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FINAL CONSTRUCTION REPORT
MAYWOOD RIVERFRONT PARK
MAYWOOD, CALIFORNIA

DRAFT

Prepared for:

THE CITY OF MAYWOOD
4319 SLAUSON AVE
MAYWOOD, CA 90270

Prepared by:

T N & Associates, Inc.
Engineering and Science

317 E. Main Street
Ventura, CA 93001

May 2007

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Approved by: _____ 05-15-07

Jacques Marcillac, P.G.
TN&A Project Manager

Date

TN&A Associates, Inc.
Engineering and Science

317 E. Main Street
Ventura, CA 93001

EXECUTIVE SUMMARY

The City of Maywood developed a 7.3-acre public recreational park in Maywood, California, as part of a larger 51-mile greenway along the Los Angeles River. This project was termed the Maywood Riverfront Park Project (MRPP). The proposed MRPP property was comprised of six former industrial properties and two public right-of-ways within a mixed industrial and residential neighborhood. The MRPP was considered to be a Brownfields initiative, which promotes the voluntary cleanup and redevelopment of contaminated properties in urban areas.

Environmental investigations performed over the past several years at the six former industrial properties indicated contamination due to past uses and regional anthropogenic (man-made) sources. Two of these properties, the former W.W. Henry property and former Pemaco property were found to contain significant quantities of chemical compounds that have been released to subsurface soil and groundwater across much of the MRPP vicinity during past operations. Cleanup oversight has been divided between State and Federal agencies. The Los Angeles Regional Water Quality Control Board (LARWQCB), CalEPA Department of Toxic Substance Control and the Los Angeles County Fire Department have been involved with oversight for investigation and clean-up activities at several of the former industrial properties. The LARWQCB currently serves as the lead agency for the former W.W. Henry property clean-up. The United States Environmental Protection Agency (USEPA) has sole oversight responsibility for cleanup of the former Pemaco property, which has been listed as a National Priorities List (NPL) “Superfund” site. The other four industrial parcels were found not to contain significant contamination or were reportedly cleaned up to regulatory standards prior to MRPP construction.

While cleanup of subsurface soils and groundwater at both the W.W. Henry and Pemaco sites is ongoing, the presence of these chemicals were identified in the MRPP Environmental Impact Report (EIR) as being a significant impact to project construction and the future use of the recreational park if these impacts were not mitigated. Prior to the EIR being prepared, the City of Maywood performed a health risk assessment to identify potential health risks to construction workers and future users of the park. The health risk assessment identified several chemicals of potential concern (COPCs) and also identified the potential exposure pathways for future park users and future excavation workers (dermal contact, particulate inhalation and vapor inhalation). The health risk assessment then calculated site-specific preliminary remediation goals (SSPRGs) for each contaminant that was known to exist or had the potential to exist at the MRPP. SSPRGs were developed for both of the established receptors, future park users and future excavation workers. The significant potential exposure scenarios for these two receptors were identified to be limited to surface soils for the park user and to the upper 15 feet of soil for the excavation worker.

The SSPRGs were then compared to the results of environmental samples collected from the former industrial properties in order to identify areas of contamination within the MRPP that may have the potential to adversely impact human health. Once areas were identified which exceeded the SSPRGs, four basic types of mitigation measures were selected to reduce the potential risks to future park users and excavation workers.

1. Implementation of a site specific health and safety plan (SSHP) for MRP construction workers
2. Remove shallow soil that exceeded the SSPRGs;

3. Monitor all grading activities to identify other potentially contaminated soil, and segregate and haul for offsite disposal as needed;
4. Place a site-wide permanent 1-ft soil cover to protect future park users; and
5. Create institutional controls and procedures to protect future site construction and excavation workers.

These mitigation measures were outlined in the EIR and then detailed in a remedial action plan (RAP) that was prepared for the MRPP prior to construction activities. This draft "Final Park Construction Report" documents the permitting, pre-construction activities, construction activities and implementation of institutional controls that occurred as part of the MRPP from March 2005 through April 2006 concerning these mitigation measures as well as other logistical and regulatory issues.

As of the date if this draft report, all of the mitigation measures were successfully implemented to allow transformation of the industrial properties into a public use park, except for the unfinished portion of the MRP located south of 59th Place between the former District Blvd. and Walker Avenue. This area is fenced off and will be completed after the initial stages of the remedial action for the Pemaco property is completed.

TN&A recommends that this document be finalized once the entirety of the MRP is complete so that documentation of the mitigation measures can become a part of the permanent record and kept on file at the data repository in the City of Maywood Library.

Also, Figure 5 of this document should be made available to all future contractors or City of Maywood personnel that will be performing intrusive activities for the park. This figure supplements the SSHP, as it illustrates locations of the subsurface piping network for the treatment systems and other park utilities.

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LIST OF ACRONYMS AND ABBREVIATIONS

ARARs	applicable or relevant and appropriate standards
bgs	below ground surface
CEQA	California Environmental Quality Act
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act of 1980
COC	chemical of concern
COPC	chemical of potential concern
DTSC	Department of Toxic Substance Control
EIR	Environmental Impact Report
ft	feet
HAZWOPER	Hazardous Waste Operations and Emergency Response
LACFD	Los Angeles County Fire Department
LAJR	Los Angeles Junction Railway
LARWQCB	Los Angeles Regional Water Quality Control Board
LOS	Lubricating Oil Services
MRPP	Maywood Riverfront Park Project
MMs/RAs	mitigation measures/remedial actions
MRP	Maywood Riverfront Park
NCP	National Contingency Plan
NOP	notice of preparation
PAH	polycyclic aromatic hydrocarbon
PAHs	polyaromatic hydrocarbons
PCB	polychlorinated biphenyl
PPE	personal protection equipment
PRGs	preliminary remediation goals
RAO's	remedial action objectives
RAP	Remedial Action Plan
RI	Remedial Investigation
RI/FS	Remedial Investigation/Feasibility Study
ROD	Record of Decision
RPs	responsible parties
SSHP	site specific safety and health plan
SSPRGs	site specific preliminary remediation goals
SVOC	semi volatile organic compound
TN&A	T N & Associates, Inc.
TSDF	treatment and disposal facility
USEPA	United States Environmental Protection Agency
VOC	volatile organic compound

1.0 INTRODUCTION

T N and Associates (TN&A) was contracted by the City of Maywood to prepare this report to document the measures implemented to protect health and safety of the construction workers, future park users and future excavation workers for the Maywood Riverfront Park Project (MRPP). The MRPP site (Figure 1) was comprised of six former industrial properties and two public right-of-ways (Figure 2), some areas of which contained chemical concentrations exceeding site specific preliminary remediation goals (SSPRGs) that were developed prior to park construction during a health risk assessment for the project. Table 1 summarizes the selected SSPRGs for this project.

This report describes the phase of work involving the completed portion of the MRPP, which included implementation of mitigation measures including adherence to a Site Safety and Health Plan (SSHP), performance of shallow soil excavations, the installation of an imported certified clean soil cover and institutional controls to allow transformation of the industrial properties into a public use park.

The field activities described in this report followed the Remedial Action Plan (RAP) that was prepared by the TN&A (TN&A, 2005a). Remediation work was done under the supervision of two primary agencies, the Los Angeles Regional Water Quality Control Board (LARWQCB) and the United States Environmental Protection Agency (USEPA).

1.1 PURPOSE

The purpose of this report is to document the following activities that were completed for the MRPP project:

- Acquisition and compliance of various environmental permits
- Implementation of institutional controls to prevent future exposures to potential underlying contamination.
- Implementation of a site specific safety and health plan (SSHP)
- Removal or modification of subsurface structures that conflicted with the proposed park;
- Excavation of shallow soil on the Pemaco, LAJR and WW Henry properties;
- Monitoring of all grading activities;
- Soil segregation, sampling, transportation and disposal;
- Placement of a 1-ft certified clean soil cap; and

1.2 SITE BACKGROUND

The Maywood Riverfront Park (MRP) consists of a 7.3-acre public recreational park in the City of Maywood, California, adjacent to and west of the Los Angeles River (Figure 1). The MRP will be an integral part of a 51-mile greenway currently being established along the Los Angeles River. The MRP is located in a mixed industrial and residential neighborhood and comprises several properties including the former W.W. Henry Property (5920 Alamo Avenue), the former Catellus property (5950 Walker Avenue), the former Pemaco property (5050 East Slauson Avenue), the former Lubricating Oil Services property (5989 South District Boulevard), the Precision Arrow Property (5010 and 5026 East Slauson Avenue), the Los Angeles Junction Railway (LAJR) Property and portions of 59th Place and District Boulevard (Figure 2).

Historic industrial uses of these properties left localized residual chemical concentrations in soil and groundwater. One of the impacted properties within the MRPP boundary housed a chemical blending facility, which was operated by Pemaco, Inc. between the late 1940's and 1991. The facility was a large quantity hazardous waste generator and used chlorinated and aromatic solvents, flammable liquids, petroleum hydrocarbons, and other volatile organic compounds. The Pemaco property is currently a USEPA Superfund site and is undergoing remedial action. The former W.W. Henry operation also used large quantities of aromatic solvents, flammable liquids and petroleum hydrocarbons in the past. This property is currently undergoing remediation efforts as directed by the Los Angeles Regional Water Quality Control Board (LARWQCB). Detailed histories for all the properties are discussed in the TN&A report, "*Health Risk Assessment, Maywood Riverfront Park, Maywood, California*" (TN&A, 2002). The other associated parcels comprising the MRP property have no significant environmental issues according to the data available. The chemical concentrations that have been detected on these properties have been removed by previous excavation activities or are being addressed by the remedial efforts at the Pemaco, W.W. Henry, and the construction of the MRP. By 2003, all of the existing buildings on the MRP properties had been vacated and demolished.

Chemicals of potential concern (COPCs) were evaluated in a human health risk assessment (HHRA) in 2002 (TN&A 2002). The health risk assessment included the calculation of site-specific preliminary remediation goals (SSPRGs) for each contaminant that was known to exist or had the potential to exist at the MRPP. SSPRGs were developed for two sets of potential receptors, future park users and future excavation workers. The potential exposure scenarios for these two receptors were limited to surface/near-surface soils for the park user and to the upper 15 feet of soil for the excavation worker.

The primary chemicals of concern (COCs) in the shallow soil were metals (arsenic, iron, and lead), polychlorinated biphenyls (PCBs), and polyaromatic hydrocarbons (PAHs). The elevated metal and PCB concentrations within surface and near-surface soils were limited to small areas within the LAJR property, whereas the PAH concentrations were found throughout the MRPP area, as is often the case in urban industrial settings.

A remedial action plan was prepared (TN&A 2005) to identify and select an appropriate remedial action for the shallow soil. The selected remedy was to be implemented as part of the MRPP construction effort. It included removal and disposal of known shallow contamination that exceeded the SSPRGs from graded cut areas, and placement of a 12-inch certified clean fill protective cover over the entire park. Representatives of the USEPA and the City of Maywood agreed that a 1-foot thick cover would provide a sufficient "buffer zone" to protect park users from dermal contact to site soils. The buffer zone is in addition to all hardscape and landscaping. As added protection, institutional controls, such as mandating the use of an SSHP for all future earth work, and the entry of a legal deed restriction, were established to help protect future construction workers who may come into contact with underlying soil. Maintaining the soil cover through periodic inspections and repairs are also planned to be implemented by the City of Maywood as typical park maintenance.

The following sections describe the implementation guidelines, document field work, and provide copies of pertinent records.

2.0 WORKPLANS AND PERMITTING

2.1 WORKPLANS

The overall plan for the park construction was outlined in the EIR prepared by Willdan in 2002 (Willdan, 2002a) and subsequently detailed in the contractor bid package, which included design specifications and standard drawings (Willdan, 2002b). These documents included grading plans which showed the final elevation of the proposed park (see Figures 3a, 3b and 3c), along with other figures which showed various improvements and structures, such as walkways, landscaping, restrooms, etc. The EIR proposed a clean soil cap as a mitigation measure that would protect future users of the park from potential residual concentrations in soil. In 2005, TN&A prepared a RAP (TN&A, 2005a), which incorporated the findings of the environmental studies, and outlined an implementation plan for achieving the MRPP objectives. Specifically, the RAP contained a Field Work Plan and Site Specific Health and Safety Plan (SSHP), which established guidelines for completing the construction work. The RAP outlined several primary tasks which included:

- Removal of soil exceeding SSPRGs where they coincided with planned grading “cuts”.
- Excavate and contour the entire site as needed to reach the minimum -1 ft final park surface elevation;
- Monitor excavation and grading activities to identify and segregate known or suspected contaminated soil;
- Sample, analyze, and characterize segregated soil, and dispose at an off site facility;
- Import certified clean fill material and place a minimum 1-ft thick soil cap across the entire site; and
- Implement an institutional control administered by the City of Maywood to maintain the soil cover and mandate that the SSHP be followed for all future excavation/grading work at the site.

Another project issue included the numerous monitoring and extraction wells that had been installed across the site as part of investigation and remediation activities. Since the grading would impact these wells, the LARWQCB required that a separate workplan be prepared to address wellhead modifications within the MRPP area. TN&A generated a workplan for the City of Maywood that addressed the wellhead changes in April 2005 (TN&A 2005b). This was approved by the LARWQCB in e-mail correspondence on May 12th, 2005 (Appendix A). Section 3.1 describes the sequence of work and work practices that were followed during the course of the project.

The RAP was the primary document requiring approval to proceed with the proposed RA for the site. The EPA approved the RAP for the Pemaco portion of the site; however, the LARWQCB’s RAP approval for the W.W. Henry property was pending three primary issues:

1) Data gap assessment, removal and offsite disposal of all shallow soil that contained contaminants exceeding the SSPRGs;

2) Certification of the imported soil that was used for the soil cover to document that is was absent of contaminants

3) Preparation and legal entry of a deed restriction for the property.

These requests were documented in the March 17th, 2005 LARWQCB letter (Appendix A) Items 1 and 2 were completed by July 2005 and approval to proceed with construction of the MRP was received by the LARWQCB in an e-mail correspondence dated July 11th, 2005 (Appendix A). Final reports summarizing the W.W. Henry data gap investigation and remedial excavation activities and soil certification were submitted to the LARWQCB (TN&A, 2006 and TN&A, 2005c, respectively). Copies of these documents are available at the City of Maywood library. Item 3 was executed and a final deed restriction entry was recorded at the County of Los Angeles Recorders Office according to City of Maywood personnel.

2.2 PERMITTING

In addition to the requirements concerning the W.W. Henry property, the following other permit conditions were mandated by the LARWQCB or other regulatory agencies:

- National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction Activity (General Permit), Water Quality Order 99-08-DWQ;
- South Coast Air Quality Management District (SCAQMD) Rule 403 Permit for Fugitive Dust
- SCAQMD Rule 1166 Permit for Volatile Organic Compound Emissions From Decontamination of Soil

Although monitor wellheads were modified to match the final grade, none were added or removed by the City of Maywood, so no permits were required. The MRPP construction contractor, Pima Corporation (Pima), under the direction of Willdan, was responsible for obtaining appropriate construction related permits and approvals. Grading guidelines were established by the City of Maywood, but no specific permit was required. For issues concerning permits unrelated to environmental media, please contact the following involved parties:

David Mango, Director of Building and Planning, City of Maywood (323) 562-5721
Rey Alfonso, P.E., Project Engineer, Willdan Corporation, (562) 908-6237
Farro Koocheck, Construction Supervisor, Pima Corporation, (310) 231-7060

2.2.1 Storm Water Permitting

A Notice if Intent (NOI, WDID #419S320468) was filed by Pima with SWRCB verification letter dated March 12, 2003, A Storm Water Pollution Prevention Plan (SWPPP) for the MRPP project (Pima, 2005) was prepared in accordance with the General NPDES Construction permit 99-08-DWQ. The SWPPP was amended on September 20th, 2005 per LARWQCB mandates to better improve best management practices (BMPs). The SWPPP mainly outlined BMPs for controlling sediment migration off the property or into storm water drains. Implemented BMPs included perimeter silt fencing, general housekeeping, storm drain protection (straw wattles), “rumble bars” to limit vehicle track-out and regular street sweeping.

2.2.2 South Coast Air Quality Management District Permit 403

In July 2005, the City of Maywood submitted an application package [Form 400-P and Form SM-1A) for a SCAQMD 403 permit. However, the SCAQMD informed the City of Maywood that the application was unnecessary because the MRPP did not qualify as a large operation per the permit criteria (e-mail communication from Patrick Hota to Julia Gonzales, July 12th, 2005 (Appendix B)]. While no site specific permit was required based on the size of the project,

certain air monitoring guidelines and BMPs were required for compliance (refer to Table 1 of the 403 permit, Appendix B). The BMPs that were implemented during construction activities involved regular periodic watering of exposed soils via water truck, covering of soil stockpiles with plastic sheeting, perimeter wind screen fencing and dust monitoring.

2.2.3 South Coast Air Quality Management District Permit 1166

The City of Maywood applied for and received a Rule 1166 permit (#446210, dated July 27, 2005) for the excavation and handling of soils containing volatile organic compounds (VOCs). Best available control measures were implemented by Pima as stated above to mitigate fugitive dust and track-out of soil debris. In addition, TN&A provided air monitoring for potential VOC emissions, even though the shallow soil COCs were semi- or non-volatile. Air monitoring with a hand held photo-ionization detector (PID) was conducted throughout all phases of the excavation and grading work to comply with the SCAQMD rules as well as the SSHP. The monitoring results are discussed in Section 4.2.1.2 and Appendix B contains the permit. No organic vapor measurements exceeding 50 parts per million (ppm) were observed during any excavation and/or grading activity. Therefore, no SCAQMD notification or further communication was made subsequent to the permit approval.

3.0 PRE-CONSTRUCTION ACTIVITIES

As part of the overall project, several issues that were not specifically addressed in the RAP were handled prior to and during project construction activities. This preliminary work consisted of the following tasks:

- Lower and modify wellheads to protect them from grading activities;
- Trash removal and de-grubbing
- Removal of Former District Blvd. and Railways
- Geophysical survey for possible USTs and buried piping on W.W. Henry property;
- Remove soil known to contain PAHs and metals above SSPRGs where park grading activities would disturb these areas (W.W. Henry, Pemaco and LAJR properties):
- Investigate and remove additional soil as requested by the LARWQCB on the W.W. Henry property;
- Certify that imported soil was absent of chemical concentrations exceeding residential health thresholds.

The following subsections describe these events:

3.1 WELLHEAD MODIFICATIONS

Prior to the MRPP construction, all monitoring and remediation wells (32 W.W. Henry wells and 55 USEPA wells) that were located on the MRP property were buried and protected in accordance with the wellhead modification workplan (TN&A, 2005b). The general sequence of events is provided below:

1) Dismantle and dispose of existing concrete well pads and vaults (Photo #1)

2) Excavate and cut casing 2 feet below predetermined MRPP design grade, cap and cover buried wellhead with a protective concrete cover per below:

3) Pour Type I or III Portland cement over capped wellhead so that it was in contact with the underlying well grout for support. A metal plate (minimum 6 in. by 6 in. by 1/16 in. thick) was set into the surface of all concrete covers to assist with their location after park grading was completed (Photo #2).

4) Each well location was surveyed via a hand held GPS unit.

5) Backfill and re-compact to existing grade w/ native soils.

The first phase of the well lowering was performed for the majority of the Pemaco wells in May-June 2003. This was done because it was anticipated that the MRPP construction would begin in the Summer of 2003. The remaining Pemaco wells were lowered in February of 2005 and the W.W. Henry wells were lowered in May 2005. All work was done in accordance with the Pemaco SSHP, including air monitoring and the donning of proper personal protective equipment (PPE) ensure worker health and safety.

3.2 TRASH REMOVAL, DE-GRUBBING AND FENCING REMOVAL

In March 2005, prior to any site grading, Pima personnel cleared the site of all trash debris that had accumulated over the past several years. All trash refuse was hauled to a Class III sanitary landfill. All of the fencing that separated the individual parcels were also removed. The fence posts were hauled offsite for recycling and the fabric was hauled to the City of Maywood stock yard for later re-use. Site grubbing then occurred after all the fencing was removed. All green waste was transported to a local recycling station. Also, several homeless people living on the site in tents had to be evicted prior to the de-grubbing activities.

Photo #3 depicts the Henry parcel prior to these activities.

3.3 REMOVAL OF FORMER DISTRICT BLVD. AND RAILWAYS

In March and April 2005 Pima broke apart the concrete the former District Blvd, running along the eastern portion of the MRPP, adjacent to the Los Angeles River (Photo #4). This was done by a pneumatic hammer attachment using a Track Hoe excavator. All the concrete was stockpiled and hauled to a local concrete recycler by Pima. To ensure that the concrete was not hazardous, a sample was collected on April 4th, 2005 and analyzed for PAHs and VOCs prior to hauling. No significant concentrations were detected. Copies of the laboratory reports are provided in Appendix C.

In April and May 2005, the railway on the LAJR parcel (APN No. 6314-030-800) and the associated spurs going to the Pemaco, W.W. Henry, Former Catellus and Lubricating Oil Services properties were removed by the Burlington Northern Railway Company, who was the former owner of the LAJR property. Once the railway and associated switching hardware was removed, Pima removed the ties and ballast material and hauled these to a local recycler.

3.4 GEOPHYSICAL SURVEY AND PIPING REMOVAL, W.W. HENRY PROPERTY

The City of Maywood was concerned that there may be some remaining underground storage tanks that were reportedly abandoned in place at the former W.W. Henry property and contracted TN&A to perform a records search and a geophysical survey. TN&A reviewed all available records to identify historical tank locations and their status. Records located at the City of Maywood City Hall and the County of Los Angeles Department of Public Works, Environmental Programs Division indicated that four USTs were possibly still in place on the property. Therefore, a geophysical survey was conducted in March 2005 in the suspect areas. Three anomalies were found, thus prompting further investigation. A backhoe, provided by Pima, was used to excavate the anomalous areas, but no tanks were found. Instead, an approximate 125 feet long piping “bundle” (7 parallel pipes) was uncovered with no USTs connected at either end. The piping was subsequently removed and soil samples were collected at both ends and every 25 feet along the piping run. The samples were analyzed for TPH, alcohols, ketones and VOCs with no significant detections (23 mg/kg TPH in one of the end samples with no VOCs, alcohols or ketones detected). This piping, totaling 3,820 lbs of metal, was removed, transported offsite and properly disposed/recycled at Adams Steel in Anaheim, California. A detailed description of the work and associated documentation are included in a TN&A technical memorandum dated May 18, 2005 (Appendix D). The USTs in question were removed in 2000, however, the contractor did not complete the proper permitting documentation subsequent to removal.

3.5 REMEDIAL EXCAVATIONS ON W.W. HENRY, PEMACO AND LAJR PROPERTIES

In accordance with the MRPP RAP, several small excavations on the MRP property were completed prior to site-wide grading. All excavations were done by Pima under the direction of a TN&A field geologist. These were done to remove soil known to contain metals and/or PAHs above SSPRGs where these soils coincided with areas that would be disturbed during grading operations. Six of these locations existed: one on the former W.W. Henry property, one on the former Pemaco property and four on the former LAJR property. All excavation boundaries were surveyed with a hand held GPS unit. The locations are illustrated in Figure 4. Please refer to the MRPP RAP (TN&A, 2005a) for further explanation of the excavation rationale.

The following subsections summarize these activities.

3.5.1 W.W. Henry Property

The first pre-grading excavation on W.W. Henry ("SB-3 location", see Figure 4) was performed on March 28th, 2005 (Photo #5) to remove elevated PAH concentrations in soil that was detected at the west portion of the W.W. Henry site during a previous investigation (EKI, 1999). The Henry excavation was approximately 25' x 25' x 3' and resulted in ~70 cu. yds of soil being removed and hauled offsite. A soil sample was collected (MRP-WW-CONF-01@3') at the excavation bottom to confirm complete removal of the PAHs and a stockpile sample (MRP-WW-SP-01) was collected to properly characterize the excavated soil. Tables 2 through 6 summarize the laboratory results.

As described above in Section 2.1, The LARWQCB required additional assessment and remediation of shallow soils on the W.W. Henry property. The investigation was completed in May 2005 and the data was presented to the LARWQCB in a June 14th, 2005 meeting between the LARWQCB and the City of Maywood. During the meeting, it was agreed that the City of Maywood would excavate ten additional areas (see Figure 4) to remove elevated concentrations of PAHs (4 locations), lead (5 locations) and arsenic (1 location). These excavations were completed in June and July 2005 and ranged in depths from 2.5 to 8.5 feet deep with surface areas from 25' x 25' to 25' x 50' resulting in approximately 2,090 cu. yds. of excavated soil. Confirmation samples were collected at each of the excavation bottoms to confirm remedial effectiveness (see TN&A, 2005c).

In summary, approximately 2,160 cu. yds. were excavated and hauled offsite from the W.W. Henry property prior to grading activities and park construction. All excavated soil was properly characterized, profiled and hauled to McKittrick Waste Treatment Site in McKittrick, California by NRC Environmental Services of Long Beach, California. Copies of the waste manifests are provided in Appendix E. The imported clean fill material references in Section 3.6 below was used as backfill as needed per the MRPP grading design contours.

3.5.2 Pemaco Property

One excavation was performed on March 28th, 2005 (Photo #6) at the east boundary of the Pemaco site (Figure 3) to remove soil containing elevated levels of PAHs. This excavation was approximately 25' x 25' x 3.5' deep and resulted in ~80 cu. yds. of soil being removed. Samples were collected from the stockpiled soil (MRP-PEM-SP-01 and MRP-WC2-05) and the excavation bottom (MRP-PEM-CONF-01@3.5'). Sample results indicated that the PAHs were successfully removed in this area (Table 2). Waste characterization sample results are provided in Tables 3 though 6.

The soil from Pemaco was hauled to a CERCLA approved Class I landfill (Chemical Waste Management Facility in Kettleman, California) by a licensed waste hauler (Haz-Mat Trans, Inc. of San Bernardino, California). Copies of the waste manifests are provided in Appendix E.

3.5.3 Los Angeles Junction Railway Property

Four excavations (Photo #7a) were performed in the LAJR property (Figure 4) on May 31st and June 1st, 2005, prior to grading activities to remove soil known to contain elevated concentrations of lead (2 locations), iron (1 location) and PAHs (1 location). Each excavation was approximately 25' x 25' x 2.0' deep resulting in approximately 190 cu. yds. of soil being removed. Confirmation samples (MRP505-01 through MRP505-04) were collected at each of the excavation bottoms, as well as from the stockpiles (MRP505-5, MRP505-06 and MRP505-07) for waste characterization purposes. The confirmation samples indicated that the elevated metals and PAH concentrations were completely removed in these areas. These results are summarized in Table 2 through 6 and laboratory reports are provided in Appendices C.

All excavated soil was properly characterized, profiled and hauled to McKittrick Waste Treatment Site in McKittrick, California by NRC Environmental Services of Long Beach, California. Copies of the waste manifests are provided in Appendix E. Pending transportation, each of the piles were covered in accordance with the MRP RAP and SWPPP (Photo #7b).

3.6 IMPORTED SOIL CERTIFICATION

Approximately 17,000 cu. yds. of soil was imported to the MRPP site during March and April 2005 as material for the clean cover layer (Photos #8a and #8b). The soil was delivered to the site by Pima under the oversight of Willdan, and stockpiled on the former Precision Arrow Property. In the March 17th, 2005 letter from the LARWQCB (Item #9), it was requested that certification be provided documenting that the soil imported to the MRPP was free of chemical constituents that may pose potential health risks. This certification was needed before the soil could be used for the cover layer. The MRPP contractor was unable to provide the proper documentation certifying that the fill was "clean" (meaning absent of debris and absent of chemicals at concentrations above regulatory health standards). Therefore, TN&A was contracted to provide this documentation by performing an investigation of the historical land uses of the site where the material came from and also to perform field inspections and chemical sampling of the material.

The initial source investigation indicated that the entire 17,000 cubic yards of fill material was delivered from a construction project located in the southeast portion of 10201 W. Pico Blvd in Century City, California according to the trucking records. This address is associated with a large parcel (APN# 4315-019-012) that comprises the Twentieth Century Fox Studio Lot ("Fox Lot"). At the request of the LARWQCB, TN&A prepared a report documenting the historical land use of the soil borrow site (TN&A, 2005d). In an email on June 15th, 2005 (Appendix A), the LARWQCB, approved the recommendation from the City of Maywood that the soil be sampled in accordance with the Department of Toxic Substance Control (DTSC) *Informational Advisory, Clean Imported Fill Material*, October 2001. This included the sampling and analysis of 27 samples from the stockpiled soil. Required analyses were volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), polychlorinated biphenols (PCBs), Title 22 metals, herbicides, and pesticides.

Based on the sampling results, the soil was found to be free of chemical constituents above residential risk threshold levels. TN&A prepared an e-mail on July 7th, 2005 to LARWQCB summarizing the findings and requesting approval to continue construction activities at the park. The LARWQCB responded in an email on July 11th, 2005 granting approval for use of the soil as cover material. Copies of the email correspondence are included in Appendix A.

A detailed discussion of the sampling and analyses is contained in the report titled "Soil Certification Report, Maywood Riverfront park Project", dated June 2006 TN&A, 2006) This report also includes the historical land use report (TN&A 2005d) for the source of the soil (Fox Lot) as an appendix.

4.0 GRADING AND PARK CONSTRUCTION

The bulk of the grading and heavy construction activities at the MRPP occurred between July 2005 and February 2006 with planting and landscaping occurring in March and April 2006. All significant soil utility trenching and grading "cuts" were completed by November 2005. The overall grading and park design were developed by Willdan and included in the EIR (Willdan, 2002a) and contractor bid package (Willdan, 2002b). Figures 3a, 3b, and 3c show the approved site grading plans which were provided to TN&A by Willdan in March 2003. The grading plans illustrate the original surface elevations of the property, as well as the proposed elevations after grading was completed. A final survey as-built was not scoped as part of the construction. However, **Figure 5 incorporates the design plans with as-built surveys of the extraction wells and associated piping runs along with other available subsurface utility locations. This figure should be reviewed prior to any intrusive activities at the MRPP site to reduce the chances of damaging any of the utilities as well as ensuring the safety of future workers.**

Grading activities generally followed the sequence below:

- Completion of all cuts/fills to final design elevation minus one foot.;
- Installation of all major subsurface utilities (electrical conduit, storm drains, water lines, sewer tie-ins, etc.)
- Placement of a geotextile fabric (Pemaco property only) ;
- Placement of a minimum-ft thick layer of certified clean imported soil over the entire site including hardscape areas. Actual thickness ranged from 1 foot to 3 feet in some areas.
- Installation of smaller utilities (irrigation piping, electrical conduit laterals, etc.), cement pads, bathroom and gazebo structures, lighting, walkways and other permanent above ground features.
- Locating, raising to final grade and installing new flush mounted vaults of all lowered groundwater monitoring wells and extraction wells.
- Installation of landscaping.

This sequence was not done on a site-wide basis due to logistical constraints. For example, the W.W. Henry and Pemaco parcels could not be graded until the W.W. Henry and USEPA contractors completed the installation of extraction wells and associated trenching/piping runs. Also, the Precision Arrow property could not be graded until the imported fill was moved. Grading chronology generally followed the following parcel order:

1) Catellus Property
2) Lubricating Oil Services (LOS) Property
3) 59th Place/W.W. Henry Property/LAJR Property
4) Pemaco Property
5) Precision Arrow Property

Photos #9a through #9d depict the site throughout the grading process. Each of these photos are panoramic views created from merging several photos taken from the northeastern corner of the Pemaco parcel panning from south to west to document construction progress. These photos taken in July 2005, August 2005, December 2005 and June 2006.

4.1 HEALTH AND SAFETY DURING GRADING ACTIVITIES

Prior to any MRPP grading activities, the SSHP document (TN&A, 2005e) was distributed to Willdan and Pima in hard copy format so that their supervisors and workers could be educated about potential site hazards and review the recommended safety protocols to perform work at the MRPP. On March 28th, 2005, TN&A personnel held an onsite kick-off meeting with the Pima grading crew and Willdan construction supervisor to go over the SSHP and environmental monitoring protocols. Each of the grading crew members were 40-hour Hazardous Waste Operations and Emergency Response (HAZWOPER) and provided certificate documentation which was kept in the onsite trailer along with a copy of the SSHP. It should be noted that the SSHP includes all aspects of health and safety (H&S) during grading activities, however, the scope of TN&A oversight was only to mitigate any H&S hazards encountered from contaminated soil. General construction H&S concerns, such as equipment safety checks, traffic hazards, electrical hazards, slip/trip/fall, excavation/trenching sidewall protection, etc. was the responsibility of Pima and Willdan.

TN&A field personnel were onsite during all grading activities to oversee and direct Pima's laborers and operators so that all work involving contaminated soil was done in accordance with the SSHP. Pima workers donned the appropriate personal protective equipment (PPE), such as Nitrile gloves and respirators, and followed the decontamination procedures when handling soil known or suspected to contain chemical concentrations exceeding SSPRGs. Continual air monitoring was performed (see Section 3.3.1 below) and organic vapor measurements were collected prior to the handling of any suspect soil or entry into any trench to ensure that the breathing space air was within the limits outlined in the SSHP. No recordable safety incidents were observed by TN&A during the grading activities.

4.2 ENVIRONMENTAL MONITORING ACTIVITIES

TN&A personnel were onsite to observe all grading "cuts" and utility trench excavations during the MRPP grading activities. The purpose of the oversight was:

- Perform air quality monitoring
- Perform visual Inspections to identify and document impacted soil and previously unknown subsurface environmental features

The following subsections describe each of these activities.

4.2.1 Air Quality Monitoring

There were three basic types of air monitoring that occurred during the MRPP construction:

1) Weather Monitoring
2) Volatile Organic Compound (VOC) monitoring
3) Fugitive Dust Monitoring (PM_{10} Monitoring)

These activities are described below:

4.2.1.1 Weather Monitoring

Weather monitoring was done by the USEPA remedial action construction activities, which coincided with the MRPP activities. This monitoring was done by placing a data logging weather station (Novalynx® Model #WS16) at the site on top of the USEPA trailer located in the southeast portion of the MRP. This station measured data including wind speed, peak wind

speed, wind direction, rainfall, humidity and temperature and logged the values in memory every 2 hours during the period between August 8th, 2006 and October 10th, 2006, which coincided with the main portion of the excavation and trenching activities. After this period, when the majority of USEPA intrusive activities were completed, wind data was downloaded from a local National Oceanic &- Atmospheric Administration weather station located in Compton, California.

According to the onsite measurements, the overall average wind direction was from the southwest at an average speed of 2.63 miles per hour (mph). Only 17% (54 of 318) of the wind direction readings collected during the work hours between 7:30 am and 5:30 pm indicated a wind direction that blew from the MRP property towards the residential houses (i.e., wind coming from the north, northeast, east, southeast or south). These wind directions occurred mainly in the early morning hours. Wind speeds during these times averaged 2.12 mph, with a maximum gust of 10 mph. The remaining 83% of the work period measurements indicated a wind direction coming from the residential housing towards the Los Angeles River and 710 freeway at an average speed of 4.2 mph (max gust of 14 mph). Appendix F summarizes all of the weather data along with minimum, maximum and average values for each parameter.

4.2.1.2 Volatile Organic Compound Monitoring

VOC monitoring began during the initial grading activities that occurred at the MRP. This monitoring was performed via a hand held Mini Rae© 2000 photo-ionization detectors (PID), Model PGM7600. TN&A environmental personnel oversaw all grading and excavation activities at the site being done by both the City of Maywood and the USEPA. All disturbed soil was screened using the PID (Photo #10a). This was done in accordance with the MRPP RAP, and the Pemaco RAP for the Pemaco project and also in accordance with South Coast Air Quality Management District (SCAQMD) Rule 1166 permit (application # 446210). No significant detections of VOC vapors were detected during the grading activities. The maximum PID reading was 10 parts per million (ppm). This reading was observed during the excavation of stained soil at the Pemaco property that was exposed during trenching activities (see Section 3.2.3 below). The SCAQMD permit requires that any PID readings exceeding 50 ppm be reported. This threshold level was never exceeded during any soil excavations.

Beginning in September 2005, additional VOC monitoring was done by placing PID instruments at fixed locations along the perimeter fencing between the MRPP site and the residential housing along 59th Place, Walker Avenue and Alamo Avenue. The specific locations were moved in accordance with where the grading activities were taking place. None of the perimeter PIDs logged any significant VOC values caused by exposed soil. Field observations indicated that measurable VOC vapors at the site perimeter were only detected when vehicles or gasoline powered equipment were located in the immediate vicinity of the instruments. Welding and the uses of solvents/glues for pipe fitting also caused some elevated PID readings at the perimeter locations for short periods of time in October 2005.

For any utility trench that was deeper than four feet bg, a PID instrument was lowered into the trench to detect organic vapors prior to allowing any workers to enter the trench. Also, proper shoring was implemented by PIMA per the SSHP. In addition, when trenches were covered overnight with metal plating for safety concerns, the breathing space air was re-measured each morning prior to entry. No significant vapors were observed in any of the utility trenches.

Figure 6 illustrates the locations of the fixed PID monitoring stations and the PID data is provided in Appendix F.

4.2.1.3 Fugitive Dust Monitoring

Fugitive dust monitoring was done in accordance with SCAQMD Rule 403 permit by both the City of Maywood and the USEPA. A project specific permit was not required because the MRP/Pemaco projects did not meet the size requirements (50 or more acres or 5,000 cubic yards moved per day). Dust monitoring was done using Thermo Electron Corporation DataRAM personal dust monitors, model pDR100AN (Photo 10b). These instruments monitored respirable dust particles that had an aerodynamic diameter smaller than or equal to 10 microns, this is known as a PM_{10} monitor. Dust monitoring began in August 2005 and continued through November 2005 for the USEPA activities. Dust monitoring by the City of Maywood continued through February 2006 as earth moving continued through this time period. No dust levels exceeded the health and safety action level of 10 mg/m^3 for any extended periods of time. In addition, the general wind direction blowing from the residential area towards the site, along with ongoing dust suppression techniques, such as wetting and covering of stockpiles, mitigated any of the offsite dust nuisances.

Figure 6 illustrates the fixed dust monitoring locations and the dust monitoring data is summarized in Appendix F.

All instruments were calibrated daily to a filtered clean air standard and weekly per the manufacturers' specifications.

4.2.2 Visual Inspections

All intrusive activities performed during MRP construction were observed by TN&A personnel trained in accordance with the TN&A standard operating procedures (SOPs) that were included Appendix 3 of the MRPP RAP (TN&A 2005a). The purpose of the environmental monitoring was to observe, identify and document previously undiscovered areas with potentially contaminated soil and previously undiscovered subsurface environmental features that could be sources of contamination. The purpose of this was to ensure that any of these discoveries were handled in accordance with the RAP and applicable statutes. During these construction monitoring activities, three areas were identified with stained soil and two previously unknown environmental features were discovered.

The three areas containing suspect soil were:

1) Northwest corner of the site on the former W.W. Henry property
2) One area on the northern portion of the Pemaco property
3) One area in the southern portion of the Pemaco property

The W.W. Henry property location contained about 54 cubic yards of yellow stained soil. The soil had no odor or detectable VOC emissions as measured with a PID, but due to the suspect color, a sample (MRP-WW-110405) was collected and analyzed for VOCs, SVOCs, PCBs, herbicides, pesticides metals (Tables 2 through 6). All sample results were either non-detect or below SSPRGs, however, the soil was hauled and disposed offsite at a Class II landfill to avoid possible future concerns.

The two Pemaco locations included one small shallow area in the northern part of the former Pemaco property and one area in the southern portion where the deep (~8 feet bg) storm drain was placed (Figure 4). These soils had slight staining and slight odors, and therefore were segregated, stockpiled, and sampled (MRP-61705 and MTP5035-Pemaco). Results from the

samples indicated that no compounds were detected above SSPRGs (see Tables 2 through 6); however these soils (~40 cu. yds.) were hauled offsite as a conservative measure. This segregated soil was placed in roll off bins, hauled offsite and disposed of at a Class I landfill per the CERCLA guidelines, since Pemaco is a listed Superfund site. Copies of these waste manifests are provided in Appendix E.

The previously undiscovered environmental features that were uncovered during MRPP grading were conveyance piping on the former LOS property and a "dry sump" on the Pemaco property, which consisted of a perforated 55-gallon drum that was set in gravel. These features were in addition to the piping discussed above in Section 3.4 and the abandoned in place UST that was known to exist an the Pemaco property (see Figure 4). The conveyance piping was likely associated with the former oil storage ASTs that were located on the LOS. No apparent leaks or staining were noted in the soil adjacent to the piping and no organic vapors were detected in this area. The Pemaco "dry sump" was likely used to dispose of liquid wastes, however, no organic vapors were detected at this location either. These features were removed and hauled offsite as foreign debris along with the suspect soil.

The only known environmental feature that remains on the MRP is the abandoned UST in the southern portion of the Pemaco property as illustrated in Figure 4. The northernmost section of this concrete filled UST was removed and hauled offsite to accommodate the installation of the stormline trench.

Appendix C provides laboratory reports for the soil samples collected from each soil pile and Appendix E provides waste manifests for the hauled soil.

Each of the areas with stained soil mentioned above are within the radius of influence of either the W.W. Henry and/or USEPA soil vapor and groundwater treatment systems. Therefore, no additional regulatory reporting was deemed necessary. Subsurface continuation of volatile constituents that may exist, but were not detected in the lab analysis will be addressed by the treatment systems.

4.3 GRADING QUALITY ASSURANCE/QUALITY CONTROL

TN&A personnel performed oversight during the placement of the imported certified clean soil cover. Grading at the MRP continued until segments of the site were contoured to the final plan grade elevation minus 1 foot (Photo #11). Once this grade was achieved, then the clean fill material referenced in Section 3.6 above, was emplaced (Photo 12a). Placement of the clean fill was monitored by TN&A personnel to ensure at least one foot of clean fill was placed in all areas of the site, including areas beneath the hardscape features, such as restrooms, curbs, sidewalks and gazebos. Many areas, such as areas where the excavations mentioned in Sections 3.1.5 occurred, contain several feet (2 feet to 8 feet thick) of imported clean fill. This continued until the entire MRP was covered with the imported fill, except for the portion south of 59th Place where USEPA activities continue. In addition, a geofabric liner (Photo #12b) was placed on the contoured surface on the Pemaco property prior to the clean fill in order to clearly segregate the clean soil cap from the underlying soil as was called out in the Record of Decision (USEPA, 2005). This occurred on all of the Pemaco property where the park was completed (majority of the parcel, except for the southernmost end).

4.4 WELLHEAD RAISING/SURFACE COMPLETIONS

Throughout the grading process, when final grade was achieved and as access allowed, TN&A personnel and subcontractors located, uncovered and raised the well casings that were buried and protected per Section 3.1.1 above. The well casings were extended to their final elevations using slip couplings (no glues). Connections between the original casing and the new casing were made as seamless as possible; i.e. flush, so that equipment being lowered or raised from the wells will not get snagged and no leakage can occur.

After the casing was raised above final grade and the surrounding area was re-compacted subsequent to compaction (Photo #13), a 10 inch Sonotube® concrete form was placed over the casing and the annulus was filled with cement/bentonite grout (Type I Portland cement amended with 5% powdered bentonite) to within 1-foot of the top of the well. All wells were completed at the ground surface with a #12 Emco-Wheaton steel monitoring well vault (12 in. diameter), which was set in a 2 ft. by 2 ft. by 6 in. thick concrete pad. For the USEPA wells within the uncompleted portion of the park (ERH area and portion south of 59th Place), the casings of the wells were raised, but the final completions were not done because this area will be regraded once the ERH activities are complete.

As a final step, the horizontal position and elevation of each well casing and vault was surveyed by a California licensed surveyor. All well locations are illustrated in Figure 5.

Survey data can be made available by the W.W. Henry Company for the W.W. Henry wells (contact Jennifer Rothman at Levine-Fricke, 714-444-0111), or by the USEPA for the Pemaco wells (contact John Wingate at TN&A, 805-585-2110).

4.5 UNCOMPLETED SOUTHERN AREA

It should be noted that the southern portion of the MRP, beginning in the southern part of the former Pemaco property and including the former Catellus and LOS properties, was rough graded, but not completed with the clean fill layer, hardscape and landscape due to the on-going clean-up activities at the Pemaco site. This area has been fenced and is currently used for the USEPA and W.W. Henry treatment system above ground infrastructure as well as stockpile areas for the unused imported certified fill and the unused “cut” soil from the site (mainly from the Precision Arrow and W.W. Henry properties). The certified clean pile was constructed nearest to Walker Avenue and the native pile was constructed north of the W.W. Henry treatment compound (Figure 4). Photo’s #14a and 14b depict these piles before and after they were covered with plastic tarping, respectively.

Once the USEPA completes the electrical resistive heating (ERH) stage of remediation, this portion of the MRP will be completed per the original specifications.

5.0 INSTITUTIONAL CONTROLS

In addition to the mitigation measures implemented during MRPP construction (adherence to the SSHP, environmental monitoring, placement of clean fill cover), an institutional control has been put in place by reference to the EIR (Mitigation Measure 3.3-2, Willdan, 2002) for all future intrusive activities. This institutional control will be administered by the City of Maywood and mandates that all intrusive activities at the property be done in accordance with the SSHP and that environmental monitoring be performed. This is designed to protect future MRP construction workers health and safety and to identify any other undiscovered environmental features or contamination that may be a health threat.

Other institutional controls that have been implemented include zoning and deed restrictions. The entire MRP property has been zoned for recreational use by the City of Maywood, which precludes residential, commercial, hospital construction, school construction, etc. or any other uses besides recreation. Also, for the former Pemaco property, the USEPA and the City of Maywood signed an Agreement and Covenant Not to Sue on December 7, 2001, which included a deed restriction for the property (USEPA, 2005). The deed restriction contains a restriction on use of groundwater at the site. It prohibits the extraction of groundwater for use as a drinking water or other domestic purposes. This covenant and deed restriction has been recorded in the Los Angeles County records. A deed restriction was also filed for the former W.W. Henry property as mandated by LARWQCB. The covenants of this deed restriction are similar to the Pemaco deed restriction and limit future uses and activities on the property to protect future property users and construction workers.

6.0 SUMMARY

The 7.3-acre MRPP involved the redevelopment of six former industrial properties and two public right-of-ways to be an integral part of a 51-mile greenway currently being established along the Los Angeles River. Due to the pre-existing conditions at some of the former industrial properties, certain measures were implemented to ensure that the MRP was constructed in a manner that was protective of human health for the construction workers, neighboring residents and future park users. These measures were outlined in the Final EIR for the project (Willdan, 2002) and further defined in the MRPP RAP (TN&A, 2005a).

This report documents the phases of work involving the completed portion of the MRP, which included:

- Acquisition and compliance of various environmental permits
- Implementation of a SSHP
- Removal or modification of subsurface structures that conflicted with the proposed park;
- Excavation of shallow soil on the Pemaco and WW Henry properties;
- Monitoring of all grading activities;
- Soil segregation, sampling, transportation and disposal;
- Placement of a 1-ft certified clean soil cap; and
- Implementation of institutional controls to prevent future exposures to potential underlying contamination

As of the date if this draft report, all of the above measures were implemented to allow transformation of the industrial properties into a public use park, except for the unfinished portion of the MRP, south of 59th Place between the former District Blvd. and Walker Avenue. This portion is currently fenced off from the completed park areas and will be re-graded, hardscaped and landscaped after the initial stages of the remedial action for the Pemaco property is completed.

TN&A recommends that this document be finalized once the entirety of the MRPP is complete so that documentation of the mitigation measures can become a part of the permanent record and kept on file at the data repository in the City of Maywood Library.

Also, Figure 5 of this document should be made available to all future contractors or City of Maywood personnel that will be performing intrusive activities for the park. This figure supplements the SSHP, as it illustrates locations of the subsurface piping network for the treatment systems and other park utilities.

7.0 REFERENCES

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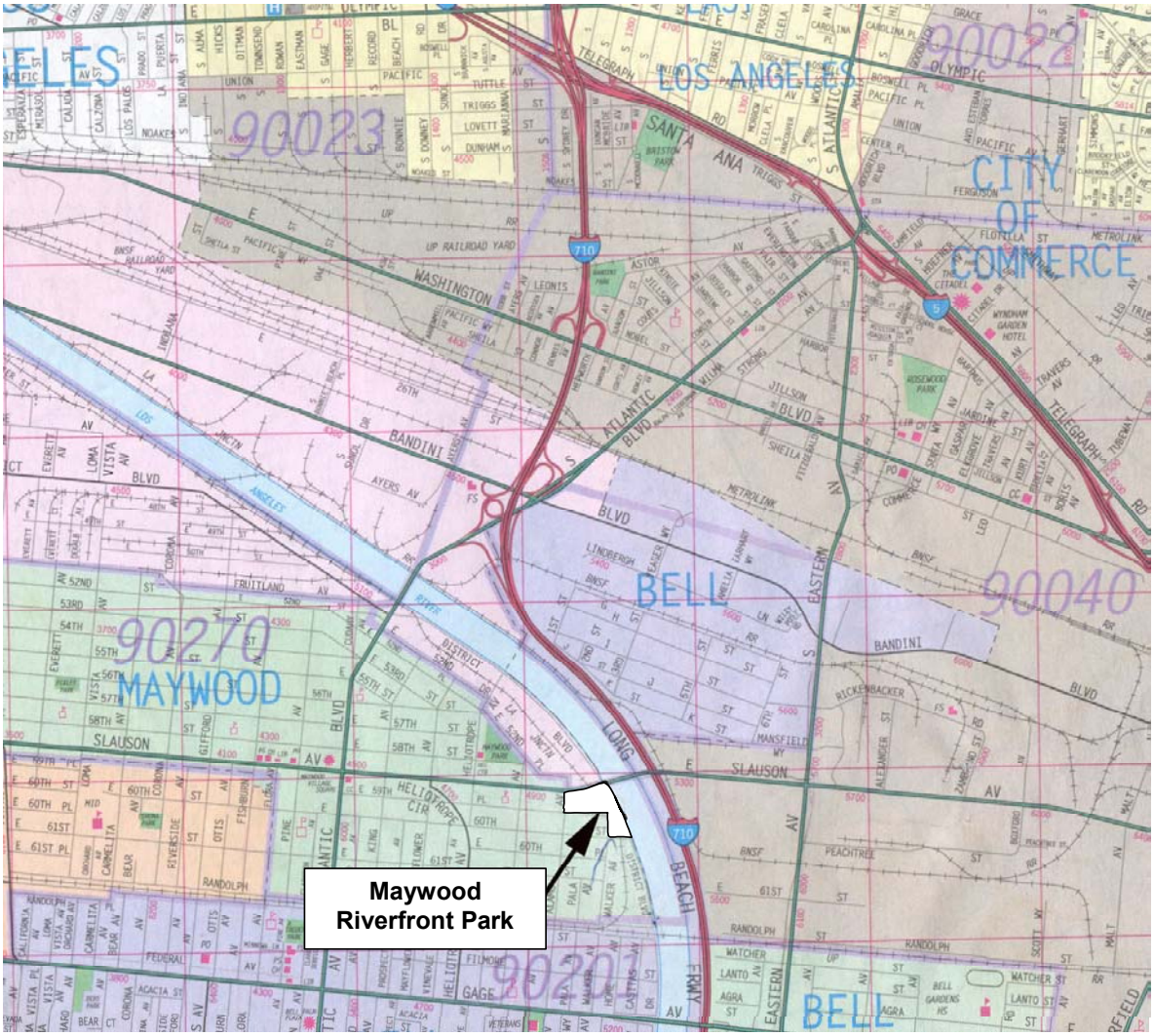
FIGURES



1 1/2 0 1 MILE

1000 0 1000 2000 3000 4000 5000 6000 7000 FEET

SCALE 1:24000

LEGEND

DATE:	FILE NAME:	APPROVED BY:
11/5/2000	PEMACO-SL	

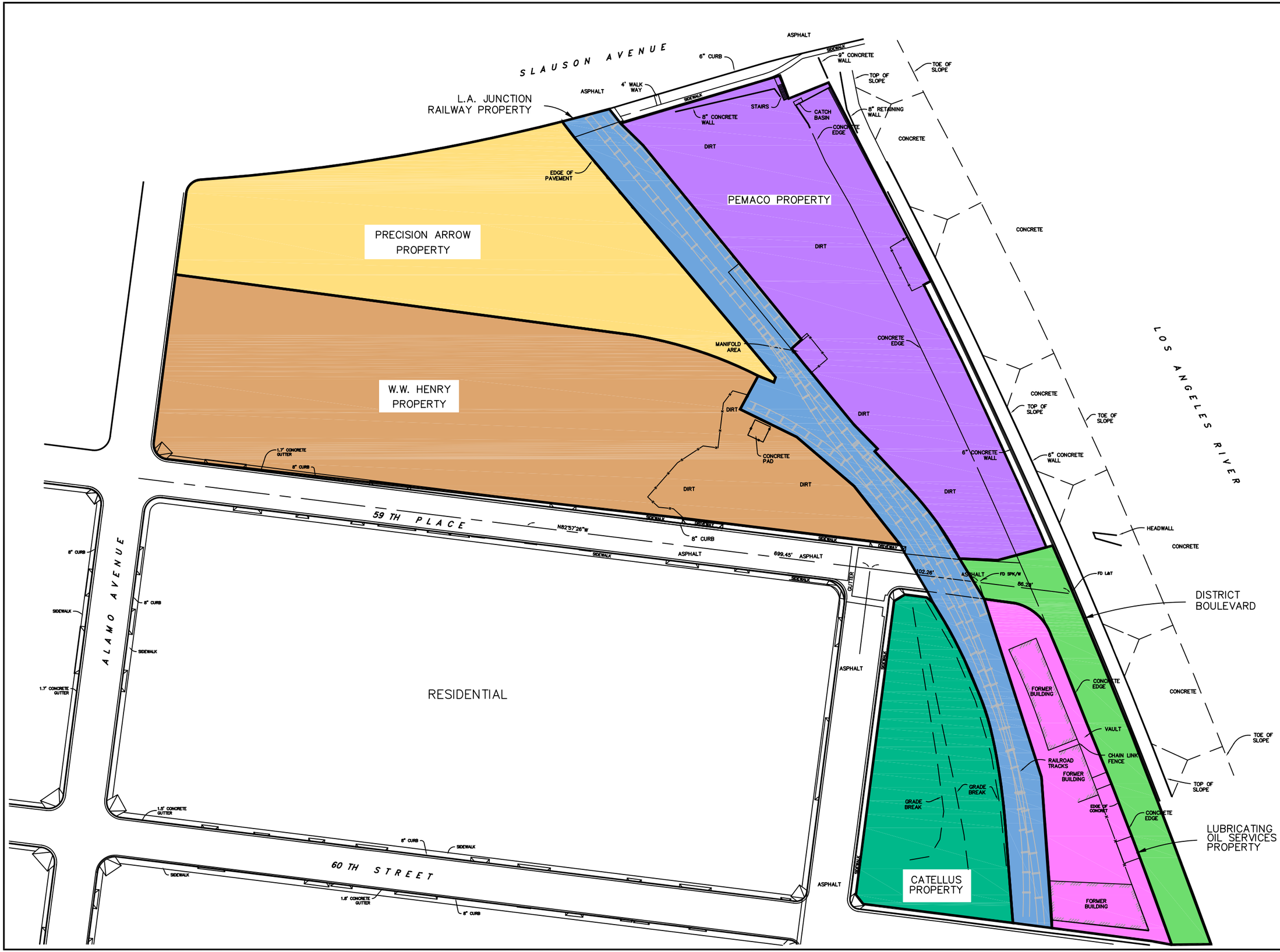
SITE LOCATION MAP

MAYWOOD RIVERFRONT PARK

Maywood, California

T N & Associates, Inc.
Engineering and Science

FIGURE 1


SLAUSON AVENUE
ASPHALT
6" CURB
SIDEWALK
9" CONCRETE WALL
TOE OF SLOPE
TOP OF SLOPE
4' WALK WAY
L.A. JUNCTION RAILWAY PROPERTY
STAIRS
CATCH BASIN
8" RETAINING WALL
8" CONCRETE WALL
CONCRETE EDGE
CONCRETE
DIRT
EDGE OF PAVEMENT
PEMACO PROPERTY
PRECISION ARROW PROPERTY
MANIFOLD AREA
W.W. HENRY PROPERTY
CONCRETE PAD
6" CONCRETE WALL
LOS ANGELES RIVER
1.7' CONCRETE GUTTER
8" CURB
59 TH PLACE
N82°57'26"W
699.45'
102.26'
86.29'
FD SPK/W
FD L&T
HEADWALL
DISTRICT BOULEVARD
ALAMO AVENUE
GUTTER
RESIDENTIAL
FORMER BUILDING
VAULT
CHAIN LINK FENCE
RAILROAD TRACKS
GRADE BREAK
EDGE OF CONCRETE
LUBRICATING OIL SERVICES PROPERTY
CATELLUS PROPERTY
60 TH STREET
1.5' CONCRETE GUTTER
0 40 80
APPROXIMATE SCALE IN FEET
DATE: 5/30/2002
FILE NAME: PEM-MRP.DWG
APPROVED BY:
MAYWOOD RIVERFRONT PARK PROPERTIES
MAYWOOD RIVERFRONT PARK
MAYWOOD, CALIFORNIA
TN & A
T N & Associates, Inc.
Engineering and Science
FIGURE
2

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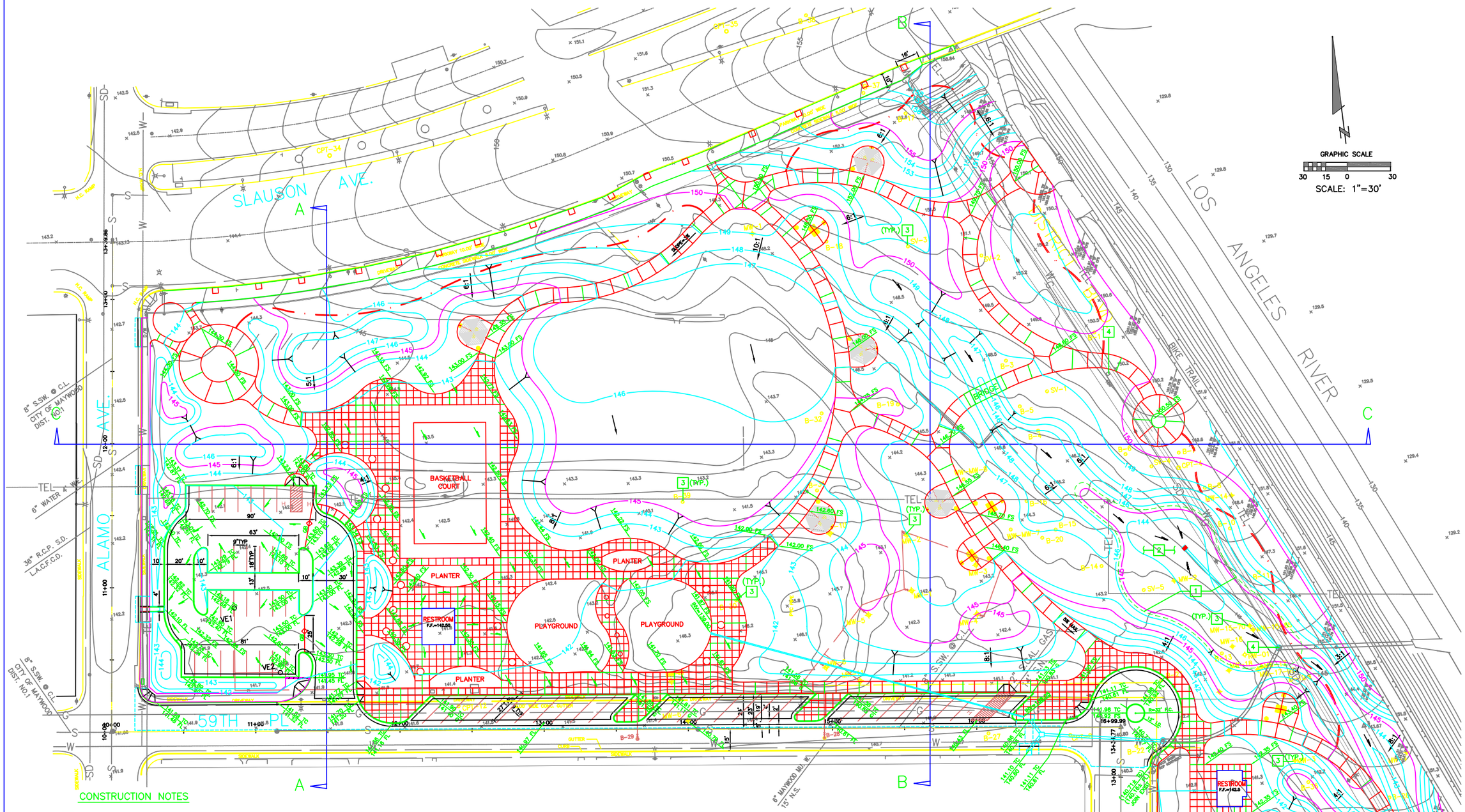


MATCHLINE - SEE SHEET C-2

CONSTRUCTION NOTES

1. INSTALL EPDM LINER WITH GEOTEXTILE FABRIC UNDERLAYMENT (REFER TO SPECIFICATIONS AND DETAIL ON SHEET C-2)
2. GRADE TO DRAIN IN THIS AREA
3. PROTECT IN PLACE; WELL HEADS TO BE ADJUSTED BY OTHERS; COORDINATE WITH EPA/ CITY OF MAYWOOD & W.W. HENRY CONTRACTORS
4. ADJUST MANHOLE TO FINISH GRADE

NOTE:

CONTRACTOR SHALL STOCKPILE EXCAVATED MATERIALS FOR PROFILING AND TESTING. GRADING AND EXCAVATION PROCEDURES SHALL BE DISCUSSED WITH THE CITY OF MAYWOOD PRIOR TO CONSTRUCTION ACTIVITIES

REGISTERED PROFESSIONAL ENGINEER REYNOLD ALFONSO No. C50706 EXP. 9-30-08 CIVIL STATE OF CALIFORNIA

PLANS PREPARED BY:
WILLDAN
13191 CROSSROADS PARKWAY NORTH SUITE 405
INDUSTRY, CA 91746-3499
(562) 908-6200

UNDER THE SUPERVISION OF:

REYNOLD ALFONSO NO. C50706 DATE

BENCH MARK:
AERIAL TARGET AT CENTERLINE INTERSECTION OF 60TH STREET & DISTRICT BOULEVARD (AERIAL PROVIDED TO WILLDAN BY CITY OF MAYWOOD)
ELEVATION: 139.73'

REVISIONS

NO.	DESCRIPTION	APP.	DATE

CITY OF MAYWOOD

RIVERFRONT PARK

ON-SITE GRADING PLAN

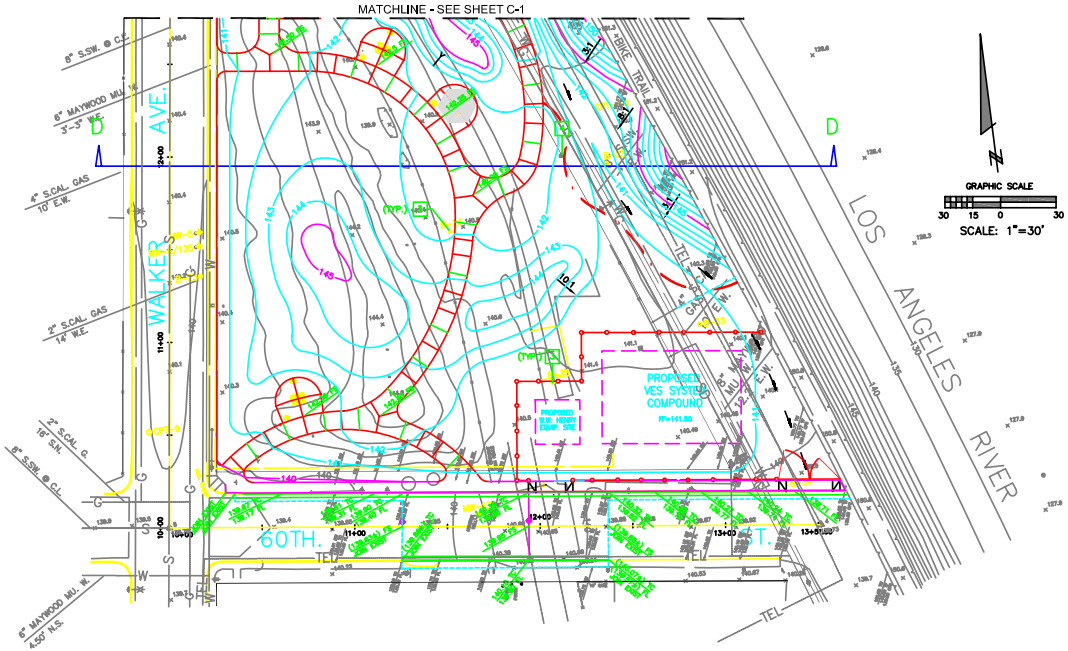
CHECKED BY TRAFFIC:		
DRAWN BY :	D.D.	
DESIGNED BY :	D.D.	
CHECKED BY :	D.G.	

SHT. 4 OF 29 SHEETS

FIGURE 3a

m:\jn13594\const-docs\PHOENIX-STUFF\13594-Grading Plan.dwg

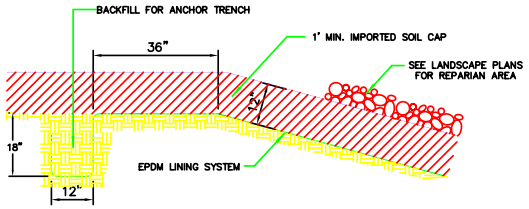
SUBMITTED	CHECKED BY:
DATE	DATE



CONSTRUCTION NOTES

1. BLANK
2. BLANK
3. PROTECT IN PLACE; WELL HEADS TO BE ADJUSTED BY OTHERS; COORDINATE WITH EPA/ CITY OF MAYWOOD & W.W. HENRY CONTRACTORS
4. ADJUST MANHOLE TO FINISH GRADE

NOTE:
CONTRACTOR SHALL STOCKPILE EXCAVATED MATERIALS FOR PROFILING AND TESTING. GRADING AND EXCAVATION PROCEDURES SHALL BE DISCUSSED WITH THE CITY OF MAYWOOD PRIOR TO CONSTRUCTION ACTIVITIES



*DIMENSIONS SPECIFIED REPRESENT MIN. VALUES

LINER ANCHOR TRENCH DETAIL

PLANS PREPARED BY:
WILLDAN
13191 CROSSROADS PARKWAY NORTH SUITE 405
INDUSTRY, CA 91746-3489
(562) 908-6200

UNDER THE SUPERVISION OF:

REYNOLD ALFONSO NO. C50706 DATE

BENCH MARK:
AERIAL TARGET AT CENTERLINE INTERSECTION OF 60TH STREET & DISTRICT BOULEVARD (AERIAL PROVIDED TO WILLDAN BY CITY OF MAYWOOD)
ELEVATION: 139.73'

REVISIONS			
NO.	DESCRIPTION	APP.	DATE

CITY OF MAYWOOD

RIVERFRONT PARK

ON-SITE GRADING PLAN

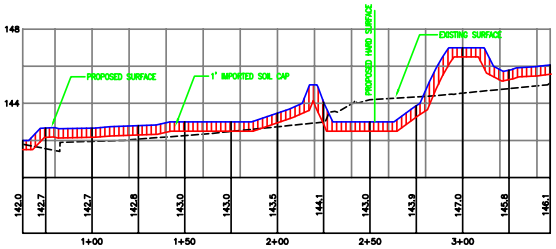
CHECKED BY TRAFFIC
DRAWN BY : D.D.
DESIGNED BY : D.D.
CHECKED BY : D.G.

SHT. 5 OF 29 SHEETS

FIGURE 3b

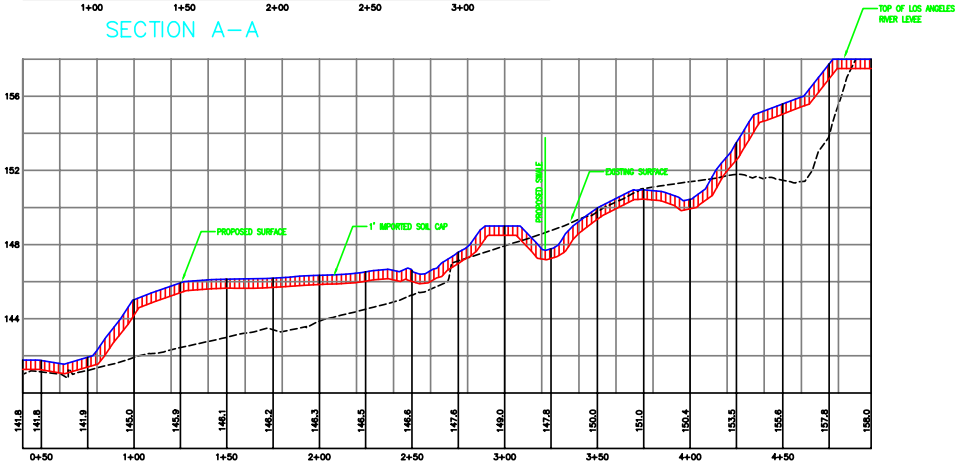
n:\p13284\panel-dwg\PHASE2-STUFF\13284-Grading Plan.dwg

SUBMITTED	CHECKED BY:
DATE	DATE

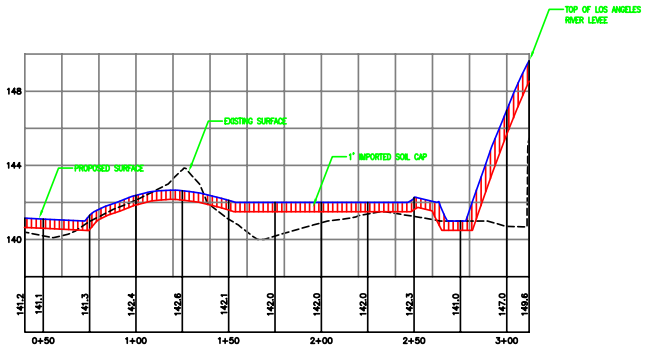


SECTION A–A

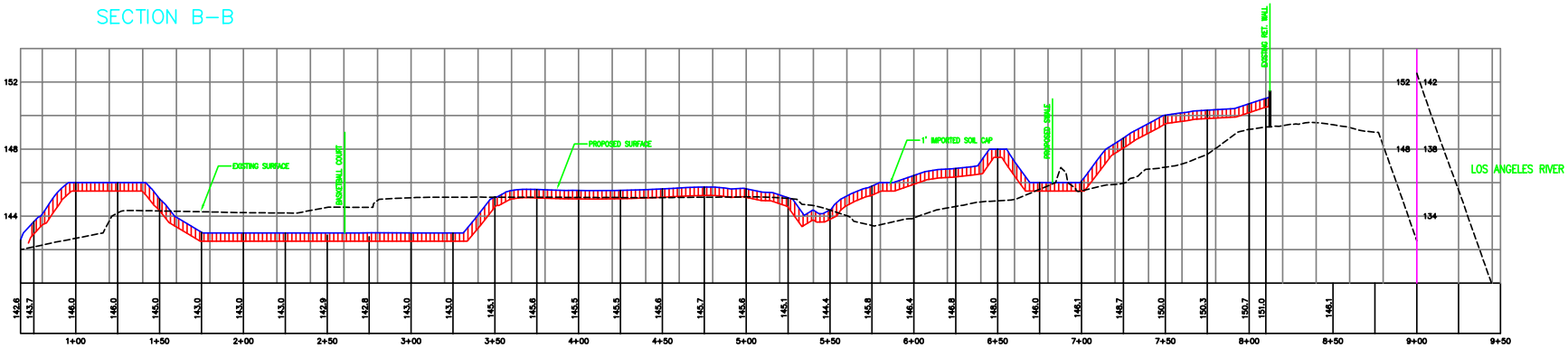
CONTRACTOR SHALL STOCKPILE EXCAVATED MATERIALS FOR PROFILING AND TESTING. GRADING AND EXCAVATION PROCEDURES SHALL BE DISCUSSED WITH THE CITY OF MAYWOOD PRIOR TO CONSTRUCTION ACTIVITIES



SECTION B–B



SECTION D–D



SECTION C–C

SCALE: 1"=30' (HORZ)
1"=3' (VERT)

REGISTERED PROFESSIONAL ENGINEER REYNOLD ALFONSO No. C50706 CIVIL STATE OF CALIFORNIA

PLANS PREPARED BY:
WILLDAN
13191 CROSSROADS PARKWAY NORTH SUITE 405
INDUSTRY, CA 91746-3499
(562) 908-6200

UNDER THE SUPERVISION OF:

REYNOLD ALFONSO NO. C50706 DATE

BENCH MARK:
AERIAL TARGET AT CENTERLINE INTERSECTION OF 60TH STREET & DISTRICT BOULEVARD (AERIAL PROVIDED TO WILLDAN BY CITY OF MAYWOOD)
ELEVATION: 139.73'

REVISIONS

NO.	DESCRIPTION	APP.	DATE

CITY OF MAYWOOD

RIVERFRONT PARK

GRADING SECTIONS

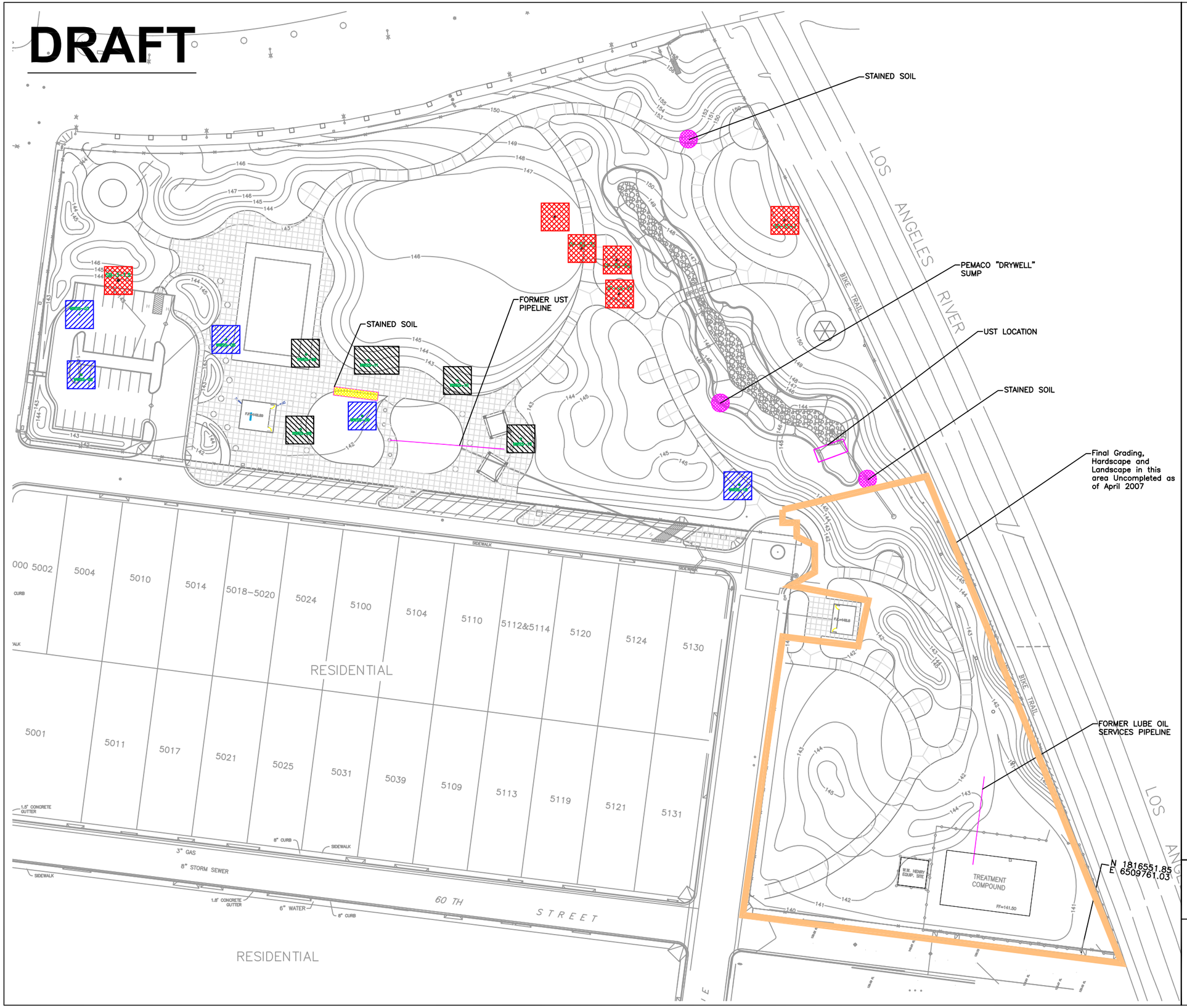
CHECKED BY TRAFFIC	
DRAWN BY :	D.D.
DESIGNED BY :	D.D.
CHECKED BY :	D.G.

SHT. 6 OF 29 SHEETS

FIGURE 3c

n:\jobs\13094\permit-docs\PHASE2-STUFF\13094-Grading Plan.dwg

DRAFT



LEGEND:

W.W. Henry Excavations
(Mandated by the LARWQCB)

- 2.5' Excavation Area (25' X 25')
- 7.0' Excavation Area (25' X 25')

Excavations Proposed in the Remedial Action Plan

- 5.0' Excavation Area (25' X 25') 5/25/05

NOTES:

1. ALL SEGREGATED SOIL IDENTIFIED DURING GRADING WAS HAULED OFFSITE.
2. LARWQCB = LOS ANGELES REGIONAL WATER QUALITY CONTROL BOARD.
3. ALL PIPING AND SUMP WAS REMOVED DURING CONSTRUCTION ANDWAS DISPOSED OF OFFSITE. THE ABANDONED UST ON THE PEMACO PARCEL IS FILLED WITH CEMENT AND REMAINS ONSITE.

0 40 80
APPROXIMATE SCALE IN FEET

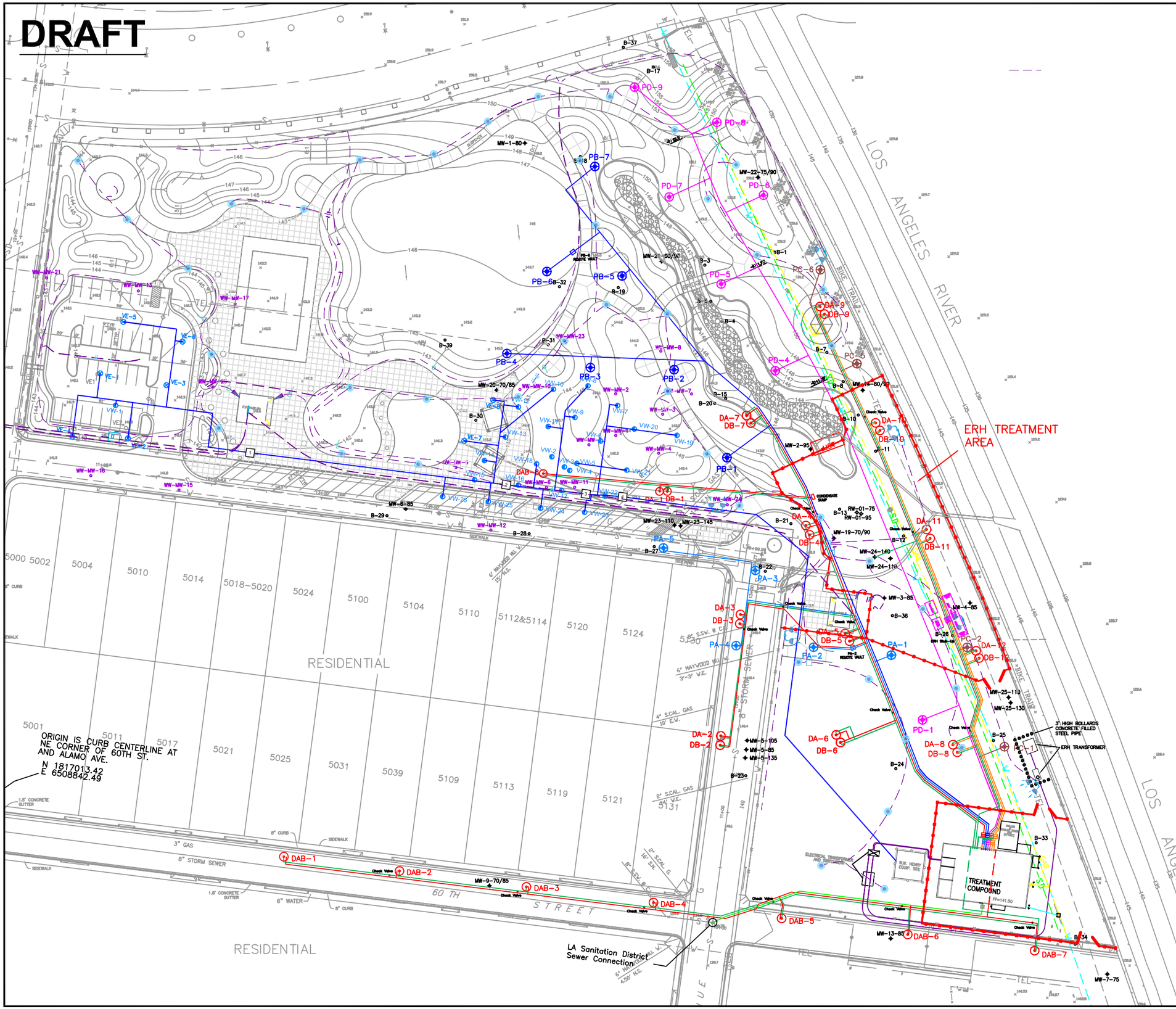
REMEDIAL EXCAVATIONS AND ENVIRONMENTAL FEATURES

Maywood Riverfront Park Project
5050 EAST SLAUSON AVENUE
MAYWOOD, CALIFORNIA

PREPARED FOR:	PREPARED BY:
City of Maywood	TN & A — T N & Associates, Inc. Engineering and Science

SCALE: AS SHOWN	APPROVED DRAFT- FINAL	DATE: 02/03/08
DESIGNED: JW & GN DRAWN: DC CHECKED: JW		FIGURE 4

DRAFT



LEGEND:

- DAB-5 — PROPOSED EXTRACTION WELL SCREENED THROUGH BOTH 'A' AND 'B' ZONES
- DA-1 DB-1 — PROPOSED EXTRACTION WELL WITH INDIVIDUAL SCREENS FOR THE 'A' AND 'B' ZONES
- P1B-D — PROPOSED PERCHED ZONE WELL
- B-6 — PEMACO WELL, MONITORING WELL, PERCHED ZONE (<35 FEET BGS.)
- MW-2 — PEMACO WELL, MONITORING WELL, EXPOSITION AQUIFER
- RW-01 — PEMACO WELL, RECOVERY WELL LOCATION
- WW-MW-5 — W.W. HENRY WELL, EXISTING GROUNDWATER MONITORING WELL
- VW-1 — W.W. HENRY WELL, EXISTING DPE WELL – DEEP, INTERMEDIATE AND SHALLOW
- VE-2 — W.W. HENRY WELL, EXISTING SVE WELL
- N 1817013.42 E 6508842.49 — COORDINATE OF ORIGIN
- STATION LINE
- 145 — PROPOSED FINISH GRADE
- PROPOSED ELECTRICITY LINE
- PROPOSED SEWER DISCHARGE
- X — ERH BOUNDARY FENCE

EXISTING UTILITIES:

- WATER LINE
- SEWER LINE
- GAS LINE

PERCHED ZONE PIPING:

- LIGHT BLUE — DPE-A — 5 WELLS (PA-1 TO PA-5) WEST TRENCH
- DARK BLUE — DPE-B — 7 WELLS (PB-1 TO PB-7) WEST TRENCH
- BROWN — DPE-C — 4 WELLS (PC-1, PC-4 TO PC-6) WEST TRENCH
- PURPLE — DPE-D — 7 WELLS (PD-1, PD-4 TO PD-9) EAST TRENCH

EXPOSITION ZONE PIPING:

- GREEN 1 — GW-1 — 7 WELLS (DAB-1 TO DAB-7) SOUTH TRENCH
- GREEN 2 — GW-2 — 15 WELLS (DAB-8, DA/DB-1 TO DA/DB-7) WEST TRENCH
- GREEN 3 — GW-3 — 11 WELLS (DA/DB-8 TO DA/DB-12, MW-24-140) EAST TRENCH
- RED 1 — VE-1 — 7 WELLS (DAB-1 TO DAB-7) SOUTH TRENCH
- RED 2 — VE-2 — 15 WELLS (DAB-8, DA/DB-1 TO DA/DB-7) WEST TRENCH

ERH AREA PIPING:

- ORANGE — ERH, VE-3 EAST TRENCH — 6 DEEP WELLS (DA/DB-8 TO DA/DB-10), ERH WELLS TBD BY ERH SUBCONTRACTOR
- ORANGE — ERH, VE-4 EAST TRENCH — 4 DEEP WELLS (DA/DB-11 TO DA/DB-12), ERH WELLS TBD BY ERH SUBCONTRACTOR

W. W. HENRY SYSTEM PIPING:

- W. W. HENRY SYSTEM PIPING
- 1 — W. W. HENRY SUMP

NOTES:

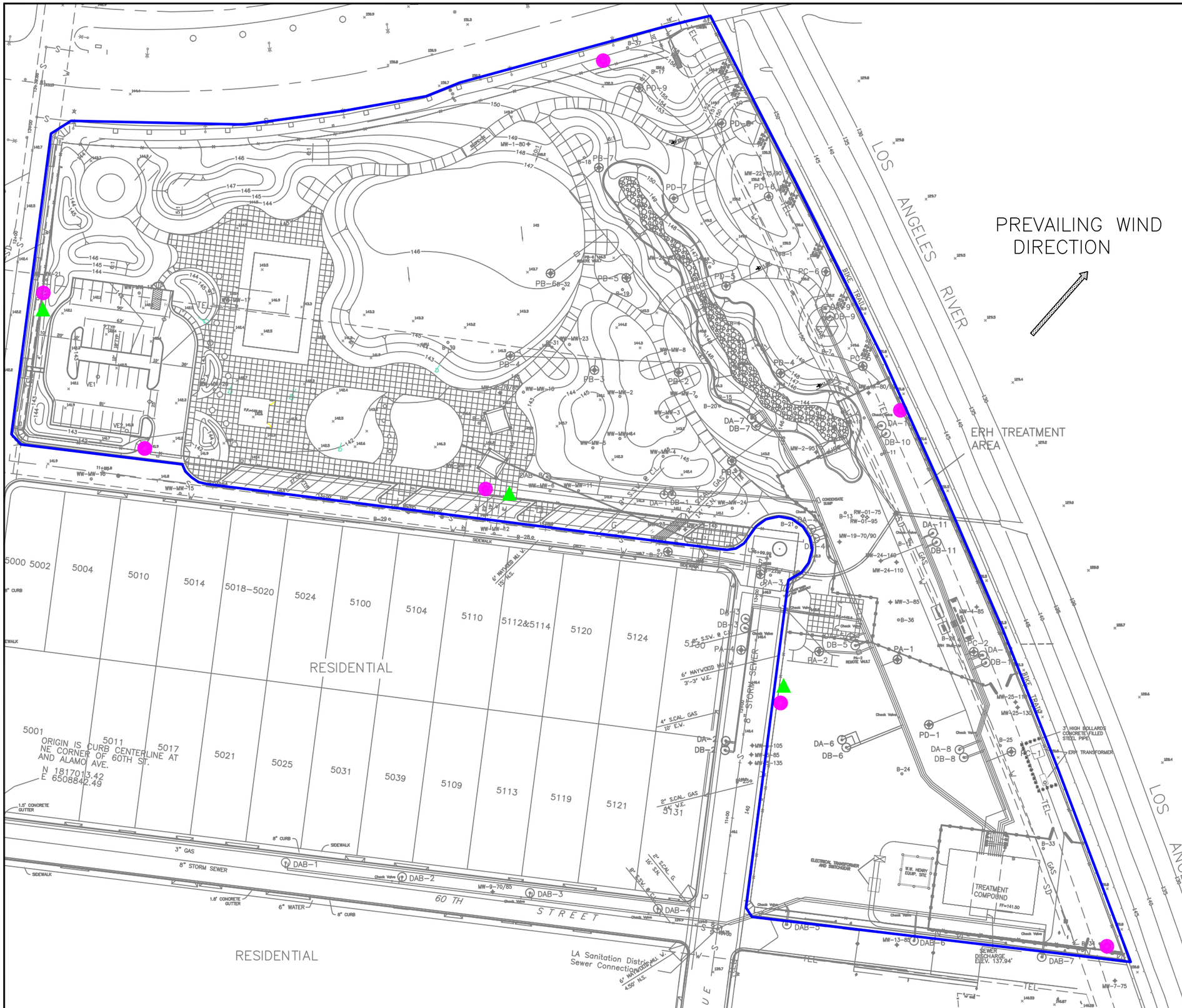
1. This Figure should be conveyed to all contractors doing intrusive work in the Maywood Riverfront Park.
2. Well locations have been surveyed, all other features are approximate as no as-built for this project is available. All subsurface entities should be field verified prior to performing intrusive activities.

0 40 80
APPROXIMATE SCALE IN FEET

MAYWOOD RIVERFRONT PARK
WELL AND PIPING LAYOUT MAP
PEMACO SUPERFUND SITE
5050 EAST SLAUSON AVENUE
MAYWOOD, CALIFORNIA

PREPARED FOR:	PREPARED BY:
City of Maywood 4319 Slauson Avenue Maywood, California	TN & Associates, Inc. Engineering and Science

SCALE: AS SHOWN	APPROVED DRAFT- FINAL	DATE: 04/06/07
DESIGNED: JW & GN DRAWN: DC CHECKED: JW		FIGURE 5



LEGEND:

- DAB-5 — PROPOSED EXTRACTION WELL SCREENED THROUGH BOTH 'A' AND 'B' ZONES
- DA-1 DB-1 — PROPOSED EXTRACTION WELL WITH INDIVIDUAL SCREENS FOR THE 'A' AND 'B' ZONES
- PB-D — PROPOSED PERCHED ZONE WELL
- B-6 — PEMACO WELL, MONITORING WELL, PERCHED ZONE (<35 FEET BGS.)
- MW-2 — PEMACO WELL, MONITORING WELL, EXPOSITION AQUIFER
- RW-01 — PEMACO WELL, RECOVERY WELL LOCATION
- WW-MW-5 — W.W. HENRY WELL, EXISTING GROUNDWATER MONITORING WELL
- N 1817013.42 E 6508842.49 — COORDINATE OF ORIGIN
- STATION LINE
- 145 — PROPOSED FINISH GRADE
- PROPOSED ELECTRICITY LINE
- PROPOSED SEWER DISCHARGE
- X — ERH BOUNDARY FENCE

EXISTING UTILITIES:

- WATER LINE
- SEWER LINE
- GAS LINE

PERCHED ZONE PIPING:

- LIGHT BLUE DPE-A 5 WELLS (PA-1 TO PA-5) WEST TRENCH
- DARK BLUE DPE-B 7 WELLS (PB-1 TO PB-7) WEST TRENCH
- BROWN DPE-C 4 WELLS (PC-1, PC-4 TO PC-6) WEST TRENCH
- PURPLE DPE-D 7 WELLS (PD-1, PD-4 TO PD-9) EAST TRENCH

EXPOSITION ZONE PIPING:

- GREEN 1 GW-1 7 WELLS (DAB-1 TO DAB-7) SOUTH TRENCH
- GREEN 2 GW-2 15 WELLS (DAB-8, DA/DB-1 TO DA/DB-7) WEST TRENCH
- GREEN 3 GW-3 11 WELLS (DA/DB-8 TO DA/DB-12, MW-24-140) EAST TRENCH
- RED 1 VE-1 7 WELLS (DAB-1 TO DAB-7) SOUTH TRENCH
- RED 2 VE-2 15 WELLS (DAB-8, DA/DB-1 TO DA/DB-7) WEST TRENCH

ERH AREA PIPING:

- ORANGE ERH, VE-3 EAST TRENCH 6 DEEP WELLS (DA/DB-8 TO DA/DB-10), ERH WELLS TBD BY ERH SUBCONTRACTOR
- ORANGE ERH, VE-4 EAST TRENCH 4 DEEP WELLS (DA/DB-11 TO DA/DB-12), ERH WELLS TBD BY ERH SUBCONTRACTOR

- PDR Dust Monitoring Locations
- PID (Ambient Air) Monitoring Locations
- APPROXIMATE SITE BOUNDARY

0 40 80
APPROXIMATE SCALE IN FEET

MAYWOOD RIVERFRONT PARK AIR MONITORING STATIONS

PEMACO SUPERFUND SITE
5050 EAST SLAUSON AVENUE
MAYWOOD, CALIFORNIA

PREPARED FOR:
U.S. Environmental Protection Agency
Region IX
San Francisco, California

PREPARED BY:
T N & Associates, Inc.
Engineering and Science

SCALE: AS SHOWN	APPROVED	DATE: 09/07/06
DESIGNED: JW & GN	DRAFT- FINAL	FIGURE
DRAWN: DC		6
CHECKED: JW		

MRP_air monitoring locations.dwg Plotted: Apr 17, 2007 9:57pm

TABLES

Table 1
Site Specific Preliminary Remediation Goals (SSPRGs), Park User Scenario Calculated at 10^{-5} Cancer Risk, Maywood Riverfront Park Project Maywood, California

Chemical Of Potential Concern	Park User			Region 9 Residential Soil PRG (mg/kg)
	Cancer RG (mg/kg)	Noncancer RG (mg/kg)	Selected SSPRG (mg/kg)	
1,1,1-Trichloroethane	NA	1.44E+03	**1.4E+03** sat	6.30E+02 nc
1,1-Dichloroethene	1.39E+00	7.44E+01	**1.39E+00** ca	5.40E-02 ca
2,4,5-T	NA	8.55E+02	**8.55E+02** nc	6.10E+02 nc
2,4,5-TP (Silvex)	NA	6.84E+02	**6.84E+02** nc	4.90E+02 nc
2,4-D	NA	9.61E+02	**9.61E+02** nc	6.90E+02 nc
2,4-DB	NA	6.84E+02	**6.84E+02** nc	4.90E+02 nc
4-Nitrophenol	NA	6.84E+02	**6.84E+02** nc	4.90E+02 nc
Aroclor-1254	3.11E+00	1.57E+00	**1.57E+00** nc	2.20E-01 ca
Aroclor-1260	3.11E+00	NA	**3.11E+00** ca	2.20E-01 ca
Arsenic (1)	5.46E+00	3.03E+01	**3.03E+01** nc	2.20E+01 nc
Benzene	4.61E+00	3.29E+02	**4.61E+00** ca	6.50E-01 ca
Benzo(a)anthracene	5.29E+00	NA	**5.29E+00** ca	6.20E-01 ca
Benzo(a)pyrene	5.29E-01	NA	**5.29E-01** ca	6.20E-02 ca
Benzo(b)fluoranthene	5.29E+00	NA	**5.29E+00** ca	6.20E-01 ca
Benzo(k)fluoranthene	5.29E+00	NA	**5.29E+00** ca	6.10E-01 ca
Chloroform	2.58E+01	1.53E+00	**1.53E+00** nc	2.40E-01 ca
Chrysene	5.29E+01	NA	**5.29E+01** ca	6.10E+00 ca
Dalapon	NA	2.57E+03	**2.57E+03** nc	1.80E+03 nc
DCAA	NA	NA	**NA** NA	NA
Dibenzo(a,h)anthracene	1.55E+00	NA	**1.55E+00** ca	6.20E-02 ca
Dicamba	NA	2.57E+03	**2.57E+03** nc	NA
Dichloroprop	NA	5.47E+02	**5.47E+02** nc	NA
Dinoseb	NA	8.55E+01	**8.55E+01** nc	6.10E+01 nc
Indeno(1,2,3-cd)pyrene	5.29E+00	NA	**5.29E+00** ca	6.20E-01 ca
Iron	NA	3.29E+04	**3.29E+04** nc	2.30E+04 ca
Lead (2)	1.05E+03	NA	**4.00E+02**	4.00E+02 nc
Manganese	NA	4.88E+03	**4.88E+03** nc	1.80E+03 nc
MCPA	NA	4.28E+01	**4.28E+01** nc	3.10E+01 nc
MCPP	NA	8.55E+01	**8.55E+01** nc	6.10E+01 nc
Naphthalene	NA	2.05E+02	**2.05E+02** nc	5.60E+01 nc
Pentachlorophenol	4.17E+01	1.93E+03	**4.17E+01** ca	3.00E+00 ca
Tetrachloroethene	2.25E+01	1.65E+02	**2.25E+01** ca	5.70E+00 ca
Trichloroethene	5.86E+01	5.28E+02	**5.86E+01** ca	2.80E+00 ca

(1) The noncancer value for arsenic was selected because the cancer risk-based value is within the background range

(2) The lead value was derived using the Adult Lead Model for non-residential exposure using parameters for a Mexican American Population

ca = cancer, nc = non-cancer, NA = not applicable, NA = not applicable

TABLE 2
Analytical Results
PAH's, EPA 8270C
Maywood Riverfront Park
Maywood, California

		Sample Name:	MRP-WW- SP-01	MRP-WW-CONF-01@3'	MRP-PEM-SP-01	MRP-PEM-CONF-01@3.5'	MAYWOOD-WC-05	MRP505-03
		Sample Matrix:	Soil	Soil	Soil	Soil	Concrete	Soil
		General Location Description:	WW Henry Property "SB-03" Excavation Stockpile	WW Henry Property "SB-03" Excavation Confirmation	Pemaco "GP-SS-07" Excavation Stockpile	Pemaco "GP-SS-07" Excavation Confirmation	Former District Blvd. Concrete Debris	LAJR Property "GP-SS-56" Excavation Confirmation
		Sample Date:	3/28/2005	3/28/2005	3/28/2005	3/28/2005	4/4/2005	5/31/2005
ANALYTE_NAME	**Units**	**Selected SSPRG (mg/kg)**						
Naphthalene	mg/kg	205	<0.40	<0.40	<0.40	<0.40	<0.10	<0.40
Acenaphthylene	mg/kg	--	<0.40	<0.40	<0.40	<0.40	<0.10	<0.40
Acenaphthene	mg/kg	--	<0.40	<0.40	<0.40	<0.40	<0.10	<0.40
Fluorene	mg/kg	--	<0.40	<0.40	<0.40	<0.40	<0.10	<0.40
Phenanthrene	mg/kg	--	<0.40	<0.40	<0.40	<0.40	<0.10	<0.40
Anthracene	mg/kg	--	<0.40	<0.40	<0.40	<0.40	<0.10	<0.40
Fluoranthene	mg/kg	--	<0.40	<0.40	<0.40	<0.40	<0.10	<0.40
Pyrene	mg/kg	--	<0.40	<0.40	<0.40	<0.40	<0.10	<0.40
Benzo (a) Anthracene	mg/kg	5.29	<0.40	<0.40	<0.40	<0.40	<0.10	<0.40
Chrysene	mg/kg	52.9	<0.40	<0.40	<0.40	<0.40	<0.10	<0.40
Benzo (k) Fluoranthene	mg/kg	5.29	<0.40	<0.40	<0.40	<0.40	<0.10	<0.40
Benzo (b) Fluoranthene	mg/kg	5.29	<0.40	<0.40	<0.40	<0.40	<0.10	<0.40
Benzo (a) Pyrene	mg/kg	0.529	<0.35	<0.35	<0.35	<0.35	<0.10	<0.35
Indeno (1,2,3-c,d) Pyren	mg/kg	5.29	<0.40	<0.40	<0.40	<0.40	<0.10	<0.40
Dibenz (a,h) Anthracene	mg/kg	1.55	<0.40	<0.40	<0.40	<0.40	<0.10	<0.40
Benzo (g,h,i) Perylene	mg/kg	--	<0.40	<0.40	<0.40	<0.40	<0.10	<0.40
Surrogates	**Control Limits**		**REC (%)**	**REC (%)**	**REC (%)**	**REC (%)**	**REC (%)**	**REC (%)**
2-Fluorophenol	31-142	--	83	83	28	82	--	75
Nitrobenzene-d5	28-139	--	113	118	101	108	74	94
2,4,6-Tribromophenol	24-152	--	87	91	26	85	--	107
Phenol-d6	30-136	--	89	90	54	86	--	81
2-Fluorobiphenyl	33-144	--	99	105	94	97	114	93
p-Terphenyl-d14	23-160	--	164	164	174	166	96	111

TABLE 2
Analytical Results
PAH's, EPA 8270C
Maywood Riverfront Park
Maywood, California

		Sample Name:	MRP505-06	MRP61705	MRP-WW-110405
		Sample Matrix:	Soil	Soil	Soil
		General Location Description:	LAJR Property Excavation Stockpile	Pemaco Segregated Soil During Grading	WW Henry Segregated Soil During Grading
	Sample Date:	Selected SSPRG (mg/kg)	6/1/2005	6/17/2005	11/4/2005
ANALYTE_NAME	**Units**				
Naphthalene	mg/kg	205	<0.40	<0.40	<0.40
Acenaphthylene	mg/kg	--	<0.40	<0.40	<0.40
Acenaphthene	mg/kg	--	<0.40	<0.40	<0.40
Fluorene	mg/kg	--	<0.40	<0.40	<0.40
Phenanthrene	mg/kg	--	<0.40	<0.40	<0.40
Anthracene	mg/kg	--	<0.40	<0.40	<0.40
Fluoranthene	mg/kg	--	<0.40	<0.40	<0.40
Pyrene	mg/kg	--	<0.40	<0.40	<0.40
Benzo (a) Anthracene	mg/kg	5.29	<0.40	<0.40	<0.40
Chrysene	mg/kg	52.9	<0.40	<0.40	<0.40
Benzo (k) Fluoranthene	mg/kg	5.29	**0.42**	<0.40	<0.40
Benzo (b) Fluoranthene	mg/kg	5.29	**0.42**	<0.40	<0.40
Benzo (a) Pyrene	mg/kg	0.529	<0.35	<0.35	<0.35
Indeno (1,2,3-c,d) Pyren	mg/kg	5.29	<0.40	<0.40	<0.40
Dibenz (a,h) Anthracene	mg/kg	1.55	<0.40	<0.40	<0.40
Benzo (g,h,i) Perylene	mg/kg	--	<0.40	<0.40	<0.40
Surrogates	**Control Limits**		**REC (%)**	**REC (%)**	**REC (%)**
2-Fluorophenol	31-142	--	81	83	91
Nitrobenzene-d5	28-139	--	94	86	94
2,4,6-Tribromophenol	24-152	--	106	74	66
Phenol-d6	30-136	--	86	86	90
2-Fluorobiphenyl	33-144	--	94	82	103
p-Terphenyl-d14	23-160	--	106	85	131

TABLE 3
Analytical Results
VOCs, EPA 8260B
Maywood Riverfront Park
Maywood, California

		Sample Name:	**MAYWOOD-WC-05**	**MRP-WC1-05**	**MRP-WC2-05**	**MRP505-01**	**MRP505-02**	**MRP505-03**	**MRP505-04**	**MRP505-07**	**MRP61705**	**MTP5035-Pemaco**	**MRP-WW-110405**
		Date Collected:	**4/4/2005**	**4/18/2005**	**4/18/2005**	**5/31/2005**	**5/31/2005**	**5/31/2005**	**5/31/2005**	**6/1/2005**	**6/17/2005**	**6/29/2005**	**11/4/2005**
		Sample Matrix:	**Concrete**	**SOIL**	**SOIL**	**SOIL**	**SOIL**	**SOIL**	**SOIL**	**SOIL**	**SOIL**	**SOIL**	**SOIL**
General Location Description		Selected SSPRG (mg/kg)	Former District Blvd. Concrete Debris	WW Henry Property "SB-03" Excavation Stockpile	Pemaco "GP-SS-07" Excavation Stockpile	LAJR Property "GP-SS-87" Excavation Confirmation	LAJR Property "GP-SS-75" Excavation Confirmation	LAJR Property "GP-SS-56" Excavation Confirmation	LAJR Property "GP-SS-77" Excavation Confirmation	LAJR Property Excavation Stockpile	Pemaco Segregated Soil During Grading	Pemaco Segregated Soil During Grading	WW Henry Segregated Soil During Grading
Analyte:	**Units:**												
Acetone	ug/kg	--	**67**	<50	<50	<17	<19	<21	<22	<22	**37**	**31**	**29**
Benzene	ug/kg	4610	<5.0	<5.0	<5.0	**1.1**	<0.94	<1.0	<1.1	**1.5**	**1.4**	<1.1	<1.3
Bromobenzene	ug/kg	--	<5.0	<5.0	<5.0	<0.83	<0.94	<1.0	<1.1	<1.1	<1.1	<1.1	<1.3
Bromochloromethane	ug/kg	--	<5.0	<5.0	<5.0	<1.7	<1.9	<2.1	<2.2	<2.2	<2.2	<2.2	<2.7
Bromodichloromethane	ug/kg	--	<5.0	<5.0	<5.0	<0.83	<0.94	<1.0	<1.1	<1.1	<1.1	<1.1	<1.3
Bromoform	ug/kg	--	<5.0	<5.0	<5.0	<4.2	<4.7	<5.2	<5.6	<5.6	<5.6	<5.6	<6.7
Bromomethane	ug/kg	--	<25	<25	<25	<17	<19	<21	<22	<22	<22	<22	<27
2-Butanone	ug/kg	--	<50	<50	<50	<17	<19	<21	<22	<22	<22	<22	<27
n-Butylbenzene	ug/kg	--	<5.0	<5.0	<5.0	<0.83	<0.94	<1.0	<1.1	<1.1	<1.1	<1.1	<1.3
sec-Butylbenzene	ug/kg	--	<5.0	<5.0	<5.0	<0.83	<0.94	<1.0	<1.1	<1.1	<1.1	<1.1	<1.3
tert-Butylbenzene	ug/kg	--	<5.0	<5.0	<5.0	<0.83	<0.94	<1.0	<1.1	<1.1	<1.1	<1.1	<1.3
Carbon Disulfide	ug/kg	--	<50	<50	<50	<8.3	<9.4	<10	<11	<11	<11	<11	<13
Carbon Tetrachloride	ug/kg	--	<5.0	<5.0	<5.0	<0.83	<0.94	<1.0	<1.1	<1.1	<1.1	<1.1	<1.3
Chlorobenzene	ug/kg	--	<5.0	<5.0	<5.0	<0.83	<0.94	<1.0	<1.1	<1.1	<1.1	<1.1	<1.3
Chloroethane	ug/kg	--	<5.0	<5.0	<5.0	<1.7	<1.9	<2.1	<2.2	<2.2	<2.2	<2.2	<2.7
Chloroform	ug/kg	1530	<5.0	<5.0	<5.0	<0.83	<0.94	<1.0	<1.1	<1.1	<1.1	<1.1	<1.3
Chloromethane	ug/kg	--	<25	<25	<25	<17	<19	<21	<22	<22	<22	<22	<27
2-Chlorotoluene	ug/kg	--	<5.0	<5.0	<5.0	<0.83	<0.94	<1.0	<1.1	<1.1	<1.1	<1.1	<1.3
4-Chlorotoluene	ug/kg	--	<5.0	<5.0	<5.0	<0.83	<0.94	<1.0	<1.1	<1.1	<1.1	<1.1	<1.3
Dibromochloromethane	ug/kg	--	<5.0	<5.0	<5.0	<1.7	<1.9	<2.1	<2.2	<2.2	<2.2	<2.2	<2.7
1,2-Dibromo-3-Chloropropane	ug/kg	--	<10	<10	<10	<4.2	<4.7	<5.2	<5.6	<5.6	<5.6	<5.6	<6.7
1,2-Dibromoethane	ug/kg	--	<5.0	<5.0	<5.0	<0.83	<0.94	<1.0	<1.1	<1.1	<1.1	<1.1	<1.3
Dibromomethane	ug/kg	--	<5.0	<5.0	<5.0	<0.83	<0.94	<1.0	<1.1	<1.1	<1.1	<1.1	<1.3
1,2-Dichlorobenzene	ug/kg	--	<5.0	<5.0	<5.0	<0.83	<0.94	<1.0	<1.1	<1.1	<1.1	<1.1	<1.3
1,3-Dichlorobenzene	ug/kg	--	<5.0	<5.0	<5.0	<0.83	<0.94	<1.0	<1.1	<1.1	<1.1	<1.1	<1.3
1,4-Dichlorobenzene	ug/kg	--	<5.0	<5.0	<5.0	<0.83	<0.94	<1.0	<1.1	<1.1	<1.1	<1.1	<1.3
Dichlorodifluoromethane	ug/kg	--	<5.0	<5.0	<5.0	<1.7	<1.9	<2.1	<2.2	<2.2	<2.2	<2.2	<2.7
1,1-Dichloroethane	ug/kg	--	<5.0	<5.0	<5.0	<0.83	<0.94	<1.0	<1.1	<1.1	<1.1	<1.1	<1.3
1,2-Dichloroethane	ug/kg	--	<5.0	<5.0	<5.0	<0.83	<0.94	<1.0	<1.1	<1.1	<1.1	<1.1	<1.3
1,1-Dichloroethene	ug/kg	1390	<5.0	<5.0	<5.0	<0.83	<0.94	<1.0	<1.1	<1.1	<1.1	<1.1	<1.3
c-1,2-Dichloroethene	ug/kg	--	<5.0	<5.0	<5.0	<0.83	<0.94	<1.0	<1.1	<1.1	<1.1	<1.1	<1.3
t-1,2-Dichloroethene	ug/kg	--	<5.0	<5.0	<5.0	<0.83	<0.94	<1.0	<1.1	<1.1	<1.1	<1.1	<1.3
1,2-Dichloropropane	ug/kg	--	<5.0	<5.0	<5.0	<0.83	<0.94	<1.0	<1.1	<1.1	<1.1	<1.1	<1.3
1,3-Dichloropropane	ug/kg	--	<5.0	<5.0	<5.0	<0.83	<0.94	<1.0	<1.1	<1.1	<1.1	<1.1	<1.3
2,2-Dichloropropane	ug/kg	--	<5.0	<5.0	<5.0	<4.2	<4.7	<5.2	<5.6	<5.6	<5.6	<5.6	<6.7
1,1-Dichloropropene	ug/kg	--	<5.0	<5.0	<5.0	<1.7	<1.9	<2.1	<2.2	<2.2	<2.2	<2.2	<2.7

TABLE 3
Analytical Results
VOCs, EPA 8260B
Maywood Riverfront Park
Maywood, California

			Sample Name:	MRP-WC1-05	MRP-WC2-05	MRP505-01	MRP505-02	MRP505-03	MRP505-04	MRP505-07	MRP61705	MTP5035-Pemaco	MRP-WW-110405
			Date Collected:	4/18/2005	4/18/2005	5/31/2005	5/31/2005	5/31/2005	5/31/2005	6/1/2005	6/17/2005	6/29/2005	11/4/2005
			Sample Matrix:	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL
General Location Description		Selected SSPRG (mg/kg)	Former District Blvd. Concrete Debris	WW Henry Property "SB-03" Excavation Stockpile	Pemaco "GP-SS-07" Excavation Stockpile	LAJR Property "GP-SS-87" Excavation Confirmation	LAJR Property "GP-SS-75" Excavation Confirmation	LAJR Property "GP-SS-56" Excavation Confirmation	LAJR Property "GP-SS-77" Excavation Confirmation	LAJR Property Excavation Stockpile	Pemaco Segregated Soil During Grading	Pemaco Segregated Soil During Grading	WW Henry Segregated Soil During Grading
Analyte:	**Units:**												
c-1,3-Dichloropropene	ug/kg	--	<5.0	<5.0	<5.0	<0.83	<0.94	<1.0	<1.1	<1.1	<1.1	<1.1	<1.3
t-1,3-Dichloropropene	ug/kg	--	<5.0	<5.0	<5.0	<1.7	<1.9	<2.1	<2.2	<2.2	<2.2	<2.2	<2.7
Ethylbenzene	ug/kg	--	**11**	<5.0	<5.0	<0.83	<0.94	<1.0	<1.1	<1.1	<1.1	<1.1	<1.3
2-Hexanone	ug/kg	--	<50	<50	<50	<17	<19	<21	<22	<22	<22	<22	<27
Isopropylbenzene	ug/kg	--	<5.0	<5.0	<5.0	<0.83	<0.94	<1.0	<1.1	<1.1	<1.1	<1.1	<1.3
p-Isopropyltoluene	ug/kg	--	<5.0	<5.0	<5.0	<0.83	<0.94	<1.0	<1.1	<1.1	<1.1	<1.1	<1.3
Methylene Chloride	ug/kg	--	<50	<50	<50	<8.3	<9.4	<10	<11	<11	<11	<11	<13
4-Methyl-2-Pentanone	ug/kg	--	<50	<50	<50	<17	<19	<21	<22	<22	<22	<22	<27
Naphthalene	ug/kg	205000	<50	<50	<50	<8.3	<9.4	<10	<11	<11	<11	<11	<13
n-Propylbenzene	ug/kg	--	<5.0	<5.0	<5.0	<0.83	<0.94	<1.0	<1.1	<1.1	<1.1	<1.1	<1.3
Styrene	ug/kg	--	<5.0	<5.0	<5.0	<0.83	<0.94	<1.0	<1.1	<1.1	<1.1	<1.1	<1.3
1,1,1,2-Tetrachloroethane	ug/kg	--	<5.0	<5.0	<5.0	<0.83	<0.94	<1.0	<1.1	<1.1	<1.1	<1.1	<1.3
1,1,2,2-Tetrachloroethane	ug/kg	--	<5.0	<5.0	<5.0	<1.7	<1.9	<2.1	<2.2	<2.2	<2.2	<2.2	<2.7
Tetrachloroethene	ug/kg	22500	<5.0	<5.0	<5.0	<0.83	<0.94	<1.0	<1.1	<1.1	**3.4**	<1.1	<1.3
Toluene	ug/kg	--	**51**	<5.0	<5.0	<0.83	<0.94	<1.0	<1.1	<1.1	<1.1	<1.1	<1.3
1,2,3-Trichlorobenzene	ug/kg	--	<10	<10	<10	<1.7	<1.9	<2.1	<2.2	<2.2	<2.2	<2.2	<2.7
1,2,4-Trichlorobenzene	ug/kg	--	<5.0	<5.0	<5.0	<1.7	<1.9	<2.1	<2.2	<2.2	<2.2	<2.2	<2.7
1,1,1-Trichloroethane	ug/kg	1400	<5.0	<5.0	<5.0	<0.83	<0.94	<1.0	<1.1	<1.1	<1.1	<1.1	<1.3
1,1,2-Trichloroethane	ug/kg	--	<5.0	<5.0	<5.0	<0.83	<0.94	<1.0	<1.1	<1.1	<1.1	<1.1	<1.3
1,1,2-Trichloro-1,2,2-Trifluoroethane	ug/kg	--	<50	<50	<50	<8.3	<9.4	<10	<11	<11	<11	<11	<13
Trichloroethene	ug/kg	58600	<5.0	<5.0	<5.0	<1.7	<1.9	<2.1	<2.2	<2.2	<2.2	<2.2	<2.7
1,2,3-Trichloropropane	ug/kg	--	<5.0	<5.0	<5.0	<8.3	<9.4	<10	<11	<11	<11	<11	<13
1,2,4-Trimethylbenzene	ug/kg	--	<5.0	<5.0	<5.0	<1.7	<1.9	<2.1	<2.2	<2.2	<2.2	<2.2	<2.7
Trichlorofluoromethane	ug/kg	--	<50	<50	<50	<1.7	<1.9	<2.1	<2.2	<2.2	<2.2	<2.2	<2.7
1,3,5-Trimethylbenzene	ug/kg	--	<5.0	<5.0	<5.0	<1.7	<1.9	<2.1	<2.2	<2.2	<2.2	<2.2	<2.7
Vinyl Acetate	ug/kg	--	<50	<50	<50	<8.3	<9.4	<10	<11	<11	<11	<11	<13
Vinyl Chloride	ug/kg	--	<5.0	<5.0	<5.0	<0.83	<0.94	<1.0	<1.1	<1.1	<1.1	<1.1	<1.3
p/m-Xylene	ug/kg	--	**57**	<5.0	<5.0	<1.7	<1.9	<2.1	<2.2	<2.2	<2.2	<2.2	<2.7
o-Xylene	ug/kg	--	**15**	<5.0	<5.0	<0.83	<0.94	<1.0	<1.1	<1.1	<1.1	<1.1	<1.3
Methyl-t-Butyl Ether (MTBE)	ug/kg	--	<5.0	<5.0	<5.0	<1.7	<1.9	<2.1	<2.2	<2.2	<2.2	<2.2	<2.7
Surrogates:	**Control Limits**			**REC (%)**	**REC (%)**	**REC (%)**	**REC (%)**	**REC (%)**	**REC (%)**	**REC (%)**	**REC (%)**	**REC (%)**	**REC (%)**
Dibromofluoromethane	75-141	--	89	104	105	110	114	115	106	112	101	98	125
Toluene-d8	87-111	--	99	100	100	94	95	94	95	93	95	96	100
1,2-Dichloroethane-d4	73-151	--	122	103	104	105	107	107	96	106	104	120	148
1,4-Bromofluorobenzene	71-113	--	88	94	96	86	82	84	88	85	96	90	83

TABLE 4
Analytical Results
Metals, EPA 6010B / EPA 7471A
Maywood Riverfront Park
Maywood, California

		Sample Name:	MRP-WC1-05	MRP-WC2-05	MRP505-01	MRP505-02	MRP505-04	MRP61705	MRP-WW-110405
		Date Collected:	4/18/2005	4/18/2005	5/31/2005	5/31/2005	5/31/2005	6/17/2005	11/4/2005
		Sample Matrix:	Soil	Soil	Soil	Soil	Soil	Soil	Soil
General Location Description		Selected SSPRG (mg/kg)	WW Henry Property "SB-03" Excavation Stockpile	Pemaco "GP-SS-07" Excavation Stockpile	LAJR Property "GP-SS-87" Excavation Confirmation	LAJR Property "GP-SS-75" Excavation Confirmation	LAJR Property "GP-SS-77" Excavation Confirmation	Pemaco Segregated Soil During Grading	WW Henry Segregated Soil During Grading
Analyte:	**Units:**								
Antimony	mg/kg	--	<0.750	<0.750	<0.750	<0.750	<0.750	<0.750	<0.750
Arsenic	mg/kg	30.3	**1.79**	**1.15**	**4.05**	**9.84**	**16.1**	**2.84**	**3.33**
Barium	mg/kg	--	**99.5**	**64.7**	**123**	**108**	**120**	**106**	**81.7**
Beryllium	mg/kg	--	**0.276**	<0.250	**0.323**	**0.295**	**0.332**	**0.301**	<0.250
Cadmium	mg/kg	--	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500	<0.500
Chromium	mg/kg	--	**11.7**	**7.08**	**15.6**	**16.9**	**19.0**	**13.6**	**12.8**
Cobalt	mg/kg	--	**8.88**	**5.91**	**12.1**	**11.6**	**12.7**	**10.6**	**7.11**
Copper	mg/kg	--	**12.2**	**6.89**	**18.5**	**19.6**	**22.6**	**18.3**	**14.8**
Lead	mg/kg	400	**5.81**	**53.5**	**10.2**	**5.01**	**5.02**	**14.8**	**182**
Mercury	mg/kg	--	**0.723**	<0.0835	<0.0835	**0.119**	**0.0862**	<0.0835	<0.0835
Molybdenum	mg/kg	--	<0.250	<0.250	<0.250	<0.250	<0.250	<0.250	<0.250
Nickel	mg/kg	--	**9.23**	**5.70**	**12.3**	**15.2**	**17.1**	**10.60**	**6.06**
Selenium	mg/kg	--	<0.750	<0.750	<0.750	<0.750	<0.750	<0.750	<0.750
Silver	mg/kg	--	<0.250	<0.250	<0.250	<0.250	<0.250	<0.250	<0.250
Thallium	mg/kg	--	<0.750	<0.750	<0.750	<0.750	<0.750	<0.750	**1.18**
Vanadium	mg/kg	--	**28.6**	**20.5**	**36.6**	**38.7**	**43.3**	**32.3**	**20.7**
Zinc	mg/kg	--	**48.3**	**40.7**	**61.3**	**50.7**	**54.4**	**58.8**	**42.9**
Iron	mg/kg	32,900	**--**	**--**	**--**	**17,700**	**--**	**--**	**--**

TABLE 5
Analytical Results
PCBs and Pesticides, EPA 8081A/8082
Maywood Riverfront Park
Maywood, California

		Sample Name:	**MRP-WC1-05**	**MRP-WC2-05**	**MRP505-01**	**MRP505-05**	**MRP61705**	**MRP-WW-110405**
		Date Collected:	4/18/2005	4/18/2005	5/31/2005	6/1/2005	6/17/2005	11/4/2005
		Sample Matrix:	Solid	Solid	Solid	Solid	Solid	Solid
General Location Description		Selected SSPRG (mg/kg)	WW Henry Property "SB-03" Excavation Stockpile	Pemaco "GP-SS-07" Excavation Stockpile	LAJR Property "GP-SS-87" Excavation Confirmation	LAJR Property Excavation Stockpile	Pemaco Segregated Soil During Grading	WW Henry Segregated Soil During Grading
Analyte:	**Units:**							
Alpha-BHC	ug/kg	--	<5.0	<5.0	<5.0	--	<5.0	<5.0
Gamma-BHC	ug/kg	--	<5.0	<5.0	<5.0	--	<5.0	<5.0
Beta-BHC	ug/kg	--	<5.0	<5.0	<5.0	--	<5.0	<5.0
Heptachlor	ug/kg	--	<5.0	<5.0	<5.0	--	<5.0	<5.0
Delta-BHC	ug/kg	--	<5.0	<5.0	<5.0	--	<5.0	<5.0
Aldrin	ug/kg	--	<5.0	<5.0	<5.0	--	<5.0	<5.0
Heptachlor Epoxide	ug/kg	--	<5.0	<5.0	<5.0	--	<5.0	<5.0
Endosulfan I	ug/kg	--	<5.0	<5.0	<5.0	--	<5.0	<5.0
Dieldrin	ug/kg	--	<5.0	<5.0	<5.0	--	<5.0	<5.0
4,4'-DDE	ug/kg	--	<5.0	<5.0	<5.0	--	<5.0	<5.0
Endrin	ug/kg	--	<5.0	<5.0	<5.0	--	<5.0	<5.0
Endrin Aldehyde	ug/kg	--	<5.0	<5.0	<5.0	--	<5.0	<5.0
4,4'-DDD	ug/kg	--	<5.0	<5.0	<5.0	--	<5.0	<5.0
Endosulfan II	ug/kg	--	<5.0	<5.0	<5.0	--	<5.0	<5.0
4,4'-DDT	ug/kg	--	<5.0	<5.0	<5.0	--	<5.0	<5.0
Endosulfan Sulfate	ug/kg	--	<5.0	<5.0	<5.0	--	<5.0	<5.0
Methoxychlor	ug/kg	--	<5.0	<5.0	<5.0	--	<5.0	<5.0
Chlordane	ug/kg	--	<50	<50	<50	--	<50	<50
Toxaphene	ug/kg	--	<100	<100	<100	--	<100	<100
Aroclor-1016	ug/kg	--	<50	<50	--	<50	<50	<50
Aroclor-1221	ug/kg	--	<50	<50	--	<50	<50	<50
Aroclor-1232	ug/kg	--	<50	<50	--	<50	<50	<50
Aroclor-1242	ug/kg	--	<50	<50	--	<50	<50	<50
Aroclor-1248	ug/kg	--	<50	<50	--	<50	<50	<50
Aroclor-1254	ug/kg	1570	<50	<50	--	<50	<50	<50
Aroclor-1260	ug/kg	3110	<50	<50	--	<50	<50	<50
Aroclor-1262	ug/kg	--	<50	<50	--	<50	<50	<50
Endrin Ketone	ug/kg	--	<5.0	<5.0	<5.0	<5.0	<5.0	<5.0
Surrogates:	**Control Limits**		**REC (%)**					
Decachlorobiphenyl	50-130	--	90	87	85	68	87	98
2,4,5,6-Tetrachloro-m-Xylene	50-130	--	75	80	74	80	73	81

TABLE 6
Analytical Results
Herbicides, EPA 8151A
Maywood Riverfront Park
Maywood, California

		Sample Name:	**MRP-WC1-05**	**MRP-WC2-05**	**MRP505-01**	**MRP-WW-110405**
		Date Collected:	4/18/2005	4/18/2005	5/31/2005	11/4/2005
		Sample Matrix:	Solid	Solid	Solid	Solid
		Selected SSPRG (mg/kg)	WW Henry Property "SB-03" Excavation Stockpile	Pemaco "GP-SS-07" Excavation Stockpile	LAJR Property "GP-SS-87" Excavation Confirmation	WW Henry Segregated Soil During Grading
Analyte:	**Units:**					
Dalapon	ug/kg	2,570,000	<250	<250	<250	<250
Dicamba	ug/kg	2,570,000	<10	<10	<10	<10
MCPP	ug/kg	85,500	<10000	<10000	<10000	<10000
MCPA	ug/kg	42,800	<10000	<10000	<10000	<10000
Dichlorprop	ug/kg	547,000	<100	<100	<100	<100
2,4-D	ug/kg	961,000	<100	<100	<100	<100
2,4,5-TP (Silvex)	ug/kg	684,000	<10	<10	<10	<10
2,4,5-T	ug/kg	855,000	<10	<10	<10	<10
2,4-DB	ug/kg	684,000	<100	<100	<100	<100
Dinoseb	ug/kg	85,500	<50	<50	<50	<50
Surrogates:	**Control Limit**		**REC(%)**	**REC(%)**	**REC(%)**	**REC(%)**
2,4-Dichlorophenylacetic acid	30-130	--	76	72	89	103

PHOTOGRAPHS

Photo 1 – Exposed wells after concrete pads and vaults were removed. 05/21/2003.

Photo 2 – Wells capped with protective concrete covers and metal plates for locating via metal detector once buried. 05/22/2003.

Photo 3 - W.W. Henry Property prior to park construction. View looking east from west portion of W.W. Henry parcel. 03/02/05.

Photo 4 – Former District Blvd concrete debris being hauled from Pemaco property. View looking south. 3/24/05.

Photo 5 – Excavation "SB-03" on W.W. Henry Parcel. View looking west. Stockpile in left background. 03/28/05.

Photo 6 - Excavation "GP-SS-07" on Pemaco property. Stockpile in background. View looking south. 03/28/05.

Photo 7a - Excavations in Los Angeles Junction Railway property. View looking northeast. Clean fill pile in left background. 05/31/05.

Photo 7b – Site during rough grading phase. View looking south from northern portion of Pemaco. Note covered stockpiles from LAJR Property (right) and Pemaco property (left) excavations and segregated soil. 06/24/2005.

Photo 8a – Imported clean fill pile. View looking west from northern Pemaco parcel. 03/28/05.

Photo 8b – Clean fill pile covered with plastic sheeting. View from northern Pemaco property looking west. 12/11/2005.

Photo 9a – Panoramic from northeastern Pemaco parcel, looking south in the left side and panning westward, right side of picture is looking west. 07/15/2005.

Photo 9b - Panoramic from northeastern Pemaco parcel, looking south (left side of picture) and panning westward, right side of picture is looking west. 08/12/2005. One of the trenches for the USEPA treatment system is shown in center.

Photo 9c - Panoramic from northeastern Pemaco parcel, looking south (left side of picture) and panning westward, right side of picture is looking west. 12/12/2005. Pemaco property near final grade with clean cover and some of the hardscape in place.

Photo 9d - Panoramic from northeastern Pemaco parcel, looking south (left side of picture) and panning westward, right side of picture is looking west. 06/02/2006. Site complete a few months after seeding.

Photo 10a – Photo-Ionization Detector (PID) being used to screen soil cuts during grading operation. 10/16/2005.

Photo 11 – Site at rough grade elevation, prior to clean fill cover placement. Looking southeast from northern LAJR property. 07/11/2005.

Photo 10b – Dust monitor on inside project fencing along 59th Place. 09/29/2005.

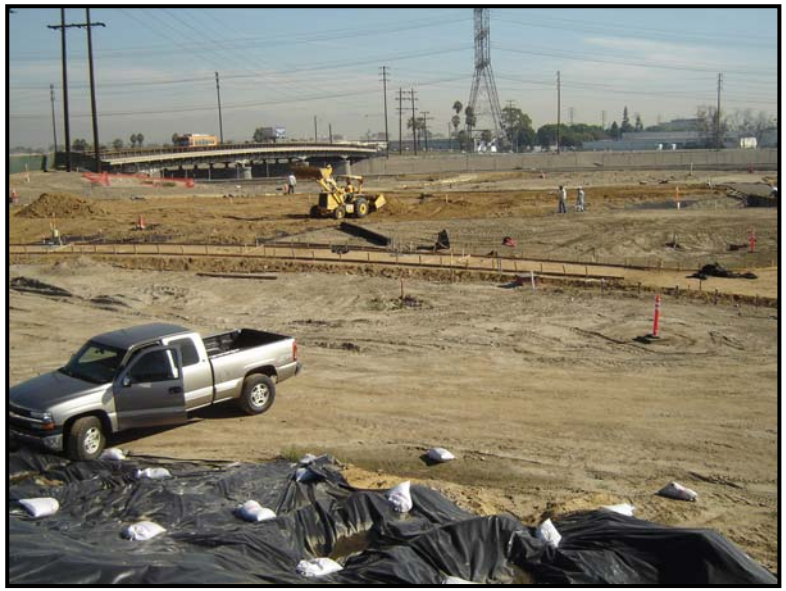


Photo 12a – Clean cover layer being placed under hardscape area and Pemaco/LAJR property. View looking east from Precision Arrow property. 11/15/2005.

Photo 13 – Re-compaction around monitoring well at W.W. Henry parcel after casing was raised. View towards the east. 09/15/2005.

Photo 12b – Clean cover layer being placed over geofabric liner on Pemaco parcel. View looking southeast from northern LAJR property. 11/15/2005. Note color difference between cover layer on left side of photo and native soils on right side of photo.

Photo 14a – Excess soil stockpiles on former Catellus parcel, W.W. Henry treatment compound in left center. Excess certified fill pile in left background, native soil stockpile in center/right. View looking west from former Lubricating Oil Service property (currently Pemaco treatment compound location). 04/10/2006.

Photo 14b – Covered soil stockpiles. View looking west from former Lubricating Oil Service property (currently Pemaco treatment compound location). 05/30/2006.