound by Terms of Lease. If Beneficiary shall succeed to the interest of Landlord under the Lease, Beneficiary shall be bound to Tenant under all of the terms, covenants and conditions of the Lease; provided, however, that Beneficiary shall not be:

(a) Liable for any act or omission of or any claims against any prior landlord, including Landlord, except if and to the extent any such matter constitutes a continuing default of the Landlord's obligations under the Lease from and after Beneficiary succeeds to the interest of Landlord under the Lease; or

(b) Subject to any offsets or defenses which Tenant might have against any prior landlord, including Landlord, except for offset or defenses expressly provided for under the Lease;

(c) Bound by any rent or additional rent which Tenant might have paid for more than the current month to any prior landlord, including Landlord; or

(d) Bound by any amendment or modification of the Lease or waiver of any of its terms in a manner that materially and adversely affects Landlord's rights or obligations under the Lease, made without its consent, which consent shall not be unreasonably withheld, delayed or conditioned, excluding any amendment or modification of the Lease arising from the exercise by Tenant of any option or other right expressly granted to Tenant by the terms of the Lease; or

4

(e) Liable for any sum that any prior landlord, including Landlord, owed to Tenant, including, without limitation, any security deposit, unless the amount owed was actually delivered to Beneficiary; or

(f) Bound by any surrender, cancellation or termination of the Lease, in whole or in part, agreed upon between Landlord and Tenant, unless effected unilaterally by Tenant pursuant to the express terms of the Lease; or

(g) Liable for any construction obligation of any prior landlord, including Landlord; or

(h) Liable for any breach of representation or warranty of any prior landlord, including Landlord.

(i) Liable or responsible under or pursuant to the terms of this Agreement or the Lease for obligations incurred under the Lease from and after the date it ceases to own Landlord's interest in the Lease.

4. Subordination of Lease. Subject to the terms of this Agreement (including, but not limited to, those in Paragraph 2), the Lease now is, and shall at all times continue to be, subject and subordinate in each and every respect to the Deed of Trust and to any and all renewals, modifications, extensions, substitutions, replacements and/or consolidations of the Deed of Trust.

5. Amendments to Lease. Beneficiary, Landlord and Tenant agree that the Lease shall not after the date of this Agreement be amended or modified in a manner that materially and adversely affects Landlord's rights or obligations under the Lease, or terminated without the prior written consent of Beneficiary, which consent shall not be unreasonably withheld, delayed or conditioned, excluding any modification, termination or amendment of the Lease arising from the exercise by Tenant of any option or other right expressly granted to Tenant by the terms of the Lease (including any unilateral rights of Tenant to terminate the Lease). Except as provided in the preceding sentence, any attempted modification, termination or amendment without the prior written consent of Beneficiary shall be void.

6. Notice and Opportunity to Cure. Tenant agrees that it will give written notice to Beneficiary, at the address set forth in Section 10 below (or to another address for Beneficiary notification of which has been given to Tenant pursuant to Section 10 below), of any written notice of default given by Tenant to Landlord under the Lease, and will afford Beneficiary an additional fifteen (15) days beyond the cure period set forth in the Lease to cure any monetary default of Landlord, and will afford Beneficiary an additional thirty (30) days beyond the cure period set forth in the Lease to cure any nonmonetary default of Landlord (provided that Tenant has not been materially deprived of the effective use and occupancy of the Premises for the normal operation of Tenant's business). . Prior to such time as Beneficiary succeeds to the interest of Landlord under the Lease, Beneficiary shall not, however, have any obligation to cure any default of Landlord under the Lease. From and after Beneficiary succeeding to the interest of Landlord under the Lease, the provisions of Section 3 of this Agreement shall apply.

7. Successors of Beneficiary Also Included. The term "**Beneficiary**" shall be deemed to include the Beneficiary stated hereinabove and any of its successors and assigns,

5

including anyone who shall have succeeded to Landlord's interest by, through or under judicial foreclosure or private trustee's sale or other proceedings brought pursuant to the Deed of Trust, or deed in lieu of such foreclosure or proceedings, or otherwise.

8. No Modification. This Agreement may not be modified orally or in any manner other than by an agreement, in writing, signed by the parties hereto and their respective successors in interest. This Agreement shall inure to the benefit of and be binding upon the parties hereto, their respective successors and assigns.

9. Counterparts. To facilitate execution, this Agreement may be executed in as many counterparts as may be convenient or required. It shall not be necessary that the signature and acknowledgment of, or on behalf of, each party, or that the signature and acknowledgment of all persons required to bind any party, appear on each counterpart. All counterparts shall collectively constitute a single instrument. It shall not be necessary in making proof of this Agreement to produce or account for more than a single counterpart containing the respective signatures and acknowledgment of, or on behalf of, each of the parties hereto. Any signature and acknowledgment page to any counterpart may be detached from such counterpart without impairing the legal effect of the signatures and acknowledgments thereon and thereafter attached to another counterpart identical thereto except having attached to it additional signature and acknowledgment pages.

10. Notices. All notices or other communications required or permitted to be given pursuant to the provisions hereof shall be in writing and shall be deemed served and given at the time of (i) deposit in a depository receptacle under the care and custody of the United States Postal Service, properly addressed to the designated address of the addressee as set forth below, postage prepaid, registered or certified mail with return receipt requested or (ii) delivery to the designated address of the addressee set forth below by a third party commercial delivery service. Notice given in any other manner shall be effective only if and when received by the addressee. For purposes of notices, the addresses of the parties shall be as follows:

Beneficiary:	Farmers & Merchants Bank of Long Beach 27525 Indian Peak Road Rolling Hills Estates, CA 90274 Attn: Mr. Jason Anderson Its: First Vice President and Manager
With a copy to:	Farmers & Merchants Bank of Long Beach 302 Pine Avenue Long Beach, CA 90802 Attn: Mr. Phillip J. Bond Its: Executive Vice President/CCO
Tenant:	JPMorgan Chase Lease Administration 1111 Polaris Parkway Mail Code OH1-0241 Columbus, OH 43240 Attn: Lease Administration Manager

6

With a copy to:	JPMorgan Chase Law Department 1111 Polaris Parkway, Suite 4P Mail Code OH1-0152 Columbus, OH 43240 Attn: Real Estate Counsel
And with an additional copy to:	JPMorgan Chase Retail Financial Services 24085 El Toro Road, 2nd Floor Mail Code CA2-5116 Laguna Hills, California 92653 Attn: Senior Vice President
Landlord:	Sackley Family Trust 4108 The Strand Manhattan Beach, CA 90266 Attention: Stuart H. Sackley

Any party shall have the right to change its address for notice hereunder to any other location within the continental United States by notice to the other parties of such new address at least thirty (30) days prior to the effective date of such new address.

SIGNATURES ON FOLLOWING PAGE

1

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first above written.

BENEFICIARY:

FARMERS & MERCHANTS BANK OF LONG BEACH,
a California corporation

By: _____

Name: JASON L. ANDERSON

Title: 1ST VICE PRESIDENT

TENANT:

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION,
a national banking association

By: _____

Name: _____

Title: _____

LANDLORD:

STUART H. SACKLEY, AS CO-TRUSTEE
FOR THE SACKLEY FAMILY TRUST
DATED MARCH 31, 2004

By: _____

Name: Stuart H. Sackley

Title: Co-Trustee

ALL SIGNATURES MUST BE NOTARIZED

8

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first above written.

BENEFICIARY:

FARMERS & MERCHANTS BANK OF
LONG BEACH,
a California corporation

By: _____

Name: DEBRA M. ALLEN

Title: First Vice President

TENANT:

JPMORGAN CHASE BANK, NATIONAL
ASSOCIATION,
a national banking association

By: _____

Name: Gregg A. Vogel
Senior Vice President

Title: _____

LANDLORD:

STUART H. SACKLEY, AS CO-TRUSTEE
FOR THE SACKLEY FAMILY TRUST
DATED MARCH 31, 2004

By: _____

Name: Stuart H. Sackley

Title: Co-Trustee

ALL SIGNATURES MUST BE NOTARIZED

9

STATE OF CALIFORNIA)
)ss
COUNTY OF ORANGE)

On Sep 23, 2013 before me, LINDA KRUEGER, NOTARY PUBLIC (here insert name and title of officer), personally appeared Gregg A. Inger, who proved to me on the basis of satisfactory evidence to be the person(~~s~~) whose name(~~s~~) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

Notary Public

(Seal)

LINDA KRUEGER
Commission # 1937983
Notary Public - California
Orange County
My Comm. Expires May 23, 2015

10

ACKNOWLEDGMENT

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

On September 26, 2013, before me, Nicole Niumata, Notary Public, personally appeared----Debra M. Allen--who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

(seal)

NICOLE NIUMATA
Commission # 1952136
Notary Public - California
Los Angeles County
My Comm. Expires Oct 11, 2015

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of Los Angeles
On SEPTEMBER 24, 2013 before me, Maria Lourdes Soriano, Notary Public ,
DATE NAME, TITLE OF OFFICER-E.G., "JANE DOE, NOTARY PUBLIC"
personally appeared Stuart H. Sackley ,

MARIA LOURDES SORIANO
Commission # 1974515
Notary Public - California
Los Angeles County
My Comm. Expires Apr 8, 2016

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Maria Lourdes Soriano

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

☐ INDIVIDUAL
☐ CORPORATE OFFICER

TITLE(S)

☐ PARTNER(S) ☐ LIMITED ☐ GENERAL

☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER:

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

DESCRIPTION OF ATTACHED DOCUMENT

Subordination, Non-Disturbance and Attornment Agreement (JP Morgan Chase)
TITLE OR TYPE OF DOCUMENT

7
NUMBER OF PAGES

DATE OF DOCUMENT

SIGNER(S) OTHER THAN NAMED ABOVE

12

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of Los Angeles
On September 26, 2013 (DATE) before me, Maria Lourdes Soriano , Notary Public (NAME, TITLE OF OFFICER-E.G., "JANE DOE, NOTARY PUBLIC")
personally appeared Jason L. Anderson ,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Maria Lourdes Soriano

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

☐ INDIVIDUAL
☐ CORPORATE OFFICER

TITLE(S)

☐ PARTNER(S) ☐ LIMITED ☐ GENERAL

☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER:

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

DESCRIPTION OF ATTACHED DOCUMENT

Subordination, Non-Disturbance and Attornment Agreement (JP Morgan Chase)
TITLE OR TYPE OF DOCUMENT

7
NUMBER OF PAGES

DATE OF DOCUMENT

SIGNER(S) OTHER THAN NAMED ABOVE

13

EXHIBIT A

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LOAS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

LOT 27 AND THE WESTERLY 30 FEET OF LOT 28 IN BLOCK 108 OF REDONDO VILLA TRACT B, IN THE CITY OF MANHATTAN BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11 PAGES 110 AND 111 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:

LOTS 28 AND 29 IN BLOCK 108 OF REDONDO VILLA TRACT B, IN THE CITY OF MANHATTAN BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11 PAGE 110 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT FROM SAID LOT 28 THE WESTERLY 30.00 FEET THEREOF.

EXCEPT FROM SAID LOT 29 THAT PORTION OF SAID LOT DESCRIBED IN THE DEED TO THE COUNTY OF LOS ANGELES, RECORDED OCTOBER 18, 1961 AS INSTRUMENT NO. 4450 IN BOOK D-1391 PAGE 564, OF OFFICIAL RECORDS OF SAID COUNTY.

PARCEL 3:

LOT 30 IN BLOCK 108 OF REDONDO VILLA TRACT B, IN THE CITY OF MANHATTAN BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11 PAGES 110 AND 111 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THAT PORTION OF LOT 30 LYING SOUTHEASTERLY OF THE NORTHWESTERLY LINE OF THE LAND DESCRIBED IN THE DEED TO THE COUNTY OF LOS ANGELES, RECORDED MARCH 3, 1961 IN BOOK D-1143 PAGE 735 OF OFFICIAL RECORDS.

APN: 4163-008-044

he Flood Insurance Study report for this jurisdiction.

nce is available in this community, contact your insurance
d Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 500'

0 150 300 METERS

NATIONAL FLOOD INSURANCE PROGRAM FIP

PANEL 1907F

FIRM
FLOOD INSURANCE RATE MAP
LOS ANGELES COUNTY, CALIFORNIA
AND INCORPORATED AREAS

PANEL 1907 OF 2350
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
HERMOSA BEACH, CITY OF	060124	1907	F
MANHATTAN BEACH, CITY OF	060138	1907	F
REDONDO BEACH, CITY OF	060150	1907	F
TORRANCE, CITY OF	060165	1907	F

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
06037C1907F

EFFECTIVE DATE
SEPTEMBER 26, 2008

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

Aviation Blvd. Manhattan Beach Phase I ESA

1751 Artesia Blvd B

Manhattan Beach, CA 90266

Inquiry Number: 4959149.9

June 08, 2017

The EDR Aerial Photo Decade Package

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Aerial Photo Decade Package

06/08/17

Site Name:

Aviation Blvd. Manhattan Beac
1751 Artesia Blvd B
Manhattan Beach, CA 90266
EDR Inquiry # 4959149.9

Client Name:

Michael Baker International
14725 Alton Parkway
Irvine, CA 92618
Contact: Danielle Regimbal

Environmental Data Resources, Inc. (EDR) Aerial Photo Decade Package is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's professional researchers provide digitally reproduced historical aerial photographs, and when available, provide one photo per decade.

Search Results:

Year	Scale	Details	Source
2012	1"=500'	Flight Year: 2012	USDA/NAIP
2010	1"=500'	Flight Year: 2010	USDA/NAIP
2009	1"=500'	Flight Year: 2009	USDA/NAIP
2005	1"=500'	Flight Year: 2005	USDA/NAIP
2002	1"=500'	Flight Date: June 10, 2002	USDA
1994	1"=500'	Acquisition Date: May 31, 1994	USGS/DOQQ
1989	1"=500'	Flight Date: August 22, 1989	USDA
1983	1"=500'	Flight Date: November 19, 1983	EDR Proprietary Brewster Pacific
1977	1"=500'	Flight Date: January 18, 1977	EDR Proprietary Brewster Pacific
1970	1"=500'	Flight Date: February 19, 1970	EDR Proprietary Brewster Pacific
1963	1"=500'	Flight Date: February 28, 1963	USGS
1952	1"=500'	Flight Date: April 11, 1952	USDA
1938	1"=500'	Flight Date: February 07, 1938	USDA
1928	1"=500'	Flight Date: January 01, 1928	USGS

When delivered electronically by EDR, the aerial photo images included with this report are for ONE TIME USE ONLY. Further reproduction of these aerial photo images is prohibited without permission from EDR. For more information contact your EDR Account Executive.

Disclaimer - Copyright and Trademark Notice

This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OF DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT. Purchaser accepts this Report "AS IS". Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

Copyright 2017 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc., or its affiliates, is prohibited without prior written permission.

EDR and its logos (including Sanborn and Sanborn Map) are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners.

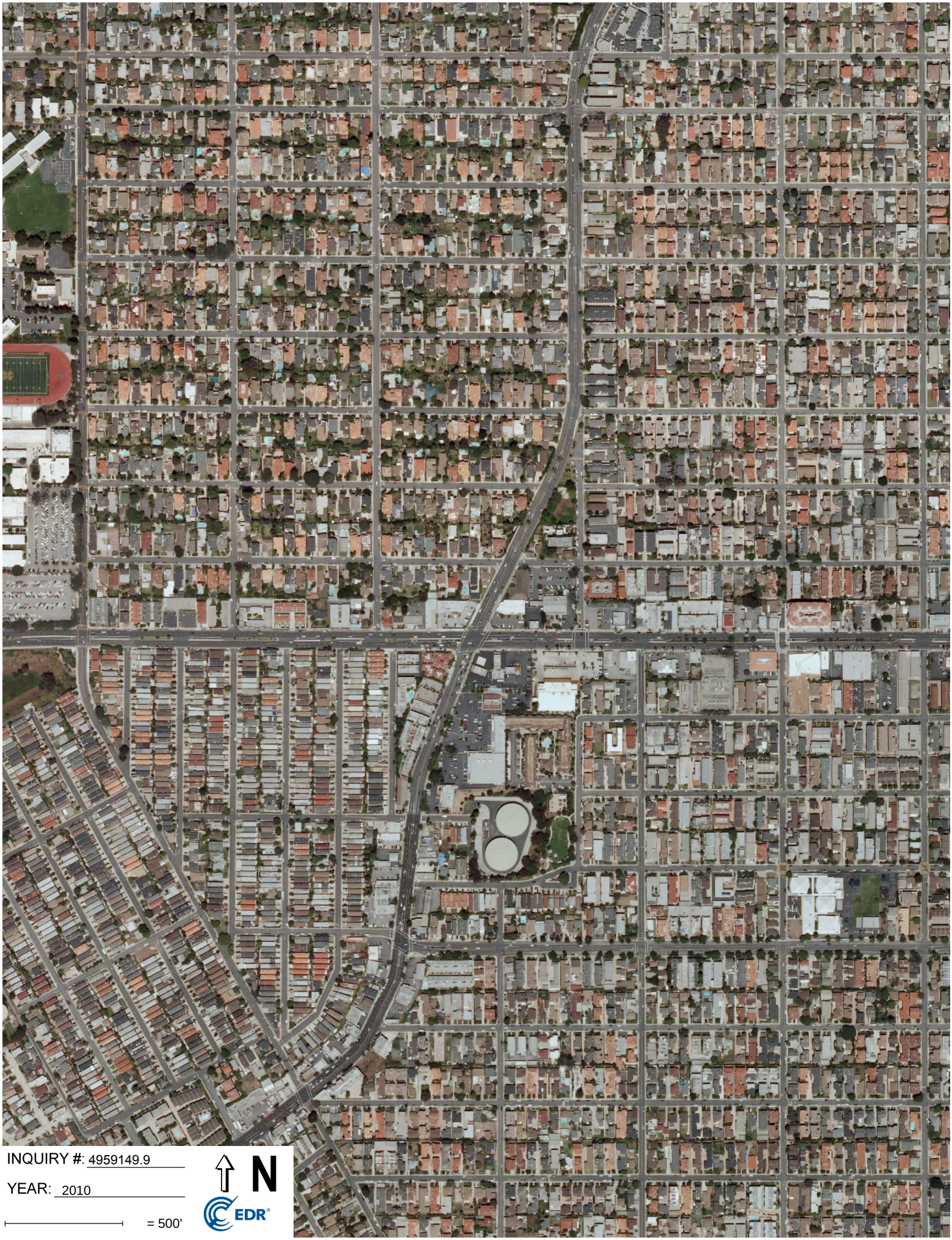
INQUIRY #: 4959149.9

YEAR: 2012

= 500'

N

EDR



INQUIRY #: 4959149.9

YEAR: 2010

= 500'

N

EDR

INQUIRY #: 4959149.9
YEAR: 2009
= 500'
N
EDR

INQUIRY #: 4959149.9

YEAR: 2005

= 500'

N

EDR

INQUIRY #: 4959149.9

YEAR: 2002

= 500'

N

EDR

INQUIRY #: 4959149.9

YEAR: 1994

= 500'

N

EDR

INQUIRY #: 4959149.9

YEAR: 1989

= 500'

N

EDR

INQUIRY #: 4959149.9

YEAR: 1983

= 500'

N

EDR

INQUIRY #: 4959149.9
YEAR: 1977
= 500'
N
EDR

INQUIRY #: 4959149.9
YEAR: 1970
= 500'
N
EDR

INQUIRY #: 4959149.9

YEAR: 1963

= 500'

N

EDR

INQUIRY #: 4959149.9

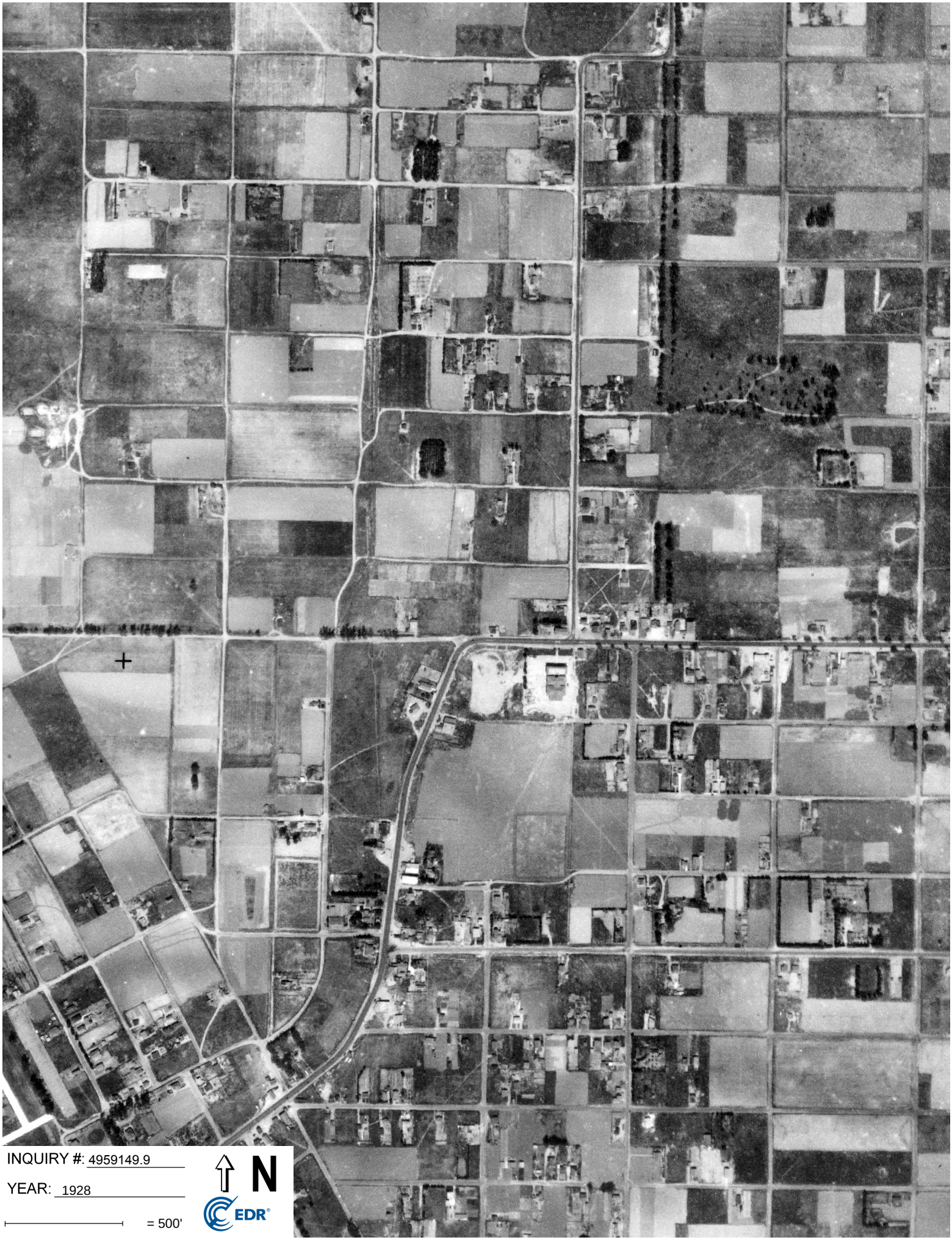
YEAR: 1952

= 500'

N

EDR

INQUIRY #: 4959149.9
YEAR: 1938
= 500'
N
EDR



INQUIRY #: 4959149.9

YEAR: 1928

= 500'

N

EDR

Aviation Blvd. Manhattan Beach Phase I ESA

1751 Artesia Blvd B

Manhattan Beach, CA 90266

Inquiry Number: 4959149.4

June 07, 2017

EDR Historical Topo Map Report

with QuadMatch™

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Historical Topo Map Report

06/07/17

Site Name:	Client Name:
Aviation Blvd. Manhattan Beac	Michael Baker International
1751 Artesia Blvd B	14725 Alton Parkway
Manhattan Beach, CA 90266	Irvine, CA 92618
EDR Inquiry # 4959149.4	Contact: Danielle Regimbal

EDR Topographic Map Library has been searched by EDR and maps covering the target property location as provided by Michael Baker International were identified for the years listed below. EDR's Historical Topo Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDRs Historical Topo Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the late 1800s.

Search Results:

P.O.# 158606

Project: Aviation Blvd. MB Phase I ESA

Coordinates:

Latitude:	33.873106 33° 52' 23" North
Longitude:	-118.381468 -118° 22' 53" West
UTM Zone:	Zone 11 North
UTM X Meters:	372230.31
UTM Y Meters:	3748944.98
Elevation:	111.31' above sea level

Maps Provided:

2012	1934
1996	1924
1981	1896
1972	
1963, 1964	
1950, 1951	
1948	
1941	

Disclaimer - Copyright and Trademark Notice

This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OF DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT. Purchaser accepts this Report "AS IS". Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

Copyright 2017 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc., or its affiliates, is prohibited without prior written permission.

EDR and its logos (including Sanborn and Sanborn Map) are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners.

Topo Sheet Key

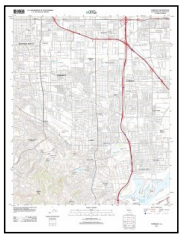
This EDR Topo Map Report is based upon the following USGS topographic map sheets.

2012 Source Sheets

Redondo Beach
2012
7.5-minute, 24000

Venice
2012
7.5-minute, 24000

Inglewood
2012
7.5-minute, 24000



Torrance
2012
7.5-minute, 24000

1996 Source Sheets

Redondo Beach
1996
7.5-minute, 24000
Aerial Photo Revised 1978

1981 Source Sheets

Redondo Beach
1981
7.5-minute, 24000
Aerial Photo Revised 1978

Torrance
1981
7.5-minute, 24000
Aerial Photo Revised 1978

Venice
1981
7.5-minute, 24000
Aerial Photo Revised 1978

Inglewood
1981
7.5-minute, 24000
Aerial Photo Revised 1978

1972 Source Sheets

Redondo Beach
1972
7.5-minute, 24000
Aerial Photo Revised 1972

Inglewood
1972
7.5-minute, 24000
Aerial Photo Revised 1972

Venice
1972
7.5-minute, 24000
Aerial Photo Revised 1972

Torrance
1972
7.5-minute, 24000
Aerial Photo Revised 1972

Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

1963, 1964 Source Sheets

Redondo Beach
1963
7.5-minute, 24000
Aerial Photo Revised 1963

Inglewood
1964
7.5-minute, 24000
Aerial Photo Revised 1963

Torrance
1964
7.5-minute, 24000
Aerial Photo Revised 1963

Venice
1964
7.5-minute, 24000
Aerial Photo Revised 1963

1950, 1951 Source Sheets

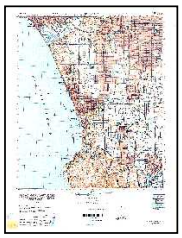
Inglewood
1950
7.5-minute, 24000
Aerial Photo Revised 1947

Venice
1950
7.5-minute, 24000
Aerial Photo Revised 1947

Redondo Beach
1951
7.5-minute, 24000
Aerial Photo Revised 1947

Torrance
1951
7.5-minute, 24000
Aerial Photo Revised 1947

1948 Source Sheets



REDONDO
1948
15-minute, 50000

1941 Source Sheets

Torrance
1941
7.5-minute, 24000

Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

1934 Source Sheets

Torrance
1934
7.5-minute, 20000

1924 Source Sheets

Torrance
1924
7.5-minute, 24000

1896 Source Sheets

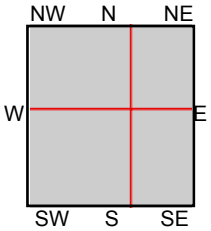
Redondo
1896
15-minute, 62500

Historical Topo Map

2012

This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5



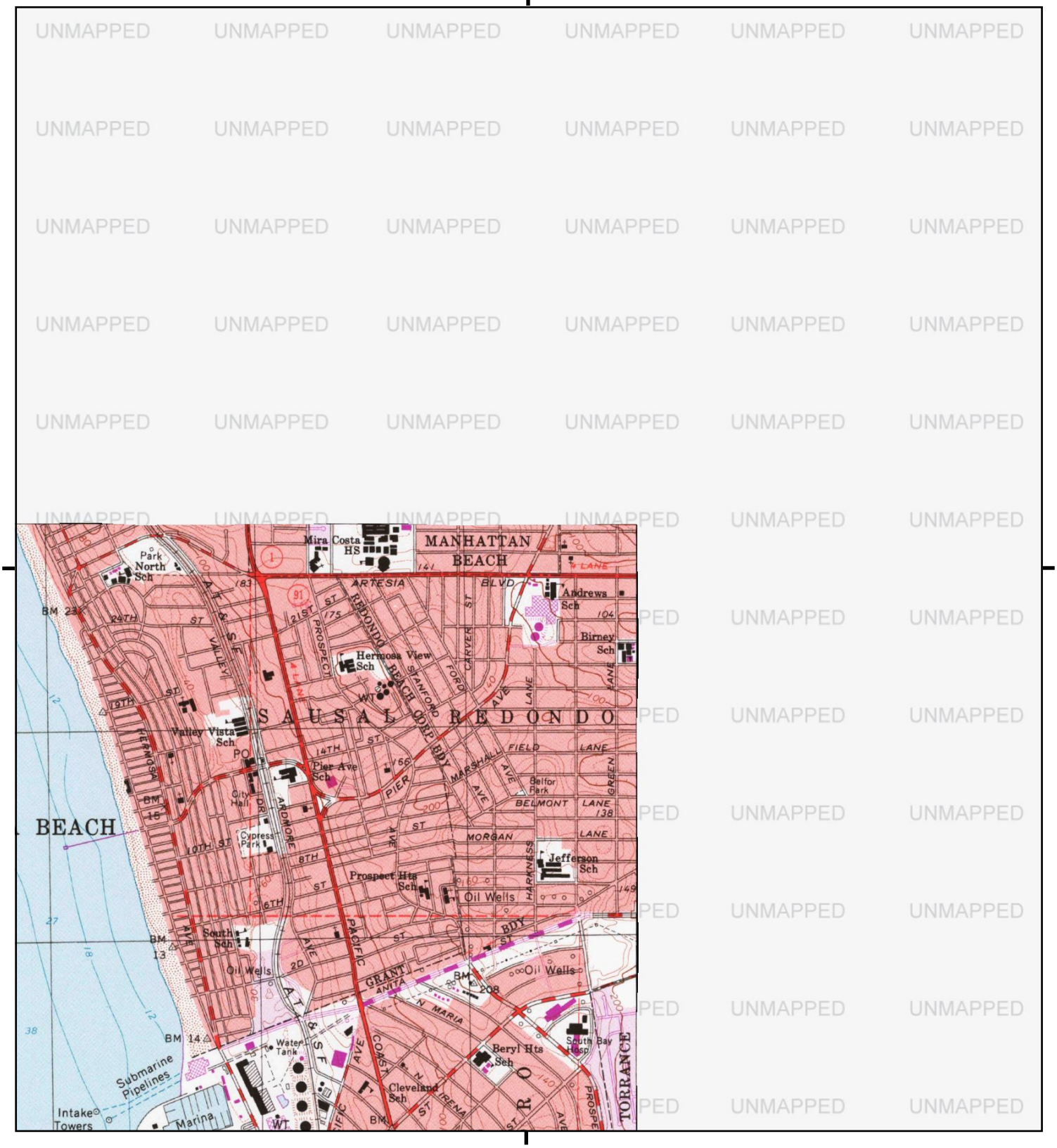
TP, Redondo Beach, 2012, 7.5-minute
NE, Inglewood, 2012, 7.5-minute
SE, Torrance, 2012, 7.5-minute
NW, Venice, 2012, 7.5-minute

SITE NAME: Aviation Blvd. Manhattan Beach Phase I I
ADDRESS: 1751 Artesia Blvd B
Manhattan Beach, CA 90266
CLIENT: Michael Baker International

N

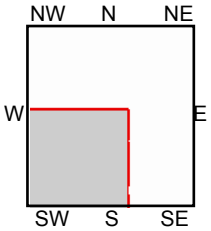
Historical Topo Map

1996



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5



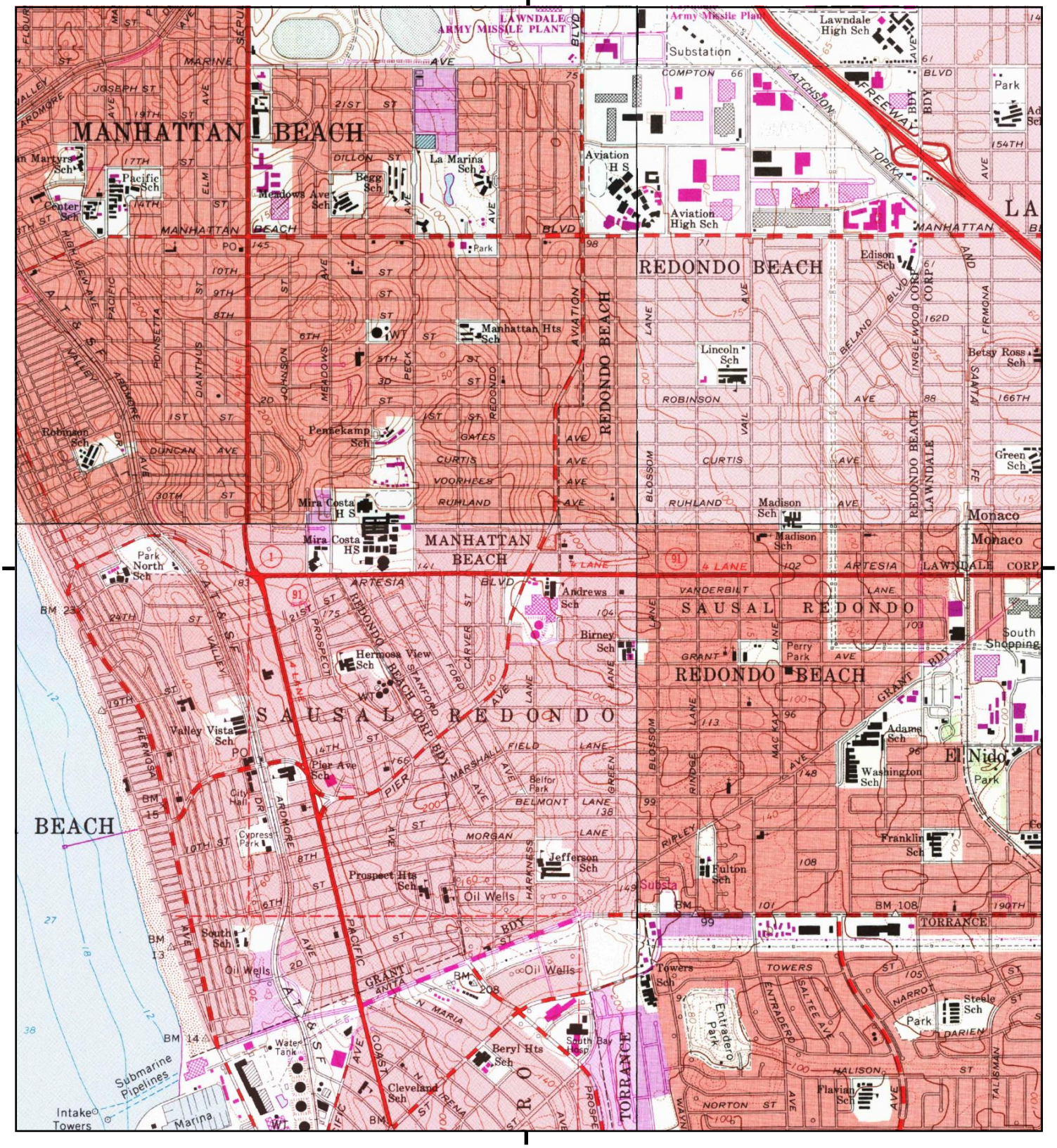
TP, Redondo Beach, 1996, 7.5-minute

SITE NAME: Aviation Blvd. Manhattan Beach Phase I I
ADDRESS: 1751 Artesia Blvd B
Manhattan Beach, CA 90266
CLIENT: Michael Baker International

N

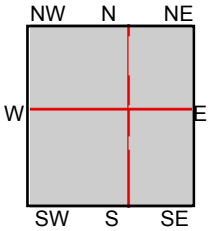
Historical Topo Map

1981



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5



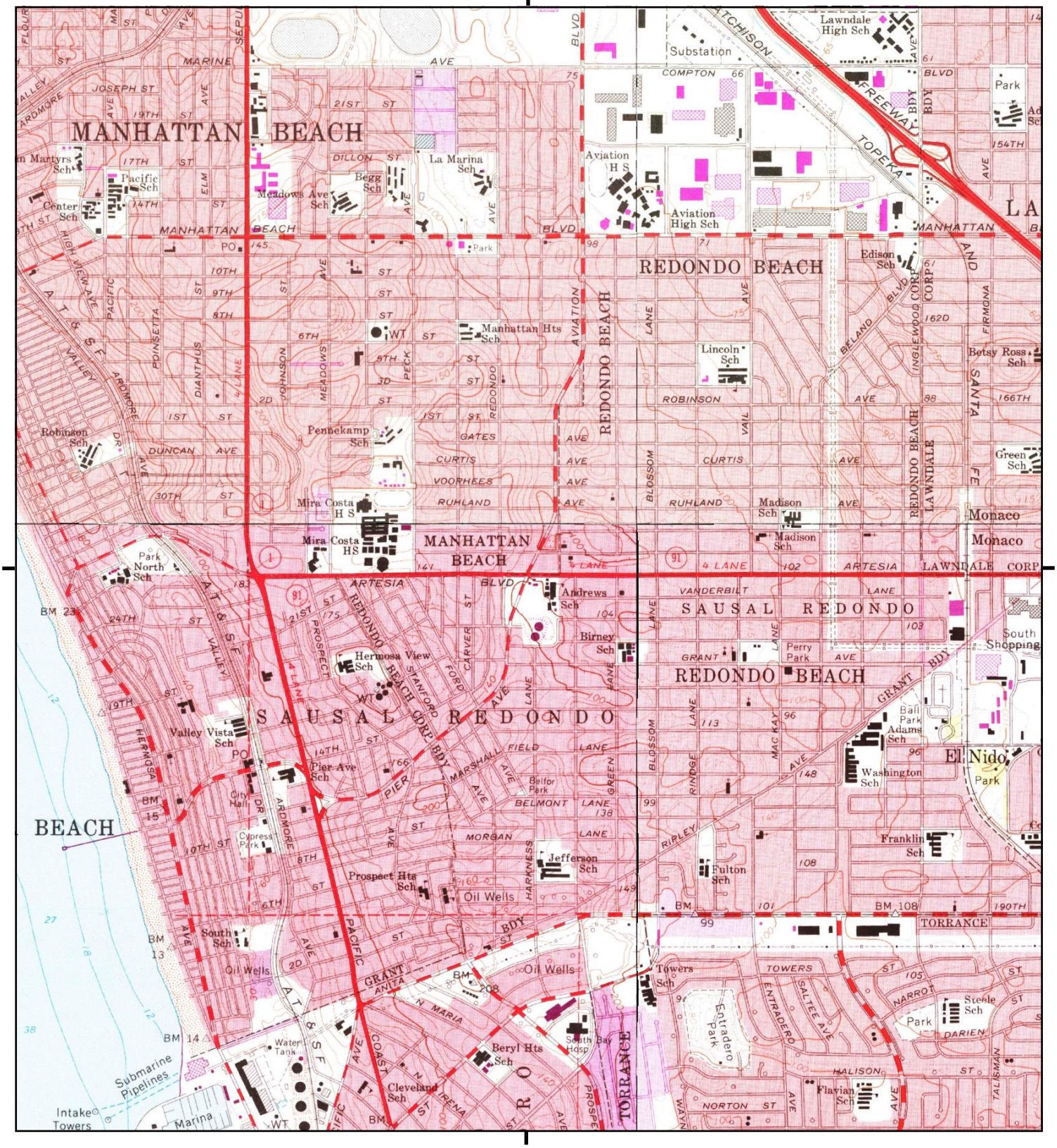
TP, Redondo Beach, 1981, 7.5-minute
NE, Inglewood, 1981, 7.5-minute
SE, Torrance, 1981, 7.5-minute
NW, Venice, 1981, 7.5-minute

SITE NAME: Aviation Blvd. Manhattan Beach Phase I I
ADDRESS: 1751 Artesia Blvd B
Manhattan Beach, CA 90266
CLIENT: Michael Baker International

N

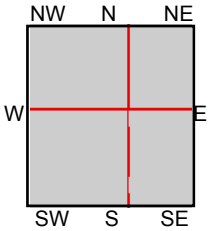
Historical Topo Map

1972



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5



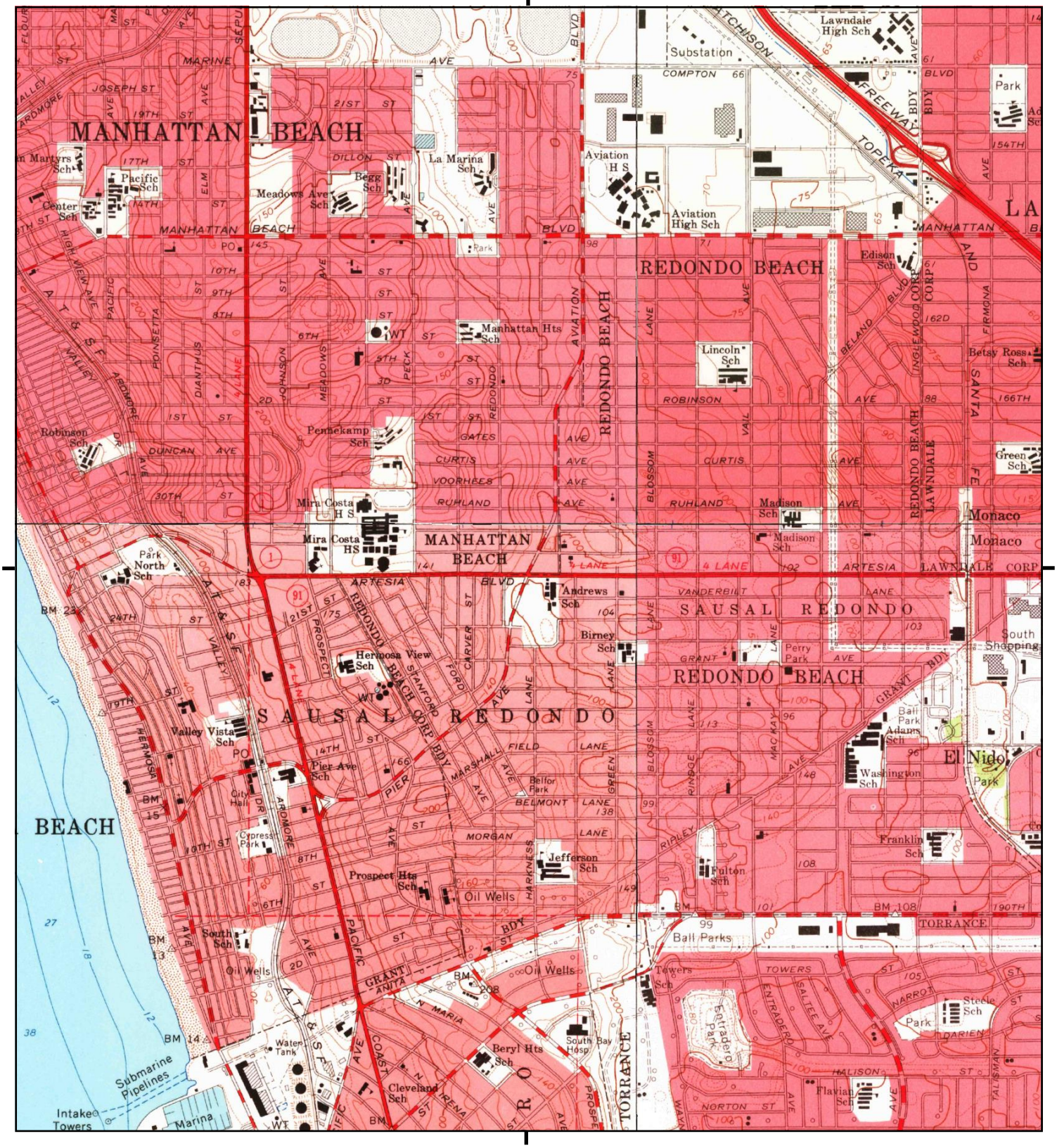
TP, Redondo Beach, 1972, 7.5-minute
NE, Inglewood, 1972, 7.5-minute
SE, Torrance, 1972, 7.5-minute
NW, Venice, 1972, 7.5-minute

SITE NAME: Aviation Blvd. Manhattan Beach Phase I I
ADDRESS: 1751 Artesia Blvd B
Manhattan Beach, CA 90266
CLIENT: Michael Baker International

N

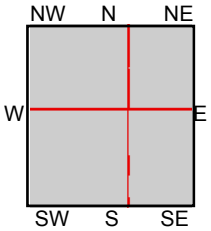
Historical Topo Map

1963, 1964



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5



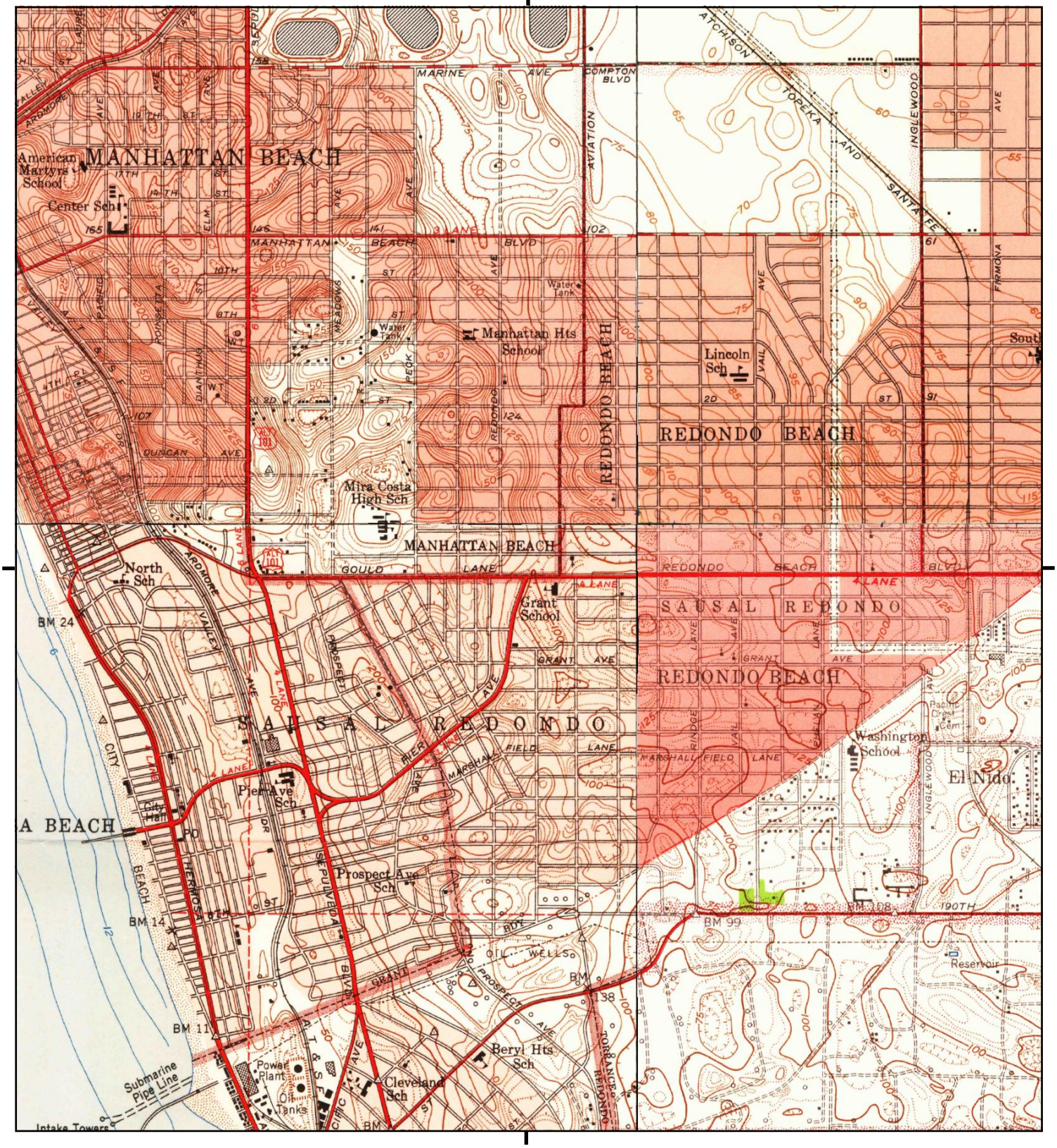
TP, Redondo Beach, 1963, 7.5-minute
NE, Inglewood, 1964, 7.5-minute
SE, Torrance, 1964, 7.5-minute
NW, Venice, 1964, 7.5-minute

SITE NAME: Aviation Blvd. Manhattan Beach Phase I I
ADDRESS: 1751 Artesia Blvd B
Manhattan Beach, CA 90266
CLIENT: Michael Baker International

N

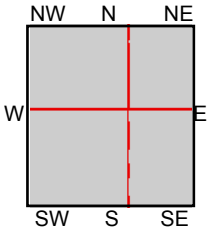
Historical Topo Map

1950, 1951



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5



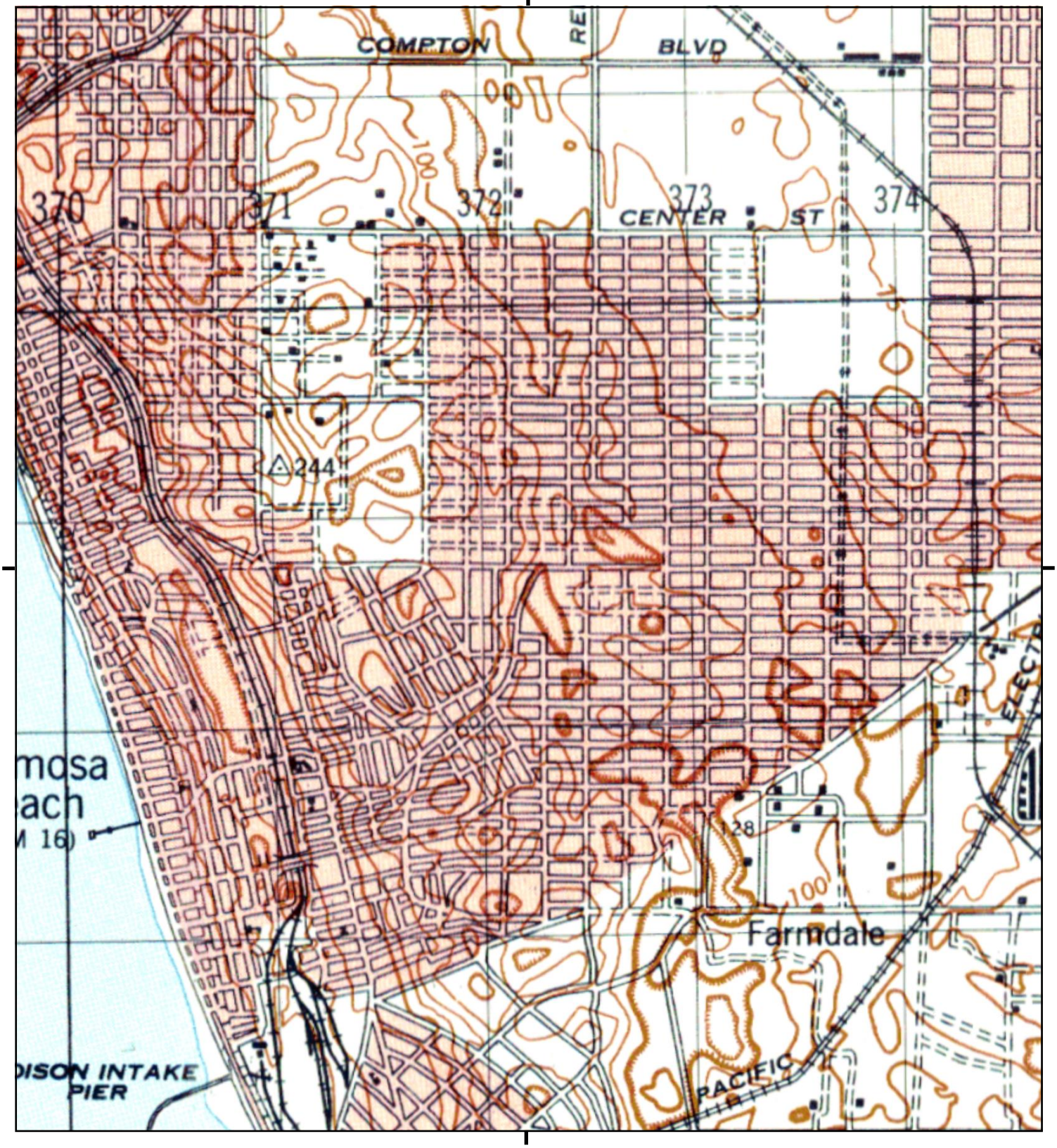
TP, Redondo Beach, 1951, 7.5-minute
NE, Inglewood, 1950, 7.5-minute
SE, Torrance, 1951, 7.5-minute
NW, Venice, 1950, 7.5-minute

SITE NAME: Aviation Blvd. Manhattan Beach Phase I I
ADDRESS: 1751 Artesia Blvd B
Manhattan Beach, CA 90266
CLIENT: Michael Baker International

N

Historical Topo Map

1948



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

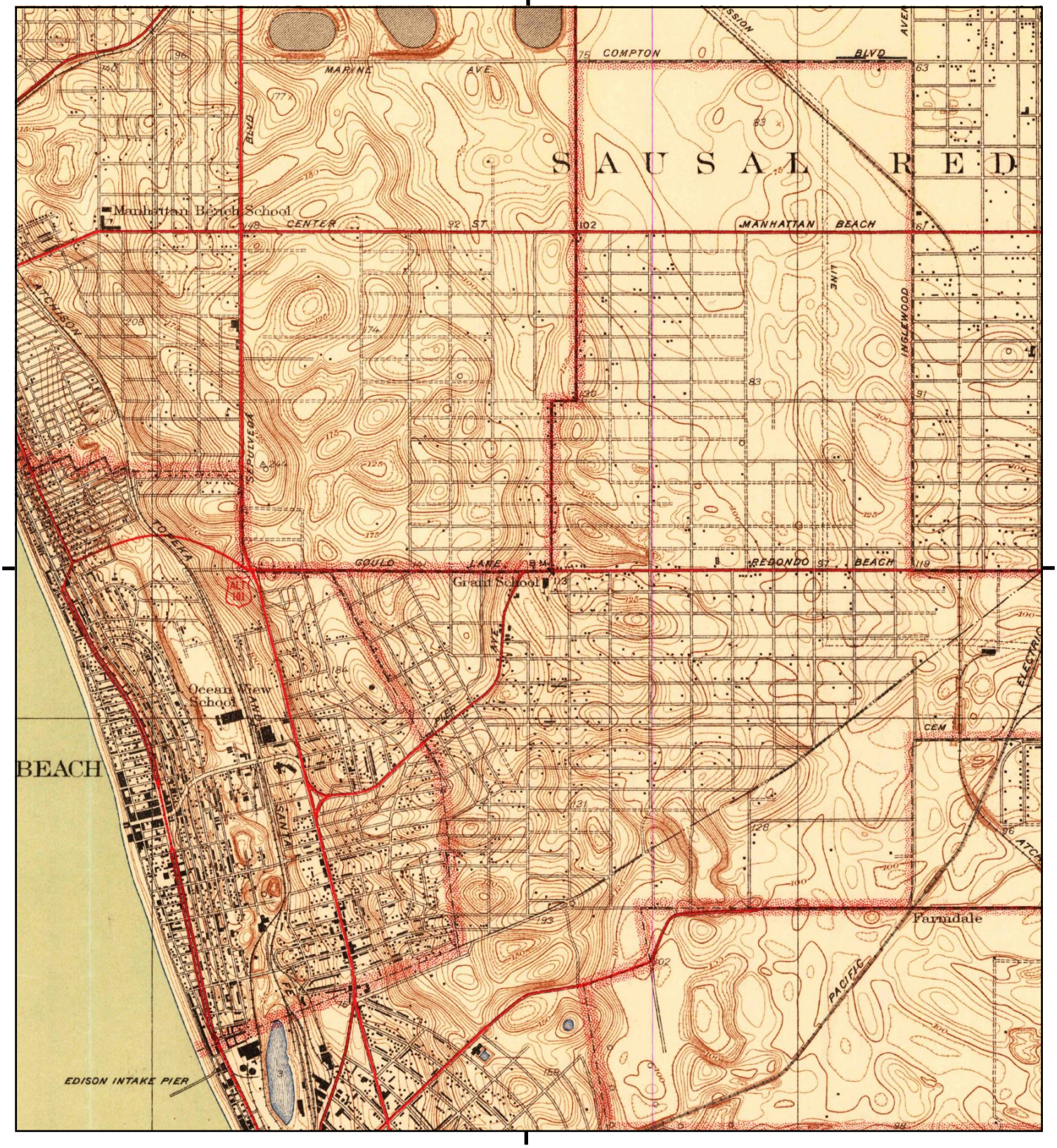
TP, REDONDO, 1948, 15-minute

SITE NAME: Aviation Blvd. Manhattan Beach Phase I I
ADDRESS: 1751 Artesia Blvd B
Manhattan Beach, CA 90266
CLIENT: Michael Baker International

N

Historical Topo Map

1941



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Torrance, 1941, 7.5-minute

SITE NAME: Aviation Blvd. Manhattan Beach Phase I I
ADDRESS: 1751 Artesia Blvd B
Manhattan Beach, CA 90266
CLIENT: Michael Baker International

N

Historical Topo Map

1934

This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

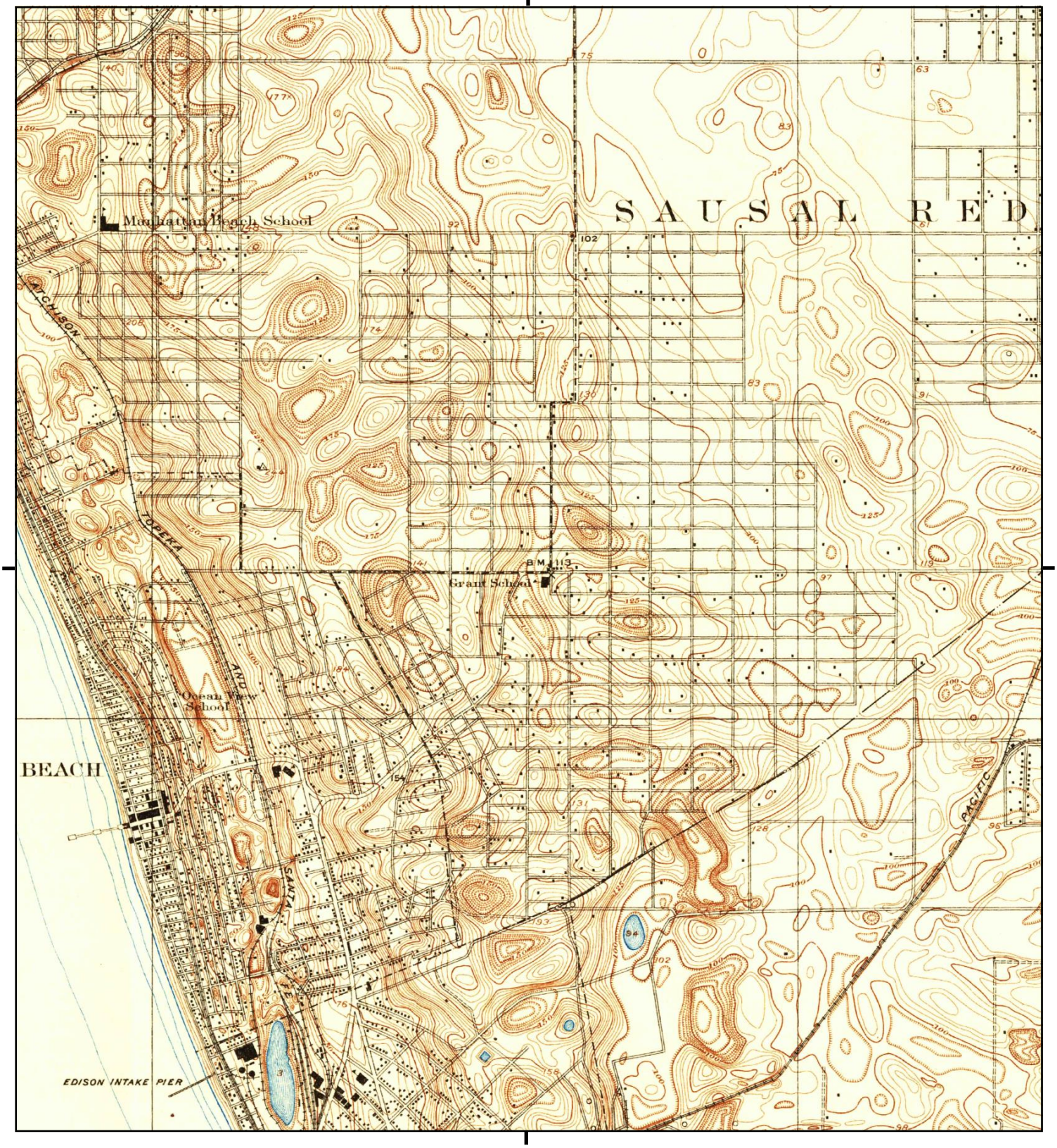
TP, Torrance, 1934, 7.5-minute

SITE NAME: Aviation Blvd. Manhattan Beach Phase I I
ADDRESS: 1751 Artesia Blvd B
Manhattan Beach, CA 90266
CLIENT: Michael Baker International

N

Historical Topo Map

1924



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

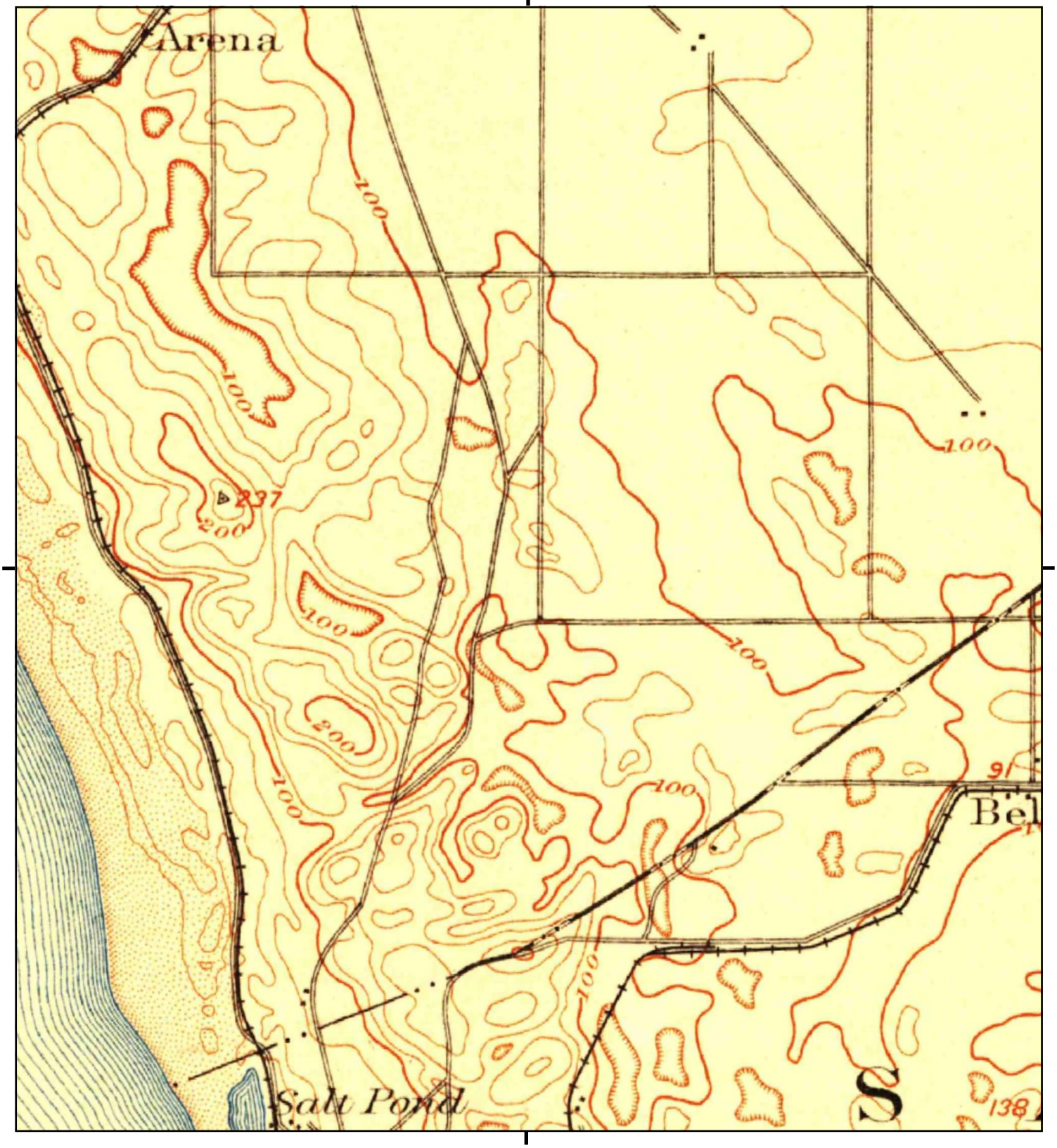
TP, Torrance, 1924, 7.5-minute

SITE NAME: Aviation Blvd. Manhattan Beach Phase I I
ADDRESS: 1751 Artesia Blvd B
Manhattan Beach, CA 90266
CLIENT: Michael Baker International

N

Historical Topo Map

1896



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Redondo, 1896, 15-minute

SITE NAME: Aviation Blvd. Manhattan Beach Phase I I
ADDRESS: 1751 Artesia Blvd B
Manhattan Beach, CA 90266
CLIENT: Michael Baker International

N

Aviation Blvd. Manhattan Beach Phase I ESA
1751 Artesia Blvd B
Manhattan Beach, CA 90266

Inquiry Number: 4959149.5
June 07, 2017

The EDR-City Directory Abstract

Environmental Data Resources Inc

6 Armstrong Road
Shelton, CT 06484
800.352.0050
www.edrnet.com

TABLE OF CONTENTS

SECTION

Executive Summary

Findings

City Directory Images

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

Disclaimer - Copyright and Trademark Notice

This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. **NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OR DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT.** Purchaser accepts this Report "AS IS". Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction orforecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

Copyright 2017 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc. or its affiliates is prohibited without prior written permission.

EDR and its logos (including Sanborn and Sanborn Map) are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners.

EXECUTIVE SUMMARY

DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Abstract is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Abstract includes a search and abstract of available city directory data. For each address, the directory lists the name of the corresponding occupant at five year intervals.

Business directories including city, cross reference and telephone directories were reviewed, if available, at approximately five year intervals for the years spanning 1920 through 2014. This report compiles information gathered in this review by geocoding the latitude and longitude of properties identified and gathering information about properties within 660 feet of the target property.

A summary of the information obtained is provided in the text of this report.

RECORD SOURCES

EDR's Digital Archive combines historical directory listings from sources such as Cole Information and Dun & Bradstreet. These standard sources of property information complement and enhance each other to provide a more comprehensive report.

EDR is licensed to reproduce certain City Directory works by the copyright holders of those works. The purchaser of this EDR City Directory Report may include it in report(s) delivered to a customer. Reproduction of City Directories without permission of the publisher or licensed vendor may be a violation of copyright.

Data by infoUSA®

Copyright©2008
All Rights Reserved

RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. An "X" indicates where information was identified in the source and provided in this report.

Year	Source	TP	Adjoining	Text Abstract	Source Image
2014	EDR Digital Archive	X	X	X	-
2010	EDR Digital Archive	X	X	X	-
2006	Haines Company	-	-	-	-
2004	Haines Company	-	-	-	-
2003	Haines & Company	-	-	-	-
2001	Haines & Company, Inc.	X	X	X	-
2000	Haines	-	-	-	-
1999	Haines Company	-	-	-	-
1996	GTE	-	-	-	-
1995	Pacific Bell	-	X	X	-
1992	PACIFIC BELL WHITE PAGES	-	-	-	-
1991	Pacific Bell	-	X	X	-

EXECUTIVE SUMMARY

Year	Source	TP	Adjoining	Text Abstract	Source Image
1990	Pacific Bell	-	X	X	-
1986	Pacific Bell	-	X	X	-
1985	Pacific Bell	-	X	X	-
1981	Pacific Telephone	-	X	X	-
1980	Pacific Telephone	-	X	X	-
1976	Pacific Telephone	-	X	X	-
1975	Pacific Telephone	-	X	X	-
1972	R. L. Polk & Co.	-	-	-	-
1971	R. L. Polk & Co.	-	-	-	-
1970	Pacific Telephone	-	X	X	-
1969	Pacific Telephone	-	-	-	-
1967	R. L. Polk & Co.	-	-	-	-
1966	Pacific Telephone	-	-	-	-
1965	GTE	-	-	-	-
1964	Pacific Telephone	X	X	X	-
1963	Pacific Telephone	-	-	-	-
1962	Pacific Telephone	-	-	-	-
1961	R. L. Polk & Co.	-	-	-	-
1960	Pacific Telephone	-	X	X	-
1958	Pacific Telephone	-	-	-	-
1957	Pacific Telephone	-	X	X	-
1956	Pacific Telephone	-	-	-	-
1955	R. L. Polk & Co.	-	-	-	-
1954	R. L. Polk & Co.	-	X	X	-
1952	Los Angeles Directory Co.	-	-	-	-
1951	Los Angeles Directory Co.	-	-	-	-
1950	Pacific Telephone	-	X	X	-
1949	Los Angeles Directory Co.	-	-	-	-
1948	Associated Telephone Company, Ltd.	-	-	-	-
1947	Pacific Directory Co.	-	-	-	-
1946	Southern California Telephone Co	-	X	X	-
1945	R. L. Polk & Co.	-	-	-	-
1944	R. L. Polk & Co.	-	-	-	-
1942	Los Angeles Directory Co.	-	-	-	-
1940	Los Angeles Directory Co.	-	-	-	-
1939	Los Angeles Directory Co.	-	-	-	-
1938	Los Angeles Directory Company Publishers	-	-	-	-
1937	Los Angeles Directory Co.	-	-	-	-
1936	Los Angeles Directory Co.	-	-	-	-
1935	Los Angeles Directory Co.	-	-	-	-
1934	Los Angeles Directory Co.	-	-	-	-
1933	Los Angeles Directory Co.	-	-	-	-

EXECUTIVE SUMMARY

Year	Source	TP	Adjoining	Text Abstract	Source Image
1932	Los Angeles Directory Co.	-	-	-	-
1931	TRIBUNE-NEWS PUBLISHING CO.	-	-	-	-
1930	Los Angeles Directory Co.	-	-	-	-
1929	Los Angeles Directory Co.	-	-	-	-
1928	Los Angeles Directory Co.	-	-	-	-
1927	Los Angeles Directory Co.	-	-	-	-
1926	Los Angeles Directory Co.	-	-	-	-
1925	Los Angeles Directory Co.	-	-	-	-
1924	Los Angeles Directory Co.	-	-	-	-
1923	Los Angeles Directory Co.	-	-	-	-
1921	Los Angeles Directory Co.	-	-	-	-
1920	Los Angeles Directory Co.	-	-	-	-

FINDINGS

TARGET PROPERTY INFORMATION

ADDRESS

1751 Artesia Blvd B
Manhattan Beach, CA 90266

FINDINGS DETAIL

Target Property research detail.

Artesia

1751 Artesia

Year	Uses	Source
2001	AMECIPIZZASPASTA	Haines & Company, Inc.
1964	MAY JIM CHEVRON SERV	Pacific Telephone

Artesia Blvd

1751 Artesia Blvd

Year	Uses	Source
2014	4 G WIRELSSS	EDR Digital Archive
	AMECI IN & OUT PIZZA & PASTA	EDR Digital Archive
	BUSABA THAI MASSAGE INC	EDR Digital Archive
	E&A WINE & CIGAR INC	EDR Digital Archive
	M J SMOKE SHOP	EDR Digital Archive
	PARIS SKIN & NAIL	EDR Digital Archive
	R & S SPIRIT INC	EDR Digital Archive
	SANO PIZZA CO	EDR Digital Archive
2010	4 G WIRELSSS	EDR Digital Archive
	AMECI IN & OUT PIZZA & PASTA	EDR Digital Archive
	AMECIS - MB LLC	EDR Digital Archive
	ARLOS PLAZA CLEANERS	EDR Digital Archive
	BELTONE DRY CLEANERS & LAUNDRY	EDR Digital Archive
	BUSABA THAI MASSAGE INC	EDR Digital Archive
	E&A WINE & CIGAR INC	EDR Digital Archive
	PARIS SKIN & NAIL	EDR Digital Archive
	RIAZI ALIREZA	EDR Digital Archive
	SANO PIZZA CO	EDR Digital Archive

FINDINGS

ADJOINING PROPERTY DETAIL

The following Adjoining Property addresses were researched for this report. Detailed findings are provided for each address.

ARTESIA BLVD

1600 ARTESIA BLVD

Year	Uses	Source
2001	XXXX	Haines & Company, Inc.
1970	BRADSHAW ROBERTA	Pacific Telephone
1964	BRADSHAW ROBERTA	Pacific Telephone

1604 ARTESIA BLVD

Year	Uses	Source
2001	XXXX	Haines & Company, Inc.

1606 ARTESIA BLVD

Year	Uses	Source
1970	SMITH DON G	Pacific Telephone

Artesia Blvd

1620 Artesia Blvd

Year	Uses	Source
2014	KICKS UNIVERSE INC	EDR Digital Archive
	DOMAELS	EDR Digital Archive
	STARDOM PARTNERS LLC	EDR Digital Archive
2010	STARDOM PARTNERS LLC	EDR Digital Archive

ARTESIA BLVD

1620 ARTESIA BLVD

Year	Uses	Source
2001	VIOZI D	Haines & Company, Inc.
	FINKLaory A	Haines & Company, Inc.
	APARTMENTS EDMOMSON Ro	Haines & Company, Inc.
1970	THORPE THOS	Pacific Telephone
	STRASBOURG RUDOLPH	Pacific Telephone
	SKIDMORE DONALD R SR	Pacific Telephone
	RUSSELL ROBT J	Pacific Telephone

FINDINGS

Year	Uses	Source
1970	POWER L C	Pacific Telephone
	PEARCE WINEMA	Pacific Telephone
	OLSON C L	Pacific Telephone
	LA BARBA FIDEL	Pacific Telephone
	JOHNSTON LAURA	Pacific Telephone
	HIGGINSON DAVID	Pacific Telephone
	HEATH N	Pacific Telephone
	GUNDLACK MIKE	Pacific Telephone
	DIETRICH CARL	Pacific Telephone
	BOERMAN CALVIN R	Pacific Telephone
	THORNTON JOHN P	Pacific Telephone

Artesia Blvd

1643 Artesia Blvd

Year	Uses	Source
2010	AMY THEILIG PHOTOGRAPHIC	EDR Digital Archive

ARTESIA BLVD

1643 ARTESIA BLVD

Year	Uses	Source
2001	CARSONThomas	Haines & Company, Inc.
1970	OHLMAN DAVID E	Pacific Telephone
	ULSTEIN M	Pacific Telephone
	MOYNIHAN PATRICK	Pacific Telephone
	MOSELEY JOHN F	Pacific Telephone
	HORNER JACQUELINE	Pacific Telephone
	BROCK CAROL L	Pacific Telephone
	ADCOCK BETTY	Pacific Telephone
1964	SEELEY RICHARD	Pacific Telephone
	RUSSELL GLADYS A	Pacific Telephone
	MINKO BASIL	Pacific Telephone
	FREIMUTH DON	Pacific Telephone
	GILBERT RONALD	Pacific Telephone
	HARRISON JUANITA L	Pacific Telephone
	HIRAI KAY K	Pacific Telephone
	MCMAHON BLAIR S	Pacific Telephone
	EBERWEIN RICHARD P	Pacific Telephone

FINDINGS

1650 ARTESIA BLVD

Year	Uses	Source
2001	XXXX	Haines & Company, Inc.
1970	MIRA COSTA SHELL STN	Pacific Telephone
	AUBRY KENNETH A SERV STN	Pacific Telephone
1964	AUBREY KENNETH A SERV STN	Pacific Telephone

1653 ARTESIA BLVD

Year	Uses	Source
2001	XXXX	Haines & Company, Inc.
1970	CHASTEEN JUDITH I	Pacific Telephone

Artesia Blvd

1700 Artesia Blvd

Year	Uses	Source
2014	VALVOLINE INTERNATIONAL INC	EDR Digital Archive
	SOUTH BAY TEXACO	EDR Digital Archive
	MADANI MIKE	EDR Digital Archive
2010	MADANI MIKE	EDR Digital Archive
	SOUTH BAY TEXACO	EDR Digital Archive

ARTESIA BLVD

1700 ARTESIA BLVD

Year	Uses	Source
2001	EZLUBE	Haines & Company, Inc.

Artesia Blvd

1701 Artesia Blvd

Year	Uses	Source
2010	TREGAN ELECTRIC	EDR Digital Archive
	OSBORNE DONALD	EDR Digital Archive

ARTESIA BLVD

1701 ARTESIA BLVD

Year	Uses	Source
2001	OZZIES	Haines & Company, Inc.
1970	OZZIES ANTLGS	Pacific Telephone

FINDINGS

1707 ARTESIA BLVD

Year	Uses	Source
2001	KINELBnan	Haines & Company, Inc.

1711 ARTESIA BLVD

Year	Uses	Source
2001	OGRAYHerman	Haines & Company, Inc.
1970	GRAY REALTY CO	Pacific Telephone
1964	GRAY REALTY CO	Pacific Telephone

Artesia Blvd

1713 Artesia Blvd

Year	Uses	Source
2014	INLAND PACIFIC MANAGEMENT	EDR Digital Archive
	RIPE DESIGN INC	EDR Digital Archive
	ILLUMINA HEALING CENTER	EDR Digital Archive
	NEIGHBRHOOD SPCIAL PRMTONS LLC	EDR Digital Archive
2010	ILLUMINA HEALING CENTER	EDR Digital Archive
	RIPE DESIGN INC	EDR Digital Archive
	INLAND PACIFIC MANAGEMENT	EDR Digital Archive

ARTESIA BLVD

1713 ARTESIA BLVD

Year	Uses	Source
2001	INLAND PACIFIC	Haines & Company, Inc.
1970	MR G S HAIR STYLISTS	Pacific Telephone

1715 ARTESIA BLVD

Year	Uses	Source
1964	MARIAN GIFT SHOP THE	Pacific Telephone

1717 ARTESIA BLVD

Year	Uses	Source
2001	XXXX	Haines & Company, Inc.
1970	CHEZ JER RESTRNT	Pacific Telephone
1964	CHEZ JER RESTRNT	Pacific Telephone

FINDINGS

Artesia Blvd

1721 Artesia Blvd

Year	Uses	Source
2014	BROADSAN TECHNOLOGY INC	EDR Digital Archive
	DREAM SEEKERINC	EDR Digital Archive
	HENDRICKS JEAN	EDR Digital Archive
2010	VOLTAGE ELECTRIC	EDR Digital Archive
	HENDRICKS JEAN	EDR Digital Archive
	DREAM SEEKERINC	EDR Digital Archive
	TROTTER BUILDING DESIGNS INC	EDR Digital Archive
	MEDIA SALVATION	EDR Digital Archive
	BROADSAN TECHNOLOGY INC	EDR Digital Archive
	LEMOLI PARTNERS LTD	EDR Digital Archive

ARTESIA BLVD

1721 ARTESIA BLVD

Year	Uses	Source
2001	AIR ADVANCED	Haines & Company, Inc.
1990	EQUITY ESCROW MANHATTAN BEACH	Pacific Bell
1986	EQUITY ESCROW MANHATTAN BEACH	Pacific Bell
1985	SCHALMAN ANDREA COUNSIRS	Pacific Bell

1725 ARTESIA BLVD

Year	Uses	Source
2001	XXXX	Haines & Company, Inc.

Artesia Blvd

1727 Artesia Blvd

Year	Uses	Source
2014	FLY	EDR Digital Archive
	CHASE CORPORATION	EDR Digital Archive
	POWER PLNTS ARIAL MARTIAL ARTS	EDR Digital Archive
	SMARTSTORE1 LLC	EDR Digital Archive
2010	STUART SACKLEY	EDR Digital Archive
	POWER PLNTS ARIAL MARTIAL ARTS	EDR Digital Archive
	SMARTSTORE1 LLC	EDR Digital Archive

FINDINGS

ARTESIA BLVD

1727 ARTESIA BLVD

Year	Uses	Source
2001	JOHNSONHMOBIL	Haines & Company, Inc.

1740 ARTESIA BLVD

Year	Uses	Source
1950	DUTCH MILL ESTRNT	Pacific Telephone

1751 ARTESIA BLVD

Year	Uses	Source
2001	AMECIPIZZASPASTA	Haines & Company, Inc.
1970	MEL S CHEVRON SERVICE	Pacific Telephone
1964	MAY JIM CHEVRON SERV	Pacific Telephone

1757 ARTESIA BLVD

Year	Uses	Source
1970	R & B SERVICE	Pacific Telephone

Artesia Blvd

1765 Artesia Blvd

Year	Uses	Source
2010	SKI SURF SHOP	EDR Digital Archive

ARTESIA BLVD

1765 ARTESIA BLVD

Year	Uses	Source
2001	SKISURFSHOP	Haines & Company, Inc.
1970	MOBLEY S SURF BOARDS	Pacific Telephone
	SKI SURF SHOP THE	Pacific Telephone
	HAMBURGER HOLLOW	Pacific Telephone
1964	O BRYAN AL RLTR	Pacific Telephone

Artesia Blvd

1775 Artesia Blvd

Year	Uses	Source
2014	BEACH BABIES	EDR Digital Archive
2010	BEACH BABIES	EDR Digital Archive

FINDINGS

ARTESIA BLVD

1775 ARTESIA BLVD

Year	Uses	Source
2001	ELLISDaisy	Haines & Company, Inc.

Artesia Blvd

1800 Artesia Blvd

Year	Uses	Source
2014	PEP BOYS MANNY MOE JACK OF CAL	EDR Digital Archive
2010	PEP BOYS MANNY MOE JACK OF CAL	EDR Digital Archive

ARTESIA BLVD

1800 ARTESIA BLVD

Year	Uses	Source
2001	PEP BOYS	Haines & Company, Inc.
1970	ANDREWS SCHOOL	Pacific Telephone

1804 ARTESIA BLVD

Year	Uses	Source
2001	XXXX	Haines & Company, Inc.
1964	GARDNER WM L	Pacific Telephone

Artesia Blvd

1806 Artesia Blvd

Year	Uses	Source
2014	SCHOOL OF ROCK SOUTH BAY LA	EDR Digital Archive
	MILE AND MEGAN LLC	EDR Digital Archive
2010	ACUPUNCTURE CLINIC	EDR Digital Archive

ARTESIA BLVD

1806 ARTESIA BLVD

Year	Uses	Source
2001	A MCKEOWN	Haines & Company, Inc.
	DIPASUP 1 LROMEODR	Haines & Company, Inc.
1970	RUEGG PAUL F DR OPTMTRST	Pacific Telephone

FINDINGS

1808 ARTESIA BLVD

Year	Uses	Source
2001	XXXX	Haines & Company, Inc.
1970	SCHAEFFER RICHARD C MD OFC	Pacific Telephone
1964	SCHAEFFER RICHARD C MD	Pacific Telephone

Artesia Blvd

1810 Artesia Blvd

Year	Uses	Source
2014	RCS PROPERTIES INC	EDR Digital Archive

1812 Artesia Blvd

Year	Uses	Source
2014	POSEK DONLEVY & YING	EDR Digital Archive
	DENTAL IMPLANTS	EDR Digital Archive
	DR PAULS IMMEDIATE CARE	EDR Digital Archive
2010	POSEK DONLEVY & YING	EDR Digital Archive
	THOMAS YING DDS INC	EDR Digital Archive
	DENTAL IMPLANTS	EDR Digital Archive

ARTESIA BLVD

1812 ARTESIA BLVD

Year	Uses	Source
2001	DENTALIMPLANTS	Haines & Company, Inc.
1970	MARTIN S PHARMACY	Pacific Telephone
1964	MARTIN S PHARMACY	Pacific Telephone

1851 ARTESIA BLVD

Year	Uses	Source
2001	3 XXX	Haines & Company, Inc.

1901 ARTESIA BLVD

Year	Uses	Source
1970	CLAUDS U HAUL RENTALS	Pacific Telephone
	CLAUDS U HAUL RENTALS	Pacific Telephone
1964	ARROWHEAD U-DRIVE CORP	Pacific Telephone
	JIM MACKEYS U-HAUL TRAILERS	Pacific Telephone
	MACKEYS HANCOCK SERV STN	Pacific Telephone

FINDINGS

1806 1/2 ARTESIA BLVD

Year	Uses	Source
1964	REED CLINTON A DDS	Pacific Telephone

Aviation Blvd

1721 Aviation Blvd

Year	Uses	Source
2014	MANIFEST SUCCESS ENTRMT LLC	EDR Digital Archive
	BABALU JEANS	EDR Digital Archive
	PIER STUDIO APTS	EDR Digital Archive
	VELOCITY DBT INC	EDR Digital Archive
	ALANIS LIMO SERVICE LLC	EDR Digital Archive
2010	ALANIS LIMO SERVICE LLC	EDR Digital Archive
	VELOCITY DBT INC	EDR Digital Archive
	PIER STUDIO APTS	EDR Digital Archive
	BABALU JEANS	EDR Digital Archive
	PAINT BROTHERS	EDR Digital Archive
	ALBERT LEVITTCO PIERAPT ALLTD	EDR Digital Archive
	VEGA SURF	EDR Digital Archive
	ROCKET ONLINE MEDIA	EDR Digital Archive
	C & S WINE SPECIALISTS INC	EDR Digital Archive

1723 Aviation Blvd

Year	Uses	Source
2014	MANDELBAUM JAMES	EDR Digital Archive
2010	MANDELBAUM JAMES	EDR Digital Archive

1725 Aviation Blvd

Year	Uses	Source
2014	VALBEMAR INC	EDR Digital Archive

1726 Aviation Blvd

Year	Uses	Source
2014	SEW CREATIVE CAFE	EDR Digital Archive
2010	SEW CREATIVE CAFE	EDR Digital Archive
	JMMZ CREATIONS INC	EDR Digital Archive

FINDINGS

AVIATION BLVD

1726 AVIATION BLVD

Year	Uses	Source
2001	SOUTH BAY FARMS	Haines & Company, Inc.
1991	ROYAL VIDEO PRODUCTION	Pacific Bell

Aviation Blvd

1728 Aviation Blvd

Year	Uses	Source
2014	UNITED STUDIOS SELF DEFENSE	EDR Digital Archive

AVIATION BLVD

1728 AVIATION BLVD

Year	Uses	Source
2001	RADIOSHACK	Haines & Company, Inc.

1730 AVIATION BLVD

Year	Uses	Source
2001	XXXX	Haines & Company, Inc.
1990	AVCO FINANCIAL SERVICES DOWNEY DOWNEY	Pacific Bell
1986	AVCO FINANCIAL SERVICES HAWTHORNE	Pacific Bell
1981	AVCO THRIFT LOS ANGELES	Pacific Telephone
1975	AVCO FINANCIAL SERVICES REDONDO BEACH	Pacific Telephone

Aviation Blvd

1731 Aviation Blvd

Year	Uses	Source
2010	DIESEL MULTIMEDIA INC	EDR Digital Archive

1732 Aviation Blvd

Year	Uses	Source
2014	ELITE MICROTECH INC	EDR Digital Archive
	SPANGLE ENTERPRISE INC	EDR Digital Archive
	POWER CONNECT DEVICES INC	EDR Digital Archive
	ON-SITE HEALTH SCREENING INC	EDR Digital Archive

FINDINGS

Year	Uses	Source
2014	CLUB Z IN HOME TUTORING SVC	EDR Digital Archive
	ARRA DESIGNS	EDR Digital Archive
	SOUTH BAY INFOTECH	EDR Digital Archive
	PLAN B HOME SOLUTIONS LLC	EDR Digital Archive
	SILVER STRUCTURAL CORP	EDR Digital Archive
	TIBRAND CAPITAL VENTURES LLC	EDR Digital Archive
	HNB CAPITAL LLC	EDR Digital Archive
	CHUBBLES INVESTMENTS LTD LBLTY	EDR Digital Archive
	TECHNOVANTIX	EDR Digital Archive
	PD PRODUCTS INTERNATIONAL	EDR Digital Archive
	LIBERTAD SOUL LLC	EDR Digital Archive
	SKIPPY PETS	EDR Digital Archive
	HEART BUBBLES	EDR Digital Archive
	MBS DEVELOPMENT INC	EDR Digital Archive
	YELLOWBAR HAIR AND BEAUTY	EDR Digital Archive
	BUSHIDO INDUSTRIES LLC	EDR Digital Archive
	LANDAU DESIGN	EDR Digital Archive
	HOME PRO CONNECTIONS LLC	EDR Digital Archive
	BE REAL MANAGEMENT AND MKTG	EDR Digital Archive
	ANDASOL MANAGEMENT INC	EDR Digital Archive
	OPUS VIRTUAL OFFICES LLC	EDR Digital Archive
	ALL TEMP MECHANICAL SYSTEMS	EDR Digital Archive
2010	HELIN MICHAEL	EDR Digital Archive
	LANDAU DESIGN	EDR Digital Archive
	AMERICAN SECURITY ELECTRIC	EDR Digital Archive
	NYB SOLUTIONS INC	EDR Digital Archive
	SKYJET 9 AVIATION INC	EDR Digital Archive
	SOUTH BAY REPAIR & MAINTENANCE	EDR Digital Archive
	HOME PRO CONNECTIONS LLC	EDR Digital Archive
	TECHNOVANTIX	EDR Digital Archive
	CASTLE WORKS	EDR Digital Archive
	PD PRODUCTS INTERNATIONAL	EDR Digital Archive
	LIBERTAD SOUL LLC	EDR Digital Archive
	VOXX PRODUCTS	EDR Digital Archive
	PEACHPICK LLC	EDR Digital Archive
	CALEB BUSINESS VENTURES INC	EDR Digital Archive
	HENRY HENRY KOUDSI & BELASCO	EDR Digital Archive
	CHUBBLES INVESTMENTS LTD LBLTY	EDR Digital Archive

FINDINGS

Year	Uses	Source
2010	TECH TREE	EDR Digital Archive
	GRANT MY WISH	EDR Digital Archive
	SENIOR NETWORKING	EDR Digital Archive
	TIBRAND CAPITAL VENTURES LLC	EDR Digital Archive
	SOUTH BAY INFOTECH	EDR Digital Archive
	ARRA DESIGNS	EDR Digital Archive
	CLUB Z IN HOME TUTORING SVC	EDR Digital Archive
	ON-SITE HEALTH SCREENING INC	EDR Digital Archive
	POWER CONNECT DEVICES INC	EDR Digital Archive
	GREEN EARTH PRODUCTIONS INC	EDR Digital Archive
	SWELL SESSIONS INC	EDR Digital Archive
	UNDERCOVER AWNINGS LLC	EDR Digital Archive
	FREE MINDY ENTERTAINMENT	EDR Digital Archive
	ANDASOL BROKERAGE INC	EDR Digital Archive

AVIATION BLVD

1732 AVIATION BLVD

Year	Uses	Source
2001	0 XXX	Haines & Company, Inc.
1981	CENTURY 21 SALES OFFICES LOS ANGELES	Pacific Telephone
1976	Lindgren Realty Income Homes & Exchange Div	Pacific Telephone
1975	CENTURY 21 SALES OFFICES REDONDO BEACH	Pacific Telephone

Aviation Blvd

1734 Aviation Blvd

Year	Uses	Source
2014	BEMINE FLORIST	EDR Digital Archive
2010	BEMINE FLORIST	EDR Digital Archive

AVIATION BLVD

1734 AVIATION BLVD

Year	Uses	Source
2001	XXXX	Haines & Company, Inc.

FINDINGS

Aviation Blvd

1735 Aviation Blvd

Year	Uses	Source
2014	SER LLC	EDR Digital Archive

1736 Aviation Blvd

Year	Uses	Source
2014	JET CLEANERS	EDR Digital Archive
2010	JET CLEANERS	EDR Digital Archive
	AMOR HEALING CENTER INC	EDR Digital Archive

AVIATION BLVD

1736 AVIATION BLVD

Year	Uses	Source
2001	BEACH CITIES	Haines & Company, Inc.
	JET CLEANERS	Haines & Company, Inc.

Aviation Blvd

1738 Aviation Blvd

Year	Uses	Source
2014	REDONDO SMILES DENTAL	EDR Digital Archive
	JAMES A NGUYEN DDS A DNTL CORP	EDR Digital Archive

1739 Aviation Blvd

Year	Uses	Source
2014	BAREFOOT MEDIA LLC	EDR Digital Archive
2010	BAREFOOT MEDIA LLC	EDR Digital Archive
	AVIATION VILLAS	EDR Digital Archive

1740 Aviation Blvd

Year	Uses	Source
2014	MATHNASIUM OF MANHANTAN BEACH	EDR Digital Archive
	HERTZ LOCAL EDITION CORP	EDR Digital Archive
2010	HERTZ LOCAL EDITION CORP	EDR Digital Archive
	MATHNASIUM OF MANHANTAN BEACH	EDR Digital Archive

FINDINGS

AVIATION BLVD

1740 AVIATION BLVD

Year	Uses	Source
2001	HERTZLOCAL EDITION	Haines & Company, Inc.

Aviation Blvd

1760 Aviation Blvd

Year	Uses	Source
2010	TAMERA & ASSOCIATES INC	EDR Digital Archive

AVIATION BLVD

1760 AVIATION BLVD

Year	Uses	Source
2001	DENNYS RESTAURANT	Haines & Company, Inc.

2202 AVIATION BLVD

Year	Uses	Source
1960	GARCIA LEANDRO	Pacific Telephone
1950	BRITTON HOLLIS W	Pacific Telephone

AVIATION WAY

617 AVIATION WAY

Year	Uses	Source
2001	ELLIOTTDuncan	Haines & Company, Inc.
1964	TYSALL ALBERT E	Pacific Telephone

623 AVIATION WAY

Year	Uses	Source
2001	HARNEDOavrd	Haines & Company, Inc.
1964	WEST LESLIE R	Pacific Telephone

627 AVIATION WAY

Year	Uses	Source
2001	ASSOCTNFOR	Haines & Company, Inc.

1942 AVIATION WAY

Year	Uses	Source
1960	ZOOTY S CAFE & PHTIO	Pacific Telephone

FINDINGS

Aviation Way

2006 Aviation Way

Year	Uses	Source
2010	JMMR INC	EDR Digital Archive
	KHAJAVI FATANEH MOYAERI	EDR Digital Archive

AVIATION WAY

2006 AVIATION WAY

Year	Uses	Source
2001	PRINCESSCOURT	Haines & Company, Inc.
	OAOKalhy	Haines & Company, Inc.

2010 AVIATION WAY

Year	Uses	Source
2001	GUll LEN uan	Haines & Company, Inc.

Aviation Way

2100 Aviation Way

Year	Uses	Source
2014	MONIQUES HIGH FIVE	EDR Digital Archive
2010	MONIQUES HIGH FIVE	EDR Digital Archive

AVIATION WAY

2100 AVIATION WAY

Year	Uses	Source
2001	OROHRBACH Daniel	Haines & Company, Inc.
1985	CLENDENING CHAS W	Pacific Bell
1970	MACDONALD I S	Pacific Telephone
	NADEAU FRANK R	Pacific Telephone
1964	WOODWARD PHILIP	Pacific Telephone
	SHROPSHIRE EARL R	Pacific Telephone
	ROBERTS WAYNE	Pacific Telephone

FINDINGS

Aviation Way

2102 Aviation Way

Year	Uses	Source
2014	MANHATTAN BCH JEHOVAHS WITNESS	EDR Digital Archive
2010	MANHATTAN BCH JEHOVAHS WITNESS	EDR Digital Archive

AVIATION WAY

2102 AVIATION WAY

Year	Uses	Source
2001	JEHOVAHSW 17 NESSES	Haines & Company, Inc.
1970	JEHOVAH S WITNESSES-REDONDO BEACH VILLA UNIT	Pacific Telephone

2106 AVIATION WAY

Year	Uses	Source
2001	BOGARJeaery	Haines & Company, Inc.
1970	KING DAVID	Pacific Telephone
	LIGHT STEVE	Pacific Telephone
1964	FARLEY BERTHA L MRS	Pacific Telephone
	SHARP MAY M	Pacific Telephone

2108 AVIATION WAY

Year	Uses	Source
2001	BARNESCaleb	Haines & Company, Inc.
1970	SWINDAL THOS B	Pacific Telephone
	MAES HELEN	Pacific Telephone
	DEVORSS RODNEY D	Pacific Telephone
1964	MCCOMBS GEO E	Pacific Telephone
	BARNES CALVIN	Pacific Telephone
	GREENHALGH THOS N	Pacific Telephone

2110 AVIATION WAY

Year	Uses	Source
2001	BEHERAKOrlan	Haines & Company, Inc.
1970	MORROW ANTOINETTE F	Pacific Telephone
	CLAYTON JAS O	Pacific Telephone
	CRABB RICHARD	Pacific Telephone
	LINDQUIST ALFRED E	Pacific Telephone

Year	Uses	Source
1970	MCCURTAIN RACHEL	Pacific Telephone
1964	BRLEJ JOHN M	Pacific Telephone
	CRABB RICHARD	Pacific Telephone
	KARR N R	Pacific Telephone
	KEARNS JOE A	Pacific Telephone
	LINDQUIST ALFRED E	Pacific Telephone

AXENTY WAY

1733 AXENTY WAY

Year	Uses	Source
2001	OLIVER John	Haines & Company, Inc.

Axenty Way

1737 Axenty Way

Year	Uses	Source
2014	RENT A HUSBAND	EDR Digital Archive

AXENTY WAY

1739 AXENTY WAY

Year	Uses	Source
2001	SUPER Greg	Haines & Company, Inc.

1741 AXENTY WAY

Year	Uses	Source
2001	MCLEAVYJohn 00 i	Haines & Company, Inc.

1743 AXENTY WAY

Year	Uses	Source
2001	ADAMEA 310 372 3261 S ADAME J	Haines & Company, Inc.

1745 AXENTY WAY

Year	Uses	Source
2001	LEGLERK	Haines & Company, Inc.

1747 AXENTY WAY

Year	Uses	Source
2001	BLAHAJamesa G	Haines & Company, Inc.

FINDINGS

Axenty Way

1751 Axenty Way

Year	Uses	Source
2014	REALTYTRADE CORP	EDR Digital Archive
2010	REALTYTRADE CORP	EDR Digital Archive
	MULTICHANNELBIZ LLC	EDR Digital Archive

MATHEWS AVE

1700 MATHEWS AVE

Year	Uses	Source
1954	MCDONOUGH A R	R. L. Polk & Co.

1701 MATHEWS AVE

Year	Uses	Source
1957	DAVIS CLAUDE W	Pacific Telephone
1954	DAVIS CLAUDE W	R. L. Polk & Co.
1950	DAVIS CLAUDE W	Pacific Telephone

Mathews Ave

1706 Mathews Ave

Year	Uses	Source
2014	RPS SYSTEMS INC	EDR Digital Archive
2010	RPS SYSTEMS INC	EDR Digital Archive

MATHEWS AVE

1706 MATHEWS AVE

Year	Uses	Source
2001	SYUBBS Richard	Haines & Company, Inc.
1964	MAYS MARJORIE L	Pacific Telephone
	MAYS MARVIN L	Pacific Telephone
1960	BURKE RONALD F	Pacific Telephone

1707 MATHEWS AVE

Year	Uses	Source
2001	SSULLIVANMark	Haines & Company, Inc.
1970	STRAWN ALFRED E	Pacific Telephone
1960	STRAWN ALFRED E	Pacific Telephone

FINDINGS

Year	Uses	Source
1957	STRAWN ALFRED E	Pacific Telephone
1954	STRAWN ALFRED E	R. L. Polk & Co.
1950	STRANN ALFRED E	Pacific Telephone

Mathews Ave

1712 Mathews Ave

Year	Uses	Source
2010	CALLSHIFT LLC	EDR Digital Archive

MATHEWS AVE

1712 MATHEWS AVE

Year	Uses	Source
2001	ARMSTRONG David	Haines & Company, Inc.
1970	SEALANDER RUSSELL	Pacific Telephone
1960	COOTS DOYLE W	Pacific Telephone
1957	SEALANDER WILFRED	Pacific Telephone
1954	REINKE SALLY	R. L. Polk & Co.

1713 MATHEWS AVE

Year	Uses	Source
2001	OKITADarlene	Haines & Company, Inc.
1970	JOHNSON LARRY R	Pacific Telephone

1716 MATHEWS AVE

Year	Uses	Source
1954	RAZOR DONALD F	R. L. Polk & Co.

1717 MATHEWS AVE

Year	Uses	Source
2001	YETTER Slan G	Haines & Company, Inc.
1970	EVANS ROBT	Pacific Telephone
1964	FOOTE GEO S	Pacific Telephone
1960	FOOTE GEO S	Pacific Telephone
1957	FOOTE GEO S	Pacific Telephone
1954	FOOTE GEO S R	R. L. Polk & Co.
1950	F&OTE GEO S R	Pacific Telephone

FINDINGS

Mathews Ave

1720 Mathews Ave

Year	Uses	Source
2014	NOVA MEDICAL SOLUTIONS	EDR Digital Archive
2010	NOVA MEDICAL SOLUTIONS	EDR Digital Archive
	NANOIVD	EDR Digital Archive

MATHEWS AVE

1720 MATHEWS AVE

Year	Uses	Source
2001	SARFANIA Elizabelh	Haines & Company, Inc.
1970	HOUGHTON A LEE	Pacific Telephone
1964	HOUGHTON A LEE	Pacific Telephone
1960	HOUGHTON A LEE	Pacific Telephone
1957	HOUGHTON A LEE	Pacific Telephone

1721 MATHEWS AVE

Year	Uses	Source
2001	SPS 22 KRoht	Haines & Company, Inc.

1726 MATHEWS AVE

Year	Uses	Source
2001	HUMHong	Haines & Company, Inc.
1970	MC INTURFF RICHARD	Pacific Telephone
	MC INTURFF KENNETH	Pacific Telephone
1964	WILSON ROY J	Pacific Telephone
1960	LOCKE JANE	Pacific Telephone
1957	MSDEVITT FRANK	Pacific Telephone

1727 MATHEWS AVE

Year	Uses	Source
2001	MIKELEvan	Haines & Company, Inc.
1970	RUNYAN FRED A	Pacific Telephone
1960	RUNYAN FRED A	Pacific Telephone
1957	RUNYAN FRED A	Pacific Telephone
1954	RUNYAN FRED A	R. L. Polk & Co.

FINDINGS

1730 MATHEWS AVE

Year	Uses	Source
2001	SYONEMURATom	Haines & Company, Inc.
1970	COSTA J L	Pacific Telephone
1960	COSTA J L	Pacific Telephone
1957	COSTA J L	Pacific Telephone
1954	COSTA J L	R. L. Polk & Co.

1731 MATHEWS AVE

Year	Uses	Source
2001	WALKER Lawrence 00 W	Haines & Company, Inc.
1960	MONSEN CONRAD E	Pacific Telephone
1954	COBB ROLAND A	R. L. Polk & Co.

Mathews Ave

1736 Mathews Ave

Year	Uses	Source
2010	SUMEN ERIK	EDR Digital Archive

MATHEWS AVE

1737 MATHEWS AVE

Year	Uses	Source
2001	CONNOLLYJames	Haines & Company, Inc.
1970	BABUSCIO JAS	Pacific Telephone
	FERNANDEZ RENEE	Pacific Telephone
1964	FERNANDEZ LETTY STENO	Pacific Telephone
	BABUSCIO JAS	Pacific Telephone
	FERNANDEZ RENEE	Pacific Telephone
1960	MOELLER JOE	Pacific Telephone
1957	MOELLER JOE	Pacific Telephone
1954	MOELLER JOE	R. L. Polk & Co.

1740 MATHEWS AVE

Year	Uses	Source
2001	GOODRICHJea Irey	Haines & Company, Inc.
1970	LANE C FRANK	Pacific Telephone
1960	GROSS WM R	Pacific Telephone
1957	FRENG JAS L	Pacific Telephone
1954	FRENG JAS L	R. L. Polk & Co.

FINDINGS

1741 MATHEWS AVE

Year	Uses	Source
2001	TRACHYJames	Haines & Company, Inc.
1970	MOELLER L	Pacific Telephone

1744 MATHEWS AVE

Year	Uses	Source
2001	SESCOBARFlor	Haines & Company, Inc.
1970	STEPHENSON M D	Pacific Telephone
1964	STEPHENSON M D	Pacific Telephone
1960	STEPHENSON M D	Pacific Telephone
1957	STEPHENSON M D	Pacific Telephone

1747 MATHEWS AVE

Year	Uses	Source
2001	SCHRADER R 9t L	Haines & Company, Inc.
1970	SCHRADER ROBT L	Pacific Telephone
1964	SCHRADER ROBT L	Pacific Telephone
1960	SCHRADER ROBT L	Pacific Telephone
1957	SCHRADER ROBT L	Pacific Telephone
1954	SCHRADER ROBT L	R. L. Polk & Co.

1750 MATHEWS AVE

Year	Uses	Source
1957	DE YOUNG MARTIN	Pacific Telephone

Mathews Ave

1751 Mathews Ave

Year	Uses	Source
2014	SLK INTERNATIONAL LLC	EDR Digital Archive
2010	SLK INTERNATIONAL LLC	EDR Digital Archive

MATHEWS AVE

1751 MATHEWS AVE

Year	Uses	Source
2001	TRANHa	Haines & Company, Inc.
1970	KLINE RONALD W	Pacific Telephone
1960	BRUE THOS A	Pacific Telephone
1957	BRUE THOS A	Pacific Telephone

FINDINGS

Year	Uses	Source
1954	ANDERSON GORDON 0	R. L. Polk & Co.

1756 MATHEWS AVE

Year	Uses	Source
1957	SIZEMORE LESLIE T	Pacific Telephone
1954	JANSSEN RICHARD G	R. L. Polk & Co.
1950	RIDDLE CLAUDE J	Pacific Telephone

1757 MATHEWS AVE

Year	Uses	Source
1960	CARTER ROY	Pacific Telephone
1957	WOLFE 0 C	Pacific Telephone
1954	PATTERSON CHAS E	R. L. Polk & Co.

1764 MATHEWS AVE

Year	Uses	Source
1960	BADDON JAS	Pacific Telephone
1957	BADDON JAS E	Pacific Telephone

1768 MATHEWS AVE

Year	Uses	Source
1957	LEIBBRANDT KENNETH	Pacific Telephone
	LEIBBRANDT MAURINE	Pacific Telephone
1954	BLADA H E	R. L. Polk & Co.
	BLADA H E	R. L. Polk & Co.

1769 MATHEWS AVE

Year	Uses	Source
2001	XXXX	Haines & Company, Inc.
1970	MATHER JACK L	Pacific Telephone
1964	MATHER JACK L	Pacific Telephone
1960	MATHER JACK L	Pacific Telephone
1957	MATHER JACK L	Pacific Telephone
1954	MATHER JACK L	R. L. Polk & Co.

Mathews Ave

1775 Mathews Ave

Year	Uses	Source
2014	UNBOUND	EDR Digital Archive
	VIVIAN AND GABE	EDR Digital Archive

FINDINGS

MATHEWS AVE

1816 MATHEWS AVE

Year	Uses	Source
1970	STENBLOM M F	Pacific Telephone

Mathews Ave

1906 Mathews Ave

Year	Uses	Source
2010	TLC ASSISTED LIVING	EDR Digital Archive

MATHEWS AVE

1906 MATHEWS AVE

Year	Uses	Source
2001	REGOEmanuel	Haines & Company, Inc.
1957	ALE JOS L	Pacific Telephone
1954	ANDERSON HARVEY	R. L. Polk & Co.

Mathews Ave

1907 Mathews Ave

Year	Uses	Source
2014	SILLY MONKEY MEDIA INC	EDR Digital Archive
2010	SILLY MONKEY MEDIA INC	EDR Digital Archive
	ATLAS VERSATECH INTERNATI	EDR Digital Archive

MATHEWS AVE

1907 MATHEWS AVE

Year	Uses	Source
2001	CAMPOLORobert	Haines & Company, Inc.
1970	BAKER LORRETTA A	Pacific Telephone
1964	LINN JAS	Pacific Telephone
1960	TATE HAROLD	Pacific Telephone
1950	PSCHAIDA GEO JRR	Pacific Telephone

1908 MATHEWS AVE

Year	Uses	Source
2001	PUSZTAI Stephen	Haines & Company, Inc.

FINDINGS

Year	Uses	Source
1964	GRACE CHAPEL	Pacific Telephone
1960	GRACE CHAPEL INC	Pacific Telephone
1957	GRACE CHAPEL INC	Pacific Telephone

1909 MATHEWS AVE

Year	Uses	Source
2001	XXXX	Haines & Company, Inc.
1954	HEYWOOD WM R	R. L. Polk & Co.
1950	HEYWOOD WM R	Pacific Telephone

Mathews Ave

1910 Mathews Ave

Year	Uses	Source
2014	PRO FITNESS INC	EDR Digital Archive

MATHEWS AVE

1910 MATHEWS AVE

Year	Uses	Source
2001	MCFARLIN Michael 00 B	Haines & Company, Inc.
1957	PULLIAM CHAS	Pacific Telephone

Mathews Ave

1911 Mathews Ave

Year	Uses	Source
2014	CDC USA LLC	EDR Digital Archive
2010	KEMPINSKI HTL & RESORTS REGION	EDR Digital Archive
	HILTON HOTELS HOLDINGS CORP	EDR Digital Archive
	SOCIAL & BUSINESS GRACES INC	EDR Digital Archive

MATHEWS AVE

1911 MATHEWS AVE

Year	Uses	Source
2001	DESORTJ	Haines & Company, Inc.
1970	HOLSHUE HARRY G	Pacific Telephone

FINDINGS

Mathews Ave

1912 Mathews Ave

Year	Uses	Source
2014	DMZ INDUSTRIAL PRODUCTS	EDR Digital Archive
2010	DMZ INDUSTRIAL PRODUCTS	EDR Digital Archive
	KHONG ENTERPRISES INC	EDR Digital Archive

MATHEWS AVE

1912 MATHEWS AVE

Year	Uses	Source
2001	A HEREDIA Wha	Haines & Company, Inc.
	SCHMICHJosef	Haines & Company, Inc.
1970	HOGAN ARLENE	Pacific Telephone
	MILLER JOHN T	Pacific Telephone
	MORENO ESTHER	Pacific Telephone
	SABEN CHAS L	Pacific Telephone
1964	REYNOLDS JOHN E	Pacific Telephone
1960	REYNOLDS JOHN E	Pacific Telephone
1957	YENOLDS JOHN E	Pacific Telephone
1954	REYNOLDS JOHN E	R. L. Polk & Co.
1950	REYNOLDS JOHN E	Pacific Telephone

1913 MATHEWS AVE

Year	Uses	Source
2001	XXXX	Haines & Company, Inc.
1954	WISE BCN	R. L. Polk & Co.
1950	WISE BEN	Pacific Telephone

1915 MATHEWS AVE

Year	Uses	Source
2001	BEAMANRL	Haines & Company, Inc.
1970	HARNETT JEANETTE	Pacific Telephone
1964	DOKE DAVID	Pacific Telephone
1960	GOODWIN DORLA MRS	Pacific Telephone

1916 MATHEWS AVE

Year	Uses	Source
2001	MCCANLESSJohn	Haines & Company, Inc.
1964	ALLEN BRICE	Pacific Telephone

FINDINGS

Year	Uses	Source
1960	WHITTLE ROLLAND	Pacific Telephone
1957	BELIAH CLIFFORD	Pacific Telephone

1917 MATHEWS AVE

Year	Uses	Source
2001	XXXX	Haines & Company, Inc.
1964	JENIN PAUL	Pacific Telephone
1960	SHIMIZU SHO	Pacific Telephone
1957	SHIIMIZU SHO	Pacific Telephone
1954	SHIMIZU SHO	R. L. Polk & Co.

1918 MATHEWS AVE

Year	Uses	Source
2001	XXXX	Haines & Company, Inc.
1964	MAROUKAS PETER	Pacific Telephone
1960	WARD ROBT L	Pacific Telephone

1919 MATHEWS AVE

Year	Uses	Source
2001	LODGEApal	Haines & Company, Inc.
1970	CORSKE MAX E	Pacific Telephone
	STARK CHRISTINA N	Pacific Telephone
	JAX C	Pacific Telephone
1964	SWALL JON	Pacific Telephone
	PROBASCO MERLE	Pacific Telephone
	MOORE JEAN	Pacific Telephone

1920 MATHEWS AVE

Year	Uses	Source
2001	OGEDULD David	Haines & Company, Inc.
1964	PULLIAM CHAS	Pacific Telephone
1960	PULLIAM CHAS	Pacific Telephone

1921 MATHEWS AVE

Year	Uses	Source
2001	GOODMANAlamne	Haines & Company, Inc.
1964	SAPIEN ANASTACIO	Pacific Telephone
1960	SAPIEN ANASTACIO	Pacific Telephone
1957	7 SAPIEN ANASTACIO	Pacific Telephone
1954	SAPIEN ANASTACIO MRS	R. L. Polk & Co.

1922 MATHEWS AVE

Year	Uses	Source
1970	HUNTER H G	Pacific Telephone
1964	VAUGHN D W	Pacific Telephone
1960	BASS WM	Pacific Telephone

1923 MATHEWS AVE

Year	Uses	Source
2001	CURRIE Robert	Haines & Company, Inc.
1970	ENRIQUEZ ERNEST L	Pacific Telephone
	NAISMITH CLEO	Pacific Telephone
1964	DUTTON JAS	Pacific Telephone
	SHAFFER RAYMOND	Pacific Telephone
	THOMAS ELDON F	Pacific Telephone
1960	THOMAS ELDOS F	Pacific Telephone
1957	LOSEE LAWRENCE L	Pacific Telephone

NELSON AVE

1700 NELSON AVE

Year	Uses	Source
2001	CASNER Kincaidlynn	Haines & Company, Inc.
1970	FRANGOS M P	Pacific Telephone
1964	FRANGOS M P	Pacific Telephone
1960	WOHLBOLD EUGENE	Pacific Telephone

1701 NELSON AVE

Year	Uses	Source
2001	JENSEN Ralph	Haines & Company, Inc.
1970	JENSEN RALPH T	Pacific Telephone
1964	PABST ROBT	Pacific Telephone
1957	LA FAYETTE THERESA	Pacific Telephone
1954	LA FAYETTE THERESA	R. L. Polk & Co.
1950	LEGG ROBT W	Pacific Telephone

1706 NELSON AVE

Year	Uses	Source
2001	RIETDORFDonald	Haines & Company, Inc.
1970	RIETDORF DONALD A	Pacific Telephone
1964	BOYD D E	Pacific Telephone
1960	BOYD D E	Pacific Telephone

FINDINGS

Year	Uses	Source
1957	ROBINSON JAS R	Pacific Telephone
1954	ROBINSON JAS R	R. L. Polk & Co.

1707 NELSON AVE

Year	Uses	Source
2001	RIETDORFDonald	Haines & Company, Inc.
1964	HOOPER ERIC	Pacific Telephone
1957	PETERSEN HUGH M	Pacific Telephone
1954	HEIMFORTH H W	R. L. Polk & Co.

1712 NELSON AVE

Year	Uses	Source
2001	8 UTLERDouglas	Haines & Company, Inc.

1713 NELSON AVE

Year	Uses	Source
2001	0 VOLBERTTerrance	Haines & Company, Inc.
1970	HEIMFORTH HENRY A	Pacific Telephone
1964	HEIMFORTH HENRY A	Pacific Telephone
1960	HEIMFORTH HENRY A	Pacific Telephone
1957	HEIMFORTH HENRY A	Pacific Telephone
1954	HEIMFORTH HENRY A	R. L. Polk & Co.
1950	HEIMFORTH HENRY & SONS CONTR	Pacific Telephone

1716 NELSON AVE

Year	Uses	Source
2001	0 SADATMehrdad	Haines & Company, Inc.
1970	STOCKWELL PAUL J	Pacific Telephone
1964	STOCKWELL PAUL J	Pacific Telephone
1960	STOCKWELL PAUL J	Pacific Telephone
1954	WILLIAMSON C R	R. L. Polk & Co.
1950	HEIMFORTH H W	Pacific Telephone

1717 NELSON AVE

Year	Uses	Source
2001	WILMOTDW	Haines & Company, Inc.
1964	WILMOT DAVE	Pacific Telephone

FINDINGS

1720 NELSON AVE

Year	Uses	Source
2001	GAMELLara 00 U	Haines & Company, Inc.
1964	BOGGIO DONALD	Pacific Telephone
1960	VARNER RALPH	Pacific Telephone

1721 NELSON AVE

Year	Uses	Source
2001	MEINHOLTZHarry	Haines & Company, Inc.
1964	OLIVER TED	Pacific Telephone
1960	OLIVER TED	Pacific Telephone
1957	OLIVER TED	Pacific Telephone
1954	OLIVER TED	R. L. Polk & Co.
1950	OLIVER TED	Pacific Telephone

1726 NELSON AVE

Year	Uses	Source
1970	OLIVER HARRY P JR	Pacific Telephone
1964	HIGHAM WARREN	Pacific Telephone
1960	TAYLOR J L	Pacific Telephone
1957	TAYLOR J L	Pacific Telephone
1954	TAYLOR J L	R. L. Polk & Co.

1727 NELSON AVE

Year	Uses	Source
2001	MARSEEDavid	Haines & Company, Inc.
1970	OLIVER TED	Pacific Telephone

1730 NELSON AVE

Year	Uses	Source
2001	KAWAHARAGary	Haines & Company, Inc.
1970	FOX MANLEY	Pacific Telephone
1964	WENING JOHN H	Pacific Telephone
1960	TAYLOR W M	Pacific Telephone
1954	BROADDUS S V	R. L. Polk & Co.

1731 NELSON AVE

Year	Uses	Source
1970	MILLER MATTIE	Pacific Telephone
1960	MILLER METTIE	Pacific Telephone

FINDINGS

1736 NELSON AVE

Year	Uses	Source
2001	LANDECKERPeler	Haines & Company, Inc.
1970	CAMPBELL EARL	Pacific Telephone
1964	CAMPBELL EARL	Pacific Telephone

1737 NELSON AVE

Year	Uses	Source
2001	WALLACHSidney	Haines & Company, Inc.
1957	REEDER DOUGLAS E	Pacific Telephone
1954	REEDER DOUGLAS E	R. L. Polk & Co.

1740 NELSON AVE

Year	Uses	Source
2001	OCIASULLIJas	Haines & Company, Inc.
1964	MINNER C ROBT	Pacific Telephone
1960	MINNER C ROBT	Pacific Telephone
1957	MINNER C ROBT	Pacific Telephone
1954	MINNER C ROBT	R. L. Polk & Co.

1741 NELSON AVE

Year	Uses	Source
2001	r OLIVER Harry P	Haines & Company, Inc.
1970	OLIVER HARRY P	Pacific Telephone
1964	OLIVER HARRY P	Pacific Telephone
1957	OLIVER HARRY P	Pacific Telephone
1954	OLIVER HARRY P	R. L. Polk & Co.
1950	OLIVER HARRY P	Pacific Telephone

1746 NELSON AVE

Year	Uses	Source
2001	OCHAPINEarl	Haines & Company, Inc.
1964	LEWALD HENDRIK	Pacific Telephone
1957	BASILIERE ARMAND L	Pacific Telephone

Nelson Ave

1747 Nelson Ave

Year	Uses	Source
2010	PAULA JANE BUEGE CPA	EDR Digital Archive

FINDINGS

NELSON AVE

1747 NELSON AVE

Year	Uses	Source
2001	MAGGIES HOUSE	Haines & Company, Inc.
1970	BRITTINGHAM ROBERTA V	Pacific Telephone
1960	RAY LOUIS C JR	Pacific Telephone
1957	RAY LOUIS CJR	Pacific Telephone

Nelson Ave

1750 Nelson Ave

Year	Uses	Source
2014	HADI TRADING LLC	EDR Digital Archive

NELSON AVE

1750 NELSON AVE

Year	Uses	Source
2001	TRINHTien	Haines & Company, Inc.
1970	OAKS CLIFFORD F	Pacific Telephone
1964	OAKS CLIFFORD F	Pacific Telephone
1960	OAKS CLIFFORD F	Pacific Telephone

1751 NELSON AVE

Year	Uses	Source
2001	JOHNSON William	Haines & Company, Inc.
1970	HUTCHINSON DAND	Pacific Telephone
1964	AULBACH HARVEY W	Pacific Telephone
1954	SALTER RUDOLPH MAR VISTA	R. L. Polk & Co.

Nelson Ave

1756 Nelson Ave

Year	Uses	Source
2014	SEASONS LIFE BY LOIS BOURGON	EDR Digital Archive
2010	SEASONS LIFE BY LOIS BOURGON	EDR Digital Archive

FINDINGS

NELSON AVE

1756 NELSON AVE

Year	Uses	Source
2001	BOURGOL 00 s	Haines & Company, Inc.
1970	CAIN RUBY A	Pacific Telephone

1757 NELSON AVE

Year	Uses	Source
2001	OTANHuck	Haines & Company, Inc.
1964	BUNKER DIANE	Pacific Telephone
1960	DAVIDSON WM F	Pacific Telephone
1957	DAVIDSON WM F	Pacific Telephone
1954	DAVIDSON WM F	R. L. Polk & Co.

1758 NELSON AVE

Year	Uses	Source
1964	LUNDIN GARY	Pacific Telephone
1954	WILLIAMS JAS L	R. L. Polk & Co.

Nelson Ave

1760 Nelson Ave

Year	Uses	Source
2014	TOBY FOTE LLC	EDR Digital Archive
2010	TOBY FOTE LLC	EDR Digital Archive

NELSON AVE

1760 NELSON AVE

Year	Uses	Source
2001	BRAUDOStephen	Haines & Company, Inc.
1970	GMOSER A GERALD	Pacific Telephone
1964	RONK DAVID N	Pacific Telephone

Nelson Ave

1761 Nelson Ave

Year	Uses	Source
2014	GLOBAL BADMINTON NETWORK	EDR Digital Archive
2010	DRESS 4 HEALTH	EDR Digital Archive

FINDINGS

NELSON AVE

1761 NELSON AVE

Year	Uses	Source
2001	WANGChun	Haines & Company, Inc.
1970	COX PETE	Pacific Telephone
1964	COX PETE	Pacific Telephone
1960	MARELD CLAES G	Pacific Telephone
1957	MAERELD CLAES G	Pacific Telephone

1762 NELSON AVE

Year	Uses	Source
2001	XXXX	Haines & Company, Inc.
1964	GAGE L E	Pacific Telephone

1764 NELSON AVE

Year	Uses	Source
1957	BASART WM	Pacific Telephone
	DAVIES MARGUERITE M	Pacific Telephone
1954	DAVIES MARGUERITE M	R. L. Polk & Co.
1950	BASTIEN HAROLD A R	Pacific Telephone

Nelson Ave

1765 Nelson Ave

Year	Uses	Source
2014	BITE CATERING COUTURE LLC	EDR Digital Archive

NELSON AVE

1765 NELSON AVE

Year	Uses	Source
2001	KIM Mi	Haines & Company, Inc.
1970	MENKE HAZEL G MRS	Pacific Telephone
1960	MENKE HAZEL G MRS	Pacific Telephone
1957	MENKE HAZEL8MRS	Pacific Telephone
1954	MENKE HAZEL0MRS	R. L. Polk & Co.
1950	MENKE HAZEL G MRS	Pacific Telephone

1768 NELSON AVE

Year	Uses	Source
1957	ESKUEVELMA	Pacific Telephone

1769 NELSON AVE

Year	Uses	Source
2001	OGERAMIParvz	Haines & Company, Inc.

1840 NELSON AVE

Year	Uses	Source
1995	PURIMUSTAFA	Pacific Bell
	LOCKETT ARNOLD A JR	Pacific Bell
	KIMHONG MYUNG	Pacific Bell
	HERNANDEZ VICTOR	Pacific Bell

S AVIATION BLVD

617 S AVIATION BLVD

Year	Uses	Source
1960	TYSALL ALBERT E	Pacific Telephone

623 S AVIATION BLVD

Year	Uses	Source
1960	BROWN NORMA E	Pacific Telephone
1957	MARLHHUFH WM	Pacific Telephone
1954	MARIHUGH WM	R. L. Polk & Co.

627 S AVIATION BLVD

Year	Uses	Source
1970	MCVAY JOHN	Pacific Telephone
1964	MCVAY JOHN	Pacific Telephone

S Aviation Blvd

628 S Aviation Blvd

Year	Uses	Source
2014	MONEY MATTERS TAX SERVICE	EDR Digital Archive
	BESTFOOTAGE PRODUCTIONS INC	EDR Digital Archive
2010	URSERY AND ASSOCIATES INC	EDR Digital Archive
	BESTFOOTAGE PRODUCTIONS INC	EDR Digital Archive
	ANIMATION CAPITAL INC	EDR Digital Archive

Year	Uses	Source
2010	XPRESS INVESTMENTS LLC	EDR Digital Archive
	MONEY MATTERS TAX SERVICE	EDR Digital Archive

S AVIATION BLVD

628 S AVIATION BLVD

Year	Uses	Source
1970	M & M TAX SERVICE	Pacific Telephone
	FIRST PAC INS AGCY WEST	Pacific Telephone

S Aviation Blvd

700 S Aviation Blvd

Year	Uses	Source
2014	AUTOMOBILE CLUB SOUTHERN CAL	EDR Digital Archive
2010	AUTOMOBILE CLUB SOUTHERN CAL	EDR Digital Archive

S AVIATION BLVD

700 S AVIATION BLVD

Year	Uses	Source
1985	AUTOMOILE CLUB OF SO CALIF AAA ALL MEMBERSHIP AND INSURANCE SALES & SERVICE	Pacific Bell
1980	AUTOMOBILE CLUB OF SO CALIF AAA	Pacific Telephone

703 S AVIATION BLVD

Year	Uses	Source
1964	DETTMERS LOUISE	Pacific Telephone

S AXENTY WAY

1735 S AXENTY WAY

Year	Uses	Source
1970	LUSK TOMMY	Pacific Telephone

1737 S AXENTY WAY

Year	Uses	Source
1964	CLIFFORD JOHN B	Pacific Telephone

FINDINGS

1739 S AXENTY WAY

Year	Uses	Source
1970	DERDA ROBT	Pacific Telephone
1964	DERDA ROBT	Pacific Telephone

1745 S AXENTY WAY

Year	Uses	Source
1970	QUINN BERNARD	Pacific Telephone

S REDONDO AVE

603 S REDONDO AVE

Year	Uses	Source
2001	XXXX	Haines & Company, Inc.

700 S REDONDO AVE

Year	Uses	Source
2001	WANG Kevin	Haines & Company, Inc.

S Redondo Ave

708 S Redondo Ave

Year	Uses	Source
2010	KRANCIS ART TECHNOLOGIES INC	EDR Digital Archive

S REDONDO AVE

708 S REDONDO AVE

Year	Uses	Source
2001	XXXX	Haines & Company, Inc.

717 S REDONDO AVE

Year	Uses	Source
2001	BERTRAN Ennqoe	Haines & Company, Inc.

S REDONDO BLVD

602 S REDONDO BLVD

Year	Uses	Source
1950	WILSON F M R	Pacific Telephone
1946	Wilson F M r	Southern California Telephone Co

FINDINGS

616 S REDONDO BLVD

Year	Uses	Source
1950	ALEXANDER A A R	Pacific Telephone
1946	Alexander A A r	Southern California Telephone Co

707 S REDONDO BLVD

Year	Uses	Source
1964	HUX JAS O SR	Pacific Telephone
1957	HUBER JOHN A	Pacific Telephone
1954	BUCHER CALVIN C	R. L. Polk & Co.
1950	BUCHER CALVIN C	Pacific Telephone

717 S REDONDO BLVD

Year	Uses	Source
1964	KRUEGER DONALD L	Pacific Telephone
1960	KRUEGER DONALD L	Pacific Telephone
1957	KRUEGER DOLNALD L	Pacific Telephone
1954	KRUEGER DONALD L	R. L. Polk & Co.
1950	KRUEGER DONALD L	Pacific Telephone

VANDERBILT LN

1802 VANDERBILT LN

Year	Uses	Source
2001	A INP	Haines & Company, Inc.

Vanderbilt Ln

1803 Vanderbilt Ln

Year	Uses	Source
2014	BC 2000	EDR Digital Archive
2010	BC 2000	EDR Digital Archive
	SLYDESHOWCOM	EDR Digital Archive

VANDERBILT LN

1803 VANDERBILT LN

Year	Uses	Source
1970	HERGENRADAR PHYLLIS	Pacific Telephone

FINDINGS

1804 VANDERBILT LN

Year	Uses	Source
2001	REYNOLDSLeroy BJr	Haines & Company, Inc.
1970	BROWN HARRY E	Pacific Telephone

1805 VANDERBILT LN

Year	Uses	Source
2001	TAIT Virginia	Haines & Company, Inc.
1970	CLAYTON GLORIA	Pacific Telephone
	SCHMIDT CARL A	Pacific Telephone

1806 VANDERBILT LN

Year	Uses	Source
2001	MULLALLY Kevin	Haines & Company, Inc.
1970	LIEBER CARL H	Pacific Telephone

1807 VANDERBILT LN

Year	Uses	Source
1970	GATES GAYLE	Pacific Telephone
	GODDING BOBETTE	Pacific Telephone

1808 VANDERBILT LN

Year	Uses	Source
2001	ALHUSSAIN	Haines & Company, Inc.
1970	ELKINS DONALD C	Pacific Telephone

1809 VANDERBILT LN

Year	Uses	Source
2001	C ELLISR	Haines & Company, Inc.

1810 VANDERBILT LN

Year	Uses	Source
2001	CHANGDa Vld J	Haines & Company, Inc.
1970	MORROW EUGENE A	Pacific Telephone
	AVJIAN JAS	Pacific Telephone

FINDINGS

TARGET PROPERTY: ADDRESS NOT IDENTIFIED IN RESEARCH SOURCE

The following Target Property addresses were researched for this report, and the addresses were not identified in the research source.

Address Researched	Address Not Identified in Research Source
1751 Artesia Blvd B	2006, 2004, 2003, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

ADJOINING PROPERTY: ADDRESSES NOT IDENTIFIED IN RESEARCH SOURCE

The following Adjoining Property addresses were researched for this report, and the addresses were not identified in research source.

Address Researched	Address Not Identified in Research Source
1600 ARTESIA BLVD	2014, 2010, 2006, 2004, 2003, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1969, 1967, 1966, 1965, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1604 ARTESIA BLVD	2014, 2010, 2006, 2004, 2003, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1606 ARTESIA BLVD	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1620 ARTESIA BLVD	2014, 2010, 2006, 2004, 2003, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1620 Artesia Blvd	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1643 Artesia Blvd	2014, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1643 ARTESIA BLVD	2014, 2010, 2006, 2004, 2003, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1969, 1967, 1966, 1965, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

FINDINGS

Address Researched	Address Not Identified in Research Source
1650 ARTESIA BLVD	2014, 2010, 2006, 2004, 2003, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1969, 1967, 1966, 1965, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1653 ARTESIA BLVD	2014, 2010, 2006, 2004, 2003, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1700 ARTESIA BLVD	2014, 2010, 2006, 2004, 2003, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1700 Artesia Blvd	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1700 MATHEWS AVE	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1700 NELSON AVE	2014, 2010, 2006, 2004, 2003, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1969, 1967, 1966, 1965, 1963, 1962, 1961, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1701 ARTESIA BLVD	2014, 2010, 2006, 2004, 2003, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1701 Artesia Blvd	2014, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1701 MATHEWS AVE	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1956, 1955, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1701 NELSON AVE	2014, 2010, 2006, 2004, 2003, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1969, 1967, 1966, 1965, 1963, 1962, 1961, 1960, 1958, 1956, 1955, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1706 MATHEWS AVE	2014, 2010, 2006, 2004, 2003, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1963, 1962, 1961, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

FINDINGS

Address Researched	Address Not Identified in Research Source
1706 Mathews Ave	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1706 NELSON AVE	2014, 2010, 2006, 2004, 2003, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1969, 1967, 1966, 1965, 1963, 1962, 1961, 1958, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1707 ARTESIA BLVD	2014, 2010, 2006, 2004, 2003, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1707 MATHEWS AVE	2014, 2010, 2006, 2004, 2003, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1958, 1956, 1955, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1707 NELSON AVE	2014, 2010, 2006, 2004, 2003, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1963, 1962, 1961, 1960, 1958, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1711 ARTESIA BLVD	2014, 2010, 2006, 2004, 2003, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1969, 1967, 1966, 1965, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1712 MATHEWS AVE	2014, 2010, 2006, 2004, 2003, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1958, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1712 Mathews Ave	2014, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1712 NELSON AVE	2014, 2010, 2006, 2004, 2003, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1713 ARTESIA BLVD	2014, 2010, 2006, 2004, 2003, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1713 Artesia Blvd	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

FINDINGS

Address Researched	Address Not Identified in Research Source
1713 MATHEWS AVE	2014, 2010, 2006, 2004, 2003, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1713 NELSON AVE	2014, 2010, 2006, 2004, 2003, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1969, 1967, 1966, 1965, 1963, 1962, 1961, 1958, 1956, 1955, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1715 ARTESIA BLVD	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1716 MATHEWS AVE	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1716 NELSON AVE	2014, 2010, 2006, 2004, 2003, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1969, 1967, 1966, 1965, 1963, 1962, 1961, 1958, 1957, 1956, 1955, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1717 ARTESIA BLVD	2014, 2010, 2006, 2004, 2003, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1969, 1967, 1966, 1965, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1717 MATHEWS AVE	2014, 2010, 2006, 2004, 2003, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1969, 1967, 1966, 1965, 1963, 1962, 1961, 1958, 1956, 1955, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1717 NELSON AVE	2014, 2010, 2006, 2004, 2003, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1720 MATHEWS AVE	2014, 2010, 2006, 2004, 2003, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1969, 1967, 1966, 1965, 1963, 1962, 1961, 1958, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1720 Mathews Ave	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1720 NELSON AVE	2014, 2010, 2006, 2004, 2003, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1963, 1962, 1961, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

FINDINGS

Address Researched	Address Not Identified in Research Source
1721 ARTESIA BLVD	2014, 2010, 2006, 2004, 2003, 2000, 1999, 1996, 1995, 1992, 1991, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1721 Artesia Blvd	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1721 Aviation Blvd	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1721 MATHEWS AVE	2014, 2010, 2006, 2004, 2003, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1721 NELSON AVE	2014, 2010, 2006, 2004, 2003, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1963, 1962, 1961, 1958, 1956, 1955, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1723 Aviation Blvd	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1725 ARTESIA BLVD	2014, 2010, 2006, 2004, 2003, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1725 Aviation Blvd	2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1726 Aviation Blvd	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1726 AVIATION BLVD	2014, 2010, 2006, 2004, 2003, 2000, 1999, 1996, 1995, 1992, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1726 MATHEWS AVE	2014, 2010, 2006, 2004, 2003, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1969, 1967, 1966, 1965, 1963, 1962, 1961, 1958, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

FINDINGS

Address Researched	Address Not Identified in Research Source
1726 NELSON AVE	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1969, 1967, 1966, 1965, 1963, 1962, 1961, 1958, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1727 ARTESIA BLVD	2014, 2010, 2006, 2004, 2003, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1727 Artesia Blvd	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1727 MATHEWS AVE	2014, 2010, 2006, 2004, 2003, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1958, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1727 NELSON AVE	2014, 2010, 2006, 2004, 2003, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1728 AVIATION BLVD	2014, 2010, 2006, 2004, 2003, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1728 Aviation Blvd	2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1730 AVIATION BLVD	2014, 2010, 2006, 2004, 2003, 2000, 1999, 1996, 1995, 1992, 1991, 1985, 1980, 1976, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1730 MATHEWS AVE	2014, 2010, 2006, 2004, 2003, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1958, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1730 NELSON AVE	2014, 2010, 2006, 2004, 2003, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1969, 1967, 1966, 1965, 1963, 1962, 1961, 1958, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1731 Aviation Blvd	2014, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

FINDINGS

Address Researched	Address Not Identified in Research Source
1731 MATHEWS AVE	2014, 2010, 2006, 2004, 2003, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1958, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1731 NELSON AVE	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1732 AVIATION BLVD	2014, 2010, 2006, 2004, 2003, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1980, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1732 Aviation Blvd	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1733 AXENTY WAY	2014, 2010, 2006, 2004, 2003, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1734 AVIATION BLVD	2014, 2010, 2006, 2004, 2003, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1734 Aviation Blvd	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1735 Aviation Blvd	2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1735 S AXENTY WAY	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1736 AVIATION BLVD	2014, 2010, 2006, 2004, 2003, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1736 Aviation Blvd	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

FINDINGS

Address Researched	Address Not Identified in Research Source
1736 Mathews Ave	2014, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1736 NELSON AVE	2014, 2010, 2006, 2004, 2003, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1969, 1967, 1966, 1965, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1737 Axenty Way	2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1737 MATHEWS AVE	2014, 2010, 2006, 2004, 2003, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1969, 1967, 1966, 1965, 1963, 1962, 1961, 1958, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1737 NELSON AVE	2014, 2010, 2006, 2004, 2003, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1737 S AXENTY WAY	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1738 Aviation Blvd	2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1739 Aviation Blvd	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1739 AXENTY WAY	2014, 2010, 2006, 2004, 2003, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1739 S AXENTY WAY	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1969, 1967, 1966, 1965, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1740 ARTESIA BLVD	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

FINDINGS

Address Researched	Address Not Identified in Research Source
1740 AVIATION BLVD	2014, 2010, 2006, 2004, 2003, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1740 Aviation Blvd	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1740 MATHEWS AVE	2014, 2010, 2006, 2004, 2003, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1958, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1740 NELSON AVE	2014, 2010, 2006, 2004, 2003, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1963, 1962, 1961, 1958, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1741 AXENTY WAY	2014, 2010, 2006, 2004, 2003, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1741 MATHEWS AVE	2014, 2010, 2006, 2004, 2003, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1741 NELSON AVE	2014, 2010, 2006, 2004, 2003, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1969, 1967, 1966, 1965, 1963, 1962, 1961, 1960, 1958, 1956, 1955, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1743 AXENTY WAY	2014, 2010, 2006, 2004, 2003, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1744 MATHEWS AVE	2014, 2010, 2006, 2004, 2003, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1969, 1967, 1966, 1965, 1963, 1962, 1961, 1958, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1745 AXENTY WAY	2014, 2010, 2006, 2004, 2003, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1745 S AXENTY WAY	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

FINDINGS

Address Researched	Address Not Identified in Research Source
1746 NELSON AVE	2014, 2010, 2006, 2004, 2003, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1963, 1962, 1961, 1960, 1958, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1747 AXENTY WAY	2014, 2010, 2006, 2004, 2003, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1747 MATHEWS AVE	2014, 2010, 2006, 2004, 2003, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1969, 1967, 1966, 1965, 1963, 1962, 1961, 1958, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1747 NELSON AVE	2014, 2010, 2006, 2004, 2003, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1958, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1747 Nelson Ave	2014, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1750 MATHEWS AVE	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1750 NELSON AVE	2014, 2010, 2006, 2004, 2003, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1969, 1967, 1966, 1965, 1963, 1962, 1961, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1750 Nelson Ave	2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1751 ARTESIA BLVD	2014, 2010, 2006, 2004, 2003, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1969, 1967, 1966, 1965, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1751 Axenty Way	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1751 Mathews Ave	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

FINDINGS

Address Researched	Address Not Identified in Research Source
1751 MATHEWS AVE	2014, 2010, 2006, 2004, 2003, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1958, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1751 NELSON AVE	2014, 2010, 2006, 2004, 2003, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1969, 1967, 1966, 1965, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1756 MATHEWS AVE	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1956, 1955, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1756 NELSON AVE	2014, 2010, 2006, 2004, 2003, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1756 Nelson Ave	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1757 ARTESIA BLVD	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1757 MATHEWS AVE	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1958, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1757 NELSON AVE	2014, 2010, 2006, 2004, 2003, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1963, 1962, 1961, 1958, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1758 NELSON AVE	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1760 AVIATION BLVD	2014, 2010, 2006, 2004, 2003, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1760 Aviation Blvd	2014, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

FINDINGS

Address Researched	Address Not Identified in Research Source
1760 Nelson Ave	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1760 NELSON AVE	2014, 2010, 2006, 2004, 2003, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1969, 1967, 1966, 1965, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1761 NELSON AVE	2014, 2010, 2006, 2004, 2003, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1969, 1967, 1966, 1965, 1963, 1962, 1961, 1958, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1761 Nelson Ave	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1762 NELSON AVE	2014, 2010, 2006, 2004, 2003, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1764 MATHEWS AVE	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1958, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1764 NELSON AVE	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1956, 1955, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1765 ARTESIA BLVD	2014, 2010, 2006, 2004, 2003, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1969, 1967, 1966, 1965, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1765 Artesia Blvd	2014, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1765 Nelson Ave	2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1765 NELSON AVE	2014, 2010, 2006, 2004, 2003, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1958, 1956, 1955, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

FINDINGS

Address Researched	Address Not Identified in Research Source
1768 MATHEWS AVE	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1768 NELSON AVE	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1769 MATHEWS AVE	2014, 2010, 2006, 2004, 2003, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1969, 1967, 1966, 1965, 1963, 1962, 1961, 1958, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1769 NELSON AVE	2014, 2010, 2006, 2004, 2003, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1775 ARTESIA BLVD	2014, 2010, 2006, 2004, 2003, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1775 Artesia Blvd	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1775 Mathews Ave	2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1800 Artesia Blvd	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1800 ARTESIA BLVD	2014, 2010, 2006, 2004, 2003, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1802 VANDERBILT LN	2014, 2010, 2006, 2004, 2003, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1803 VANDERBILT LN	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

FINDINGS

Address Researched	Address Not Identified in Research Source
1803 Vanderbilt Ln	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1804 ARTESIA BLVD	2014, 2010, 2006, 2004, 2003, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1804 VANDERBILT LN	2014, 2010, 2006, 2004, 2003, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1805 VANDERBILT LN	2014, 2010, 2006, 2004, 2003, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1806 1/2 ARTESIA BLVD	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1806 Artesia Blvd	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1806 ARTESIA BLVD	2014, 2010, 2006, 2004, 2003, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1806 VANDERBILT LN	2014, 2010, 2006, 2004, 2003, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1807 VANDERBILT LN	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1808 ARTESIA BLVD	2014, 2010, 2006, 2004, 2003, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1969, 1967, 1966, 1965, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1808 VANDERBILT LN	2014, 2010, 2006, 2004, 2003, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

FINDINGS

Address Researched	Address Not Identified in Research Source
1809 VANDERBILT LN	2014, 2010, 2006, 2004, 2003, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1810 Artesia Blvd	2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1810 VANDERBILT LN	2014, 2010, 2006, 2004, 2003, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1812 ARTESIA BLVD	2014, 2010, 2006, 2004, 2003, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1969, 1967, 1966, 1965, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1812 Artesia Blvd	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1816 MATHEWS AVE	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1840 NELSON AVE	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1851 ARTESIA BLVD	2014, 2010, 2006, 2004, 2003, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1901 ARTESIA BLVD	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1969, 1967, 1966, 1965, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1906 MATHEWS AVE	2014, 2010, 2006, 2004, 2003, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1906 Mathews Ave	2014, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

FINDINGS

Address Researched	Address Not Identified in Research Source
1907 Mathews Ave	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1907 MATHEWS AVE	2014, 2010, 2006, 2004, 2003, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1969, 1967, 1966, 1965, 1963, 1962, 1961, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1908 MATHEWS AVE	2014, 2010, 2006, 2004, 2003, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1963, 1962, 1961, 1958, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1909 MATHEWS AVE	2014, 2010, 2006, 2004, 2003, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1910 MATHEWS AVE	2014, 2010, 2006, 2004, 2003, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1910 Mathews Ave	2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1911 Mathews Ave	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1911 MATHEWS AVE	2014, 2010, 2006, 2004, 2003, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1912 MATHEWS AVE	2014, 2010, 2006, 2004, 2003, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1969, 1967, 1966, 1965, 1963, 1962, 1961, 1958, 1956, 1955, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1912 Mathews Ave	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1913 MATHEWS AVE	2014, 2010, 2006, 2004, 2003, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

FINDINGS

Address Researched	Address Not Identified in Research Source
1915 MATHEWS AVE	2014, 2010, 2006, 2004, 2003, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1969, 1967, 1966, 1965, 1963, 1962, 1961, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1916 MATHEWS AVE	2014, 2010, 2006, 2004, 2003, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1963, 1962, 1961, 1958, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1917 MATHEWS AVE	2014, 2010, 2006, 2004, 2003, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1963, 1962, 1961, 1958, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1918 MATHEWS AVE	2014, 2010, 2006, 2004, 2003, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1963, 1962, 1961, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1919 MATHEWS AVE	2014, 2010, 2006, 2004, 2003, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1969, 1967, 1966, 1965, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1920 MATHEWS AVE	2014, 2010, 2006, 2004, 2003, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1963, 1962, 1961, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1921 MATHEWS AVE	2014, 2010, 2006, 2004, 2003, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1963, 1962, 1961, 1958, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1922 MATHEWS AVE	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1969, 1967, 1966, 1965, 1963, 1962, 1961, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1923 MATHEWS AVE	2014, 2010, 2006, 2004, 2003, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1969, 1967, 1966, 1965, 1963, 1962, 1961, 1958, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
1942 AVIATION WAY	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
2006 AVIATION WAY	2014, 2010, 2006, 2004, 2003, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

FINDINGS

Address Researched	Address Not Identified in Research Source
2006 Aviation Way	2014, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
2010 AVIATION WAY	2014, 2010, 2006, 2004, 2003, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
2100 AVIATION WAY	2014, 2010, 2006, 2004, 2003, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1981, 1980, 1976, 1975, 1972, 1971, 1969, 1967, 1966, 1965, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
2100 Aviation Way	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
2102 Aviation Way	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
2102 AVIATION WAY	2014, 2010, 2006, 2004, 2003, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
2106 AVIATION WAY	2014, 2010, 2006, 2004, 2003, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1969, 1967, 1966, 1965, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
2108 AVIATION WAY	2014, 2010, 2006, 2004, 2003, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1969, 1967, 1966, 1965, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
2110 AVIATION WAY	2014, 2010, 2006, 2004, 2003, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1969, 1967, 1966, 1965, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
2202 AVIATION BLVD	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
602 S REDONDO BLVD	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

FINDINGS

Address Researched	Address Not Identified in Research Source
603 S REDONDO AVE	2014, 2010, 2006, 2004, 2003, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
616 S REDONDO BLVD	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1949, 1948, 1947, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
617 AVIATION WAY	2014, 2010, 2006, 2004, 2003, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
617 S AVIATION BLVD	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
623 AVIATION WAY	2014, 2010, 2006, 2004, 2003, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
623 S AVIATION BLVD	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1958, 1956, 1955, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
627 AVIATION WAY	2014, 2010, 2006, 2004, 2003, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
627 S AVIATION BLVD	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1969, 1967, 1966, 1965, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
628 S AVIATION BLVD	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
628 S Aviation Blvd	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
700 S AVIATION BLVD	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1981, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

FINDINGS

Address Researched	Address Not Identified in Research Source
700 S Aviation Blvd	2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
700 S REDONDO AVE	2014, 2010, 2006, 2004, 2003, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
703 S AVIATION BLVD	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
707 S REDONDO BLVD	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1963, 1962, 1961, 1960, 1958, 1956, 1955, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
708 S REDONDO AVE	2014, 2010, 2006, 2004, 2003, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
708 S Redondo Ave	2014, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
717 S REDONDO AVE	2014, 2010, 2006, 2004, 2003, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1958, 1957, 1956, 1955, 1954, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920
717 S REDONDO BLVD	2014, 2010, 2006, 2004, 2003, 2001, 2000, 1999, 1996, 1995, 1992, 1991, 1990, 1986, 1985, 1981, 1980, 1976, 1975, 1972, 1971, 1970, 1969, 1967, 1966, 1965, 1963, 1962, 1961, 1958, 1956, 1955, 1952, 1951, 1949, 1948, 1947, 1946, 1945, 1944, 1942, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1921, 1920

Aviation Blvd. Manhattan Beach Phase I ESA

1751 Artesia Blvd B

Manhattan Beach, CA 90266

Inquiry Number: 4959149.3

June 07, 2017

Certified Sanborn® Map Report

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

06/07/17

Site Name:	Client Name:
Aviation Blvd. Manhattan Beac	Michael Baker International
1751 Artesia Blvd B	14725 Alton Parkway
Manhattan Beach, CA 90266	Irvine, CA 92618
EDR Inquiry # 4959149.3	Contact: Danielle Regimbal

The Sanborn Library has been searched by EDR and maps covering the target property location as provided by Michael Baker International were identified for the years listed below. The Sanborn Library is the largest, most complete collection of fire insurance maps. The collection includes maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow, and others. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by the Sanborn Library LLC, the copyright holder for the collection. Results can be authenticated by visiting www.edrnet.com/sanborn.

The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

Certified Sanborn Results:

Certification # 7A7B-4180-B312

PO # 158606

Project Aviation Blvd. MB Phase I ESA

UNMAPPED PROPERTY

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.

Sanborn® Library search results

Certification #: 7A7B-4180-B312

The Sanborn Library includes more than 1.2 million fire insurance maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow and others which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- ✔ Library of Congress
- ✔ University Publications of America
- ✔ EDR Private Collection

The Sanborn Library LLC Since 1866™

Limited Permission To Make Copies

Michael Baker International (the client) is permitted to make up to FIVE photocopies of this Sanborn Map transmittal and each fire insurance map accompanying this report solely for the limited use of its customer. No one other than the client is authorized to make copies. Upon request made directly to an EDR Account Executive, the client may be permitted to make a limited number of additional photocopies. This permission is conditioned upon compliance by the client, its customer and their agents with EDR's copyright policy; a copy of which is available upon request.

Disclaimer - Copyright and Trademark Notice

This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OF DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT. Purchaser accepts this Report "AS IS". Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

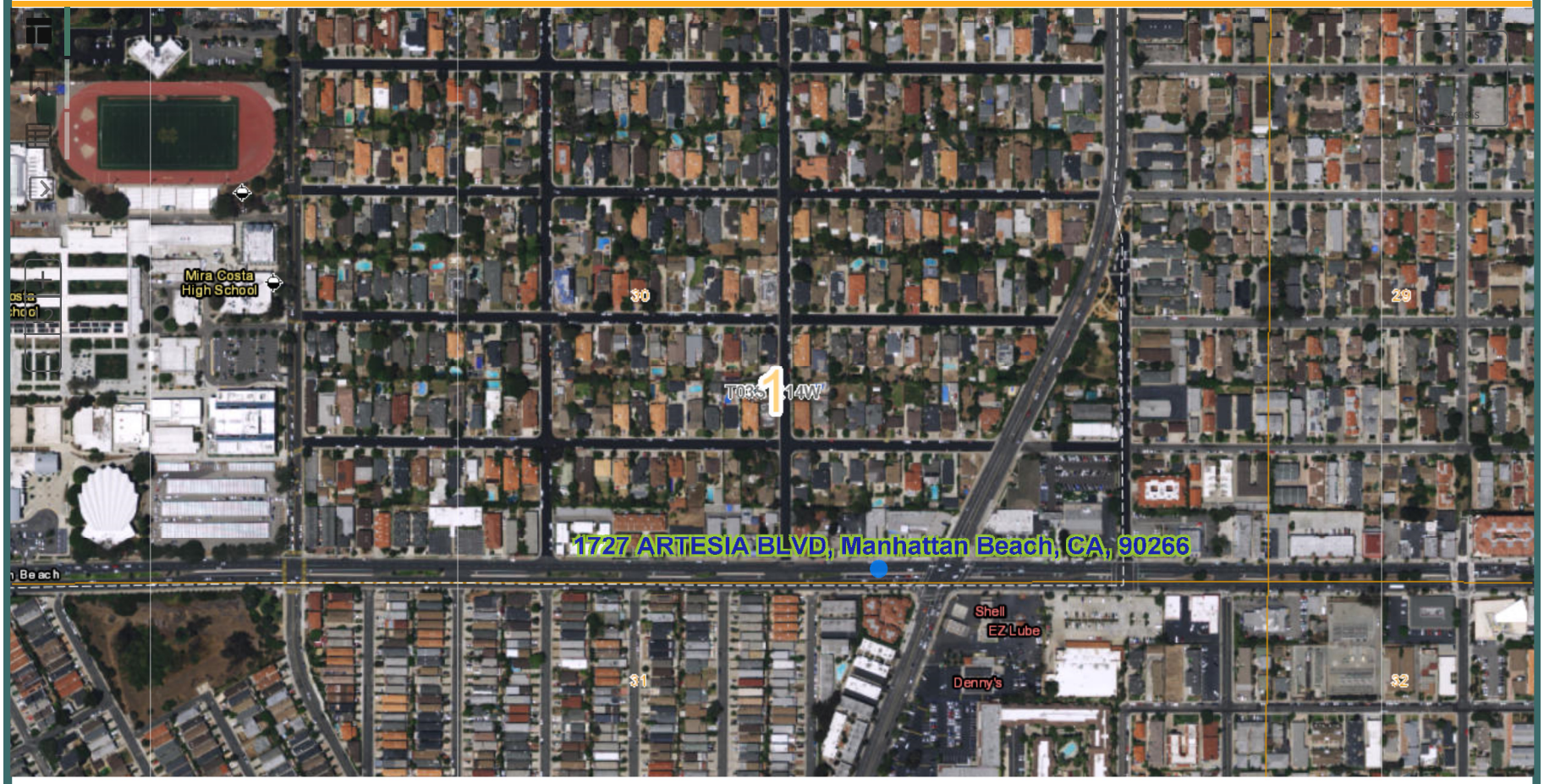
Copyright 2017 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc., or its affiliates, is prohibited without prior written permission.

EDR and its logos (including Sanborn and Sanborn Map) are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners.

Department of Conservation

Lat: 33.87705, Long: -118.37652

Division of Oil, Gas & Geothermal Resources Well Finder



100m
300ft

Copyright © 2014 State of California

Property Detail Report

For Property Located At :
1727 ARTESIA BLVD, MANHATTAN BEACH, CA 90266-7103

CoreLogic RealQuest Professional

Owner Information

Owner Name:	**KETCHOYIAN ROSE M/ANGELEN GENDLAN**
Mailing Address:	**4111 SEPULVEDA BLVD, SHERMAN OAKS CA 91403-4226 C055**
Vesting Codes:	**/ / TR**

Location Information

Legal Description:	**REDONDO VILLA TRACT B EX OF ST LOTS 27 AND 28 AND EX OF STS LOTS 29 AND LOT 30**		
County:	**LOS ANGELES, CA**	APN:	**4163-008-044**
Census Tract / Block:	**6208.00 / 8**	Alternate APN:	
Township-Range-Sect:		Subdivision:	**REDONDO VILLA TR B**
Legal Book/Page:	**10-90**	Map Reference:	**62-D5 /**
Legal Lot:	**30**	Tract #:	**B**
Legal Block:	**108**	School District:	**MANHATTAN BEACH**
Market Area:	**147**	School District Name:	
Neighbor Code:		Munic/Township:	

Owner Transfer Information

Recording/Sale Date:	**/**	Deed Type:	
Sale Price:		1st Mtg Document #:	
Document #:			

Last Market Sale Information

Recording/Sale Date:	**03/12/2014 / 03/05/2014**	1st Mtg Amount/Type:	**/**
Sale Price:	**$6,250,000**	1st Mtg Int. Rate/Type:	**/**
Sale Type:	**FULL**	1st Mtg Document #:	
Document #:	250704	2nd Mtg Amount/Type:	**/**
Deed Type:	**GRANT DEED**	2nd Mtg Int. Rate/Type:	**/**
Transfer Document #:		Price Per SqFt:	**$1,080.94**
New Construction:		Multi/Split Sale:	
Title Company:	**CHICAGO TITLE CO.**		
Lender:			
Seller Name:	**SACKLEY FAMILY TRUST**		

Prior Sale Information

Prior Rec/Sale Date:	**12/08/2003 / 10/06/2003**	Prior Lender:	**FIRST COASTAL BK**
Prior Sale Price:	**$1,500,000**	Prior 1st Mtg Amt/Type:	**$665,000 / CONV**
Prior Doc Number:	3682706	Prior 1st Mtg Rate/Type:	**/ ADJ**
Prior Deed Type:	**GRANT DEED**		

Property Characteristics

Year Built / Eff:	**2008 / 2008**	Total Rooms/Offices		Garage Area:	
Gross Area:	**5,782**	Total Restrooms:		Garage Capacity:	
Building Area:	**5,782**	Roof Type:		Parking Spaces:	
Tot Adj Area:		Roof Material:		Heat Type:	
Above Grade:		Construction:		Air Cond:	**NONE**
# of Stories:		Foundation:		Pool:	
Other Improvements:		Exterior wall:		Quality:	
		Basement Area:		Condition:	

Site Information

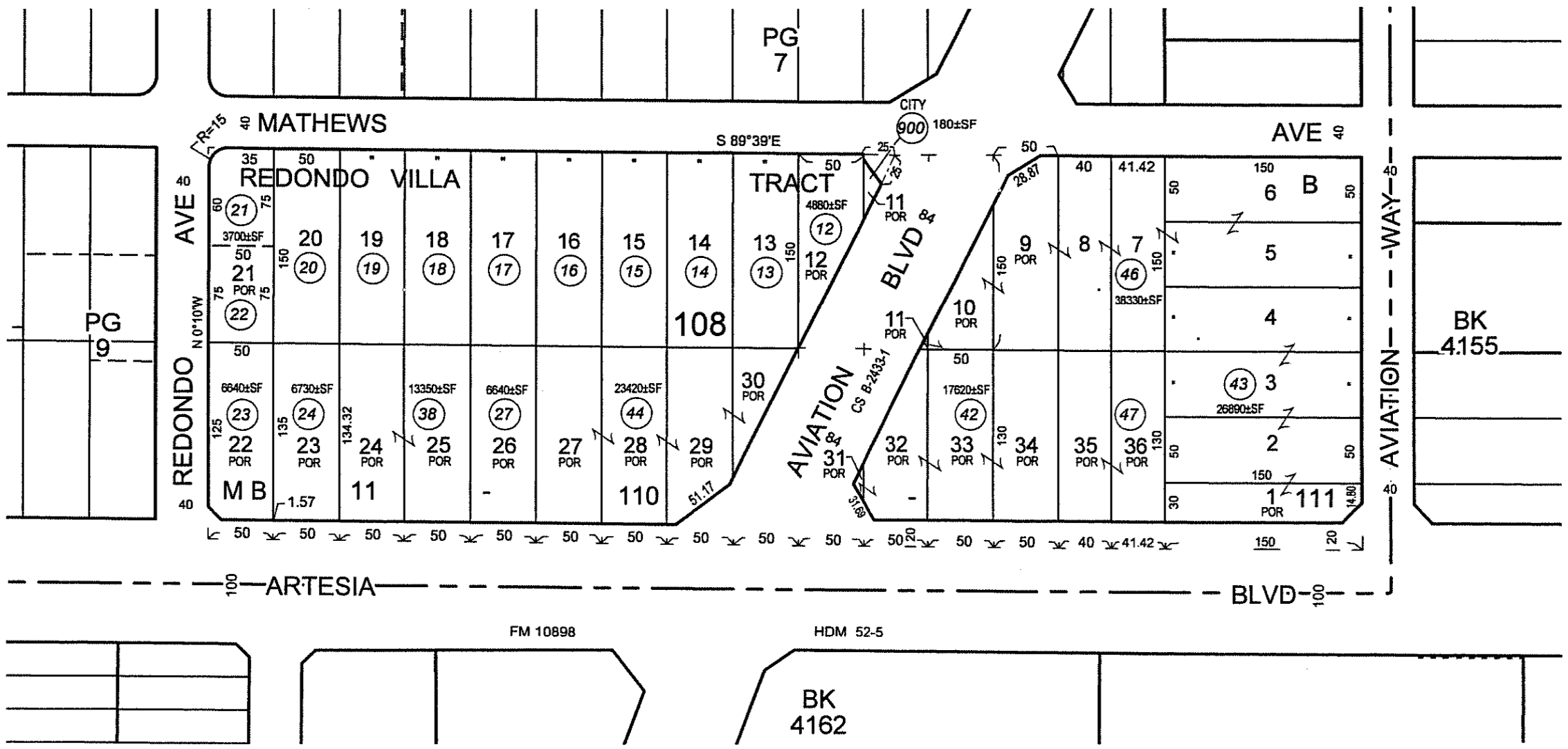
Zoning:	**MNCG**	Acres:	**0.51**	County Use:	**BANKS SAVINGS AND LOANS (2300)**
Lot Area:	**22,026**	Lot Width/Depth:	**x**	State Use:	
Land Use:	**FINANCIAL BUILDING**	Commercial Units:		Water Type:	
Site Influence:	**CORNER**	Sewer Type:		Building Class:	

Tax Information

Total Value:	**$6,472,091**	Assessed Year:	**2016**	Property Tax:	**$73,105.93**
Land Value:	**$4,349,245**	Improved %:	**33%**	Tax Area:	**6174**
Improvement Value:	**$2,122,846**	Tax Year:	**2016**	Tax Exemption:	
Total Taxable Value:	**$6,472,091**				

4163	8 SHEET	P. A. 1700-8	TRA 6174	REVISED 690612403 20140205020060001-26					SEARCH NO		OFFICE OF THE ASSESSOR COUNTY OF LOS ANGELES COPYRIGHT © 2002

MAPPING AND GIS SERVICES
SCALE 1" = 100'



FEB 24 2014

Date Printed: 1/31/2014 10:25:58 AM
Date Saved: 1/31/2014 10:25:53 AM

APPENDIX D:
QUALIFICATIONS OF THE ENVIRONMENTAL PROFESSIONAL

QUALIFICATIONS OF THE ENVIRONMENTAL PROFESSIONAL

QUALIFICATIONS AND EXPERIENCE

Phase I Environmental Site Assessments (ESAs) prepared by Michael Baker reflect the most current interpretations of industry standards, which are in accordance with the ASTM International (ASTM) E 1527-13 Standard Practice for Environmental Site Assessments.

KEY PERSONNEL

This Phase I ESA was overseen by Ms. Kristen Bogue, whom also conducted quality assurance/quality control. Document research and records gathering was conducted by both Ms. Danielle Regimbal and Mr. Ryan Chiene. Site reconnaissance was conducted by both Ms. Danielle Regimbal and Mr. Ryan Chiene.

Kristen Bogue
Environmental Professional

Ms. Bogue graduated from the University of California, Irvine, with a degree in Environmental Analysis and Design. Ms. Bogue's professional environmental experience of nine years includes the management, review, and preparation of hazardous material assessments, which include: Phase I Environmental Site Assessments, Initial Site Assessments for the California Department of Transportation (Caltrans), Preliminary Hazardous Material Assessments, Existing Hazardous Material Conditions Assessments, and Environmental Baseline Surveys for the Department of the Navy for sites located throughout California, Arizona, and New Mexico. As an environmental analyst, Ms. Bogue is also involved with preparation of Environmental Documentation compliance with the California Environmental Quality Act (CEQA)/National Environmental Protection Act (NEPA), Visual Impact Assessments (VIAs), field studies, as well as various technical studies in support of CEQA and NEPA. In the past nine years Ms. Bogue has personally evaluated over 250 real properties in California.

Danielle Regimbal
Environmental Analyst

Ms. Regimbal graduated from University of California, Santa Barbara, California, with a degree in Environmental Studies. Ms. Regimbal assists in the preparation of environmental and planning studies for public and private sector clients. As an Environmental Analyst at Michael Baker, Ms. Regimbal is involved with the preparation of several technical studies associated with CEQA documents. Ms. Regimbal's professional environmental experience of 4 years includes the preparation of hazardous material assessments, which include: Phase I Environmental Site Assessments, Initial Site Assessments for the California Department of Transportation (Caltrans), and Preliminary Hazardous Material Assessments for sites located throughout California.

Ryan Chiene
Environmental Analyst

Mr. Chiene graduated from California Polytechnic State University, San Luis Obispo, with a degree in City and Regional Planning with a concentration in Environmental Studies. Mr. Chiene assists in the preparation of environmental and planning studies for public and private sector clients. As an Environmental Analyst at Michael Baker, Mr. Chiene is involved with the preparation of several technical studies associated with CEQA documents. Mr. Chiene's professional environmental experience of 3 years includes the preparation of hazardous material assessments, which include: Phase I Environmental Site Assessments, Initial Site Assessments for the California Department of Transportation (Caltrans), and Preliminary Hazardous Material Assessments for sites located throughout California.