Table 20
Estimated Risks and Hazards - Residential Child 2-ft bgs or less

and 0.05 for insecticides (Table 2, DTSC 1999)
The exposure point concentration (mg/kg) was either the maximum detected concentration or the UCL, whichever value was less (USEPA 2004)
Those analytes that have RfDs and/or RfCs were evaluated as noncarcinogens, i.e., hazard was estimated.
Those analytes that have SFs were evaluated as carcinogens, i.e., risk was estimated.
Those analytes that have both SFs and RfDs were evaluated as carcinogens and noncarcinogens.
Blank cell indicates analyte was not assessed due to an incomplete exposure pathway, or was assessed as either a carcinogen or noncarcinogen, only, not both
Those analytes that have both SFs and RfDs were evaluated as carcinogens and noncarcinogens.
Blank cell indicates analyte was not assessed due to an incomplete exposure pathway, or was assessed as either a carcinogen or noncarcinogen, only, not both

Table 21
Estimated Risks and Hazards - Residential Child 5-ft bgs or less

ANALYTE	RISKo	RISKi	HAZARDo	HAZARDi
dichlorofluoromethane in soil gas				1.40E-04
methylene chloride in soil gas		2.90E-08		1.70E-04
trans-1,2-DCE in soil gas				2.20E-04
1,1-DCA in soil gas		3.00E-08		6.30E-05
cis-1,2-DCE in soil gas				4.40E-02
benzene in soil gas		6.20E-07		1.60E-03
TCE in soil gas		4.70E-07		9.10E-04
PCE in soil gas		1.90E-07		2.20E-03
m-xylene in soil gas				4.60E-03
toluene in soil gas				6.60E-04
chlorobenzene in soil gas				6.90E-05
cumene in soil gas				1.60E-04
o-xylene in soil gas				1.80E-03
1,3,5-trimethylbenzene in soil gas				3.10E-03
trichlorofluoromethane in soil gas				3.40E-05
naphthalene in soil gas		1.40E-06		3.20E-02
carbon disulfide in soil gas				2.20E-04
acetone			7.84E-07	5.67E-14
benzene	1.00E-09	4.64E-10	5.84E-06	3.61E-10
toluene			8.01E-08	3.06E-13
Aroclor-1254	3.83E-06	6.57E-15	2.23E-01	
chlordane	3.98E-09	2.47E-21	5.30E-05	8.22E-08
fluoranthene			3.06E-02	
pyrene			2.56E-01	
C13-C22			5.00E-06	
C23-C36			1.29E-07	
antimony			1.50E-01	
barium			2.82E-03	2.73E-03
beryllium		2.30E-14	1.32E-03	3.20E-04
cadmium		3.30E-13	2.05E-02	5.12E-03
chromium III (1:6 ratio CrVI : CrIII)			3.10E-04	
chromium VI (1:6 ratio CrVI : CrIII)		4.89E-11		2.24E-03
cobalt			1.54E-01	1.87E-02
copper			4.34E-02	
molybdenum			1.38E-02	
nickel		3.23E-13	6.83E-03	1.66E-02
selenium			2.45E-03	1.49E-06
silver			1.03E-03	
vanadium			2.06E-02	2.50E-03
zinc			2.71E-02	
mercury			1.64E-02	2.12E-05
SUM RISK	3.83E-06	2.74E-06		
SUM HAZARD			9.70E-01	1.40E-01
HAZARD INDEX = 1.1				
SUM RISK = 6.6E-06				

RISKo = Risk estimated for the ingestion and dermal routes of exposure using Figure 5 (DTSC 1999)
RISKi = Risk estimated for the inhalation route of exposure for VOCs using Figures 2.5, 2.6, 2.7 & 2.8 and Figure 7 (DTSC 1999); and for non-VOCs using Figures 2.4 and 2.8 and Figure 7 (DTSC 1999).
HAZARDi = Hazard estimated for the inhalation route of exposure for VOCs using Figures 2.5, 2.6, 2.7 & 2.8 (DTSC 1999) and Equations 7 and 12 (USEPA 2009); and for non-VOCs using Figures 2.4 and 2.8 (DTSC 1999) and Equations 7 and 12 (USEPA 2009).

Table 21
Estimated Risks and Hazards - Residential Child 5-ft bgs or less

HAZARDo = Hazard estimated for the ingestion and dermal routes of exposure using Figure 6 (DTSC 1999)
ABS = 0.10 for C13-C22, C23-C36; 0.15 for PAHs, 0.01 for most metals, 0.001 for cadmium and 0.05 for insecticides (Table 2, DTSC 1999)
The exposure point concentration (mg/kg) was either the maximum detected concentration or the UCL, whichever value was less (USEPA 2004)
Those analytes that have RfDs and/or RfCs were evaluated as noncarcinogens, i.e., hazard was estimated.
Those analytes that have SFs were evaluated as carcinogens, i.e., risk was estimated.
Those analytes that have both SFs and RfDs were evaluated as carcinogens and noncarcinogens.
Blank cell indicates analyte was not assessed due to an incomplete exposure pathway, or was assessed as either a carcinogen or noncarcinogen, only, not both
Those analytes that have both SFs and RfDs were evaluated as carcinogens and noncarcinogens.
Blank cell indicates analyte was not assessed due to an incomplete exposure pathway, or was assessed as either a carcinogen or noncarcinogen, only, not both

Table 22
Estimated Risks and Hazards - Residential Child 15-ft bgs or less

ANALYTE	RISKo	RISKi	HAZARDo	HAZARDi
dichlorofluoromethane in soil gas				1.40E-04
methylene chloride in soil gas		2.90E-08		1.70E-04
trans-1,2-DCE in soil gas				2.20E-04
1,1-DCA in soil gas		3.00E-08		6.30E-05
cis-1,2-DCE in soil gas				4.40E-02
benzene in soil gas		6.20E-07		1.60E-03
TCE in soil gas		4.70E-07		9.10E-04
PCE in soil gas		1.90E-07		2.20E-03
m-xylene in soil gas				4.60E-03
toluene in soil gas				6.60E-04
chlorobenzene in soil gas				6.90E-05
cumene in soil gas				1.60E-04
o-xylene in soil gas				1.80E-03
1,3,5-trimethylbenzene in soil gas				3.10E-03
trichlorofluoromethane in soil gas				3.40E-05
naphthalene in soil gas		1.40E-06		3.20E-02
carbon disulfide in soil gas				2.20E-04
acetone			7.84E-07	5.67E-14
benzene	1.00E-09	4.64E-19	5.84E-06	3.61E-10
toluene			8.01E-08	3.06E-13
Aroclor-1254	3.83E-06	6.57E-15	2.23E-01	
chlordane	3.98E-09	2.47E-21	5.30E-05	8.22E-08
fluoranthene			1.60E-01	
pyrene			4.04E-01	
C13-C22			4.56E-06	
C23-C36			1.01E-07	
antimony			1.40E-01	
barium			2.67E-03	2.59E-03
beryllium		2.30E-14	1.32E-03	3.20E-04
cadmium		5.17E-13	3.22E-02	8.04E-03
chromium III (1:6 ratio CrVI : CrIII)			2.84E-04	
chromium VI (1:6 ratio CrVI : CrIII)		4.50E-11		2.24E-03
cobalt			1.46E-01	1.78E-02
copper			4.47E-02	
molybdenum			1.26E-02	
nickel		2.94E-13	6.22E-03	1.51E-02
selenium			2.96E-03	1.80E-06
silver			9.73E-04	
vanadium			2.06E-02	2.50E-03
zinc			2.35E-02	
mercury			1.45E-02	1.87E-05
SUM RISK	3.83E-06	2.74E-06		
SUM HAZARD			1.24E+00	1.41E-01
HAZARD INDEX = 1.2				
SUM RISK = 6.6E-06				

RISKo = Risk estimated for the ingestion and dermal routes of exposure using Figure 5 (DTSC 1999)
RISKi = Risk estimated for the inhalation route of exposure for VOCs using Figures 2.5, 2.6, 2.7 & 2.8 and Figure 7 (DTSC 1999); and for non-VOCs using Figures 2.4 and 2.8 and Figure 7 (DTSC 1999).
HAZARDi = Hazard estimated for the inhalation route of exposure for VOCs using Figures 2.5, 2.6, 2.7 & 2.8 (DTSC 1999) and Equations 7 and 12 (USEPA 2009); and for non-VOCs using Figures 2.4 and 2.8 (DTSC 1999) and Equations 7 and 12 (USEPA 2009).

Table 22
Estimated Risks and Hazards - Residential Child 15-ft bgs or less

HAZARDo = Hazard estimated for the ingestion and dermal routes of exposure using Figure 6 (DTSC 1999)
ABS = 0.10 for C13-C22, C23-C36; 0.15 for PAHs, 0.01 for most metals, 0.001 for cadmium and 0.05 for insecticides (Table 2, DTSC 1999)
The exposure point concentration (mg/kg) was either the maximum detected concentration or the UCL, whichever value was less (USEPA 2004)
Those analytes that have RfDs and/or RfCs were evaluated as noncarcinogens, i.e., hazard was estimated.
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Those analytes that have both SFs and RfDs were evaluated as carcinogens and noncarcinogens.
Blank cell indicates analyte was not assessed due to an incomplete exposure pathway, or was assessed as either a carcinogen or noncarcinogen, only, not both

Table 23 - Summary of Risks and Hazards

VOCs, TPH and Metals 2-ft bgs or <	Receptor Populations					
	Commercial Worker	Construction Worker	Residential		Recreational	
			Adult	Child	Adult	Child
Hazard Index	0.6	0.2	0.7	1	0.04	0.07
Σ Risk	2.5E-06	2.1E-07	4.5E-06	6.6E-06	5.0E-08	1.0E-07

VOCs, TPH, PAHs and Metals 5-ft bgs or <	Receptor Populations					
	Commercial Worker	Construction Worker	Residential		Recreational	
			Adult	Child	Adult	Child
Hazard Index	0.7	0.2	0.6	1	0.06	0.14
Σ Risk	2.5E-06	2.1E-07	4.5E-06	6.6E-06	5.0E-08	1.0E-07

VOCs, TPH, PAHs and Metals 15-ft bgs or <	Receptor Populations					
	Commercial Worker	Construction Worker	Residential		Recreational	
			Adult	Child	Adult	Child
Hazard Index	0.8	0.2	0.08	1	0.08	0.15
Σ Risk	2.5E-06	2.1E-07	4.5E-06	6.6E-06	5.0E-08	1.0E-07

LEAD RISK ASSESSMENT SPREADSHEET
CALIFORNIA DEPARTMENT OF TOXIC SUBSTANCES CONTROL

USER'S GUIDE to version 7

INPUT	
MEDIUM	LEVEL
Lead in Air (ug/m^3)	0.028
Lead in Soil/Dust (ug/g)	1357.0
Lead in Water (ug/l)	5
% Home-grown Produce	
(ug/m^3)	1.5

OUTPUT							
	Percentile Estimate of Blood Pb (ug/dl)					PRG-99	PRG-95
	50th	90th	95th	98th	99th	(ug/g)	(ug/g)
BLOOD Pb, ADULT	1.8	3.3	3.9	4.8	5.4	3026	4417
BLOOD Pb, CHILD	10.5	19.2	22.8	27.7	31.5	345	525
BLOOD Pb, PICA CHILD	20.1	36.7	43.4	52.8	60.0	173	264
BLOOD Pb, OCCUPATION/	1.4	2.6	3.1	3.7	4.2	4344	6333

EXPOSURE PARAMETERS			
	units	adults	children
Days per week	days/wk	7	
Days per week, occupational		5	
Geometric Standard Deviation		1.6	
Blood lead level of concern (ug/dl)		10	
Skin area, residential	cm^2	5700	2900
Skin area occupational	cm^2	2900	
Soil adherence	ug/cm^2	70	200
Dermal uptake constant	(ug/dl)/(ug/c	0.0001	
Soil ingestion	mg/day	50	100
Soil ingestion, pica	mg/day		200
Ingestion constant	(ug/dl)/(ug/c	0.04	0.16
Bioavailability	unitless	0.44	
Breathing rate	m^3/day	20	6.8
Inhalation constant	(ug/dl)/(ug/c	0.08	0.19
Water ingestion	l/day	1.4	0.4
Food ingestion	kg/day	1.9	1.1
Lead in market basket	ug/kg	3.1	
Lead in home-grown produce	ug/kg	610.7	

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PATHWAYS						
ADULTS	Residential			Occupational		
	Pathway contribution			Pathway contribution		
Pathway	PEF	ug/dl	percent	PEF	ug/dl	percent
Soil Contact	3.8E-5	0.05	3%	1.4E-5	0.02	1%
Soil Ingestion	8.8E-4	1.19	66%	6.3E-4	0.85	60%
Inhalation, bkgrnd		0.05	3%		0.03	2%
Inhalation	2.5E-6	0.00	0%	1.8E-6	0.00	0%
Water Ingestion		0.28	15%		0.28	20%
Food Ingestion, bkgrnd		0.23	13%		0.23	16%
Food Ingestion	0.0E+0	0.00	0%			0%

CHILDREN	typical			with pica		
	Pathway contribution			Pathway contribution		
Pathway	PEF	ug/dl	percent	PEF	ug/dl	percent
Soil Contact	5.6E-5	0.08	1%		0.08	0%
Soil Ingestion	7.0E-3	9.55	91%	1.4E-2	19.11	95%
Inhalation	2.0E-6	0.00	0%		0.00	0%
Inhalation, bkgrnd		0.04	0%		0.04	0%
Water Ingestion		0.32	3%		0.32	2%
Food Ingestion, bkgrnd		0.54	5%		0.54	3%
Food Ingestion	0.0E+0	0.00	0%		0.00	0%

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USER'S GUIDE to version 7

INPUT	
MEDIUM	LEVEL
Lead in Air (ug/m^3)	0.028
Lead in Soil/Dust (ug/g)	893.1
Lead in Water (ug/l)	5
% Home-grown Produce	
(ug/m^3)	1.5

OUTPUT							
	Percentile Estimate of Blood Pb (ug/dl)					PRG-99	PRG-95
	50th	90th	95th	98th	99th	(ug/g)	(ug/g)
BLOOD Pb, ADULT	1.4	2.5	3.0	3.6	4.1	3026	4417
BLOOD Pb, CHILD	7.2	13.2	15.6	19.0	21.6	345	525
BLOOD Pb, PICA CHILD	13.5	24.7	29.2	35.5	40.4	173	264
BLOOD Pb, OCCUPATION	1.1	2.0	2.4	2.9	3.4	4344	6333

EXPOSURE PARAMETERS			
	units	adults	children
Days per week	days/wk	7	
Days per week, occupational		5	
Geometric Standard Deviation		1.6	
Blood lead level of concern (ug/dl)		10	
Skin area, residential	cm^2	5700	2900
Skin area occupational	cm^2	2900	
Soil adherence	ug/cm^2	70	200
Dermal uptake constant	(ug/dl)/(ug/d	0.0001	
Soil ingestion	mg/day	50	100
Soil ingestion, pica	mg/day		200
Ingestion constant	(ug/dl)/(ug/d	0.04	0.16
Bioavailability	unitless	0.44	
Breathing rate	m^3/day	20	6.8
Inhalation constant	(ug/dl)/(ug/d	0.08	0.19
Water ingestion	l/day	1.4	0.4
Food ingestion	kg/day	1.9	1.1
Lead in market basket	ug/kg	3.1	
Lead in home-grown produce	ug/kg	401.9	

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PATHWAYS						
ADULTS	Residential			Occupational		
	Pathway contribution			Pathway contribution		
Pathway	PEF	ug/dl	percent	PEF	ug/dl	percent
Soil Contact	3.8E-5	0.03	2%	1.4E-5	0.01	1%
Soil Ingestion	8.8E-4	0.79	57%	6.3E-4	0.56	50%
Inhalation, bkgrnd		0.05	3%		0.03	3%
Inhalation	2.5E-6	0.00	0%	1.8E-6	0.00	0%
Water Ingestion		0.28	20%		0.28	25%
Food Ingestion, bkgrnd		0.23	17%		0.23	21%
Food Ingestion	0.0E+0	0.00	0%			0%

CHILDREN	typical			with pica		
	Pathway contribution			Pathway contribution		
Pathway	PEF	ug/dl	percent	PEF	ug/dl	percent
Soil Contact	5.6E-5	0.05	1%		0.05	0%
Soil Ingestion	7.0E-3	6.29	87%	1.4E-2	12.57	93%
Inhalation	2.0E-6	0.00	0%		0.00	0%
Inhalation, bkgrnd		0.04	1%		0.04	0%
Water Ingestion		0.32	4%		0.32	2%
Food Ingestion, bkgrnd		0.54	7%		0.54	4%
Food Ingestion	0.0E+0	0.00	0%		0.00	0%

LEAD RISK ASSESSMENT SPREADSHEET
CALIFORNIA DEPARTMENT OF TOXIC SUBSTANCES CONTROL

USER'S GUIDE to version 7

INPUT	
MEDIUM	LEVEL
Lead in Air (ug/m^3)	0.028
Lead in Soil/Dust (ug/g)	843.6
Lead in Water (ug/l)	5
% Home-grown Produce	
(ug/m^3)	1.5

OUTPUT							
	Percentile Estimate of Blood Pb (ug/dl)					PRG-99	PRG-95
	50th	90th	95th	98th	99th	(ug/g)	(ug/g)
BLOOD Pb, ADULT	1.3	2.4	2.9	3.5	4.0	3026	4417
BLOOD Pb, CHILD	6.9	12.6	14.9	18.1	20.6	345	525
BLOOD Pb, PICA CHILD	12.8	23.4	27.7	33.7	38.3	173	264
BLOOD Pb, OCCUPATION/	1.1	2.0	2.4	2.9	3.3	4344	6333

EXPOSURE PARAMETERS			
	units	adults	children
Days per week	days/wk	7	
Days per week, occupational		5	
Geometric Standard Deviation		1.6	
Blood lead level of concern (ug/dl)		10	
Skin area, residential	cm^2	5700	2900
Skin area occupational	cm^2	2900	
Soil adherence	ug/cm^2	70	200
Dermal uptake constant	(ug/dl)/(ug/c	0.0001	
Soil ingestion	mg/day	50	100
Soil ingestion, pica	mg/day		200
Ingestion constant	(ug/dl)/(ug/c	0.04	0.16
Bioavailability	unitless	0.44	
Breathing rate	m^3/day	20	6.8
Inhalation constant	(ug/dl)/(ug/c	0.08	0.19
Water ingestion	l/day	1.4	0.4
Food ingestion	kg/day	1.9	1.1
Lead in market basket	ug/kg	3.1	
Lead in home-grown produce	ug/kg	379.6	

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PATHWAYS						
ADULTS	Residential			Occupational		
	Pathway contribution			Pathway contribution		
Pathway	PEF	ug/dl	percent	PEF	ug/dl	percent
Soil Contact	3.8E-5	0.03	2%	1.4E-5	0.01	1%
Soil Ingestion	8.8E-4	0.74	56%	6.3E-4	0.53	49%
Inhalation, bkgrnd		0.05	3%		0.03	3%
Inhalation	2.5E-6	0.00	0%	1.8E-6	0.00	0%
Water Ingestion		0.28	21%		0.28	26%
Food Ingestion, bkgrnd		0.23	17%		0.23	21%
Food Ingestion	0.0E+0	0.00	0%			0%

CHILDREN	typical			with pica		
	Pathway contribution			Pathway contribution		
Pathway	PEF	ug/dl	percent	PEF	ug/dl	percent
Soil Contact	5.6E-5	0.05	1%		0.05	0%
Soil Ingestion	7.0E-3	5.94	86%	1.4E-2	11.88	93%
Inhalation	2.0E-6	0.00	0%		0.00	0%
Inhalation, bkgrnd		0.04	1%		0.04	0%
Water Ingestion		0.32	5%		0.32	2%
Food Ingestion, bkgrnd		0.54	8%		0.54	4%
Food Ingestion	0.0E+0	0.00	0%		0.00	0%

FIGURES

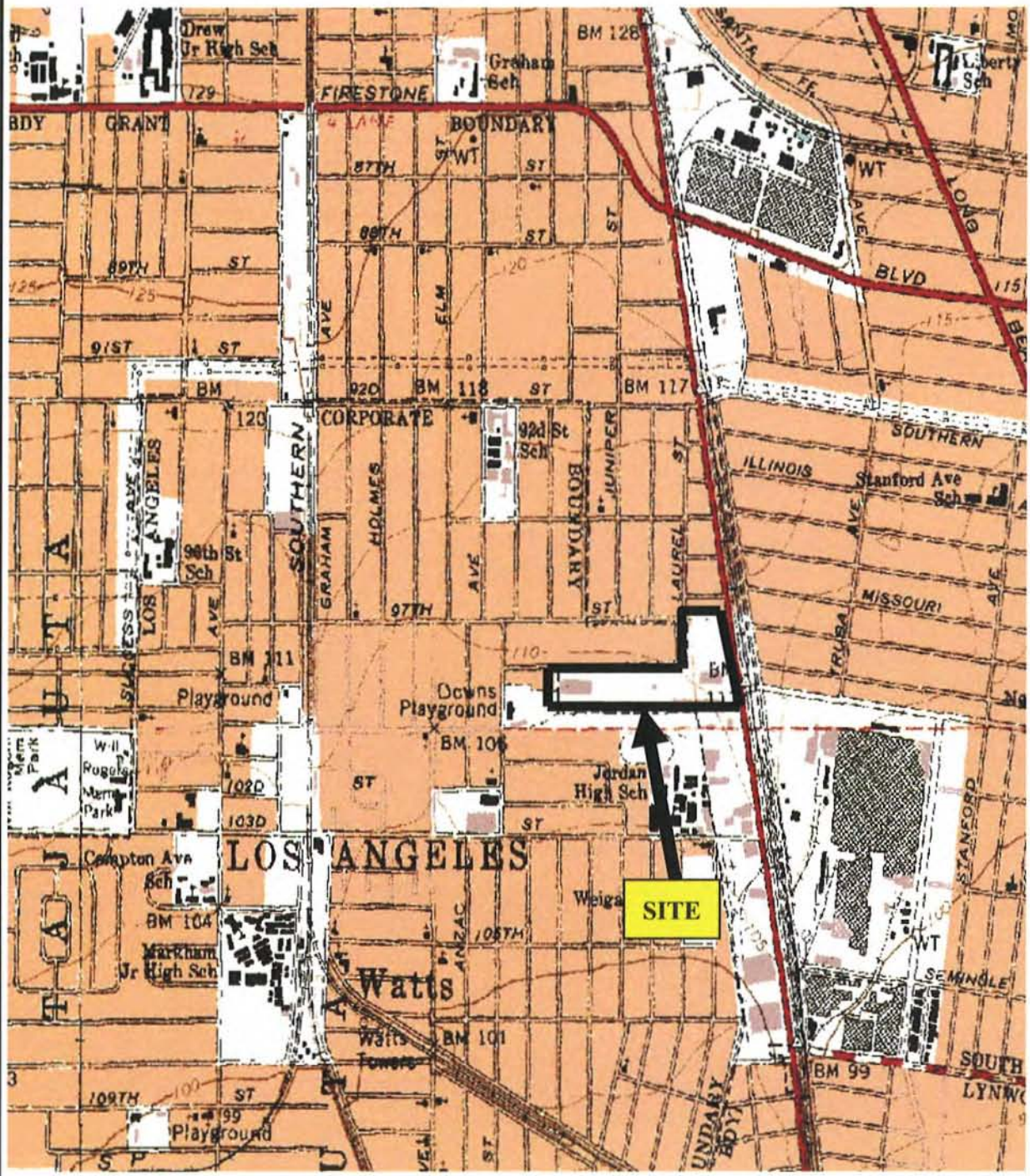


Figure 1: SITE LOCATION MAP

Source:
USGS South Gate 7.5 minute Quadrangle Map

N
W E
S

ANDERSEN ENVIRONMENTAL

Drawn By: MICHAEL TAUCHEN

Date: 4/7/2011

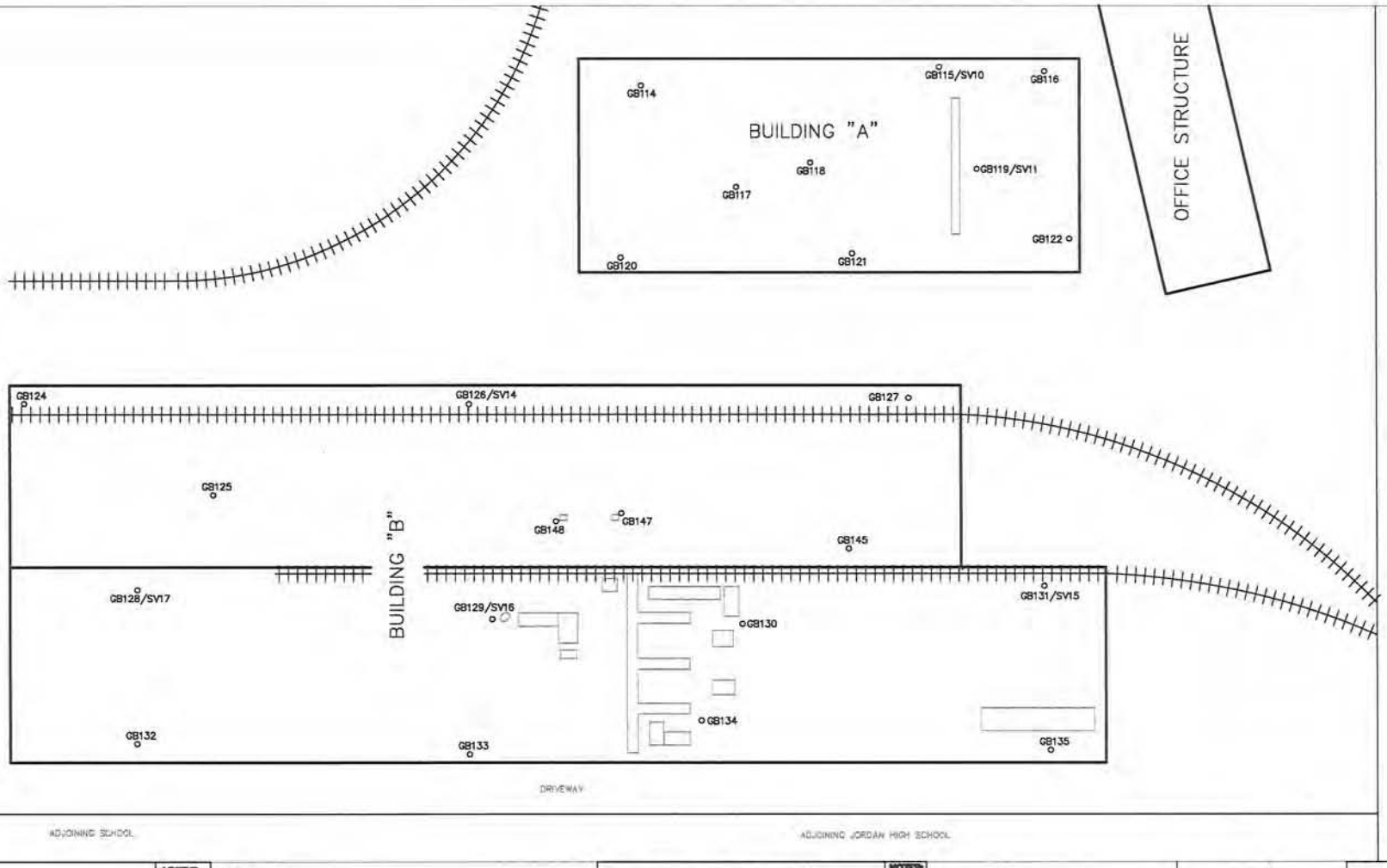
0 50 100 200 300 Feet

Note:
Former operational features shown are approximated based on locations in a design drawing dated March 1969. Sample locations and features within the onsite structures are shown in detail on Figure 3

SITE PLAN

9901 South Alameda St., Los Angeles, CA

Figure 2



ANDERSEN ENVIRONMENTAL

LEGEND:
GB124 SOIL SAMPLING LOCATION
GB126/SV14 SOIL AND SOIL VAPOR SAMPLING LOCATION
OBSERVED EVIDENCE OF FORMER STRUCTURE
RAILROAD TRACKS

DETAIL OF BUILDINGS A&B

ADDRESS: 9901 S. ALAMEDA STREET LOS ANGELES, CALIFORNIA

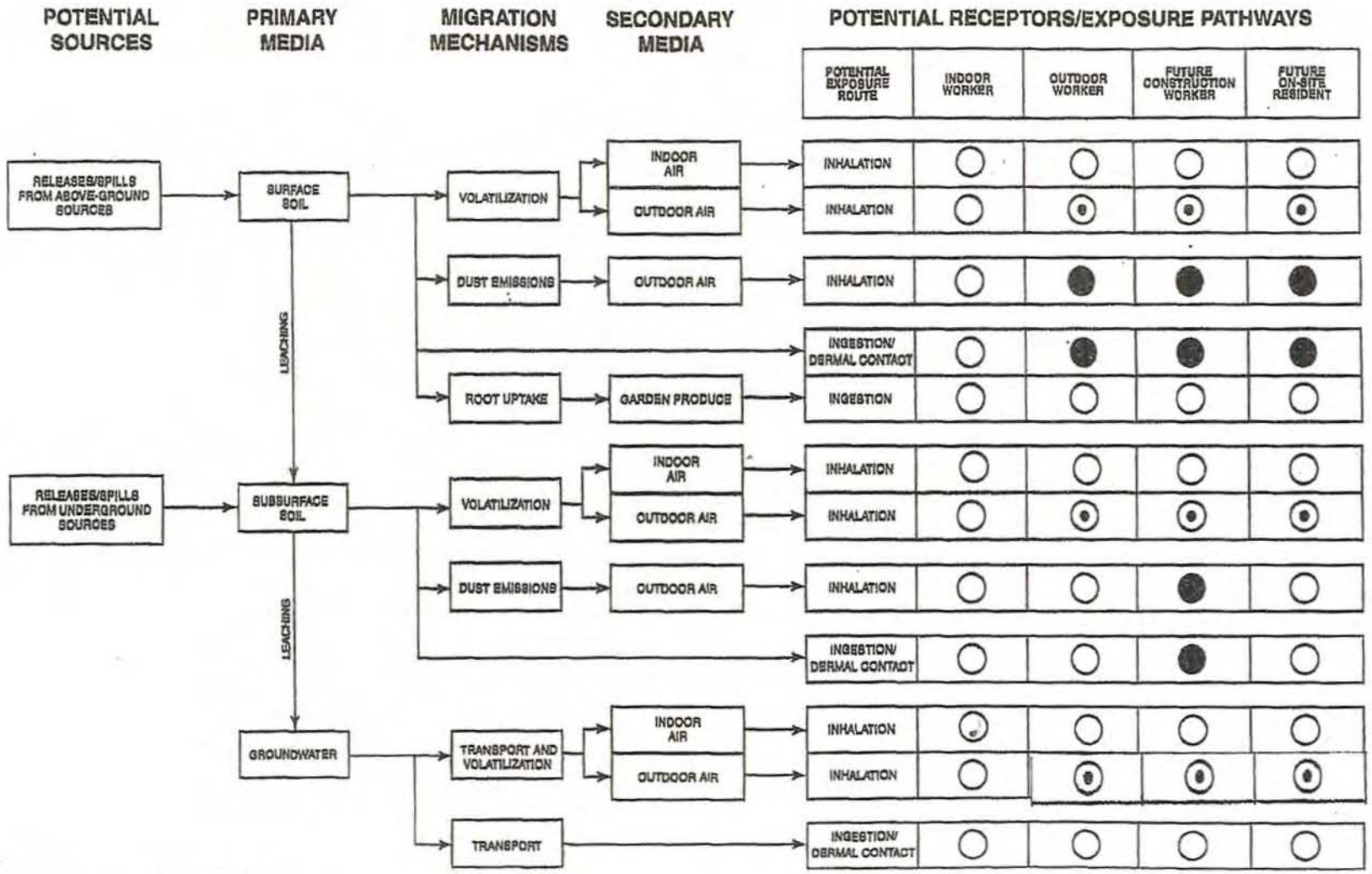
SOURCE: ANDERSEN ENVIRONMENTAL
DRAWN BY: MICHAEL TAUCHEN
DATE: 4/7/2011

NOTES:

N

APPROX. SCALE: 1"=30' FEET

FIGURE 3



KEY

- ● Complete exposure pathway; evaluate in risk assessment.
- ○ Pathway evaluated and found incomplete or insignificant, no further evaluation recommended.
- ⊙ Potential complete exposure pathway; further evaluation in risk assessment recommended.
- (a) Evaluate pathway using soil gas data.

Risk Assessment Conceptual Site Model

APPENDIX A
Andersen Environmental Data Tables

Table 2
Summary of Soil Sample Analytical Results - Title 22 Metals
9901 South Alameda Street, Los Angeles, CA

Title 22 Metals (mg/kg) EPA Method 6010B/7471A																		
Sample Location - Depth	Date Sampled	Antimony	Arsenic	Barium	Beryllium	Cadmium	Chromium	Cobalt	Copper	Lead	Molybdenum	Nickel	Selenium	Silver	Thallium	Vanadium	Zinc	Mercury
GB-98-7'	3/4/11	ND	3.79	208	ND	ND	21.4	12.1	34.7	2.85	7.46	13	ND	ND	ND	48.3	52.8	0.191
GB-98-10'	3/4/11	ND	2.62	130	ND	ND	20.4	12.5	24.1	1.51	ND	13.6	ND	ND	ND	46.2	63.5	0.157
GB-98-15'	3/4/11	ND	1.54	58.8	ND	ND	10.1	6.90	11.6	1.15	ND	6.17	ND	ND	ND	29.5	36.6	ND
GB-99-7'	3/4/11	ND	ND	57.7	ND	ND	8.22	6.02	8.05	0.794	ND	5.2	ND	ND	ND	23.8	30.3	ND
GB-99-10'	3/4/11	ND	1.38	98.3	ND	ND	16	10.2	15.2	1.83	ND	10.4	ND	ND	ND	37.8	53.1	ND
GB-99-15'	3/4/11	ND	1.99	82.0	ND	ND	13.1	8.54	12.4	1.56	ND	8.15	ND	ND	ND	35.4	45.0	ND
GB-100-7'	3/3/11	4.7	7.92	138	ND	ND	83.1	16.2	198	518	9.64	54.0	ND	ND	ND	40.9	152	0.331
GB-100-10'	3/3/11	ND	3.04	142	ND	ND	20.5	12.7	24.2	3.65	1.43	16.7	ND	ND	ND	47.2	60.1	0.111
GB-100-15'	3/3/11	ND	6.88	131	ND	ND	19.8	12.4	20.5	3.58	1.17	13.2	ND	ND	ND	45.4	60.4	ND
GB-101-10'	3/3/11	ND	1.57	88.3	ND	ND	16.1	9.75	15.4	2.66	ND	10.2	ND	ND	ND	41.1	46.8	0.106
GB-101-15'	3/3/11	ND	2.84	80.4	ND	ND	15.3	9.77	15.3	2.36	ND	9.95	ND	ND	ND	40.0	49.8	ND
GB-103-5'	3/1/11	ND	1.79	74.3	ND	ND	11.2	7.55	10.9	1.69	ND	7.13	ND	ND	ND	31.9	36.0	0.205
GB-103-8'	3/1/11	ND	2.00	101	ND	ND	17.6	10.0	18.9	2.48	ND	11.4	ND	ND	ND	40.3	54.0	ND
GB-103-10'	3/1/11	ND	2.63	126	ND	ND	18.7	11.8	18.9	2.65	ND	12.8	ND	ND	ND	44.0	55.8	0.111
GB-103-15'	3/1/11	ND	2.12	86.8	ND	ND	15.3	9.24	15.4	2.48	1.26	9.65	ND	ND	ND	42.3	46.1	0.135
GB-104-2'	3/1/11	5.83	13.4	121	ND	ND	123	17.0	202	71.7	14.5	71.7	ND	ND	ND	35.0	222	0.330
GB-104-5'	3/1/11	ND	10.1	70.1	ND	ND	10.6	7.70	9.99	1.09	ND	18.5	ND	ND	ND	30.3	38.0	ND
GB-104-10'	3/1/11	ND	2.85	115	ND	ND	18.2	11.2	20.1	2.75	ND	12.6	ND	ND	ND	42.9	55.9	ND
GB-105-11'	3/1/11	ND	2.50	67.4	ND	ND	11.5	6.92	9.78	1.14	ND	6.96	ND	ND	ND	34.0	32.1	ND
GB-105-15'	3/1/11	ND	2.64	116	ND	ND	16.5	10.6	21.7	2.32	ND	11.3	ND	ND	ND	39.9	53.4	0.164
GB-106-2'	3/1/11	2.75	5.22	83.3	ND	12.6	39.5	6.0	79.7	375	2.35	19.3	ND	ND	ND	25.3	1,750	0.240
GB-106-5'	3/1/11	106	6.71	140	ND	34.1	731	15.8	2,160	707	69.7	342	ND	1.48	ND	25.2	1,130	1.41
GB-106-10'	3/1/11	ND	3.33	158	ND	ND	34	12.4	43.4	8.41	2.28	17.7	ND	ND	ND	40.8	82.3	0.314
GB-107-2'	3/1/11	18.6	21.1	107	ND	3.82	395	35.9	631	370	57.3	267	ND	1.58	ND	53.2	788	0.454
GB-107-5'	3/1/11	ND	2.20	110	ND	ND	18.4	10.7	18.6	3.0	1.01	12.1	ND	ND	ND	42.2	55.3	ND
GB-108-2'	3/1/11	32.0	4.98	89.3	ND	5.78	802	13.2	6.990	465	46.7	471	2.83	2.07	ND	24.6	593	1.35
Residential CHHSL mg/kg	-	30	0.07*	5,200	16	1.7	100,000	660	3,000	80	380	1,600	380	380	5	530	23,000	18
Commercial CHHSL mg/kg	-	380	0.24*	63,000	190	7.5	100,000	3,200	38,000	320	4,800	16,000	4,800	4,800	63	6,700	100,000	180

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Table 2
Summary of Soil Sample Analytical Results - Title 22 Metals
9901 South Alameda Street, Los Angeles, CA

Title 22 Metals (mg/kg) EPA Method 6010B/7471A																		
Sample Location - Depth	Date Sampled	Antimony	Arsenic	Barium	Beryllium	Cadmium	Chromium	Cobalt	Copper	Lead	Molybdenum	Nickel	Selenium	Silver	Thallium	Vanadium	Zinc	Mercury
GB-108-5'	3/1/11	ND	2.41	106	ND	ND	15.3	9.44	17.2	2.48	1.22	10.1	ND	ND	ND	37.6	45.2	ND
GB-109-2'	3/1/11	3.99	9.53	65.9	ND	ND	20.7	5.27	16.9	4.09	1.16	11.6	ND	ND	ND	19.5	38.8	ND
GB-109-5'	3/1/11	78.6	9.59	242	ND	34.9	365	18.2	389	376	27.8	151	ND	1.69	ND	30.3	5,350	1.20
GB-109-10'	3/1/11	ND	1.39	71.7	ND	ND	11.9	7.91	12.6	2.32	ND	7.98	ND	ND	ND	30.4	47	ND
GB-110-2'	3/1/11	29.0	16.3	231	ND	30.9	796	29.8	713	922	47.4	209	ND	4.16	2.13	50.6	5,180	0.388
GB-110-5'	3/1/11	ND	1.47	111	ND	ND	14.9	9.32	16.3	2.56	ND	9.98	ND	ND	ND	36.7	46.5	ND
GB-111-2'	3/1/11	ND	2.10	174	ND	2.66	15.6	7.78	94.9	57.4	1.59	14.3	ND	ND	ND	27.1	142	ND
GB-111-5'	3/1/11	ND	2.27	123	ND	ND	16.1	9.69	17.1	2.57	1.23	10.3	ND	ND	ND	40.4	48.2	0.113
GB-112-2'	3/3/11	34.9	35.1	53.9	ND	12.9	772	57.1	1,350	364	114	444	ND	2.88	ND	20.5	1,430	1.01
GB-112-5'	3/3/11	5.59	11.9	173	ND	ND	67.8	12.4	151	46.6	10.0	59.4	ND	ND	ND	27.1	123	0.108
GB-113-5'	3/4/11	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	10.8	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
GB-114-2'	3/2/11	ND	2.15	115	ND	ND	14.3	9.77	13.7	0.809	1.84	9.57	ND	ND	ND	35.3	46.3	ND
GB-114-5'	3/2/11	ND	2.40	122	ND	ND	14.9	9.74	15.4	2.07	ND	11.5	ND	ND	ND	32.0	47.1	ND
GB-115-2'	3/2/11	ND	7.56	177	ND	ND	27.5	18.8	38.4	6.54	3.54	21.0	ND	ND	ND	70.3	76.0	0.156
GB-115-5'	3/2/11	ND	1.92	109	ND	ND	14.8	9.76	12.7	8.59	ND	10.7	ND	ND	ND	33.1	55.4	ND
GB-116-2'	3/2/11	ND	1.17	41.7	ND	ND	6.48	4.6	5.39	0.96	ND	3.85	ND	ND	ND	20.1	23.1	0.279
GB-116-5'	3/2/11	ND	1.33	93.1	ND	ND	13.0	8.7	11.6	1.2	ND	8.41	ND	ND	ND	33.0	41.6	ND
GB-117-2'	3/2/11	ND	2.7	170	ND	ND	22.9	13.9	23.4	3.32	2.47	15.7	ND	ND	ND	52.1	68.8	0.119
GB-117-5'	3/2/11	ND	3.39	146	ND	ND	20.6	12.2	27.7	4.63	1.70	25.9	ND	ND	ND	44.8	96.0	0.115
GB-118-2'	3/4/11	ND	2.42	110	ND	ND	15.5	9.88	18.2	3.86	ND	10.4	ND	ND	ND	37.1	51.5	ND
GB-118-5'	3/4/11	ND	1.98	88.3	ND	ND	14.5	7.90	15.3	12.9	ND	8.64	ND	ND	ND	30.4	51.4	ND
GB-119-2'	3/2/11	ND	1.85	81.4	ND	ND	12.1	7.71	11.5	10.7	ND	7.92	ND	ND	ND	29.1	78.4	0.162
GB-119-5'	3/2/11	ND	1.25	85.6	ND	ND	12.3	7.67	9.36	6.07	ND	7.44	ND	ND	ND	29.4	48.9	ND
GB-120-2'	3/2/11	ND	2.60	132	ND	ND	17.0	11.1	19.3	4.77	1.11	11.6	ND	ND	ND	40.3	61.4	0.122
GB-120-5'	3/2/11	ND	3.17	126	ND	ND	15.7	10.3	15.0	1.83	ND	11.5	ND	ND	ND	36.2	50.5	ND
Residential CHHSL mg/kg	-	30	0.07*	5,200	16	1.7	100,000	660	3,000	80	380	1,600	380	380	5	530	23,000	18
Commercial CHHSL mg/kg	-	380	0.24*	63,000	190	7.5	100,000	3,200	38,000	320	4,800	16,000	4,800	4,800	63	6,700	100,000	180

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Table 2
Summary of Soil Sample Analytical Results - Title 22 Metals
9901 South Alameda Street, Los Angeles, CA

		Title 22 Metals (mg/kg) EPA Method 6010B/7471A																
Sample Location - Depth	Date Sampled	Antimony	Arsenic	Barium	Beryllium	Cadmium	Chromium	Cobalt	Copper	Lead	Molybdenum	Nickel	Selenium	Silver	Thallium	Vanadium	Zinc	Mercury
GB-121-2'	3/2/11	ND	5.58	116	ND	1.36	19.6	5.19	29.0	13.2	3.49	11.9	ND	ND	ND	22.8	99.5	0.124
GB-121-5'	3/2/11	ND	1.66	64.9	ND	ND	10.1	5.38	8.11	0.934	ND	5.05	ND	ND	ND	27.1	27.3	ND
GB-122-2'	3/2/11	ND	3.43	135	ND	ND	18.9	12.4	24.3	4.69	1.57	13.3	ND	ND	ND	42.7	64.4	0.107
GB-122-5'	3/2/11	ND	ND	65.2	ND	ND	8.56	6.58	7.65	1.11	ND	5.90	ND	ND	ND	23.9	30.8	ND
GB-123-2'	3/3/11	ND	2.45	93.6	ND	ND	15.0	8.90	37.9	10.7	ND	10.3	ND	ND	ND	36.7	128	ND
GB-123-5'	3/3/11	ND	2.32	132	ND	ND	20.6	12.8	18.6	1.73	1.46	13.6	ND	ND	ND	47.0	60.4	0.112
GB-124-2'	3/3/11	ND	4.43	85.1	ND	ND	13.9	8.04	14.5	3.41	ND	9.39	ND	ND	ND	37.7	42.9	0.166
GB-124-5'	3/3/11	ND	2.62	88.8	ND	ND	13.8	8.32	11.6	1.84	1.48	9.35	ND	ND	ND	35.1	42.2	0.124
GB-125-2'	3/3/11	ND	2.44	123	ND	ND	18.3	8.98	30.6	61.7	ND	13.5	ND	ND	ND	28.3	135	0.272
GB-125-5'	3/3/11	ND	4.16	157	1.12	ND	30.9	17.9	51.5	13.2	2.7	21.2	ND	ND	ND	73.2	109	0.328
GB-126-2'	3/3/11	3.35	**22.7**	192	ND	1.19	99.2	26.6	970	**87.1**	300	168	ND	ND	ND	34.9	248	0.45
GB-126-5'	3/3/11	ND	2.66	114	ND	ND	16.9	10.6	24.0	8.17	1.96	12.7	ND	ND	ND	41.0	67.0	ND
GB-127-2'	3/4/11	ND	3.58	92.6	ND	ND	14.5	9.16	15.0	1.38	1.15	9.43	ND	ND	ND	36.8	44.9	ND
GB-127-5'	3/4/11	ND	2.34	137	ND	ND	18.0	10.7	20.3	2.39	1.21	12.1	ND	ND	ND	37.7	47.4	ND
GB-128-2'	3/3/11	13.6	9.88	160	ND	**3.92**	42.0	11.6	163	**221**	9.14	25.3	ND	ND	ND	39.4	639	0.704
GB-128-5'	3/3/11	ND	2.16	118	ND	ND	16.8	11.2	16.3	2.13	1.77	11.5	ND	ND	ND	40.3	51.8	ND
GB-129-2'	3/3/11	ND	2.99	66.6	ND	ND	8.64	5.06	15.1	17.5	ND	6.96	ND	ND	ND	18.3	66.9	0.240
GB-129-5'	3/3/11	ND	1.68	48.1	ND	ND	8.55	5.47	6.86	1.12	ND	5.37	ND	ND	ND	23.6	25.6	ND
GB-130-2'	3/2/11	5.92	8.07	233	ND	1.57	19.8	8.84	182	**405**	1.33	27.3	ND	ND	ND	30.7	1,100	5.23
GB-130-5'	3/2/11	ND	2.89	168	ND	ND	22.9	13.8	28.4	3.01	1.72	16.8	ND	ND	ND	44.3	66.2	0.135
GB-131-2'	3/2/11	ND	6.88	144	ND	ND	21.7	12.2	51.4	**97.1**	1.60	16.8	ND	ND	ND	39.8	379	ND
GB-131-5'	3/2/11	ND	1.81	80.2	ND	ND	10.9	7.26	9.85	0.564	ND	6.85	ND	ND	ND	26.4	34.0	ND
GB-132-2'	3/3/11	5.52	7.37	169	ND	1.43	32.0	11.5	99.9	**129**	3.92	26.9	ND	ND	ND	34.3	407	0.321
Residential CHHSL	-	30	0.07*	5,200	16	1.7	100,000	660	3,000	80	380	1,600	380	380	5	530	23,000	18
Commercial CHHSL	-	380	0.24*	63,000	190	7.5	100,000	3,200	38,000	320	4,800	16,000	4,800	4,800	63	6,700	100,000	180

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Table 2
Summary of Soil Sample Analytical Results - Title 22 Metals
9901 South Alameda Street, Los Angeles, CA

		Title 22 Metals (mg/kg) EPA Method 6010B/7471A																
Sample Location - Depth	Date Sampled	Antimony	Arsenic	Barium	Beryllium	Cadmium	Chromium	Cobalt	Copper	Lead	Molybdenum	Nickel	Selenium	Silver	Thallium	Vanadium	Zinc	Mercury
GB-132-5'	3/3/11	ND	4.15	158	ND	ND	21.0	11.8	23.6	3.30	1.67	13.4	ND	ND	ND	51.4	52.4	0.101
GB-133-2'	3/3/11	26	99.2	128	ND	6.02	316	105	1,070	53.8	46	402	ND	1.13	1.01	31.1	197	0.131
GB-133-5'	3/3/11	ND	1.53	103	ND	ND	14.7	9.53	16.0	3.44	1.08	9.53	ND	ND	ND	33.9	48.0	0.100
GB-134-2'	3/4/11	ND	2.77	124	ND	ND	16.2	10.5	23.0	9.84	ND	12.0	ND	ND	ND	35.8	64.6	ND
GB-134-5'	3/4/11	ND	2.50	148	ND	ND	19.2	12.4	21.4	2.31	1.78	13.1	ND	ND	ND	42.7	56.2	0.169
GB-135-2'	3/2/11	ND	4.24	307	ND	4.14	20.1	10.6	45.6	362	ND	18.3	ND	ND	ND	37.3	4,500	0.428
GB-135-5'	3/2/11	ND	1.77	93.2	ND	ND	12.9	8.62	11.8	1.41	ND	8.66	ND	ND	ND	32.5	41.1	ND
GB-136-2'	3/4/11	183	18.2	621	ND	11.2	155	24.2	4,670	1,640	15.5	944	ND	1.99	ND	30.0	35,200	10.2
GB-136-5'	3/4/11	ND	ND	38.6	ND	ND	4.99	3.34	4.17	ND	ND	2.90	ND	ND	ND	14.1	18.7	ND
GB-137-2'	3/4/11	360	17.9	330	ND	20.2	299	25.5	1,330	3,090	25.4	277	ND	2.22	ND	179	2,400	3.98
GB-137-5'	3/4/11	ND	2.64	147	ND	ND	18.6	13.3	22.5	3.43	2.02	14.2	ND	ND	ND	43.2	60.4	ND
GB-138-2'	3/3/11	ND	7.59	75.0	ND	ND	10.4	5.54	13.8	23.7	ND	8.59	ND	ND	ND	26.1	43.8	0.871
GB-138-5'	3/3/11	ND	1.94	110	ND	ND	15.9	10.5	16.9	2.71	ND	10.7	ND	ND	ND	37.5	52.7	ND
GB-139-2'	3/4/11	25.1	29.3	61.9	ND	4.12	599	46.3	1,050	173	87.8	377	ND	1.94	ND	32.4	631	0.846
GB-139-5'	3/4/11	ND	2.15	169	ND	ND	19.8	12.5	25.0	4.03	ND	13.4	ND	ND	ND	45.2	61.7	ND
GB-144-5'	3/1/11	ND	1.65	112	ND	ND	18.1	10.8	18.3	3.53	1.08	11.9	ND	ND	ND	42	56.7	0.627
GB-145-2'	3/1/11	11.7	23.7	340	ND	3.46	177	17.6	290	743	16.5	68.6	ND	ND	ND	30.1	1,030	0.585
GB-145-5'	3/1/11	ND	1.90	99.6	ND	ND	12.3	8.60	12.8	1.02	1.28	8.4	ND	ND	ND	29.0	38.0	ND
Residential CHHSL	-	30	0.07*	5,200	16	1.7	100,000	660	3,000	80	380	1,600	380	380	5	530	23,000	18
Commercial CHHSL	-	380	0.24*	63,000	190	7.5	100,000	32,000	38,000	320	4,800	16,000	4,800	4,800	63	6,700	100,000	180

NOTES:
mg/kg - micrograms per liter or parts per million (ppm).
* Soil Screening Level of 12 mg/kg used for Arsenic
ND - Not detected above laboratory detection limits
N/A - Analyte not analyzed
CHHSL - California Human Health Screening Level

Value Above Residential CHHSL

Value Above Commerical CHHSL

Value Above Arsenic Screening Level

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MDL .010
PQL .020

Table 4
Summary of Soil Sample Analytical Results
Polycyclic Aromatic Hydrocarbons (PAHs)
9901 South Alameda,
Los Angeles, California

		EPA Method 8310/3550B (~~mg~~ µg/kg)												
Sample Location -Depth	**Date Sampled**	**Benzo(a)anthracene**	**B(a)P**	**Benzo(b)fluoranthene**	**Benzo(k)fluoranthene**	**Chrysene**	**Indeno(1,2,3-cd) pyrene**	**Anthracene**	**Benzo (g,h,i) Perylene**	**Fluoranthene**	**Phenanthrene**	**Pyrene**	**All Other PAHs**	**B(a)P Equivalents**
GB-105-5'	**3/1/11**	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
GB-105-11'	**3/1/11**	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
GB-105-15'	**3/1/11**	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
GB-106-2'	**3/1/11**	55.8	**83.6**	81.7	44.8	113	ND	12	ND	139	46.9	213	ND	789.8
GB-106-5'	**3/1/11**	28.4	**53**	65.2	30.3	47.2	ND	ND	ND	19.1	ND	49.4	ND	292.6
GB-107-2'	**3/1/11**	15.6	29.4	20.7	12.7	24.7	12.2	ND	25.4	20.4	ND	52.9	ND	214
GB-107-5'	**3/1/11**	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
GB-108-2'	**3/1/11**	28.6	**59.3**	87.6	32.5	55.4	42.2	ND	88.0	30.3	12.7	58.2	ND	494.8
GB-108-5'	**3/1/11**	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
GB-109-2'	**3/1/11**	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
GB-109-5'	**3/1/11**	ND	13J	12.3	ND	23.1	ND	ND	ND	24.4	22.0	33.7	ND	115.5
GB-110-2'	**3/1/11**	ND	12.1	14.4	ND	12.6	ND	ND	ND	10.1	ND	15.4	ND	ND
GB-110-5'	**3/1/11**	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
GB-111-2'	**3/1/11**	ND	ND	ND	ND	12.2	ND	ND	ND	ND	ND	10	ND	ND
GB-111-5'	**3/1/11**	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Residential CHHSL	-	N/A	38	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Commercial CHHSL	-	N/A	130	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Residential RSL	-	150	15	150	1500	15000	150	17,000,000	N/A	2,300,000	N/A	17,000,000	N/A	N/A
Industrial RSL	-	210	210	210	210	210	210	170,000	N/A	24,000	N/A	170,000	N/A	N/A
Background*	-	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	900

Notes:

mg/kg - milligrams per kilogram
B(a)P - benzo(a)pyrene
CHHSL - California Human Health Screening Level
RSL - Regional Screening Level, Region 9; May 17, 2010
ND - Analyte not detected above the Practical Quantitation Limit
N/A - Not applicable
J - Analyte estimated below Practical Quantitation Limit
Bold - Value exceeds regulatory guideline
* Background concentration for B(a)P equivalents in Southern California soils

Value above Residential CHHSL

Value above Commercial CHHSL

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Table 5
Summary of Soil Sample Analytical Results
Polychlorinated Biphenyls (PCBs)
9901 South Alameda Street,
Los Angeles, California

EPA Method 3550C/8082 (ug/kg)								
Sample ID	Date Sampled	Aroclor-1016	Aroclor-1221	Aroclor-1232	Aroclor-1242	Aroclor-1248	Aroclor-1254	Aroclor-1260
GB-140-1'	3/1/11	ND	ND	ND	ND	ND	ND	68.5
GB-141-1'	3/1/11	ND	ND	ND	ND	ND	ND	71.1
GB-142-1'	3/1/11	ND	ND	ND	ND	ND	1,170	561
GB-142-3'	3/1/11	ND	ND	ND	ND	ND	ND	ND
GB-143-1'	3/1/11	ND	ND	ND	ND	ND	1,140	267
GB-143-3'	3/1/11	ND	ND	ND	ND	ND	1,210	226
GB-144-5'	3/1/11	ND	ND	ND	ND	ND	ND	ND
Residential CHHSL		89	89	89	89	89	89	89
Commercial CHHSL		300	300	300	300	300	300	300

Values above Residential CHHSL

Values above Commercial CHHSL

Notes:
ug/kg - micrograms per kilogram
ND - Analyte not detected above the Practical Quantitation Limit
CHHSL - California Human Health Screening Level

Table 6
Summary of Soil Vapor Analytical Results
Volatile Organic Compounds (VOCs)
9901 South Alameda Street,
Los Angeles, California

		EPA Method 8260 (ug/L)																					
Sample ID	Date Sampled	Dichlorodifluoromethane (FC-12)	Methylene chloride (Dichloromethane)	trans-1,2-Dichloroethene	1,1-Dichloroethane	cis-1,2-Dichloroethene	Benzene	Trichloroethene (TCE)	Bromochloromethane	Tetrachloroethene (PCE)	m,p-Xylene	Toluene	Chlorobenzene	Ethylbenzene	4-Isopropyltoluene	o-Xylene	Isopropylbenzene	n-Propylbenzene	1,3,5-Trimethylbenzene	Trichlorofluoromethane (FC-11)	Naphthalene	Carbon disulfide	All Other VOCs
SV-1-5'	3/7/11	ND	ND	0.0173	ND	0.0180	ND	4.09	ND	0.300	ND	ND	ND	ND	0.0857	ND	ND	ND	ND	0.0226	0.141	ND	ND
SV-1-15'	3/7/11	ND	ND	ND	ND	ND	0.0301	0.786	ND	0.135	ND	ND	ND	ND	0.0985	ND	ND	ND	0.0329	0.0201	0.363	0.0278	ND
SV-2-5'	3/4/11	ND	0.0866	ND	ND	ND	0.0290	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	0.0265	ND
SV-2-15'	3/4/11	ND	0.0780	ND	ND	ND	0.0372	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	0.0355	ND
SV-3-5'	3/7/11	ND	ND	ND	0.0560	ND	0.136	0.0236	ND	0.0309	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
SV-3-15'	3/7/11	ND	ND	ND	ND	0.0748	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
SV-4-5'	3/4/11	ND	0.0979	ND	ND	3.05	0.161	0.0271	ND	ND	ND	0.224	ND	ND	ND	ND	ND	ND	0.0266	ND	ND	0.157	ND
SV-5-5'	3/4/11	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	0.0876	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
SV-5-15'	3/4/11	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
SV-6-5'	3/7/11	ND	ND	ND	ND	ND	ND	ND	ND	0.0736	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
SV-6-15'	3/7/11	ND	ND	ND	ND	ND	ND	0.0184	ND	0.346	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
SV-7-5'	3/7/11	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
SV-8-5'	3/7/11	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
SV-9-5'	3/7/11	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
SV-9-15'	3/7/11	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
SV-10-5'	3/3/11	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
SV-10-15'	3/3/11	ND	0.128	ND	ND	ND	0.0343	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	0.166	ND
SV-11-5'	3/3/11	0.034	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
SV-11-15'	3/3/11	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
SV-12-5'	3/3/11	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
SV-12-15'	3/3/11	ND	0.186	ND	ND	ND	0.0458	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	0.0893	ND
SV-13-5'	3/4/11	ND	ND	ND	ND	ND	ND	ND	ND	0.0296	0.605	ND	ND	ND	ND	0.208	ND	ND	ND	ND	ND	ND	ND
SV-13-12'	3/4/11	ND	ND	ND	ND	ND	ND	ND	ND	0.0479	1.86	0.508	ND	0.723	ND	0.644	ND	ND	ND	ND	ND	ND	ND
SV-14-5'	3/3/11	ND	0.0917	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
SV-14-15'	3/3/11	ND	ND	ND	ND	ND	0.0926	ND	ND	ND	ND	ND	ND	0.394	ND	ND	0.0489	0.0505	ND	ND	ND	0.0420	ND
SV-15-5'	3/3/11	0.052	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	0.0716	ND	ND	ND
SV-15-15'	3/3/11	0.119	0.139	ND	ND	ND	0.0286	ND	ND	0.0315	0.217	ND	ND	ND	ND	ND	ND	ND	ND	0.157	ND	ND	ND

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Table 6
Summary of Soil Vapor Analytical Results
Volatile Organic Compounds (VOCs)
9901 South Alameda Street,
Los Angeles, California

		EPA Method 8260 (ug/L)																					
Sample ID	Date Sampled	Dichlorodifluoromethane (FC-12)	Methylene chloride (Dichloromethane)	trans-1,2-Dichloroethene	1,1-Dichloroethane	cis-1,2-Dichloroethene	Benzene	Trichloroethene (TCE)	Bromochloromethane	Tetrachloroethene (PCE)	m,p-Xylene	Toluene	Chlorobenzene	Ethylbenzene	4-Isopropyltoluene	o-Xylene	Isopropylbenzene	n-Propylbenzene	1,3,5-Trimethylbenzene	Trichlorofluoromethane (FC-11)	Naphthalene	Carbon disulfide	All Other VOCs
SV-16-5'	3/3/11	ND	0.0616	ND	ND	ND	ND	ND	0.0173	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
SV-16-15'	3/3/11	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
SV-17-5'	3/3/11	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
SV-17-15'	3/3/11	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
SV-18-5'	3/3/11	ND	ND	ND	ND	ND	ND	ND	ND	0.184	ND	ND	ND	ND	ND	ND	ND	ND	ND	0.0171	ND	ND	ND
SV-18-15'	3/3/11	ND	ND	ND	ND	ND	ND	ND	ND	0.203	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
SV-19-5'	3/4/11	ND	ND	ND	ND	0.0748	0.0276	0.764	ND	0.258	ND	ND	ND	ND	ND	ND	ND	ND	ND	0.0442	ND	ND	ND
SV-19-15'	3/4/11	ND	ND	0.0589	ND	3.05	0.0253	13.2	ND	2.02	0.217	ND	ND	ND	ND	ND	ND	ND	ND	0.0811	ND	ND	ND
SV-20-5'	3/4/11	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
SV-20-15'	3/4/11	ND	0.0685	ND	ND	ND	0.0303	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
Residential CHHSL	-	NA	NA	32	NA	16	0.036	0.53	NA	0.18	320	140	NA	NA	NA	320	NA	NA	NA	NA	0.032	NA	NA
Commercial CHHSL	-	NA	NA	89	NA	44	0.12	1.8	NA	0.6	890	380	NA	NA	NA	890	NA	NA	NA	NA	0.11	NA	NA

Notes:
µg/L - Micrograms per liter
ND - Analyte not detected above the Practical Quantitation Limit
CHHSL - California Human Health Screening Level
NA - CHHSL Not Available

Value above Residential CHHSL

Value above Commercial CHHSL

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TABLE 1
SOIL SAMPLE ANALYTICAL RESULTS - METALS
9901 South Alameda St., Los Angeles, CA

Metals, Title 22 CAM, mg/kg EPA Method 6010B/7471A																	
Sample Location - Depth	Antimony	Arsenic	Barium	Beryllium	Cadmium	Chromium	Cobalt	Copper	Lead	Molybdenum	Nickel	Selenium	Silver	Thallium	Vanadium	Zinc	Mercury
GB1-1	6.2	4.3	137.0	ND	3.4	156.0	4.4	126.0	118.0	7.9	21.9	4.2	1.9	ND	65.9	468.0	0.1
GB1-3	NA	NA	NA	NA	ND	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
GB2-2	24.3	14.7	417.0	ND	4.8	190.0	30.0	504.0	426.0	10.4	104.0	ND	ND	ND	35.3	1,150.0	0.2
GB2-5	ND	3.7	142.0	ND	ND	18.3	10.4	21.1	2.7	2.6	11.6	ND	ND	ND	44.9	57.4	ND
GB4-3	30.5	5.2	330.0	ND	380.0	486.0	9.7	5,160.0	1,850.0	44.2	189.0	ND	ND	ND	8.9	5,150.0	1.1
GB4-6	ND	1.6	103.0	ND	ND	16.2	9.8	17.0	2.1	1.5	10.6	ND	ND	ND	33.7	49.5	ND
GB5-2	ND	3.6	147.0	ND	1.2	23.8	10.5	58.3	59.9	2.9	13.7	ND	ND	ND	36.5	144.0	ND
GB6-3	18.6	41.1	214.0	1.1	7.7	168.0	23.0	876.0	581.0	21.0	100.0	ND	ND	ND	37.0	1,280.0	0.7
GB6-5	ND	3.0	84.9	ND	ND	23.9	8.6	25.7	11.1	2.6	12.4	ND	ND	ND	36.4	58.0	ND
GB8-2	10.2	24.7	140.0	ND	1.3	31.8	13.3	354.0	168.0	4.2	32.2	ND	ND	ND	33.9	250.0	0.3
GB8-4	ND	2.2	NA	NA	NA	NA	NA	NA	3.5	NA	NA	NA	NA	NA	NA	NA	NA
GB9-4	2.7	5.6	125.0	ND	ND	51.9	14.0	78.0	46.5	7.0	35.3	ND	ND	ND	44.2	218.0	0.1
GB10-8	ND	2.4	108.0	ND	ND	16.5	9.5	21.0	3.7	1.1	10.9	ND	ND	ND	36.2	52.5	ND
GB11-3	11.8	3.3	310.0	ND	1.3	513.0	4.8	149.0	78.9	7.2	27.4	5.7	3.3	ND	111.0	209.0	ND
GB12-2	13.1	25.5	111.0	ND	2.9	199.0	20.6	464.0	229.0	28.0	123.0	ND	ND	ND	32.5	553.0	0.6
GB12-3	26.0	51.1	149.0	ND	3.7	264.0	22.9	794.0	659.0	55.5	189.0	ND	ND	ND	35.7	751.0	ND
GB12-6	ND	2.6	136.0	ND	ND	20.7	11.7	24.1	3.4	1.6	14.5	ND	ND	ND	44.3	66.3	ND
GB13-2	ND	6.0	123.0	ND	ND	25.5	10.9	119.0	17.6	3.6	17.5	ND	ND	ND	39.6	73.6	ND
GB14-2	24.2	21.1	147.0	ND	9.4	380.0	28.5	760.0	432.0	50.3	211.0	ND	2.0	ND	37.1	1,880.0	1.8
GB14-4	51.6	12.2	375.0	ND	27.1	393.0	21.5	978.0	1,380.0	34.1	284.0	ND	4.4	ND	56.1	6,980.0	0.5
GB14-6	3.7	2.0	113.0	ND	ND	21.5	8.5	28.8	35.9	2.0	13.8	ND	ND	ND	33.2	188.0	ND
GB15-2	10.2	8.1	225.0	ND	11.7	149.0	10.5	264.0	326.0	17.8	54.0	ND	ND	ND	25.6	905.0	0.1
GB15-4	NA	NA	NA	NA	ND	NA	NA	NA	5.21	NA	NA	NA	NA	NA	NA	NA	NA
GB16-2	7.8	10.0	53.7	ND	14.8	110.0	15.6	147.0	28.5	8.0	72.9	ND	ND	ND	49.6	64.7	ND
GB16-6	NA	NA	NA	NA	ND	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
GB17-2	25.5	16.5	209.0	ND	8.7	230.0	18.8	524.0	838.0	24.0	118.0	ND	ND	ND	41.7	1,970.0	1.5
GB17-4	78.1	39.1	1,370.0	ND	13.1	123.0	10.2	845.0	3,140.0	8.7	44.1	ND	17.6	ND	46.0	4,030.0	5.4
GB17-6	ND	1.3	79.7	ND	ND	12.0	7.3	12.1	2.1	ND	7.2	ND	ND	ND	31.6	36.9	ND
GB18-2	19.1	36.0	316.0	ND	5.1	220.0	15.8	1,000.0	475.0	28.9	188.0	ND	ND	ND	20.4	3,350.0	0.6
GB19-2	19.4	23.3	120.0	ND	5.8	191.0	22.0	548.0	284.0	30.9	132.0	ND	ND	ND	30.1	1,100.0	0.3
GB19-4	ND	5.0	110.0	ND	ND	15.2	8.8	22.0	31.9	1.3	9.8	ND	ND	ND	34.7	81.9	ND
GB20-4	ND	2.9	165.0	ND	ND	20.7	12.0	24.5	3.0	1.9	13.9	ND	ND	ND	46.4	61.2	ND
GB22-4	ND	2.0	142.0	ND	ND	20.0	11.3	24.7	4.2	1.3	13.5	ND	ND	ND	43.9	61.3	ND
GB23-2	52.9	20.0	268.0	ND	22.4	209.0	20.7	1,480.0	1,100.0	29.3	145.0	ND	2.4	ND	33.0	7,020.0	1.2
GB23-4	ND	3.4	132.0	ND	ND	30.5	9.9	50.8	66.2	2.4	23.1	ND	ND	ND	38.2	119.0	ND
GB24-2	12.3	14.8	175.0	ND	7.2	273.0	18.5	328.0	269.0	25.9	111.0	ND	1.5	ND	71.4	1,670.0	0.4
GB24-4	ND	2.8	135.0	ND	ND	18.8	10.6	24.7	6.3	1.6	12.6	ND	ND	ND	40.2	62.7	ND
GB25-2	27.0	18.4	135.0	ND	280.0	291.0	23.9	1,020.0	6,450.0	55.1	143.0	ND	24.4	ND	36.2	48,200.0	0.8
GB25-4	18.5	35.7	129.0	ND	7.0	284.0	24.8	601.0	276.0	41.3	179.0	ND	ND	ND	36.3	512.0	ND
GB25-6	35.7	23.6	158.0	ND	14.6	196.0	23.7	626.0	674.0	32.2	183.0	ND	1.4	ND	31.7	2,200.0	0.7
GB26-4	34.5	22.0	145.0	ND	4.3	323.0	23.6	7,610.0	834.0	94.7	267.0	ND	3.4	ND	21.5	1,360.0	0.5
GB26-6	ND	2.1	102.0	ND	ND	18.5	8.6	21.2	12.0	2.0	10.5	ND	ND	ND	35.2	70.1	ND
GB27-4	18.8	21.7	110.0	ND	ND	372.0	25.5	1,160.0	238.0	50.7	225.0	ND	ND	ND	29.9	511.0	0.2
GB28-2	ND	7.2	135.0	ND	ND	19.2	12.5	105.0	42.1	4.7	21.3	ND	ND	ND	37.8	152.0	ND
GB30-2	ND	5.8	153.0	ND	ND	23.5	11.5	52.5	36.8	3.4	16.0	ND	ND	ND	42.9	159.0	0.1
GB31-2	2.9	17.3	109.0	ND	ND	56.0	9.2	88.0	43.4	7.3	38.1	ND	ND	ND	42.5	138.0	0.1
GB31-4	NA	16.1	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
GB31-6	NA	8.4	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
GB32-2	ND	2.9	149.0	ND	ND	19.9	11.2	35.5	25.7	2.4	15.3	ND	ND	ND	43.1	166.0	0.3
Residential CHHSL mg/kg	30	0.07	5200	16	1.7	100000	660	3000	80	380	1600	380	380	5	530	23000	18
Commercial CHHSL mg/kg	380	0.24	63000	190	7.5	100000	32000	38000	320	4800	16000	4800	4800	63	6700	100000	180
TTLC Wet Weight mg/kg	500	500	10000	75	100	500	8000	2500	1000	3500	2000	100	500	700	2400	5000	20
10 x STLC Regulatory Level, mg/L	150	50	1000	7.5	10	50	800	250	50	3500	200	10	50	70	240	2500	2

TABLE 1
SOIL SAMPLE ANALYTICAL RESULTS - METALS
9901 South Alameda St., Los Angeles, CA

Metals, Title 22 CAM, mg/kg EPA Method 6010B/7471A																	
Sample Location - Depth	Antimony	Arsenic	Barium	Beryllium	Cadmium	Chromium	Cobalt	Copper	Lead	Molybdenum	Nickel	Selenium	Silver	Thallium	Vanadium	Zinc	Mercury
GB33-2	32.5	14.5	254.0	ND	12.3	210.0	18.6	888.0	645.0	26.0	145.0	ND	1.1	ND	58.0	1,700.0	2.1
GB33-4	25.4	11.7	167.0	ND	6.8	223.0	16.2	489.0	398.0	28.0	127.0	ND	1.2	ND	34.3	921.0	1.2
GB33-6	NA	NA	NA	NA	ND	NA	NA	NA	3.7	NA	NA	NA	NA	NA	NA	NA	NA
GB36-2	14.7	6.2	181.0	ND	3.3	530.0	11.6	602.0	226.0	29.5	647.0	ND	ND	ND	21.0	967.0	0.2
GB36-4	NA	NA	NA	NA	ND	NA	NA	NA	7.4	NA	NA	NA	NA	NA	NA	NA	NA
GB37-2	15.9	31.9	109.0	ND	ND	36.9	21.2	470.0	101.0	7.3	57.3	ND	ND	ND	34.8	140.0	0.2
GB37-4	NA	4.0	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
GB38-2	4.6	8.6	150.0	ND	ND	37.8	14.2	118.0	53.6	6.8	30.7	ND	ND	ND	39.2	207.0	ND
GB39-2	10.0	25.5	614.0	ND	ND	37.0	16.6	554.0	118.0	5.8	39.0	ND	ND	ND	30.1	275.0	0.2
GB39-4	NA	3.7	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
GB40-2	17.7	44.2	195.0	ND	ND	100.0	51.8	762.0	347.0	19.0	126.0	ND	ND	ND	36.2	760.0	0.2
GB40-4	NA	4.5	NA	NA	NA	NA	NA	NA	4.5	NA	NA	NA	NA	NA	NA	NA	NA
GB41-2	15.6	17.8	128.0	ND	2.6	255.0	23.6	644.0	338.0	46.7	177.0	ND	ND	ND	38.8	618.0	0.5
GB41-4	NA	16.6	NA	NA	NA	NA	NA	NA	229.0	NA	NA	NA	NA	NA	NA	NA	NA
GB41-6	NA	1.8	NA	NA	NA	NA	NA	NA	2.5	NA	NA	NA	NA	NA	NA	NA	NA
GB42-2	16.3	28.6	70.8	ND	1.9	198.0	32.6	983.0	187.0	12.7	263.0	ND	ND	ND	101.0	1,510.0	0.3
GB42-4	ND	4.4	137.0	ND	ND	19.0	10.4	31.8	9.9	1.3	12.4	ND	ND	ND	38.3	62.1	ND
GB43-2	ND	3.9	138.0	ND	ND	19.0	10.1	35.1	11.2	1.9	12.1	ND	ND	ND	39.5	59.5	ND
GB44-2	33.6	13.3	386.0	ND	12.5	327.0	15.4	1,650.0	1,120.0	30.1	124.0	ND	ND	ND	27.3	4,530.0	2.4
GB44-4	ND	5.1	228.0	ND	1.1	36.8	11.7	468.0	129.0	6.5	22.2	ND	ND	ND	43.2	445.0	ND
GB45-2	50.6	21.4	430.0	ND	14.3	437.0	19.0	1,770.0	1,320.0	31.6	152.0	ND	ND	ND	33.8	2,680.0	1.2
GB45-4	53.2	15.0	367.0	ND	13.6	690.0	22.8	1,510.0	1,890.0	45.0	183.0	ND	1.1	ND	35.4	2,610.0	1.8
GB45-6	ND	2.7	160.0	ND	ND	47.5	11.9	27.5	4.0	2.7	13.7	ND	ND	ND	44.6	61.0	0.1
GB46-2	ND	3.8	20.6	ND	6.1	31.2	5.2	47.9	28.9	3.5	39.4	ND	ND	ND	21.3	20.8	ND
GB46-4	NA	NA	NA	NA	ND	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
GB47-2	7.5	7.3	182.0	ND	10.5	57.1	8.0	357.0	310.0	6.1	32.1	ND	ND	ND	23.2	944.0	1.1
GB47-4	NA	NA	NA	NA	ND	NA	NA	NA	3.9	NA	NA	NA	NA	NA	NA	NA	NA
GB48-2	ND	ND	80.1	ND	ND	10.8	6.3	9.0	2.0	ND	6.1	ND	ND	ND	29.6	39.0	0.2
GB49-2	50.5	4.4	391.0	ND	14.4	1,510.0	18.9	1,110.0	748.0	51.0	503.0	ND	2.9	ND	84.2	1,380.0	1.2
GB49-4	2.8	2.4	84.9	ND	1.1	14.3	5.3	49.8	42.8	1.6	10.9	ND	ND	ND	27.9	105.0	0.1
GB50-2	82.8	184.0	425.0	ND	18.2	102.0	12.6	703.0	964.0	13.5	71.2	ND	ND	ND	31.3	2,410.0	4.0
GB50-4	ND	2.3	112.0	ND	ND	15.1	9.3	16.5	3.0	1.8	10.1	ND	ND	ND	36.8	49.1	ND
GB51-2	ND	4.0	80.5	ND	ND	10.1	5.0	15.8	23.4	ND	10.2	ND	ND	ND	26.4	52.9	ND
GB52-2	11.6	3.8	102.0	1.0	2.8	77.1	6.6	182.0	232.0	7.6	43.0	ND	ND	ND	24.5	420.0	0.4
GB52-4	NA	NA	NA	NA	1.7	NA	NA	NA	131.0	NA	NA	NA	NA	NA	NA	NA	NA
GB52-6	NA	NA	NA	NA	ND	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
GB53-2	3.0	5.5	113.0	ND	1.1	26.8	5.3	48.8	91.7	2.3	14.8	ND	ND	ND	25.2	199.0	0.2
GB54-2	431.0	21.6	385.0	ND	28.9	428.0	22.4	1,570.0	22,000.0	36.1	201.0	ND	2.6	ND	44.0	3,340.0	3.8
GB54-4	ND	ND	54.2	ND	ND	8.1	5.4	7.5	2.3	ND	5.1	ND	ND	ND	22.0	29.2	ND
GB55-2	10.5	2.1	109.0	ND	ND	17.2	9.1	28.0	227.0	1.6	15.5	ND	ND	ND	33.3	150.0	0.4
GB55-4	NA	NA	NA	NA	NA	NA	NA	NA	2.2	NA	NA	NA	NA	NA	NA	NA	NA
GB56-2	4.6	2.4	123.0	ND	1.9	31.0	9.8	96.0	88.6	3.3	25.4	ND	ND	ND	32.9	300.0	0.6
GB56-4	NA	NA	NA	NA	ND	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
GB57-2	13.8	8.2	553.0	ND	7.4	54.2	10.2	296.0	342.0	6.9	62.0	ND	ND	ND	37.6	876.0	1.2
GB57-4	NA	NA	NA	NA	ND	NA	NA	NA	1.2	NA	NA	NA	NA	NA	NA	NA	NA
GB58-2	3.4	6.5	93.4	ND	1.2	29.0	6.6	70.2	88.0	3.0	22.7	ND	ND	ND	27.7	260.0	0.2
GB59-2	ND	1.1	51.4	ND	ND	7.8	4.7	6.2	1.7	ND	4.6	ND	ND	ND	22.6	23.9	ND
GB60-2	5.3	3.5	139.0	ND	2.5	39.8	6.3	90.2	192.0	3.4	20.0	ND	ND	ND	25.8	386.0	1.0
GB60-4	NA	NA	NA	NA	ND	NA	NA	NA	1.4	NA	NA	NA	NA	NA	NA	NA	NA
GB61-2	64.3	21.5	178.0	ND	17.1	290.0	23.3	749.0	1,180.0	43.8	424.0	ND	ND	ND	25.7	2,120.0	2.2
Residential CHHSL mg/kg	30	0.07	5200	150	1.7	100000	660	3000	150	380	1600	380	380	5	530	23000	18
Commercial CHHSL mg/kg	380	0.24	63000	1700	7.5	100000	32000	38000	3500	4800	16000	4800	4800	63	6700	100000	180
TTLC Wet Weight mg/kg	500	500	10000	75	100	500	8000	2500	1000	3500	2000	100	500	700	2400	5000	20
10 x STLC Regulatory Level, mg/L	150	50	1000	7.5	10	50	800	250	50	3500	200	10	50	70	240	2500	2

TABLE 1
SOIL SAMPLE ANALYTICAL RESULTS - METALS
9901 South Alameda St., Los Angeles, CA

Metals, Title 22 CAM, mg/kg EPA Method 6010B/7471A																	
Sample Location - Depth	Antimony	Arsenic	Barium	Beryllium	Cadmium	Chromium	Cobalt	Copper	Lead	Molybdenum	Nickel	Selenium	Silver	Thallium	Vanadium	Zinc	Mercury
GB61-4	7.2	2.6	155.0	ND	2.8	103.0	14.3	234.0	100.0	6.7	91.4	ND	ND	ND	33.2	580.0	1.3
GB61-6	NA	NA	NA	NA	ND	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
GB62-2	ND	4.9	81.7	ND	ND	19.9	5.8	38.2	53.2	2.2	14.9	ND	ND	ND	25.8	353.0	0.1
GB63-2	10.3	5.8	117.0	ND	3.8	89.8	9.6	222.0	321.0	9.4	53.8	ND	ND	ND	28.8	900.0	0.9
GB63-4	NA	NA	NA	NA	ND	NA	NA	NA	18.8	NA	NA	NA	NA	NA	NA	NA	NA
GB64-2	52.8	18.0	226.0	ND	35.7	1,450.0	49.3	1,260.0	1,000.0	269.0	709.0	ND	2.9	ND	79.7	4,700.0	3.2
GB64-4	ND	2.2	132.0	ND	ND	17.8	9.7	21.0	16.8	1.4	11.8	ND	ND	ND	36.7	97.1	ND
GB65-2	31.9	15.8	148.0	ND	202.0	340.0	15.6	601.0	5,710.0	20.2	115.0	ND	16.1	ND	44.2	37,500.0	1.0
GB65-4	19.3	7.5	152.0	ND	1.4	35.1	9.9	183.0	55.9	2.6	25.5	ND	ND	ND	40.3	214.0	0.3
GB66-2	ND	1.9	97.5	ND	ND	15.9	9.7	16.3	3.1	1.5	10.3	ND	ND	ND	36.8	53.2	ND
GB67-2	ND	3.2	149.0	ND	ND	49.5	11.0	56.8	45.3	3.3	36.1	ND	ND	ND	36.4	188.0	ND
GB70-4	51.5	6.4	298.0	ND	3.6	110.0	10.8	243.0	206.0	9.7	41.7	ND	ND	ND	48.0	744.0	1.3
GB70-8	48.9	17.5	358.0	ND	54.3	436.0	20.6	2,000.0	1,570.0	56.4	273.0	ND	3.0	ND	41.0	6,400.0	7.0
GB71-2	24.7	16.9	84.7	ND	5.6	391.0	27.1	638.0	246.0	52.5	211.0	ND	1.9	ND	27.6	1,350.0	0.2
GB71-4	22.6	10.3	96.7	ND	87.0	340.0	20.3	970.0	2,930.0	33.0	155.0	ND	11.7	ND	22.1	26,500.0	0.7
GB71-6	9.9	5.0	130.0	ND	2.8	99.6	15.8	122.0	79.3	9.6	54.7	ND	ND	ND	40.3	507.0	0.2
GB72-2	18.1	9.6	176.0	ND	14.5	294.0	17.4	485.0	604.0	23.1	144.0	ND	3.2	ND	52.4	4,650.0	0.7
GB72-4	NA	NA	NA	NA	ND	NA	NA	NA	15.7	NA	NA	NA	NA	NA	NA	NA	NA
GB74-2	ND	ND	44.4	ND	ND	5.8	4.5	4.6	0.8	ND	3.8	ND	ND	ND	17.5	21.9	ND
GB75-2	ND	1.7	125.0	ND	ND	17.1	10.2	20.3	5.9	1.7	11.8	ND	ND	ND	38.3	59.6	ND
GB76-2	ND	ND	52.5	ND	ND	7.7	5.1	8.8	10.1	ND	4.7	ND	ND	ND	20.3	39.3	ND
GB77-2	10.0	10.2	179.0	ND	6.4	41.6	13.2	1,660.0	403.0	4.3	88.7	ND	ND	ND	34.3	664.0	0.3
GB77-4	NA	NA	NA	NA	ND	NA	NA	NA	3.1	NA	NA	NA	NA	NA	NA	NA	NA
GB78-4	ND	1.2	76.4	ND	ND	11.1	7.1	9.5	0.8	1.1	7.0	ND	ND	ND	28.5	34.2	ND
GB79-2	ND	2.0	93.9	ND	ND	8.1	4.6	152.0	116.0	1.0	20.7	ND	ND	ND	24.6	284.0	0.3
GB80-2	6.0	1.3	220.0	ND	ND	204.0	6.2	1,000.0	269.0	2.6	136.0	ND	ND	ND	21.5	1,020.0	0.1
GB80-4	NA	NA	NA	NA	NA	NA	NA	NA	2.7	NA	NA	NA	NA	NA	NA	NA	NA
GB81-2	14.2	9.0	133.0	ND	2.3	171.0	10.4	2,120.0	315.0	14.3	69.6	ND	ND	ND	22.5	1,120.0	0.2
GB81-4	NA	NA	NA	NA	ND	NA	NA	NA	10.1	NA	NA	NA	NA	NA	NA	NA	NA
GB82-2	17.0	10.0	108.0	ND	2.2	167.0	25.8	321.0	533.0	24.6	56.5	ND	ND	ND	23.5	451.0	0.4
GB82-4	NA	NA	NA	NA	8.3	NA	NA	NA	5.2	NA	NA	NA	NA	NA	NA	NA	NA
GB82-6	NA	NA	NA	NA	ND	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
GB83-4	ND	2.6	112.0	ND	ND	15.1	9.2	18.2	2.1	1.8	10.1	ND	ND	ND	35.6	46.6	ND
GB84-4	ND	3.2	194.0	ND	ND	20.3	12.0	26.9	6.0	1.6	14.6	ND	ND	ND	45.5	68.6	0.1
GB85-4	ND	4.6	185.0	ND	ND	22.0	12.9	34.8	7.2	1.9	15.5	ND	ND	ND	48.1	67.3	ND
GB86-4	ND	3.5	164.0	ND	ND	21.7	12.4	28.9	3.7	1.7	14.9	ND	ND	ND	45.6	64.5	0.1
GB87-4	ND	3.7	161.0	ND	ND	20.5	12.3	30.2	3.4	2.0	14.4	ND	ND	ND	46.0	62.7	ND
GB88-4	ND	4.5	185.0	ND	ND	21.4	12.7	31.5	4.9	2.1	15.7	ND	ND	ND	48.7	65.2	ND
GB89-2	8.2	14.4	75.5	ND	1.2	130.0	12.7	249.0	76.8	13.9	58.4	ND	ND	ND	22.9	286.0	0.1
GB89-4	NA	3.6	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
GB91-2	30.0	ND	136.0	ND	2.3	1,460.0	19.5	203.0	113.0	50.8	806.0	ND	ND	ND	48.1	529.0	0.2
GB91-4	ND	NA	NA	NA	ND	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
GB92-2	ND	2.1	57.5	ND	ND	10.4	4.4	12.8	5.8	ND	9.5	ND	ND	ND	19.8	33.1	ND
GB94-2	21.9	15.3	1,090.0	ND	10.8	48.9	8.0	578.0	2,460.0	2.8	113.0	ND	ND	ND	32.1	3,660.0	1.4
GB94-4	ND	ND	46.6	ND	ND	6.0	4.3	5.1	1.6	ND	3.7	ND	ND	ND	17.8	32.1	ND
GB95-2	ND	3.8	47.3	ND	ND	8.9	3.7	9.0	4.4	1.1	9.4	ND	ND	ND	22.6	32.0	ND
GB96-2	ND	2.9	96.1	ND	ND	26.6	8.8	59.1	162.0	3.3	25.4	ND	ND	ND	27.9	102.0	0.2
GB96-4	NA	NA	NA	NA	NA	NA	NA	NA	4.9	NA	NA	NA	NA	NA	NA	NA	NA
GB97-2	ND	1.8	120.0	ND	ND	18.2	10.4	30.1	4.9	3.3	12.2	ND	ND	ND	38.2	62.0	0.4
Residential CHHSL mg/kg	30	0.07	5200	150	1.7	100000	660	3000	150	380	1600	380	380	5	530	23000	18
Commercial CHHSL mg/kg	380	0.24	63000	1700	7.5	100000	32000	38000	3500	4800	16000	4800	4800	63	6700	100000	180
TTLC Wet Weight mg/kg	500	500	10000	75	100	500	8000	2500	1000	3500	2000	100	500	700	2400	5000	20
10 x STLC Regulatory Level, mg/L	150	50	1000	7.5	10	50	800	250	50	3500	200	10	50	70	240	2500	2

NOTES:
mg/kg - micrograms per kilogram
CHHSL - California Human Health Screening Levels
ND - Not detected above laboratory detection limits
NA - Not Analyzed
Soil Screening Level of 12 mg/kg was used for Arsenic

Values Above Residential CHHSL

Values Above Commerical CHHSL

TABLE 2
SOIL SAMPLE ANALYTICAL RESULTS - EXTRACTABLE HYDROCARBONS
9901 Alameda Street, Los Angeles, CA

Extractable Hydrocarbons, mg/kg EPA Method 8015M										
Sample Location - Depth	Diesel C_{13}-C_{22}	Oil C_{23}-C_{36}	Total Extractable Hydrocarbons C_{13}-C_{36}	Sample Location - Depth	Diesel C_{13}-C_{22}	Oil C_{23}-C_{36}	Total Extractable Hydrocarbons C_{13}-C_{36}	Sample Location - Depth	Diesel C_{13}-C_{22}	Oil C_{23}-C_{36}	Total Extractable Hydrocarbons C_{13}-C_{36}
GB1-1	527	3,340	3,867	GB31-2	24	ND	24	GB62-2	43	655	698
GB1-3	ND	ND	ND	GB32-2	1,260	2,430	3,690	GB63-2	68	879	947
GB2-2	104	479	583	GB32-4	3	ND	3	GB63-4	ND	ND	ND
GB4-3	25	168	193	GB33-2	66	ND	66	GB64-2	599	1,620	2,219
GB5-2	35	480	515	GB36-2	270	1,890	2,160	GB64-4	6	ND	6
GB6-3	47	164	211	GB36-4	ND	ND	ND	GB65-2	397	4,270	4,667
GB8-2	109	716	825	GB37-2	25	468	493	GB65-4	4	ND	4
GB9-4	13	105	118	GB38-2	35	360	395	GB66-2	ND	ND	ND
GB10-8	ND	ND	ND	GB39-2	19	277	296	GB67-2	159	227	386
GB11-3	16	219	235	GB40-2	12	200	212	GB70-4	87	1,020	1,107
GB12-2	506	3,540	4,046	GB41-2	33	355	388	GB70-8	691	3,110	3,801
GB12-3	33	320	353	GB42-2	15	103	118	GB71-3	34	415	449
GB13-2	ND	ND	ND	GB43-2	3	ND	3	GB72-2	235	224	459
GB14-2	547	3,220	3,767	GB44-2	95	880	975	GB74-2	7	ND	7
GB14-4	1,080	3,850	4,930	GB44-4	3	ND	3	GB75-2	74	829	903
GB14-6	10	ND	10	GB45-2	170	954	1,124	GB75-4	ND	ND	ND
GB15-2	21	464	485	GB45-4	595	2,610	3,205	GB76-2	32	127	159
GB16-2	652	11,000	11,652	GB45-6	ND	ND	ND	GB77-2	155	1,860	2,015
GB16-4	111	2,740	2,851	GB46-2	4	ND	4	GB77-4	ND	ND	ND
GB16-6	15	619	634	GB47-2	318	3,560	3,878	GB78-4	ND	ND	ND
GB17-2	86	763	849	GB47-4	ND	ND	ND	GB79-2	776	9,650	10,426
GB18-2	140	1,010	1,150	GB48-2	8	124	132	GB79-4	ND	ND	ND
GB18-4	ND	ND	ND	GB49-2	187	787	974	GB80-2	120	270	390
GB19-2	227	2,050	2,277	GB49-4	47	952	999	GB81-2	417	2,470	2,887
GB19-4	468	3,100	3,568	GB49-6	ND	ND	ND	GB81-4	ND	ND	ND
GB19-6	ND	ND	ND	GB50-2	76	725	801	GB82-2	94	876	970
GB20-4	ND	ND	ND	GB51-2	511	6,400	6,911	GB82-4	222	8,350	8,572
GB22-4	ND	ND	ND	GB51-4	ND	ND	ND	GB82-6	ND	ND	ND
GB23-2	476	2,400	2,876	GB52-2	73	1,490	1,563	GB83-4	ND	ND	ND
GB23-4	1,410	1,670	3,080	GB52-4	ND	ND	ND	GB84-2	23	402	425
GB24-2	141	1,040	1,181	GB53-2	35	466	501	GB86-4	ND	ND	ND
GB24-4	3	ND	3	GB54-2	81	576	657	GB87-4	ND	ND	ND
GB25-2	159	950	1,109	GB55-4	3	ND	3	GB88-4	ND	ND	ND
GB25-4	1,000	3,130	4,130	GB56-2	39	341	380	GB89-2	22	ND	22
GB25-6	1,580	9,550	11,130	GB57-2	29	238	267	GB91-2	114	767	881
GB26-4	193	2,040	2,233	GB58-2	98	2,140	2,238	GB92-2	762	9,280	10,042
GB26-6	4	ND	4	GB58-4	216	896	1,112	GB92-4	10	172	182
GB27-4	1,080	5,350	6,430	GB58-6	ND	ND	ND	GB94-2	11	137	148
GB27-6	1,830	10,800	12,630	GB59-2	ND	ND	ND	GB95-2	381	5,640	6,021
GB28-2	10	ND	10	GB60-2	9	112	121	GB95-4	10	ND	10
GB30-2	5	ND	5	GB61-2	43	264	307	GB96-2	41	580	621
								GB97-2	16	127	143

Concentration detected above LAFD residential screening level of 1,000 mg/kg

Concentration detected above groundwater protection screening levels, SSL
Diesel 1,000 mg/kg or Oil 10,000 mg/kg

NOTES:
mg/kg - milligrams per kilogram
ND - Analyte not detected above laboratory detection limits
LACFD - Los Angeles County Fire Department, Mitigation Unit
SSL- Soil Screening Level, (CRWQCB, 1996)
Groundwater deeper than 20 feet below.ground surface

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TABLE 3 and TABLE 4
SOIL SAMPLE ANALYTICAL RESULTS - PCBS, PESTICIDES, AND VOCs
9901 South Alameda St., Los Angeles, CA

Sample Location - Depth	Table 3 PCB's & Pesticides, µg/kg EPA Method 3550C/8082			
	Aroclor - 1254	Aroclor - 1260	alpha - Chlordane	gamma - Chlordane
GB29-6"	92.2	90.2	ND	ND
GB35-6"	ND	ND	8.52	9.06
RSL	220	220	1600	1600
Residential CHHSL	89	89	430	430

Sample Location - Depth	Table 4 Volatile Organic Compounds (VOC), µg/kg EPA Method 5035/8260B				
	Benzene	Acetone	Toluene	Tert-Butyl Alcohol	Trichloroethene (TCE)
GB3-3	ND	ND	ND	ND	ND
GB7-2	ND	ND	ND	ND	ND
GB21-4	ND	ND	ND	ND	ND
GB34-4	ND	183	ND	ND	ND
GB68-3	7.05	135	2.04	ND	ND
GB68-8	3.2	ND	ND	ND	ND
GB73-4	2.27	235	ND	64.7	ND
GB73-8	ND	161	ND	ND	6.94
GB85-4	4.04	139	ND	ND	ND
GB85-8	2.28	ND	2.03	ND	ND
RSL (µg/kg)	1,100	6,100,000	5,000,000	N/A	2,800
SSL (µg/kg)	11.0	N/A	300	N/A	10

NOTES:
mg/kg - milligrams per kilogram
µg/kg - micrograms per kilogram
ND – Analyte not detected above laboratory detection limits
SSL – Soil Screening Level or Soil Cleanup Screening Level (SCSL) for groundwater > 20 feet bgs (RWQCB, 1996, Table 4-1, 5-1), Groundwater in excess of 20 feet below ground surface
RSL – Regional Screening Level, Residential Soil (EPA Region 9, 2009)
CHHSL – California Human Health Screening Level, Residential Soil
N/A – Not applicable, constituent did not have a documented SSL or RSL

APPENDIX B
Andersen Environmental
April 21, 2011
Additional Remedial Investigation Report

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ADDITIONAL REMEDIAL INVESTIGATION REPORT

9901 South Alameda Street
Los Angeles, California 90002

Project No.: 1004-423

PREPARED FOR

HOUSING AUTHORITY OF THE CITY OF LOS ANGELES
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April 21, 2011

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1.0 INTRODUCTION

Andersen Environmental (AE) presents this *Additional Remedial Investigation Report* for the approximately 21-acre industrial Property located at 9901 South Alameda Street (Property), in Los Angeles County, an unincorporated portion of Los Angeles County, California, Assessor's Parcel Numbers 6046-019-904 (formerly 6046-019-002), 6046-019-905 (formerly 6046-019-003), and 6046-019-906 (formerly 6046-019-004) (Property). The site investigation described herein was conducted for the Housing Authority of the City of Los Angeles (HACLA), under the oversight of the California Environmental Protection Agency, Department of Toxic Substances Control (DTSC). The work was performed as proposed in AE's *Workplan for Additional Remedial Investigation*, dated November 30, 2010 (Workplan), and approved in the DTSC letter dated February 17, 2011. Applicable agency correspondence is included in Appendix A.

1.1 Purpose

The purpose of the Additional Remedial Investigation was to perform additional soil matrix sampling across the Property to address data gaps that resulted from prior environmental sampling, and perform a soil vapor survey at the Property. The results of the investigation presented herein will be used to perform a risk assessment and evaluate remedial alternatives that will be conducive to the redevelopment of the Property into one used for a mix of commercial, recreational, and residential uses.

2.0 GENERAL SITE DESCRIPTION

2.1 Site Location

The Property is an L-shaped area located at the southwest corner of East 97th Street and South Alameda Street. The Property is bounded by South Alameda Street to the east, to the south by Jordan High School, an unimproved section of Century Boulevard, and Atlas Iron and Metal. East 97th Street and East 99th Place bound the Property to the north, and beyond East 97th Street is the Jordan Downs Housing Development, which also bounds the Property to the west. Figure 1 presents a Site Location Map, and Figure 2 presents a Site Plan of the Property.

At present, there are three vacant structures located in the southeast portion of the Property totaling approximately 115,500 square feet. This area was most recently occupied by Lex West Steel Company. As of the date of this report, the structures are vacant with concrete foundations. Most recently, the northernmost structure (referred to herein as Building "A") was subleased to a trucking company which utilized the structure for storage purposes. The southern structure (referred to herein as Building "B") was subleased to a company that utilized it for steel storage, cutting, and repackaging. During the March 2011 investigation performed by AE, piles of refuse were observed within Buildings "A" and "B". A smaller structure is located to the east of the larger structures, and has been historically utilized for office space. The area surrounding the structures is asphalt-paved. The other structure at the Property is an approximately 25,600 square foot abandoned steel mill structure located at the northwest corner. The surface surrounding the abandoned mill and the rest of the Property is unpaved, observed to be covered with degraded asphalt and gravel.

2.2 Physical and Hydrogeologic Setting

The surface elevation of the Property is approximately 110 feet above mean sea level (USGS South Gate CA 7.5 minute topographic quadrangle). The Property is located in the northwestern portion of the Peninsular Ranges geomorphic province, and is underlain by poorly consolidated Holocene to late Pleistocene alluvial fan and valley deposits, generally consisting of poorly sorted clay, sand, gravel, and cobbles (California Geological Survey, *Geologic Map of the Long Beach 30' x 60' Quadrangle, California, 2003*).

Hydrogeologically, the Property is situated in the northern portion of the Central Subbasin of the Coastal Plain of the Los Angeles Groundwater Basin, in the South Coast Hydrologic Region. This subbasin is commonly referred to as the "Central Basin" and is bounded to the north by a surface divide called the La Brea high, and on the northeast and east by emergent less permeable Tertiary rocks of the Elysian, Repetto, Merced and Puente Hills, on the southeast by the Orange County Groundwater Basin, and on the southwest by the Newport Inglewood fault system. This area has unconfined groundwater conditions and extensive interconnected aquifers. The Los Angeles and San Gabriel Rivers drain inland basins and pass across the surface of the Central Basin on their way to the Pacific Ocean. Average precipitation throughout the subbasin ranges from 11 to 13 inches. Based on groundwater monitoring data from nearby wells north-northeast of the Property, the local groundwater flow direction is variable, with a component shown to be to the southeast.

The *Seismic Hazard Zone Report for the 7.5-Minute South Gate CA Quadrangle* [California Division of Mines and Geology (CDMG), 1997] indicates that the historical high groundwater level at the Property is approximately 10 feet below ground surface (bgs). A search on the State Water Resources Control Board (SWRCB) Geotracker website showed that a Mobil Oil-owned groundwater monitoring well (MW-34) is located in the northern portion of 97th Street, immediately north of the Property. The most recent depth-to-water measurement for the well from May 2010 was approximately 43 feet bgs.

The County of Los Angeles Department of Public Works (LADPW) groundwater well measurement data website (http://ladpw.org/wrd/wellinfo/) indicates that wells 1475B and 1475C are located within approximately 300 feet of the southeast corner of the Property. The historical high groundwater depths reported for those wells from 1989 to 2007 was approximately 105 feet bgs in 1995. The most recent depth to water measurement (September 2007) was approximately 121 feet bgs.

During drilling borings GB-149 and SV-13 in the southeast portion of the Property, water was encountered in these boreholes at approximately 10 feet bgs. As water was only encountered at the Property in these borings, it appears that the water can likely be attributed to a leakage from the nearby water standpipe, observed to be in a leaking condition during our field activities. Also, this shallow water did not appear have a substantial horizontal component, as evidenced by nearby borings where water was not encountered to a depth of 20 feet bgs. Further, groundwater was not encountered during previous drilling at the Property to a maximum depth explored of 50 feet bgs.

3.0 PREVIOUS INVESTIGATIONS

Multiple Phase I and Phase II Environmental Site Assessments (ESAs) have been conducted at the Property dating back to 1996. The activities are summarized below.

3.1 1996

The Mark Group, Inc. performed a Phase I ESA and limited soil sampling at the Property (*Phase I Environmental Assessment and Selected Soil Sampling Report – 9901 South Alameda Street, Los Angeles, CA, February 9, 1996*). The assessment was conducted based upon the historical use of the entire Property as a steel mill, in addition to the use at the time as a steel mill in the southeast corner of the Property. Ten soil borings were advanced to evaluate the presence of polychlorinated biphenyls (PCBs) and petroleum hydrocarbons in the area of suspected former transformer locations, a former settling pond, areas of metal scrap storage and a location of stained soil. PCBs were not detected in samples analyzed at that time. Analysis for metals was indicated in the report, however the results were not included within the report available for AE's review. Petroleum hydrocarbons were detected in the samples collected in the areas of the former settling pond and areas of metal scrap storage.

3.2 2004

A Phase I ESA was performed by Environmental Geoscience Services (*Phase I Environmental Site Assessment – 9901 South Alameda Street, Los Angeles, CA 90002 – August 2004*). This report assessed the environmental impact of the historical activities at the Property and included a review of the 1996 The Mark Group, Inc. report. Sampling was not conducted as part of this assessment. The recommendation was made to further investigate the Property to expand upon the limited soil sampling conducted in 1996 by The Mark Group, Inc.

3.3 2005

A Phase II ESA was performed by RCC Group (*Phase II Environmental Site Assessment Report – 9901 South Alameda Street, Los Angeles, California – September 16, 2005*). A limited sampling plan was proposed along the southern Property line in pursuit of identifying whether or not the Property contributed to contamination at Jordan High School following an investigation by the DTSC. Samples were analyzed for total concentrations of lead, copper, zinc, mercury, and PCB compounds. However, the results of the sampling were not included in the report provided to AE. The sampling plan was developed due to 2005 court proceedings regarding the People of California, etc. v S & W Atlas Iron and Metal Co.

3.4 2009 – 2010

3.4.1 Phase I ESA

AE performed a Phase I ESA of the Property (Phase I Environmental Site Assessment Report – *9901 South Alameda Street, Los Angeles, California – April 13, 2010*) to identify recognized environmental conditions associated with the Property that may need further investigation before the proposed redevelopment project can commence. The following features potentially contributing to adverse environmental conditions were noted:

- Notable features at the central and western portions of the Property included abandoned transformers and storm water drainage pits that are of a recognized environmental condition for the subject Property. Transformers are a potential source of PCB contamination, and drainage pits are a potential pathway for surface contamination to the subsurface.
- Hazardous material storage at the Property included storage of approximately fifteen 5-gallon containers of universal gear lube, gear oil, engine oil, and transmission fluid and four 55-gallon drums of engine oil, lubricant and motor oil in the northern structure at the southeast corner. Storage of approximately eight 5-gallon containers of 'mineral spirits' and two 55-gallon drums of waste oil were observed in the southern structure at the southeast corner, in addition to an approximately 7,500-gallon aboveground storage tank (AST) of diesel fuel to the north of the structure. Previously the Property had been utilized to store large quantities of various types of metals. Based on a review of building permits and plans, three tanks were installed at the Property: one 14,700-gallon fuel oil tank in 1952, one 7,500-gallon paint thinner tank and pump in 1957, and one 10,000-gallon gasoline underground storage tank (UST) in 1961. Based on an interview conducted as part of The Mark Group, Inc. Phase I ESA completed in 1996, two USTs of unknown capacities were removed during demolition activities, and one 550-gallon UST was abandoned in place north of the structure formerly occupied by Lex West, LLC. The historical presence of the USTs has been identified as a recognized environmental condition for the Property.
- The former steel mill use at the Property has been identified as a recognized environmental condition for the subject Property due to the related general operations and contamination previously identified by The Mark Group, Inc. in their reports.

Given the current and former use of the Property, the areas of concern, and the identification of subsurface soil contamination from previous investigations, AE recommended further assessment of the Property in the form of a Phase II ESA investigation. Recommended field activities were to include a geophysical survey to identify subsurface features including possible USTs, and soil sampling to assess potential chemical impacts to subsurface soils.

3.4.2 Phase II ESA

From September through November 2009, AE conducted a Phase II ESA at the Property (*Environmental Sampling Report, 9901 South Alameda Street, Los Angeles, California – April 13, 2010).* A geophysical survey was conducted to screen the Property for the presence of USTs or former UST locations as well other buried items of interest such as clarifiers, buried debris, and/or vaults. The results of the geophysical survey identified no positive evidence of USTs in the areas explored. However, items such as footings of previous structures, several vaults, railways, and unknown electromagnetic anomalies such as buried metal debris were identified. AE could not positively distinguish the significance of the anomalies located. Due to the numerous metal items encountered in the subsurface, a high resolution survey could not be completed.

In order to further investigate the areas of geophysical anomalies identified by the geophysical survey, AE directed 32 exploratory excavations using a back-hoe. Anomalies were explored in the vacant portions of the Property, not including areas occupied by Lex West Steel Company. Areas that contained reinforced concrete, or concrete slabs greater than 6 inches thick were not explored with the back-hoe. Each anomaly was explored to the depth at which apparently undisturbed native soils were encountered. All non-native soils (i.e. artificial fill) in areas explored were found to terminate at a maximum of approximately 8 feet bgs.

Soil from the surface to 2 feet bgs included fill materials consisting of gravels, fine grained sands, and some silts. Fill material was discovered underlying all areas explored that were covered with asphalt. Odors/staining were not observed in any fill material during the investigation. The discovery of the fill material is consistent with building permit records reviewed during AE's Phase I ESA conducted at the Property, which indicated the placement of fill material across the Property prior to a former occupant's abandonment of operations.

Soils investigated from surface to approximately 6 to 8 feet bgs across the Property were found to be fill material that included miscellaneous debris, pieces of scrap metal, metal drums (some of which contained unidentifiable dry green solid non-native materials), scrap wood, and brick pieces. Dark, carbon-rich soils were also observed in soils between 2 feet and 6 feet bgs in many locations. Black glass-like material and brittle metal slag material were also found within many of the excavations. Occurrences of chalky, light green solid material were also observed in the side walls of many excavations. Soils encountered in each excavation were visually examined and a photo-ionization detector (PID) was used to field screen the soils for the presence of volatile organic compounds (VOCs).

Native soils in all areas explored generally consisted of fine- to medium-grained silty sand. After each exploration, metal debris and miscellaneous items found in the excavations were replaced in the hole and excavations were backfilled using the excavated soil. Soils were then loosely compacted to level grade.

Following the geophysical/excavation phase of work, AE directed the advancement of 97 soil borings across the Property to collect soil samples for chemical analyses. One boring was advanced to a depth of 50 feet bgs to evaluate the presence (or lack thereof) of shallow groundwater beneath the Property. The remainder of the soil borings were terminated at a depth of 8 feet bgs. Selected soil samples were submitted for laboratory analysis of CAM 22 Metals, diesel- and oil-range hydrocarbons, and Total Extractable Hydrocarbons (EPHs), PCBs, pesticides, and VOCs.

The 97 soil boring locations were selected based on a 100 x 100 foot (10,000 square foot) grid pattern. AE biased soil sampling locations toward areas of interest based on findings from the Phase I ESAs, previous environmental investigations, and field observations made during the geophysical survey and exploratory excavation activities. In addition, AE targeted two assumed transformer locations for assessment of the presence of PCBs in near-surface soils. Groundwater was not encountered in the borings advanced to 50 feet bgs (maximum depth explored). Laboratory analysis of soil samples revealed metals, diesel and oil range hydrocarbons, EPHs, and PCBs exceeding their respective screening levels in certain areas of the Property to a maximum depth of 8 feet bgs. The locations of soil borings are depicted on the Site Plan included as Figure 2. Tables summarizing analytical data gathered for all laboratory analysis performed during this sampling event are included in Appendix B.

3.4.3 Site Perimeter Sampling

On September 8th & 9th, 2010, a total of 25 soil borings were advanced to collect soil samples along the perimeter of the Property. All soil borings were advanced to a depth of 10 feet bgs. The purpose of the soil sampling was to assess soils for the presence of metals, extractable petroleum hydrocarbons, and VOCs on the perimeter of the property. The boring locations are illustrated on Figure 2.

The soil boring locations were advanced in 100 foot intervals along the northern, southern, and western perimeters of the Property segments that adjoin residential property. Groundwater was not encountered during the investigation to the maximum depth explored (10 feet bgs).

Soil borings were advanced using a truck-mounted, direct push sampling rig and hand auger equipment, in undisturbed soils of the property. Soil samples were collected at 6-inches, 2, 4, 6, 8, and 10 feet bgs, in acetate-lined sampling tubes. The acetate tubes were removed from the sampling device and the ends of the tubes were then covered in Teflon tape and tight-fitting plastic caps. Samples were labeled and placed in a chilled ice chest pending analysis. Chain of custody documentation was maintained. Each soil boring was backfilled with bentonite grout and patched at the surface to match surrounding materials.

3.4.4 Additional Agency Research

In an attempt to discover the locations of former operational features during preparation of the Workplan, AE visited the Los Angeles County Department of Public Works – Building and Safety Division's Southwest satellite office to search for historical building design drawings. As a result, a copy of the document entitled Plot Plan of Property circa 1969 was obtained. It should be noted that the document was only available to be printed on 8.5 x11 – inch sections off of microfilm. The sections were then affixed together to reconstruct the complete drawing, and the pertinent features transferred onto AE's figures included in this document. However, there is some inherent error associated with this process, and thus the locations of the features are considered to be approximate.

The following features, illustrated on the Site Plan (Figure 2), were identified on the building drawing from 1969, and will be targeted for sampling during implementation of the Workplan:

- A "paint dip tank" – located at the southern end of the northern structure at the southeast corner of the Property. The area is a raised concrete room that was most recently used for hazardous material storage.
- One 10,000-gallon gasoline UST - located approximately 65 feet north of the southern structure, and 165 feet west of the northern structure in the southeast portion of the Property.
- Two cooling towers and a proposed cooling tower basin - one of the towers was located near the southern Property boundary, the other, along with the proposed cooling tower basin, was located at the northern portion of the former steel mill at the northwest corner of the Property.
- Four transformers – two located near the center of the Property, two located near the northern end of the former steel mill.
- A settling basin – shown to be located north of the transformers at the central portion of the Property, along the northern Property boundary.

A search of the LARWQCB Geotracker website for nearby, open cleanup sites located cross- to up-gradient of the Property yielded one result: The Mobil M-8 and M-145 Pipelines, located at Alameda St. near 96th Street. According to Geotracker, Mobil M-8 pipeline was installed in 1923 and transported gasoline and crude oil until 1973 when it was abandoned in place. Mobil M-145 pipeline was installed in 1973 and

transported gasoline and diesel to present day. These underground pipelines are located along Alameda Street. In the late 1990's, an initial investigation along Alameda Street near 96th Street was conducted as part of the Alameda Corridor Project. This investigation reported the presence of TPH in soil and groundwater.

Additional soil and groundwater investigations have been conducted in the area along these pipelines since 2000. TPH-gasoline (TPH-g) and benzene plumes in groundwater have been delineated at this site. Since November 2008, a soil vapor extraction (SVE) system has been operating at the site and is removing vapors from the soils beneath the site.

There are two groundwater monitoring wells (MW-3 and MW-34) associated with the Mobil pipeline located immediately adjacent to the Property. As Illustrated on Figure 2, MW-3 is located on the west side of Alameda Street, near the northeast corner of the Property, and MW-34 is located at the northern edge of 97th Street, approximately 40 feet north of the Property. The most recent depth-to-water measurements for these wells from November 2009 were approximately 42 to 43 feet bgs.

During the most recent groundwater monitoring event (November 10, 2009), MW-34 contained TPH-g at 250 micrograms per liter (µg/L), trichloroethene (TCE) at 720 µg/L, cis-1,2-dichloroethene at 210 µg/L, and trans-1,2-dichloroethene. MW-3 did not contain detectable concentrations of petroleum or chlorinated hydrocarbons.

4.0 DISCUSSION OF PREVIOUS SAMPLING RESULTS

The objective of AE's Phase II ESA was to establish a baseline characterization of shallow subsurface soils. The objective was achieved by conducting a geophysical survey, excavating several trenches across the Property, and by advancing soil borings to collect targeted and representative soil samples to a maximum depth of 8 feet bgs to evaluate the presence of chemical impacts derived from historical activities conducted at the Property.

Based on the results of the Phase II assessment, AE returned to the site to collect additional soil samples along pertinent portions of the Property boundary. The locations of soil borings are depicted on the Site Plan included as Figure 2. Tables summarizing analytical data gathered for all laboratory analysis performed during this sampling event are included in Appendix B.

4.1 Soil Data Summary

The following summarizes soil sample analytical results from the Phase II and site perimeter sampling events. The results have been compared to California Human Health Screening Levels (CHHSLs), and an evaluation of vertical delineation of constituents of concern is also included. The soil analytical results from these sampling events are summarized in tables included in Appendix B.

4.1.1 AE Phase II ESA

Metals

Results of AE's 2009 site assessment showed metals concentrations detected above residential CHHSLs in soil samples collected from 53 soil borings to a maximum depth of 8 feet bgs (148 total samples). Metals

were detected above the CHHSLs for commercial properties in soil samples collected and analyzed from 23 soil borings to a maximum depth of 8 feet bgs.

Antimony, arsenic, cadmium, copper, lead, and zinc were detected in the soil samples above the CHHSLs for residential or commercial properties set by the California EPA. All other metals detected in the soil samples were found to be below the CHHSLs for residential properties.

The CHHSL for arsenic in soil at residential and commercial properties are 0.07 mg/kg and 0.24 mg/kg, respectively. Background levels of arsenic in California soils commonly exceed the regulatory risk-based screening levels, such as CHHSLs. A study conducted at 14 Air Force installations in California (*Inorganic Chemicals in Ground Water and Soil: Background Concentrations at California Air Force Bases*, Hunter, et al, March 10, 2005) determined that the 95th percentile of arsenic in the upper 3 feet of soil, considered a good representation of background concentrations, is 12.7 mg/kg. In AE's experience, background arsenic concentrations in the Los Angeles and Orange County region are commonly in the range of 1 to 12 mg/kg. Thus, the arsenic detected in soil samples at this Property were compared to the background level of 12 mg/kg.

Arsenic was detected above the background level of 12 mg/kg in 39 soil samples collected from 31 soil borings at a maximum concentration of 184 mg/kg and maximum depth of 8 feet bgs. Of the 31 soil borings where arsenic was detected above background, vertical delineation below background has been established in 27 of those borings.

Lead was detected above residential and commercial CHHSLs (80 mg/kg and 320 mg/kg, respectively) in 57 soil samples from 52 soil borings, to a maximum depth of 8 feet bgs and a maximum concentration of 22,000 mg/kg (GB54-2). Of the 52 soil borings in which lead was detected above CHSSLs, vertical delineation below the residential CHSSL has been established in 34 of those borings.

Cadmium was detected above residential and commercial CHHSLs (1.7 mg/kg and 7.5 mg/kg, respectively) in 55 soil samples analyzed from 42 borings to a maximum depth of 8 feet bgs, and at a maximum concentration of 380 mg/kg (GB4-3). Of the 42 borings where cadmium was found above CHSSLs, vertical delineation below the residential CHHSL has been achieved in 36 of the borings.

Antimony was detected above residential and commercial CHHSLs (30 mg/kg and 380 mg/kg, respectively) in 19 soil samples analyzed from 17 borings to a maximum depth of 8 feet bgs, and at a maximum concentration of 431 mg/kg (GB54-2). Of the 17 borings where antimony was found above CHSSLs, vertical delineation has been achieved in 15 of the borings. In addition, all of the samples that contained antimony above CHHSLs also contained lead and cadmium above CHSSLs.

Copper was detected above the residential CHHSL (3,000 mg/kg) in two soil samples from two borings, at concentrations of 5,160 mg/kg and 7,610 mg/kg, at a maximum depth of 4 feet bgs. Copper was not detected above the commercial CHHSL (38,000 mg/kg) in any of the soil samples analyzed. The presence of copper above the residential CHHSL coincides with soil samples containing lead and cadmium concentrations above CHHSLs. Additionally, copper is vertically delineated below CHHSLs in both soil borings. Zinc was detected above the residential CHHSL (23,000 mg/kg) in three soil samples from three borings to a maximum depth of 4 feet bgs, ranging from 26,500 mg/kg to 48,200 mg/kg, zinc was not detected above the commercial CHSSL concentration of 100,000 mg/kg. The presence of zinc above the residential CHHSL coincides with soil samples containing lead and cadmium concentrations above CHHSLs. Additionally, there is vertical delineation of zinc in all three soil borings.

Hydrocarbons

EPH were detected in excess of the Los Angeles County Fire Department (LACFD) residential screening level of 1,000 mg/kg for near surface soils in 37 soil samples (from a maximum depth of 8 feet bgs) collected from 27 soil borings. The maximum EPH concentration was 12,630 mg/kg (GB27-6). Of the 27 soil borings in which EPHs exceeded the LACFD screening level, vertical delineation below that level has been established in 23 of the borings.

Diesel range and oil range hydrocarbons were detected at concentrations exceeding the Los Angeles Regional Water Quality Control Board (LARWQCB) Soil Screening Levels (SSLs) of 1,000 mg/kg and 10,000 mg/kg, respectively, in soil samples analyzed from 6 soil borings to a maximum depth of 6 feet bgs. The maximum diesel range concentration was 1,830 mg/kg (GB27-6), and the maximum oil range concentration was 11,000 mg/kg (GB16-2). Out of the 6 borings that contained elevated concentrations of diesel or oil range hydrocarbons, vertical delineation was established in three of the borings.

PCBs & Pesticides

PCBs were analyzed in samples collected at 6-inches bgs from two soil borings. Sample GB35-6 contained Aroclor-1254 and -1260 at concentrations of 92.2 µg/kg and 90.2 µg/kg, respectively. These concentrations are slightly above the residential CHHSL for PCBs of 89 µg/kg, but below the EPA Region 9 Regional Screening Level for Residential Soil (RSL) of 220 µg/kg. PCBs were not detected in the other analyzed soil sample (GB29-6"). Pesticides were detected below the CHHSL and RSL in both of these soil samples.

VOCs

VOCs were analyzed in 10 soil samples from 7 soil boring locations to a maximum of 8 feet bgs. VOCs were not detected above RSLs or LARWQCB SSLs in any of the analyzed samples.

4.1.2 AE Site Perimeter Sampling

Metals

Lead was detected above residential and commercial CHHSLs in soil samples collected from 16 of the 25 soil borings advanced, up to 2 feet bgs (maximum depth explored during this assessment). Lead was detected at levels ranging from 3.49 mg/kg (B12-2-2') to 613 mg/kg (B11-1-6"). The maximum lead concentration detected in the samples from 2 feet bgs was 188 mg/kg (B16). Vertical delineation for lead was not achieved in four of the soil borings where lead exceeded CHHSLs.

Cadmium was detected above residential and commercial CHHSL in soil samples collected and analyzed from 12 soil borings up to 2 feet bgs. Vertical delineation for cadmium was achieved in all but two borings, with a maximum concentration in the 2-foot samples of 6.98 mg/kg (B16).

Arsenic was not detected during this assessment above the 12 mg/kg screening level used for this site. Besides lead and cadmium, no other Title 22 metals were detected above background concentrations during this sampling event.

Petroleum Hydrocarbons

Diesel range hydrocarbons were not detected in excess of the LARWQCB SSLs in soil samples collected and analyzed from 25 soil borings to a maximum depth of 10 feet bgs. Oil range hydrocarbons were also not detected in excess of the LARWQB SSLs in the soil samples collected and analyzed from the same 25 soil borings.

VOCs

VOC laboratory results were compared to LARWQCB SSLs and RSLs as prescribed by the USEPA. All VOCs detected were below respective regulatory guidelines, with the exception of toluene.

Toluene was detected above SSL in soil samples collected and analyzed from two soil borings at 6-inches bgs. Toluene was detected at 311 µg/kg and 449 µg/kg in samples B14-1-6" and B22-1-6" respectively. The RSL and SSL for toluene are 5,000,000 µg/kg and 300 µg/kg, respectively.

5.0 PROPERTY REDEVELOPMENT PLAN

Redevelopment of the Property is anticipated to include, in order of planned completion: demolition of all site structures, building a street extension to connect Century Boulevard to Tweedy Boulevard, development of housing, parks, and community facilities. Figure 2 illustrates the proposed redevelopment plan for the Property. Below is the current timeline for each proposed activity at the Property:

- Demolition of site structures – Approximate start date is December 2011
- Building the extension to Century Boulevard - April 2012 through December 2012
- Housing development - January 2013 through December 2016
- Parks and community facilities - January 2013 through December 2016

6.0 ADDITIONAL REMEDIAL INVESTIGATION

The additional remedial investigation reported herein focused on delineating the extent of chemical impacts characterized during AE's Phase II ESA, and assessing subsurface conditions beneath former operational features, surface stains, pits/depressions, and potential source areas that were discovered during additional agency research (detailed in Section 3.4.4). The analytical suite for each sample submitted to the laboratory was dependent upon the existing chemical data, the boring location, and the feature being targeted for sampling. A soil vapor survey was also performed at the Property to screen for vapor-phase VOCs. The attached Sampling Summary (Table 1) presents the soil boring/soil vapor probe identification numbers, and associated sampling depths, analytical suite, and sampling rationale. The soil boring/vapor probe locations and former operational features are illustrated on Figure 2.

6.1 Sampling Objectives

The process of selecting the sampling locations, depths, and analytical methods considered the following objectives:

- Targeting former operational use areas not previously investigated;
- Screening areas of the Property not previously investigated, including assessing the former steel mill area for PAHs, and screening the Property for vapor phase VOC impacts;
- Defining the vertical extent of detected chemical impacts;
- Obtaining sufficient data to be used for a human health risk assessment.

6.2 Pre-Field Activities

Prior to performing field work at the Property, the following notifications and arrangements were completed:

- An approved proposed work scope was obtained from DTSC;
- The proposed drilling locations were be cleared of underground utilities by Underground Service Alert (USA);
- An additional geophysical survey was performed in the areas that were previously inaccessible;
- Former operational features inside Buildings "A" and "B" were mapped;
- DTSC, HACLA, and the neighboring community were notified in advance of the start of field activities.

6.2.1 Additional Geophysical Survey

On February 28, 2011, an additional geophysical survey was conducted prior to sampling in order to cover the areas that were inaccessible during the initial survey in October 2009. At that time, miscellaneous metal piles stored around the perimeters of the buildings in the southeast corner of the Property, prevented large areas from being surveyed. Since the metal has been removed, a second geophysical survey enabled coverage of those areas.

AE directed Southwest Geophysics (the Contractor used for the October 2009 survey) to conduct a geophysical survey at the site on February 28, 2011 to attempt to provide information regarding historic USTs or backfilled tank excavations and supplement the 2009 survey. The survey was conducted throughout the exterior area of the property.

The geophysical survey was performed using ground penetrating radar equipment to provide information regarding subsurface voids, abrupt lithologic changes and metallic objects which may be indicative of a UST or a former UST location such as abandoned piping. Resolution of this type of survey can be limited by the presence of dense soil types, metallic objects such as concrete reinforcing bars, and thick concrete or asphalt.

Results of the geophysical survey revealed no evidence of an existing UST. Nonetheless, four relatively significant features as well as the presence of several utilities and abandoned pipes were noted, and considered possibly indicative of former UST cavity backfill. The features noted in the anomalies were investigated for subsurface features which may be indicative of a former UST. All anomalies were detected with ground penetrating radar (GPR) equipment and were considered indicative of possible backfilled excavations.

The area surveyed is indicated in the Geophysical Plan of the Illustrations section of this report. Included on the Plan are the anomalies found with IDs assigned to them. Anomalies 1 and 3, located north of Building B, were detected near the reported location of the former UST in that area. These features were investigated with a soil boring and a soil vapor probe. Anomaly 2, located at the east side of the southern building, and the anomaly at the east side of the site, were investigated with soil borings. The Southwest Geophysics *Additional Geophysical Evaluation* report is included in Appendix C.

6.2.2 Additionally Mapped Features

During mapping of the interiors of the existing structures previously obscured by onsite activities, several features were noted that were of interest to our remedial investigation. These features included what appeared to possibly be two hydraulic lifts, abandoned railroad tracks, concrete-lined trenches and pits, areas of stained and cracked concrete, and the former locations of the machinery used by the previous tenant in Building "B". In Building "A", abandoned railroad tracks and a concrete trench oriented north-south were observed in the eastern portion of the building. Based on information from the Phase 1 ESA, it appeared that these trenches were used only to house electrical wiring. No other former operational features were observed in Building "A".

6.3 Drilling and Soil Sampling

From March 1 – March 7, 2011, AE supervised the drilling, soil sampling, and soil vapor probe installation and sampling. Drilling was completed using a direct-push sampling rig operated by Interphase Environmental, a State-licensed drilling contractor. Soil samples were collected at various depths (see Table

1) in acetate-lined sampling tubes. The acetate tubes were removed from the sampling device and the ends of the tubes were covered in Teflon tape and tight-fitting plastic caps. Soil samples from each boring location were visually classified in accordance with the United Soil Classification System (USCS) and screened for volatile organic vapors using a hand-held PID. Soil descriptions, PID readings, and other pertinent observations from each boring were provided on soil boring logs, included in Appendix D. An AE licensed California Professional Geologist directed the drilling, perform the soil sampling, and prepared the field documentation. All sampling equipment was cleaned using a non-phosphate cleanser, rinsed with tap water, and rinsed a second time with deionized water to prevent cross-contamination between sample intervals.

Soil samples were stored in a chilled cooler until delivered to the analytical laboratory. Select soil samples were analyzed for Title 22 Metals by EPA Method 6010B/7471A, TPH by EPA Method 8015M, PCBs by EPA Method 3550C/8082, and polycyclic aromatic hydrocarbons (PAHs) by EPA Method 8310. The analysis selected for each submitted sample was contingent upon previous sampling results at the Property, as well as the former use of operational features, structures, or areas being targeted for sampling. Soil samples were submitted to California State-certified Positive Lab Service (Positive) following standard Chain-of-Custody (COC) protocols. The laboratory reports and chain of custody documentation are presented in Appendix E.

6.4 Soil Borings

Fifty-one soil borings (GB-98 through GB-148) were advanced during the additional remedial investigation in areas where deeper samples were required to vertically delineate previously identified impacts, where additional research has indicated that historical operational use warranted subsurface soil characterization, in areas where additional analysis was required by DTSC (i.e. PAH analysis in the area of the former steel mill and VOC screening in soil vapor across the Property), and in areas where lateral delineation of "hot spots" would be beneficial. The borings were adjusted in the field to target onsite features including surface stains, topographic depressions/pits, and areas of former operational use. On March 2, 2011, Bruce Garbaccio of DTSC was onsite to observe the sampling procedures and recommend additional sampling locations near what appeared to be two hydraulic hoists in Building "B" (Figure 3). The soil sampling depths varied based on previous depths of impacts and nature of the former operational feature being targeted for sampling. The soil boring locations are presented on Figures 2 and 3.

In general, lithology encountered during drilling across the Property consisted of silty sand (SM) with interbedded sands (SP and SW), silts and clayey silts (ML and CL/ML), lean clays and silty clays (CL and ML/CL) to a maximum explored depth of 20 feet bgs.

During drilling borings GB-149 and SV-13 in the southeast portion of the Property, water was encountered in these boreholes at approximately 10 feet bgs. As water was only encountered at the Property in these borings, it appears that the water can likely be attributed to a leakage from the nearby water standpipe, observed to be in a leaking condition during our field activities. Also, this shallow water did not appear to have a substantial horizontal component, as evidenced by nearby borings where water was not encountered to a depth explored of 20 feet bgs. Further, groundwater was not encountered during previous drilling at the Property to a maximum depth explored of 50 feet bgs. According to Geotracker, the May 2010 depth-to-water measurement in ExxonMobil well MW-34 located in the northern portion of 97th Street, immediately north of the Property was approximately 43 feet bgs

6.5 Soil Vapor Probe Installation

Based on the recommendations included in AE's Workplan, twenty (20) soil vapor probes (SV-1 through SV-20) were installed to perform a soil vapor survey at the Property in areas considered to have the highest potential to detect the presence of VOCs, based on former operational use, and in areas where elevated levels of petroleum hydrocarbons have been detected in soil. Soil vapor probe SV-20 was installed in boring GB-103 to add VOC assessment of an unknown subsurface feature found in that location. The soil vapor probe locations are presented in Figure 2 and a typical well construction diagram is included in Appendix D.

The soil vapor probes were installed at depths of 5 feet and 15 feet bgs as recommended by DTSC, where feasible. The dual-nested probes consisted of ¼-inch polyethylene tubing fitted with porous polypropylene tips. Each probe tip was set in the middle of 1-foot of clean, appropriately sized, sand filter pack, with granular bentonite installed above each filter pack interval, and below the filter pack interval surrounding the shallow probe. The tubing extended approximately 1.5 feet above ground surface, and was affixed with gas-tight quick connect fittings with valves set in the closed position.

6.6 Soil Vapor Sampling

The soil vapor probes were sampled directly by Positive's mobile laboratory chemist. Based on DTSC guidelines for soil gas investigations, purge tests of one, three, and seven purge volumes were conducted at the first sampling location (SV-10) as a means to determine the appropriate purge volume to be applied to all sampling points. Leak testing was performed at each probe location prior to sampling. A vacuum pump was used to purge/sample the probes at a rate between 100 milliliters per minute (ml/min) and 200 ml/min. Samples were collected in glass bulbs wrapped in aluminum foil to prevent VOC degradation, extracted using direct syringe injection methods, and analyzed in the mobile laboratory by EPA Method 8260B.

Soil vapor samples could not be collected from probes SV-4-15', SV-7-15', and SV-8-15' due to restricted flow conditions. Additionally, due to shallow water encountered in boring GB-113, soil vapor probe SV-3 was installed at a depth of 12 feet bgs. A typical soil vapor probe construction diagram is included in Appendix D.

6.7 Analytical Results

6.7.1 Title 22 Metals

The objective of the sampling for Title 22 Metals was to: achieve vertical delineation of metals concentrations previously detected above CHHSLs; investigate beneath the interior of the previously unassessed buildings in the southeast corner of the Property, and to fill in gaps in the lateral sample spacing. Table 2 summarizes the Title 22 Metals results for this investigation, and Figures 4a and 4b depict the distribution of Title 22 Metals exceedances above CHHSLs.

Title 22 Metals by EPA Method 6010B/7471A were analyzed in 92 samples from 43 borings during this round of sampling. Results of AE's March 2011 additional investigation showed metals concentrations including antimony, arsenic, cadmium, copper, lead, and zinc detected above residential and commercial CHHSLs (or above background levels in the case of arsenic) in 21 soil samples collected from 20 soil borings, to a maximum depth of 7 feet bgs. The majority of CHHSL exceedances were in the samples collected from 2 feet bgs, and vertical delineation was achieved in all of the soil borings where CHHSL exceedances occurred.

Arsenic was detected above the background level of 12 mg/kg in 10 soil samples collected from 10 soil borings, at a maximum concentration of 99.2 mg/kg (GB-133-2') to a maximum depth of 2 feet bgs. In each of the 10 soil borings where arsenic was detected above the background concentration at 2 feet bgs, the soil sample collected from 5 feet bgs was below background.

Lead was detected above residential and commercial CHHSLs (80 mg/kg and 320 mg/kg, respectively) in 18 soil samples from 17 soil borings, to a maximum depth of 7 feet bgs and a maximum concentration of 3,090 mg/kg (GB-137-2'). Vertical delineation was established in each of the soil borings where lead exceeded CHHSLs. 15 of the 18 soil samples that exceeded CHHSLs for lead were collected at 2 feet bgs.

Cadmium was detected above residential and commercial CHHSLs (1.7 mg/kg and 7.5 mg/kg, respectively) in 15 soil samples analyzed from 14 borings to a maximum depth of 5 feet bgs, and at a maximum concentration of 34.9 mg/kg (GB-109-5'). Vertical delineation was established in all 14 of the borings where cadmium was detected above CHHSLs.

Antimony was detected above residential CHHSLs (30 mg/kg) in 6 soil samples to a maximum depth of 5 feet bgs, and at a maximum concentration of 360 mg/kg (GB-109-5'). Vertical delineation was established in all 6 of the borings where antimony was found above the residential CHSSL. Antimony was not detected above the commercial CHHSL of 380 mg/kg.

Copper was detected above the residential CHHSL (3,000 mg/kg) in two soil samples from two borings, at concentrations of 6,990 mg/kg and 4,670 mg/kg, both at 2 feet bgs. Copper was not detected above the commercial CHHSL (38,000 mg/kg) in any of the soil samples analyzed. The presence of copper above the residential CHHSL coincides with soil samples containing lead and cadmium concentrations above CHHSLs. Additionally, copper is vertically delineated below CHHSLs in both soil borings. Zinc was detected above the residential CHHSL (23,000 mg/kg) in one soil sample (GB-136-2') at a depth of 2 feet bgs. Zinc was not detected above the commercial CHSSL concentration of 100,000 mg/kg. Vertical delineation of zinc was established at 5 feet bgs.

6.7.2 Title 22 Metals Discussion

Building A

Nine soil borings were advanced within this building for Title 22 Metals analysis. No metals were detected above CHHSLs in the 18 samples analyzed from 2- and 5- feet bgs.

Building B

Twelve soil borings were within this building for Title 22 Metals analysis. Lead was detected above CHHSLs within the building in six borings, at a maximum concentration of 405 mg/kg (GB-130-2'). CHHSL exceedances for metals were limited to the samples collected from 2 feet bgs, and vertical delineation at 5 feet bgs was established in each boring.

Step Out Borings

Borings GB-136 through -139 were advanced to step out from previously detected boring locations of elevated metals concentrations. Metals were analyzed at 2- and 5- feet bgs in each boring. Borings GB-

136, -137, and -139 all contained metals concentrations above CHHSLs in the samples collected from 2 feet bgs, and none contained CHHSL exceedances in the samples collected from 5 feet bgs. GB-138 did not contain metals concentrations above CHHSLs.

Vertical Delineation Borings

Previous borings GB-18, -25, -52, -61, and -70 contained metals concentrations above CHHSLs that were previously vertically undefined. Borings GB-103, -101, -98, -99, and -105 were advanced to achieve vertical delineation in those borings. As a result, the vertical extent of impacts have been defined. The deepest previously undefined impacts were found in GB-70 at 8 feet bgs in the former steel mill area. Sample GB-105-11' defines the vertical extent of metals impacts in this area by not containing metals concentrations above CHHSLs at 11 feet bgs. The remainder of the borings achieve vertical delineation between 5- and 10- feet bgs, with 8 feet bgs being the maximum depth containing CHHSL exceedances.

6.8.1 Petroleum Hydrocarbons

A total of 12 soil samples were collected for extractable petroleum hydrocarbon (EPH) analysis to establish vertical delineation at locations where LARWQCB SSLs were previously exceeded, as well as to evaluate the presence of hydrocarbons near the suspected former gasoline UST north of Building "B". Table 3 summarizes the petroleum hydrocarbon results for this investigation.

TPHd was detected in excess of the LARWQCB SSL of 1,000 mg/kg for near surface soils in one soil sample, GB-102-7' (29,000 mg/kg). Oil range hydrocarbons also exceeded the LARWQCB screening level of 10,000 mg/kg for near surface soils in GB-102-7'. Sample GB-102-10' contained TPHd at a concentration of 3.26 mg/kg and TPHo was ND in that sample. No other samples analyzed for EPHs exceeded the LARWQCB screening levels. Further, sample GB-113-15', collected near the suspected former gasoline UST, contained non detectable concentrations of TPH carbon chain analysis.

Vertical Delineation Borings

Previous borings GB-23, -25, and -27 contained EPH concentrations above LARWQCB guidelines that were previously vertically undefined. Borings GB-102, -101, and -100 were advanced to achieve vertical delineation in those borings. The deepest previously undefined impacts were found in GB-25 and -27 at 6 feet bgs in the central portion of the Property. As discussed above, vertical delineation was established in GB-102-10'. Delineation was achieved in GB-101-10' (3.26 mg/kg TPHd, TPHo was ND), and in GB-100-7' (322 mg/kg TPHd, 1,220 mg/kg TPHo). Results of sampling during this investigation demonstrate that the areal distribution of EPH impacts exceeding LARWQCB guidelines are limited to "hot spots" at the Property, and the vertical extent of EPH impacts have been defined and are limited to a maximum depth of less than 10 feet bgs.

6.9.1 Polycyclic Aromatic Hydrocarbons (PAHs)

PAHs were analyzed in the area of the former steel mill in the northwest portion of the Property. Fifteen samples collected from seven soil borings advanced in the northwestern portion of the Property were analyzed for PAHs by EPA Method 8310/3550B. Table 4 summarizes the PAH results for this investigation.

The analytical results of each compound were compared to Region 9 Screening Levels (RSLs) for both industrial and residential soils. In addition, benzo(a)pyrene (BaP) was compared to residential and commercial CHHSLs. With the exception of BaP, PAHs were not detected above regulatory guidelines. BaP exceeded the residential CHHSL of 38 µg/kg in three samples collected from two soil borings (GB-106 and GB-108). GB-106-2' and -5' contained BaP at concentrations of 83.6 µg/kg and 53 µg/kg, respectively. A deeper sample from GB-106 was not analyzed. BaP was detected in GB-108-2' at 59.3 µg/kg, and was not detected in GB-108-5'. BaP was not detected above commercial CHHSLs in any of the samples analyzed for PAHs. According to DTSC toxicologist Donald Greenlee, the screening level for PAHs in Southern California soils is 900 µg/kg B(a)P equivalents. As no soil samples collected exceeded that threshold, the PAHs in soil samples collected are considered to within background concentrations. As such, PAHs do not appear to be constituents of concern at the Property.

6.10.1 Polychlorinated Biphenyls (PCBs)

PCBs were analyzed in the locations where former transformers were reportedly located, as well as in GB-144 at the northwest corner of the property. PCBs were analyzed in seven samples collected from five soil borings. Table 5 summarizes the PAH results for this investigation.

Aroclor-1254 and -1260 were the only PCBs detected. Aroclor-1254 was detected above the commercial CHHSL (300 µg/kg) in samples GB-142-1', GB-143-1', and GB-143-3', at concentrations of 1,170 µg/kg, 1,140 µg/kg, and 1,210 µg/kg, respectively. Aroclor-1260 was detected above the residential CHHSL (89 µg/kg) in the same samples listed above, at concentrations of 561 µg/kg (also above the commercial CHHSL of 300 µg/kg), 267 µg/kg, and 226 µg/kg, respectively. Sample GB-142-3' did not contain detectable concentrations of PCBs, thus establishing vertical delineation in GB-142. A deeper sample from boring GB-143 was not analyzed for PCBs. The PCB results in the areas sampled demonstrate vertical delineation in all locations except at GB-143, which is located in a proposed roadway. Given the analytical results, the relative immobility of PCBs in the subsurface, and the location of GB-143 in a proposed roadway, PCBs at the Property appear to be adequately defined.

6.11.1 VOCs (Soil Vapor)

VOCs were analyzed in 38 soil vapor samples collected from 20 different borings. Table 6 is a summary of the VOC results in soil vapor samples. Of the 38 samples collected, 12 samples contained concentrations above CHHSLs. The compounds exceeding CHHSLs were PCE, TCE, benzene and naphthalene. PCE exceeded CHHSLs in six vapor samples, at a maximum concentration of 2.02 µg/L (SV-19-15'). SV-19-5' contained PCE at 0.258 µg/L. TCE was detected above CHHSLs in four samples, at a maximum concentration of 13.2 µg/L (SV-19-15'). TCE was detected at 0.764 µg/L in SV-19-5'.

Benzene was detected above the CHHSLs (residential is 0.036 µg/L, commercial is 0.12 µg/L) in five samples collected from four boring locations. The maximum benzene concentration was 0.161 µg/L, detected in SV-4-5', located at the former settling basin in the northwestern portion of the Property. A vapor sample was attempted from the vapor probed installed at 15 feet bgs in this boring. However, the sample was not collected due to insufficient flow. At the suspected former gasoline UST location, benzene was detected in SV-2-15' at a concentration of 0.136 µg/L.

As 0.161 µg/L was the maximum benzene concentration detected in the 38 soil vapor samples analyzed, it does not appear that benzene is a chemical of concern at the Property.

Naphthalene was detected slightly above its commercial CHHSL of 0.11 µg/L in SV-1-5' (0.141 µg/L) and -15' (0.363 µg/L). SV-1 is located in the northeast portion of the Property. These were the only two detections of naphthalene in the 38 samples analyzed. Naphthalene is not considered to be a COC at the Property.

6.11.2 VOC Results Discussion

Soil vapor probe location SV-19 was added to sampling program to address the potential vapor encroachment condition caused by off-gassing off of groundwater impacted by the ExxonMobil pipeline release site north of the property. Specifically, Mobil well MW-34 is located at the northern edge of 97th Street, approximately 40 feet north of the Property. According to Geotracker, the most recent depth-to-water measurement in this well from May 2010 was approximately 43 feet bgs, and the most recent TCE concentration was 730 µg/L. Given that the PCE and TCE concentrations in SV-19-15' are the highest detected at the Property, the concentrations are significantly less in SV-19-5', and the location of SV-19 in it appears that the elevated VOC concentrations detected are from vapor encroachment from an offsite source.

CONCLUSIONS AND RECOMENDATIONS

AE has performed an Additional Remedial Investigation at 9901 S. Alameda St., Los Angeles, California. The scope of work detailed herein was performed to more completely characterize the subsurface impacts resulting from former operational uses at the Property, as proposed in AE's Workplan dated November 30, 2010, and approved in the DTSC letter dated February 17, 2011. To achieve the goals defined in the Workplan, AE: performed targeted sampling of former operational use areas and features not previously investigated; conducted a soil vapor survey to assess for VOCs; screened former operational use areas not previously investigated or that required additional analyses; defined the vertical extent of previously detected chemical impacts; and, obtained sufficient data to be used to perform a Human Health Risk Assessment for the Property. AE's conclusions and recommendations are as follows:

- From March 1 – March 4, 2011, 51 soil borings (GB-98 through GB-148) were advanced during the additional remedial investigation in areas of the Property where deeper samples were required to vertically delineate previously identified impacts, where additional research has indicated that historical operational use warranted subsurface soil characterization, in areas where additional analysis was required by DTSC (i.e. PAH analysis in the area of the former steel mill and VOC screening in soil vapor across the Property), and in areas where lateral delineation of "hot spots" would be beneficial. The borings were adjusted in the field to target onsite features including surface stains, topographic depressions/pits, and areas of former operational use.
- Title 22 Metals by EPA Method 6010B/7471A were analyzed in 92 samples from 43 borings during this round of sampling. Results of AE's March 2011 additional investigation showed metals concentrations including antimony, arsenic, cadmium, copper, lead, and zinc detected above residential and commercial CHHSLs (or above background levels in the case of arsenic) in 21 soil samples collected from 20 soil borings, to a maximum depth of 7 feet bgs. The majority of CHHSL exceedances were in the samples collected from 2 feet bgs, and vertical delineation was achieved in all of the soil borings where CHHSL exceedances occurred.
- Results of sampling for EPH during this investigation demonstrate that the areal distribution of EPH impacts exceeding LARWQCB guidelines are limited to "hot spots" at the Property. The vertical

extent of EPH impacts have been defined and are limited to a maximum depth of less than 10 feet bgs. There was no evidence of a significant release of petroleum hydrocarbons at the suspected gasoline UST location north of Building "B".

- With the exception of BaP, PAHs were not detected above regulatory guidelines. BaP exceeded the residential CHHSL of 38 µg/kg in three samples collected from two soil borings (GB-106 and GB-108). GB-106-2' and -5' contained BaP at concentrations of 83.6 µg/kg and 53 µg/kg, respectively. A deeper sample from GB-106 was not analyzed. BaP was detected in GB-108-2' at 59.3 µg/kg, and was not detected in GB-108-5'. BaP was not detected above commercial CHHSLs in any of the samples analyzed for PAHs. According to DTSC toxicologist Donald Greenlee, the screening level for PAHs in Southern California soils is 900 µg/kg B(a)P equivalents. As no soil samples collected exceeded that threshold, the PAHs in soil samples collected are considered to within background concentrations. PAHs do not appear to be constituents of concern at the Property.
- PCBs were analyzed seven samples collected from five soil borings in the locations where former transformers were reportedly located, as well as in GB-144 at the northwest corner of the property. Aroclor-1254 and -1260 were the only PCBs detected. Aroclor-1254 was detected above the commercial CHHSL (300 µg/kg) in samples GB-142-1', GB-143-1', and GB-143-3', at concentrations of 1,170 µg/kg, 1,140 µg/kg, and 1,210 µg/kg, respectively. Aroclor-1254 was not detected above residential CHHSL of 89 µg/kg. However, Aroclor-1260 was detected above residential the CHHSL in the same samples listed above, at concentrations of 561 µg/kg, 267 µg/kg, and 226 µg/kg, respectively. Sample GB-142-3' did not contain detectable concentrations of PCBs, thus establishing vertical delineation in GB-142. A deeper sample from boring GB-143 was not analyzed for PCBs. The PCB results in the areas sampled demonstrate vertical delineation in all locations except at GB-143, which is located in a proposed roadway. Given the analytical results, the relative immobility of PCBs in the subsurface, and the location of GB-143 in a proposed roadway, PCBs at the Property appear to be adequately defined.
- VOCs were analyzed in 38 soil vapor samples collected from 20 borings. Of the 38 samples collected, 12 samples contained concentrations above CHHSLs. The compounds exceeding CHHSLs were PCE, TCE, benzene, and naphthalene. PCE exceeded CHHSLs in six vapor samples, at a maximum concentration of 2.02 µg/L (SV-19-15'). SV-19-5' contained PCE at 0.258 µg/L. TCE was detected above CHHSLs in four samples, at a maximum concentration of 13.2 µg/L (SV-19-15'). TCE was detected at 0.764 µg/L in SV-19-5'.
- The maximum benzene concentration detected in soil vapor was 0.161 µg/L (SV-4-5'), located at the former settling basin in the northwestern portion of the Property. A vapor sample could not be collected in SV-4-15'. At the suspected former gasoline UST location, benzene was detected in SV-2-15' at a concentration of 0.136 µg/L. As 0.161 µg/L was the maximum benzene concentration detected in the 38 soil vapor samples analyzed, it does not appear that benzene is a chemical of concern at the Property.
- Naphthalene was detected in soil vapor slightly above its commercial CHHSL of 0.11 µg/L in SV-1-5' (0.141 µg/L) and -15' (0.363 µg/L). SV-1 is located in the northeast portion of the Property. These were the only two detections of naphthalene in the 38 samples analyzed. Naphthalene is not considered to be a COC at the Property.
- Soil vapor probe location SV-19 was added to sampling program to address the potential vapor encroachment condition caused by off-gassing from groundwater impacted by the ExxonMobil pipeline release site north of the Property. Specifically, ExxonMobil well MW-34 is located at the northern edge of 97th Street, approximately 40 feet north of the Property. According to Geotracker,

the most recent depth-to-water measurement in this well from May 2010 was approximately 43 feet bgs, and the most recent TCE concentration was 730 µg/L. Given that the PCE and TCE concentrations in SV-19-15' are the highest detected at the Property, and the concentrations are significantly less in SV-19-5', it appears that the elevated VOC concentrations detected in SV-19 are from vapor encroachment from an offsite source rather than from an onsite release. In addition, there does not appear to have been a significant onsite release of chlorinated hydrocarbons at the Property.

- The abundance of sampling results collected to date at the Property suggests that there was not a point source of metals and petroleum hydrocarbon contamination. Rather, it appears that historical industrial operations have contributed to ubiquitous shallow metals-impacted soil across the Property. In general, metals impacts are more prevalent in the western half of the Property, extending to a maximum depth of 8 feet bgs. In the eastern half of the Property, metals impacts are less ubiquitous, and extend down to a maximum of 5 feet bgs.
- In AE's opinion, no further environmental sampling is warranted at this time. Rather, a Human Health Risk Assessment, Feasibility Study, and Remedial Action Plan are recommended as the next steps for the Property.

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Navigate LA - http://navigatela.lacity.org/

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FIGURES

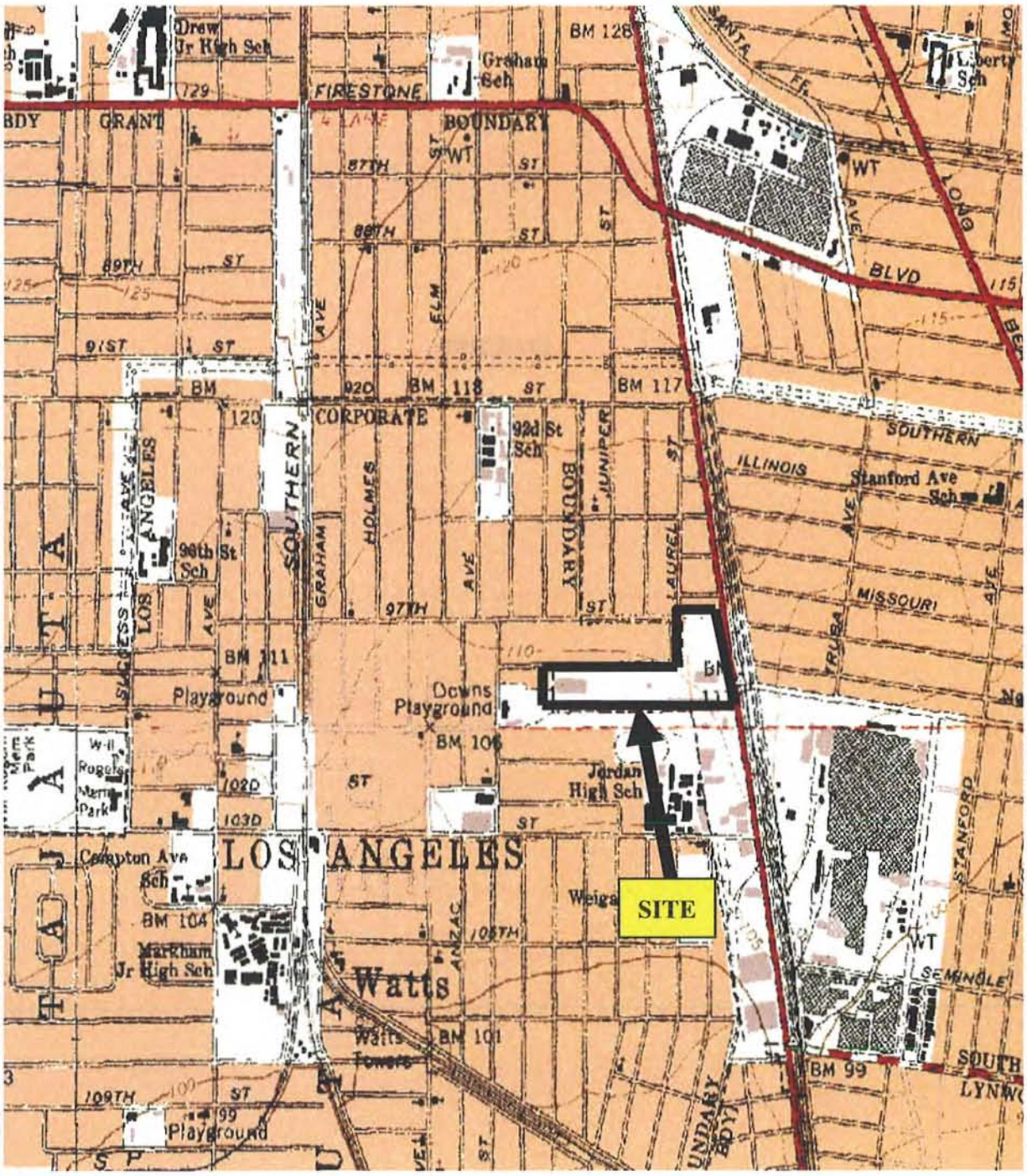
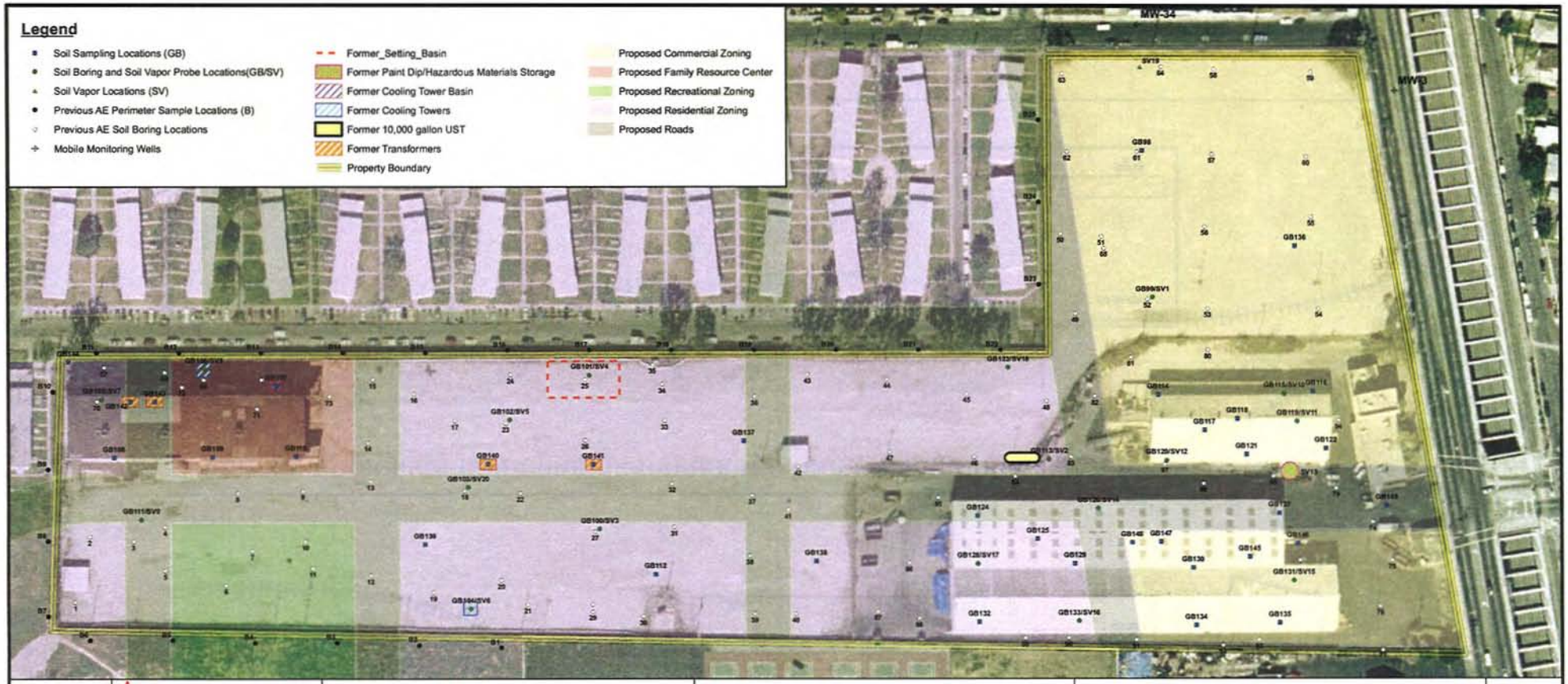


Figure 1: SITE LOCATION MAP

Source:
USGS South Gate 7.5 minute Quadrangle Map



N
W E
S

ANDERSEN ENVIRONMENTAL

Drawn By: MICHAEL TAUCHEN

Date: 4/7/2011

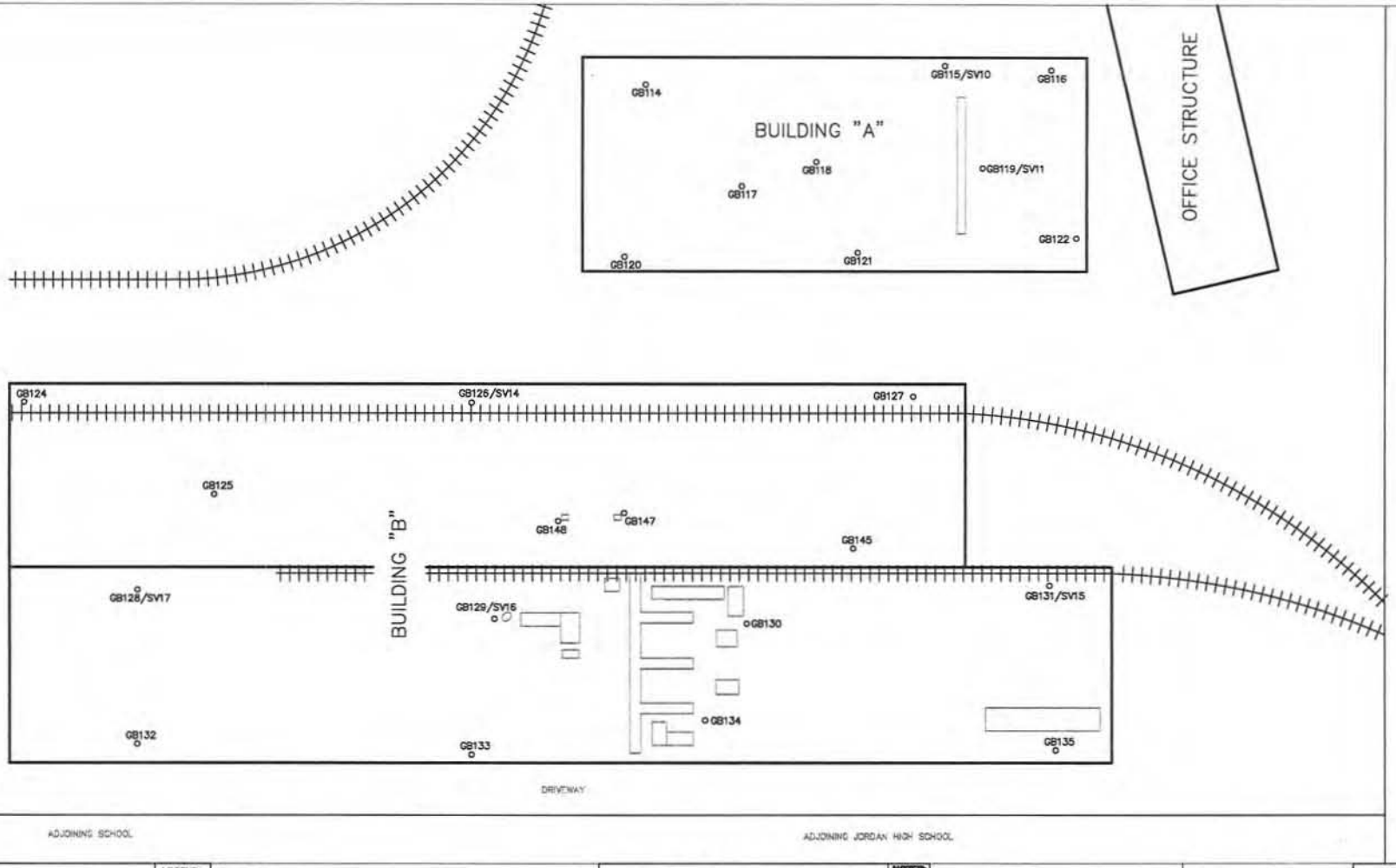
0 50 100 200 300 Feet

Note:
Former operational features shown are approximated based on locations in a design drawing dated March 1969. Sample locations and features within the onsite structures are shown in detail on Figure 3

SITE PLAN

9901 South Alameda St., Los Angeles, CA

Figure 2



ANDERSEN ENVIRONMENTAL

LEGEND:
GB124 SOIL SAMPLING LOCATION
GB126/SV14 SOIL AND SOIL VAPOR SAMPLING LOCATION
OBSERVED EVIDENCE OF FORMER STRUCTURE
RAILROAD TRACKS

DETAIL OF BUILDINGS A&B

ADDRESS: 9901 S. ALAMEDA STREET
LOS ANGELES, CALIFORNIA

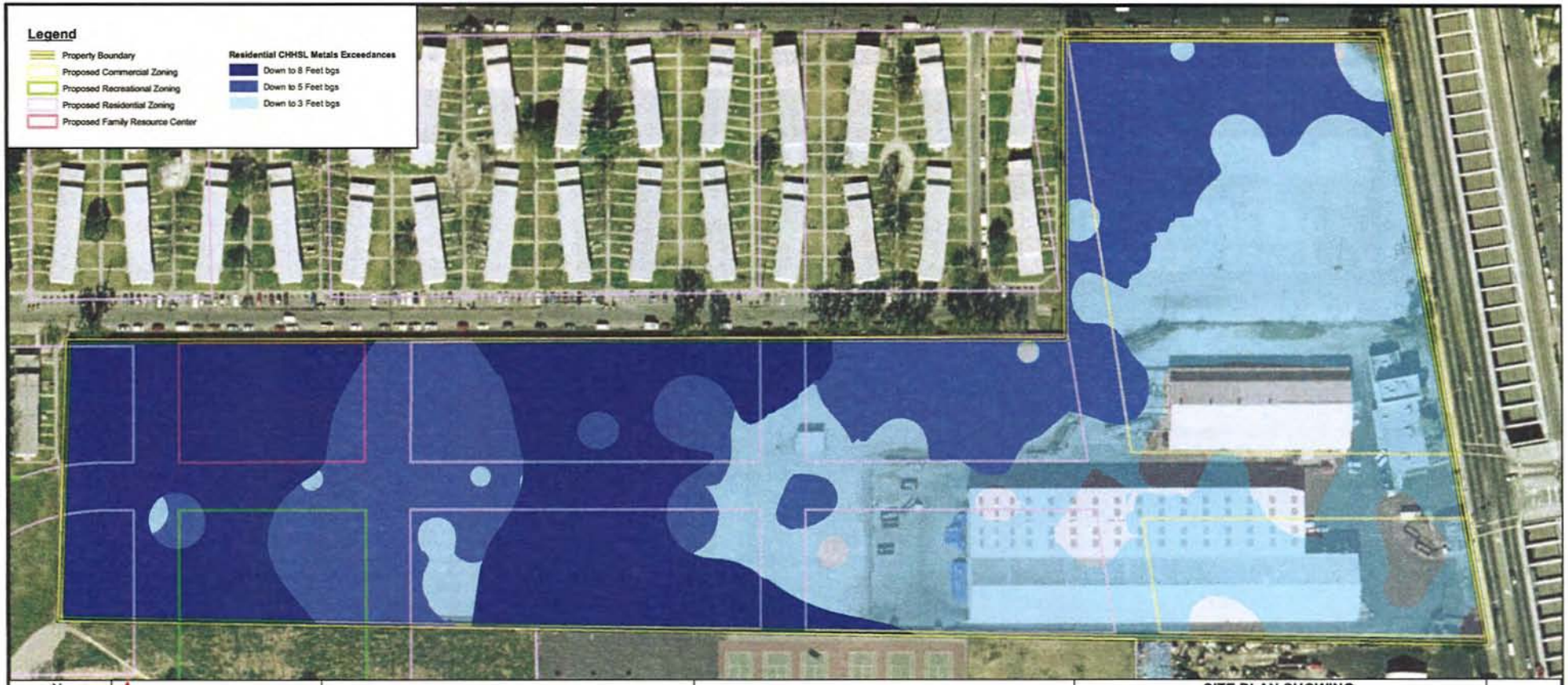
SOURCE: ANDERSEN ENVIRONMENTAL
DRAWN BY: MICHAEL TAUCHEN
DATE: 4/7/2011

NOTES:

N

APPROX. SCALE: 1"=60' FEET

FIGURE
3



N
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ANDERSEN ENVIRONMENTAL

Drawn By: MICHAEL TAUCHEN

Date: 4/5/2011

0 50 100 200 300 Feet

Notes:
1. Interpolation is based on Residential CHHSL exceedances for Lead and Cadmium, and exceedances above 12 mg/kg for Arsenic.
2. Metals were not detected above Residential CHHSL below 8 feet bgs.

SITE PLAN SHOWING
AREAS EXCEEDING RESIDENTIAL CHHSLs
- TITLE 22 METALS

9901 South Alameda St., Los Angeles, CA

Figure 4a

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ANDERSEN ENVIRONMENTAL

Drawn By: MICHAEL TAUCHEN

Date: 4/5/2011

0 50 100 200 300 Feet

Notes:
1. Interpolation is based on Commercial CHHSL exceedances for Lead and Cadmium, and exceedances above 12 mg/kg for Arsenic.
2. Metals were not detected above Residential CHHSL below 8 feet bgs.

SITE PLAN SHOWING
AREAS EXCEEDING COMMERCIAL CHHSLs
- TITLE 22 METALS

9901 South Alameda St., Los Angeles, CA

Figure 4b

TABLES

TABLE 1
SAMPLING SUMMARY
9901 South Alameda Street
Los Angeles, CA

Soil Boring ID	Sample Depths Analyzed	Analyses	Notes/Sampling Rationale
GB103	5', 8, 10', 15'	Metals	Vertical Delineation at GB18
GB102	7', 10'	TPH	Vertical Delineation at GB23
GB101	10', 15'	Metals, TPH	Vertical Delineation at GB25/former settling basin
GB100	7, 10', 15'	Metals, TPH	Vertical Delineation at GB27
GB98	7, 10', 15'	Metals	Vertical Delineation at GB61
GB99	7, 10', 15'	Metals	Vertical Delineation at GB52
GB105	5' (PAHs only), 11', 15'	PAHs, Metals, TPH	Vertical Delineation at GB70, screen for PAHs
GB104	2', 5', 10'	Metals	Target former cooling tower location
GB106	2', 5', 10'	Metals, PAHs	Target former cooling tower location
GB107	2', 5'	Metals, PAHs	Target former cooling tower settling basin location
GB108	2', 5'	Metals, PAHs	Representative location at former steel mill
GB109	2', 5', 10'	Metals, PAHs	Representative location at former steel mill
GB110	2', 5'	Metals, PAHs	Representative location at former steel mill
GB111	2', 5'	Metals, PAHs	Representative location at former steel mill
GB112	2', 5'	Metals	Representative location near southern property boundary
GB113	2', 5'	Metals (Lead)	Target former gasoline UST location
GB114	2', 5'	Metals	Representative building location
GB115	2', 5'	Metals	Representative building location
GB116	2', 5'	Metals	Representative building location
GB117	2', 5'	Metals	Representative building location
GB118	2', 5'	Metals	Representative building location
GB119	2', 5'	Metals	Representative building location
GB120	2', 5'	Metals	Representative building location
GB121	2', 5'	Metals	Representative building location
GB122	2', 5'	Metals	Representative building location
GB123	2', 5'	Metals	Representative loation near the property boundary
GB124	2', 5'	Metals	Representative screening in building; attempted to target stains, pits/low spots
GB125	2', 5'	Metals	Representative screening in building; attempted to target stains, pits/low spots
GB126	2', 5'	Metals	Representative screening in building; attempted to target stains, pits/low spots
GB127	2', 5'	Metals	Representative screening in building; attempted to target stains, pits/low spots
GB128	2', 5'	Metals	Representative screening in building; attempted to target stains, pits/low spots
GB129	2', 5'	Metals	Representative screening in building; attempted to target stains, pits/low spots
GB130	2', 5'	Metals	Representative screening in building; attempted to target stains, pits/low spots
GB131	2', 5'	Metals	Representative screening in building; attempted to target stains, pits/low spots
GB132	2', 5'	Metals	Representative screening in building; attempted to target stains, pits/low spots
GB133	2', 5'	Metals	Representative screening in building; attempted to target stains, pits/low spots
GB134	2', 5'	Metals	Representative screening in building; attempted to target stains, pits/low spots
GB135	2', 5'	Metals	Representative screening in building; attempted to target stains, pits/low spots
GB136	2', 5'	Metals	Step-out boring for hot spot delineation
GB137	2', 5'	Metals	Step-out boring for hot spot delineation
GB138	2', 5'	Metals	Step-out boring for hot spot delineation
GB139	2', 5'	Metals	Step-out boring for hot spot delineation
GB140	1'	PCBs	Target former transformer location
GB141	1'	PCBs	Target former transformer location
GB142	1', 3'	PCBs	Target former transformer location
GB143	1', 3'	PCBs	Target former transformer location
GB144	5'	Metals, PCBs	Representative location at former steel mill near property boundary
GB145	2', 5'	Metals	Target stained, cracked concrete within Building B
GB147	5'	TPH	Target suspected hydraulic hoist within Buildng B
GB148	5'	TPH	Target suspected hydraulic hoist within Buildng B
Vapor Probe ID	**Sample Depths**	**Analyses**	**Notes/Sampling Rationale**
SV1	5', 15'	VOCs	Screen at elevated hydrocarbon soil sample location
SV2	5', 15'	VOCs, TPH	Screen at former gasoline UST
SV3	5', 15'	VOCs, TPH	Screen at elevated hydrocarbon boring location
SV4	5', 15'	VOCs, TPH	Screen at elevated hydrocarbon boring location/former settling basin
SV5	5', 15'	VOCs, TPH	Screen at elevated hydrocarbon boring location
SV6	5', 15'	VOCs, TPH	Screen at former cooling tower location/southern property boundary
SV7	5', 15'	VOCs, TPH	Screen at elevated hydrocarbon boring location
SV8	5', 15'	VOCs	Screen at former cooling tower location/northern property boundary
SV9	5', 15'	VOCs	Representative screening location south of former steel mill
SV10	5', 15'	VOCs	Representative screening in building; attempted to target stains, pits/low spots
SV11	5', 15'	VOCs	Representative screening in building; attempted to target stains, pits/low spots
SV12	5', 15'	VOCs	Representative screening in building; attempted to target stains, pits/low spots
SV13	5', 15'	VOCs	Target former hazardous materials storage area/paint dip tank
SV14	5', 15'	VOCs	Representative screening in building; attempted to target stains, pits/low spots
SV15	5', 15'	VOCs	Representative screening in building; attempted to target stains, pits/low spots
SV16	5', 15'	VOCs	Representative screening in building; attempted to target stains, pits/low spots
SV17	5', 15'	VOCs	Representative screening in building; attempted to target stains, pits/low spots
SV18	5', 15'	VOCs	Representative screening loation near the property boundary
SV19	5', 15'	VOCs	Evaluate the potential for a vapor encroachment condition resulting from offsite groundwater impacts
SV20	5', 15'	VOCs	Evaluate VOCs at an unknown subsurface feature in the center of the Property

Table 2
Summary of Soil Sample Analytical Results - Title 22 Metals
9901 South Alameda Street, Los Angeles, CA

Title 22 Metals (mg/kg) EPA Method 6010B/7471A																		
Sample Location - Depth	Date Sampled	Antimony	Arsenic	Barium	Beryllium	Cadmium	Chromium	Cobalt	Copper	Lead	Molybdenum	Nickel	Selenium	Silver	Thallium	Vanadium	Zinc	Mercury
GB-98-7'	3/4/11	ND	3.79	208	ND	ND	21.4	12.1	34.7	2.85	7.46	13	ND	ND	ND	48.3	52.8	0.191
GB-98-10'	3/4/11	ND	2.62	130	ND	ND	20.4	12.5	24.1	1.51	ND	13.6	ND	ND	ND	46.2	63.5	0.157
GB-98-15'	3/4/11	ND	1.54	58.8	ND	ND	10.1	6.90	11.6	1.15	ND	6.17	ND	ND	ND	29.5	36.6	ND
GB-99-7'	3/4/11	ND	ND	57.7	ND	ND	8.22	6.02	8.05	0.794	ND	5.2	ND	ND	ND	23.8	30.3	ND
GB-99-10'	3/4/11	ND	1.38	98.3	ND	ND	16	10.2	15.2	1.83	ND	10.4	ND	ND	ND	37.8	53.1	ND
GB-99-15'	3/4/11	ND	1.99	82.0	ND	ND	13.1	8.54	12.4	1.56	ND	8.15	ND	ND	ND	35.4	45.0	ND
GB-100-7'	3/3/11	4.7	7.92	138	ND	ND	83.1	16.2	198	518	9.64	54.0	ND	ND	ND	40.9	152	0.331
GB-100-10'	3/3/11	ND	3.04	142	ND	ND	20.5	12.7	24.2	3.65	1.43	16.7	ND	ND	ND	47.2	60.1	0.111
GB-100-15'	3/3/11	ND	6.88	131	ND	ND	19.8	12.4	20.5	3.58	1.17	13.2	ND	ND	ND	45.4	60.4	ND
GB-101-10'	3/3/11	ND	1.57	88.3	ND	ND	16.1	9.75	15.4	2.66	ND	10.2	ND	ND	ND	41.1	46.8	0.106
GB-101-15'	3/3/11	ND	2.84	80.4	ND	ND	15.3	9.77	15.3	2.36	ND	9.95	ND	ND	ND	40.0	49.8	ND
GB-103-5'	3/1/11	ND	1.79	74.3	ND	ND	11.2	7.55	10.9	1.69	ND	7.13	ND	ND	ND	31.9	36.0	0.205
GB-103-8'	3/1/11	ND	2.00	101	ND	ND	17.6	10.0	18.9	2.48	ND	11.4	ND	ND	ND	40.3	54.0	ND
GB-103-10'	3/1/11	ND	2.63	126	ND	ND	18.7	11.8	18.9	2.65	ND	12.8	ND	ND	ND	44.0	55.8	0.111
GB-103-15'	3/1/11	ND	2.12	86.8	ND	ND	15.3	9.24	15.4	2.48	1.26	9.65	ND	ND	ND	42.3	46.1	0.135
GB-104-2'	3/1/11	5.83	13.4	121	ND	ND	123	17.0	202	71.7	14.5	71.7	ND	ND	ND	35.0	222	0.330
GB-104-5'	3/1/11	ND	10.1	70.1	ND	ND	10.6	7.70	9.99	1.09	ND	18.5	ND	ND	ND	30.3	38.0	ND
GB-104-10'	3/1/11	ND	2.85	115	ND	ND	18.2	11.2	20.1	2.75	ND	12.6	ND	ND	ND	42.9	55.9	ND
GB-105-11'	3/1/11	ND	2.50	67.4	ND	ND	11.5	6.92	9.78	1.14	ND	6.96	ND	ND	ND	34.0	32.1	ND
GB-105-15'	3/1/11	ND	2.64	116	ND	ND	16.5	10.6	21.7	2.32	ND	11.3	ND	ND	ND	39.9	53.4	0.164
GB-106-2'	3/1/11	2.75	5.22	83.3	ND	12.6	39.5	6.0	79.7	375	2.35	19.3	ND	ND	ND	25.3	1,750	0.240
GB-106-5'	3/1/11	106	6.71	140	ND	34.1	731	15.8	2,160	707	69.7	342	ND	1.48	ND	25.2	1,130	1.41
GB-106-10'	3/1/11	ND	3.33	158	ND	ND	34	12.4	43.4	8.41	2.28	17.7	ND	ND	ND	40.8	82.3	0.314
GB-107-2'	3/1/11	18.6	21.1	107	ND	3.82	395	35.9	631	370	57.3	267	ND	1.58	ND	53.2	788	0.454
GB-107-5'	3/1/11	ND	2.20	110	ND	ND	18.4	10.7	18.6	3.0	1.01	12.1	ND	ND	ND	42.2	55.3	ND
GB-108-2'	3/1/11	32.0	4.98	89.3	ND	5.78	802	13.2	6,990	465	46.7	471	2.83	2.07	ND	24.6	593	1.35
Residential CHHSL mg/kg	-	30	0.07*	5,200	16	1.7	100,000	660	3,000	80	380	1,600	380	380	5	530	23,000	18
Commercial CHHSL mg/kg	-	380	0.24*	63,000	190	7.5	100,000	3,200	38,000	320	4,800	16,000	4,800	4,800	63	6,700	100,000	180

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