

APPENDIX 11b



PIC ENVIRONMENTAL SERVICES

A DIVISION OF PETROLEUM INDUSTRY CONSULTANTS, INC.

2619 Sierra Way, La Verne, CA 91750

Phone: (909) 593-2427 - Cell (909) 450-1703

Email: picenv@verizon.net

PHASE II SITE ASSESSMENT GEOLOGIC REPORT

PREPARED FOR:

MATT WAKEN
MW INVESTMENT GROUP, LLC
27702 CROWN VALLEY PARKWAY, SUITE D4-197
LADERA RANCH, CA 92694

CONCERNING COMMERCIAL PROPERTY AT:

12826 – 12856 PHILADELPHIA STREET
WHITTER, CA 90601

MARCH 17, 2021

PIC ENVIRONMENTAL SERVICES
2619 SIERRA WAY
LA VERNE, CA 91750

TABLE OF CONTENTS

TEXT	PAGE
Introduction	1
Background.....	1
Scope of Investigation	1
Site Assessment Procedures.....	2
Laboratory Results	2
Geology and Hydrogeology	3
Conclusions and Recommendations.....	3

DISPLAYS

- Figure 1: Site Location and Topographic Map
- Figure 2: Site Map
- Figure 3: Groundwater Map
- Figure 4: Aerial Photo – 2019

- Appendix A: Site Photos
- Appendix B: Laboratory Results
- Appendix C: PIC "Phase I Report" dated January 26, 2021



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March 17, 2021

INTRODUCTION

PIC Environmental Services (PIC) was contracted by MW Investment Group, LLC to conduct a Phase II Subsurface Environmental Assessment at 12826 – 12856 Philadelphia Street, Whittier, CA 90601. This Phase II Assessment was conducted in response to environmental concerns identified in a PIC Phase I Environmental Assessment Report dated January 26, 2021 for the subject property (see Appendix C). The purpose of the Phase II Site Assessment was to determine if subsurface environmental impairments exist at the subject property. Drilling and sampling operations were completed March 8, 2021 at three (3) proposed locations. Attached laboratory results document that no analyzed subsurface sample measured any detectable concentrations of petroleum or volatile organic contaminants. Accordingly, PIC concludes that no significant petroleum or hazardous materials contamination exists under the property. As a result, PIC concludes the site does not contain Recognized Environmental Conditions (impairments). PIC recommends no further investigation.

BACKGROUND

The subject property consists of a medical office building in the northern portion of the property (see Figure 2). Historic permit records confirm the location of a former gasoline service station and probably one or more underground storage tanks (USTs) in the northeast portion of the property. The former UST(s) and dispenser(s) were apparently removed prior to 1952 when the existing building was constructed. Potential contaminants of concern include petroleum hydrocarbons (gasoline) and other volatile organic compounds (VOCs).

In consideration of the environmental concerns summarized above, a subsurface Phase II Environmental Investigation was conducted to determine if elevated concentrations of petroleum and/or VOC contaminants were present.

SCOPE OF INVESTIGATION

PIC recommended and drilled a total of three (3) borings (B1 – B3). Borings were located in proximity to the former gasoline service station facilities as illustrated on Figure 2. A total of 4 soil samples and 3 soil gas samples were recovered from the three borings at depths of 5 to 10 feet below surface.

SITE ASSESSMENT PROCEDURES

Phase II Site Assessment operations were conducted on March 8, 2021.

Soil boring locations (B1 - B3) were selected as illustrated on Figure 2.

Under the direction of Ethan Hersch, three (3) vertical borings (B1 - B3) were drilled/cored and sampled on March 8, 2021 by direct push equipment operated by StrongArm Environmental. The borings were located in proximity to the former USTs and fuel dispensers. Undisturbed soil samples were recovered at depths of 5 to 10 feet below surface. Soil gas tubing was installed at a depth of 5 feet in all borings. A total of 4 soil samples and 3 soil gas samples were recovered from the three (3) borings. The lithology and field evidence of potential petroleum or hazardous materials contamination for each sample were recorded by Mr. Hersch.

The core barrels were decontaminated with liquinox detergent solution, and then rinsed with water between boring locations to minimize potential cross contamination. Mr. Hersch conducted vapor monitoring of recovered soil samples during coring operations using a MiniRae 2000 Photoionization Detector (PID).

None of the recovered soil samples measured elevated readings of volatile organic compounds. None of the soil samples exhibited obvious field evidence (odor or discoloration) of petroleum hydrocarbon or hazardous materials contamination. Soil borings were cored and sampled to a maximum total depth of 10 feet.

All recovered soil and soil gas samples were transported under Chain of Custody procedures to a State certified laboratory for quantitative analyses (see Appendix B: Chain of Custody Record).

The soil borings were backfilled with bentonite seal material on March 8, 2021 after completion of soil and soil gas sampling.

Groundwater was not encountered in any boring.

LABORATORY RESULTS

A total of 7 soil and soil gas samples were recovered. Upon recovery, all samples were transported to Environ-Chem, Inc. (Pomona).

Four (4) soil samples were analyzed for Total Petroleum Hydrocarbons (TPH) via EPA Method 8015 and Total Volatiles via EPA Method 8260B. All three soil gas samples were analyzed for Total Volatiles via EPA Method 8260B. Table I below summarizes laboratory results, which are attached in Appendix B:

TABLE I				
LABORATORY ANALYSES				
Boring ID	Sample Depth (feet)	Soil / Soil Gas	Total Petroleum (TPH) EPA 8015 (ppm)	Total Volatiles (Solvents) EPA 8260B (ppm)
B1	5	Soil	All = ND	All = ND
B1	5	Soil Gas	-	All = ND
B2	5	Soil	All = ND	All = ND
B2	5	Soil Gas	-	All = ND
B2	10	Soil	All = ND	All = ND
B3	5	Soil	All = ND	All = ND
B3	5	Soil Gas	-	All = ND

Note: ND = None Detected -- = Not Analyzed
All results reported as mg/kg or mg/l = ppmillion

The laboratory results document a lack of detectable petroleum (gasoline) or solvents (volatiles) contamination in all soil and soil gas samples. All measured concentrations are well below screening guidelines adopted by the Federal EPA, the California Regional Water Quality Control Board, and the California Department of Toxic Substances Control.

GEOLOGY AND HYDROGEOLOGY

The elevation of the site is approximately 324 feet above sea level. The surrounding topography generally slopes southwesterly away from the nearby Whittier Hills (see Figure 1: Topographic Map). Sampling operations confirmed that underlying lithology consists of brown, fine grained clayey silt with some sand. Underlying native sediments are consistent with historic alluvial (flood plain) deposition.

A regional groundwater map indicates that depth to the first (shallowest) groundwater zone is about 150 feet below surface at an elevation of about 170 feet above sea level (see Figure 3). The flow gradient is southwesterly.

CONCLUSIONS AND RECOMMENDATIONS

Based upon the results of this Phase II Environmental Site Assessment, PIC has found no evidence to conclude that significant petroleum or hazardous materials (VOCs) contamination exists at the subject property. More specifically, PIC concludes the following:

1. Site assessment operations completed by PIC are adequate to verify a lack of elevated petroleum (gasoline, diesel, or oil), and/or volatile organic compounds (VOCs) contamination at all boring locations.
2. PIC concludes that no significant subsurface petroleum, volatiles, or hazardous materials contamination is present under the subject property. Accordingly, PIC concludes the site does not contain Recognized Environmental Conditions.
3. PIC recommends no further action or investigation.

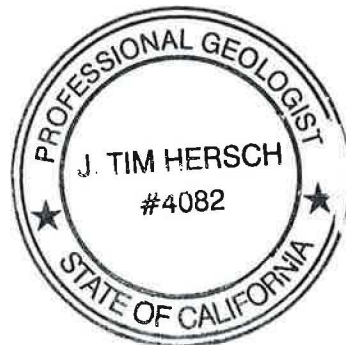
This report is proprietary and confidential, to be delivered to, and intended for the exclusive use of, the above named client or the client's assignees. PIC Environmental Services assumes no responsibility nor liability for the reliance herein or use hereof by anyone other than the above named client or the client's assignees. In addition, all of the lab work cited in this report was prepared under the supervision of Curt deSilets of Enviro-Chem, Inc. (Pomona), who is responsible for the contents and conclusions of the laboratory data.

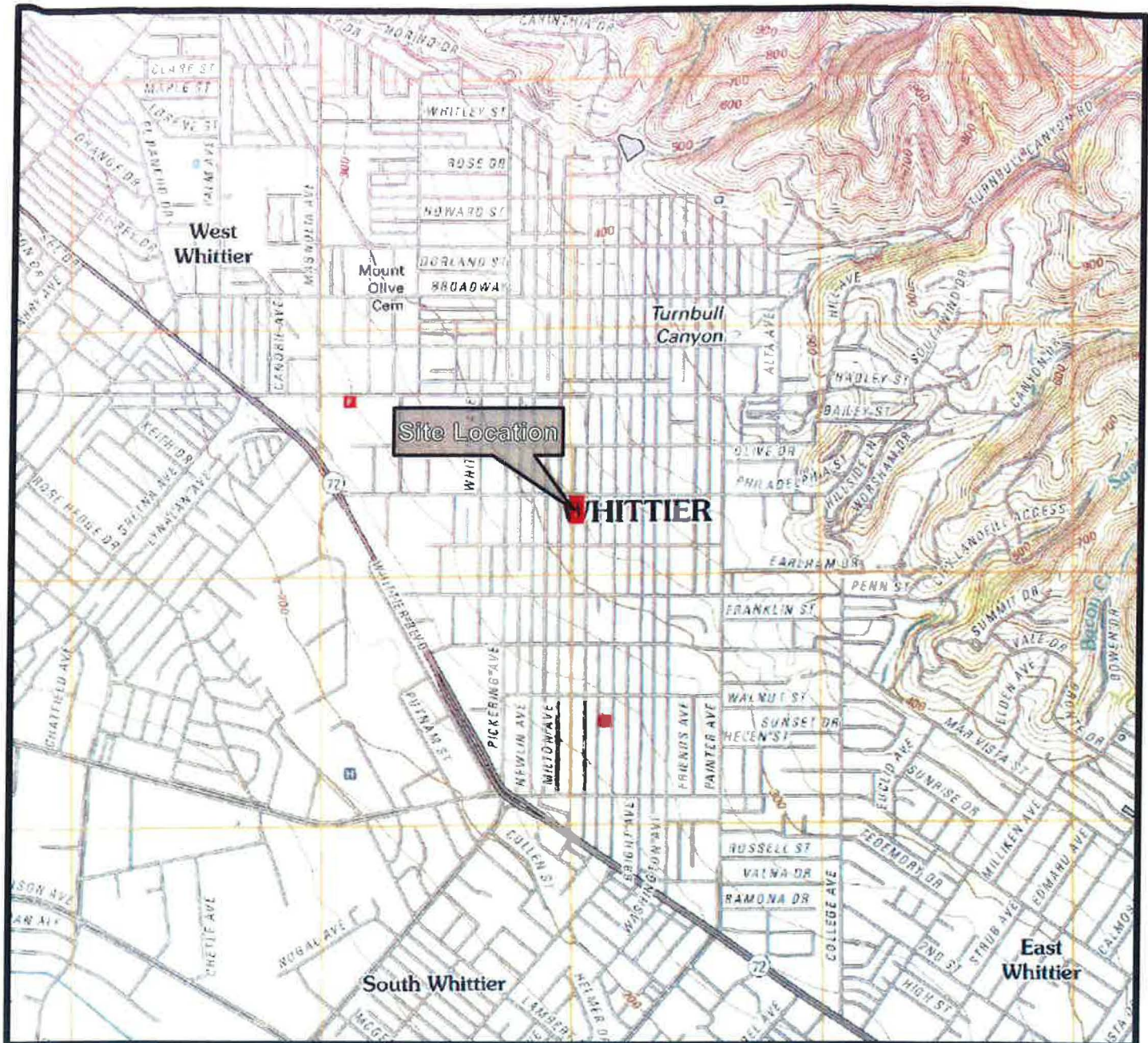
Should you have any questions or comments regarding the procedures outlined in this report, please do not hesitate to call us at 909/593-2427.

Respectfully submitted,

Ethan J. Hersch
Project Manager

J. Tim Hersch
California Professional Geologist #4082
President





Site Latitude: N33.978859
 Site Longitude: W118.038876
 Site Elevation: 324 Feet
 Source: USGS Topographical Quadrangle



**Environmental
Services**

0 2000
 Scale In Feet

**Site Location Map
Topographic Map**

Client:
 Walbern Development

Drafted By:
 EJH

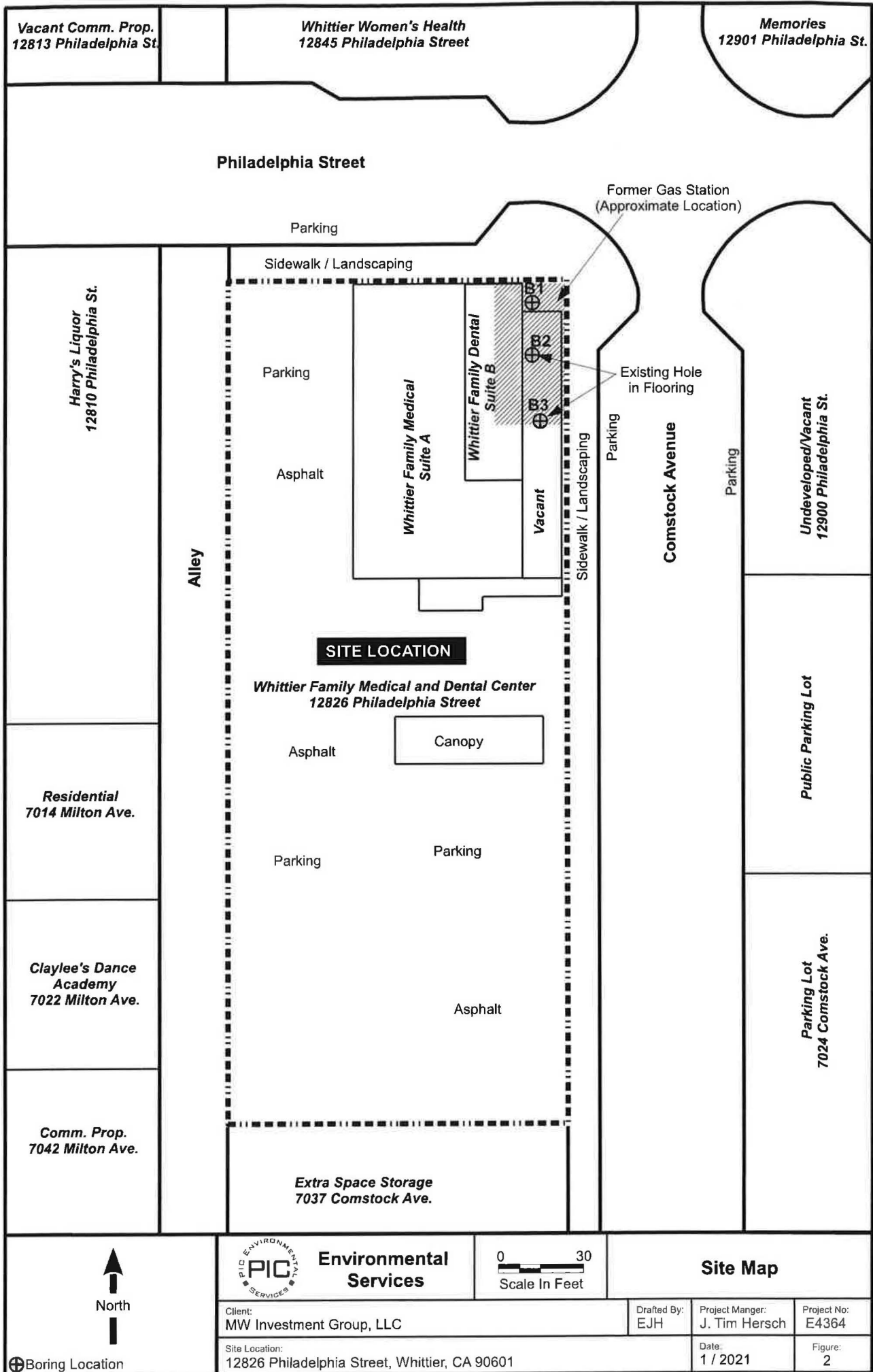
Project Manger:
 J. Tim Hersch

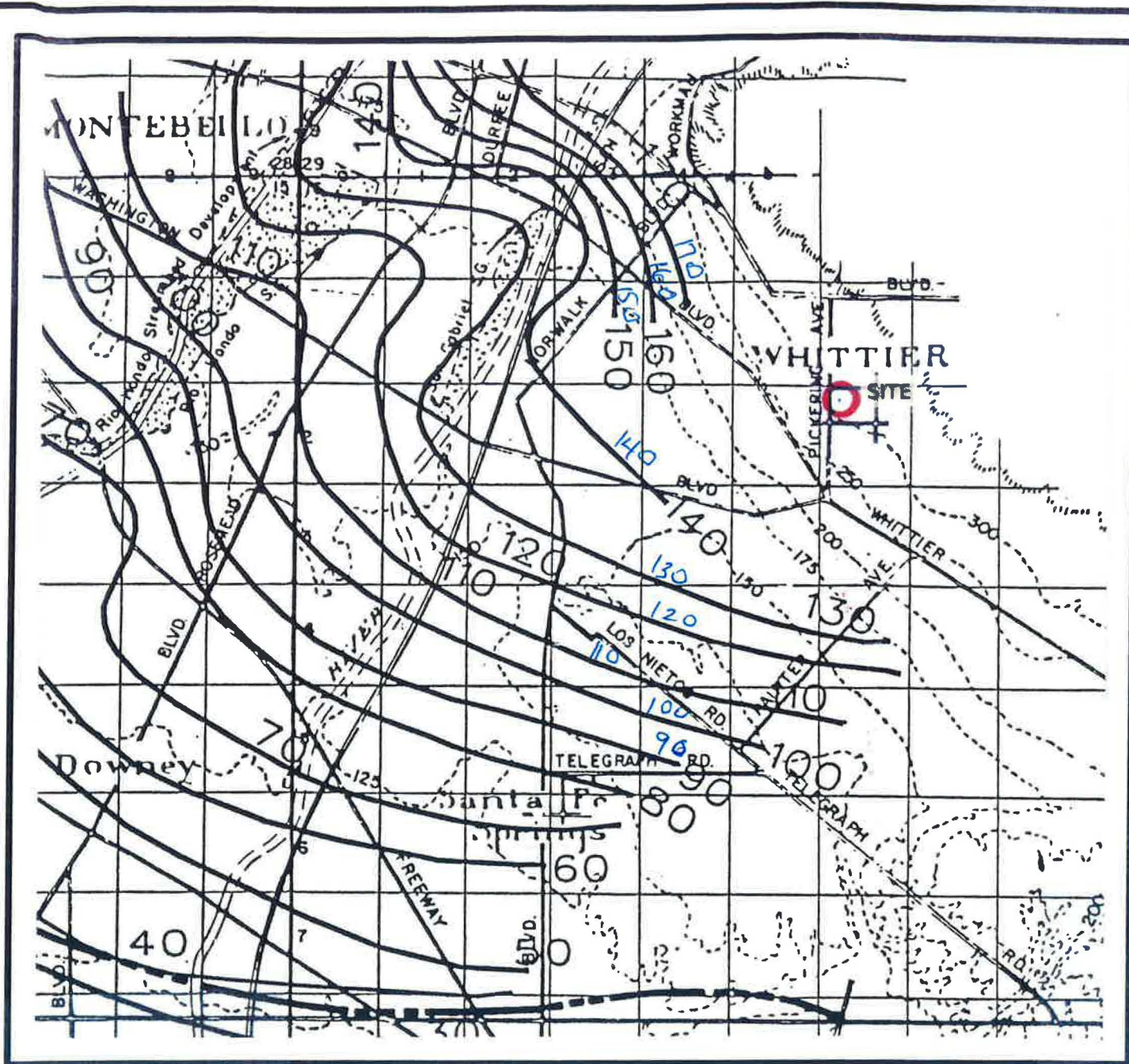
Project No:
 E4364

Site Location:
 12826 Philadelphia Street, Whittier, CA 90601

Date:
 1 / 2021

Figure:
 1





**Environmental
Services**

0 5280
Scale In Feet

Groundwater Contour Map

Client:
Walbern Development

Drafted By:
EJH

Project Manger:
J. Tim Hersch

Project No:
E4364

Site Location:
12826 Philadelphia Street, Whittier, CA 90601

Date:
1 / 2021

Figure:
3



**Environmental
Services**

0 100
Scale In Feet

**Aerial Photo
May 2019**

Client:
Walbern Development

Drafted By:
EJH

Project Manger:
J. Tim Hersch

Project No:
E4364

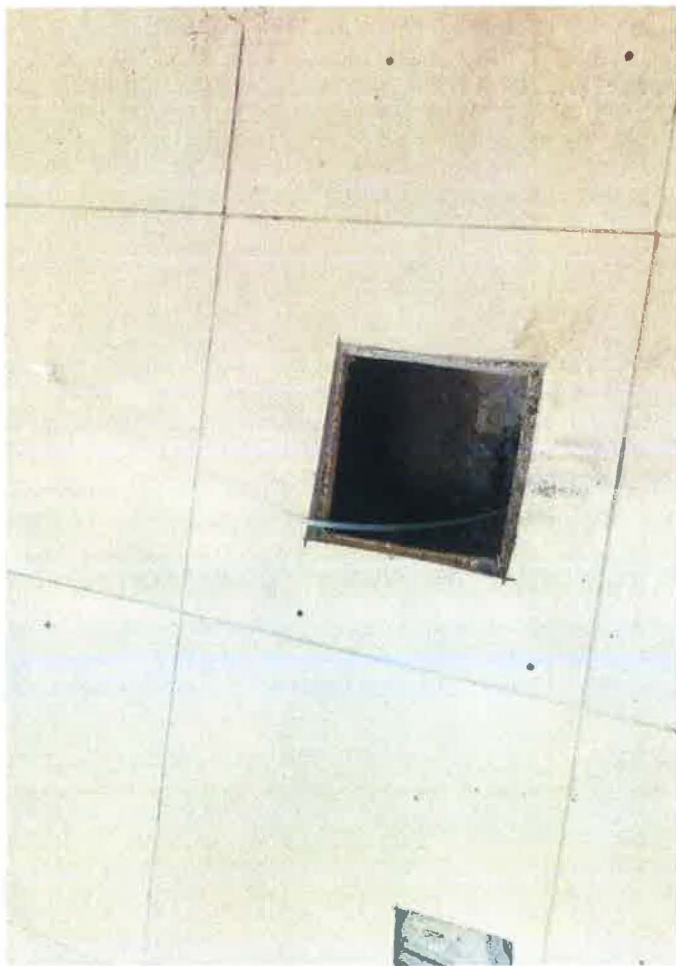
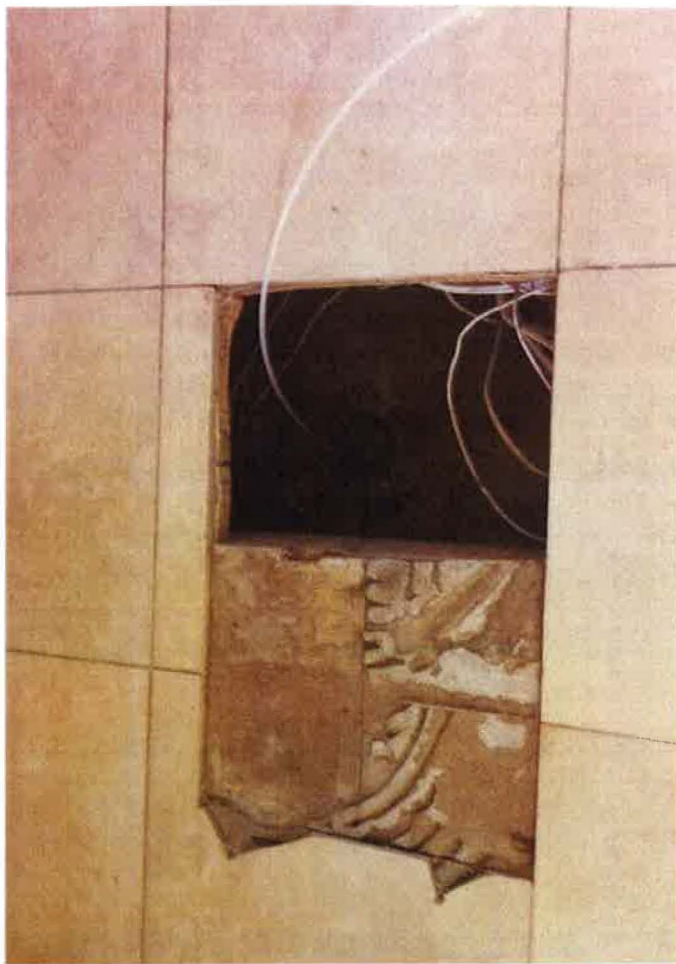
Site Location:
12826 Philadelphia Street, Whittier, CA 90601

Date:
1 / 2021

Figure:
4

APPENDIX A:
SITE PHOTOS

A





APPENDIX B:
LABORATORY RESULTS

3

Enviro - Chem, Inc.
1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909) 590-5905 Fax (909) 590-5907

Date: March 12, 2021

Mr. J. Tim Hersch
PIC Environmental Services
2619 Sierra Way
La Verne, CA 91750
Tel: (909) 593-2427 E-Mail: PICEnv@Verizon.net

Project: **E4364 - MW**
Lab I.D.: **210308-13 through -19**

Dear Mr. Hersch:

The **analytical results** for the soil and vapor samples, received by our lab on March 8, 2021, are attached. All samples were received chilled, intact, and accompanying chain of custody.

Enviro-Chem appreciates the opportunity to provide you and your company this and other services. Please do not hesitate to call us if you have any questions.

Sincerely,


Curtis Desilets
Vice President/Program Manager


Andy Wang
Laboratory Manager

Enviro - Chem, Inc.

1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909) 590-5905 Fax (909) 590-5907

LABORATORY REPORT

CUSTOMER: **PIC Environmental Services**
2619 Sierra Way, La Verne, CA 91750
Tel: (909) 593-2427 E-Mail: PICEnv@Verizon.net

PROJECT: **E4364 - MW**

DATE SAMPLED: 03/08/21

MATRIX: SOIL

REPORTED TO: Mr. J. TIM HERSCH

DATE RECEIVED: 03/08/21

DATE EXTRACTED: 03/08/21

DATE ANALYZED: 03/08/21

DATE REPORTED: 03/12/21

SOIL

TOTAL PETROLEUM HYDROCARBONS (TPH) - CARBON CHAIN ANALYSIS

METHOD: EPA 8015B

UNIT: mg/Kg = MILLIGRAM PER KILOGRAM = PPM

SAMPLE I.D.	LAB I.D.	C4-C10	C10-C28	C28-C35	DF
B1-5	210308-13	ND	ND	ND	1
B2-5	210308-14	ND	ND	ND	1
B2-10	210308-15	ND	ND	ND	1
B3-5	210308-16	ND	ND	ND	1
METHOD BLANK		ND	ND	ND	1
	PQL	10	10	50	

COMMENTS

C4-C10 = GASOLINE RANGE

C10-C28 = DIESEL RANGE


C28-C35 = MOTOR OIL RANGE

DF = DILUTION FACTOR

PQL = PRACTICAL QUANTITATION LIMIT

ACTUAL DETECTION LIMIT = DF X PQL

ND = NON-DETECTED OR BELOW THE ACTUAL DETECTION LIMIT

Data Reviewed and Approved by: 

CAL-DHS ELAP CERTIFICATE No.: 1555

Enviro Chem, Inc

1214 E. Lexington Avenue, Pomona, CA 91766

Tel (909)590-5905

Fax (909)590-5907

8015B QA/QC Report

Date Analyzed: 3/8/2021

Units: mg/Kg (ppm)

Matrix: **Soil/Solid/Sludge/Liquid**

Matrix Spike (MS)/Matrix Spike Duplicate (MSD)

Spiked Sample Lab I.D.: **210305-48 MS/MSD**

Analyte	SR	spk conc	MS	%MS	MSD	%MSD	%RPD	ACP %MS	ACP RPD
C10~C28 Range	0	200	205	103%	178	89%	14%	75-125	0-20%

LCS STD RECOVERY:

Analyte	spk conc	LCS	% REC	ACP
C10~C28 Range	200	159	80%	75-125

Analyzed and Reviewed By: 

Final Reviewer: 

Enviro - Chem, Inc.

1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909) 590-5905 Fax (909) 590-5907

LABORATORY REPORT

CUSTOMER: **PIC Environmental Services**
2619 Sierra Way, La Verne, CA 91750
Tel: (909) 593-2427 E-Mail: PICEnv@Verizon.net

PROJECT: **E4364 - MW**

DATE SAMPLED: 03/08/21

MATRIX: SOIL

REPORTED TO: Mr. J. TIM HERSCH

DATE RECEIVED: 03/08/21

DATE ANALYZED: 03/08/21

DATE REPORTED: 03/12/21

501✓

EPA 5030B/8260B FOR FUEL OXYGENATES
UNITS: mg/Kg = MILLIGRAM PER KILOGRAM = PPM

SAMPLE I.D.	LAB I.D.	ETBE	DIPE	MTBE	TAME	TBA	DF
B1-5	210308-13	ND	ND	ND	ND	ND	1
B2-5	210308-14	ND	ND	ND	ND	ND	1
B2-10	210308-15	ND	ND	ND	ND	ND	1
B3-5	210308-16	ND	ND	ND	ND	ND	1
Method Blank		ND	ND	ND	ND	ND	1
PQL		0.01	0.01	0.005	0.01	0.05	

COMMENTS:

DF = DILUTION FACTOR

PQL = PRACTICAL QUANTITATION LIMIT

ACTUAL DETECTION LIMIT = DF X PQL

ND = NON-DETECTED OR BELOW THE ACTUAL DETECTION LIMIT


ETBE = ETHYL tert-BUTYL ETHER

DIPE = ISOPROPYL ETHER

MTBE = METHYL tert-BUTYL ETHER

TAME = TERT-AMYL METHYL ETHER

TBA = TERTIARY BUTYL ALCOHOL

Data Reviewed and Approved by: 

CAL-DHS ELAP CERTIFICATE No.: 1555

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PROJECT: E4364 - MW

DATE SAMPLED: 03/08/21

MATRIX: SOIL

REPORTED TO: Mr. J. TIM HERSCH

DATE RECEIVED: 03/08/21

DATE ANALYZED: 03/08/21

DATE REPORTED: 03/12/21

SOIL

SAMPLE I.D.: B1-5

LAB I.D.: 210308-13

ANALYSIS: VOLATILE ORGANICS, EPA METHOD 5030B/8260B, PAGE 1 OF 2
UNIT: mg/Kg = MILLIGRAM PER KILOGRAM = PPM

PARAMETER	SAMPLE RESULT	PQL X1
ACETONE	ND	0.020
BENZENE	ND	0.005
BROMOBENZENE	ND	0.005
BROMOCHLOROMETHANE	ND	0.005
BROMODICHLOROMETHANE	ND	0.005
BROMOFORM	ND	0.005
BROMOMETHANE	ND	0.005
2-BUTANONE (MEK)	ND	0.020
N-BUTYLBENZENE	ND	0.005
SEC-BUTYLBENZENE	ND	0.005
TERT-BUTYLBENZENE	ND	0.005
CARBON DISULFIDE	ND	0.010
CARBON TETRACHLORIDE	ND	0.005
CHLOROBENZENE	ND	0.005
CHLOROETHANE	ND	0.005
CHLOROFORM	ND	0.005
CHLOROMETHANE	ND	0.005
2-CHLOROTOLUENE	ND	0.005
4-CHLOROTOLUENE	ND	0.005
DIBROMOCHLOROMETHANE	ND	0.005
1,2-DIBROMO-3-CHLOROPROPANE	ND	0.005
1,2-DIBROMOETHANE	ND	0.005
DIBROMOMETHANE	ND	0.005
1,2-DICHLOROBENZENE	ND	0.005
1,3-DICHLOROBENZENE	ND	0.005
1,4-DICHLOROBENZENE	ND	0.005
DICHLORODIFLUOROMETHANE	ND	0.005
1,1-DICHLOROETHANE	ND	0.005
1,2-DICHLOROETHANE	ND	0.005
1,1-DICHLOROETHENE	ND	0.005
CIS-1,2-DICHLOROETHENE	ND	0.005
TRANS-1,2-DICHLOROETHENE	ND	0.005
1,2-DICHLOROPROPANE	ND	0.005

----- TO BE CONTINUED ON PAGE #2 -----

DATA REVIEWED AND APPROVED BY: 

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PROJECT: E4364 - MW

DATE SAMPLED: 03/08/21

MATRIX: SOIL

REPORTED TO: Mr. J. TIM HERSCH

DATE RECEIVED: 03/08/21

DATE ANALYZED: 03/08/21

DATE REPORTED: 03/12/21

30.1L

SAMPLE I.D.: B1-5

LAB I.D.: 210308-13

ANALYSIS: VOLATILE ORGANICS, EPA METHOD 5030B/8260B, PAGE 2 OF 2

UNIT: mg/Kg = MILLIGRAM PER KILOGRAM = PPM

PARAMETER	SAMPLE RESULT	PQL X1
1,3-DICHLOROPROPANE	ND	0.005
2,2-DICHLOROPROPANE	ND	0.005
1,1-DICHLOROPROPENE	ND	0.005
CIS-1,3-DICHLOROPROPENE	ND	0.005
TRANS-1,3-DICHLOROPROPENE	ND	0.005
ETHYLBENZENE	ND	0.005
2-HEXANONE	ND	0.020
HEXACHLOROBUTADIENE	ND	0.005
ISOPROPYLBENZENE	ND	0.005
4-ISOPROPYLTOLUENE	ND	0.005
4-METHYL-2-PENTANONE (MIBK)	ND	0.020
METHYL tert-BUTYL ETHER (MTBE)	ND	0.005
METHYLENE CHLORIDE	ND	0.010
NAPHTHALENE	ND	0.005
N-PROPYLBENZENE	ND	0.005
STYRENE	ND	0.005
1,1,1,2-TETRACHLOROETHANE	ND	0.005
1,1,2,2-TETRACHLOROETHANE	ND	0.005
TETRACHLOROETHENE (PCE)	ND	0.005
TOLUENE	ND	0.005
1,2,3-TRICHLOROBENZENE	ND	0.005
1,2,4-TRICHLOROBENZENE	ND	0.005
1,1,1-TRICHLOROETHANE	ND	0.005
1,1,2-TRICHLOROETHANE	ND	0.005
TRICHLOROETHENE (TCE)	ND	0.005
TRICHLOROFLUOROMETHANE	ND	0.005
1,2,3-TRICHLOROPROPANE	ND	0.005
1,2,4-TRIMETHYLBENZENE	ND	0.005
1,3,5-TRIMETHYLBENZENE	ND	0.005
VINYL CHLORIDE	ND	0.005
M/P-XYLENE	ND	0.010
O-XYLENE	ND	0.005

COMMENTS PQL = PRACTICAL QUANTITATION LIMIT

ND = NON-DETECTED OR BELOW THE PQL

DATA REVIEWED AND APPROVED BY:

CAL-DHS CERTIFICATE # 1555



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Tel: (909) 593-2427 E-Mail: PICEnv@Verizon.net

PROJECT: E4364 - MW

DATE SAMPLED: 03/08/21

MATRIX: SOIL

REPORTED TO: Mr. J. TIM HERSCH

DATE RECEIVED: 03/08/21

DATE ANALYZED: 03/08/21

DATE REPORTED: 03/12/21

SAMPLE I.D.: B2-5

LAB I.D.: 210308-14

ANALYSIS: VOLATILE ORGANICS, EPA METHOD 5030B/8260B, PAGE 1 OF 2

UNIT: mg/Kg = MILLIGRAM PER KILOGRAM = PPM

PARAMETER	SAMPLE RESULT	PQL X1
ACETONE	ND	0.020
BENZENE	ND	0.005
BROMOBENZENE	ND	0.005
BROMOCHLOROMETHANE	ND	0.005
BROMODICHLOROMETHANE	ND	0.005
BROMOFORM	ND	0.005
BROMOMETHANE	ND	0.005
2-BUTANONE (MEK)	ND	0.020
N-BUTYLBENZENE	ND	0.005
SEC-BUTYLBENZENE	ND	0.005
TERT-BUTYLBENZENE	ND	0.005
CARBON DISULFIDE	ND	0.010
CARBON TETRACHLORIDE	ND	0.005
CHLOROBENZENE	ND	0.005
CHLOROETHANE	ND	0.005
CHLOROFORM	ND	0.005
CHLOROMETHANE	ND	0.005
2-CHLOROTOLUENE	ND	0.005
4-CHLOROTOLUENE	ND	0.005
DIBROMOCHLOROMETHANE	ND	0.005
1,2-DIBROMO-3-CHLOROPROPANE	ND	0.005
1,2-DIBROMOETHANE	ND	0.005
DIBROMOMETHANE	ND	0.005
1,2-DICHLOROBENZENE	ND	0.005
1,3-DICHLOROBENZENE	ND	0.005
1,4-DICHLOROBENZENE	ND	0.005
DICHLORODIFLUOROMETHANE	ND	0.005
1,1-DICHLOROETHANE	ND	0.005
1,2-DICHLOROETHANE	ND	0.005
1,1-DICHLOROETHENE	ND	0.005
CIS-1,2-DICHLOROETHENE	ND	0.005
TRANS-1,2-DICHLOROETHENE	ND	0.005
1,2-DICHLOROPROPANE	ND	0.005

----- TO BE CONTINUED ON PAGE #2 -----

DATA REVIEWED AND APPROVED BY: 

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LAB I.D.: 210308-14

ANALYSIS: VOLATILE ORGANICS, EPA METHOD 5030B/8260B, PAGE 2 OF 2

UNIT: mg/Kg = MILLIGRAM PER KILOGRAM = PPM

PARAMETER	SAMPLE RESULT	PQL X1
1,3-DICHLOROPROPANE	ND	0.005
2,2-DICHLOROPROPANE	ND	0.005
1,1-DICHLOROPROPENE	ND	0.005
CIS-1,3-DICHLOROPROPENE	ND	0.005
TRANS-1,3-DICHLOROPROPENE	ND	0.005
ETHYLBENZENE	ND	0.005
2-HEXANONE	ND	0.020
HEXACHLOROBUTADIENE	ND	0.005
ISOPROPYLBENZENE	ND	0.005
4-ISOPROPYLTOLUENE	ND	0.005
4-METHYL-2-PENTANONE (MIBK)	ND	0.020
METHYL tert-BUTYL ETHER (MTBE)	ND	0.005
METHYLENE CHLORIDE	ND	0.010
NAPHTHALENE	ND	0.005
N-PROPYLBENZENE	ND	0.005
STYRENE	ND	0.005
1,1,1,2-TETRACHLOROETHANE	ND	0.005
1,1,2,2-TETRACHLOROETHANE	ND	0.005
TETRACHLOROETHENE (PCE)	ND	0.005
TOLUENE	ND	0.005
1,2,3-TRICHLOROBENZENE	ND	0.005
1,2,4-TRICHLOROBENZENE	ND	0.005
1,1,1-TRICHLOROETHANE	ND	0.005
1,1,2-TRICHLOROETHANE	ND	0.005
TRICHLOROETHENE (TCE)	ND	0.005
TRICHLOROFLUOROMETHANE	ND	0.005
1,2,3-TRICHLOROPROPANE	ND	0.005
1,2,4-TRIMETHYLBENZENE	ND	0.005
1,3,5-TRIMETHYLBENZENE	ND	0.005
VINYL CHLORIDE	ND	0.005
M/P-XYLENE	ND	0.010
O-XYLENE	ND	0.005

COMMENTS PQL = PRACTICAL QUANTITATION LIMIT

ND = NON-DETECTED OR BELOW THE PQL

DATA REVIEWED AND APPROVED BY:

CAL-DHS CERTIFICATE # 1555

SOIL

DATA REVIEWED AND APPROVED BY:

LABORATORY REPORT

CUSTOMER: PIC Environmental Services
2619 Sierra Way, La Verne, CA 91750
Tel: (909) 593-2427 E-Mail: PICEnv@Verizon.net

PROJECT: E4364 - MW

DATE SAMPLED: 03/08/21

MATRIX: SOIL

REPORTED TO: Mr. J. TIM HERSCH

DATE RECEIVED: 03/08/21

DATE ANALYZED: 03/08/21

DATE REPORTED: 03/12/21

SAMPLE I.D.: B2-10

LAB I.D.: 210308-15

ANALYSIS: VOLATILE ORGANICS, EPA METHOD 5030B/8260B, PAGE 2 OF 2

UNIT: mg/Kg = MILLIGRAM PER KILOGRAM = PPM

PARAMETER	SAMPLE RESULT	PQL X1
1,3-DICHLOROPROPANE	ND	0.005
2,2-DICHLOROPROPANE	ND	0.005
1,1-DICHLOROPROPENE	ND	0.005
CIS-1,3-DICHLOROPROPENE	ND	0.005
TRANS-1,3-DICHLOROPROPENE	ND	0.005
ETHYLBENZENE	ND	0.005
2-HEXANONE	ND	0.020
HEXACHLOROBUTADIENE	ND	0.005
ISOPROPYLBENZENE	ND	0.005
4-ISOPROPYLTOLUENE	ND	0.005
4-METHYL-2-PENTANONE (MIBK)	ND	0.020
METHYL tert-BUTYL ETHER (MTBE)	ND	0.005
METHYLENE CHLORIDE	ND	0.010
NAPHTHALENE	ND	0.005
N-PROPYLBENZENE	ND	0.005
STYRENE	ND	0.005
1,1,1,2-TETRACHLOROETHANE	ND	0.005
1,1,2,2-TETRACHLOROETHANE	ND	0.005
TETRACHLOROETHENE (PCE)	ND	0.005
TOLUENE	ND	0.005
1,2,3-TRICHLOROBENZENE	ND	0.005
1,2,4-TRICHLOROBENZENE	ND	0.005
1,1,1-TRICHLOROETHANE	ND	0.005
1,1,2-TRICHLOROETHANE	ND	0.005
TRICHLOROETHENE (TCE)	ND	0.005
TRICHLOROFLUOROMETHANE	ND	0.005
1,2,3-TRICHLOROPROPANE	ND	0.005
1,2,4-TRIMETHYLBENZENE	ND	0.005
1,3,5-TRIMETHYLBENZENE	ND	0.005
VINYL CHLORIDE	ND	0.005
M/P-XYLENE	ND	0.010
O-XYLENE	ND	0.005

COMMENTS PQL = PRACTICAL QUANTITATION LIMIT

ND = NON-DETECTED OR BELOW THE PQL

DATA REVIEWED AND APPROVED BY:

CAL-DHS CERTIFICATE # 1555

Soil

Enviro - Chem, Inc.

1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909) 590-5905 Fax (909) 590-5907

LABORATORY REPORT

CUSTOMER: PIC Environmental Services
2619 Sierra Way, La Verne, CA 91750
Tel: (909) 593-2427 E-Mail: PICEnv@Verizon.net

PROJECT: E4364 - MW

DATE SAMPLED: 03/08/21

MATRIX: SOIL

REPORTED TO: Mr. J. TIM HERSCH

DATE RECEIVED: 03/08/21

DATE ANALYZED: 03/08/21

DATE REPORTED: 03/12/21

SOIL

SAMPLE I.D.: B3-5

LAB I.D.: 210308-16

ANALYSIS: VOLATILE ORGANICS, EPA METHOD 5030B/8260B, PAGE 2 OF 2

UNIT: mg/Kg = MILLIGRAM PER KILOGRAM = PPM

PARAMETER	SAMPLE RESULT	PQL X1
1,3-DICHLOROPROPANE	ND	0.005
2,2-DICHLOROPROPANE	ND	0.005
1,1-DICHLOROPROPENE	ND	0.005
CIS-1,3-DICHLOROPROPENE	ND	0.005
TRANS-1,3-DICHLOROPROPENE	ND	0.005
ETHYLBENZENE	ND	0.005
2-HEXANONE	ND	0.020
HEXACHLOROBUTADIENE	ND	0.005
ISOPROPYLBENZENE	ND	0.005
4-ISOPROPYLTOLUENE	ND	0.005
4-METHYL-2-PENTANONE (MIBK)	ND	0.020
METHYL tert-BUTYL ETHER (MTBE)	ND	0.005
METHYLENE CHLORIDE	ND	0.010
NAPHTHALENE	ND	0.005
N-PROPYLBENZENE	ND	0.005
STYRENE	ND	0.005
1,1,1,2-TETRACHLOROETHANE	ND	0.005
1,1,2,2-TETRACHLOROETHANE	ND	0.005
TETRACHLOROETHENE (PCE)	ND	0.005
TOLUENE	ND	0.005
1,2,3-TRICHLOROBENZENE	ND	0.005
1,2,4-TRICHLOROBENZENE	ND	0.005
1,1,1-TRICHLOROETHANE	ND	0.005
1,1,2-TRICHLOROETHANE	ND	0.005
TRICHLOROETHENE (TCE)	ND	0.005
TRICHLOROFLUOROMETHANE	ND	0.005
1,2,3-TRICHLOROPROPANE	ND	0.005
1,2,4-TRIMETHYLBENZENE	ND	0.005
1,3,5-TRIMETHYLBENZENE	ND	0.005
VINYL CHLORIDE	ND	0.005
M/P-XYLENE	ND	0.010
O-XYLENE	ND	0.005

COMMENTS PQL = PRACTICAL QUANTITATION LIMIT

ND = NON-DETECTED OR BELOW THE PQL

DATA REVIEWED AND APPROVED BY:

CAL-DHS CERTIFICATE # 1555

Enviro - Chem, Inc.

1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909) 590-5905 Fax (909) 590-5907

METHOD BLANK REPORT

CUSTOMER: PIC Environmental Services
2619 Sierra Way, La Verne, CA 91750
Tel: (909) 593-2427 E-Mail: PICEnv@Verizon.net

PROJECT: E4364 - MW
DATE SAMPLED: 03/08/21 DATE RECEIVED: 03/08/21
MATRIX: SOIL DATE ANALYZED: 03/08/21
REPORTED TO: Mr. J. TIM HERSCH DATE REPORTED: 03/12/21

METHOD BLANK FOR LAB I.D.: 210308-13 THROUGH -16

ANALYSIS: VOLATILE ORGANICS, EPA METHOD 5030B/8260B, PAGE 1 OF 2
UNIT: mg/Kg = MILLIGRAM PER KILOGRAM = PPM

PARAMETER	SAMPLE RESULT	PQL X1
ACETONE	ND	0.020
BENZENE	ND	0.005
BROMOBENZENE	ND	0.005
BROMOCHLOROMETHANE	ND	0.005
BROMODICHLOROMETHANE	ND	0.005
BROMOFORM	ND	0.005
BROMOMETHANE	ND	0.005
2-BUTANONE (MEK)	ND	0.020
N-BUTYLBENZENE	ND	0.005
SEC-BUTYLBENZENE	ND	0.005
TERT-BUTYLBENZENE	ND	0.005
CARBON DISULFIDE	ND	0.010
CARBON TETRACHLORIDE	ND	0.005
CHLOROBENZENE	ND	0.005
CHLOROETHANE	ND	0.005
CHLOROFORM	ND	0.005
CHLOROMETHANE	ND	0.005
2-CHLOROTOLUENE	ND	0.005
4-CHLOROTOLUENE	ND	0.005
DIBROMOCHLOROMETHANE	ND	0.005
1,2-DIBROMO-3-CHLOROPROPANE	ND	0.005
1,2-DIBROMOETHANE	ND	0.005
DIBROMOMETHANE	ND	0.005
1,2-DICHLOROBENZENE	ND	0.005
1,3-DICHLOROBENZENE	ND	0.005
1,4-DICHLOROBENZENE	ND	0.005
DICHLORODIFLUOROMETHANE	ND	0.005
1,1-DICHLOROETHANE	ND	0.005
1,2-DICHLOROETHANE	ND	0.005
1,1-DICHLOROETHENE	ND	0.005
CIS-1,2-DICHLOROETHENE	ND	0.005
TRANS-1,2-DICHLOROETHENE	ND	0.005
1,2-DICHLOROPROPANE	ND	0.005

----- TO BE CONTINUED ON PAGE #2 -----

DATA REVIEWED AND APPROVED BY: 

Enviro - Chem, Inc.

1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909) 590-5905 Fax (909) 590-5907

METHOD BLANK REPORT

CUSTOMER: PIC Environmental Services
2619 Sierra Way, La Verne, CA 91750
Tel: (909) 593-2427 E-Mail: PICEnv@Verizon.net

PROJECT: E4364 - MW
DATE SAMPLED: 03/08/21 DATE RECEIVED: 03/08/21
MATRIX: SOIL DATE ANALYZED: 03/08/21
REPORTED TO: Mr. J. TIM HERSCH DATE REPORTED: 03/12/21

METHOD BLANK FOR LAB I.D.: 210308-13 THROUGH -16

ANALYSIS: VOLATILE ORGANICS, EPA METHOD 5030B/8260B, PAGE 2 OF 2
UNIT: mg/Kg = MILLIGRAM PER KILOGRAM = PPM

PARAMETER	SAMPLE RESULT	PQL X1
1,3-DICHLOROPROPANE	ND	0.005
2,2-DICHLOROPROPANE	ND	0.005
1,1-DICHLOROPROPENE	ND	0.005
CIS-1,3-DICHLOROPROPENE	ND	0.005
TRANS-1,3-DICHLOROPROPENE	ND	0.005
ETHYLBENZENE	ND	0.005
2-HEXANONE	ND	0.020
HEXACHLOROBUTADIENE	ND	0.005
ISOPROPYLBENZENE	ND	0.005
4-ISOPROPYLTOLUENE	ND	0.005
4-METHYL-2-PENTANONE (MIBK)	ND	0.020
METHYL tert-BUTYL ETHER (MTBE)	ND	0.005
METHYLENE CHLORIDE	ND	0.010
NAPHTHALENE	ND	0.005
N-PROPYLBENZENE	ND	0.005
STYRENE	ND	0.005
1,1,1,2-TETRACHLOROETHANE	ND	0.005
1,1,2,2-TETRACHLOROETHANE	ND	0.005
TETRACHLOROETHENE (PCE)	ND	0.005
TOLUENE	ND	0.005
1,2,3-TRICHLOROBENZENE	ND	0.005
1,2,4-TRICHLOROBENZENE	ND	0.005
1,1,1-TRICHLOROETHANE	ND	0.005
1,1,2-TRICHLOROETHANE	ND	0.005
TRICHLOROETHENE (TCE)	ND	0.005
TRICHLOROFLUOROMETHANE	ND	0.005
1,2,3-TRICHLOROPROPANE	ND	0.005
1,2,4-TRIMETHYLBENZENE	ND	0.005
1,3,5-TRIMETHYLBENZENE	ND	0.005
VINYL CHLORIDE	ND	0.005
M/P-XYLENE	ND	0.010
O-XYLENE	ND	0.005

COMMENTS PQL = PRACTICAL QUANTITATION LIMIT

ND = NON-DETECTED OR BELOW THE PQL

DATA REVIEWED AND APPROVED BY:

CAL-DHS CERTIFICATE # 1555

Enviro-Chem, Inc.

1214 E. Lexington Avenue, Pomona, CA 91766

Tel (909)590-5905

Fax (909)590-5907

8260B QA/QC Report

Date Analyzed: 3/8/2021

Machine: D

Matrix: Solid/Soil/Liquid

Unit: mg/Kg (PPM)

Matrix Spike (MS)/Matrix Spike Duplicate (MSD)

Spiked Sample Lab I.D.: 210308-16 MS/MSD

Analyte	S.R.	spk conc	MS	%RC	MSD	%RC	%RPD	ACP %RC	ACP RPD
Benzene	0	0.050	0.043	86%	0.048	96%	10%	75-125	0-20
Chlorobenzene	0	0.050	0.045	90%	0.052	104%	14%	75-125	0-20
1,1-Dichloroethene	0	0.050	0.047	94%	0.051	102%	8%	75-125	0-20
Toluene	0	0.050	0.045	90%	0.051	102%	12%	75-125	0-20
Trichloroethene (TCE)	0	0.050	0.047	94%	0.054	108%	14%	75-125	0-20

Lab Control Spike (LCS):

Analyte	spk conc	LCS	%RC	ACP %RC
Benzene	0.050	0.047	94%	75-125
Chlorobenzene	0.050	0.051	102%	75-125
Chloroform	0.050	0.040	80%	75-125
1,1-Dichloroethene	0.050	0.046	92%	75-125
Ethylbenzene	0.050	0.052	104%	75-125
o-Xylene	0.050	0.051	102%	75-125
m,p-Xylene	0.100	0.104	104%	75-125
Toluene	0.050	0.049	98%	75-125
1,1,1-Trichloroethane	0.050	0.052	104%	75-125
Trichloroethene (TCE)	0.050	0.053	106%	75-125

Surrogate Recovery	spk conc	ACP %RC	MB %RC	%RC	%RC	%RC	%RC	%RC	%RC
Sample I.D.			M-BLK	210305-50	210305-51	210308-13	210308-14	210308-15	210308-16
Dibromofluoromethane	50.0	70-130	84%	88%	92%	93%	93%	95%	95%
Toluene-d8	50.0	70-130	80%	93%	94%	90%	91%	91%	90%
4-Bromofluorobenzene	50.0	70-130	92%	96%	92%	92%	94%	94%	94%

Surrogate Recovery	spk conc	ACP %RC	%RC	%RC	%RC	%RC	%RC	%RC	%RC
Sample I.D.			210308-21	210308-22	210308-23	210308-24	210308-25	210308-26	210308-27
Dibromofluoromethane	50.0	70-130	97%	100%	101%	96%	97%	98%	98%
Toluene-d8	50.0	70-130	91%	88%	89%	91%	89%	91%	93%
4-Bromofluorobenzene	50.0	70-130	93%	88%	90%	91%	92%	95%	90%

Surrogate Recovery	spk conc	ACP %RC	%RC	%RC	%RC	%RC	%RC	%RC	%RC
Sample I.D.			210308-28						
Dibromofluoromethane	50.0	70-130	98%						
Toluene-d8	50.0	70-130	88%						
4-Bromofluorobenzene	50.0	70-130	94%						

* = Surrogate fail due to matrix interference; LCS, MS, MSD are in control therefore the analysis is in control.

S.R. = Sample Results

spk conc = Spike Concentration

MS = Matrix Spike

%RC = Percent Recovery

ACP %RC = Accepted Percent Recovery

MSD = Matrix Spike Duplicate

Analyzed/Reviewed By: Final Reviewer: 

LABORATORY REPORT

CUSTOMER: PIC Environmental Services
2619 Sierra Way, La Verne, CA 91750
Tel: (909) 593-2427 E-Mail: PICEnv@Verizon.net

PROJECT: E4364 - MW

DATE SAMPLED: 03/08/21

MATRIX: VAPOR

REPORTED TO: Mr. J. TIM HERSCH

DATE RECEIVED: 03/08/21

DATE ANALYZED: 03/09/21

DATE REPORTED: 03/12/21

Soil
GAS

EPA 5030B/8260B FOR FUEL OXYGENATES
UNITS: mg/L = MILLIGRAM PER LITER = PPM_{wv}

SAMPLE I.D.	LAB I.D.	ETBE	DIPE	MTBE	TAME	TBA	DF
B1-5-SG	210308-17	ND	ND	ND	ND	ND	1
B2-5-SG	210308-18	ND	ND	ND	ND	ND	1
B3-5-SG	210308-19	ND	ND	ND	ND	ND	1
Method Blank		ND	ND	ND	ND	ND	1
PQL		0.005	0.005	0.003	0.005	0.050	

COMMENTS:

DF = DILUTION FACTOR

PQL = PRACTICAL QUANTITATION LIMIT

ACTUAL DETECTION LIMIT = DF X PQL

ND = NON-DETECTED OR BELOW THE ACTUAL DETECTION LIMIT

ETBE = ETHYL tert-BUTYL ETHER

DIPE = ISOPROPYL ETHER

MTBE = METHYL tert-BUTYL ETHER

TAME = TERT-AMYL METHYL ETHER

TBA = TERTIARY BUTYL ALCOHOL

DATA REVIEWED AND APPROVED BY: 

CAL-DHS ELAP CERTIFICATE No.: 1555

LABORATORY REPORT

CUSTOMER: PIC Environmental Services
2619 Sierra Way, La Verne, CA 91750
Tel: (909) 593-2427 E-Mail: PICEnv@Verizon.net

PROJECT: E4364 - MW

DATE SAMPLED: 03/08/21

MATRIX: VAPOR

REPORTED TO: Mr. J. TIM HERSCH

DATE RECEIVED: 03/08/21

DATE ANALYZED: 03/09/21

DATE REPORTED: 03/12/21

SAMPLE I.D.: B1-5-SG

LAB I.D.: 210308-17

ANALYSIS: VOLATILE ORGANICS, EPA METHOD 8260B, PAGE 1 OF 2

UNITS: mg/L = MILLIGRAM PER LITER = PPM_w

PARAMETER	SAMPLE RESULT	PQL X1
ACETONE	ND	0.010
BENZENE	ND	0.001
BROMOBENZENE	ND	0.001
BROMOCHLOROMETHANE	ND	0.001
BROMODICHLOROMETHANE	ND	0.001
BROMOFORM	ND	0.001
BROMOMETHANE	ND	0.001
2-BUTANONE (MEK)	ND	0.010
N-BUTYLBENZENE	ND	0.001
SEC-BUTYLBENZENE	ND	0.001
TERT-BUTYLBENZENE	ND	0.001
CARBON DISULFIDE	ND	0.005
CARBON TETRACHLORIDE	ND	0.001
CHLOROBENZENE	ND	0.001
CHLOROETHANE	ND	0.001
CHLOROFORM	ND	0.001
CHLOROMETHANE	ND	0.001
2-CHLOROTOLUENE	ND	0.001
4-CHLOROTOLUENE	ND	0.001
DIBROMOCHLOROMETHANE	ND	0.001
1,2-DIBROMO-3-CHLOROPROPANE	ND	0.001
1,2-DIBROMOETHANE	ND	0.001
DIBROMOMETHANE	ND	0.001
1,2-DICHLOROBENZENE	ND	0.001
1,3-DICHLOROBENZENE	ND	0.001
1,4-DICHLOROBENZENE	ND	0.001
DICHLORODIFLUOROMETHANE	ND	0.001
1,1-DICHLOROETHANE	ND	0.001
1,2-DICHLOROETHANE	ND	0.001
1,1-DICHLOROETHENE	ND	0.001
CIS-1,2-DICHLOROETHENE	ND	0.001
TRANS-1,2-DICHLOROETHENE	ND	0.001
1,2-DICHLOROPROPANE	ND	0.001
1,3-DICHLOROPROPANE	ND	0.001

----- TO BE CONTINUED ON PAGE #2 -----

DATA REVIEWED AND APPROVED BY: 

SOIL
GAS

Enviro - Chem, Inc.

1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909) 590-5905 Fax (909) 590-5907

LABORATORY REPORT

CUSTOMER: PIC Environmental Services
2619 Sierra Way, La Verne, CA 91750
Tel: (909) 593-2427 E-Mail: PICEnv@Verizon.net

PROJECT: E4364 - MW

DATE SAMPLED: 03/08/21

MATRIX: VAPOR

REPORTED TO: Mr. J. TIM HERSCH

DATE RECEIVED: 03/08/21

DATE ANALYZED: 03/09/21

DATE REPORTED: 03/12/21

SAMPLE I.D.: B1-5-SG

LAB I.D.: 210308-17

ANALYSIS: VOLATILE ORGANICS, EPA METHOD 8260B, PAGE 2 OF 2

UNITS: mg/L = MILLIGRAM PER LITER = PPMwv

PARAMETER	SAMPLE RESULT	PQL X1
2,2-DICHLOROPROPANE	ND	0.001
1,1-DICHLOROPROPENE	ND	0.001
CIS-1,3-DICHLOROPROPENE	ND	0.001
TRANS-1,3-DICHLOROPROPENE	ND	0.001
ETHYLBENZENE	ND	0.001
2-HEXANONE	ND	0.010
HEXACHLOROBUTADIENE	ND	0.001
ISOPROPYLBENZENE	ND	0.001
4-ISOPROPYLTOLUENE	ND	0.001
4-METHYL-2-PENTANONE (MIBK)	ND	0.010
METHYL tert-BUTYL ETHER (MTBE)	ND	0.003
METHYLENE CHLORIDE	ND	0.005
NAPHTHALENE	ND	0.001
N-PROPYLBENZENE	ND	0.001
STYRENE	ND	0.001
1,1,1,2-TETRACHLOROETHANE	ND	0.001
1,1,2,2-TETRACHLOROETHANE	ND	0.001
TETRACHLOROETHENE (PCE)	ND	0.001
TOLUENE	ND	0.001
1,2,3-TRICHLOROBENZENE	ND	0.001
1,2,4-TRICHLOROBENZENE	ND	0.001
1,1,1-TRICHLOROETHANE	ND	0.001
1,1,2-TRICHLOROETHANE	ND	0.001
TRICHLOROETHENE (TCE)	ND	0.001
TRICHLOROFLUOROMETHANE	ND	0.001
1,2,3-TRICHLOROPROPANE	ND	0.001
1,2,4-TRIMETHYLBENZENE	ND	0.001
1,3,5-TRIMETHYLBENZENE	ND	0.001
VINYL CHLORIDE	ND	0.001
M/P-XYLENE	ND	0.002
O-XYLENE	ND	0.001

COMMENTS PQL = PRACTICAL QUANTITATION LIMIT

ND = NON-DETECTED OR BELOW THE PQL

DATA REVIEWED AND APPROVED BY:

CAL-DHS CERTIFICATE # 1555

SPIL
GAS



SOIL
GAS

Enviro - Chem, Inc.

1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909) 590-5905 Fax (909) 590-5907

LABORATORY REPORT

CUSTOMER: PIC Environmental Services
2619 Sierra Way, La Verne, CA 91750
Tel: (909) 593-2427 E-Mail: PICEnv@Verizon.net

PROJECT: E4364 - MW

DATE SAMPLED: 03/08/21

MATRIX: VAPOR

REPORTED TO: Mr. J. TIM HERSCH

DATE RECEIVED: 03/08/21

DATE ANALYZED: 03/09/21

DATE REPORTED: 03/12/21

SOIL
GAS

SAMPLE I.D.: B2-5-SG

LAB I.D.: 210308-18

ANALYSIS: VOLATILE ORGANICS, EPA METHOD 8260B, PAGE 2 OF 2

UNITS: mg/L = MILLIGRAM PER LITER = PPM_{wv}

PARAMETER	SAMPLE RESULT	PQL X1
2,2-DICHLOROPROPANE	ND	0.001
1,1-DICHLOROPROPENE	ND	0.001
CIS-1,3-DICHLOROPROPENE	ND	0.001
TRANS-1,3-DICHLOROPROPENE	ND	0.001
ETHYLBENZENE	ND	0.001
2-HEXANONE	ND	0.010
HEXACHLOROBUTADIENE	ND	0.001
ISOPROPYLBENZENE	ND	0.001
4-ISOPROPYLTOLUENE	ND	0.001
4-METHYL-2-PENTANONE (MIBK)	ND	0.010
METHYL tert-BUTYL ETHER (MTBE)	ND	0.003
METHYLENE CHLORIDE	ND	0.005
NAPHTHALENE	ND	0.001
N-PROPYLBENZENE	ND	0.001
STYRENE	ND	0.001
1,1,1,2-TETRACHLOROETHANE	ND	0.001
1,1,2,2-TETRACHLOROETHANE	ND	0.001
TETRACHLOROETHENE (PCE)	ND	0.001
TOLUENE	ND	0.001
1,2,3-TRICHLOROBENZENE	ND	0.001
1,2,4-TRICHLOROBENZENE	ND	0.001
1,1,1-TRICHLOROETHANE	ND	0.001
1,1,2-TRICHLOROETHANE	ND	0.001
TRICHLOROETHENE (TCE)	ND	0.001
TRICHLOROFLUOROMETHANE	ND	0.001
1,2,3-TRICHLOROPROPANE	ND	0.001
1,2,4-TRIMETHYLBENZENE	ND	0.001
1,3,5-TRIMETHYLBENZENE	ND	0.001
VINYL CHLORIDE	ND	0.001
M/P-XYLENE	ND	0.002
O-XYLENE	ND	0.001

COMMENTS PQL = PRACTICAL QUANTITATION LIMIT

ND = NON-DETECTED OR BELOW THE PQL

DATA REVIEWED AND APPROVED BY:

CAL-DHS CERTIFICATE # 1555



Enviro - Chem, Inc.

1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909) 590-5905 Fax (909) 590-5907

LABORATORY REPORT

CUSTOMER: PIC Environmental Services
2619 Sierra Way, La Verne, CA 91750
Tel: (909) 593-2427 E-Mail: PICEnv@Verizon.net

PROJECT: E4364 - MW

DATE SAMPLED: 03/08/21

MATRIX: VAPOR

REPORTED TO: Mr. J. TIM HERSCHE

DATE RECEIVED: 03/08/21

DATE ANALYZED: 03/09/21

DATE REPORTED: 03/12/21

SAMPLE I.D.: B3-5-SG

LAB I.D.: 210308-19

ANALYSIS: VOLATILE ORGANICS, EPA METHOD 8260B, PAGE 1 OF 2

UNITS: mg/L = MILLIGRAM PER LITER = PPM_w

PARAMETER	SAMPLE RESULT	PQL X1
ACETONE	ND	0.010
BENZENE	ND	0.001
BROMOBENZENE	ND	0.001
BROMOCHLOROMETHANE	ND	0.001
BROMODICHLOROMETHANE	ND	0.001
BROMOFORM	ND	0.001
BROMOMETHANE	ND	0.001
2-BUTANONE (MEK)	ND	0.010
N-BUTYLBENZENE	ND	0.001
SEC-BUTYLBENZENE	ND	0.001
TERT-BUTYLBENZENE	ND	0.001
CARBON DISULFIDE	ND	0.005
CARBON TETRACHLORIDE	ND	0.001
CHLOROBENZENE	ND	0.001
CHLOROETHANE	ND	0.001
CHLOROFORM	ND	0.001
CHLOROMETHANE	ND	0.001
2-CHLOROTOLUENE	ND	0.001
4-CHLOROTOLUENE	ND	0.001
DIBROMOCHLOROMETHANE	ND	0.001
1,2-DIBROMO-3-CHLOROPROPANE	ND	0.001
1,2-DIBROMOETHANE	ND	0.001
DIBROMOMETHANE	ND	0.001
1,2-DICHLOROBENZENE	ND	0.001
1,3-DICHLOROBENZENE	ND	0.001
1,4-DICHLOROBENZENE	ND	0.001
DICHLORODIFLUOROMETHANE	ND	0.001
1,1-DICHLOROETHANE	ND	0.001
1,2-DICHLOROETHANE	ND	0.001
1,1-DICHLOROETHENE	ND	0.001
CIS-1,2-DICHLOROETHENE	ND	0.001
TRANS-1,2-DICHLOROETHENE	ND	0.001
1,2-DICHLOROPROPANE	ND	0.001
1,3-DICHLOROPROPANE	ND	0.001

----- TO BE CONTINUED ON PAGE #2 -----

DATA REVIEWED AND APPROVED BY: 

SOIL
GAS

Enviro - Chem, Inc.

1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909) 590-5905 Fax (909) 590-5907

LABORATORY REPORT

CUSTOMER: **PIC Environmental Services**
 2619 Sierra Way, La Verne, CA 91750
 Tel: (909) 593-2427 E-Mail: PICEnv@Verizon.net

PROJECT: **E4364 - MW**

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*Soil
BAS*

SAMPLE I.D.: **B3-5-SG**

LAB I.D.: 210308-19

ANALYSIS: VOLATILE ORGANICS, EPA METHOD 8260B, PAGE 2 OF 2

UNITS: mg/L = MILLIGRAM PER LITER = PPM_{wv}

PARAMETER	SAMPLE RESULT	PQL X1
2,2-DICHLOROPROPANE	ND	0.001
1,1-DICHLOROPROPENE	ND	0.001
CIS-1,3-DICHLOROPROPENE	ND	0.001
TRANS-1,3-DICHLOROPROPENE	ND	0.001
ETHYLBENZENE	ND	0.001
2-HEXANONE	ND	0.010
HEXACHLOROBUTADIENE	ND	0.001
ISOPROPYLBENZENE	ND	0.001
4-ISOPROPYLTOLUENE	ND	0.001
4-METHYL-2-PENTANONE (MIBK)	ND	0.010
METHYL tert-BUTYL ETHER (MTBE)	ND	0.003
METHYLENE CHLORIDE	ND	0.005
NAPHTHALENE	ND	0.001
N-PROPYLBENZENE	ND	0.001
STYRENE	ND	0.001
1,1,1,2-TETRACHLOROETHANE	ND	0.001
1,1,2,2-TETRACHLOROETHANE	ND	0.001
TETRACHLOROETHENE (PCE)	ND	0.001
TOLUENE	ND	0.001
1,2,3-TRICHLOROBENZENE	ND	0.001
1,2,4-TRICHLOROBENZENE	ND	0.001
1,1,1-TRICHLOROETHANE	ND	0.001
1,1,2-TRICHLOROETHANE	ND	0.001
TRICHLOROETHENE (TCE)	ND	0.001
TRICHLOROFLUOROMETHANE	ND	0.001
1,2,3-TRICHLOROPROPANE	ND	0.001
1,2,4-TRIMETHYLBENZENE	ND	0.001
1,3,5-TRIMETHYLBENZENE	ND	0.001
VINYL CHLORIDE	ND	0.001
M/P-XYLENE	ND	0.002
O-XYLENE	ND	0.001

COMMENTS PQL = PRACTICAL QUANTITATION LIMIT

ND = NON-DETECTED OR BELOW THE PQL

DATA REVIEWED AND APPROVED BY:

CAL-DHS CERTIFICATE # 1555

Handwritten signature/initials

METHOD BLANK REPORT

CUSTOMER: PIC Environmental Services
2619 Sierra Way, La Verne, CA 91750
Tel: (909) 593-2427 E-Mail: PICEnv@Verizon.net

PROJECT: E4364 - MW
DATE SAMPLED: 03/08/21 DATE RECEIVED: 03/08/21
MATRIX: VAPOR DATE ANALYZED: 03/09/21
REPORTED TO: Mr. J. TIM HERSCH DATE REPORTED: 03/12/21

METHOD BLANK FOR LAB I.D.: 210308-17, -18, -19

ANALYSIS: VOLATILE ORGANICS, EPA METHOD 8260B, PAGE 1 OF 2

UNITS: mg/L = MILLIGRAM PER LITER = PPMwv

PARAMETER	SAMPLE RESULT	PQL X1
ACETONE	ND	0.010
BENZENE	ND	0.001
BROMOBENZENE	ND	0.001
BROMOCHLOROMETHANE	ND	0.001
BROMODICHLOROMETHANE	ND	0.001
BROMOFORM	ND	0.001
BROMOMETHANE	ND	0.001
2-BUTANONE (MEK)	ND	0.010
N-BUTYLBENZENE	ND	0.001
SEC-BUTYLBENZENE	ND	0.001
TERT-BUTYLBENZENE	ND	0.001
CARBON DISULFIDE	ND	0.005
CARBON TETRACHLORIDE	ND	0.001
CHLOROBENZENE	ND	0.001
CHLOROETHANE	ND	0.001
CHLOROFORM	ND	0.001
CHLOROMETHANE	ND	0.001
2-CHLOROTOLUENE	ND	0.001
4-CHLOROTOLUENE	ND	0.001
DIBROMOCHLOROMETHANE	ND	0.001
1,2-DIBROMO-3-CHLOROPROPANE	ND	0.001
1,2-DIBROMOETHANE	ND	0.001
DIBROMOMETHANE	ND	0.001
1,2-DICHLOROBENZENE	ND	0.001
1,3-DICHLOROBENZENE	ND	0.001
1,4-DICHLOROBENZENE	ND	0.001
DICHLORODIFLUOROMETHANE	ND	0.001
1,1-DICHLOROETHANE	ND	0.001
1,2-DICHLOROETHANE	ND	0.001
1,1-DICHLOROETHENE	ND	0.001
CIS-1,2-DICHLOROETHENE	ND	0.001
TRANS-1,2-DICHLOROETHENE	ND	0.001
1,2-DICHLOROPROPANE	ND	0.001
1,3-DICHLOROPROPANE	ND	0.001

----- TO BE CONTINUED ON PAGE #2 -----

DATA REVIEWED AND APPROVED BY: 

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1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909) 590-5905 Fax (909) 590-5907

METHOD BLANK REPORT

CUSTOMER: PIC Environmental Services
2619 Sierra Way, La Verne, CA 91750
Tel: (909) 593-2427 E-Mail: PICEnv@Verizon.net

PROJECT: E4364 - MW
DATE SAMPLED: 03/08/21 DATE RECEIVED: 03/08/21
MATRIX: VAPOR DATE ANALYZED: 03/09/21
REPORTED TO: Mr. J. TIM HERSCH DATE REPORTED: 03/12/21

METHOD BLANK FOR LAB I.D.: 210308-17, -18, -19

ANALYSIS: VOLATILE ORGANICS, EPA METHOD 8260B, PAGE 2 OF 2

UNITS: mg/L = MILLIGRAM PER LITER = PPM_{wv}

PARAMETER	SAMPLE RESULT	PQL X1
2,2-DICHLOROPROPANE	ND	0.001
1,1-DICHLOROPROPENE	ND	0.001
CIS-1,3-DICHLOROPROPENE	ND	0.001
TRANS-1,3-DICHLOROPROPENE	ND	0.001
ETHYLBENZENE	ND	0.001
2-HEXANONE	ND	0.010
HEXACHLOROBUTADIENE	ND	0.001
ISOPROPYLBENZENE	ND	0.001
4-ISOPROPYLTOLUENE	ND	0.001
4-METHYL-2-PENTANONE (MIBK)	ND	0.010
METHYL tert-BUTYL ETHER (MTBE)	ND	0.003
METHYLENE CHLORIDE	ND	0.005
NAPHTHALENE	ND	0.001
N-PROPYLBENZENE	ND	0.001
STYRENE	ND	0.001
1,1,1,2-TETRACHLOROETHANE	ND	0.001
1,1,2,2-TETRACHLOROETHANE	ND	0.001
TETRACHLOROETHENE (PCE)	ND	0.001
TOLUENE	ND	0.001
1,2,3-TRICHLOROBENZENE	ND	0.001
1,2,4-TRICHLOROBENZENE	ND	0.001
1,1,1-TRICHLOROETHANE	ND	0.001
1,1,2-TRICHLOROETHANE	ND	0.001
TRICHLOROETHENE (TCE)	ND	0.001
TRICHLOROFLUOROMETHANE	ND	0.001
1,2,3-TRICHLOROPROPANE	ND	0.001
1,2,4-TRIMETHYLBENZENE	ND	0.001
1,3,5-TRIMETHYLBENZENE	ND	0.001
VINYL CHLORIDE	ND	0.001
M/P-XYLENE	ND	0.002
O-XYLENE	ND	0.001

COMMENTS PQL = PRACTICAL QUANTITATION LIMIT

ND = NON-DETECTED OR BELOW THE PQL

DATA REVIEWED AND APPROVED BY:

CAL-DHS CERTIFICATE # 1555

Enviro-Chem, Inc.

1214 E. Lexington Avenue, Pomona, CA 91766

Tel (909)590-5905

Fax (909)590-5907

8260B QA/QC Report

Date Analyzed: 3/9-10/2021

Machine: B

Matrix: Water/Vapor

Unit: ug/L (PPB)

Matrix Spike (MS)/Matrix Spike Duplicate (MSD)

Spiked Sample Lab I.D.: 210308-46 MS/MSD

Analyte	S.R.	spk conc	MS	%RC	MSD	%RC	%RPD	ACP %RC	ACP RPD
Benzene	0	25.0	23.2	93%	27.9	112%	19%	75-125	0-20
Chlorobenzene	0	25.0	25.2	101%	27.1	108%	8%	75-125	0-20
1,1-Dichloroethene	0	25.0	19.2	77%	23.0	92%	15%	75-125	0-20
Toluene	0	25.0	22.0	88%	25.0	100%	12%	75-125	0-20
Trichloroethene (TCE)	0	25.0	24.3	97%	28.9	116%	18%	75-125	0-20

Lab Control Spike (LCS):

Analyte	spk conc	LCS	%RC	ACP %RC
Benzene	25.0	22.7	91%	75-125
Chlorobenzene	25.0	24.8	99%	75-125
Chloroform	25.0	23.3	93%	75-125
1,1-Dichloroethene	25.0	20.2	81%	75-125
Ethylbenzene	25.0	20.6	82%	75-125
o-Xylene	25.0	24.2	97%	75-125
m,p-Xylene	50.0	46.2	92%	75-125
Toluene	25.0	22.3	89%	75-125
1,1,1-Trichloroethane	25.0	22.1	88%	75-125
Trichloroethene (TCE)	25.0	25.2	101%	75-125

Surrogate Recovery	spk conc	ACP %RC	MB %RC	%RC	%RC	%RC	%RC	%RC	%RC
Sample I.D.			M-BLK	210308-17	210308-18	210308-19	210308-46	210308-47	210308-48
Dibromofluoromethane	25.0	70-130	97%	126%	126%	96%	94%	107%	93%
Toluene-d8	25.0	70-130	89%	95%	92%	62**%	87%	94%	100%
4-Bromofluorobenzene	25.0	70-130	93%	45**%	80%	33**%	72%	78%	74%

Surrogate Recovery	spk conc	ACP %RC	%RC	%RC	%RC	%RC	%RC	%RC	%RC
Sample I.D.			210308-49	210308-50	210308-51	210308-52	210308-53	210309-3	210309-4
Dibromofluoromethane	25.0	70-130	101%	95%	97%	69**%	80%	111%	102%
Toluene-d8	25.0	70-130	89%	98%	86%	35**%	87%	72%	86%
4-Bromofluorobenzene	25.0	70-130	83%	31**%	62**%	53**%	62**%	76%	64**%

Surrogate Recovery	spk conc	ACP %RC	%RC	%RC	%RC	%RC	%RC	%RC	%RC
Sample I.D.			210309-5	210309-6	210309-7	210309-20	210309-69	210309-70	
Dibromofluoromethane	25.0	70-130	83%	96%	54**%	106%	112%	72%	
Toluene-d8	25.0	70-130	87%	91%	97%	17**%	90%	66**%	
4-Bromofluorobenzene	25.0	70-130	83%	89%	70%	80%	83%	66**%	

* = Surrogate fail due to matrix interference; LCS, MS, MSD are in control therefore the analysis is in control.

S.R. = Sample Results

%RC = Percent Recovery

spk conc = Spike Concentration

ACP %RC = Accepted Percent Recovery

MS = Matrix Spike

MSD = Matrix Spike Duplicate

Analyzed/Reviewed By: 

Final Reviewer: _____

APPENDIX C:

**PIC "PHASE I REPORT"
DATED JANUARY 26, 2021**



PIC ENVIRONMENTAL SERVICES

A DIVISION OF PETROLEUM INDUSTRY CONSULTANTS, INC.

2619 Sierra Way, La Verne, CA 91750

Phone: (909) 593-2427 - Cell: (909) 450-1703

Email: picenv@verizon.net

PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT

PREPARED FOR

**MATT WAKEN
MW INVESTMENT GROUP, LLC
27702 CROWN VALLEY PARKWAY, SUITE D4-197
LADERA RANCH, CA 92694**

CONCERNING COMMERCIAL PROPERTY AT

**12826 – 12856 PHILADELPHIA STREET
WHITTIER, CA 90601**

JANUARY 26, 2021

PIC ENVIRONMENTAL SERVICES
2619 SIERRA WAY
LA VERNE, CA 91750

TABLE OF CONTENTS

<u>TEXT</u>	<u>PAGE</u>
Introduction	1
Scope of Investigation	1
Site Inspection	1
Site Description	2
Site History	2
Survey of Adjacent Properties	3
Historical Aerial Photograph Review	3
Government Records Review	4
Geology and Hydrogeology	9
Conclusions and Recommendations	9

DISPLAYS

Figure 1:	Site Location and Topographic Map
Figure 2:	Site Map
Figure 3:	Groundwater Contour Map
Figure 4:	Oil and Gas Map
Figure 5:	Asbestos Reference Display
Figure 6:	Landfill Map
Figure 7:	Aerial Photo – 2019
Appendix A:	Title Information
Appendix B:	Site Photos
Appendix C:	City Building Department Records
Appendix D:	Sanborn Fire Insurance Maps
Appendix E:	Historic Topographic Maps
Appendix F:	Historic Aerial Photographs
Appendix G:	City Directory Report
Appendix H:	EDR Report
Appendix I:	ATC “Phase I Report” dated June 15, 1994
Appendix J:	PIC Resumes



PIC ENVIRONMENTAL SERVICES

A DIVISION OF PETROLEUM INDUSTRY CONSULTANTS, INC.

2619 Sierra Way, La Verne, CA 91750

909/593-2427

CELL: 909/450-1703

January 26, 2021

INTRODUCTION

PIC Environmental Services (PIC) was contracted by MW Investment Group, LLC to perform a Phase I Environmental Site Assessment (PESA) at commercial property located in Whittier, California (see Figure 1). The purpose of this investigation was to determine if environmental impairments existed at the site. This document represents the PESA report prepared in accordance with customary industry practices and current ASTM (2013) Standards. This document also intends to satisfy the "All Appropriate Inquiries" guidelines established by the Federal Environmental Protection Agency (EPA).

The following sources were used to prepare this report:

1. Site Inspection
2. California Regional Water Quality Control Board (RWQCB) records
3. California Department of Toxic Substances Control (DTSC), Site Mitigation Division records
4. United States Environmental Protection Agency (EPA) and Geological Society (USGS) records
5. California Department of Natural Resources (CDNR),
Division of Oil, Gas, and Geothermal Resources (DOGGR) records (now CalGEM)
6. Los Angeles County Waste Discharge Systems records of active and inactive landfills
7. EDR collection of historic aerial photographs
8. City of Whittier permit records
9. Los Angeles Fire Department UST and Hazardous Materials Permit Records
10. Los Angeles County Title Records
11. Historic Telephone Directories
12. Sanborn Fire Insurance Maps
13. Review of a previous Phase I Assessment Report

SCOPE OF INVESTIGATION

The scope of this investigation included: site inspection, survey of adjacent properties, review of the above listed government records, review of historical aerial photographs, and geologic and hydrogeologic information search.

SITE INSPECTION

On January 14, 2021, PIC Project Manager, Ethan Hersch, conducted site inspections at the subject property and adjacent/nearby properties. Ryan Campbell (Realtor) and Drs. Shahenaz K. Ahmed and Aliya Ali (Tenants) assisted PIC with the inspections and provided historical information.

SITE DESCRIPTION

The subject property includes about 35,847 square feet of commercial property located south of Philadelphia Street and west of Comstock Avenue in Whittier, CA.

Historic addresses used at the property appear to include 12826 – 12856 Philadelphia Street and 7001 – 7025 S. Comstock Avenue in Whittier, CA 90601 (see Appendices D and G). The Los Angeles County Assessor Parcel Number is 8139-024-027. Additional title information is attached in Appendix A.

Property boundaries are indicated by public streets to the north and east, a public alley to the west, and adjoining commercial properties to the south (see Figures 2 and 7).

The subject property has been improved with one medical building in the northeast portion of the property. Exterior areas of the property are paved for vehicle parking (see Figures 2 and 7). The existing building was occupied by medical and dental tenants at the time of PIC's inspection. Telephone directory listings document the property was occupied historically by numerous medical and dental offices, a graphics printing business, and a bank (see Appendix G). Prior to 1952, when the existing building was constructed, historic fire insurance maps in Appendix D confirm the property contained a retail gasoline station, a furniture store, a residential apartment building, a residential boarding house, an undertaker, and a commercial laundry (see Appendix D). PIC observed no existing underground storage tanks, no industrial waste interceptors (clarifiers), and no significant surface staining. Figures 2 and 7 and Site Photos in Appendix B identify the existing onsite building and exterior areas.

The onsite building was constructed prior to 1980. As a result, asbestos containing construction materials (ACM) may be present. PIC observed no obvious ACM but testing for ACM in suspect building materials was not conducted. A reference diagram of common ACM in older commercial structures is illustrated on Figure 5. In 1994, ATC Environmental (ATC) conducted a Phase I Assessment that included testing of building materials for asbestos content (see Appendix I). Hazardous waste disposal records in Appendix H confirm that much of the asbestos containing construction materials were removed in 1996.

PIC's review of existing site conditions did not identify any Recognized Environmental Conditions (RECs).

SITE HISTORY

Based on a review of regulatory permit records, County title records, historic telephone directories, historic topographic maps, historic fire insurance maps, and historic aerial photos, it appears the subject property was initially used for commercial purposes as early as 1888 when a former commercial laundry was constructed in the west-central portion of the property (see Appendix D).

By 1900, a former residential boarding house was constructed in the northeast portion of the property. By 1907, the former laundry and boarding house had been demolished. A former mortuary/undertaker was present in the northwest portion of the property and a residential apartment building was present in the east-central portion of the property (see Appendix D). By 1912, a former gasoline station was constructed in the northeast corner of the property. By 1949, a furniture store had replaced the mortuary in the northwest portion of the property. By 1952, all the former buildings had been demolished and the existing building was constructed in the northeast portion of the property (see Appendix D). PIC has confirmed that no permit records for the pre-1952 structures exist at City or County offices.

Based on PIC's review of historic records summarized above, PIC discovered one Recognized Environmental Condition (REC). Historic use of the property as a former gasoline station could have caused subsurface contamination from the release of gasoline and other petroleum compounds. Accordingly, PIC concludes that a precautionary Subsurface Phase II Investigation is warranted in the northeast portion of the property. PIC does not recommend subsurface testing under the former laundry because it was demolished prior to the manufacture and use of tetrachloroethene aka perchloroethene, aka PCE as a dry-cleaning solvent.

SURVEY OF ADJACENT PROPERTIES

Commercial developments were observed on adjoining properties.

None of the adjacent properties exhibited obvious evidence of petroleum or hazardous materials contamination problems. However, the subject property is located within ½ mile of a Federal Superfund site (NPL) known as the Omega Chemical Site (see Appendix H). The Omega Chemical Site is known to have contaminated groundwater locally by the historic release of volatile organic compounds (VOCs) and other chemicals. PIC's research of local groundwater conditions indicates the Omega Chemical Site is located down-gradient of the subject property. As a result, there is no evidence, nor likelihood, that contaminated groundwater from the Omega Chemical Site has migrated under and/or impacted the subject property. Finally, PIC's review of Potentially Responsible Parties (PRPs) who may have contributed to the Omega Chemical Site contamination "plume" does not include occupants at the subject property. Accordingly, PIC concludes the Omega Chemical Site has not caused any significant environmental risk to the subject property.

Surface runoff at all surrounding properties appeared to be southwesterly.

No evidence of historic or improper waste disposal was observed by PIC in any storm drain at the site.

HISTORICAL AERIAL PHOTOGRAPH REVIEW

Historical aerial photographs provided by EDR were reviewed by PIC (see copies in Appendix F). Available photographs were dated 1928, 1938, 1947, 1954, 1963, 1972, 1977, 1981, 1989, 1994, 2002, 2005, 2009, 2012, 2016, and 2019.

The 1928, photo indicates the subject property contained a retail gasoline station in the northeast corner of the property, residential apartment buildings in the east-central portion of the property, and a commercial building in the northwest corner of the property. Philadelphia Street and Comstock Avenue had been constructed adjacent to the property. Similar features are observed in the 1938 and 1947 photos.

By 1954, the subject property contained the existing building as illustrated on the 1961 fire insurance map in Appendix D. All former buildings had been demolished.

Subsequent photos reveal similar features and no significant changes. A recent (2019) photo has been enlarged and reproduced as Figure 7 for reference.

Except for the former gasoline station, the aerial photo study indicates no obvious environmental

impairments on the subject property or from adjacent properties. The aerial photo search did not indicate any historic oil well drilling or landfill activity on the site.

GOVERNMENT RECORDS REVIEW

The following federal, state, and local public records and associated lists were searched to determine the potential for or existence of onsite and/or offsite unauthorized releases of hazardous materials (i.e., contamination) related to onsite and/or offsite aboveground or underground storage tanks, or any other potential sources:

FEDERAL SOURCES

NPL	National Priority List
PROPOSED NPL	Proposed National Priority List
DELISTED NPL	National Priority List Deletions
NPL LIENS	Federal Superfund Liens
CERCLIS (SEMS)	Comprehensive Environmental Response, Compensation, and Liability Information System
CERCLIS – NFRAP (SEMS)	CERCLIS No Further Remedial Action Planned
CORRACTS	Corrective Action Report
RCRA	Resource Conservation and Recovery Act Information
ERNS	Emergency Response Notification System
HMIRS	Hazardous Materials Information Reporting System
US ENG CONTROLS	Engineering Controls Sites List
US INST CONTROL	Sites with Institutional Controls
DOD	Department of Defense Sites
FUDS	Formerly Used Defense Sites
US BROWNFIELDS	A Listing of Brownfield Sites
CONSENT	Superfund (CERCLA) Consent Decrees
ROD	Records of Decision
UMTRA	Uranium Mill Tailings Sites
ODI	Open Dump Inventory
TRIS	Toxic Chemical Release Inventory System
TSCA	Toxic Substances Control Act
FTTS	FIFRA/TSCA Tracking System – FIFRA (Federal Insecticide, Fungicide, and Rodenticide Control Act)
SSTS	Section 7 Tracking Systems
ICIS	Integrated Compliance Information System
PADS	PCB Activity Database System
MLTS	Material Licensing Tracking System
DEBRIS REGION 9	Illegal Dumping Sites Listing
MCS	Military Cleanup Sites
RADINFO	Radiation Information Database
MINES	Mines Master Index File
FINDS	Facility Index System/Facility Registry System
RAATS	RCRA Administrative Action Tracking System
LUCIS	Land Use Control Information
ECHO	Environmental Compliance and History Information

STATE OF CALIFORNIA AND LOS ANGELES COUNTY SOURCES

RESPONSE	State DTSC Response Sites
AWP	Annual Work Plan Sites
CALSITES	Calsites Database
CA BOND EXP. PLAN	Bond Expenditure Plan
NFA	No Further Action Determination
NFE	Properties Needing Further Evaluation
REF	Unconfirmed Properties Referred to Another Agency
SCH	School Property Evaluation Program
TOXIC PITS	Toxic Pits Cleanup Act Sites
AO CONCERN	Areas of Concern with Groundwater Contamination
SWF/LF (SWIS)	Solid Waste Information System
CA WDS	Waste Discharge System
WMUDS/SWAT	Waste Management Unit Database
CORTESE	“Cortese” Hazardous Waste & Substances Sites List
SWRCY	Recycler Database
LUST	Leaking Underground Storage Tank Report
CA FID UST	Facility Inventory Database
SLIC	Statewide SLIC Cases
SLIC REG 9	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
UST	Active UST Facilities
HIST UST	Hazardous Substance Storage Container Database
AST	Aboveground Petroleum Storage Tank Facilities
SWEEPS UST	SWEEPS UST Listing
CHMIRS	California Hazardous Material Incident Report System
NOTIFY 65	Proposition 65 Records
DEED	Deed Restriction Listing
LIENS	Environmental Liens Listing
VCP	Voluntary Cleanup Program Properties
DRYCLEANERS	Cleaner Facilities
WIP	Well Investigation Program Case List
CDL	Clandestine Drug Labs
HAZNET	Facility and Manifest Data
EMI	Emissions Inventory Data
ENVIROSTOR	DTSC Database
HWTS	Hazardous Waste Tracking System
NPDES	NPDES Permits Listing
CERS	California Environmental Reporting System
HAZMAT	Los Angeles Hazardous Materials Permits

TRIBAL RECORDS

INDIAN RESERV	Indian Reservations
INDIAN LUST	Leaking Underground Storage Tanks on Indian Land
INDIAN UST	Underground Storage Tanks on Indian Land

EDR PROPRIETARY RECORDS

MANUFACTURED GAS PLANTS
EDR HISTORICAL AUTO STATIONS
EDR HISTORICAL CLEANERS

EDR Proprietary Manufactured Gas Plants
Historic Gas Stations
EDR Proprietary Historic Drycleaners

All of the above records were examined for up to a one-mile radius by EDR (see Appendix H). The subject property does appear on two of the lists. More specifically, the property appears on the following list:

1. HAZNET: Facility and Manifest Data – This state list includes sites which have historically obtained permits to legally dispose of hazardous wastes (e.g. waste oil, asbestos, etc). The site appears on the HAZNET list in response to the legal offsite disposal of medical/dental liquid wastes and asbestos containing materials between 1996 – 2016. Appearance on the HAZNET list does not indicate the presence of a subsurface contamination problem.
2. HWTS: Hazardous Waste Tracking System – This state list compiles hazardous waste disposal manifests for both solid and liquid wastes. Copies of historic waste tracking documents for the subject property are attached in Appendix H. Historic onsite hazardous waste generators included World Vision, Inc. (asbestos) and Whittier Family Dental Center (dental wastes). Appearance on the HWTS list does not indicate the presence of a subsurface contamination problem.

The EDR record search also revealed that 15 sites exist within a one-half mile radius of the subject property which have sustained soil and/or groundwater contamination as a result of an underground storage tank leak. Please refer to the Executive Summary in Appendix H for the Leaking Underground Storage Tanks (LUST) list. PIC has confirmed that only two of the LUST sites is located in close proximity (less than 1/4 mile) to the subject property. Both nearby LUST sites have received regulatory closure after completing required remedial actions. As a result, it is not likely the subject property has been impacted by contamination from offsite LUST sites.

Finally, the EDR record search revealed the following concerning properties located within a one-mile radius of the subject site:

GOVERNMENT RECORDS Federal	SEARCH RADIUS (miles)	NUMBER OF SITES
NPL	1	1
PROPOSED NPL	1	0
DELISTED NPL	1	0
NPL LIENS	SITE ONLY	0
CERCLIS (SEMS)	0.5	0
CERCLIS NFRAP (SEMS)	0.5	1
CORRACTS	1	1
RCRA – TSD	0.5	0
RCRA – Lg Gen	0.25	2
RCRA – Sm Gen	0.25	3
ERNS	SITE ONLY	0
HMIRS	SITE ONLY	0

GOVERNMENT RECORDS Federal	SEARCH RADIUS (miles)	NUMBER OF SITES
US ENG CONTROLS	0.5	0
US INST CONTROLS	0.5	0
DOD	1	0
FUDS	1	0
US BROWNFIELDS	0.5	0
CONSENT	1	0
ROD	1	1
UMTRA	0.5	0
ODI	0.5	0
DEBRIS REGION 9	0.5	0
MCS	SITE ONLY	0
TRIS	SITE ONLY	0
TSCA	SITE ONLY	0
FTTS	SITE ONLY	0
SSTS	SITE ONLY	0
ICIS	SITE ONLY	0
PADS	SITE ONLY	0
MLTS	SITE ONLY	0
MINES	0.25	0
FINDS	SITE ONLY	0
RAATS	SITE ONLY	0
RADINFO	SITE ONLY	0
LUCIS	0.5	0
ECHO	SITE ONLY	0

GOVERNMENT RECORDS State and Local	SEARCH RADIUS (miles)	NUMBER OF SITES
RESPONSE	1	1
AWP	1	0
CAL-SITES	1	2
BOND EXP	1	0
NFA	0.25	0
NFE	0.25	0
REF	0.25	0
SCH	0.25	0
TOXIC PITS	1	0
AO CONCERN	1	0
LANDFILLS	0.5	1
WDS	SITE ONLY	0
SWAT	0.5	0
CORTESE	0.5	12
SWRCY	0.5	1
LUST	0.5	15

GOVERNMENT RECORDS State and Local	SEARCH RADIUS (miles)	NUMBER OF SITES
UST	0.25	1
SLIC	0.5	2
UST	0.25	5
HIST UST	0.25	1
AST	0.25	0
SWEEPS UST	0.25	4
CHMIRS	SITE ONLY	0
NOTIFY 65	1	0
DEED	0.5	0
LIENS	SITE ONLY	0
VCP	0.5	2
DRYCLEANERS	0.25	3
WIP	0.25	0
CDL	SITE ONLY	0
HAZNET	SITE ONLY	2
EMI	SITE ONLY	0
NPDES	SITE ONLY	0
ENVIROSTOR	1	13
HWTS	SITE ONLY	2
CERS	0.25	3
HAZMAT	SITE ONLY	0

GOVERNMENT RECORDS Tribal	SEARCH RADIUS (miles)	NUMBER OF SITES
INDIAN RESERV	1	0
INDIAN LUST	0.5	0
INDIAN UST	0.25	0

GOVERNMENT RECORDS EDR	SEARCH RADIUS (miles)	NUMBER OF SITES
MAN. GAS PLANTS	1	1
HIST AUTO STATIONS	0.25	0
HIST CLEANERS	0.25	3

Historic Oil and Gas Drilling Activity

Based on a review of State Division of Oil, Gas, and Geothermal Resources (DOGGR) records (now CalGEM), it appears that no historic oil production or exploratory oil well drilling activity has ever occurred on or within 2000 feet of the subject site. Figure 4 illustrates a lack of historic oil well drilling activity on the subject property. PIC concludes the property has not been impacted by historic oil well drilling activity.

Solid Waste Disposal Sites

The Los Angeles County Solid Waste Management Department provides a public index of Solid Waste and Liquid Industrial Waste Disposal Sites (see Figure 6). The EDR Report in Appendix H also includes a review of listings concerning landfills. Los Angeles County records and the EDR report both indicate that no landfills have been located on or near the subject property.

It appears the subject property has not been impacted historically by landfill activity.

GEOLOGY AND HYDROGEOLOGY

The elevation of the site is approximately 324 feet above sea level. The surrounding topography generally slopes southwesterly away from the nearby Whittier Hills (see Figure 1: Topographic Map and Appendix E).

A regional groundwater contour map published by Los Angeles County indicates that depth to the first groundwater aquifer is about 150 feet below surface at an elevation of about 170 feet above sea level (see Figure 3). The local groundwater flow direction is southwesterly.

CONCLUSIONS AND RECOMMENDATIONS

Based upon the results of this Phase I Environmental Assessment, PIC offers the following:

1. No documented, significant, historic occurrences of petroleum or hazardous materials contamination were discovered at the subject property.
2. One significant, historic, potential onsite source of petroleum and/or hazardous materials contamination may exist. More specifically, the subject property contained a retail gasoline station prior to 1950. The former gasoline station likely contained one or more underground gasoline storage tanks (USTs).
3. PIC concludes the site may contain significant environmental impairments (Recognized Environmental Conditions).
4. PIC recommends completion of an onsite Phase II Subsurface Soil Investigation for petroleum hydrocarbons and volatile organic compounds (VOCs).

This report is proprietary and confidential, to be delivered to, and intended for the exclusive use of, the above named client and the client's assignees only. PIC Environmental Services assumes neither responsibility nor liability for the reliance herein or use hereof by anyone other than the above named client or the client's assignees. In addition, the results of the government record search were prepared and provided by Environmental Data Resources, Inc. (EDR), who is responsible for the accuracy and completeness of the information provided.

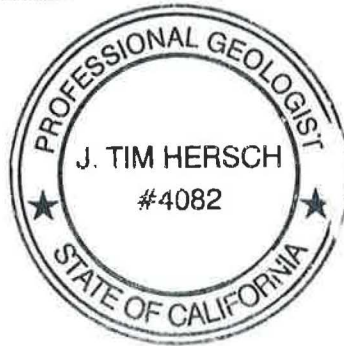
Accordingly, we, J. Tim Hersch and Ethan J. Hersch, declare to the best of our knowledge and belief, we meet the definition of Environmental Professional as defined by 40 C.F.R. Section 312.10 and we have the specific qualifications based upon education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed all the appropriate inquiries in conformance with the standards and practices set forth in 40 C.F.R. Section 312.

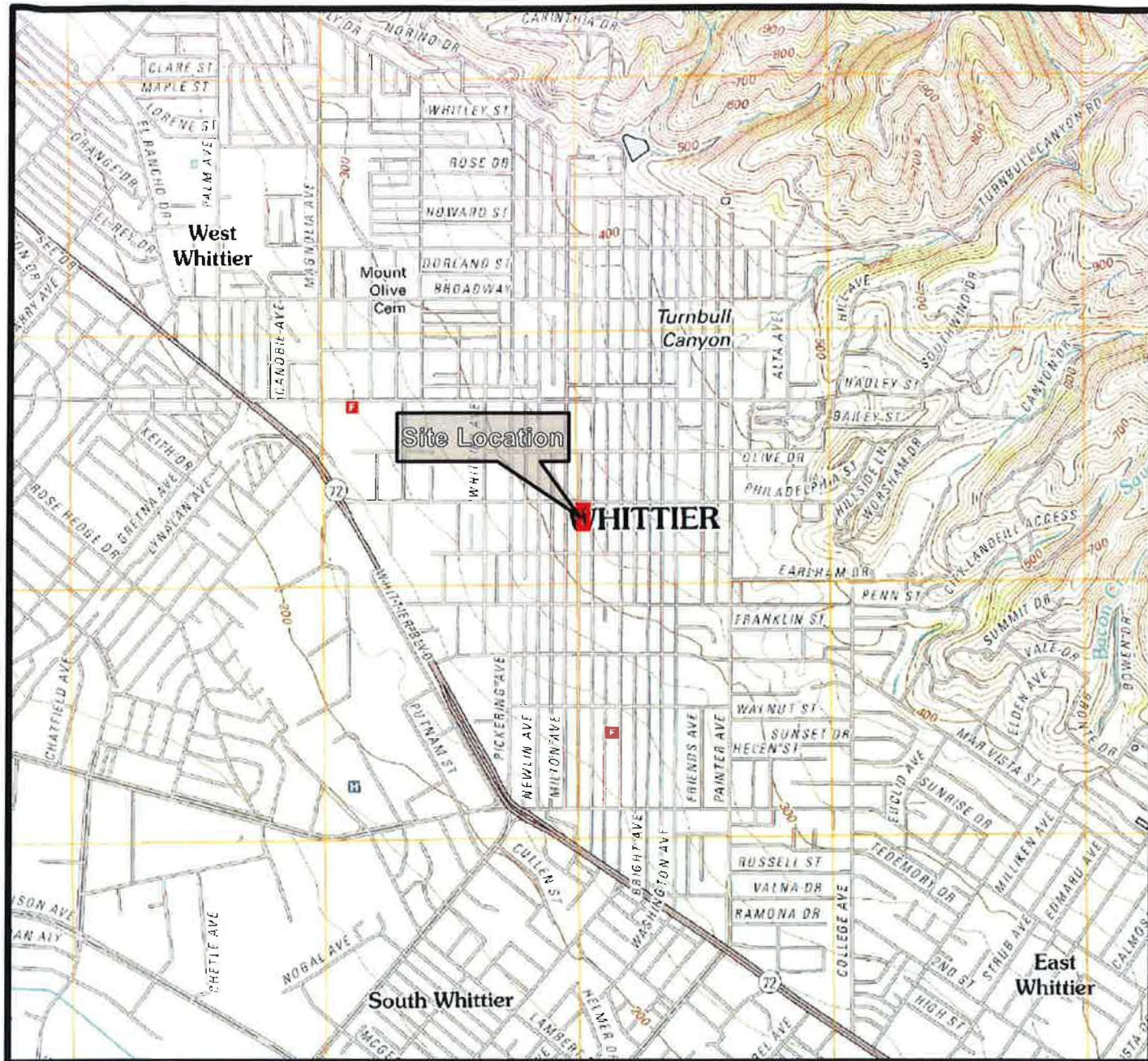
Should you have any questions or comments regarding the procedures outlined in this report, please do not hesitate to call us at 909/593-2427.

Respectfully submitted,

Ethan J. Hersch
Project Manager

J. Tim Hersch
California Professional Geologist #4082
President





Site Latitude: N33.978859
 Site Longitude: W118.038876
 Site Elevation: 324 Feet
 Source: USGS Topographical Quadrangle



**Environmental
Services**

0 2000
 Scale In Feet

**Site Location Map
Topographic Map**

Client:
 Walbern Development

Drafted By:
 EJJ

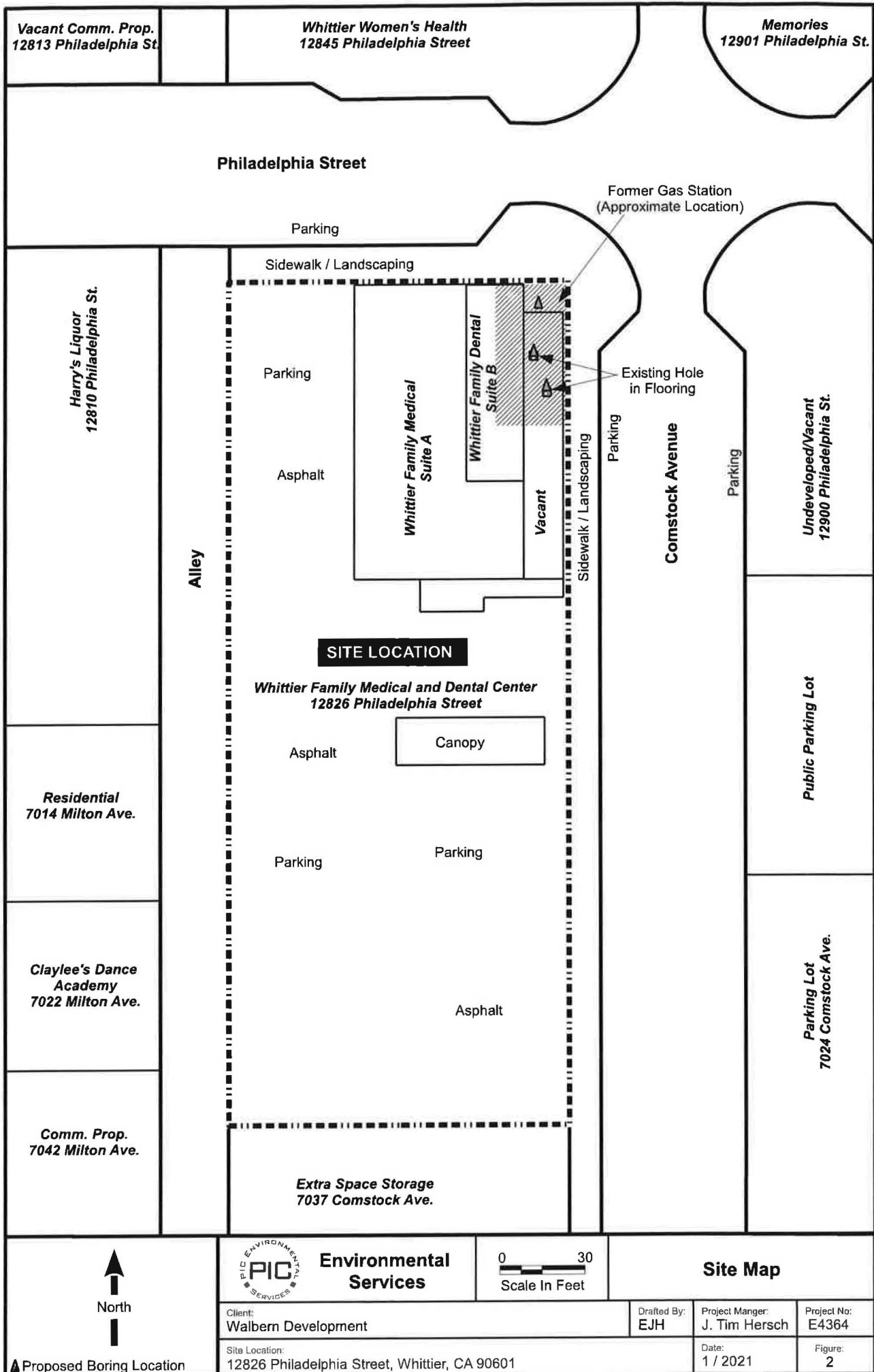
Project Manager:
 J. Tim Hersch

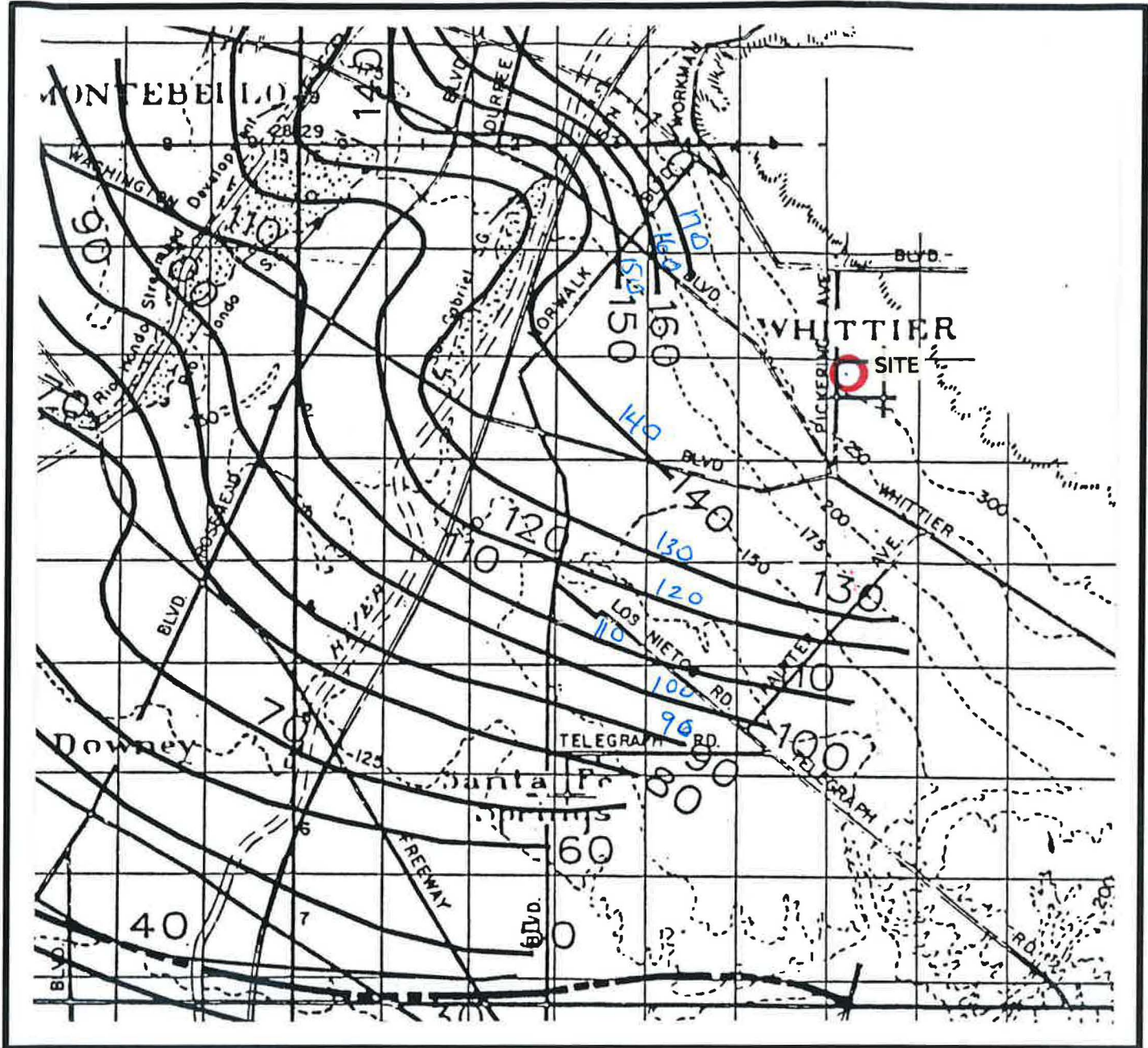
Project No:
 E4364

Site Location:
 12826 Philadelphia Street, Whittier, CA 90601

Date:
 1 / 2021

Figure:
 1





**Environmental
Services**

0 5280
Scale In Feet

Groundwater Contour Map

Client:
Walbern Development

Drafted By:
EJH

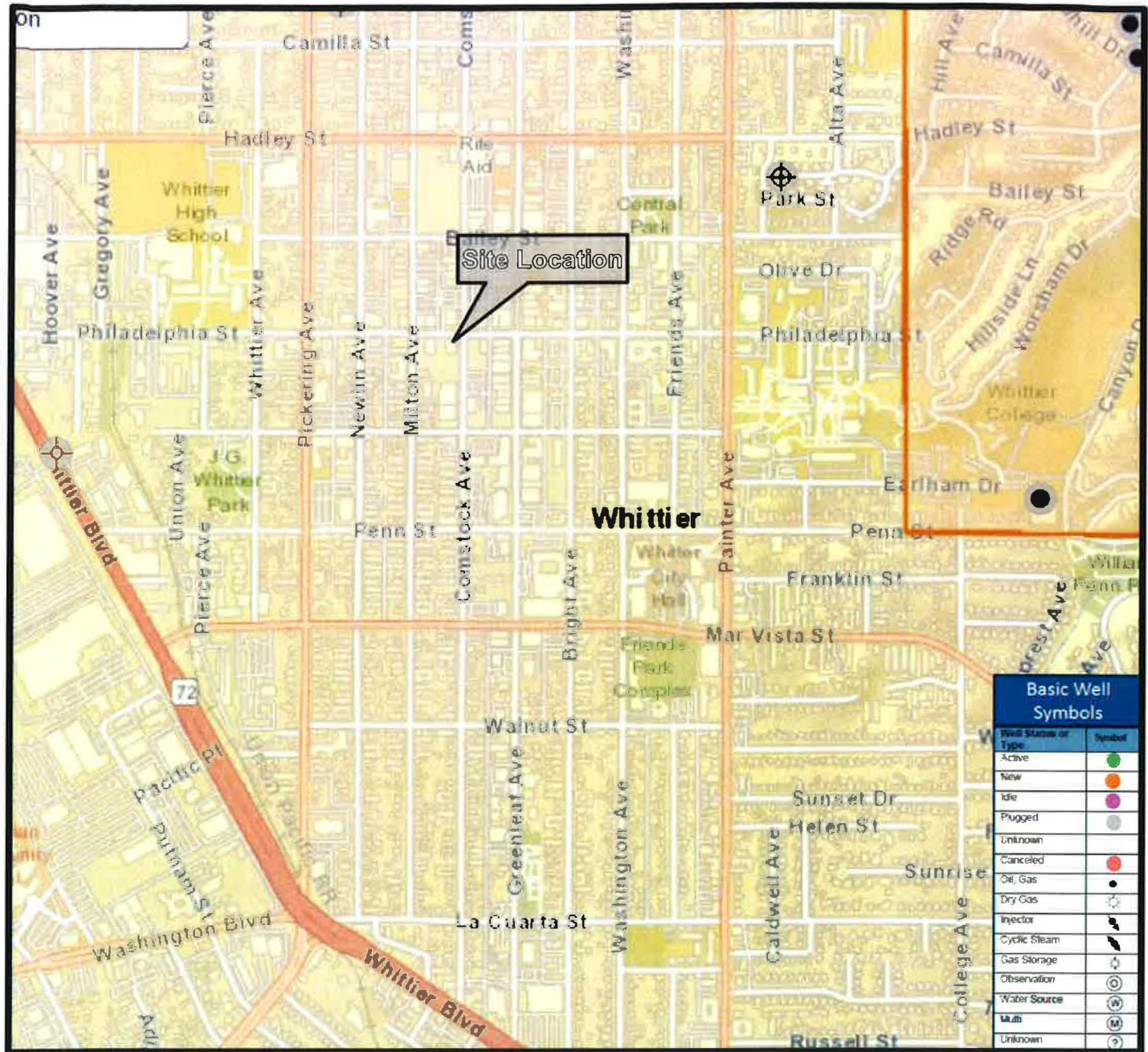
Project Manager:
J. Tim Hersch

Project No:
E4364

Site Location:
12826 Philadelphia Street, Whittier, CA 90601

Date:
1 / 2021

Figure:
3



**Environmental
Services**

0 1000
Scale In Feet

Oil Well Map

Client:
Walbern Development

Drafted By:
EJH

Project Manger:
J. Tim Hersch

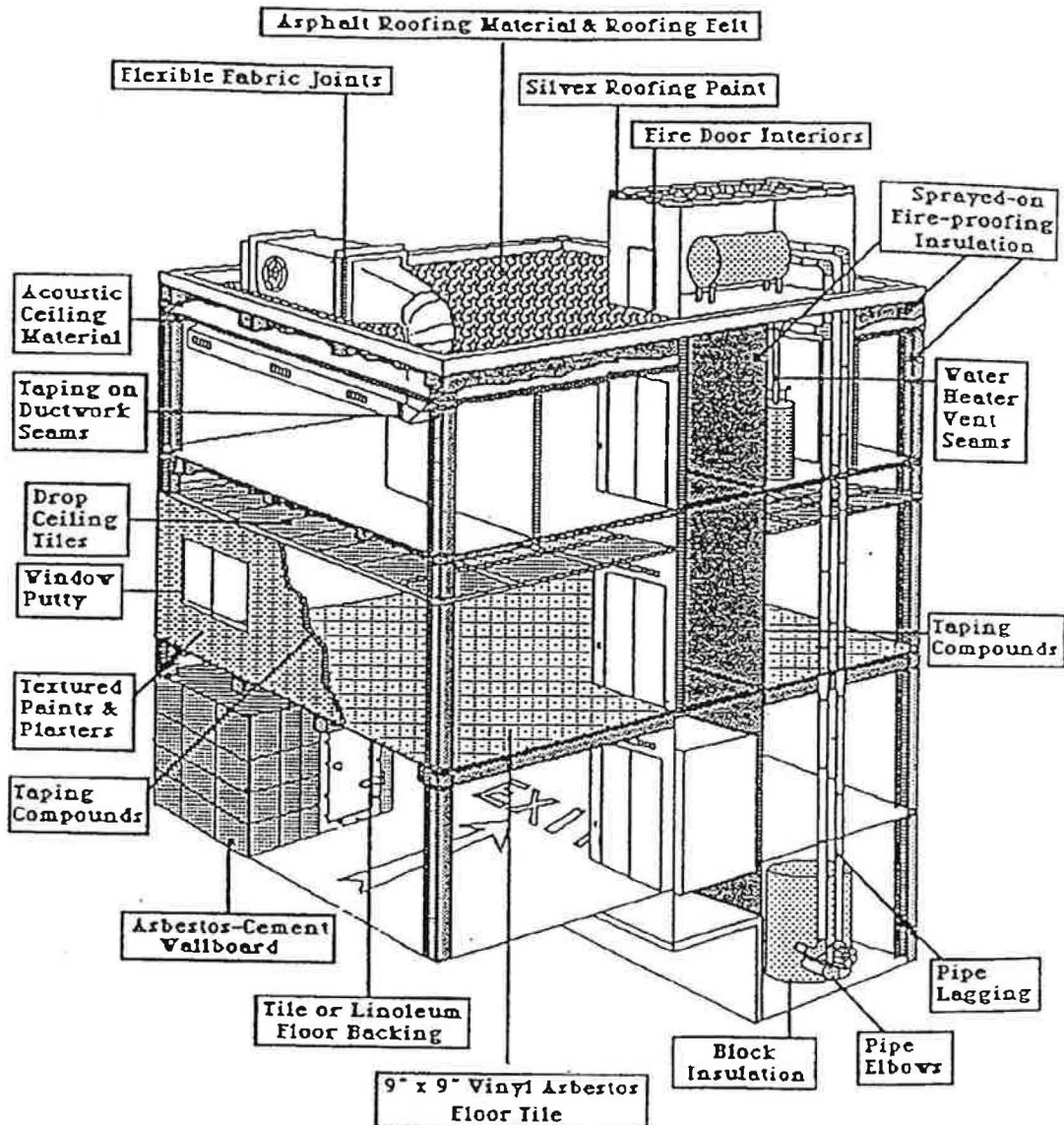
Project No:
E4364

Site Location:
12826 Philadelphia Street, Whittier, CA 90601

Date:
1 / 2021

Figure:
4

Asbestos Containing Materials in Buildings



**Environmental
Services**

Not to Scale

Common Asbestos Containing Materials (ASM's)

Client:
Walbern Development

Drafted By:
EJH

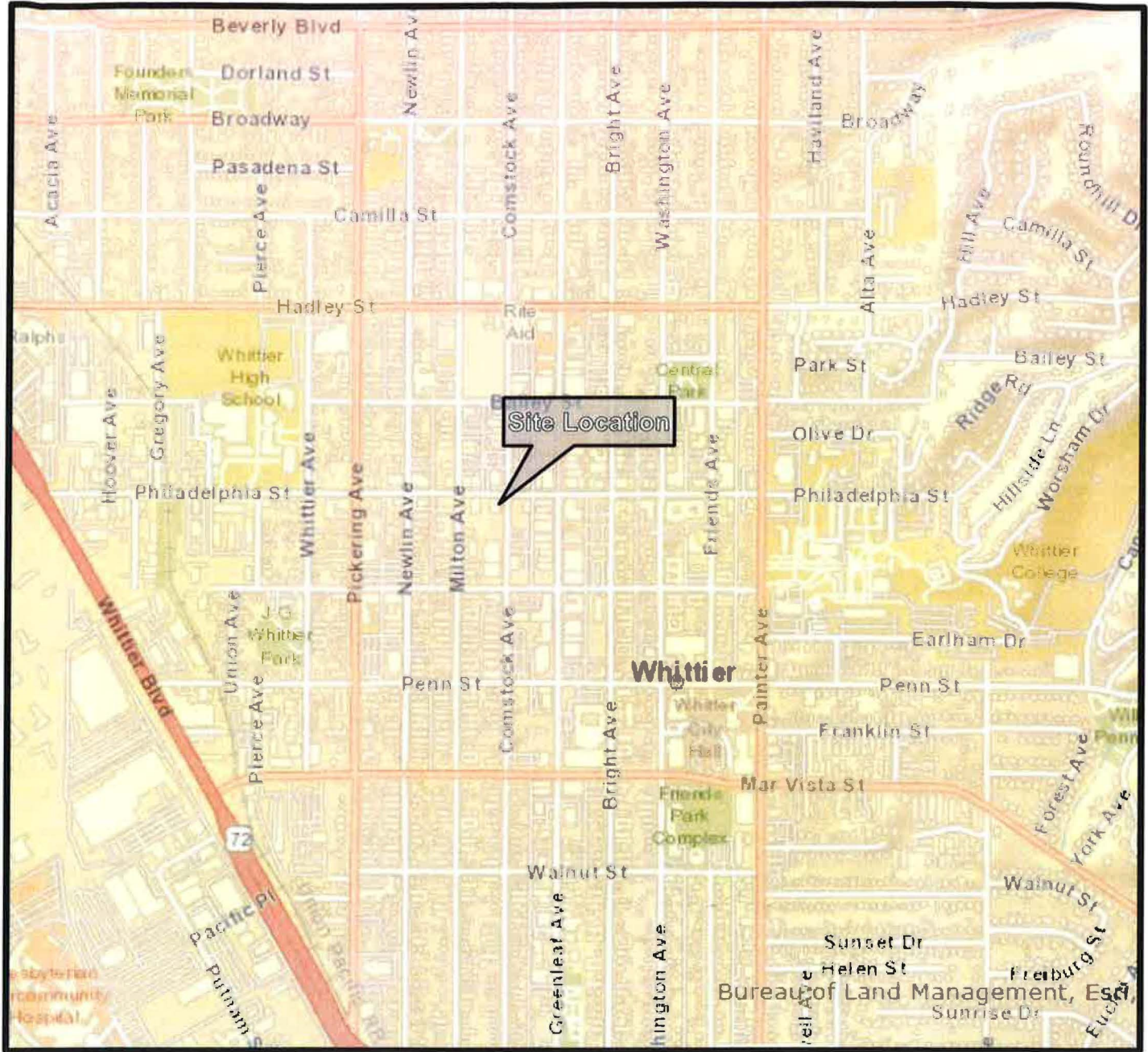
Project Manger:
J. Tim Hersch

Project No:
E4364

Site Location:
12826 Philadelphia Street, Whittier, CA 90601

Date:
1 / 2021

Figure:
5



**Environmental
Services**

0 1000
Scale In Feet

Landfill Map

Client:
Walbern Development

Drafted By:
EJH

Project Manger:
J. Tim Hersch

Project No:
E4364

Site Location:
12826 Philadelphia Street, Whittier, CA 90601

Date:
1 / 2021

Figure:
6



**Environmental
Services**

0 100
Scale In Feet

**Aerial Photo
May 2019**

Client:
Walbern Development

Drafted By:
EJH

Project Manger:
J. Tim Hersch

Project No:
E4364

Site Location:
12826 Philadelphia Street, Whittier, CA 90601

Date:
1 / 2021

Figure:
7

APPENDIX A:
TITLE INFORMATION

TARGET PROPERTY

12826 PHILADELPHIA ST WHITTIER, CA 90601-4117 C006

Owner Information

Owner Name: BEVERLY PROFESSIONAL CO LLC
Mailing Address: 12826 PHILADELPHIA ST WHITTIER CA 90601-4117 C006
Phone Number:
Owner Occupied Indicator: Y
Corporate Owner:
Vesting Codes:
Pending Record Indicator:

Location Information

Legal Description: EX OF ST LOTS 3 THRU 6 WHITTIER AND EX OF STS LOT 8, ALL LOTS 9 TO 12 MR 31-81
County: LOS ANGELES
Census Tract / Block: 5015.04
Township-Range-Sect:
Legal Book - Page:
Legal Lot: 8
Legal Block: 22
Market Area: W1
Neighbor Code:
APN: 8139-024-027
Alternate APN:
Subdivision: NICHOLS
Map Reference: 677-C6 /
Tract #:
School District: WHITTIER UN
Munic / Township:

Owner Transfer Information

Recording / Sale Date:
Document #:
Instrument #:
Book - Page:
Sale Price:
Deed Type:
1st Mtg Document #:

Last Market Sale Information

Recording / Sale Date: 03/26/1999 / 03/19/1999
Sale Price:
Sale Type:
Document #: 510947
Instrument #: 000000510947
Book - Page:
Deed Type: GRANT DEED
Transfer Document #:
New Construction:
Multi / Split Sale: MULTI
Cash Down Payment:
Title Company: FIRST AMERICAN TITLE INSURANCE
Lender: BANK OF WHITTIER
Seller Name: AHMED MAJJIDA & SUHAIL S
1st Mtg Amount / Type: \$313,633.00 / CONV
1st Mtg Int. Rate / Type: / ADJUSTABLE INT RATE LOAN
1st Mtg Term:
1st Mtg Document #: 000000510948
1st Mtg Instrument #: 000000510948
1st Mtg Book - Page:
2nd Mtg Amount / Type: /
2nd Mtg Int. Rate / Type: /
2nd Mtg Term:
Price per SqFt:
Stamps Amount:

Prior Sale Information

Prior Rec / Sale Date: 05/08/1998 / 04/23/1998
Prior Sale Price: \$354,000.00
Prior Sale Type: FULL
Prior Doc #: 778471
Prior Instrument #: 000000778471
Prior Book - Page:
Prior Deed Type: GRANT DEED
Prior Lender: BANK OF WHITTIER
Prior 1stMtg Amount/Type: \$265,500.00 / CONV
Prior 1stMtg Int. Rate/Type: /
Prior Stamps Amount: \$389.40

Site Information

Land Use: MEDICAL BUILDING
Flood Zone:
Flood Zone Map:
Flood Panel Date:
Res / Comm Units:
of Buildings: 4
Zoning: WHC2UD-MUD*
Acres: .8229
Lot Area: 35847
Lot Width / Depth: /
Usable Lot:
Lot Shape:
Bldg Width / Depth: /
Building Class:
County Use: MEDICAL/DENTAL BLDG
State Use:
Site Influence:
Sewer Type:
Topography:
Water Type:
Water District: CENTRAL AND W BASIN

Tax Information

Total Value: \$1,035,957.00
Land Value: \$443,844.00
Improvement Value: \$592,113.00
Total Taxable Value: \$1,035,957.00
Market Value:
Assessed Year: 2020
Improve %:
Dist:
Fire Dist: CONSOLIDATED CO
Garbage Dist:
Delinquent Date:
Property Tax: \$23,153.63
Tax Area: 9636
Tax Year: 2019
Tax Exemption:
Equal Rate:
Equal Year:

Property Characteristics

Gross Area: 25293
Living Area: 25293
Parking Type:
Garage Area:
Construction:
Heat Type:

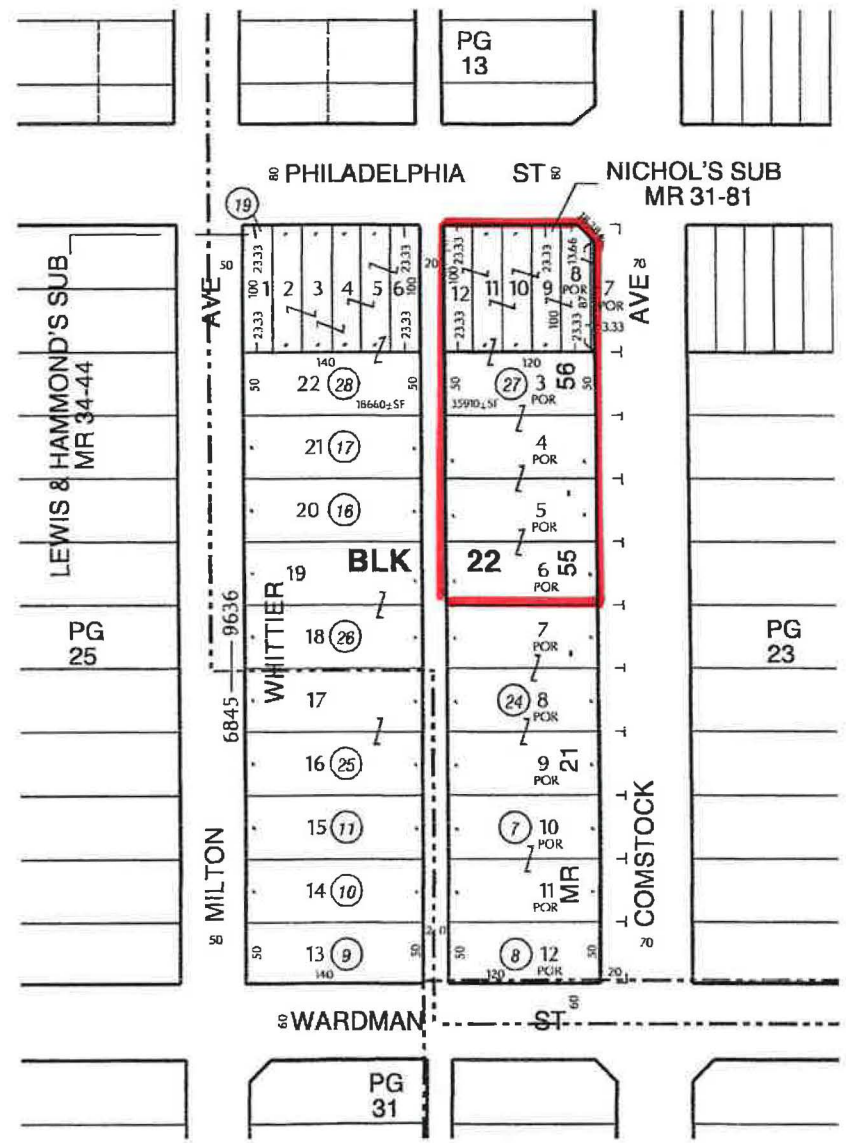
Lot Adj Area:	Garage 2 Area:	Heat Fuel:
Above Grade:	Garage Capacity:	Parcel Fuel:
Ground Floor Area:	Parking Spaces:	Exterior Wall:
Base / Main Area: /	Carport:	Interior Wall:
Upper Area:	Basement Area:	Foundation:
2nd Floor Area:	Finish Bsmnt Area:	Air Cond: NONE
3rd Floor Area:	Basement Type:	Roof Type:
Rentable Area:	Attic Type:	Roof Shape:
Additional Area:	Porch Type:	Roof Frame:
Total Rooms:	Porch 1 Area:	Roof Material:
Bedrooms:	Porch 2 Area:	Floor Type:
Bath (F/H): /	Patio Type:	Floor Cover:
Total Baths /	Patio 1 Area:	Style:
Fixtures: /	Pool:	Quality:
Year Built / Eff: 1952 /	Pool Area:	Condition:
Fireplace:		# of Stories:
Fireplace Description:		Other Rooms:
Basement Description:		
Other Improvements:		
Bldg Comments:		
Parcel Comments:		

Extra Features						
Description:	Unit:	Size / Qty:	Width:	Depth:	Year Built:	Improvement Value:

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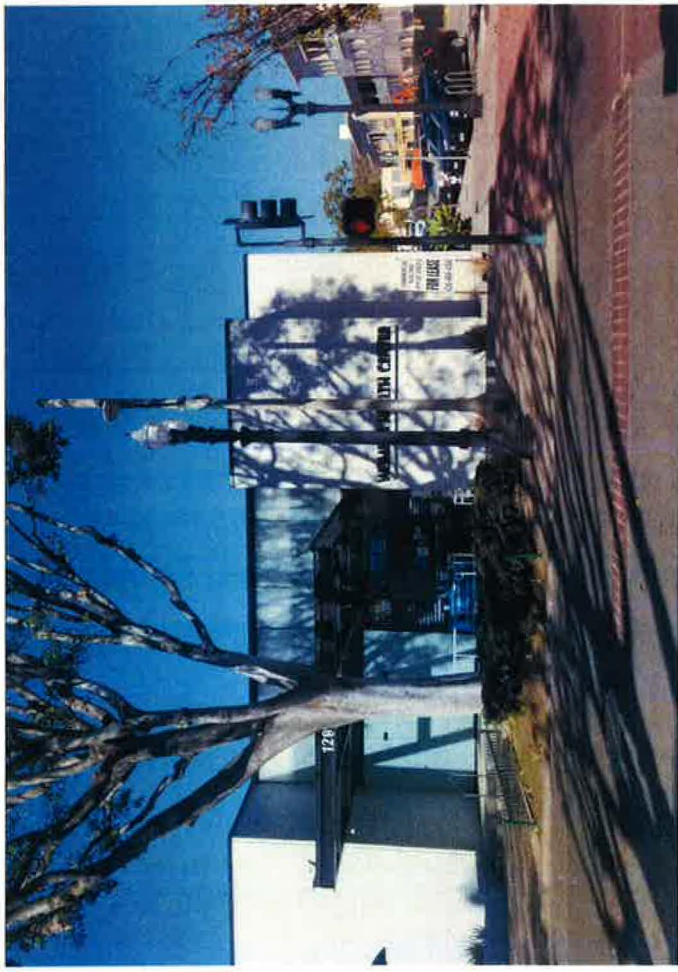
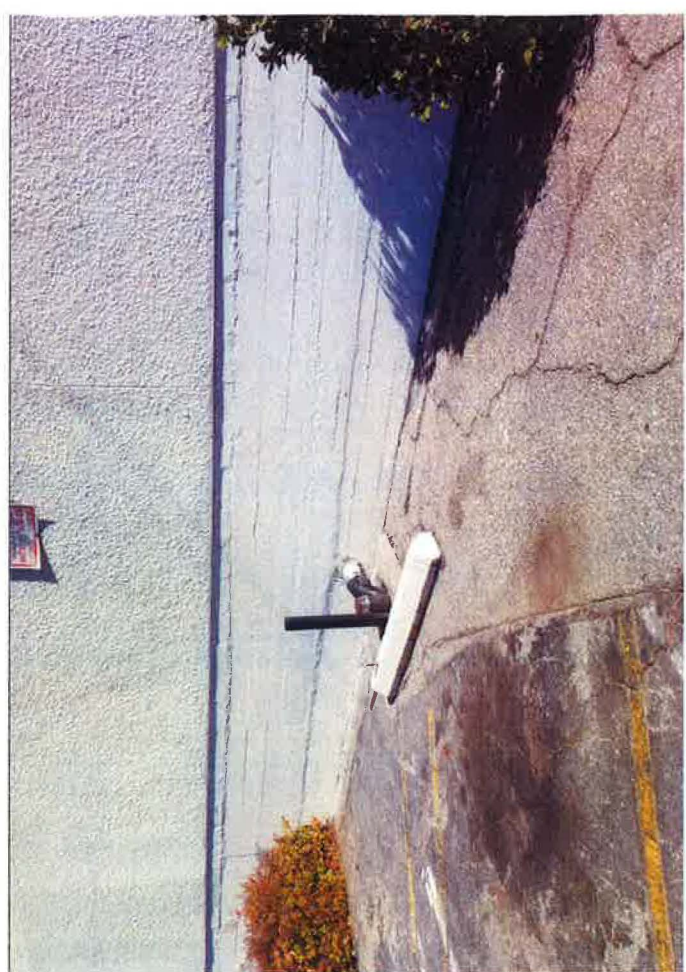
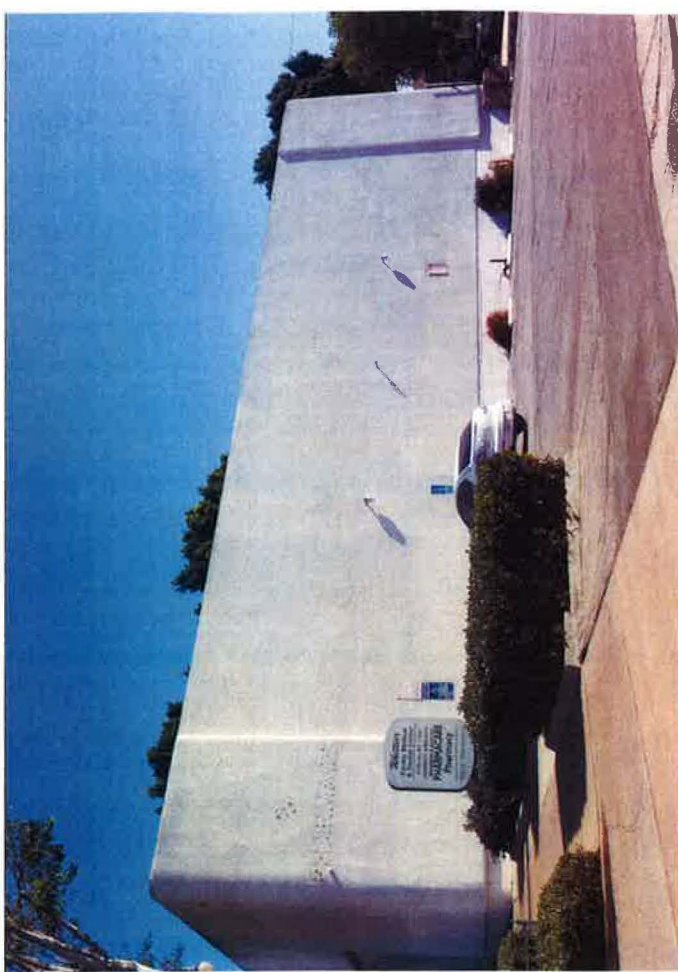
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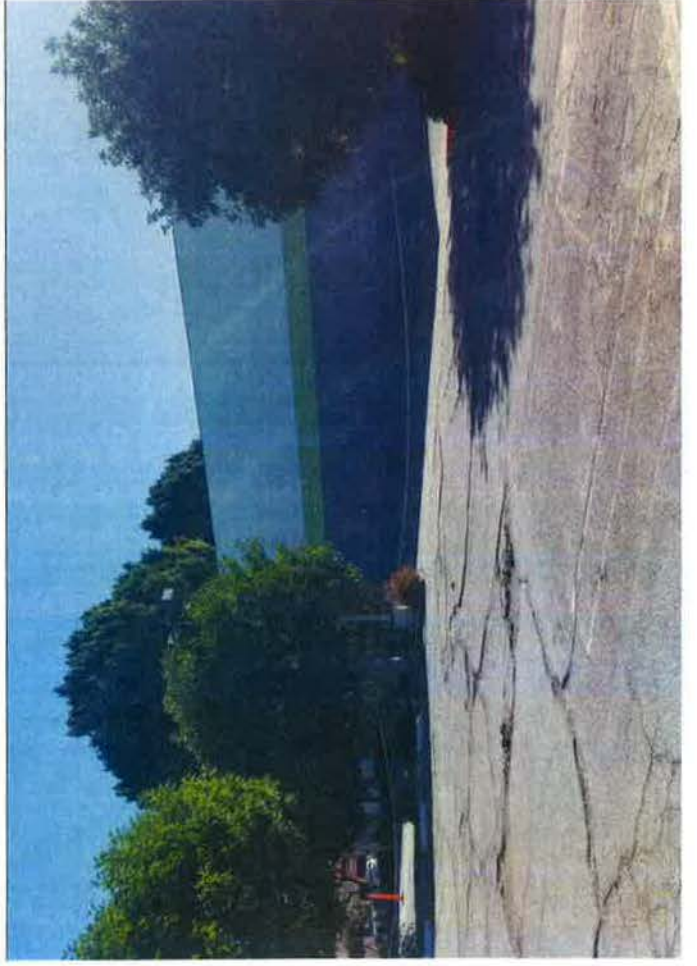
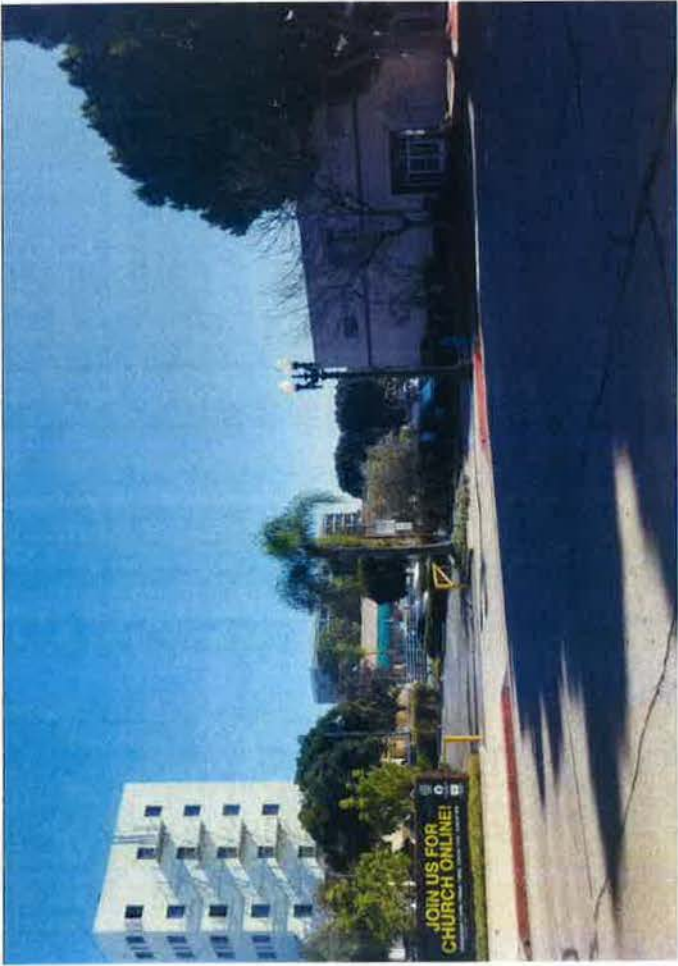
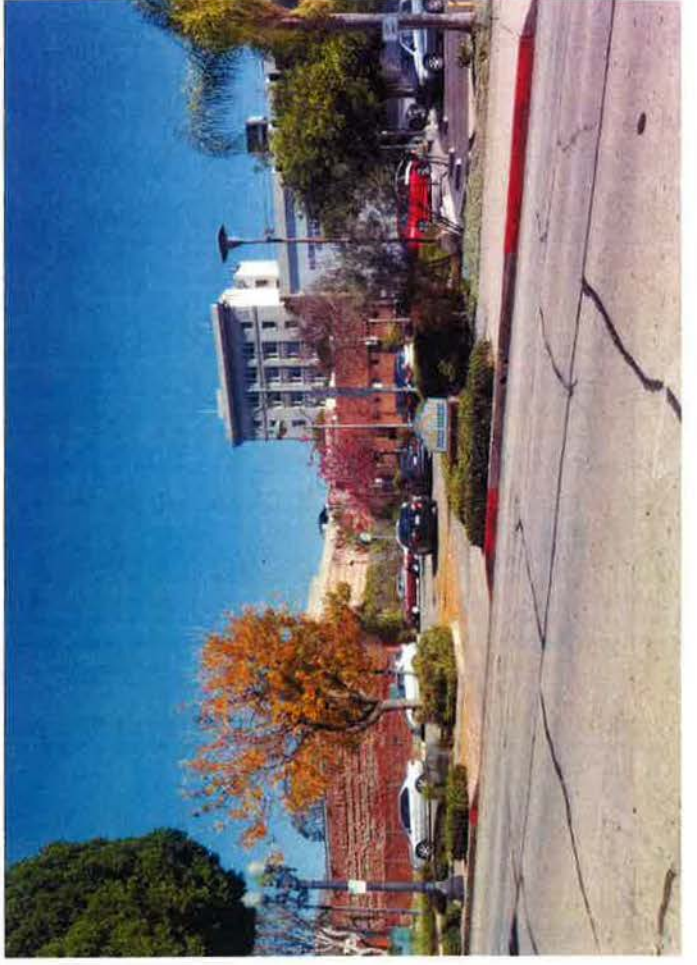
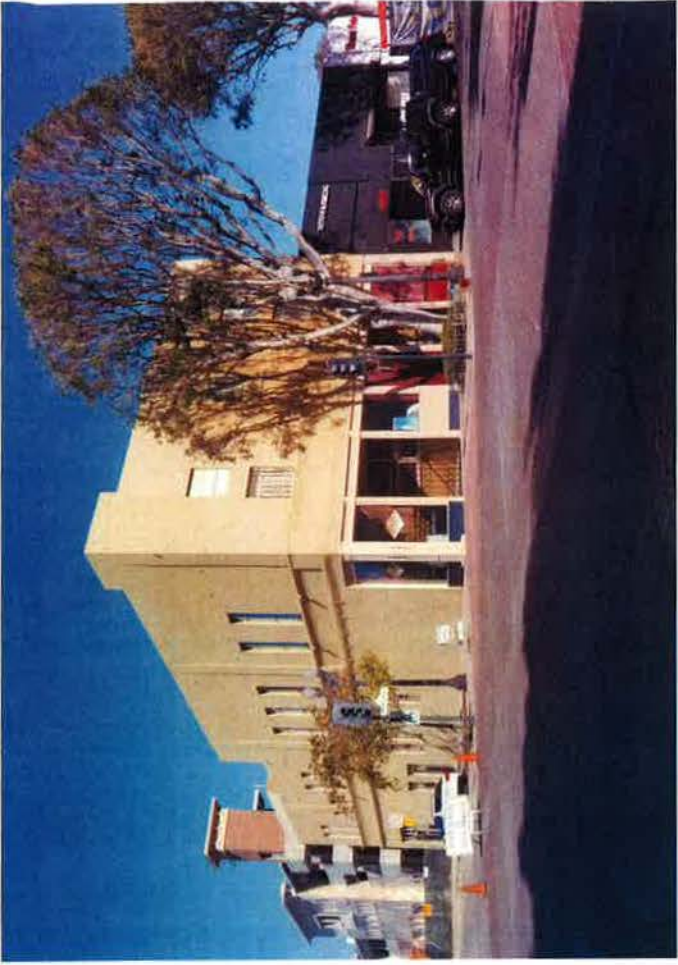


APN
8139-024-027

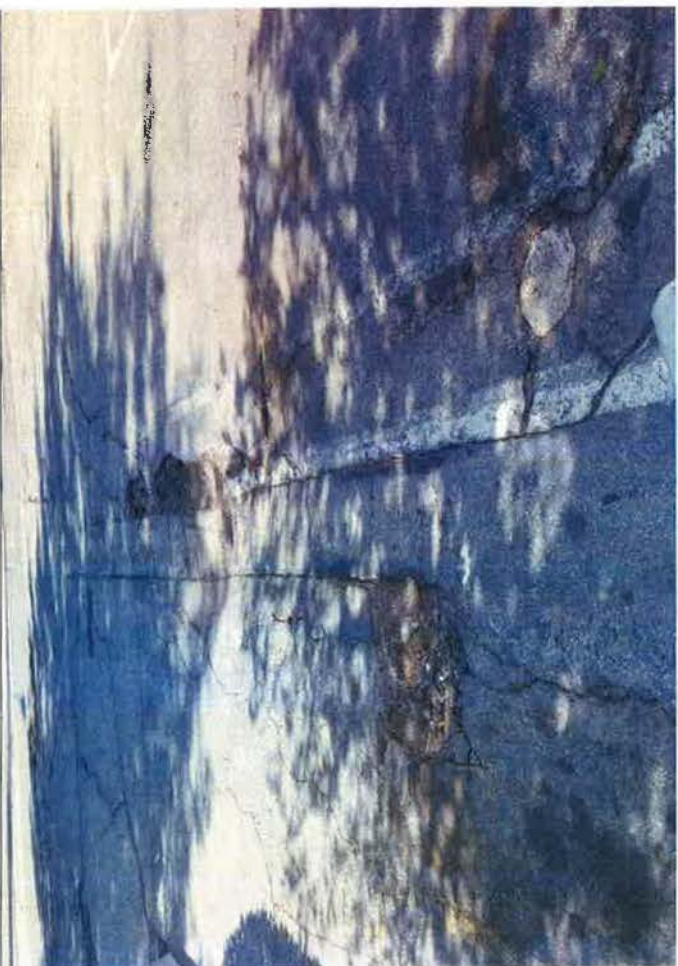
APPENDIX B:
SITE PHOTOS

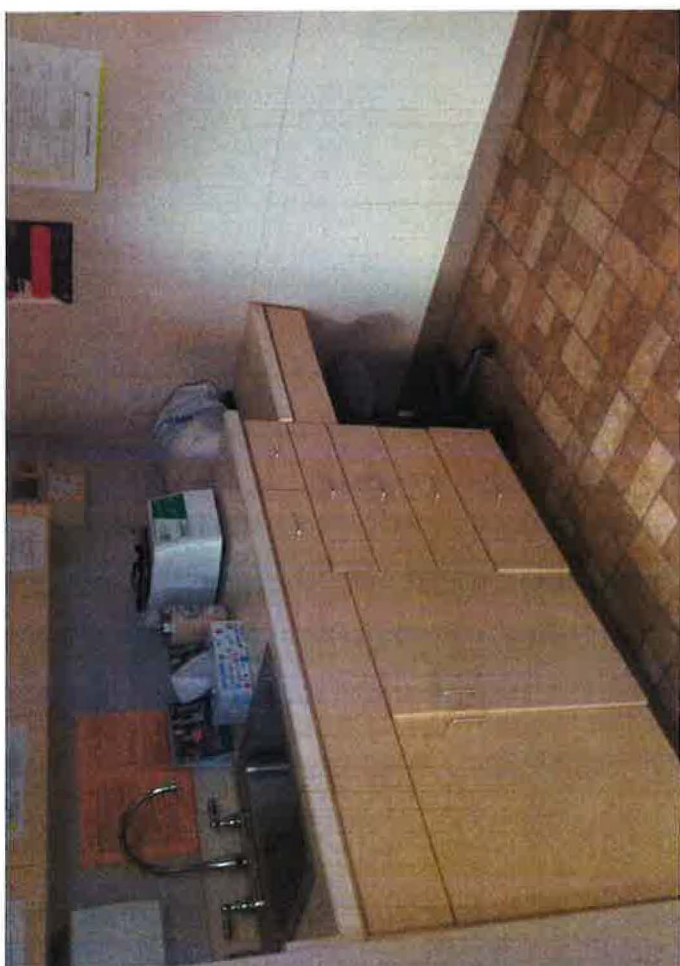
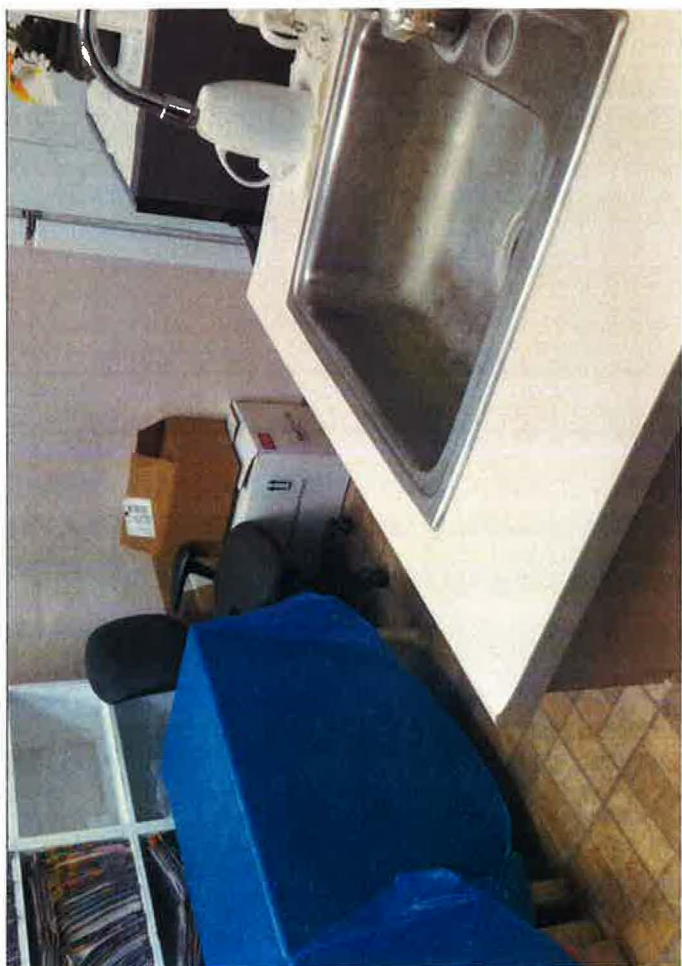
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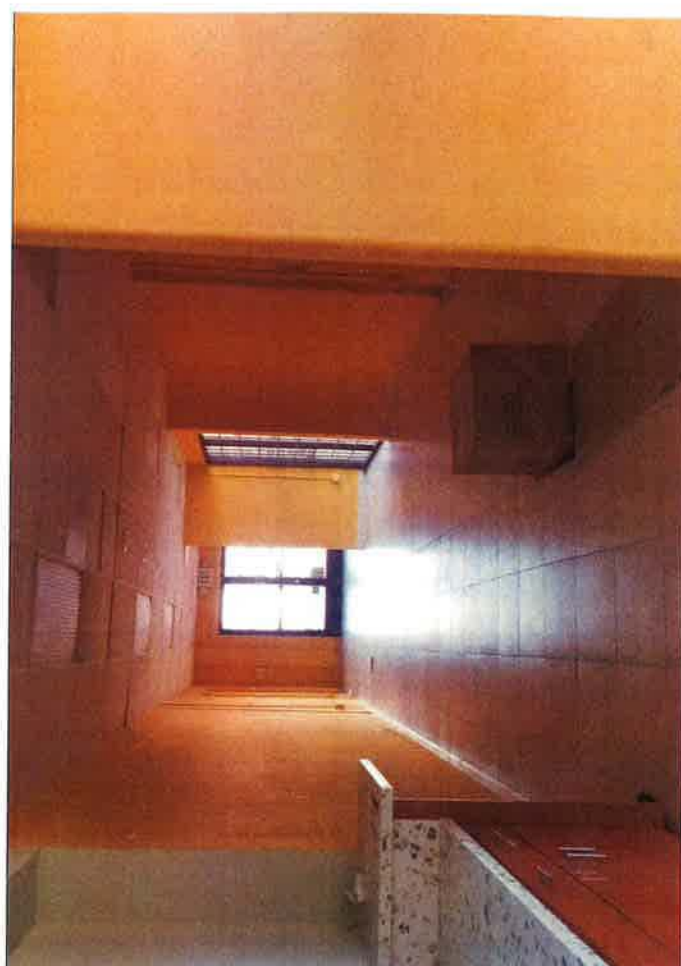
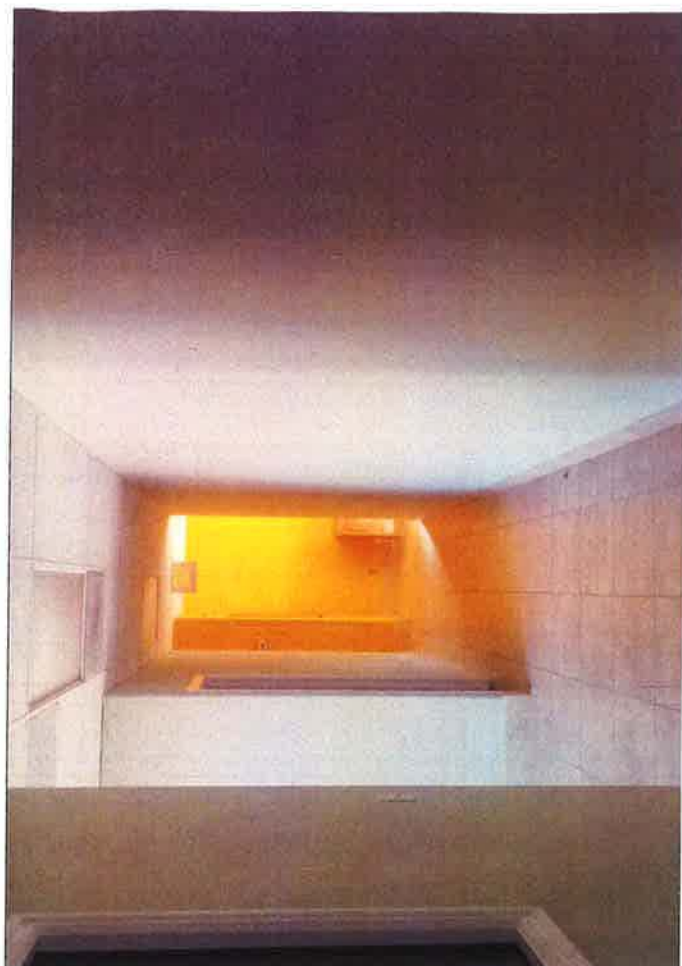


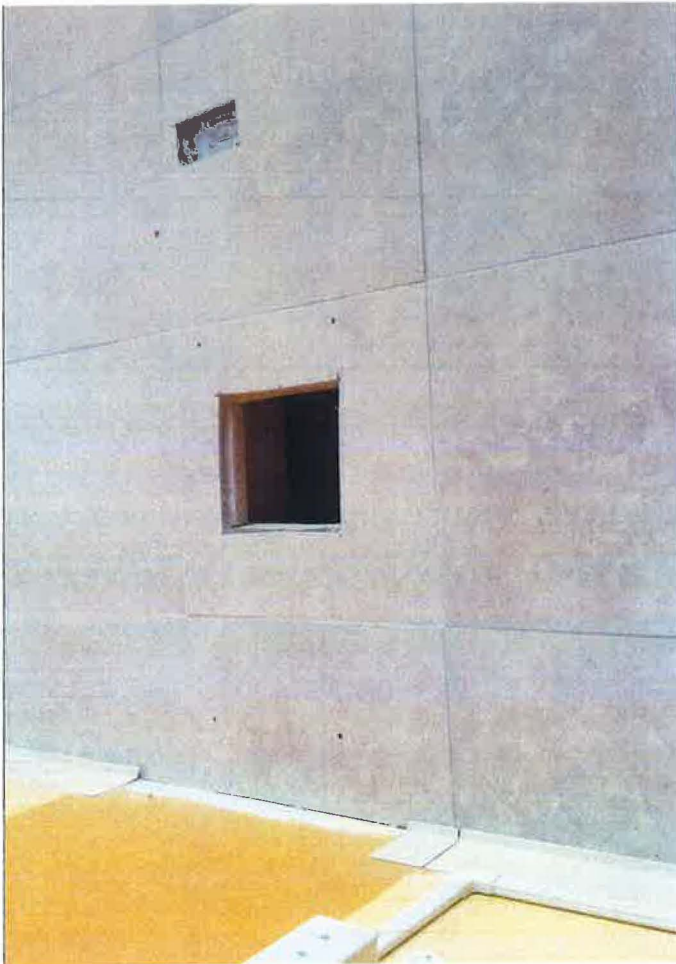
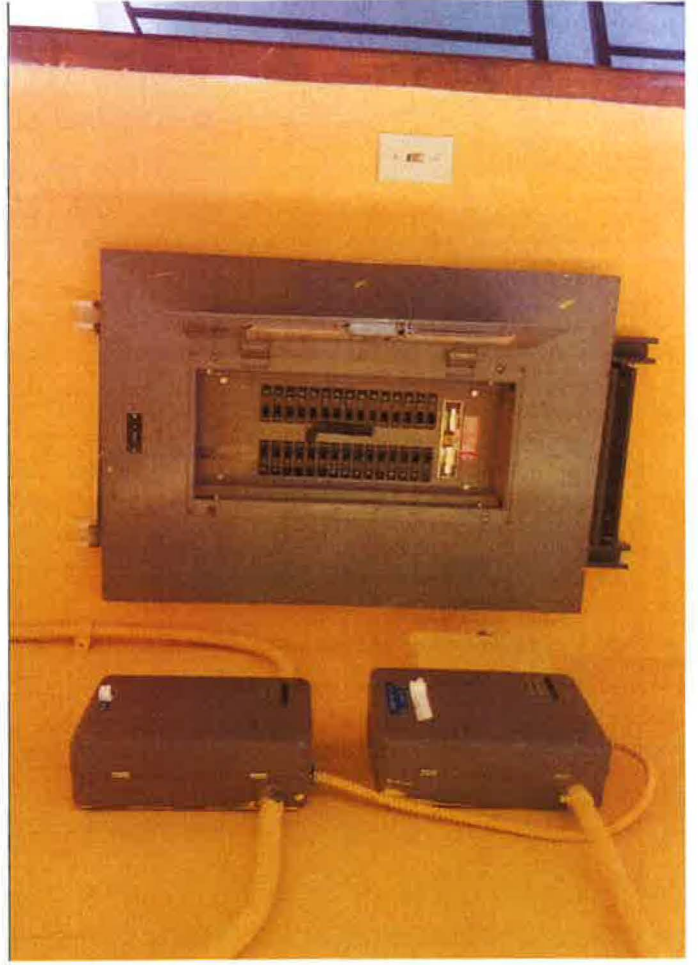


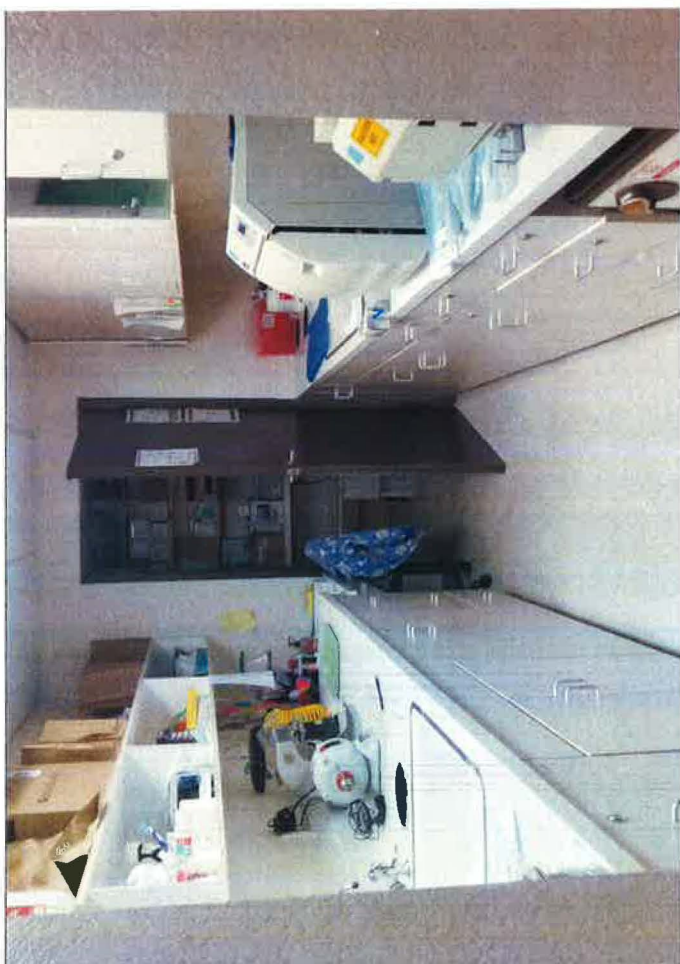
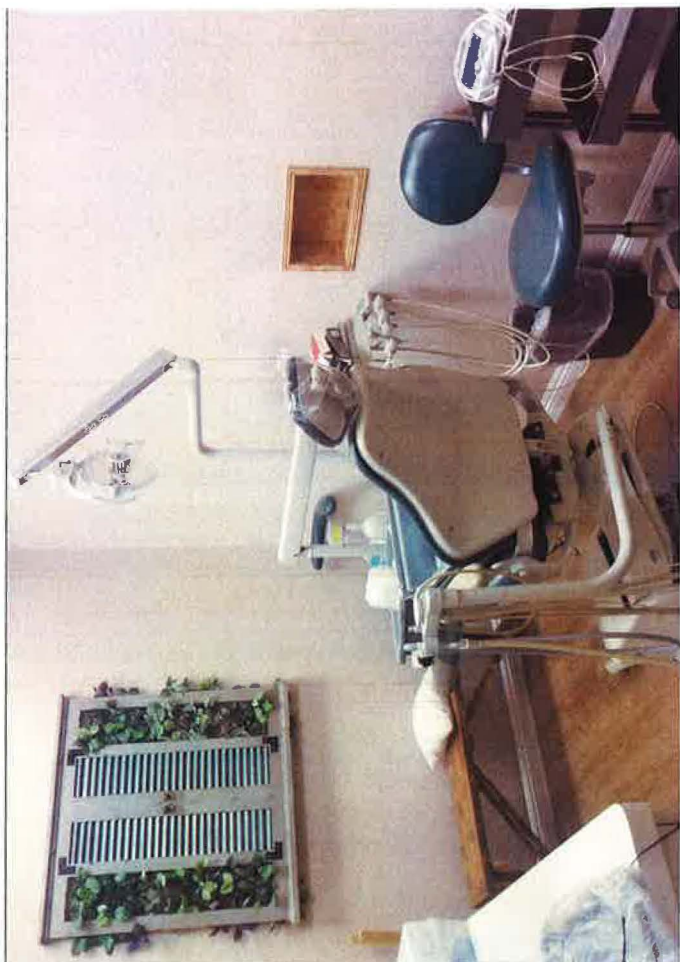


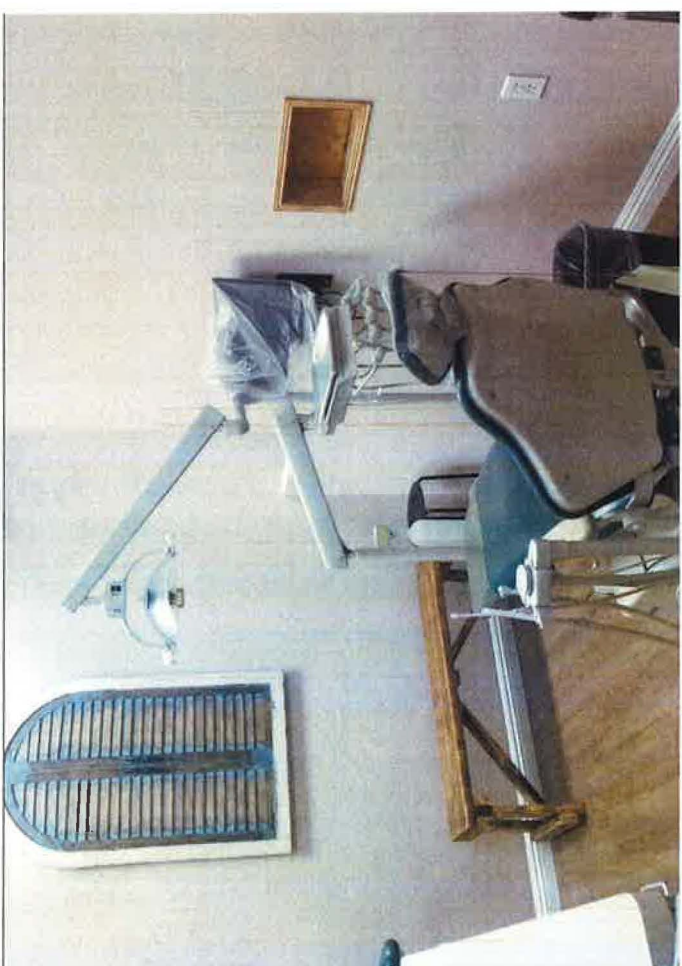
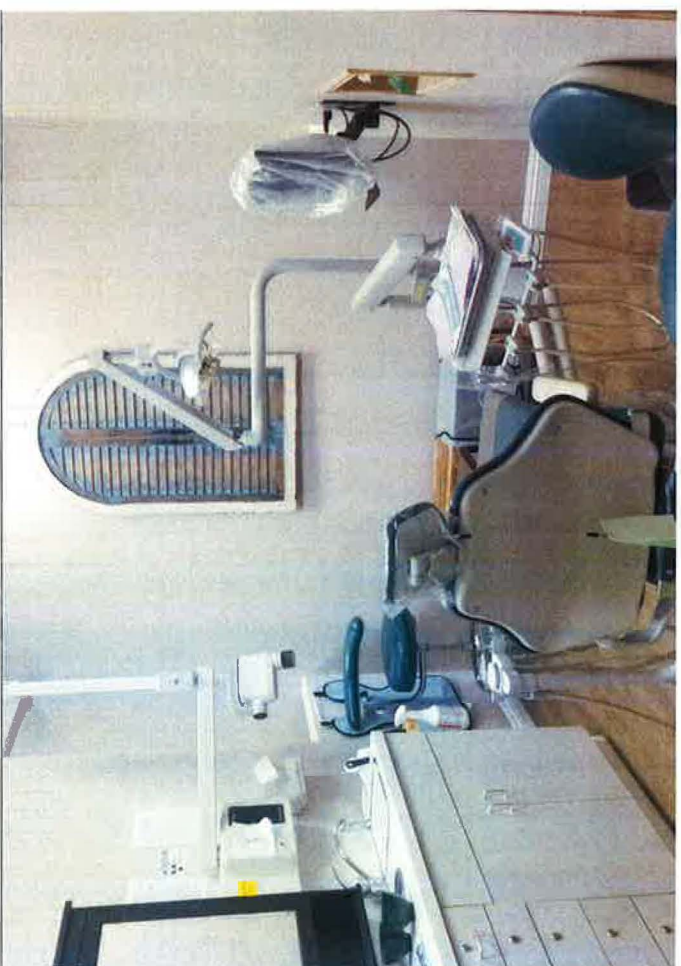












APPENDIX C:
CITY BUILDING DEPARTMENT RECORDS

From: icasillas@cityofwhittier.org,

To: picenv@verizon.net,

Cc: rgarcia@cityofwhittier.org, jesquivel@cityofwhittier.org,

Subject: City of Whittier - Records Request

Date: Thu, Jan 21, 2021 9:30 am

Attachments: 12826 Philadelphia.pdf (2735K), Comstock - Planning.pdf (368K), image001.jpg (20K),

Good morning Ethan Hersh,

In response to your California Public Records Act (CPRA) request dated January 11, 2021 regarding records for APN 8139-024-027, the City Clerk Department has compiled the following response:

- Please see the attached building permits for 12826 Philadelphia Ave. and description of work for 7002 Comstock Ave., 7012 Comstock Ave, and 7024 Comstock Ave.

onsite
↓

office

This concludes the City's response to your CPRA request. If you have any questions regarding this matter, please call the City Clerk Department at (562) 567-9850.

Sincerely,



Ifath Casillas | Office Specialist

City Clerk Department | 13230 Penn St. | Whittier, CA 90602

(562) 567 - 9850 | Email: icasillas@cityofwhittier.org | www.cityofwhittier.org

Go Green! Please consider the environment before printing this email.

This email and any information and/or files transmitted /attached with it may contain confidential information that is exempt from disclosure under applicable law, and is intended solely for the use of the individual or entity to whom they are addressed. No right to confidentiality is waived by this email transmission. If you are not the intended recipient, or responsible for delivering it to the intended recipient, you are hereby notified that any disclosure, copying, dissemination, distribution, or use of any of the information contained in or attached to this transmission is strictly prohibited. If you have received this email in error, please destroy the original transmission and its attachments without reading or saving them in any manner. Thank you.

OWNER'S NAME

LOCATION OF WORK

Pacific Southwest Realty Co.

203 W. Philadelphia St.
→ 12826 Philadelphia St.THIS APPEARS
TO BE A
TYPE III-N
4-8-79

LOT 7-8-9-10 BLOCK

22

TRACT

Nichols

Lot 3 - 170-15' of 1st Ave. Original Tract

PERMIT NO.		CONTRACTOR	INSPECTIONS and REMARKS
D 7072	BUILDING FOOTING	Howard Hastings Inc. Bark Bldg. Security First Nat. Bk. Contractor	See Footings & Sled on East 1/2 of 3-21-52 Basement Footings only 3-21-52 See Footing & Sled 3-21-52 See Footing & Sled on West 1/2 of Basement Footings See Basement Footings 4-2-52 Poured concrete - Watched Pour 4-2-52 Watched Pour on Basement 4-2-52 Footings & walls up to Basement Floor See Footings & Sled on East side 4-7-52 Footings Wall only - 4-7-52 See Sled & Footings on Front wall & West side 4-9-52
D 7100	PLUMBING Shed on 10-7-52	Howe Mils 8T-6L-55hp sink. 3 Floor Drain. 1 Drinking Fountain. 1 WH- 1 Floor sink. 3 gas. Contractor	See Underground Plumbing in 6-18-52 Basement only See Underground Sled out of 6-24-52 Bldg. in Basement - See Plumbing only 7-11-52 See Flood to gas- 9-23-52 See pipe fix count. OK. gas 13 th 10-2-52 Plumb
D 7100	SEWER	Howe Mils	See concrete Box for Backwater Sewer 6-25-52 See 4" Cast Iron pipe on S.E. side of Bldg. 7-2-52 For Sewer line to S.W. corner of Bldg.
D 7168	ELECTRIC	James Elect Co. 1 Pole for meter. 2 Poles. To Mr. Keys - on Power Pole 100-amp - 30 SW - 50 Poles - 100 Fts - 2 - 2 TP meter. 2 - 5 TP. meter Install 1 Sign 1 1/2 TP - 15 Poles - 11 W - 11 Fts - 4 signs	See Pole for Bank meter 2 Poles 3-4-52 See Elect Wires - Conduit in 4-23-52 Basement & Walls only See Electric conduit in Basement 5-1-52 Ceiling & 1st Floor area over Basement See Elect Conduit in walls & ceiling 5-16-52 on 1st Floor Vault - See Electric Conduit in Front Porch 5-16-52 Panel to Roof. Center Section only See Elect Conduit in front Brick wall & base on East side of Bldg.
D 9266	PLASTER	Al. M. Bell Inside & outside	See Sill in Basement Rooms 7-31-52 See Sill on Rear main walls 7-31-52 See Sill & Rear Main Floor walls 8-4-52
D 9447	TILE	Birdeman Tile Co.	
D 8247	MISCEL.	Air conditioner of S.E. Entry	

1952

out 7557

BUILDING AND PLANNING USE ONLY

Job Address: 12826 PHILADELPHIA ST

Use Zone	Fire Zone	Total Req'd Parking	Req'd Yards	Front	Rear	Sides
C2	I	EXEMPT	E-W	0	40'	0-10'

Type Const.	Group	Stories	Occ. Load	Ex. Use
III 1HR	1-2	2	133	F2

# Var. or P.P.	Valuation of Job	Plan No.
	\$240,000.00	7241-A

1,179 sq ft = 1st fl
371 sq ft = 2nd fl
1,010 sq ft = canopy - DRIVE-UP
601 sq ft = canopy - NORTH & SOUTH
299 sq ft =

Remarks
1-30-75 rebar in fly-trach. w/m
2-25-75 rebar for grade beams w/m
3-18-75 Rebar for (4) Col's at Canopy
60' dia. steel work. & m
2-19-75 Rebar in masonry to 8' h
3-25-75 rebar for 2nd fl w/m
4-11-75 sheathing w/m
4-30-75 rebar island canopy w/m
5-1-75 rebar reinforcement walkway w/m
5-7-75 box lights, near entrance
suffit w/m
5-13-75 rebar for floor slab
at new addition w/m

Rough	Final
6-27-75 w/m	9-29-75 w/m

Plan	No.
Check Fee 183.25	74594

Plan	No.
Check Fee	

Permit Fee
366.50

DEPT. OF BUILDING BUILDING WHITTIER, CALIF.

Lot Blk. Tract

Description of Work ALTERATION, REMOVAL

INTERIORS, ADD NEW 1ST FL

2ND FL PORTIONS &

UP CANOPY, SITE WORK

Property Owner THE MURPHY PACIFIC

Owner's Address 411 SO. MAIN ST

City, State, Zip L.A., 90013 Phone (818) 398-0311

Lender SECURITY PACIFIC NATL BANK

Address

Architect GRIFFIN & BANKS S.D.

State Lic. No. (714) 827-8000

Engineer WHEELER & GRAY S.E.

State Lic. No. Phone

Contractor E4T Constructors

Contractor's Address 20605 Eari St

City, State, Zip TAVANE Phone 772-2547

State Lic. No. 36938 State Lic. No. 140686

I hereby acknowledge that I have read this application and state the above is correct and agree to comply with all ordinances and State laws. I hereby certify that I am properly registered and/or licensed as required by the City of Whittier and/or State of California, or that I am the legal owner of the above described property, and I certify that in the performance of the work for which this permit is issued I shall not employ any person in violation of the workmen's compensation laws of California.

Signature of Permittee [Signature]

\$16.80 WHEN VALIDATED THIS IS YOUR PERMIT

+ JUN-18-74 Star 702 483 CK74594 • B-1 183.25
JUL-24-74 732713 CK76269 • B-2 366.50
JUL-24-74 732714 CK1000 804 D 18- 16.80

76269

No.

1975

DEPT. USE ONLY					Street Address of Job	
Use Zone	Fire Zone	Type Const. Bldg.	Group	Plan No.	12826 Philadelphia Street,	
					HEATING — AIR CONDITIONING REFRIGERATION — BOILERS	
					DEPT. OF BLDG. WHITTIER, CALIFORNIA	
PERMIT FEES					No.	Each
Forced-air or Gravity-type Furnace incl. ducts and vents.		Up to 100,000 B.T.U.		\$4.00		
		Over 100,000 B.T.U.	1	5.00	5.00	
Floor Furnace				4.00		
Heater—suspended type				4.00		
Heater—recessed type				4.00		
Heater—floor mounted				4.00		
Appliance vent—only				2.00		
Boiler, Compressor, Absorption System	Up to 3 H.P.	Up to 100,000 B.T.U.		4.00		
	3 H.P. 15 H.P.	100,001 to 500,000 B.T.U.	1	7.50	7.50	
	15 H.P. 30 H.P.	500,001 to 1,000,000 B.T.U.		10.00		
	30 H.P. 50 H.P.	1,000,001 to 1,750,000 B.T.U.		15.00		
	Over 50 H.P.	Over 1,750,000 B.T.U.		25.00		
Air Handling Unit incl. ducts		Under 10,000 C.F.M.		3.00		
		Over 10,000 C.F.M.		5.00		
Evaporative cooler (non-portable)				3.00		
Vent fan/single duct			2	2.00	4.00	
Mechanical exh. hood				3.00		
Comm./Indus. Incinerator				20.00		
Repair, alter, addition to each heating appl., refig. unit, comfort cooling unit, or system incl. controls.			EX	4.00	4.00	
Any equip regulated but not incl. above.				3.00		
FILING FEE					\$3.00	
TOTAL FEES					23.50	
Plan _____					No. _____	
Check Fee _____					Permit No. 77240	
Permit Fee 23.50					Signature of Permittee <i>Manuel P. Kess</i>	
<p>I hereby acknowledge that I have read this application and state the above is correct and agree to comply with all ordinances and State laws regarding same.</p> <p>I hereby certify that I am properly registered and/or licensed as required by the City of Whittier and/or State of California, or that I am the legal owner of the above described property, and I certify that in the performance of the work for which this permit is issued I shall not employ any person in violation of the workmen's compensation laws of California.</p>					Rough 6-27-75 w.m.	
					Final 9-29-75 w.m.	

WHEN VALIDATED THIS IS YOUR PERMIT

757663 EX77240 • D - 8 23.50

1975

PERMIT FEES		No.	Each	Fee
Residence	750 sq. ft. max.		\$ 7.50	
Residence	1000 sq. ft. max.		\$10.00	
Residence	1400 sq. ft. max.		\$14.00	
Residence	1700 sq. ft. max.		\$17.00	
Residence	2000 sq. ft. max.		\$20.00	
Residence	2500 sq. ft. max.		\$25.00	
Residence	3000 sq. ft. max.		\$30.00	
Residence	over 3000 sq. ft.		\$35.00	
RANGE			\$ 1.00	
OVEN			\$ 1.00	
SPACE/WATER HTR.			\$ 1.00	
CLOTHES DRYER			\$ 1.00	
FIXTURES	129		\$.15	19.35
OUTLETS	165		\$.15	24.75
TEMPORARY POLE	1		\$ 3.00	3.00
SERVICE	2		\$ 3.00	6.00
SIGN (1 Transf.)			\$ 3.00	
(Extra Transf./Ballasts)			\$ 1.00	
TIME CLOCK			\$ 1.00	
MOTORS:				
1 H.P. MAX.			\$ 1.00	
10 H.P. MAX.	1		\$ 3.00	3.00
50 H.P. MAX.			\$ 5.00	
100 H.P. MAX.			\$10.00	
500 HP. MAX.			\$15.00	
OVER 500 H.P.			\$20.00	
FILING FEE				\$3.00
TOTAL FEES				59.10
<p>I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all ordinances and State laws regulating electrical wiring.</p> <p>I hereby certify that I am properly registered and/or licensed as required by the City of Whittier and/or State of California or that I am the legal owner of the above described property and I certify that in the performance of the work for which this permit is issued I shall not employ any person in violation of the workmen's compensation laws of California.</p> <p>Signature of Permittee <u>James A. [Signature]</u></p>				
PERMIT NO.		WHEN VALIDATED THIS IS YOUR TERM		
77238		757655 077238 • D - 4 5910		

STREET ADDRESS OF JOB		12826 E. Philadelphia St	
ELECTRIC			
DEPT. OF BLDG.		WHITTIER, CALIF.	
ELECTRICAL CONTRACTOR		Downey Electric	
CONTRACTOR'S ADDRESS		7462 Burns Ave	
CONTRACTOR'S PHONE		7734611	
CITY REG. NO.	72	STATE LICENSE NO.	233327
PROPERTY OWNER Security Pacific Bank			
PURPOSE OF BLDG. Banking			
FLOOR AREA		NO. OF METERS	2
NEW BLDG. <input type="checkbox"/>		EXISTING BLDG. <input checked="" type="checkbox"/>	
REMARKS: Remodel ←			
5-13-75 under slab conduit in P.V.C.; PVC also for P.BX. work			
Re Elec 2ND FL 6-18-75 dm			
ROUGH		FINAL	
6-27-75 wmm		9-29-75 wmm	
LIGHTS CLEARED TO UTILITY CO.		9-29-75 ma	
POWER CLEARED TO UTILITY CO.			

1975

Number		PERMIT FEES		Street Address of Job	
1	Gas System, 1st 5 Outlets	\$1.75	1 75	12826 Philadelphia St.	
1	Each Outlet Additional	.35		Whittier, California	
1	Water Heaters or Vents	\$1.75	1 75	PLUMBING	
1	Water Piping	\$1.75	1 75	DEPT. OF BLDG. WHITTIER, CALIFORNIA	
0	Water Treating Equipment or Softeners	\$1.75		Plumbing Contractor Murray Company	
2	Sink, Kitchen-Slop	\$1.75	3 50	Contractor's Address 15902 S. Broadway	
1	Garbage Disp.	\$1.75	1 75	Gardena, Calif 90248	
0	Bath Tub	\$1.75		Contractor's Phone 770-8812	
2	Lavatories	\$1.75	3 50	Property Owner's Name Pacific Southwest Realty Company (Security Bank)	
0	Shower Pans	\$1.75		Contractor's State Lic. No. 162382	
5	Water Closets	\$1.75	8 75	Contractor's City Lic. No.	
0	Laundry Trays	\$1.75		New Bldg. Old Bldg.	
0	Wash. Mach. Stand Pipes	\$1.75		FLOORS TO BE LEFT OPEN UNTIL PIPING IS INSTALLED AND INSPECTED	
0	Dishwasher	\$1.75		SEWER CHARGE -	
0	Sink, Floor, Bar	\$1.75		REMARKS	
1	Urinals	\$1.75	1 75	<p>↓</p> <p>GAS LINE PRESSURE TEST AT</p> <p>METER GAS LINE UNDER SIDEWALK</p> <p>6-16-75</p> <p>RPL 2ND Floor 6-18-75 dm</p>	
1	Drink Fountains	\$1.75	1 75		
2	Floor Drains	\$1.75	3 50		
0	Traps, Sand, Grease	\$1.75			
	Plumbing Piping Without Fixtures	Each \$1.75			
0	Lawn Sprinklers	\$3.00			
0	Back Flow Devices	\$3.00			
0	Sewer(s)	Each \$7.00			
0	Septic Tank & Cesspool	\$12.00			
0	Swim Pool Plumbing	\$8.25			
FILING FEE			\$3 00		
TOTAL FEES			32 75		
<p>I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all ordinances and State Laws regulating plumbing.</p> <p>I hereby certify that I am properly registered and/or licensed as required by the City of Whittier and State of California or that I am the legal owner of the above described property, and I certify that in the performance of the work for which this permit is issued, I shall not employ any person in violation of the workmen's compensation laws of California.</p>				BELOW FOR OFFICE USE ONLY	
Signature of Permittee		<p>No. Abdel Chehade</p> <p>77218</p>		Groundwork Rough 6-22-75 dm	
Permit Fee				Gas 6-18-75 dm Final 9-29-75 dm	
\$32.75				Sewer	
				Utility Clearance	

When Validated This Is Your Permit

PL-3-75 756835 EX 77218 • D - 3

32.75

1975

Number		PERMIT FEES		Street Address of Job	
	Gas System, 1st 5 Outlets	\$1.75		13826 E Philadelphia ST.	
	Each Outlet Additional	.35			
	Water Heaters or Vents	\$1.75		PLUMBING	
	Water Piping	\$1.75		DEPT. OF BLDG. WHITTIER, CALIFORNIA	
	Water Treating Equipment or Softeners	\$1.75		Plumbing Contractor <i>U.S. In Landscape Co</i>	
	Sink, Kitchen-Slop	\$1.75		Contractor's Address <i>1821 WORKMAN RD Whittier</i>	
	Garbage Disp.	\$1.75		Contractor's Phone <i>OX 21736</i>	
	Bath Tub	\$1.75		Property Owner's Name <i>SECURITY PACIFIC BANK</i>	
	Lavatories	\$1.75		Contractor's State Lic. No. <i>233750</i>	
	Shower Pans	\$1.75		Contractor's City Lic. No. <i>36328</i>	
	Water Closets	\$1.75		New Bldg.	
	Laundry Trays	\$1.75		Old Bldg.	
	Wash. Mach. Stand Pipes	\$1.75		FLOORS TO BE LEFT OPEN UNTIL PIPING IS INSTALLED AND INSPECTED	
	Dishwasher	\$1.75		SEWER CHARGE -	
	Sink, Floor, Bar	\$1.75		REMARKS	
	Urinals	\$1.75			
	Drink Fountains	\$1.75			
	Floor Drains	\$1.75			
	Traps, Sand, Grease	\$1.75			
	Plumbing Piping Without Fixtures	Each \$1.75			
<i>1</i>	Lawn Sprinklers	\$3.00	<i>3 00</i>		
	Back Flow Devices	\$3.00			
	Sewer(s)	Each \$7.00			
	Septic Tank & Cesspool	\$12.00			
	Swim Pool Plumbing	\$8.25			
	FILING FEE	\$3 00			
	TOTAL FEES	6 00			
<p>I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all ordinances and State Laws regulating plumbing.</p> <p>I hereby certify that I am properly registered and/or licensed as required by the City of Whittier and State of California or that I am the legal owner of the above described property, and I certify that in the performance of the work for which this permit is issued, I shall not employ any person in violation of the workmen's compensation laws of California.</p>				BELOW FOR OFFICE USE ONLY	
Signature of Permittee		<i>Henry Mann</i>		Groundwork <i>6-26-75</i> <i>un</i> Rough	
Permit Fee		<i>6.00</i>		Gas Final <i>9-29-75</i> <i>un</i>	
No.		<i>78736</i>		Sewer	
		<i>me</i>		Utility Clearance	

When Validated This Is Your Permit

790 486 0178736 • D - 3

6.00

1975

DECLARATIONS

Declarations below are mandated by the State of California under Section 19825 of the Health and Safety Code.

— APPLICANT —

CONTRACTOR: FILL IN DECLARATION 1, 3, 4 AND 5

OWNER: FILL IN DECLARATION 2, 4 AND 5

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 commencing with Section 7000 of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Class 13 License No. 188560
 Date 6/11/81 Contractor W.C. Beggs, Contractor

OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, California Business and Professions Code: Any City which requires a permit to construct, alter, prove, demolish or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that is a licensed contractor pursuant to the provisions of the Contractor's License Law (Ch. 9 (Commencing with Sec. 7000) of Div. 3 of the & P. C.) or that he is exempt therefrom and the basis for the exemption. Any violations of Sec. 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than one hundred dollars (\$500.00).):

☐ I, as owner of the property, or my employees with wages as per sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, B. & P. C.): The Contractor's License Law does not apply to an owner of property who builds or proves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, B. & P. C.): The Contractor's License Law does not apply to an owner of contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

☐ I am exempt under Sec. _____, B. & P. C. for this reason:

Signature _____ Owner _____

— IMPORTANT —

Application is hereby made to the Superintendent of Building and Safety for a permit subject to the conditions and restrictions set forth on the front and rear faces of this application.

1. Each person upon whose behalf this application is made and each person at whose request and for whose benefit work is performed under or pursuant to any permit issued as a result of this application agrees to and shall, indemnify and hold harmless the City of Whittier, its officers, agents and employees.

2. Any permit issued as a result of this application becomes null and void if work is not commenced within **ONE HUNDRED EIGHTY (180) DAYS** from date of issuance of such permit.

3. WORKER'S COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self-insure or a certificate of worker's Compensation Insurance or a certified copy thereof. (Sec. 3800, Lab. C.).

Policy No. 77050810 Company Corben Mews

☐ Certified copy is hereby furnished.

☐ Certified copy is filed with the Department of Building & Safety.

Date 6-11-81 Applicant Tony Egan

CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Worker's Compensation Laws of California.

Date _____ Applicant _____

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Work's Comp. provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

4. CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3907, Civ. C.).

Lender's Name NONE

Lender's Address _____

5.

I certify that I have read this application and state that the above information is correct. I agree to comply with all City, and State laws relating to the building construction, and hereby authorize representatives of this City to enter upon the above-mentioned property for inspection purposes.

Signature Tony Egan Date 6-11-81

BUILDING AND PLANNING USE ONLY

Ver. or C.U.P.	Total Req'd Parking	Front	Req'd Yards Rear	Sides
Use Zone <u>C-2</u>	Type Const. <u>—</u>	Group <u>—</u>	Stories <u>—</u>	Occ. Load <u>—</u>
Valuation of Job <u>2000.00</u>			Plan No. <u>File.</u>	
APPROVED AS DEPICTED IN ATTACHED PHOTO <u>Marcia J. Maleski</u>				
Energy	No.	(5100 Fund) 61249		
Check Fee	No.	01552		
Plan	No.	01553		
Check Fee	No.	32.50		
Plan	No.	—		
Check Fee	No.	—		
Permit Fee	No.	—		
State Tax	No.	—		

Job Address: 1406 E Philadelphia St Whittier Cal.

DEPT. OF BUILDING **BUILDING** WHITTIER, CALIF

Lot _____ Block _____ Tract _____

Description of Work: installing New Ready Teller Machine

Property Owner Security Pacific Bank

Owner's Address 333 South Hope St L.A.

Owner's Phone 213-6138783 City _____

Architect's Name Donald Davidson

Address 5251 Urdahl Ave

Phone 213-9804540 Register No. _____

Engineer's Name _____ Register No. _____

Contractor's Name W.C. Beggs Construction, Inc.

Address 1765 Blake Ave Los Angeles

Phone 213-6667995

Register No. 18188560 City Lic. No. 11746

WHEN VALIDATED THIS IS YOUR PERMIT

Set Backs _____ Date _____ Foundation _____ Date _____

Rough OK _____ Date _____ Final OK 9-2-81 Date 57

1981

DECLARATIONS

Declarations below are mandated by the State of California under Section 19825 of The Health and Safety Code.

- APPLICANT -

CONTRACTOR: FILL IN DECLARATION 1, 3, 4 AND 5

OWNER: FILL IN DECLARATION 2, 4 AND 5

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 commencing with Section 7000 of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Class C-45 License No. 414351
to 12/19/84 Contractor W. Heath & Co.

OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, California Business and Professions Code): Any City which requires a permit to construct, alter, prove, demolish or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that is a licensed contractor pursuant to the provisions of the Contractor's License Law (Ch. 9 (Commencing with Sec. 7000) of Div. 3 of the B. & P. C.) or that he is exempt therefrom and the basis for the exempt exemption. Any violations of Sec. 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than one hundred dollars (\$500.00):

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, B. & P. C.): The Contractor's License Law does not apply to an owner of property who builds or proves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, B. & P. C.): The Contractor's License Law does not apply to an owner of contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.

☐ I am exempt under Sec. _____, B. & P. C. for this reason:

Signature _____ Owner _____

3. WORKER'S COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self-insure or a certificate of worker's Compensation Insurance or a certified copy thereof. (Sec. 3800, Lab. C.)

Policy No. TRUB-114T830-684 Company Travelers

☐ Certified copy is hereby furnished.
☒ Certified copy is filed with the Department of Building & Safety.

Date 12/19/84 Applicant Rebecca Young

CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Worker's Compensation Laws of California.

Date _____ Applicant _____
NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Work's Comp. provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

4. CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3907, Civ. C.).

Lender's Name _____

Lender's Address _____

5. I certify that I have read this application and state that the above information is correct. I agree to comply with all City, and State laws relating to the building construction, and hereby authorize representatives of this City to enter upon the above-mentioned property for inspection purposes.

Signature of Owner or Contractor Rebecca Young 12/19/84
Date

- IMPORTANT -

This application is hereby made to the Superintendent of Building and Safety for a permit subject to the conditions and restrictions set forth on the front and rear faces of this application.

1. Each person upon whose behalf this application is made and each person at whose request and for whose benefit work is performed under or pursuant to any permit issued as a result of this application agrees to and shall, indemnify and hold harmless the City of Whittier, its officers, agents and employees.

2. Any permit issued as a result of this application becomes null and void if work is not commenced within ONE HUNDRED EIGHTY (180) DAYS from date of issuance of such permit.

BUILDING AND PLANNING USE ONLY

Var. or C.U.P. <u>V-84-17</u>	Total Req'd Parking	Front	Rear	Sid.s
Use Zone <u>C-2</u>	Type Const. <u>wall signs</u>	Group	Stories	Occ. Load
Valuation of Job <u>\$8000</u>		Plan No. <u>in file</u>		
<u>1 new sign</u> <u>2 relocated signs</u> <u>all signs to be non-illuminated</u> <u>INTERNAL</u>				
<u>OK. City Issue 12-19-85</u> <u>MUST OK LIGHT FIXTURES BEFORE</u> <u>INSTALLATION</u>				
Energy	No. (5100 Fund) 61249			
Check Fee				
Plan	No.			
Check Fee				
Plan	No. <u>5442</u>			
Check Fee	<u>44.53</u>			
Permit Fee	<u>68.50</u>			
+ State Tax	<u>1.56</u>			
<u>CL</u>				

Job Address 12826 Philadelphia St.

DEPT. OF BUILDING **BUILDING** WHITTIER, CALIF.

Lot 7-12 Block Tract

Description of Work:
(1) single face non-illuminate
wall sign 5'10" x 7'6"

Remove (1) roof sign

Relocate (2) wall signs

value \$8,000.00

Property Owner Margot Chapman

Owner's Address Security Pacific Bank

Owner's Phone 6134341 City

Architect's Name

Address

Phone Regist. No.

Engineer's Name Terry Hojak Regist. No. C27902

Contractor's Name W. Heath & Co.

Address 3225 Lady St. LA 900

Phone 2234141

State Lic. No. 414351 City Lic. No. 26260

WHEN VALIDATED THIS IS YOUR PERMIT

Set Backs Date Foundation Date

Rough OK Date Final OK Date

1984

DECLARATIONS

Declarations below are mandated by the State of California under Section 19825 of The Health and Safety Code.

— APPLICANT —

CONTRACTOR: FILL IN DECLARATION 1, 3, 4 AND 5

OWNER: FILL IN DECLARATION 2, 4 AND 5

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Class C-45 License No. 414351
12/28/84 Contractor W. Heath & Co.

OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, California Business and Professions Code: Any City which requires a permit to construct, alter, move, demolish or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that it is a licensed contractor pursuant to the provisions of the Contractor's License Law (Ch. 9 (Commencing with Sec. 7000) of Div. 3 of the B. & P. C.) or that he is exempt therefrom and the basis for the signed exemption. Any violations of Sec. 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than a hundred dollars (\$500.00).):

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, B. & P. C.: The Contractor's License Law does not apply to an owner of property who builds or moves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.).

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, B. & P. C.: The Contractor's License Law does not apply to an owner of contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.).

☐ I am exempt under Sec. _____, B. & P. C. for this reason:

I am _____ Owner _____

3. WORKER'S COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self-insure or a certificate of worker's Compensation Insurance or a certified copy thereof. (Sec. 3800, Lab. C.).

Policy No. TR 06-1147830-6-84 Company The Velas

☐ Certified copy is hereby furnished.

☒ Certified copy is filed with the Department of Building & Safety.

Date 12/28/84 Applicant Rebecca Young

CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Worker's Compensation Laws of California.

Date _____ Applicant _____

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Work's Comp. provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

4. CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3907, Civ. C.).

Lender's Name _____

Lender's Address _____

5.

I certify that I have read this application and state that the above information is correct. I agree to comply with all City, and State laws relating to the building construction, and hereby authorize representatives of this City to enter upon the above-mentioned property for inspection purposes.

Rebecca Young 12/28/84
 Signature of Owner or Contractor Date

— IMPORTANT —

This application is hereby made to the Superintendent of Building and Safety for a permit subject to the conditions and restrictions set forth on the front and rear faces of this application.

1. Each person upon whose behalf this application is made and each person at whose request and for whose benefit work is performed under or pursuant to any permit issued as a result of this application agrees to and shall, indemnify and hold harmless the City of Whittier, its officers, agents and employees.

2. Any permit issued as a result of this application becomes null and void if work is not commenced within ONE HUNDRED EIGHTY (180) DAYS from date of issuance of such permit.

PERMIT FEES	No.	Each	Fee
Residence 750 sq. ft. max.			\$15.00
Residence 1000 sq. ft. max.			\$20.00
Residence 1400 sq. ft. max.			\$28.00
Residence 1700 sq. ft. max.			\$34.00
Residence 2000 sq. ft. max.			\$40.00
Residence 2500 sq. ft. max.			\$50.00
Residence 3000 sq. ft. max.			\$60.00
Residence over 3000 sq. ft.			\$70.00
POOL OR SPA			\$20.00
RANGE or OVEN (ea.)			\$ 3.00
CLOTHES DRYER			\$ 3.00
SPACE/WATER HTR. (ea.)			\$ 3.00
TIME CLOCK			\$ 3.00
FIXTURES			\$ 40
OUTLETS			\$ 40
TEMPORARY POLE			\$10.00
SERVICE (200 AMP. MAX.)			\$10.00
(OVER 200 AMP.)			\$20.00
SIGN (INC. TIME CLOCK)	1		\$10.00 10.00
TEMP LIGHTING			\$ 8.00
MOTORS:			
5 H.P. MAX.			\$ 3.00
10 H.P. MAX.			\$ 6.00
50 H.P. MAX.			\$10.00
100 H.P. MAX.			\$18.00
500 H.P. MAX.			\$25.00
OVER 500 H.P.			\$35.00
FILING FEE ————			\$10.00
PLAN CHECK FEE (OVER 1200 A.) ————			
TOTAL FEES			<u>20.00</u>
ROUGH		FINAL	
LIGHTS CLEARED TO UTILITY CO.			
POWER CLEARED TO UTILITY CO.			
PERMIT NO. <u>534</u>			
FEE <u>20.00</u>			

JOB ADDRESS

12826 Philadelphia

ELECTRIC

DEPT. OF BLDG. WHITTIER, CALIF.

ELECTRICAL CONTRACTOR W. Heath & Co.

CONTRACTOR'S ADDRESS LA 90031 3225 Lucy St.

CONTRACTOR'S PHONE 223 4141 CITY BUS. LIC. NO.

PROPERTY OWNER Margot Chapman

OWNER'S ADDRESS Security Pacific Bank

NEW BLDG. ☐ EXISTING BLDG. ☒ COM'L RES'L ☒

WHEN VALIDATED THIS IS YOUR PERMIT

1984

DECLARATIONS

Declarations below are mandated by the State of California under Section 19825 of The Health and Safety Code.

— APPLICANT —

CONTRACTOR: FILL IN DECLARATION 1, 3, 4 AND 5

OWNER: FILL IN DECLARATION 2, 4 AND 5

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 commencing with Section 7000 of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Class AB-1 License No. 86393

Date 12/17/84 Contractor Jeff Popovich for Altman

OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's license Law for the following reason (Sec. 7031.5, California Business and Professions Code): Any City which requires a permit to construct, alter, prove, demolish or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that is a licensed contractor pursuant to the provisions of the Contractor's license Law (Ch. 9 (Commencing with Sec. 7000) of Div. 3 of the B. & P. C.) or that he is exempt therefrom and the basis for the exemption. Any violations of Sec. 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than one hundred dollars (\$100.00).

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, B. & P. C.): The Contractor's license Law does not apply to an owner of property who builds or proves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, B. & P. C.): The Contractor's license Law does not apply to an owner of contracts for such projects with a contractor(s) licensed pursuant to the Contractor's license Law.

☐ I am exempt under Sec. _____, B. & P. C. for this reason: _____

to _____ Owner _____

— IMPORTANT! —

This application is hereby made to the Superintendent of Building and Safety for a permit subject to the conditions and restrictions set forth on the front and rear faces of this application.

1. Each person upon whose behalf this application is made and each person at whose request and for whose benefit work is performed under or pursuant to any permit issued as a result of this application agrees to and shall, indemnify and hold harmless the City of Whittier, its officers, agents and employees.

2. Any permit issued as a result of this application becomes null and void if work is not commenced within ONE HUNDRED EIGHTY (180) DAYS from date of issuance of such permit.

3. WORKER'S COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self-insure or a certificate of worker's Compensation Insurance or a certified copy thereof. (Sec. 3800, Lab. C.).

Policy No. IV-84-005967 Company FREMONT

Certified copy is hereby furnished.

☐ Certified copy is filed with the Department of Building & Safety.

Date 12/17/84 Applicant Jeff Popovich for Altman

CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Worker's Compensation Laws of California.

Date _____ Applicant _____

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Work's Comp. provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

4. CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3907, Civ. C.).

Lender's Name _____

Lender's Address _____

5.

I certify that I have read this application and state that the above information is correct. I agree to comply with all City, and State laws relating to the building construction, and hereby authorize representatives of this City to enter upon the above-mentioned property for inspection purposes.

Jeff Popovich for Altman 12/17/84

Signature of Owner or Contractor ONLY Date

BUILDING AND PLANNING USE ONLY

Var. or C.U.P. V-48-17 Total Req'd Parking 1 Front 1 Rear 1 Sides 1

Use Zone V-84-17 Type Const. monument sign Group 1 Stories 1 Occ. Load 1 Ex. Use 1

Valuation of Job 3000

Plan No. 1

Job Address

12826 Philadelphia

DEPT. OF BUILDING BUILDING WHITTIER, CALIF.

Lot 7-12 Block 1 Tract 1

Description of Work: REMOVE PLANTER, PLACE

FOOTING IN, PLACE IN SIGN FROM

HEATH COMPANY

Property Owner PACIFIC SOUTHWEST REALTY

610 SECURITY PACIFIC NATIONAL BANK

Owner's Address 600 WILSHIRE BLVD, SUITE 300

Owner's Phone 613-8778 City PAUL CARLSON L.A., CAL

Architect's Name

Address

Phone

Engineer's Name

Regist. No.

Engineer's Name

Regist. No.

Contractor's Name OLTMAN'S CONSTRUCTION CO

Address 516 MONTEREY PASS RD, MONT PARK

Phone (818) 576-5479 ATTN: JIM RO

State Lic. No. 86393 City Lic. No. 24959

WHEN VALIDATED THIS IS YOUR PERMIT

15113402-17-17-17

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15113402-17-17-17

Energy No. (5100 Fund) 61249

Check Fee

Plan No.

Check Fee

Plan No.

Check Fee 25.03

Plan No.

Check Fee 38.50

Permit Fee

State Tax .50

CR

1986

DECLARATIONS

The Declarations below are mandated by the State of California under Section 19825 of The Health and Safety Code.

- APPLICANT -

CONTRACTOR: FILL IN DECLARATION 1, 3, 4 AND 5

OWNER: FILL IN DECLARATION 2, 4 AND 5

104.275

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 commencing with Section 7000 of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Class B License No. 397283

Date 4/19/89 Contractor [Signature]
EXP 8/31/90
OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, California Business and Professions Code: Any City which requires a permit to construct, alter, improve, demolish or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is a licensed contractor pursuant to the provisions of the Contractor's License Law (Ch. 9 (Commencing with Sec. 7000) of Div. 3 of the B. & P. C.) or that he is exempt therefrom and the basis for the alleged exemption. Any violations of Sec. 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500.00).):

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, B. & P. C.): The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, B. & P. C.): The Contractor's License Law does not apply to an owner of contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

☐ I am exempt under Sec. _____, B. & P. C. for this reason:

Date _____ Owner _____

3. WORKER'S COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self-insure or a certificate of worker's Compensation Insurance or a certified copy thereof. (Sec. 3800, Lab. C.).

Policy No. 008854-88 Company STATE FUND

☐ Certified copy is hereby furnished.

☒ Certified copy is filed with the Department of Building & Safety.

Date 4/19/89 Applicant [Signature]

CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Worker's Compensation Laws of California.

Date _____ Applicant _____

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Work's Comp. provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

4. CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3907, Civ. C.).

Lender's Name _____

Lender's Address _____

5.

I certify that I have read this application and state that the above information is correct. I agree to comply with all City, and State laws relating to the building construction, and hereby authorize representatives of this City to enter upon the above-mentioned property for inspection purposes.

Signature of Owner or Contractor ONLY [Signature] Date 4/19/89

- IMPORTANT -

This application is hereby made to the Superintendent of Building and Safety for a permit subject to the conditions and restrictions set forth on the front and rear faces of this application.

1. Each person upon whose behalf this application is made and each person at whose request and for whose benefit work is performed under or pursuant to any permit issued as a result of this application agrees to and shall, indemnify and hold harmless the City of Whittier, its officers, agents and employees.

2. Any permit issued as a result of this application becomes null and void if work is not commenced within ONE HUNDRED EIGHTY (180) DAYS from date of issuance of such permit.

BUILDING AND PLANNING USE ONLY

Use Zone C-2 Fire Zone 1 Total Req'd Parking EXEMPT Front 0 Rear 40' E-W Sides 0-10'

Type Const. TL-1HR Group F-2 Stories 2 Occ. Load 127 Ex. Use F-2

Var. or P.P. _____ Valuation of Job \$40,000.00 Plan No. 7241-A

EXISTING 1ST FL. = 5628# CANOPY NORTH
" 2ND " = 1790# = 107#
" CELLAR = 1856# CANOPY SOUTH
NEW 1ST FL. AR. = 1195# = 253#
DRIVE-UP CANOPY = 808#

Remarks [Blue Arrow pointing up]

Rough _____ Final 9-29-75 Wm

Plan # No. 76537
Check Fee 102.05 720m

Plan _____ No. _____
Check Fee _____

Permit Fee _____

Job Address: 12826 PHILADELPI

DEPT. OF BUILDING BUILDING

Lot _____ Blk. _____ Tract _____

Description of Work REVISION OF PLAN

#7241

PLAN CHECK

FOR CHANGES (SEE

PERMIT # 76269

Property Owner PACIFIC SO. WEST REAL
Owner's Address 333 SO HOPE ST.
LOS ANGELES Phone _____

Lender _____

Address _____

Architect GRIFFIN & BANKS

State Lic. No. _____ Phone (714) 82

Engineer WHEELER & GRAY, S

State Lic. No. _____ Phone _____

Contractor E T CONSTRUCTOR

Contractor's Address 20605 EARL ST.

City Lic. No. 36938 State Lic. No. 1406

I hereby acknowledge that I have read this application above is correct and agree to comply with all ordinances. I hereby certify that I am properly registered and/or licensed by the City of Whittier and/or State of California, or that owner of the above described property, and I certify the performance of the work for which this permit is issued I sh-

any person in violation of the workmen's compensation law

Signature of Permittee [Signature]

WHEN VALIDATED THIS IS YOUR PERMIT

+ NEW-20-1 759403 OK 76537 • B-1

1989

DECLARATIONS

The Declarations below are mandated by the State of California under Section 19825 of The

— APPLICANT —

CONTRACTOR: FILL IN DECLARATION 1, 3, 4 AND
OWNER: FILL IN DECLARATION 2, 4 AND

1. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 commencing with Section 7000 of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Class C-39 License No. 365357
Date 04/25/91 Contractor Rouss Ablaca
11/30/92

2. OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, California Business and Professions Code: Any City which requires a permit to construct, alter, improve, demolish or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is a licensed contractor pursuant to the provisions of the Contractor's License Law (Ch. 9 (Commencing with Sec. 7000) of Div. 3 of the B. & P. C.) or that he is exempt therefrom and the basis for the alleged exemption. Any violations of Sec. 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500.00)).

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, B. & P. C.). The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.).

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, B. & P. C.). The Contractor's License Law does not apply to an owner of contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.).

☐ I am exempt under Sec. _____, B. & P. C. for this reason:

Date _____ Owner _____

3. WORKER'S CC

I hereby affirm that I have a certificate of worker's C. thereof. (Sec. 3800, Lab. C.

Policy No. 5XP0719

☒ Certified copy is her
☐ Certified copy is fi
Safety.

Date 04/25/91 Applic

CERTIFICATE OF COMPE

I certify that in the perfor is issued, I shall not empl become subject to the Wo

4. CONSTRUCT

I hereby affirm that there performance of the work fo Civ. C.).

Lender's Name _____

Lender's Address _____

5.

I certify that I have read ti information is correct. I agre relating to the building co sentatives of this City to en for inspection purposes.

Rouss Abl
Signature of Owner or Cont

— IMPORTANT —

Application is hereby made to the Superintendent of Building and Safety for a permit subject to the con front and rear faces of this application.

1. Each person upon whose behalf this application is made and each person at whose request i under or pursuant to any permit issued as a result of this application agrees to and shall, i Whittier, its officers, agents and employees.

2. Any permit issued as a result of this application becomes null and void if work is not comr (180) DAYS from date of issuance of such permit.

DEPT. USE ONLY									
BUILDING & PLANNING									
Use Zone <u>C-2</u>	Total Req'd Parking	Front		Rear		Sides			
Fire Zone <u>1</u>	Type Const.	Group	No. of Stories	Occupant Load	Exist. Use				
# Variance or Precise Plan		Int. Cor.	Rev. Cor.	Valuation of Job <u>1200.00</u>					
Job Area					Plan No.				
Remarks <u>11-13 CY Job done.</u> <u>No call for incip permit</u>									
Rough									
Final									
Plan									
Check Fee									
Plan									
Check Fee									
Permit Fee <u>9.00</u>									
Job Address: <u>12826</u> <u>201 W. Philadelphia</u> BUILDING WHITTIER, CALIF. DEPT. OF BUILDING Lot Blk. Tract Description of Work <u>Renov. &</u> <u>5-15 x Rock</u> <u>Subject to hold incip</u> <u>fire retardant roof</u> Owner <u>Sec. First Nat Bank</u> Owner's Address <u>Los Angeles</u> Phone _____ Architect <u>none</u> State Lic. No. <u>131545</u> Phone <u>La 54232</u> Engineer <u>none</u> State Lic. No. <u>1</u> Phone _____ Contractor <u>Service Roofing Co.</u> Contractor's Address <u>P.O. Box 133</u> <u>Fullerton</u> Phone <u>LA 54232</u> City Lic. No. <u>9941</u> State Lic. No. <u>131545</u> I hereby acknowledge that I have read this application and state the above is correct and agree to comply with all ordinances and State laws. I hereby certify that I am properly registered and/or licensed as required by the City of Whittier and/or State of California, or that I am the legal owner of the above described property, and I certify that in the performance of the work for which this permit is issued, I shall not employ any person in violation of the workmen's compensation laws of California. Signature of Permittee <u>[Signature]</u>									
WHEN VALIDATED THIS IS YOUR PERMIT									

PHILADELPHIA
WHITTIER

DING WHITTIER, CALIF.

Tract Whittier

ROOF:

BUILT-UP

TRUMBULL

VELT OCF

BASE

AP 72#

NAIUS CLAS

WEST REALTY

TERMINAL AVENUE

City

766 LOS ANGELES

CA-9005

Regist. No.

Regist. No.

ORGANIZATION

LON BLVD

0155

y Lic. No. 30732

IS YOUR PERMIT

49013#

1000-3 271.50

1000-204 5.82

undation Date

nal OK

11/25/91

Date

1991

DO NOT SEPARATE

DECLARATIONS

The Declarations below are mandated by the State of California under Section 19825 of The Health and Safety Code.

- APPLICANT -

CONTRACTOR: FILL IN DECLARATION 1, 3, 4 AND 5

OWNER: FILL IN DECLARATION 2, 4 AND 5

175000

1. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Class C20 License No. 350935

Date 4/14/99 Contractor Dockstader

2. OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, California Business and Professions Code): Any City which requires a permit to construct, alter, improve, demolish or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is a licensed contractor pursuant to the provisions of the Contractor's License Law (Ch. 9 (Commencing with Sec. 7000) of Div. 3 of the B. & P. C.) or that he is exempt therefrom and the basis for the alleged exemption. Any violations of Sec. 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500.00).

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, B. & P. C.). The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale).

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044 B & P. C.). The Contractor's License Law does not apply to an owner of contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

☐ I am exempt under Sec. _____ B. & P. C. for this reason:

Date _____ Owner _____ Signature of Applicant or Agent _____ Date 4/14/99

3. WORKER'S COMPENSATION DECLARATION

I hereby affirm under penalty of perjury one of the following declarations:

☐ I have and will maintain a certificate to self-insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

☒ I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier Golden Eagle

Policy Number NWC5451705

(The following section need not be completed if permit valuation is \$100 or less)

☐ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the worker's compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Date 4/14/99 Applicant:

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

4. CONSTRUCTION LENDING AGENCY

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued. (Section 3097, Civil Code).

Lender's Name _____

Lender's Address _____

5. I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

IMPORTANT

Application is hereby made to the Director of Building and Safety for a permit subject to the conditions and restrictions hereon.

- Each person upon whose behalf this application is made and each person at whose request for whose benefit work is performed under or pursuant to any permit issued as a result of this application agrees to and shall, indemnify and hold harmless the City of Whittier, its officers, agents and employees.
- Any permit issued as a result of this application becomes null and void if work is not commenced within ONE HUNDRED EIGHTY - (180) DAYS from date of issuance of such permit.

BUILDING AND PLANNING USE ONLY

Var. or C.U.P.		Total Req'd Parking		Front		Rear		Sides	
Use Zone	Type Const.	Group	Stories	Occ. Load	Ex. Use				
C-2	V-N	B	1	30					
Valuation of Job						Plan No.			
175000 ⁰⁰						6061			
G.F.A. = 5944 sq ft.									
East point thru corner (new)									
OK to March exit (new)									
Terry Smith (310) 652-8073									
WILL THE APPLICANT OR FUTURE BUILDING OCCUPANT HANDLE A HAZARDOUS MATERIAL OR A MIXTURE CONTAINING A HAZARDOUS MATERIAL EQUAL TO OR GREATER THAN THE AMOUNTS SPECIFIED ON THE HAZARDOUS MATERIALS INFORMATION GUIDE									
YES NO									
WILL THE INTENDED USE OF THE BUILDING BY THE APPLICANT OR FUTURE BUILDING OCCUPANT REQUIRE A PERMIT FOR CONSTRUCTION OR MODIFICATION FROM THE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT (SCAQMD) SEE PERMITTING CHECKLIST FOR GUIDELINES									
YES NO									
I HAVE READ THE HAZARDOUS MATERIALS INFORMATION GUIDE AND THE SCAQMD PERMITTING CHECKLIST. I UNDERSTAND MY REQUIREMENTS UNDER THE LOS ANGELES COUNTY CODE, TITLE 2, CHAPTER 22B, SECTIONS 220100 THROUGH 220140 CONCERNING HAZARDOUS MATERIALS REPORTING AND FOR OBTAINING A PERMIT FROM THE SCAQMD									
OWNER OR AGENT									
Energy		No.							
Check Fee \$ 80 ⁰⁰		1000 - 253							
Plan		No.							
Check Fee \$ 644 ⁹³									
Plan		No.							
Check Fee		No.							
Permit Fee \$ 1007 ²⁰		382400							
+ State Tax \$ 36 ⁷⁵		I or (II)							
G. P. Update Fee 380 ⁰⁰		1000-341							

Job Address

1282 GEPHILADELPHIA

DEPT. OF BUILDING BUILDING WHITTIER, CALIF.

Lot Legal Block on Street

Description of Work: 5000 sq ft CONVERT

EXIST'G BANK INTO MEDICAL
OFFICES, NON-BEARING
STL STUD PARTITIONS

Property Owner BEVERLY PROFESSIONAL

Owner's Address 15024 MARVISTA

Owner's Phone 562-945-2816 City WHITTIER

Architect's Name ARCHEX INT'L

Address 1220 ROSECRANS STR 438

Phone 714-952-2233 Regist. No.

Engineer's Name FISCHER Regist. No. 14501

Contractor's Name Dockstader

Address 6727 S Greenleaf

Phone 562-698-0241

State Lic. No. 350935 City Lic. No.

WHEN VALIDATED THIS IS YOUR PERMIT

04/14/99 9:43AM 000001H7382 **02

1000-453 \$80.00

04/14/99 9:43AM 000001H7382 **02

1000-342 \$1007.20

04/14/99 9:43AM 000001H7382 **02

1000-204 \$36.75

04/14/99 9:43AM 000001H7382 **02

1000-341 \$350.00

Set Backs Date Foundation Date

Rough OK Date Final OK Date

6-22-99 P12A 10-12-99 C12A

1999

DO NOT SEPARATE

DECLARATIONS

The Declarations below are mandated by the State of California under Section 19825 of The Health and Safety Code.

- APPLICANT -

CONTRACTOR: FILL IN DECLARATION 1, 3, 4 AND 5

OWNER: FILL IN DECLARATION 2, 4 AND 5

1. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect

License Class B-C20 License No. 350935

Date 4-20-99 Contractor Dockstadler's

2. OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, California Business and Professions Code. Any City which requires a permit to construct, alter, improve, demolish or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is a licensed contractor pursuant to the provisions of the Contractor's License Law (Ch. 9 (Commencing with Sec. 7000) of Div. 3 of the B & P C.) or that he is exempt therefrom and the basis for the alleged exemption. Any violations of Sec. 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500.00).)

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, B & P C. The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, B & P C. The Contractor's License Law does not apply to an owner of property who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

☐ I am exempt under Sec. B & P C for this reason

Date _____ Owner _____

3. WORKER'S COMPENSATION DECLARATION

I hereby affirm under penalty of perjury one of the following declarations:

☐ I have and will maintain a certificate to self-insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued

☐ I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier Golden Eagle
Policy Number 545170-05

(The following section need not be completed if permit valuation is \$100 or less)

☐ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the worker's compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Date 4-20-99 Applicant Michael J. Farnell
WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

4. CONSTRUCTION LENDING AGENCY

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued. (Section 3097, Civil Code).

Lender's Name _____

Lender's Address _____

☐ I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

Signature of Applicant/Agent Michael J. Farnell Date 4/20/99

IMPORTANT

Application is hereby made to the Director of Building and Safety for a permit subject to the conditions and restrictions hereon.

- Each person upon whose behalf this application is made and each person at whose request for whose benefit work is performed under or pursuant to any permit issued as a result of this application agrees to and shall, indemnify and hold harmless the City of Whittier, its officers, agents and employees.
- Any permit issued as a result of this application becomes null and void if work is not commenced within ONE HUNDRED EIGHTY - (180) DAYS from date of issuance of such permit.

BUILDING AND PLANNING USE ONLY

Var. or C.U.P.	Total Req'd Parking	Front	Req'd Yards Rear	Sides
Use Zone <u>C-2</u>	Type Const. <u>Shed</u>	Group	Stories	Occ. Load
Valuation of Job <u>11000</u>	Plan No.			

70 squares

4-23-99 - North end of Roof Base

Sheet sk'd. Clad

4-23-99 - Base sheet sk'd. Clad

WILL THE APPLICANT OR FUTURE BUILDING OCCUPANT HANDLE A HAZARDOUS MATERIAL OR A MIXTURE CONTAINING A HAZARDOUS MATERIAL EQUAL TO OR GREATER THAN THE AMOUNTS SPECIFIED ON THE HAZARDOUS MATERIALS INFORMATION GUIDE

YES NO

WILL THE INTENDED USE OF THE BUILDING BY THE APPLICANT OR FUTURE BUILDING OCCUPANT REQUIRE A PERMIT FOR CONSTRUCTION OR MODIFICATION FROM THE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT (SCAQM) SEE PERMITTING CHECKLIST FOR GUIDELINES

YES NO

I HAVE READ THE HAZARDOUS MATERIALS INFORMATION GUIDE AND THE SCAQM PERMITTING CHECKLIST. I UNDERSTAND MY REQUIREMENTS UNDER THE LOS ANGELES COUNTY CODE TITLE 2, CHAPTER 2.28, SECTIONS 2.20.100 THROUGH 2.20.140 CONCERNING HAZARDOUS MATERIALS REPORTING AND FOR OBTAINING A PERMIT FROM THE SCAQM

OWNER OR AGENT

Energy	No.
Check Fee	No.
Plan	No.
Check Fee	No.
Plan	No.
Check Fee	No.
Permit Fee <u>\$153.60</u>	No. <u>082465</u>
State Tax <u>\$2.31</u>	I or <u>II</u>
G. P. Update Fee <u>\$22.00</u>	1000-341

Job Address

12826 Philadelphia

DEPT. OF BUILDING **BUILDING** WHITTIER, CALIF.

Lot Block Tract

Description of Work:

Install Build up roof over one exist. Roof min. Class A

#551041

Property Owner Beverly Professio

Owner's Address 15624 Marvista

Owner's Phone 562 945-2816 City Whittier

Architect's Name Archex Int'l

Address 1220 Rosecrans #4

Phone 714-952-2233 Regist. No.

Engineer's Name Fischer Regist. No.

Contractor's Name Dockstadler's

Address 6727 S. Greenleaf

Phone 562 698-0201 # 55104

State Lic. No. 350935 City Lic. No. 082465

WHEN VALIDATED THIS PERMIT IS VALID FOR 1000-342 \$153.6

04/20/99 3:15PM 000001#7948 \$2.3

04/20/99 3:15PM 000001#7948 \$22.0

1000-341

Set Backs Date Foundation Date

Rough OK Date Final OK Date

5-3-99 Clad



City of Whittier
Building & Safety Division
 13230 Penn Street, Whittier, California 90602-1772
 (562) 567-9339 (562) 567-9320 Fax (562) 567-2872

Project No. _____

Permit valid for 180 days

PROJECT DATA					
No.	NE/SW	Street	Suffix	Unit No.	Project Valuation
12826		Philadelphia	St		\$
AIN	8139-024-027	LU Zone	Uptown Center	Use/Division	B
Lot		Case Ref	DRC14-022	Const. Type	VB
Tract		Case Ref		No. Stories	1
Crest Map		VHFHSZ		Sprinklered	No
PROPERTY OWNER					
Company BEVERLY PROFESSIONAL COMPANY LLC					
Last Name		First Name			
No.	NE/SW	Street	Suffix	Unit No.	
12826		Philadelphia	St		
PO Box		Phone (562) 789-9908			
City Whittier		Fax			
State CA		Zip 90601		E-Mail	
AGENT / CONTACT					
Company					
Last Name		First Name			
No.	NE/SW	Street	Suffix	Unit No.	
PO Box		Phone			
City		Fax			
State		Zip		E-Mail	

DESCRIPTION					
Alter/Remodel	8	EA	Replace 8 Exterior Light Fixtures on Existing Circuits		
<div style="text-align: center;">↑</div>					
ARCHITECT / ENGINEER / DESIGNER					
Company			Lic No.		
Last Name		First Name			
No.	NE/SW	Street	Suffix	Unit No.	
PO Box		Phone			
City		Fax			
State		Zip		E-Mail	
CONTRACTOR					
Company			Lic No. 918347		
Last Name Wang		First Name Andrew			
No.	NE/SW	Street	Suffix	Unit No.	
975		Saad	St		
PO Box		Phone (626) 376-3129			
City Pomona		Fax			
State CA		Zip 91768		E-Mail	

ELECTRICAL PERMIT

FEE CALCULATION						Date Issued January 9, 2014													
Qty	Description	\$/Ea	Fee	Qty	Description	\$/Ea	Fee												
New Residence • To 750 SF 46.00 0.00 • 750 - 1,000 SF 61.50 0.00 • 1,001 - 1,400 SF 87.00 0.00 • 1,401 - 1,700 SF 126.50 0.00 • 1,701 - 2,000 SF 154.00 0.00 • 2,001 - 3,000 SF 182.00 0.00 • 3,001 - 4,000 SF 242.00 0.00 • +4,000 SF/ ea 1,000 SF 48.50 0.00 • 0.00 0.00				Devices • 120v Outlet 1.50 0.00 • 208v, 220v Outlet 9.00 0.00 • Switches 1.50 0.00 • Fixtures 1.50 12.00 • Emergency light/sign 9.00 0.00 Motors, Transformers • To 5 bhp 7.50 0.00 • 5.1 - 10 bhp 13.00 0.00 • 10.1 - 50 bhp 27.50 0.00 • 50.1 - 100 bhp 55.00 0.00 • 100.1 - 500 bhp 82.50 0.00 • 500+ bhp 93.50 0.00 Other • Time Clock 9.00 0.00 • Sign 27.50 0.00 • Temp. Lighting 24.00 0.00 • Pool / Spa Electrical 65.00 0.00 • Appliance 9.00 0.00 • Res Solar PV System 7.50 0.00				Added Plan Review Fees Added MEP Review - HR \$ - - \$ - - \$ - - \$ - - \$ - - \$ - Credit / Prior Pmt - EA \$ - Permit Fees Permit Fee \$ 12.00 Filing Fee 1 EA \$ 31.00 - \$ - - \$ - - \$ - - \$ - - \$ - Credit / Prior Pmt - EA \$ -				Issued By M. Connell TOTAL PLAN REVIEW BP1 \$ 000000 Permit EL \$ 43.00 Technology Fee TE \$ 10.00 Document Imaging Fee \$ - WRA Credits - EA EL \$ - TOTAL PERMIT, FEES \$ 53.00 PERMIT NUMBER 145663							
Service, Panels, Circuits • Temporary power pole 27.50 0.00 • Serv Pnl to 200A 27.50 0.00 • Serv Pnl 201A-1,000A 68.00 0.00 • Serv Pnl +1,000A 128.00 0.00 • Sub Panel 33.00 0.00 • Circuit Protection 10.00 0.00 • GFI Circuit Protectn 10.00 0.00 • AFI Circuit Protectn 10.00 0.00 • A/C Disconnect 7.50 0.00						VALIDATION Application not valid unless Validation stamp appears below RCP DATE: 01/09/14 RCPNCT000940594 <table border="0"> <tr> <td>DESCRIPTION</td> <td>AMOUNT</td> </tr> <tr> <td>ZONING&SUBDIVISION F</td> <td>\$43.00</td> </tr> <tr> <td>ELECTRICAL PERMIT</td> <td>\$43.00</td> </tr> <tr> <td>TECH FEE BLDG PERMIT</td> <td>\$10.00</td> </tr> <tr> <td>TOTAL PAID</td> <td>\$96.00</td> </tr> <tr> <td>CRED AMT:</td> <td>\$96.00</td> </tr> </table>		DESCRIPTION	AMOUNT	ZONING&SUBDIVISION F	\$43.00	ELECTRICAL PERMIT	\$43.00	TECH FEE BLDG PERMIT	\$10.00	TOTAL PAID	\$96.00	CRED AMT:	\$96.00
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TOTAL PAID	\$96.00																		
CRED AMT:	\$96.00																		

INSPECTION RECORD		COMMENTS
Other	Drywall Repair	<div style="text-align: center; font-size: 2em; opacity: 0.5;">EXPIRED</div>
	Stucco Repair	
Electrical	Under/In/Slab Etc	
	R. Electrical	
	Smoke Alarm	
	Release Power	
	F. Electrical	

2014

DECLARATIONS

1. LICENSED CONTRACTOR DECLARATION:

I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the California Business and Professions Code, and my license is in full force and effect.

License No. and Class 918347 Expiration 05/31/2015 Contractor's Signature [Signature]

2. OWNER / BUILDER DECLARATION:

I hereby affirm under penalty of perjury that I am exempt from the Contractors' State License Law for the reason(s) indicated below by the check mark(s) I have placed next to the applicable item(s) (Business and Professions Code Section 7031.5: Any city or county that requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for the permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors' State License Law Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code or that he or she is exempt from licensure and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).):

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do ☐ all or ☐ portions of the work, and the structure is not intended or offered for sale (Business and Professions Code Section 7044: The Contractor's State License Law does not apply to an owner of a property who, through employees' or personal effort, builds or improves the property, provided that the improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the Owner-Builder will have the burden of proving that it was not built or improved for the purpose of sale.).

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Business and Professions Code Section 7044: The Contractors' State License Law does not apply to an owner of property who builds or improves thereon, and who contracts for the project(s) with a licensed contractor pursuant to the Contractors' State License Law.).

☐ I certify that, in the performance of the work from licensure under the Contractors' State License Law for the following reason(s): _____

By my signature below I acknowledge that, except for my personal residence in which I must have resided for at least one year prior to completion of the improvements covered by this permit, I cannot legally sell a structure that I have built as an owner-builder if it has not been constructed in its entirety by licensed contractors. I understand that a copy of the applicable law, Section 7044 of the Business and Professions Code, is available upon request when this application is submitted or at the following Web site: <http://www.leginfo.ca.gov/calaw.html>.

Property Owner or Authorized Agent signature _____ Date: _____

3. WORKERS' COMPENSATION DECLARATION:

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

I hereby affirm under penalty of perjury one of the following declarations:

☒ I have and will maintain a certificate of consent to self-insure for workers' compensation, issued by the Director of Industrial Relations as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. Policy No. _____

☐ I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier _____ Policy No. _____ Expiration Date _____

☒ I certify that, in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that, if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

4. CONSTRUCTION LENDING AGENCY DECLARATION:

hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Civil Code Section 3097).

Lender's Name _____ Address _____

5. HAZARDOUS MATERIALS DECLARATION:

Will the applicant or future building occupant handle a hazardous material or a mixture containing a hazardous material equal to or greater than the amounts specified on the hazardous materials guide? ☐ Yes ☒ No

Will the intended use of the building by the applicant or future building occupant require a permit for construction or modification from the South Coast Air Quality Management District (see SCAQMD permitting checklist for guidelines)? ☐ Yes ☒ No

I have read the hazardous materials information guide and the SCAQMD permitting checklist. I understand my requirements under the Los Angeles County Code Title 2, Chapter 2.28, Sections 2.20.100 through 2.20.140 concerning hazardous materials reporting and for obtaining a permit from the SCAQMD.

Andrew Wang
Print Owner or Agent Name

6. PERMIT APPLICANT DECLARATION:

By my signature below, I certify to each of the following:

☒ I am a California licensed contractor, or

☐ I am the property owner, or

☐ I am authorized to act on behalf of the property owner*

I have read this construction permit application and the information I have provided is correct. I agree to comply with all applicable city and county ordinances and state laws relating to building construction and by my signature below further indicate that I understand said code requirements for the work to be performed. I authorize representatives of the City of Whittier to enter the property subject to this permit for inspection purposes. I understand that application to the Building Official for a permit is subject to the conditions and restriction hereon and including:

- Each person upon whose behalf this application is made and each person at whose request for whose benefit work is performed under or pursuant to any permit issued as a result of this application agrees to and shall, indemnify and hold harmless the City of Whittier, its officers, agents and employees.
- Any permit issued as a result of this application becomes null and void if work is not commenced within, or has become inactive for a period of, ONE HUNDRED EIGHTY (180) DAYS.
- The issuance or granting of a permit or approval as a result of inspection shall not be construed to be an approval or a violation of the provisions of any state or local codes or ordinances. Plan review or inspection approvals presuming to give authority to violate or cancel the provisions of any state or local codes or ordinances shall not be valid. It shall be the duty of the permit applicant to cause the work to remain accessible and exposed for inspection purposes. Neither the Building Official nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.

Print Name Andrew Wang
Signature [Signature]

Requires separate authorization form

Building Permit#	_____
Mechanical Permit#	_____
Electrical Permit#	<u>145663</u>
Plumbing Permit#	_____
Job Address	<u>12826 PHILADELPHIA</u>

Date 07/09/2014

2014
(Rev 05/12)



APPROVED

PLANNING DIVISION

ANY E... APPROVED PLAN REQUIRES
PR... FROM THE PLANNING DIVISION

CASE NO. 14-002 4/14/14

ASSOCI... DATE...
APPROVAL SUBJECT TO CONDITIONS & ITEMS CHECKED
BELOW:

- ☐ INTERIOR ONLY
- ☐ CONDITIONS OF APPROVAL APPLY
- ☐ FINAL RESOLUTION NO. _____
- ☐ FINAL INSPECTION REQUIRED
- ☒ MATERIALS & FINISHES SHALL
MATCH EXISTING BUILDING

Replace existing
exterior lighting
fixtures

Existing

2014

THIS FORM SHALL BE SUBMITTED WITH PLANNING APPROVAL TO THE BUILDING DIVISION WHEN APPLYING FOR BUILDING PERMITS

PROJECT ADDRESS: 12824 Philadelphia St. CASE NO.: DPC 14022

APN: 8139-024-027 TRACT NO. _____ LOT NO. _____

PROJECT DESCRIPTION: Replacement lighting

ZONING PAGE MAP NO 104 - 275 ZONE Uptm Centu

DATE APPROVED: 1/9/14 APPEAL PERIOD END: _____

REVIEWED BY:

☐ Don Dooley

☐ Luis G. Escobedo

☐ Jeff Adams

☒ Ellen Fitzgerald

☐ Sonya Lui

☐ Brooke Daley

BUILDING DIVISION:

☐ Please consult with planner prior to final.

☐ Please consult with planner prior to: _____ Foundation Pouring;
_____ Exterior Covering

☒ No consultation needed prior to final. Please drop in Planning box

Building Date Final: _____

☐ Matt Winter

☐ Chris Diercks

☐ Robert Horney

☐ Michelle Harencame

☐ Mike Moser

☐ _____

PLANNING – ONCE PERMIT IS FINALLED

☐ Green sheet entered in database Date entered: _____ BY _____
File Clearance Sheet as Appropriate



City of Whittier

Building & Safety Division
13230 Penn Street, Whittier, California 90602-1772
(562) 567-9339 (562) 567-9320 Fax (562) 567-2872

Project No.

14PR416

Permit valid for 180 days

PROJECT DATA					
No	NEW Street	Suffix	Unit No.	Project Valuation	
12826	Philadelphia	St	Suite C	\$ 3,000	
AIN	8139-024-027	LU Zone	USP	Use/Division	M
Lot	9	Case Ref	DRC-14-801	Const Type	V-B
Tract		Case Ref		No Stories	1
Crest Map	104-275	VHFHSZ		Sprinklered	No

PROPERTY OWNER					
Company Beverly Professionals Company LLC					
Last Name		First Name			
No	NEW Street	Suffix	Unit No		
12826	Philadelphia	St	Suite C		
PO Box	1188	Phone	(714) 826-8258		
City	Whittier	Fax			
State	CA	Zip	90601	E-Mail	

AGENT / CONTACT					
Company					
Last Name		First Name			
Pham		Tuan			
No	NEW Street	Suffix	Unit No		
PO Box		Phone	(714) 264-4898		
City		Fax			
State		Zip		E-Mail	

DESCRIPTION					
Alter/Remodel	1	EA	New ADA Counter		
		EA			
 Must meet ADA requirements					

ARCHITECT / ENGINEER / DESIGNER					
Company		TP Designs		Lic No.	
Last Name		Pham		First Name	
				Tuan	
No	NEW Street	Suffix	Unit No.		
9025	Warner	Ave	D		
PO Box		Phone	(714) 264-4898		
City	Fountain Valley	Fax			
State	CA	Zip	92708	E-Mail	

CONTRACTOR					
Company		Chris Do		Lic No. 894391	
Last Name		Do		First Name	
				Chris	
No	NEW Street	Suffix	Unit No.		
11742	Plamwod	Dr			
PO Box		Phone	(714) 422-4721		
City	Garden Grove	Fax			
State	CA	Zip	92840	E-Mail	

BUILDING PERMIT

INSPECTION RECORD				FEE CALCULATION		Date Issued February 18, 2015	
Setbacks		Roof In Prog		Valuation		Issued By C. Castillo	
Prior to Concrete Pour	Under/slab Mech	Prior to Cover of Fasteners	Roof Base Sht	Final / Adjusted Value \$ 3,000.00		TOTAL PLAN REVIEW BP1 \$ 120.00	
	Under/slab Elect		Ext. Lath	Added Plan Review Fees		150584	
	Under/slab Plmb		Ext. Siding	Added MEP Review - HR \$ -		Permit BP2 \$ 186.08	
	Footings / Steel		Insulation	Added Plan Review \$ 120.00		CA SIMP Fee Class 2.8 BP3 \$ 0.84	
	Slab/Reinforcing		Int. Lath			CA Green Bldg Fee BP3G \$ 4.00	
Prior to Rough Approval	Floor Framing	Prior to Cover w/ Soil	Drywall			GP Update Fee BP4 \$ 6.00	
	Underfloor Insul		T-Bar			Technology Fee TE \$ 24.00	
	1st Flr Framing		Site Sewer			Document Imaging Fee \$ -	
	2nd Flr Framing		Site Water			WRA Credits - EA BP2 \$ -	
	Roof Sheathing		Site Drainage	Credit / Prior Pmt - EA \$ -		TOTAL PERMIT, FEES \$ 220.92	
Prior to Wall Cover	Ext. Shear Pnl	Prior to Building Used or Occupied	Site Gas	Permit Fees		PERMIT NUMBER 150585	
	Gas Test		Site Elect	Permit Fee (based on Final Value) \$ 155.08		TOTAL (PLAN CHECK/PERMIT) \$ 340.92	
	Pimb Top Out		F. Mechanical	Filing Fee 1 EA \$ 31.00		VALIDATION	
	Smoke Chamber		F. Electrical			Application not valid unless Validation Form appears below	
	R. Mechanical		F. Plumbing			DATE 02/18/15 BY 14PR416	
	R. Electrical		Parks Dept.			DESCRIPTION AMOUNT	
	R. Plumbing		Fire Dept.			ZONING&SUBDIVISION F \$104.00	
	Planning Div		Ping Final Required No BD			PLAN CHECK FEE \$120.00	
	R. Framing		Planning Div			PERMIT FEE \$186.08	
	Smoke Detectors		PW Dept			STATE TAX-STRONG HOT \$.84	
Carbon Monoxide	Final Building	Credit / Prior Pmt - EA \$ -		STATE TAX-GREEN BLDG \$4.00			
COMMENTS				Other Fees Paid		GENERAL PLAN UPDATE \$6.00	
				LA County Sanitation District \$ -		TECH FEE BLDG PERMIT \$24.00	
				AIPP (In-Lieu) Fee \$ -		TOTAL PAID \$444.92	
				Parks (In-Lieu) Fee \$ -		CASH PAID: \$444.92	
				Development Impact Fees \$ -			
				Other \$ -			
				\$ -			
				\$ -			
				\$ -			
				\$ -			
				\$ -			

2015

DECLARATIONS

1. LICENSED CONTRACTOR DECLARATION:

I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the California Business and Professions Code, and my license is in full force and effect.
License No. and Class AB 894391 Expiration 04/30/2015 Contractor's Signature [Signature]

2. OWNER / BUILDER DECLARATION:

I hereby affirm under penalty of perjury that I am exempt from the Contractors' State License Law for the reason(s) indicated below by the check mark(s) I have placed next to the applicable item(s) (Business and Professions Code Section 7031.5: Any city or county that requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for the permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors' State License Law Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code or that he or she is exempt from licensure and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).):

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do ☐ all or ☐ portions of the work, and the structure is not intended or offered for sale (Business and Professions Code Section 7044: The Contractor's State License Law does not apply to an owner of a property who, through employees' or personal effort, builds or improves the property, provided that the improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the Owner-Builder will have the burden of proving that it was not built or improved for the purpose of sale.).

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Business and Professions Code Section 7044: The Contractors' State License Law does not apply to an owner of property who builds or improves thereon, and who contracts for the project(s) with a licensed contractor pursuant to the Contractors' State License Law.).

☐ I certify that, in the performance of the work from licensure under the Contractors' State License Law for the following reason(s): _____

By my signature below I acknowledge that, except for my personal residence in which I must have resided for at least one year prior to completion of the improvements covered by this permit, I cannot legally sell a structure that I have built as an owner-builder if it has not been constructed in its entirety by licensed contractors. I understand that a copy of the applicable law, Section 7044 of the Business and Professions Code, is available upon request when this application is submitted or at the following Web site: <http://www.leginfo.ca.gov/calaw.html>.

Property Owner or Authorized Agent signature _____ Date: _____

3. WORKERS' COMPENSATION DECLARATION:

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

I hereby affirm under penalty of perjury one of the following declarations:

☐ I have and will maintain a certificate of consent to self-insure for workers' compensation, issued by the Director of Industrial Relations as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. Policy No. _____

☐ I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier _____ Policy No. _____ Expiration Date _____

☒ I certify that, in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that, if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

4. CONSTRUCTION LENDING AGENCY DECLARATION:

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Civil Code Section 3097).

Lender's Name _____ Address _____

5. HAZARDOUS MATERIALS DECLARATION:

Will the applicant or future building occupant handle a hazardous material or a mixture containing a hazardous material equal to or greater than the amounts specified on the hazardous materials guide? ☐ Yes ☒ No

Will the intended use of the building by the applicant or future building occupant require a permit for construction or modification from the South Coast Air Quality Management District (see SCAQMD permitting checklist for guidelines)? ☐ Yes ☒ No

I have read the hazardous materials information guide and the SCAQMD permitting checklist. I understand my requirements under the Los Angeles County Code Title 2, Chapter 2.28, Sections 2.20.100 through 2.20.140 concerning hazardous materials reporting and for obtaining a permit from the SCAQMD.

CHRIS DO
Print Owner or Agent Name

6. PERMIT APPLICANT DECLARATION:

By my signature below, I certify to each of the following:

☒ I am a California licensed contractor, or

☐ I am the property owner, or

☐ I am authorized to act on behalf of the property owner*

Building Permit#	<u>150588</u>
Mechanical Permit#	<u> </u>
Electrical Permit#	<u> </u>
Plumbing Permit#	<u> </u>
Job Address	<u>12826 Philadelphia</u>

I have read this construction permit application and the information I have provided is correct. I agree to comply with all applicable city and county ordinances and state laws relating to building construction and by my signature below further indicate that I understand said code requirements for the work to be performed. I authorize representatives of the City of Whittier to enter the property subject to this permit for inspection purposes. I understand that application to the Building Official for a permit is subject to the conditions and restriction hereon and including:

- Each person upon whose behalf this application is made and each person at whose request for whose benefit work is performed under or pursuant to any permit issued as a result of this application agrees to and shall, indemnify and hold harmless the City of Whittier, its officers, agents and employees.
- Any permit issued as a result of this application becomes null and void if work is not commenced within, or has become inactive for a period of, ONE HUNDRED EIGHTY (180) DAYS.
- The issuance or granting of a permit or approval as a result of inspection shall not be construed to be an approval or a violation of the provisions of any state or local codes or ordinances. Plan review or inspection approvals presuming to give authority to violate or cancel the provisions of any state or local codes or ordinances shall not be valid. It shall be the duty of the permit applicant to cause the work to remain accessible and exposed for inspection purposes. Neither the Building Official nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.

Print Name CHRIS DO

Signature [Signature]

Date 2/18/2015

2015

* Requires separate authorization form

APPENDIX D:
SANBORN FIRE INSURANCE MAPS



12826 PHILADELPHIA ST
12826 PHILADELPHIA ST
WHITTIER, CA 90602

Inquiry Number: 6324469.3
January 07, 2021

Certified Sanborn® Map Report



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

01/07/21

Site Name:

12826 PHILADELPHIA ST
12826 PHILADELPHIA ST
WHITTIER, CA 90602
EDR Inquiry # 6324469.3

Client Name:

PIC Environmental Services
2619 Sierra Way
La Verne, CA 91750
Contact: Tim Hersch



The Sanborn Library has been searched by EDR and maps covering the target property location as provided by PIC Environmental Services 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.

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Certified Sanborn Results:

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PO # NA

Project E4364

Maps Provided:

1962	1891
1961	1888
1949	
1925	
1912	
1907	
1900	
1894	



Sanborn® Library search results

Certification #: 9D8B-4B2C-B355

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™

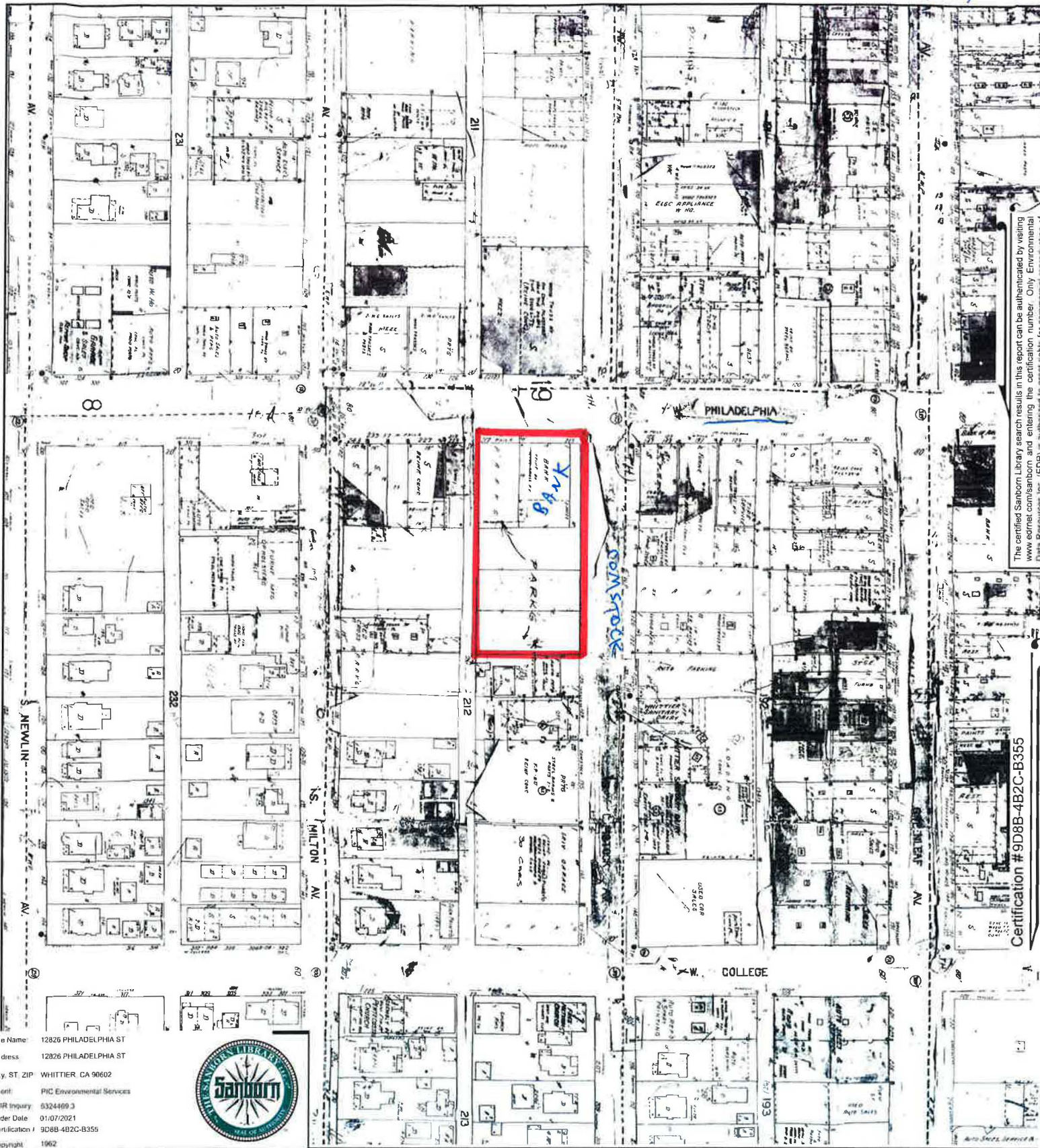
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 Publication: 9068-4B2C-B355
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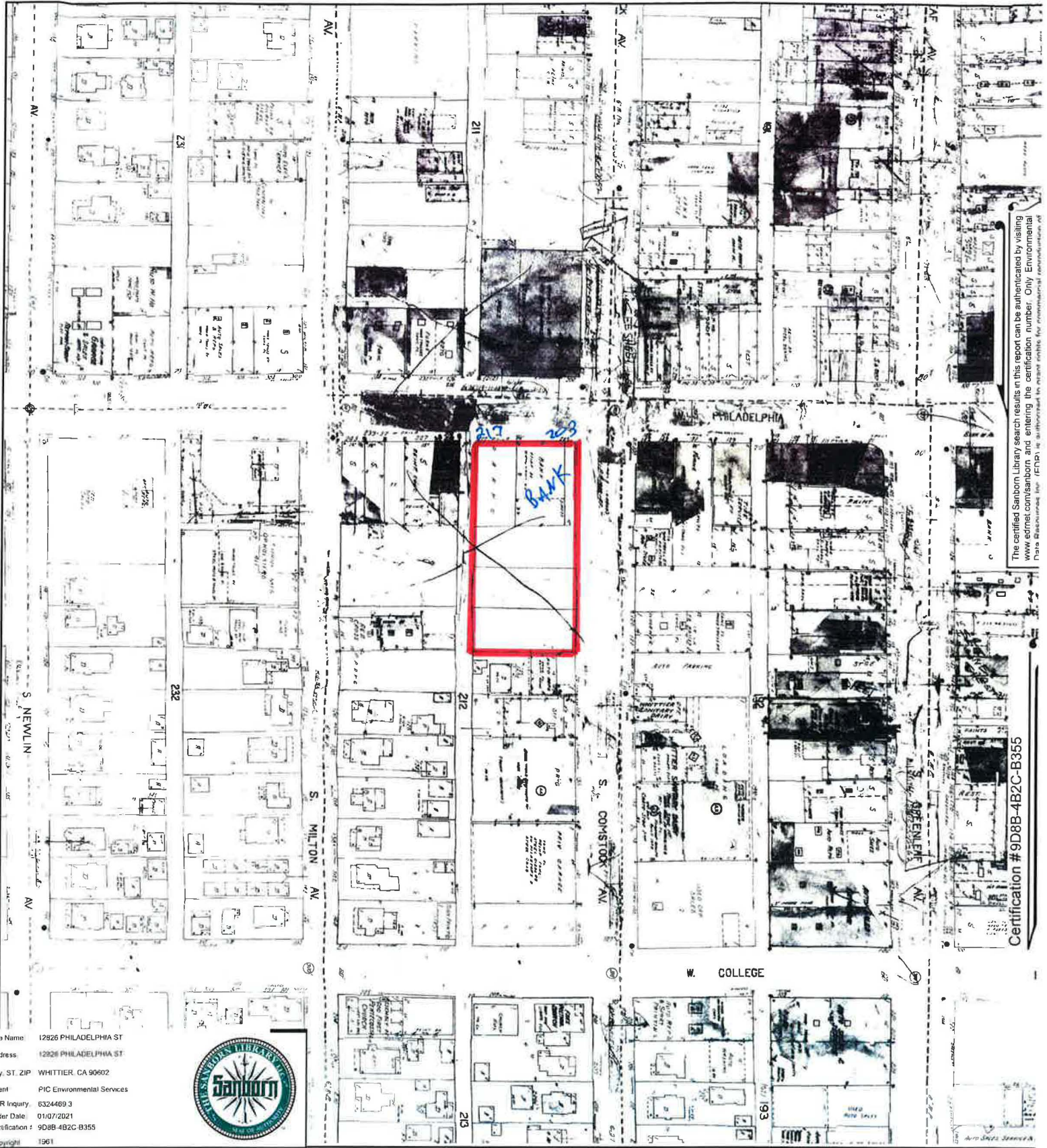


28	19
29	20

Volume 1, Sheet 29
 Volume 1, Sheet 28
 Volume 1, Sheet 20
 Volume 1, Sheet 19

0 Feet 150 300 60





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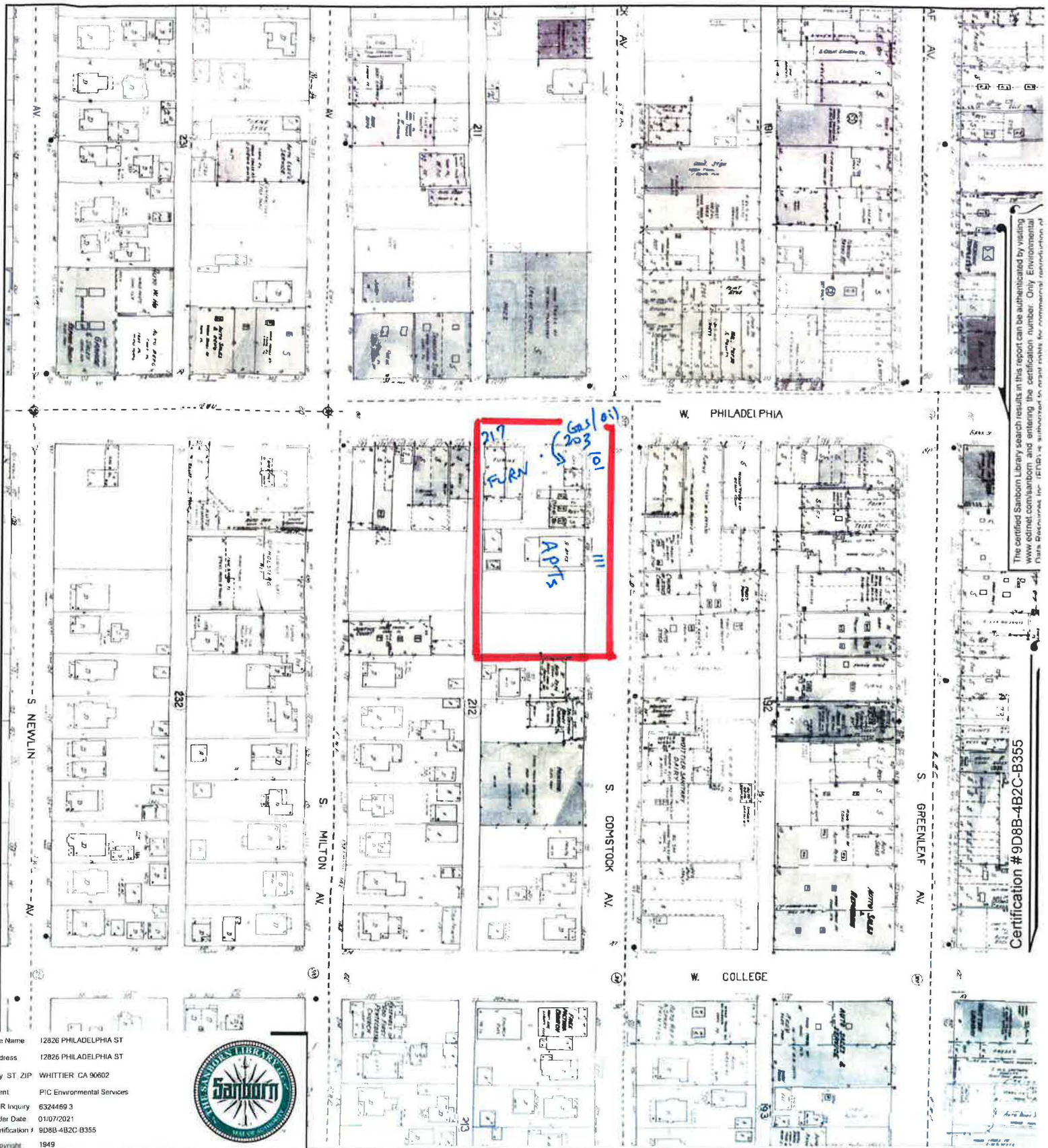


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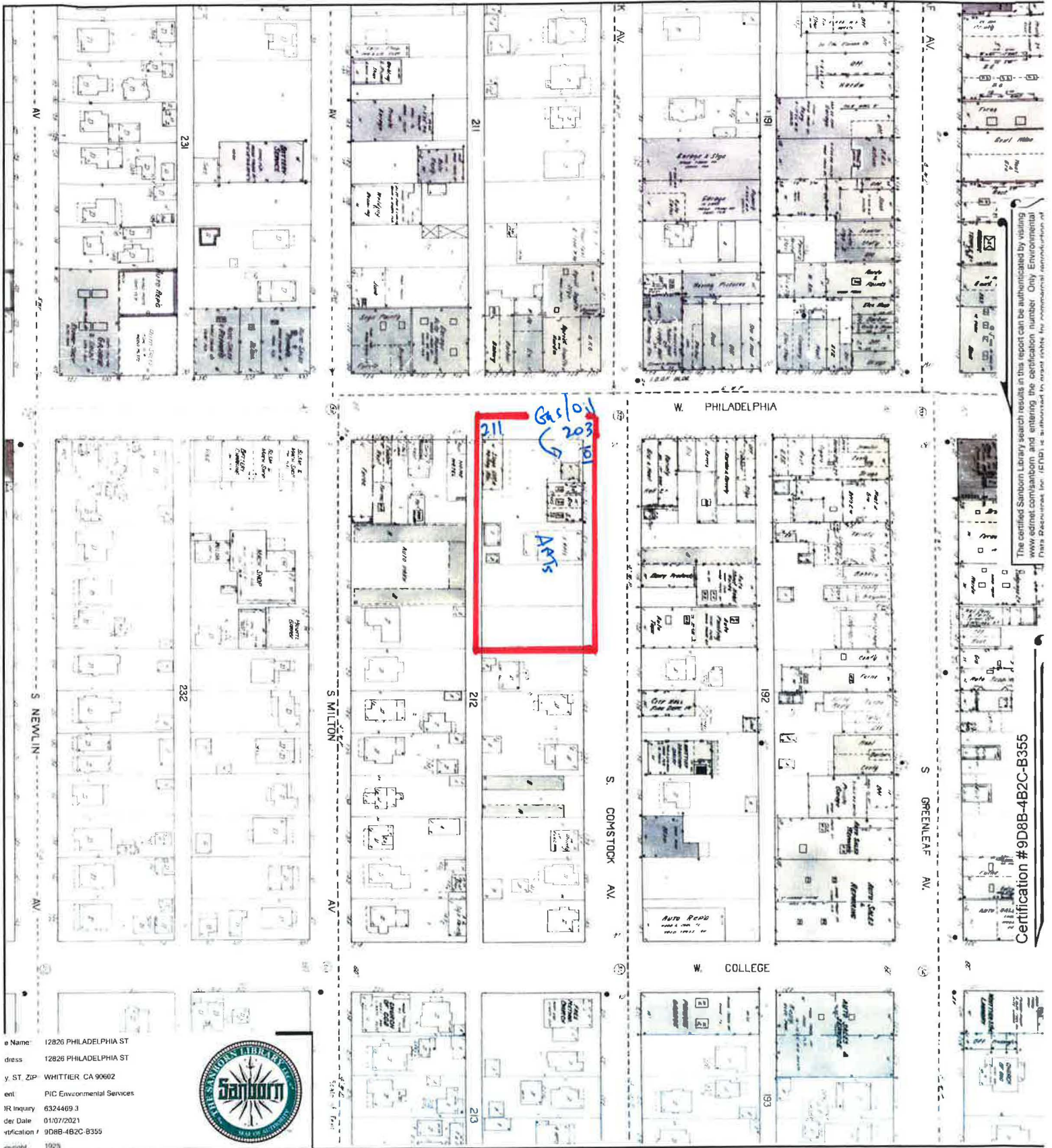


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Volume 1, Sheet 29
 Volume 1, Sheet 28
 Volume 1, Sheet 20
 Volume 1, Sheet 19

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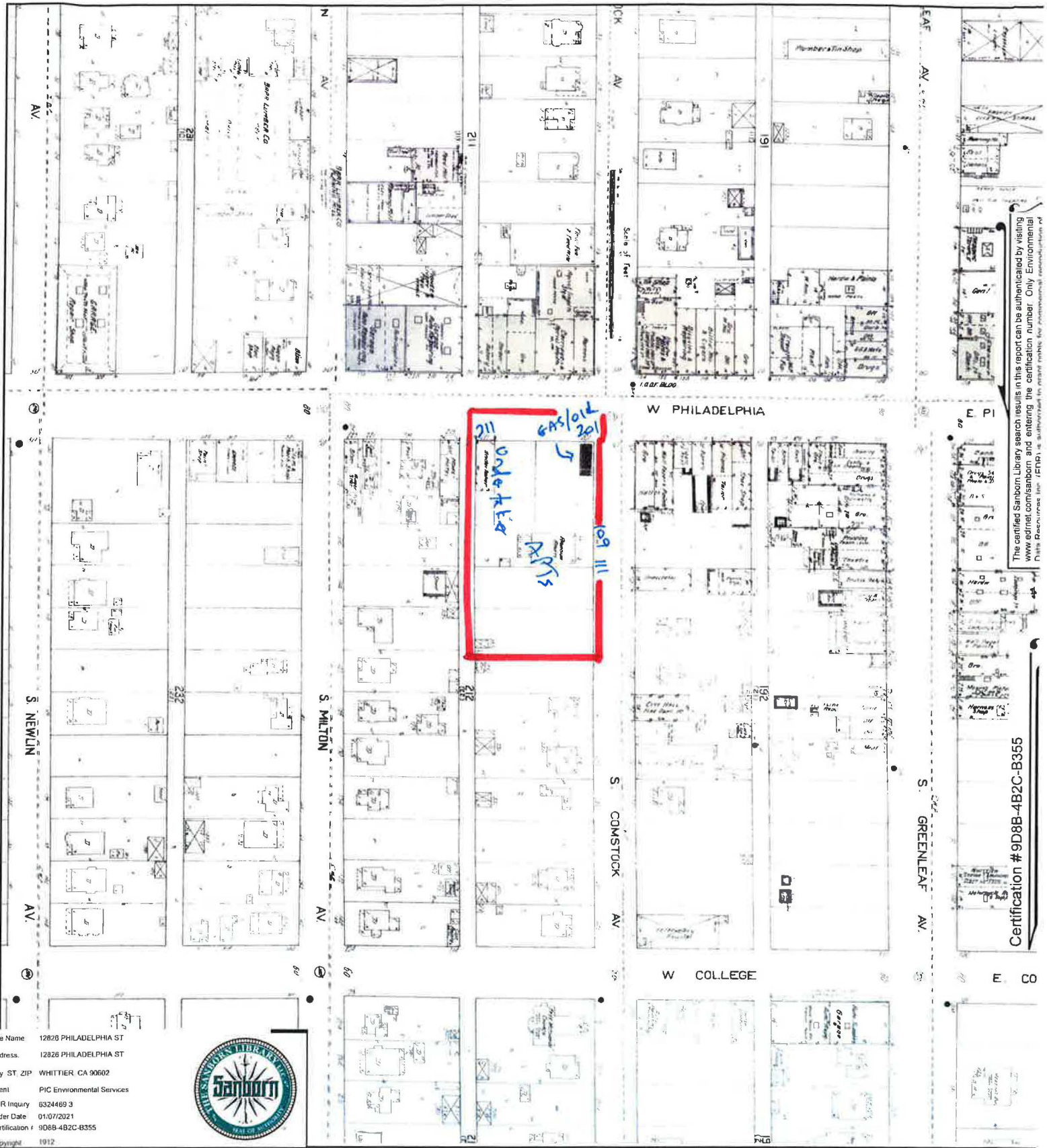


28	19
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Volume 1, Sheet 29
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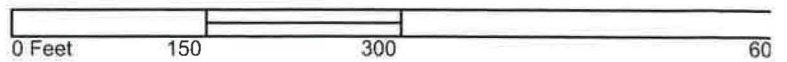


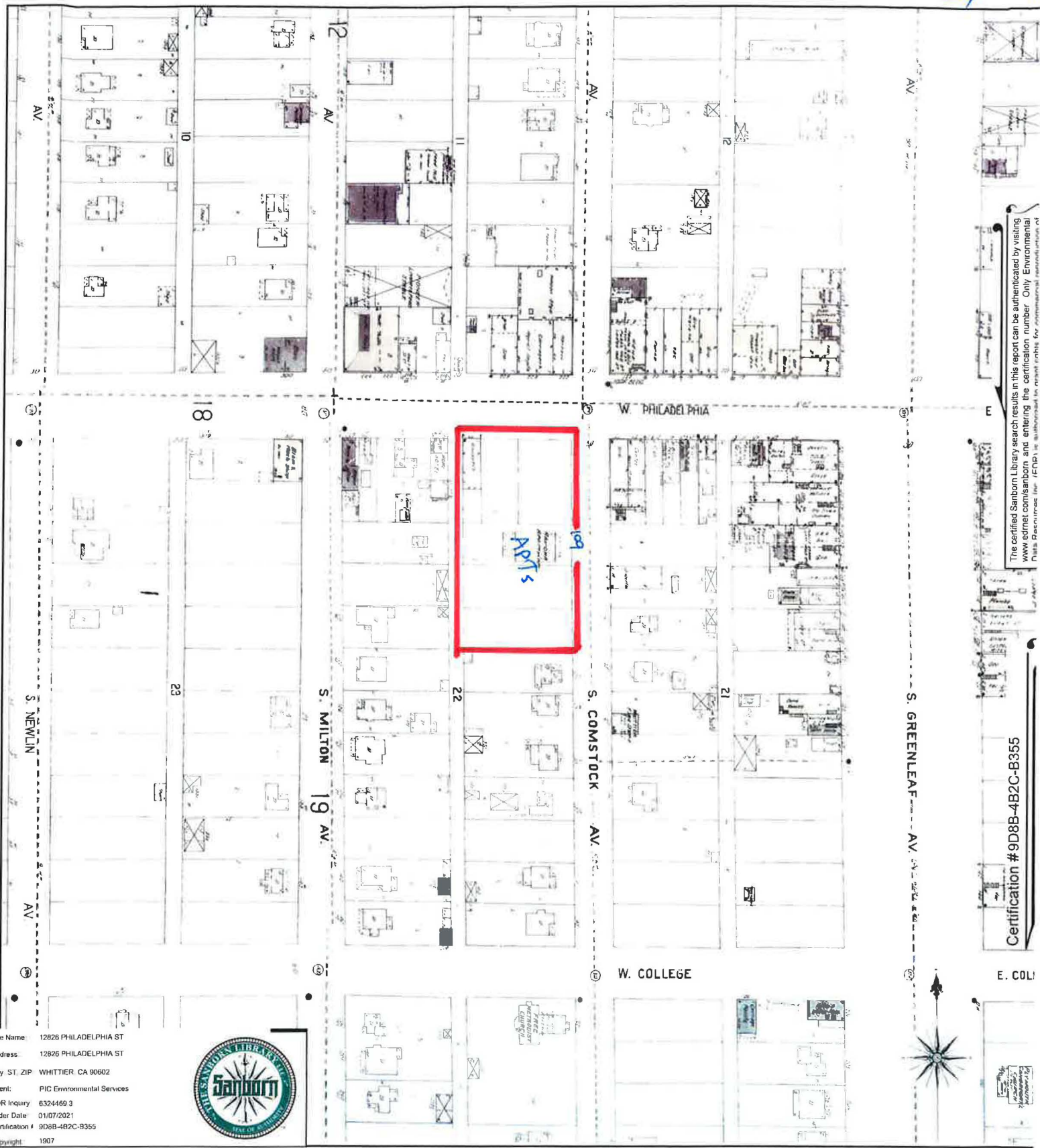
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Volume 1, Sheet 24
 Volume 1, Sheet 23
 Volume 1, Sheet 17
 Volume 1, Sheet 16





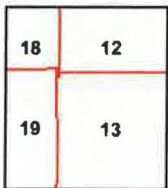
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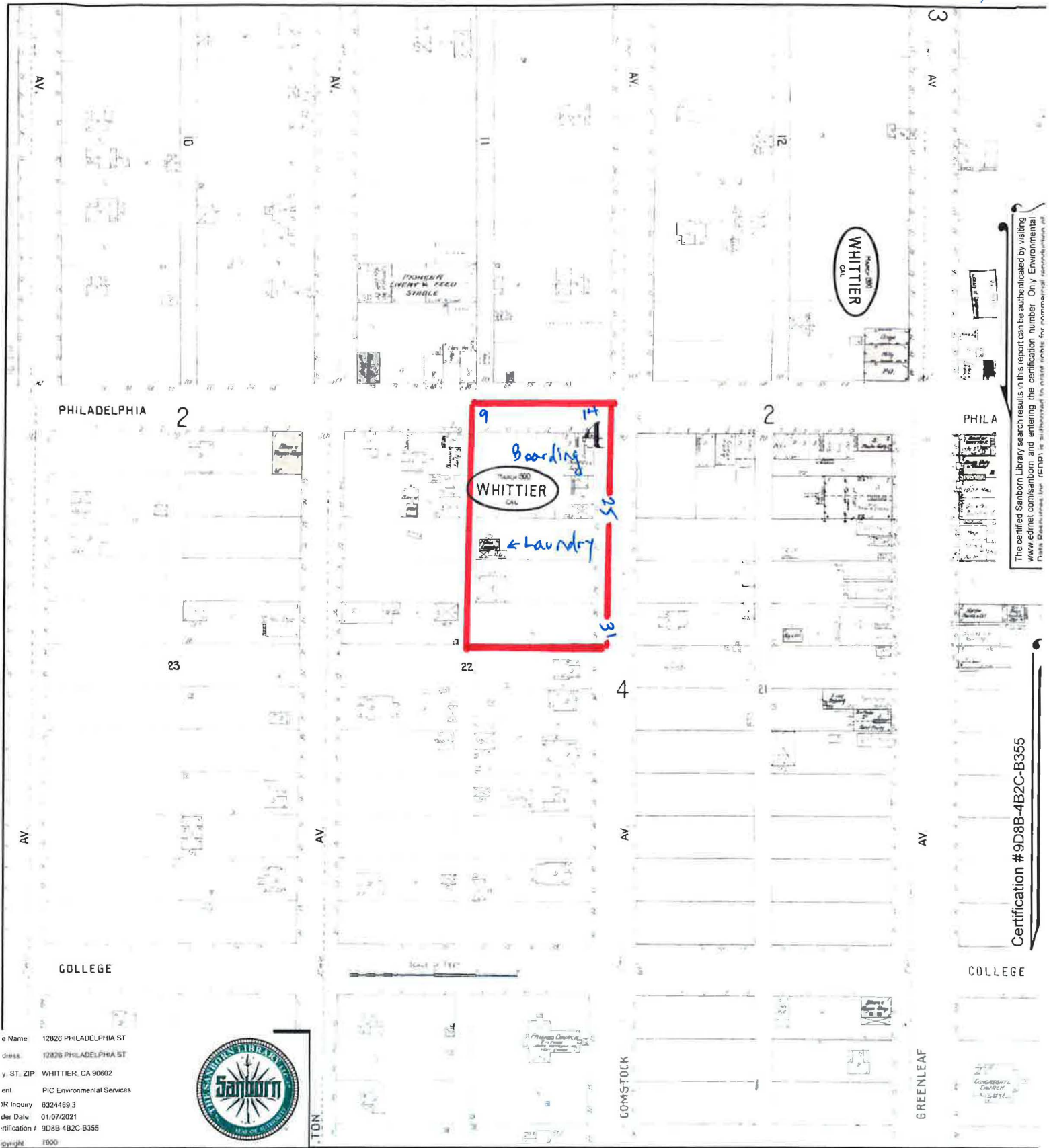
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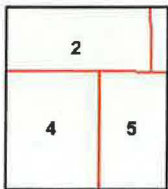
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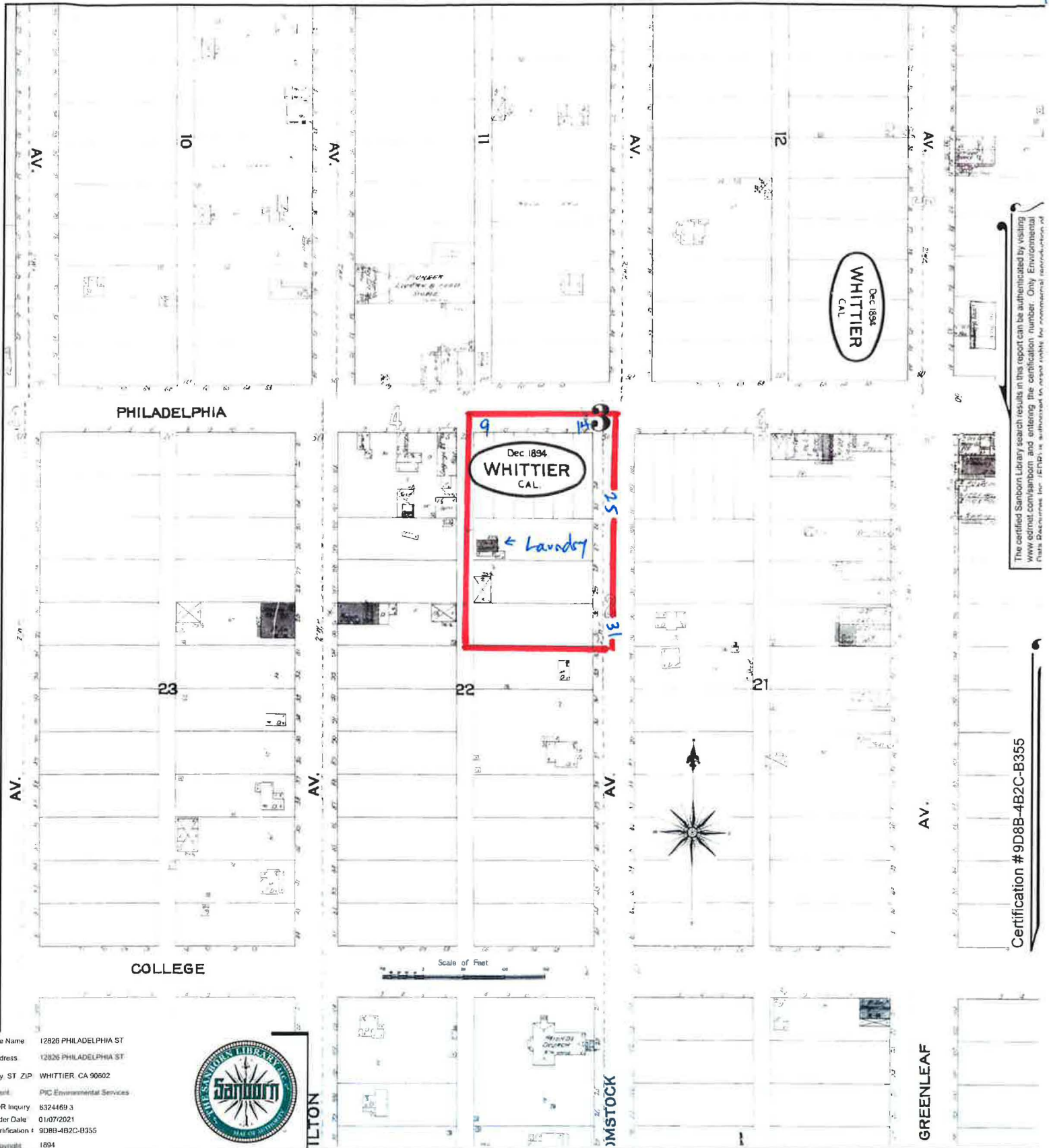
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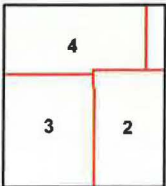
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Volume 1, Sheet 4
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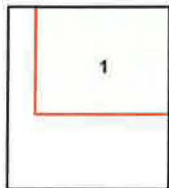
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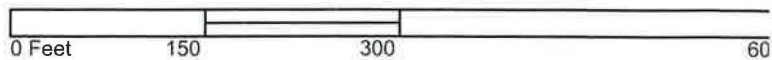
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