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SOIL INVESTIGATION WORKPLAN
FORMER MONDO CHROME
4933 FIRESTONE BOULEVARD
SOUTH GATE, CALIFORNIA
SCP No. 760, SITE ID No. 2043G00

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1.0 INTRODUCTION

This workplan has been prepared by FREY Environmental, Inc. (FREY) for subsurface soil investigation activities at 4933 Firestone Boulevard in South Gate, California (Site) (Figures 1 and 2). This workplan was prepared in response to a Regional Water Quality Control Board (RWQCB) letter dated January 26, 2011. A copy of the January 26, 2011 letter is presented in Appendix A.

2.0 SITE DESCRIPTION

2.1 SURFACE CONDITIONS

The Site is located on the north side of Firestone Boulevard approximately 300 feet to the east of the intersection of Atlantic Boulevard in South Gate, California. The Site consists of one, rectangular shaped unit in a single story commercial building. Site dimensions are approximately 20 feet from east to west and approximately 100 feet from north to south. The Site has a concrete floor approximately 6-inches thick. The Site shares a common wall with a printer on the east and a clothing manufacturer on the west. A sidewalk and Firestone Boulevard border the Site on the south and Mason Street borders the Site on the north.

2.2 REGIONAL GEOLOGY AND HYDROGEOLOGY

The Site is located within the Central Basin Pressure Area of the Downey Plain which is a subgroup of the Coastal Plain of Los Angeles County. The Downey Plain is a depositional feature consisting of alluvial fans from the Los Angeles River and Rio Hondo-San Gabriel River Systems (DWR, 1961).

The Central Basin Pressure Area is characterized by the presence of many aquicludes, most notably the Bellflower aquiclude consists of low permeability silts and clays that separate near surface water from the deeper water bearing zones. The Bellflower aquiclude is estimated to be approximately 65 feet beneath the Site and have a thickness of approximately 60 feet in this area (DWR, 1961).

The Gaspur aquifer of the Lakewood Formation is the water bearing unit which is located beneath the Bellflower aquiclude beneath the Site. The Lakewood Formation has several water bearing units including the Artesia, Exposition, Gage and Gardena aquifers. The San Pedro Formation underlies the Lakewood Formation and has several water bearing units including the Hollydale, Jefferson, Lynwood, Silverado and Sunnyside aquifers (DWR, 1961).

2.3 NEAREST GROUNDWATER SUPPLY WELL

The City of South Gate maintains groundwater production well #7 located approximately 400 feet north of the Site at the termination of Nevill Avenue. Well #7 is currently shutdown due to concentrations of hexavalent chromium. Well #7 was drilled to a final depth of 863 feet bgs in 1935 and is perforated between 500 and 600 feet bgs (South Gate, 2000).

3.0 BACKGROUND

3.1 SITE INSPECTION AND MATERIAL REMOVAL

A Site walk was conducted on November 2, 1990 by Chem Tech Systems, Hunt Management Co, and Applied Geosciences. The Site was observed to be vacant and described as a one story building with approximately 1,800 square feet of floor space. The walls are of concrete block construction with a concrete floor. A small reception/office area is located in the southern-most portion of the building with the remainder of the building used as work areas. The buffing area, restroom and storage areas are located immediately north of the office/reception area and extend approximately 50 feet from the front of the building. The northern half of the Site consisted of an electroplating area. The electroplating area contained several process tanks with a berm constructed of cinder blocks, various drums and other containers and a clarifier (Applied, 1991).

Chem Tech developed an inventory of the potentially hazardous materials and wastes observed on November 2, 1990. The inventoried wastes consisted of acidic nickel solution, alkaline metal solution, acid, chrome solution, nickel solution, alkaline solution with cyanide, dry cyanide compound, sludge, flammable liquid, nickel/chrome sludge, and solidified alkaline cleaner. Quantities ranged from 6.5 pound drums to 3,200 gallons. Chem Tech reportedly removed all listed items in December of 1991 (Applied, 1992a).

3.2 INITIAL SUBSURFACE SOIL INVESTIGATION

On April 23, 1992, Applied Geosciences hand augered soil borings HB1 through HB7 to depths between 10 and 15 feet below the ground surface (bgs) in the locations shown on Figure 3. Soil samples were collected from depths of 2, 5, 10 and 15 feet bgs from each boring. Soil samples were selectively analyzed for volatile organic compounds (VOCs) and selected metals (Applied,1992a).

Sixteen soil samples were analyzed for VOCs. Three soil samples did not contain PCE. PCE was detected in 13 of the 16 soil samples at concentrations ranging from 6 micrograms per kilogram (ug/kg) to 41,000 ug/kg. PCE was reportedly the only detected VOC (Table 1).

Concentrations of total chromium ranged from 11.5 mg/kg to 235 mg/kg. Soluble chromium concentrations ranged from 2.9 mg/L to 10.7 mg/L. Cadmium concentrations ranged from 0.06 mg/kg to 43.1 mg/kg (Applied, 1992a). Metal concentrations have been summarized in Table 2.

3.3 ADDITIONAL SUBSURFACE SOIL INVESTIGATION

Between August 18 and 20, 1992, Applied Geosciences drilled 4 soil borings with a hand auger (labeled HB8 through HB11) and 12 soil borings (labeled B1 through B12) with a drilling rig. Soil boring depths ranged from 10 feet bgs to 40 feet bgs. Groundwater was not encountered during this investigation. Soil samples were collected and analyzed for VOCs, selected metals, pH and cyanide (Applied, 1992b). Soil boring locations are shown on Figure 3.

Forty six soil samples were analyzed for VOCs. PCE was detected in 39 of the 46 soil samples at concentrations up to 12,000 ug/kg (B8 at 2 feet bgs). Trace concentrations of toluene, TCE, and 1,4-dichlorobenzene were detected in as many as 7 soil samples (Table 1). Concentrations of chromium, nickel, cadmium and cyanide were also detected in various soil samples but in concentrations below respective screening levels for industrial soils as published in the California Human Health Screening Levels (CHHSLs) (Cal-EPA, 2010).

Applied Geosciences concluded that three areas of concern were present at the Site: the former processing area, clarifier area, and the accumulated liquid spill area. The former processing area and the clarifier are located in the northern half of the building while the liquid spill area extends north from the building and down the center of Mason Street to the east approximately 50 feet (Applied, 1992b).

3.4 VAPOR EXTRACTION WELL INSTALLATION AND TESTING

FREY drilled and sampled one soil boring (VEW1) to a final depth of 50 feet bgs on June 27, 1996 in the location shown on Figure 3. Soil samples were collected at five foot depth intervals and selected samples analyzed for halogenated volatile organic compounds (HVOCs). PCE and TCE were detected at maximum concentrations of 0.212 mg/kg (25 feet bgs) and 0.070 mg/kg (50 feet bgs), respectively, in soil samples collected from the boring (Table 1). FREY converted the boring to a 2-inch diameter vapor extraction well (VEW1) which has a screened interval from 15 feet bgs to 45 feet bgs.

FREY also collected soil samples from hand auger borings FB1 through FB5 at the Site on June 27, 1996 (Figure 3). Soil samples were collected from depths of approximately one foot beneath the concrete slab in each of the five borings and analyzed for chromium, chromium VI and cadmium. Chromium VI was not detected above laboratory detection limits in the soil samples. Chromium and cadmium were detected at concentrations up to 69.6 mg/kg and 8.7 mg/kg, respectively (FREY, 1996). These concentrations are well below the CHHSLs for industrial soils (Cal-EPA, 2005).

FREY returned to the Site on July 11, 1996 and installed two vapor probes to facilitate future vapor extraction testing activities. The vapor probes were constructed of one quarter inch diameter tygon tubing with screened intervals between 19 and 20 feet bgs and 39 and 40 feet bgs. Vapor probe locations are shown on Figure 3 (FREY, 1996).

FREY conducted a short term vapor extraction test on July 16, 1996. FREY extracted vapors at flow rates up to 160 cubic feet per minute. The maximum radius of influence calculated was 80 feet. PCE and TCE were present in vapor samples at concentrations up to 32,800 parts per million per volume (ppmv) and 26,000 ppmv, respectively. Soil vapor sample data is summarized in Table 3 (FREY, 1996).

3.5 GROUNDWATER MONITORING WELL INSTALLATION

FREY drilled and installed groundwater monitoring wells MW1, MW2 and MW3 on December 2, 1998 in the locations shown on Figure 3. Soil samples were collected at five foot depth intervals from each boring, however, only those samples from MW1 were submitted for laboratory analyses (FREY, 1999).

Groundwater monitoring wells MW1, MW2 and MW3 were constructed of 2-inch diameter PVC blank casing and screen. The screened interval of each well extends between 30 and 55 feet bgs. Concentrations of PCE and TCE were detected in soil samples collected from well MW1. Concentrations of PCE decreased with depth from 0.515 mg/kg in the sample collected from 15 feet bgs to 0.010 mg/kg in the sample collected from 35 feet bgs (FREY, 1999).

3.6 ADDITIONAL SOIL AND GROUNDWATER INVESTIGATION

On June 28 and 29, 2001, FREY drilled and sampled three soil borings (B12, B13 and B15) to final depths of 50 feet bgs with a direct push drill rig. Soil borings B12, B13 and B15 were drilled at approximate distances of 100 feet to the west, north and east of groundwater monitoring well MW1 in order to assess the lateral extent of groundwater containing VOCs. Groundwater samples were collected from each boring at approximate depths of 40 feet bgs and analyzed for VOCs. TCE was the primary VOC detected in groundwater samples and ranged from 180 ug/L to 453 ug/L. PCE concentrations ranged from non detect (detection limit of 10 ug/L) to 258 ug/L (Table 4) (FREY, 2001).

In addition, FREY drilled soil borings B17 and B18 inside the Site building on June 28 and 29, 2001. Soil borings B17 and B18 were drilled to final depths of 40 and 48 feet bgs. Boring B17 was drilled adjacent to the sample box location on the former clarifier. B18 was drilled adjacent to previously drilled boring HB3. Soil samples collected from HB3 contained the greatest concentrations of chromium. Soil samples collected from B17and B18 were analyzed for total chromium and hexavalent chromium.

Total chromium was detected in each soil sample but in concentrations well below the CHHSL for industrial soils. Hexavalent chromium was detected in two of the 10 soil samples submitted for analyses at concentrations of 6.60 mg/kg (B17-30) and 18.1 (B17-35) (FREY, 2001). Metals concentrations have been summarized in Table 2.

FREY returned to the Site on August 7, 2001 and drilled and sampled boring B16 to a final depth of 100 feet bgs to evaluate the presence of total chromium, hexavalent chromium, cadmium, total organic carbon, and VOCs in soil and groundwater (Figures 3 and 4). VOCs were not detected in soil samples collected from B16 with the exception of the 60 and 65 foot samples which contained TCE at concentrations up to 0.024 mg/kg. Total chromium and hexavalent chromium were detected at concentrations but well below the CHHSLs for industrial soils. Groundwater samples collected from B16 at depths of 70 and 100 feet bgs contained TCE at concentrations of 710 ug/L and 290 ug/L, respectively. PCE was detected at concentrations of 82 ug/L and 44 ug/L in the 70 foot and 100 foot, respectively, in groundwater samples from B16 (FREY, 2001).

3.7 GROUNDWATER MONITORING WELL SAMPLING

Groundwater monitoring wells MW1, MW2 and MW3 were sampled on a quarterly basis between December 7, 1998 and December 13, 2001, semi annually in 2002 and 2003, and once during 2008 and 2011.

Groundwater samples collected from well MW1, MW2 and MW3 have consistently contained concentrations of PCE, TCE, cis 1,2-DCE and infrequently contained concentrations of trans 1,2-DCE, vinyl chloride, 1,2-DCA, and cadmium and nickel. TCE and PCE are the primary contaminants of concern in the groundwater samples collected from MW1, MW2 and MW3. TCE and PCE have been detected in concentrations up to 1,000 ug/L and 707 ug/L, respectively, in groundwater samples collected from MW1. Concentrations of TCE and PCE in groundwater samples collected from MW2 and MW3 have been significantly less (FREY, 2011a).

The depth to groundwater ranged from 40 to 41 feet bgs between 1998 and 2002 but has increased to depths between 47 and 48 feet bgs in the first quarter of 2011. Groundwater was calculated to flow toward the west in 1998 and toward the southwest or south in 1999. Groundwater has flowed toward the north or northwest since the first quarter of 2000 (FREY, 2011a). Depth to groundwater and groundwater sample data have been summarized in Tables 5 and 6.

3.8 PHASE I ENVIRONMENTAL SITE ASSESSMENT

FREY prepared Phase I Environmental Site Assessment (ESA) dated March 31, 2011. The Site was originally developed in 1945 and has been owned by the Tedesco family or Tedesco Leasing since that time. The Site has been occupied by various industrial lessees since at least 1951. Various plating company's leased the Site between 1981 and 1990. In 1990, an unauthorized release of a "dark brown liquid" occurred from the north side of the building, entered Mason Street and flowed east to a storm drain. The Los Angeles County Fire Department reported on an inspection form that they observed a leaking plating tank and leaking drums during their inspection on July 13, 1990. It was also reported that 2,000 gallons of liquids were removed as part of the Site clean up. The Site remained vacant from the second half of 1990 to 1997. International Torques has occupied the Site since 2001 (FREY, 2011b).

4.0 CONTAMINANTS OF CONCERN IN SOIL

4.1 VOCs

PCE, TCE, cis 1,2-DCE, methylene chloride and toluene were the only VOCs detected in the 78 soil samples collected from investigations conducted at the Site. PCE is the primary contaminant of concern in soil samples collected from the Site.

PCE was detected in 57 of the 78 soil samples analyzed for VOCs. Five of the soil samples contained PCE in excess of 1 mg/kg at concentrations up to 41 mg/kg. These five soil samples were collected from borings drilled in the immediate vicinity of the former clarifier and collected from depths of 5 feet or less. Sixteen of the 78 soil samples contained PCE at concentrations between 0.1 mg/kg to 1 mg/kg. Concentrations of PCE up to 1 mg/kg were primarily detected in soil samples collected from borings drilled within 10 feet of the clarifier (13 out of the 16 samples). The three remaining soil samples which contained concentrations of PCE up to 1 mg/kg were detected in soil samples collected from borings B2 and B7. Soil samples B2-2, B2-10 and B7-10 contained PCE at concentrations up to 0.150 mg/kg. Soil borings B2 and B7 were drilled at approximate distances of 20 feet and 14 feet, respectively, from the former clarifier.

TCE was detected in 11 of the 78 soil samples but in concentrations less than 0.05 mg/kg. Toluene, methylene chloride and cis 1,2-DCE were detected in trace concentrations (less than 0.01 mg/kg) in several soil samples collected from depths of 10 feet or less.

4.2 METALS

A total of 86 soil samples have been analyzed for total chromium, 53 soil samples for cadmium, 24 soil samples for hexavalent chromium, 12 soil samples for cyanide and 17 soil samples for nickel. Detected concentrations of total chromium, hexavalent chromium, cyanide, and nickel were below respective California Human Health Screening Levels (CHHSLs) as published by the California Environmental Protection Agency (Cal EPA, 2005).

Two soil samples (HB-4-5 and FB3) contained 43.1 mg/kg and 8.7 mg/kg of cadmium, respectively, which exceeds the CHHSL level for industrial soils of 7.5 mg/kg. The lateral and vertical extent of soil containing cadmium in excess of 7.5 mg/kg has been adequately assessed.

Soil sample HB-4-5 was collected from a depth 5 feet bgs from boring HB-4, drilled through the center of the former location of the clarifier. Soil borings B8, B9, B10 and B11 were drilled approximately 3 feet to the south, west, north and east of the clarifier, respectively. Soil samples collected from 5, 10 and 15 feet bgs from B8, B9, B10 and B11 did not contain cadmium in concentrations in excess of 0.46 mg/kg

Soil sample FB3 was collected at a depth of 1 foot bgs approximately 17 feet south of the former clarifier. Soil borings B6 and B7 were drilled approximately 7 feet southeast and 3 feet northwest, respectively, from FB3. Soil samples collected from borings B6 and B7 from depths of 2, 5, 10 feet bgs, and 15 feet bgs from B7, contained cadmium at concentrations up to 0.18 mg/kg.

The presence of the soil containing greater than 7.5 mg/kg of cadmium is not considered a significant threat to human health or the environment based on the estimated small volume of impacted soil and its presence beneath four inches of concrete.

4.3 PROPOSED ASSESSMENT CONCENTRATIONS

PCE is the primary contaminant of concern in subsurface soils. The source of PCE to the subsurface is most likely the former clarifier as discussed in Section 4.1. The five soil samples which contained PCE in excess of 1 mg/kg were collected from depths of 5 feet or less from borings drilled within 5 feet of the former clarifier.

The RWQCB's Interim Site Assessment and Cleanup Guidebook (Guidebook) presents a method to calculate the soil screening clean up level. The calculation of a screening level can also be used to determine when assessment activities can be considered complete.

The Guidebook screening level is calculated by multiplying the water quality standard (typically the maximum contaminant level (MCL)) of the contaminant (PCE) by an attenuation factor based on the soil type and soil sample distance from groundwater. The RWQCB states that if groundwater has already been impacted by VOCs then a less stringent water quality standard than the MCL may be multiplied by the attenuation factor to obtain a screening level.

As mentioned in Section 3.7, the aquifer has been impacted by VOCs. Based on the presence of VOCs in the aquifer, FREY proposes that the water quality standard be 100 ug/L instead of the MCL of 5 ug/L. The use of 100 ug/L is considered conservative based upon the known source area location (the clarifier), the fact that groundwater has already been impacted by VOCs in excess of 100 ug/L and that this number will be used to develop a concentration at which point lateral assessment can be considered complete. Attenuation factors are listed on Page 5-7 of the Guidebook and are based upon soil type and depth to water.

VEW1 and B16 were drilled immediately east and north, respectively, of the former clarifier. Soils encountered during drilling of VEW1 were sands and silty sands from 0 to 15 feet bgs, sandy and clayey silt from 15 to 30 feet bgs, and sand from 30 to 40 feet or first encountered groundwater. Soils encountered during the drilling of B16 consisted of silt with the exception of the upper most 5 feet of soil which consisted of sands and gravels. The listed attenuation factors range from 1 (sands within 20 feet of the groundwater) to 5 (silts 40 feet from groundwater). In consideration of the data presented in this section, FREY proposes that the use of an attenuation factor of 2.

The multiplication of the attenuation factor (2) by the water quality standard (100) results in a proposed assessment level of 200 ug/kg or 0.200 mg/kg for PCE.

5.0 PROBLEM STATEMENT

The presence of PCE in soil has been thoroughly assessed in the vicinity of the clarifier. PCE in soil extends vertically to first groundwater located at approximately 40 feet bgs. The lateral extent of soil containing PCE in excess of 0.200 mg/kg has not been adequately assessed to the north, east, south or west of the clarifier, primarily between the depths of 15 and 40 feet bgs.

Soil samples collected and analyzed from MW1, drilled approximately 10 feet north of the clarifier, from depths of 15 and 25 feet bgs contained PCE in excess of 0.200 mg/kg. Soil samples collected from MW1 provide the northern-most PCE assessment data for the Site

Soil boring VEW1 was drilled, sampled and installed approximately 6 feet east of the former clarifier. The soil sample collected from VEW1 from 25 feet bgs contained PCE in excess of 0.200 mg/kg. Soil boring HB-7 was drilled to the east of VEW1 but was only sampled to 10 feet bgs. The soil samples analyzed from HB-7 did not contain concentrations of PCE above the proposed assessment level.

Several soil borings have been drilled and sampled to the south of the former clarifier. Soil samples collected from these borings between the depths of 2 and 10 feet bgs generally contained PCE but in concentrations less than 0.200 mg/kg. Soil samples collected from 15 feet bgs (borings B2 and B7) and from 20 feet bgs (boring B2) did not contain concentrations of PCE in excess of 0.200 mg/kg. However, subsurface soils greater than 20 feet bgs, south of the former clarifier, have not been sampled for VOCs.

Boring B9 was drilled approximately 8 feet west of the former clarifier. Soil samples were collected and analyzed from 2, 5 and 10 feet bgs and did not contain PCE in excess of 0.200 mg/kg. Soils between the depths of 15 and 40 feet bgs, west of the former clarifier, have not been assessed.

6.0 OBJECTIVES

The objective of the scope of work proposed below is to further assess the lateral and vertical extent of VOCs in soil beneath the Site and immediately off Site

7.0 SCOPE OF WORK

7.1 PRE FIELD ACTIVITIES

FREY will visit the Site and mark the proposed soil boring locations with white paint. The proposed soil boring locations will be inspected for accessibility and safety. FREY will obtain an underground service alert number a minimum of 48 hours prior to the drilling of soil borings. A geophysical survey will be conducted to ensure subsurface obstructions are not encountered during the advancement of soil borings. The health and safety plan attached in Appendix B will guide all field activities. All field activities will be conducted under the supervision of a State of California Professional Geologist.

7.2 ADVANCEMENT AND SAMPLING OF DIRECT PUSH BORINGS

7.2.1 Location of Soil Borings

Soil borings B19 through B22 will be advanced in the locations shown on Figure 4. Soil borings B19, B21 and B22 will be advanced and sampled at approximate distances of 25 feet west, east and south, respectively, of the former clarifier. Soil boring B20 will be advanced and sampled approximately 35 feet north of the former clarifier.

7.2.2 Advancement of Soil Borings and Soil Sample Collection

FREY will manually excavate each borehole to 5 feet bgs to locate and avoid subsurface obstructions. Soil borings B19 through B22 will be advanced to final depths of 40 feet bgs, or first encountered groundwater, whichever is greater, with a Geoprobe 5400 direct push drill rig.

Soil samples will be collected at five foot depth intervals from 5 feet bgs to 40 feet bgs using a combination piston/split barrel sampler. Soil samples collected from borings B19 through B22 between the depths of 15 and 40 feet bgs will be collected in accordance with EPA 5035. The collected soil samples will be placed in an ice chest cooled with ice immediately after sample collection. The samples will be delivered to the laboratory within 24 hours of collection. Sample handling, transport, and delivery to the laboratory will be documented using Chain-of-Custody procedures, including the use of Chain-of-Custody forms.

The sampler will be cleaned by FREY personnel between sample intervals using a brush and tap water followed by a brush and TSP solution, a tap water rinse, and deionized water rinse. The sampler will be dried with a clean towel prior to sampling.

Upon completion of soil sampling activities, soil borings B19 through B22 will be backfilled with bentonite sand and resurfaced to match the existing ground surface.

7.3 LABORATORY ANALYSES OF SOIL SAMPLES

Soil samples collected from borings B19 through B22 between the depths of 15 and 40 feet bgs will be analyzed for VOCs (full list) in accordance with EPA Method No. 8260B.

7.4 REPORTING

FREY will prepare a report documenting soil sampling activities. The report will contain the following sections: an introduction, soil sampling procedures, laboratory data sheets, and a discussion of results. Boring logs and figures portraying the lateral extent of soil containing PCE will be included in the report.

8.0 SCHEDULE

FREY is prepared to commence work within 2 weeks of written approval of this workplan by the RWQCB. Soil sampling activities are anticipated to require two days to complete. Laboratory analyses will be require between 1 and 2 weeks to complete. A report will be prepared within six weeks following receipt of laboratory data.

Should you have any questions regarding this workplan, please contact us at (949) 723-1645.

Sincerely,
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South Gate, 2000, fax from Ron Hernandez dated October 24, 2000

TABLES

TABLE 1
CHEMICAL ANALYSES OF SOIL SAMPLES - VOCS
Former Mondo Chrome Facility
4933 Firestone Boulevard
South Gate, California
(soil - milligrams per kilogram)

Boring Number	Depth (feet bgs)	Date Sampled	PCE	TCE	Cis 1,2-DCE	Methylene Chloride	Toluene
HB-1	2	04/23/1992	0.040	ND<0.005	ND<0.005	ND<0.005	ND<0.005
	5	04/23/1992	0.040	ND<0.005	ND<0.005	ND<0.005	ND<0.005
	10	04/23/1992	0.030	ND<0.005	ND<0.005	ND<0.005	ND<0.005
HB-2	2	04/23/1992	---	---	---	---	---
HB-3	2	04/23/1992	---	---	---	---	---
	5	04/23/1992	---	---	---	---	---
	10	04/23/1992	---	---	---	---	---
HB-4	5	04/23/1992	0.470	ND<0.005	ND<0.005	ND<0.005	ND<0.005
	10	04/23/1992	0.030	ND<0.005	ND<0.005	0.007	ND<0.005
	15	04/23/1992	0.020	ND<0.005	ND<0.005	0.007	ND<0.005
HB-5	2	04/23/1992	0.240	ND<0.005	ND<0.005	0.009	ND<0.005
	5	04/23/1992	41.000	ND<0.005	ND<0.005		ND<0.005
	10	04/23/1992	0.020	ND<0.005	ND<0.005	0.008	ND<0.005
	15	04/23/1992	ND<0.005	ND<0.005	ND<0.005	0.01	ND<0.005
HB-6	1	04/23/1992	0.051	ND<0.005	ND<0.005	0.01	ND<0.005
	5	04/23/1992	0.006	ND<0.005	ND<0.005	0.006	ND<0.005
	10	04/23/1992	0.030	ND<0.005	ND<0.005	0.007	ND<0.005
HB-7	1	04/23/1992	ND<0.005	ND<0.005	ND<0.005	0.006	ND<0.005
	5	04/23/1992	ND<0.005	ND<0.005	ND<0.005	0.007	ND<0.005
	10	04/23/1992	0.008	ND<0.005	ND<0.005	0.007	ND<0.005
HB-8	2	Oct - 1992	---	---	---	---	---
	5	Oct - 1992	---	---	---	---	---
	10	Oct - 1992	---	---	---	---	---
HB-9	2	Oct - 1992	---	---	---	---	---
	5	Oct - 1992	---	---	---	---	---
	10	Oct - 1992	---	---	---	---	---
HB-10	2	Oct - 1992	---	---	---	---	---
	5	Oct - 1992	---	---	---	---	---
	10	Oct - 1992	---	---	---	---	---
HB-11	2	Oct - 1992	0.077	ND<0.001	ND<0.001	ND<0.001	ND<0.001
	5	Oct - 1992	0.004	ND<0.001	ND<0.001	ND<0.001	ND<0.001
	10	Oct - 1992	0.085	0.003	ND<0.001	ND<0.001	ND<0.001
	15	Oct - 1992	0.072	0.003	ND<0.001	ND<0.001	ND<0.001
B-1	2	Oct - 1992	0.010	ND<0.001	ND<0.001	ND<0.001	0.006
	5	Oct - 1992	ND<0.001	ND<0.001	ND<0.001	ND<0.001	ND<0.001
	10	Oct - 1992	0.030	ND<0.001	ND<0.001	ND<0.001	ND<0.001

TABLE 1
CHEMICAL ANALYSES OF SOIL SAMPLES - VOCS
Former Mondo Chrome Facility
4933 Firestone Boulevard
South Gate, California
(soil - milligrams per kilogram)

Boring Number	Depth (feet bgs)	Date Sampled	PCE	TCE	Cis 1,2-DCE	Methylene Chloride	Toluene
B-2	2	Oct - 1992	0.100	ND<0.001	ND<0.001	ND<0.001	0.010
	5	Oct - 1992	0.020	ND<0.001	ND<0.001	ND<0.001	ND<0.001
	10	Oct - 1992	0.140	ND<0.001	ND<0.001	ND<0.001	0.006
	15	Oct - 1992	0.058	ND<0.001	ND<0.001	ND<0.001	0.008
	20	Oct - 1992	ND<0.001	ND<0.001	ND<0.001	ND<0.001	ND<0.001
B-3	2	Oct - 1992	ND<0.001	ND<0.001	ND<0.001	ND<0.001	ND<0.001
	5	Oct - 1992	ND<0.001	ND<0.001	ND<0.001	ND<0.001	ND<0.001
	10	Oct - 1992	ND<0.001	ND<0.001	ND<0.001	ND<0.001	ND<0.001
B-4	2	Oct - 1992	—	—	—	—	—
	5	Oct - 1992	—	—	—	—	—
B-5	2	Oct - 1992	ND<0.001	ND<0.001	ND<0.001	ND<0.001	ND<0.001
	5	Oct - 1992	ND<0.001	ND<0.001	ND<0.001	ND<0.001	ND<0.001
	10	Oct - 1992	0.010	ND<0.001	ND<0.001	ND<0.001	0.008
B-6	2	Oct - 1992	0.057	ND<0.001	ND<0.001	ND<0.001	0.009
	5	Oct - 1992	ND<0.001	ND<0.001	ND<0.001	ND<0.001	ND<0.001
	10	Oct - 1992	0.077	ND<0.001	ND<0.001	ND<0.001	ND<0.001
B-7	2	Oct - 1992	0.008	ND<0.001	ND<0.001	ND<0.001	ND<0.001
	5	Oct - 1992	0.050	ND<0.001	ND<0.001	ND<0.001	0.008
	10	Oct - 1992	0.150	ND<0.001	ND<0.001	ND<0.001	ND<0.001
	15	Oct - 1992	ND<0.001	ND<0.001	ND<0.001	ND<0.001	ND<0.001
B-8	2	Oct - 1992	12.000	ND<0.005	ND<0.005	ND<0.005	—
	5	Oct - 1992	ND<0.005	ND<0.005	ND<0.005	ND<0.005	—
	10	Oct - 1992	0.066	ND<0.005	ND<0.005	ND<0.005	—
	15	Oct - 1992	0.360	ND<0.005	ND<0.005	ND<0.005	—
	20	Oct - 1992	—	—	—	—	—
	25	Oct - 1992	—	—	—	—	—
B-9	2	Oct - 1992	3.800	ND<0.005	ND<0.005	ND<0.005	—
	5	Oct - 1992	0.018	ND<0.005	ND<0.005	ND<0.005	—
	10	Oct - 1992	0.036	ND<0.005	ND<0.005	ND<0.005	—
	15	Oct - 1992	0.130	ND<0.005	ND<0.005	ND<0.005	—
B-10	2	Oct - 1992	4.300	ND<0.005	ND<0.005	ND<0.005	—
	5	Oct - 1992	0.180	ND<0.005	ND<0.005	ND<0.005	—
	10	Oct - 1992	0.066	ND<0.005	ND<0.005	ND<0.005	—
	15	Oct - 1992	0.200	ND<0.005	ND<0.005	ND<0.005	—
B-11	2	Oct - 1992	3.000	ND<0.005	ND<0.005	ND<0.005	—
	5	Oct - 1992	2.900	ND<0.005	ND<0.005	ND<0.005	—
	10	Oct - 1992	0.017	ND<0.005	ND<0.005	ND<0.005	—
	15	Oct - 1992	0.480	ND<0.005	ND<0.005	ND<0.005	—
	20	Oct - 1992	0.027	ND<0.005	ND<0.005	ND<0.005	—
	30	Oct - 1992	0.500	ND<0.005	ND<0.005	ND<0.005	—
	40	Oct - 1992	0.003	ND<0.005	ND<0.005	ND<0.005	—

TABLE 1
CHEMICAL ANALYSES OF SOIL SAMPLES - VOCS
Former Mondo Chrome Facility
4933 Firestone Boulevard
South Gate, California
(soil - milligrams per kilogram)

Boring Number	Depth (feet bgs)	Date Sampled	PCE	TCE	Cis 1,2-DCE	Methylene Chloride	Toluene
B-12	15	Oct - 1992	0.015	ND<0.005	ND<0.005	ND<0.005	---
	20	Oct - 1992	0.007	ND<0.005	ND<0.005	ND<0.005	---
FB1	1	06/27/1996	---	---	---	---	---
FB2	1	06/27/1996	---	---	---	---	---
FB3	1	06/27/1996	---	---	---	---	---
FB4	1	06/27/1996	---	---	---	---	---
FB5	1	06/27/1996	---	---	---	---	---
VEW1-5	5	06/27/1996	ND<0.005	ND<0.005	ND<0.005	ND<0.005	---
VEW1-15	15	06/27/1996	0.054	ND<0.005	ND<0.005	ND<0.005	---
VEW1-25	25	06/27/1996	0.212	0.013	ND<0.005	ND<0.005	---
VEW1-35	35	06/27/1996	ND<0.005	ND<0.005	ND<0.005	ND<0.005	---
VEW1-45	45	06/27/1996	0.021	0.014	ND<0.005	ND<0.005	---
VEW1-50	50	06/27/1996	0.082	0.07	ND<0.005	ND<0.005	---
MW1-15	15	11/23/1998	0.515	0.033	ND<0.005	ND<0.005	---
MW1-25	25	11/23/1998	0.315	0.023	ND<0.005	ND<0.005	---
MW1-30	30	11/23/1998	0.089	0.040	ND<0.005	ND<0.005	---
MW1-35	35	11/23/1998	0.010	ND<0.005	ND<0.005	ND<0.005	---
B16-20	20	08/07/2001	---	---	---	---	---
B16-30	30	08/07/2001	---	---	---	---	---
B16-40	40	08/07/2001	---	---	---	---	---
B16-50	50	08/07/2001	---	---	---	---	---
B16-55	55	08/07/2001	ND<0.005	ND<0.005	ND<0.005	ND<0.005	---
B16-60	60	08/07/2001	ND<0.005	0.014	ND<0.005	ND<0.005	---
B16-65	65	08/07/2001	ND<0.005	0.024	ND<0.005	ND<0.005	---
B16-70	70	08/07/2001	ND<0.005	ND<0.005	ND<0.005	ND<0.005	---
B16-75	75	08/07/2001	ND<0.005	ND<0.005	ND<0.005	ND<0.005	---
B16-100	100	08/07/2001	ND<0.005	ND<0.005	ND<0.005	ND<0.005	---
B17-20	20	06/29/2001	---	---	---	---	---
B17-25	25	06/29/2001	---	---	---	---	---
B17-30	30	06/29/2001	---	---	---	---	---
B17-35	35	06/29/2001	---	---	---	---	---
B17-40	40	06/29/2001	---	---	---	---	---
B18-20	20	06/29/2001	---	---	---	---	---
B18-25	25	06/29/2001	---	---	---	---	---
B18-30	30	06/29/2001	---	---	---	---	---
B18-35	35	06/29/2001	---	---	---	---	---
B18-40	40	06/29/2001	---	---	---	---	---

Notes:

1 Tetrachloroethene (PCE), trichloroethene (TCE), cis 1,2-dichloroethene (cis 1,2-DCE), methylene chloride and toluene analyzed in general accordance with EPA Method No. 8010 or 8260B. Only detected compounds have been listed.

2 Total chromium and cadmium analyzed in general accordance with EPA Method No. 6010B.

3 Hexavalent chromium analyzed in general accordance with EPA Method Nos. 7196 or 7199.

4 Total organic carbon analyzed in general accordance with EPA Method Nos. 9060.

5 ---- = Not Analyzed, ND = Not detected above laboratory detection limit

TABLE 2
CHEMICAL ANALYSES OF SOIL SAMPLES
METALS, TOTAL ORGANIC CARBON AND pH

FORMER MONDO CHROME FACILITY
4933 FIRESTONE BOULEVARD
SOUTH GATE, CALIFORNIA

Boring Number	Depth (feet bgs)	Date Sampled	Total Chromium (mg/kg)	Soluble Chromium (mg/L)	Chromium VI (mg/kg)	Soluble Chromium IV (mg/L)	Cadmium (mg/kg)	Cyanide (mg/kg)	Nickel (mg/kg)	Total Organic Carbon (mg/kg)	pH
HB-1	2	04/23/1992	18.2	---	---	---	---	---	---	---	8.7
	5	04/23/1992	14.1	---	---	---	---	---	---	---	8.7
	10	04/23/1992	15.7	---	---	---	---	---	---	---	8.8
HB-2	2	04/23/1992	195	10.7	---	---	---	---	---	---	9.0
HB-3	2	04/23/1992	75.7	2.9	---	---	---	---	---	---	9.3
	5	04/23/1992	235	6.5	---	---	0.06	---	---	---	9.0
	10	04/23/1992	158	6.1	---	---	---	---	---	---	9.4
HB-4	5	04/23/1992	137	6.6	---	---	43.1	---	---	---	9.1
	10	04/23/1992	67.8	3.4	---	---	---	---	---	---	8.6
	15	04/23/1992	45	---	---	---	---	---	---	---	9.0
HB-5	2	04/23/1992	45.8	---	---	---	---	---	---	---	10.1
	5	04/23/1992	124	1.8	---	---	---	---	---	---	9.1
	10	04/23/1992	38.6	---	---	---	---	---	---	---	8.9
	15	04/23/1992	22.4	---	---	---	---	---	---	---	9.6
HB-6	1	04/23/1992	57.2	1.7	---	---	---	---	---	---	8.5
	5	04/23/1992	11.5	---	---	---	---	---	---	---	9.0
	10	04/23/1992	18.2	---	---	---	---	---	---	---	9.1
HB-7	1	04/23/1992	149	12.9	---	---	---	---	---	---	8.3
	5	04/23/1992	95.4	8.6	---	---	---	---	---	---	8.5
	10	04/23/1992	17.8	---	---	---	---	---	---	---	9.0
HB-8	2	Oct - 1992	20.9	---	---	---	0.14	---	---	---	---
	5	Oct - 1992	32.1	---	---	---	0.07	---	---	---	---
	10	Oct - 1992	22.7	---	---	---	0.13	---	---	---	---
HB-9	2	Oct - 1992	14.5	---	---	---	---	---	---	---	---
	5	Oct - 1992	12.6	---	---	---	0.11	---	---	---	---
	10	Oct - 1992	35.4	---	---	---	0.25	---	---	---	---
HB-10	2	Oct - 1992	102	4.2	---	---	0.43	---	---	---	---
	5	Oct - 1992	42.8	---	---	---	ND	---	---	---	---
	10	Oct - 1992	16	---	---	---	0.21	---	---	---	---

TABLE 2
CHEMICAL ANALYSES OF SOIL SAMPLES
METALS, TOTAL ORGANIC CARBON AND pH

FORMER MONDO CHROME FACILITY
4933 FIRESTONE BOULEVARD
SOUTH GATE, CALIFORNIA

Boring Number	Depth (feet bgs)	Date Sampled	Total Chromium (mg/kg)	Soluble Chromium (mg/L)	Chromium VI (mg/kg)	Soluble Chromium IV (mg/L)	Cadmium (mg/kg)	Cyanide (mg/kg)	Nickel (mg/kg)	Total Organic Carbon (mg/kg)	pH
HB-11	2	Oct - 1992	---	---	---	---	---	---	---	---	---
	5	Oct - 1992	---	---	---	---	---	---	---	---	---
	10	Oct - 1992	---	---	---	---	---	---	---	---	---
	15	Oct - 1992	---	---	---	---	---	---	---	---	---
B-1	2	Oct - 1992	10.8	---	---	---	0.06	ND	3.73	---	7.4
	5	Oct - 1992	11	---	---	---	0.06	ND	6.22	---	7.6
	10	Oct - 1992	21.4	---	---	---	0.006	ND	11.6	---	8.1
B-2	2	Oct - 1992	399	18.1	7.1	0.59	0.14	ND	8.1	---	8.6
	5	Oct - 1992	116	3.4	---	---	0.19	ND	9.9	---	8.4
	10	Oct - 1992	126	4.4	21	---	0.23	ND	13.8	---	8.3
	15	Oct - 1992	162	6.9	---	4.2	---	---	---	---	---
	20	Oct - 1992	71	2.6	---	---	---	---	---	---	---
B-3	2	Oct - 1992	9.2	---	---	---	0.06	ND	7.6	---	---
	5	Oct - 1992	10.3	---	---	---	0.24	ND	8	---	---
	10	Oct - 1992	13	---	---	---	0.1	ND	9.48	---	---
B-4	2	Oct - 1992	NA	---	---	---	---	---	5.28	---	8.2
	5	Oct - 1992	NA	---	---	---	---	---	9.9	---	9.5
B-5	2	Oct - 1992	8.8	---	---	---	0.03	ND	6.55	---	9.6
	5	Oct - 1992	9.4	---	---	---	0.09	ND	7.4	---	8.2
	10	Oct - 1992	15.2	---	---	---	0.13	ND	10.9	---	8.2
B-6	2	Oct - 1992	10.5	---	---	---	0.18	---	7.3	---	---
	5	Oct - 1992	9	---	---	---	ND	---	7.01	---	---
	10	Oct - 1992	13.8	---	---	---	0.04	---	11.9	---	---
B-7	2	Oct - 1992	52	2.3	---	---	ND	---	---	---	---
	5	Oct - 1992	28.7	---	---	---	ND	---	---	---	---
	10	Oct - 1992	26.2	---	---	---	0.1	---	---	---	---
	15	Oct - 1992	15.5	---	---	---	0.04	---	---	---	---
B-8	2	Oct - 1992	---	---	---	---	---	---	---	---	---
	5	Oct - 1992	32.4	---	---	---	0.05	---	---	---	---
	10	Oct - 1992	83.1	6.2	---	4.9	0.17	---	---	---	---
	15	Oct - 1992	143	5.2	---	1.2	0.13	---	---	---	---
	20	Oct - 1992	22	---	---	---	---	---	---	---	---
	25	Oct - 1992	24	---	---	---	---	---	---	---	---

TABLE 2
CHEMICAL ANALYSES OF SOIL SAMPLES
METALS, TOTAL ORGANIC CARBON AND pH

FORMER MONDO CHROME FACILITY
4933 FIRESTONE BOULEVARD
SOUTH GATE, CALIFORNIA

Boring Number	Depth (feet bgs)	Date Sampled	Total Chromium (mg/kg)	Soluble Chromium (mg/L)	Chromium VI (mg/kg)	Soluble Chromium IV (mg/L)	Cadmium (mg/kg)	Cyanide (mg/kg)	Nickel (mg/kg)	Total Organic Carbon (mg/kg)	pH
B-9	2	Oct - 1992	---	---	---	---	---	---	---	---	---
	5	Oct - 1992	69.3	4.1	---	---	0.46	---	---	---	---
	10	Oct - 1992	43	---	---	---	0.23	---	---	---	---
	15	Oct - 1992	38.4	---	---	---	0.13	---	---	---	---
B-10	2	Oct - 1992	---		---	---	---	---	---	---	---
	5	Oct - 1992	77.3	4.4	---	---	0.09	---	---	---	---
	10	Oct - 1992	50.8	1.7	---	---	0.23	---	---	---	---
	15	Oct - 1992	85.3	2.4	---	---	ND	---	---	---	---
B-11	2	Oct - 1992	---	---	---	---	---	---	---	---	---
	5	Oct - 1992	40.9	---	---	---	ND	---	---	---	---
	10	Oct - 1992	24.8	---	---	---	ND	---	---	---	---
	15	Oct - 1992	31.6	---	---	---	0.17	---	---	---	---
	20	Oct - 1992	---	---	---	---	---	---	---	---	---
	30	Oct - 1992	---	---	---	---	---	---	---	---	---
	40	Oct - 1992	---	---	---	---	---	---	---	---	---
B-12	15	Oct - 1992	---	---	---	---	---	---	---	---	---
	20	Oct - 1992	---	---	---	---	---	---	---	---	---
FB1	1	06/27/1996	15.1	---	ND<0.2	---	3.6	---	---	---	---
FB2	1	06/27/1996	14.2	---	ND<0.2	---	2.3	---	---	---	---
FB3	1	06/27/1996	69.6	---	ND<0.2	---	8.7	---	---	---	---
FB4	1	06/27/1996	110	---	ND<0.2	---	2.7	---	---	---	---
FB5	1	06/27/1996	56.9	---	ND<0.2	---	2.4	---	---	---	---
VEW1-5	5	06/27/1996	---	---	---	---	---	---	---	---	---
VEW1-15	15	06/27/1996	---	---	---	---	---	---	---	---	---
VEW1-25	25	06/27/1996	---	---	---	---	---	---	---	---	---
VEW1-35	35	06/27/1996	---	---	---	---	---	---	---	---	---
VEW1-45	45	06/27/1996	---	---	---	---	---	---	---	---	---
VEW1-50	50	06/27/1996	---	---	---	---	---	---	---	---	---
MW1-15	15	11/23/1998	---	---	---	---	---	---	---	---	---
MW1-25	25	11/23/1998	---	---	---	---	---	---	---	---	---
MW1-30	30	11/23/1998	---	---	---	---	---	---	---	---	---
MW1-35	35	11/23/1998	---	---	---	---	---	---	---	---	---

TABLE 2
CHEMICAL ANALYSES OF SOIL SAMPLES
METALS, TOTAL ORGANIC CARBON AND pH

FORMER MONDO CHROME FACILITY
4933 FIRESTONE BOULEVARD
SOUTH GATE, CALIFORNIA

Boring Number	Depth (feet bgs)	Date Sampled	Total Chromium (mg/kg)	Soluble Chromium (mg/L)	Chromium VI (mg/kg)	Soluble Chromium IV (mg/L)	Cadmium (mg/kg)	Cyanide (mg/kg)	Nickel (mg/kg)	Total Organic Carbon (mg/kg)	pH
B16-20	20	08/07/2001	ND<0.005	—	ND<0.001	—	ND<0.005	—	—	190	—
B16-30	30	08/07/2001	ND<0.005	—	ND<0.001	—	ND<0.005	—	—	450	—
B16-40	40	08/07/2001	ND<0.005	—	ND<0.001	—	ND<0.005	—	—	280	—
B16-50	50	08/07/2001	—	—	—	—	—	—	—	590	—
B16-55	55	08/07/2001	14.9	—	0.120	—	ND<0.5	—	—	—	—
B16-60	60	08/07/2001	—	—	—	—	—	—	—	—	—
B16-65	65	08/07/2001	16.4	—	0.079	—	ND<0.5	—	—	—	—
B16-70	70	08/07/2001	—	—	—	—	—	—	—	—	—
B16-75	75	08/07/2001	8.57	—	0.150	—	ND<0.5	—	—	ND<40	—
B16-100	100	08/07/2001	7.59	—	0.140	—	ND<0.5	—	—	42	—
B17-20	20	06/29/2001	14.6	—	ND<1.0	—	—	—	—	—	—
B17-25	25	06/29/2001	58	—	ND<1.0	—	—	—	—	—	—
B17-30	30	06/29/2001	175	—	18.1	—	—	—	—	—	—
B17-35	35	06/29/2001	10.9	—	6.60	—	—	—	—	—	—
B17-40	40	06/29/2001	14.3	—	ND<1.0	—	—	—	—	—	—
B18-20	20	06/29/2001	87.2	—	ND<1.0	—	—	—	—	—	—
B18-25	25	06/29/2001	142	—	ND<1.0	—	—	—	—	—	—
B18-30	30	06/29/2001	21.1	—	ND<1.0	—	—	—	—	—	—
B18-35	35	06/29/2001	11.5	—	ND<1.0	—	—	—	—	—	—
B18-40	40	06/29/2001	19.6	—	ND<1.0	—	—	—	—	—	—
CHHSL Industrial Soils			100,000		37		7.5		16,000		
EPA RSL for Industrial Soils								2,000			

Notes:
1 Total chromium and cadmium analyzed in general accordance with EPA Method No. 6010B.
Hexavalent chromium analyzed in general accordance with EPA Method Nos. 7196 or 7199.
2 Total organic carbon analyzed in general accordance with EPA Method Nos. 9060.
3 — = Not Analyzed, ND = Not detected above laboratory detection limit
4 For samples B16-20, B16-30 and B16-40 concentrations of total chromium, cadmium and hexavalent chromium values are for synthetic precipitation leaching potential as analyzed in accordance with EPA 6010B or 7199.

TABLE 3
CHEMICAL ANALYSES OF VAPOR SAMPLES DURING VAPOR EXTRACTION TESTING

Former Mondo Chrome Facility
4933 Firestone Boulevard
South Gate, California

(vapor - (v/v) parts per billion - unless otherwise noted)

SAMPLE NUMBER	DATE SAMPLED	PCE [1]	TCE [2]	BENZENE	TOLUENE	ETHYL BENZENE	TOTAL XYLENES	1,1-DCE [3]	Cis 1,2-DCE [4]	4-ETHYL TOLUENE	1,2,4-TRIMETHYL BENZENE
VS1	07/16/1996	31,000	25,400	1,550	6,990	430	3,650	400	360	220	420
VS2	07/16/1996	32,800	26,000	1,320	6,310	550	7,460	180	350	840	1,290

Notes:

1 PCE = Tetrachloroethene
2 TCE = Trichloroethene
3 1,1-DCE = 1,1-Dichloroethene
4 Cis 1,2-Dichloroethene
5 The vapor samples were analyzed in accordance with EPA Method No. TO-14. Only detected analytes have been listed.

TABLE 4
SOIL BORING GROUNDWATER SAMPLE RESULTS

Former Mondo Chrome
4933 Firestone Boulevard
South Gate, California

Sample No.	Date Sampled	Sample Depth (feet bgs)	PCE ug/L (ppb)	TCE ug/L (ppb)	cis-1,2-DCE ug/L (ppb)	1,1-DCE ug/L (ppb)	Vinyl Chloride ug/L (ppb)	Total Chromium ug/L (ppb)	Chromium VI ug/L (ppb)	Cadmium ug/L (ppb)
B12	06/28/2001	40	258	453	3.4	1.7	ND<1.0	430	ND<0.5	60
B13	06/29/2001	40	ND<10	180	14	ND<16.0	ND<10.0	---	ND<0.5	---
B15	06/28/2001	40	16.9	290	9.6	0.7	ND<0.5	---	ND<0.5	---
B16-70	08/07/2001	70	82	710	ND<10	ND<10	ND<5.0	---	ND<1.0	---
B16-100	08/07/2001	100	44	290	ND<10	ND<10	ND<5.0	---	ND<1.0	---
B17	06/29/2001	40	305	668	ND<10	ND<16.0	ND<10.0	9,270	ND<0.5	ND<300
DHS MCLs			5	5	6	6	0.5	50		5

Notes

1 Groundwater samples collected from direct push boreholes.
2 Well elevation recorded at top of casing.
3 PCE = Tetrachloroethene, TCE = trichloroethene, cis 1,2-DCE = cis 1,2-Dichloroethene, and 1,1-DCE = 1,1-Dichloroethene analyzed in accordance with EPA Method No. 8021B
4 Total chromium and cadmium analyzed in general accordance with EPA Method No. 6010B.
5 Hexavalent chromium analyzed in general accordance with EPA Method No. 7196 or 7199.
6 Maximum Contaminant Levels (MCLs) are enforceable drinking water standards set by the California Department of Health Services.
7 ND< constituent not detected above the stated concentration
8 NA - Not analyzed
9 ---- = A sufficient volume of groundwater could not be collected for the noted analyses.

TABLE 5
GROUNDWATER LEVELS AND CHEMICAL ANALYSES
VOLATILE ORGANIC COMPOUNDS
Former Mondo Chrome Facility
4933 Firestone Boulevard
South Gate, California

Well Number	Well Elevation (ft-msl)	Date Sampled	Depth to Groundwater (feet)	Groundwater Elevation (ft-msl)	PCE (µg/L)	TCE (µg/L)	cis-1,2-DCE (µg/L)	trans-1,2-DCE (µg/L)	1,1-DCE (µg/L)	Vinyl chloride (µg/L)	1,2-DCA (µg/L)	1,2,3-TCP (µg/L)	1,4-Dioxane (µg/L)
MW1	109.40	12/07/1998	41.58	67.82	110	140	6.8	NA	ND<1.0	ND<1.0	ND<0.5	NA	NA
		03/03/1999	40.71	68.69	140	190	ND<10	NA	ND<16	ND<20	ND<10	NA	NA
screen		06/24/1999	40.36	69.04	600	780	ND<25	NA	ND<40	ND<50	ND<25	NA	NA
interval		09/17/1999	40.31	69.09	707	824	9.4	NA	1.9	1.9	ND<0.5	NA	NA
(feet-bgs)		12/20/1999	40.35	69.05	395	635	10	NA	1.6	ND<1.0	ND<0.5	NA	NA
30-55		03/28/2000	40.42	68.98	368	538	11	NA	1.9	ND<1.0	ND<0.5	NA	NA
		06/26/2000	40.50	68.90	663	909	125	NA	ND<0.8	ND<1.0	ND<0.5	NA	NA
		09/22/2000	40.55	68.85	111	150	ND<0.5	NA	2.49	ND<1.0	ND<0.5	NA	NA
		12/18/2000	41.78	67.62	616	116	14	2.1	1.4	ND<1.0	ND<0.5	NA	NA
		03/05/2001	40.90	68.50	670	330	11	2.2	2.7	3.4	0.65	NA	NA
		06/04/2001	40.88	68.52	420	800	12	ND<0.8	1.6	ND<1.0	ND<1.0	NA	NA
		09/24/2001	41.28	68.12	430	890	17	ND<10	ND<10	ND<10	ND<5.0	NA	NA
		12/13/2001	41.71	67.69	420	890	12	ND<1.0	1.9	ND<1.0	ND<0.50	NA	NA
		03/27/2002	41.70	67.70	590	980	18	ND<5.0	ND<5.0	ND<5.0	ND<2.5	NA	NA
		10/30/2002	41.72	67.68	500	880	12	ND<10	ND<10	ND<5.0	ND<5.0	NA	NA
		05/06/2003	43.18	66.22	640	1,000	17	ND<10	ND<10	ND<5.0	ND<5.0	NA	NA
		11/07/2003	43.54	65.86	510	820	15	ND<1.0	2.3	0.90	ND<0.50	NA	NA
		03/14/2008	43.58	65.82	310	560	13	ND<1.0	ND<1.0	ND<0.50	ND<0.50	ND<5.00	5.8
		03/18/2011	48.34	61.06	26	250	48	ND<1.0	ND<1.0	ND<1.0	ND<1.0	ND<1.0	NA
MW2	109.45	12/07/1998	41.68	67.77	11	77	16	NA	ND<1.0	ND<1.0	ND<0.5	NA	NA
		03/03/1999	40.81	68.64	6.5	130	13	NA	ND<4	ND<5	ND<2.5	NA	NA
screen		06/24/1999	40.45	69.00	20	160	13	NA	ND<8	ND<10	ND<5	NA	NA
interval		09/17/1999	40.40	69.05	15	156	21	NA	ND<0.8	ND<1	ND<0.5	NA	NA
(feet-bgs)		12/20/1999	40.43	69.02	27	158	18	NA	ND<0.8	ND<1.0	ND<0.5	NA	NA
30-55		03/28/2000	40.38	69.07	8.4	138	27	NA	0.8	ND<1.0	ND<0.5	NA	NA
		06/26/2000	40.46	68.99	17	101	230	NA	ND<0.8	ND<1.0	ND<0.5	NA	NA
		09/22/2000	40.47	68.98	3.79	72.6	ND<0.5	NA	ND<0.8	ND<1.0	ND<0.5	NA	NA
		12/18/2000	41.70	67.75	12	92	28	2.1	ND<0.8	ND<1.0	ND<0.5	NA	NA
		03/05/2001	40.83	68.62	7.1	50	19	2.2	1.3	1.2	ND<0.5	NA	NA
		06/04/2001	40.71	68.74	3.0	86	24	ND<0.8	ND<0.8	ND<1.0	ND<0.5	NA	NA
		09/24/2001	41.11	68.34	3.1	94	45	ND<10	ND<1.0	ND<1.0	ND<0.50	NA	NA
		12/13/2001	41.49	67.96	2.9	98	34	ND<1.0	ND<1.0	ND<1.0	ND<0.50	NA	NA
		03/27/2002	41.40	68.05	4.1	120	46	1.1	ND<1.0	ND<1.0	ND<0.50	NA	NA
		10/30/2002	41.43	68.02	5.0	90	62	1.3	ND<1.0	ND<0.50	ND<0.50	NA	NA
		05/06/2003	42.76	66.69	2.9	97	53	1.4	ND<1.0	ND<0.50	ND<0.50	NA	NA
		11/07/2003	43.26	66.19	3.3	90	52	1.2	ND<1.0	ND<0.50	ND<0.50	NA	NA
		03/14/2008	43.22	66.23	2.2	68	43	ND<1.0	ND<1.0	ND<0.50	ND<0.50	ND<5.00	ND<2.0
		03/18/2011	47.73	61.72	1.8	4.9	14	ND<1.0	ND<1.0	ND<1.0	ND<1.0	ND<1.0	NA

TABLE 5
GROUNDWATER LEVELS AND CHEMICAL ANALYSES
VOLATILE ORGANIC COMPOUNDS
Former Mondo Chrome Facility
4933 Firestone Boulevard
South Gate, California

Well Number	Well Elevation (ft-msl)	Date Sampled	Depth to Groundwater (feet)	Groundwater Elevation (ft-msl)	PCE (µg/L)	TCE (µg/L)	cis-1,2-DCE (µg/L)	trans-1,2-DCE (µg/L)	1,1-DCE (µg/L)	Vinyl chloride (µg/L)	1,2-DCA (µg/L)	1,2,3-TCP (µg/L)	1,4-Dioxane (µg/L)
MW3	109.61	12/07/1998	41.78	67.83	9.3	75	10	NA	1.7	ND<1.0	ND<0.50	NA	NA
		03/03/1999	40.94	68.67	5.1	100	6.4	NA	ND<4	ND<5	ND<2.5	NA	NA
screen		06/24/1999	40.59	69.02	7.4	110	7.3	NA	ND<8	ND<10	ND<5	NA	NA
interval		09/17/1999	40.56	69.05	6.1	145	12	NA	1.2	2.3	1.2	NA	NA
(feet-bgs)		12/20/1999	40.61	69.00	4.4	43	3.6	NA	ND<0.8	ND<1.0	ND<0.5	NA	NA
30-55		03/28/2000	40.54	69.07	4.7	114	13	NA	1.7	ND<1.0	0.9	NA	NA
		06/26/2000	40.61	69.00	26	92	ND<0.5	NA	ND<0.8	ND<1.0	ND<0.50	NA	NA
		09/22/2000	40.60	69.01	7.11	66	4.97	NA	1.61	ND<1.0	ND<0.50	NA	NA
		12/18/2000	41.85	67.76	11	80	13	1.9	1.1	ND<1.0	ND<0.50	NA	NA
		03/05/2001	40.90	68.71	7	47	11	2	2.2	1.4	1.2	NA	NA
		06/04/2001	40.86	68.75	2.4	56	9.2	ND<0.8	0.85	ND<1.0	ND<0.50	NA	NA
		09/24/2001	41.20	68.41	2.5	72	17	ND<1.0	1.4	ND<1.0	1.0	NA	NA
		12/13/2001	41.48	68.13	3.1	67	11	ND<1.0	1.3	ND<1.0	ND<0.50	NA	NA
		03/27/2002	41.42	68.19	3.4	80	14	ND<1.0	1.7	ND<1.0	1.0	NA	NA
		10/30/2002	41.44	68.17	13	72	18	ND<1.0	1.2	ND<0.50	ND<0.50	NA	NA
		05/06/2003	42.86	66.75	3.5	63	12	ND<1.0	1.5	ND<0.50	0.66	NA	NA
		11/07/2003	43.36	66.25	1.5	61	13	ND<1.0	1.5	0.59	ND<0.50	NA	NA
		03/14/2008	43.43	66.18	1.2	49	25	ND<1.0	ND<1.0	ND<0.50	ND<0.50	ND<5.00	ND<2.0
		03/18/2011	48.11	61.50	9.8	27	13	ND<1.0	ND<1.0	ND<1.0	ND<1.0	ND<1.0	NA
DHS MCLs					5	5	6	0.8	6	0.5	0.5		

notes:

[1] well elevation recorded at top of casing
[2] maximum contaminant levels (MCLs) are enforceable drinking water standards
[3] Trichlorobenzene 1,2,3 and 1,2,4 detected at concentrations of 1.1 µg/L and 1.0 µg/L, respectively, in sample from well MW3 on 05/06/03.
ND constituent not detected above the stated concentration
NA not analyzed

PCE tetrachloroethene
TCE trichloroethene
cis-1,2-DCE cis-1,2 dichloroethene
trans-1,2-DCE trans-1,2 dichloroethene
1,1-DCE 1,1-dichloroethene
1,2-DCA 1,2-dichloroethane
1,2,3-TCP 1,2,3-Trichloropropane

TABLE 6
ADDITIONAL CHEMICAL ANALYSES OF GROUNDWATER SAMPLES

Former Mondo Chrome Facility
4933 Firestone Boulevard
South Gate, California

Well Number	Date Sampled	Color	pH	Total Cyanide (µg/L)	Total Chromium (µg/L)	Chromium VI (µg/L)	Cadmium (µg/L)	Nickel (µg/L)
MW1	12/07/1998	NA	7.48	NA	NA	NA	NA	NA
	03/03/1999	NA	7.04	NA	19	ND<20	ND<4	NA
	06/24/1999	NA	7.34	NA	19	ND<20	ND<4	NA
	09/17/1999	NA	7.37	NA	16	ND<20	ND<4	NA
	12/20/1999	NA	NA	NA	37	ND<20	ND<3	NA
	03/28/2000	NA	7.22	NA	4	NA	NA	NA
	06/26/2000	NA	NA	NA	46	NA	NA	NA
	09/22/2000	NA	7.53	NA	ND<3	NA	NA	NA
	12/18/2000	NA	6.83	NA	20	ND<20	ND<3	NA
	03/05/2001	NA	7.05	NA	11	ND<20	ND<3	NA
	06/04/2001	NA	7.07	NA	19	NA	ND<3	NA
	09/24/2001	NA	7.35	NA	8.42	ND<1.0	ND<5	NA
	12/13/2001	NA	7.38	NA	22.5	ND<1.0	ND<5	NA
	03/27/2002	NA	7.04	NA	15.4	ND<1.0	ND<5	NA
	10/30/2002	NA	NA	NA	ND<5	ND<1.0	ND<5	NA
	05/06/2003	NA	7.35	NA	ND<5	ND<1.0	ND<5	NA
	11/07/2003	NA	NA	NA	8.03	ND<1.0	ND<5.00	NA
	03/14/2008	5.0	7.17	ND<50	ND<5.00	ND<0.20	ND<5.00	8.75
	03/18/2011	NA	NA	NA	NA	NA	NA	NA
MW2	12/07/1998	NA	7.20	NA	NA	NA	NA	NA
	03/03/1999	NA	6.91	NA	33	ND<20	ND<4	NA
	06/24/1999	NA	7.17	NA	50	ND<20	ND<4	NA
	09/17/1999	NA	7.16	NA	40	ND<20	ND<4	NA
	12/20/1999	NA	NA	NA	18	ND<20	ND<3	NA
	03/28/2000	NA	7.37	NA	19	NA	NA	NA
	06/26/2000	NA	NA	NA	38	NA	NA	NA
	09/22/2000	NA	7.57	NA	17	NA	NA	NA
	12/18/2000	NA	6.62	NA	20	ND<20	ND<3	NA
	03/05/2001	NA	7.03	NA	23	ND<20	3	NA
	06/04/2001	NA	7.05	NA	28	NA	ND<3	NA
	09/24/2001	NA	7.27	NA	6.73	ND<1.0	ND<5	NA
	12/13/2001	NA	7.30	NA	12.1	ND<1.0	ND<5	NA
	03/27/2002	NA	7.11	NA	9.67	ND<1.0	ND<5	NA
	10/30/2002	NA	NA	NA	17.6	ND<1.0	ND<5	NA
	05/06/2003	NA	7.03	NA	ND<5	ND<1.0	ND<5	NA
	11/07/2003	NA	NA	NA	ND<5	ND<1.0	ND<5	NA
	03/14/2008	10	7.06	ND<50	6.41	ND<1.0	ND<5.00	NA
	03/18/2011	NA	NA	NA	NA	NA	NA	NA

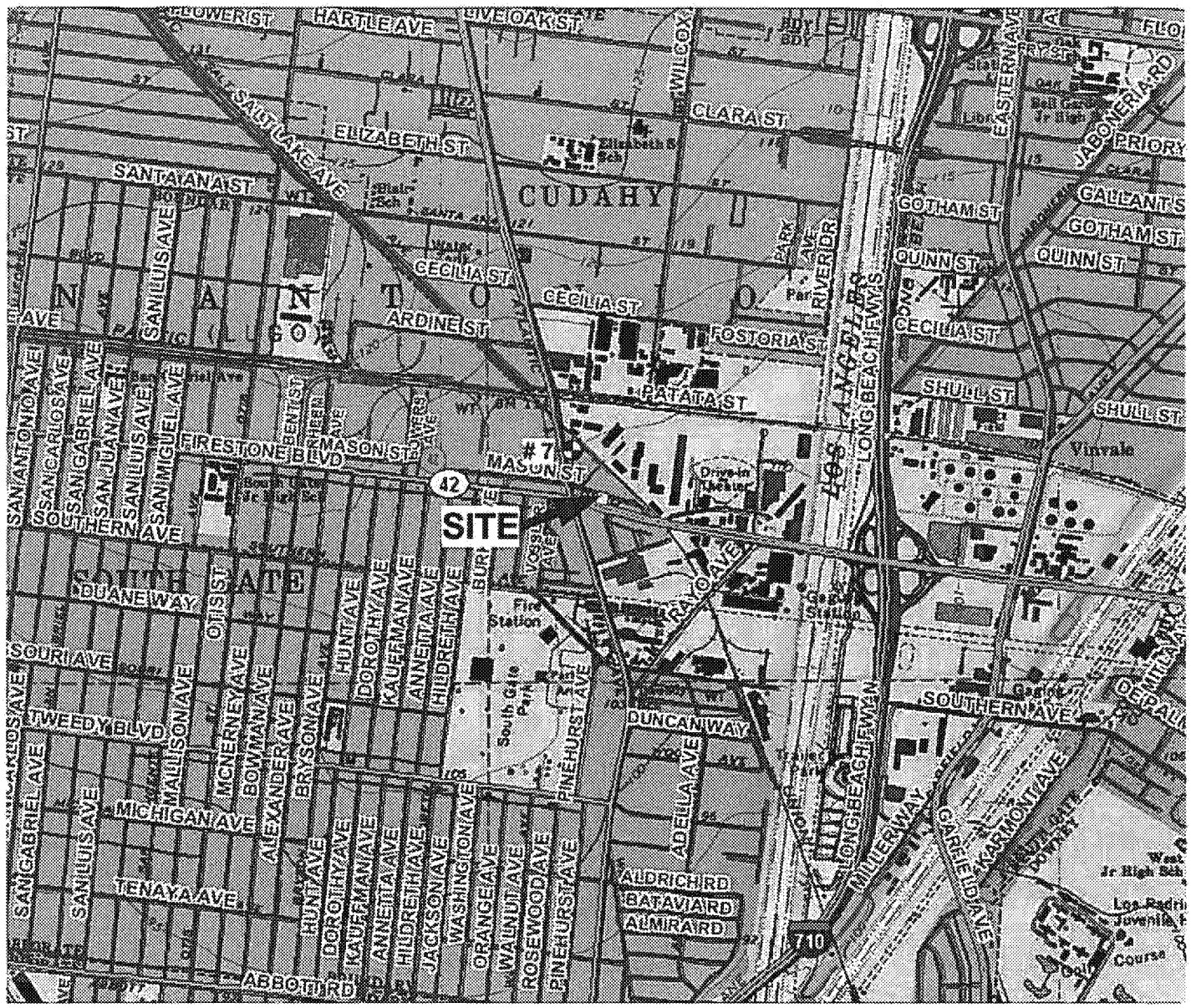
TABLE 6
ADDITIONAL CHEMICAL ANALYSES OF GROUNDWATER SAMPLES

Former Mondo Chrome Facility
4933 Firestone Boulevard
South Gate, California

Well Number	Date Sampled	Color	pH	Total Cyanide (µg/L)	Total Chromium (µg/L)	Chromium VI (µg/L)	Cadmium (µg/L)	Nickel (µg/L)
MW3	12/07/1998	NA	7.29	NA	NA	NA	NA	NA
	03/03/1999	NA	6.9	NA	68	ND<20	ND<4	NA
	06/24/1999	NA	7.46	NA	50	ND<20	ND<4	NA
	09/17/1999	NA	6.16	NA	58	ND<20	ND<4	NA
	12/20/1999	NA	NA	NA	37	ND<20	ND<3	NA
	03/28/2000	NA	7.29	NA	19	NA	NA	NA
	06/26/2000	NA	NA	NA	44	NA	NA	NA
	09/22/2000	NA	7.35	NA	20	NA	NA	NA
	12/18/2000	NA	6.51	NA	30	ND<20	ND<3	NA
	03/05/2001	NA	7.02	NA	24	ND<20	6	NA
	06/04/2001	NA	7.19	NA	26	NA	3	NA
	09/24/2001	NA	7.40	NA	7.74	ND<1.0	ND<5	NA
	12/13/2001	NA	7.36	NA	9.35	ND<1.0	ND<5	NA
	03/27/2002	NA	6.85	NA	11.8	ND<1.0	ND<5	NA
	10/30/2002	NA	NA	NA	11.6	ND<1.0	ND<5	NA
	05/06/2003	NA	7.25	NA	8.12	ND<1.0	ND<5	NA
	11/07/2003	NA	NA	NA	5.04	ND<1.0	ND<5	NA
	03/14/2008	10	6.98	ND<50	ND<5.00	ND<0.20	ND<5.00	21.0
	03/18/2011	NA	NA	NA	NA	NA	NA	NA
DHS MCLs					**50**		**5**	**100**

Notes:
ND Not detected above laboratory detection limit
NA Not analyzed

FIGURES



EXPLANATION

NORTH

0 1/2 1

SCALE IN MILES

FORMER MONDO CHROME FACILITY
4933 FIRESTONE BOULEVARD
SOUTH GATE, CALIFORNIA

Client: TEDESCO LEASING

Project No.: 172-01

FREY ENVIRONMENTAL, INC.

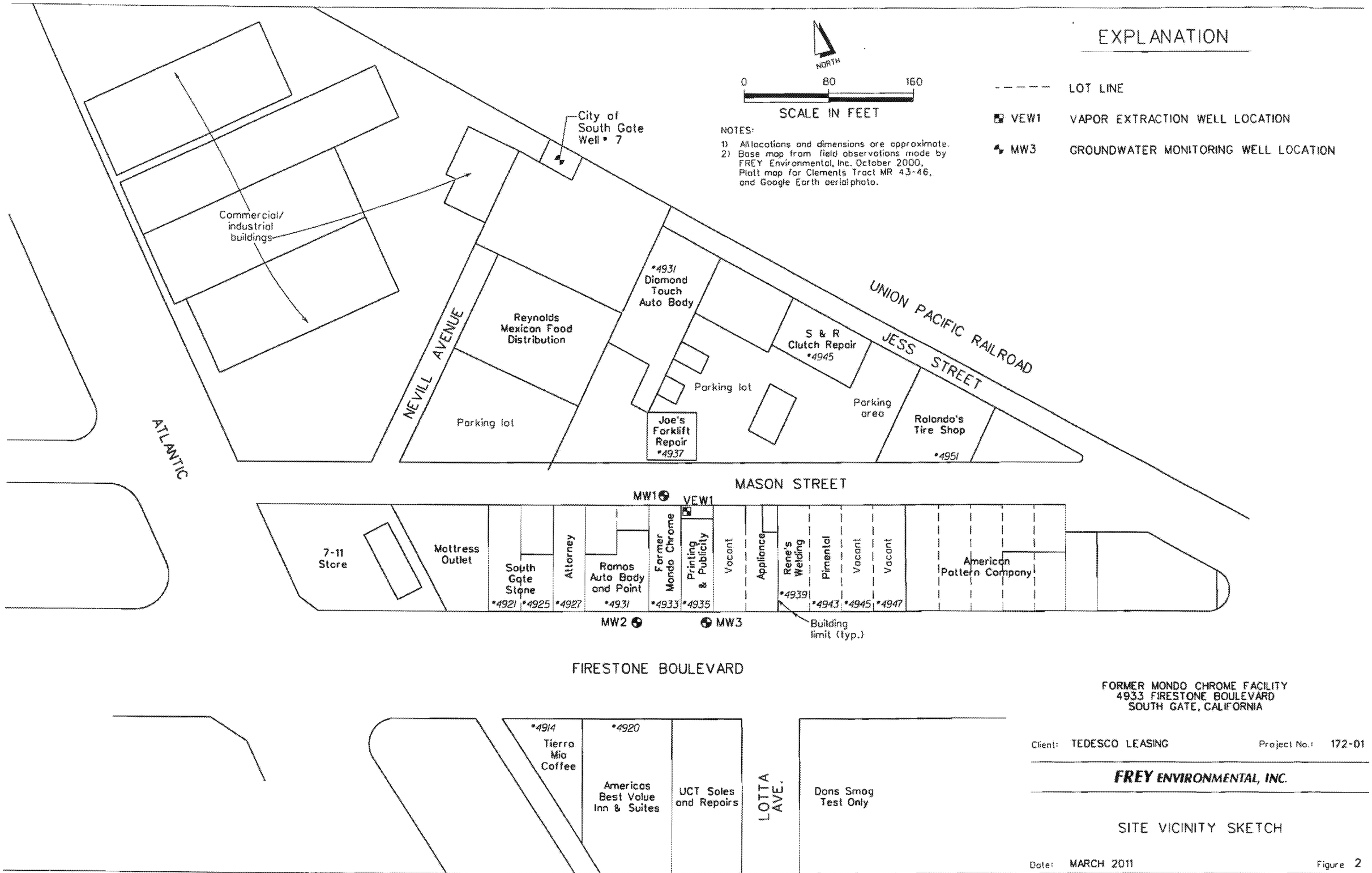
NOTE:

1) All locations and dimensions are approximate.
2) Base map from USGS 7.5 minute South Gate (1978, photorevised 1981), California topographic quadrangle.
3) Groundwater well data from Fugro West, Inc., project no. 94-48-1320.

SITE LOCATION MAP

Date: MAY 2008

Figure: 1



FORMER MONDO CHROME FACILITY
4933 FIRESTONE BOULEVARD
SOUTH GATE, CALIFORNIA

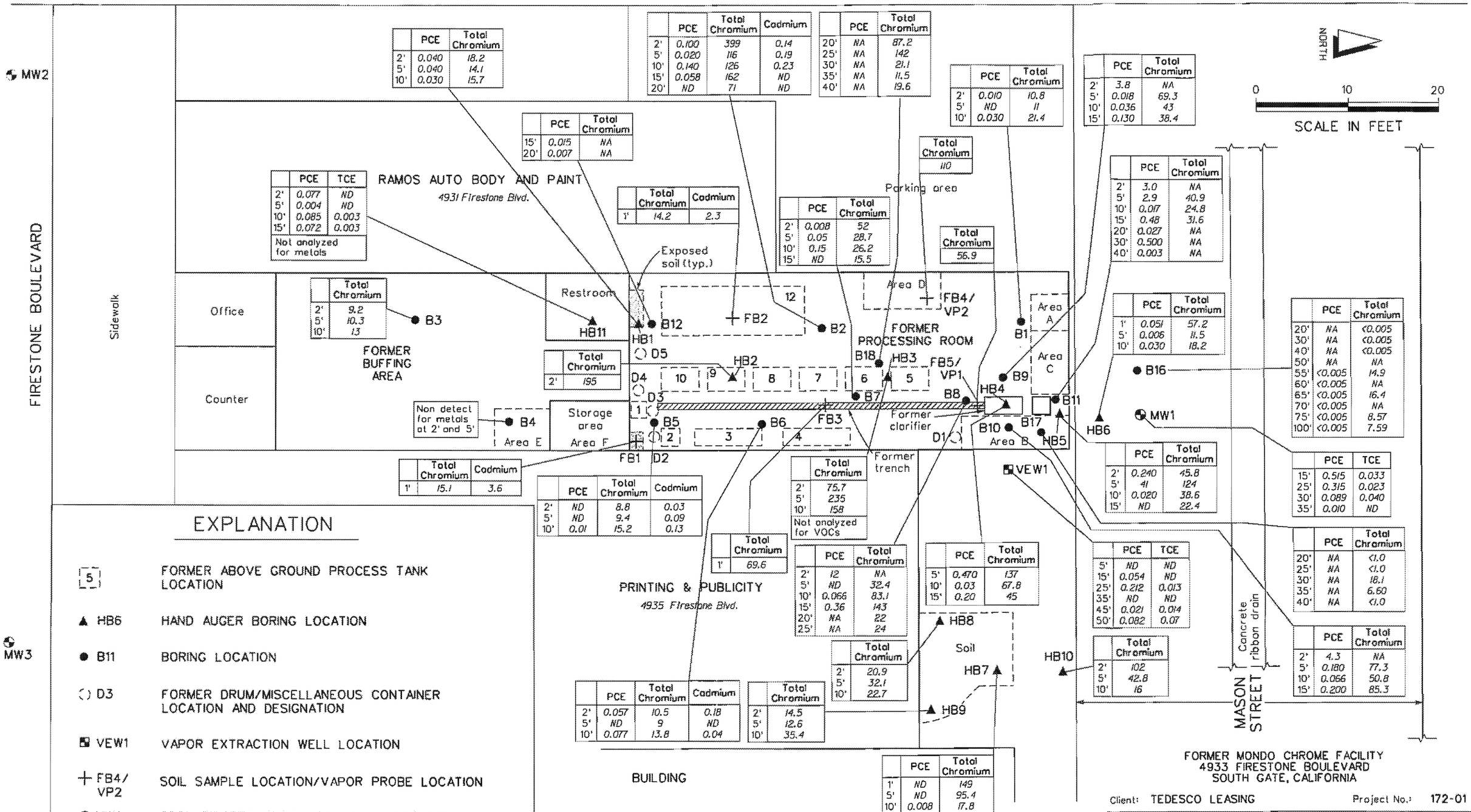
Client: TEDESCO LEASING Project No.: 172-01

FREY ENVIRONMENTAL, INC.

SITE VICINITY SKETCH

Date: MARCH 2011 Figure 2

172-01/17201-2B



	PCE	Total Chromium
2'	0.040	18.2
5'	0.040	14.1
10'	0.030	15.7

	PCE	Total Chromium	Cadmium
2'	0.100	399	0.14
5'	0.020	116	0.19
10'	0.140	126	0.23
15'	0.058	162	ND
20'	ND	71	ND

	PCE	Total Chromium
20'	NA	87.2
25'	NA	142
30'	NA	21.1
35'	NA	11.5
40'	NA	19.6

	PCE	Total Chromium
2'	0.010	10.8
5'	ND	11
10'	0.030	21.4

	PCE	Total Chromium
2'	3.8	NA
5'	0.018	69.3
10'	0.036	43
15'	0.130	38.4

	PCE	Total Chromium
15'	0.015	NA
20'	0.007	NA

	PCE	TCE
2'	0.077	ND
5'	0.004	ND
10'	0.085	0.003
15'	0.072	0.003
Not analyzed for metals		

	Total Chromium	Cadmium
1'	14.2	2.3

	PCE	Total Chromium
2'	0.008	52
5'	0.05	28.7
10'	0.15	26.2
15'	ND	15.5

	Total Chromium
	110

	Total Chromium
	56.9

	PCE	Total Chromium
2'	3.0	NA
5'	2.9	40.9
10'	0.017	24.8
15'	0.48	31.6
20'	0.027	NA
30'	0.500	NA
40'	0.003	NA

	Total Chromium
2'	9.2
5'	10.3
10'	13

	Total Chromium
2'	195

	PCE	Total Chromium
1'	0.051	57.2
5'	0.006	11.5
10'	0.030	18.2

	PCE	Total Chromium
20'	NA	<0.005
30'	NA	<0.005
40'	NA	<0.005
50'	NA	NA
55'	<0.005	14.9
60'	<0.005	NA
65'	<0.005	16.4
70'	<0.005	NA
75'	<0.005	8.57
100'	<0.005	7.59

	Total Chromium	Cadmium
1'	15.1	3.6

	PCE	Total Chromium
2'	0.240	45.8
5'	41	124
10'	0.020	38.6
15'	ND	22.4

	PCE	TCE
15'	0.515	0.033
25'	0.315	0.023
30'	0.089	0.040
35'	0.010	ND

	PCE	Total Chromium	Cadmium
2'	ND	8.8	0.03
5'	ND	9.4	0.09
10'	0.01	15.2	0.13

	Total Chromium
2'	75.7
5'	235
10'	158
Not analyzed for VOCs	

	Total Chromium
1'	69.6

	PCE	Total Chromium
2'	12	NA
5'	ND	32.4
10'	0.066	83.1
15'	0.36	143
20'	NA	22
25'	NA	24

	PCE	Total Chromium
5'	0.470	137
10'	0.03	67.8
15'	0.20	45

	PCE	TCE
5'	ND	ND
15'	0.054	ND
25'	0.212	0.013
35'	ND	ND
45'	0.021	0.014
50'	0.082	0.07

	Total Chromium
20'	NA
25'	NA
30'	NA
35'	NA
40'	NA

	Total Chromium
2'	102
5'	42.8
10'	16

	PCE	Total Chromium
2'	4.3	NA
5'	0.180	77.3
10'	0.066	50.8
15'	0.200	85.3

	Total Chromium
2'	20.9
5'	32.1
10'	22.7

	PCE	Total Chromium	Cadmium
2'	0.057	10.5	0.18
5'	ND	9	ND
10'	0.077	13.8	0.04

	Total Chromium
2'	14.5
5'	12.6
10'	35.4

	PCE	Total Chromium
1'	ND	149
5'	ND	95.4
10'	0.008	17.8

EXPLANATION

[5]	FORMER ABOVE GROUND PROCESS TANK LOCATION
▲ HB6	HAND AUGER BORING LOCATION
● B11	BORING LOCATION
◌ D3	FORMER DRUM/MISCELLANEOUS CONTAINER LOCATION AND DESIGNATION
▣ VEW1	VAPOR EXTRACTION WELL LOCATION
+ FB4/ VP2	SOIL SAMPLE LOCATION/VAPOR PROBE LOCATION
◉ MW1	GROUNDWATER MONITORING WELL LOCATION

feet BGS	Total Chromium
1'	69.6

With concentration of chlorinated volatile organic compounds and selected metals in soil (in mg/kg)

NOTES:

1) All locations and dimensions are approximate.
2) Base map from Proposed Site Assessment, Former Mondo Chrome Facility, by Fugro West, Inc., project no. 94-48-1320, dated August 1994, and field observations made by FREY Environmental, Inc. July 1996.

FORMER MONDO CHROME FACILITY
4933 FIRESTONE BOULEVARD
SOUTH GATE, CALIFORNIA

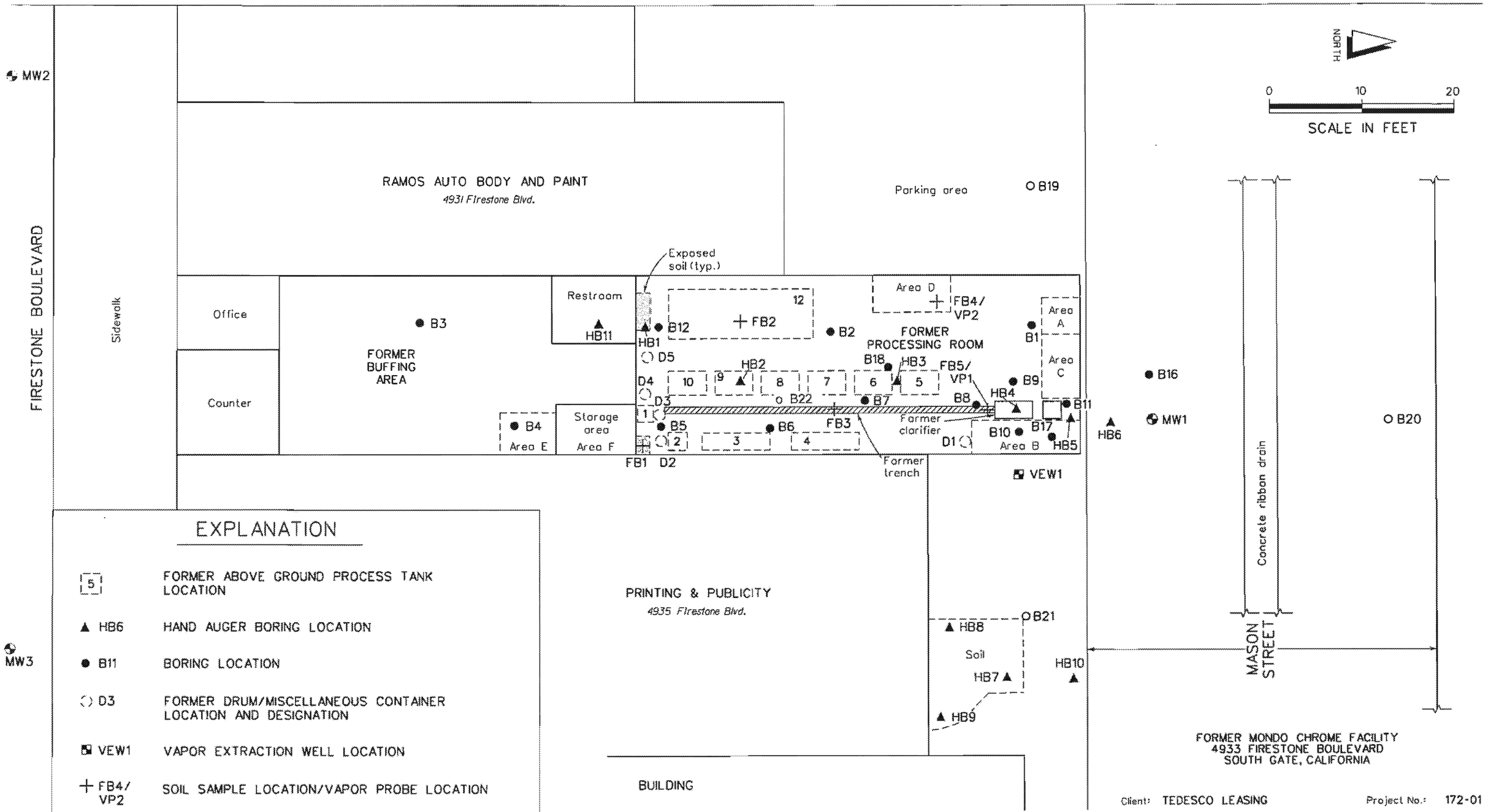
Client: TEDESCO LEASING Project No.: 172-01

FREY ENVIRONMENTAL, INC.

SITE SKETCH
SHOWING CONCENTRATIONS OF CHLORINATED VOLATILE ORGANIC COMPOUNDS AND SELECTED METALS IN SOIL SAMPLES

Date: MAY 2011 Figure 3

172D1-2.DGN



NOTES:

1) All locations and dimensions are approximate.
2) Base map from Proposed Site Assessment, Former Mondo Chrome Facility, by Fugro West, Inc., project no. 94-48-1320, dated August 1994, and field observations made by FREY Environmental, Inc. July 1996.

FORMER MONDO CHROME FACILITY
4933 FIRESTONE BOULEVARD
SOUTH GATE, CALIFORNIA

Client: TEDESCO LEASING

Project No.: 172-01

FREY ENVIRONMENTAL, INC.

SITE SKETCH SHOWING
PROPOSED SOIL BORING LOCATIONS

Date: MAY 2011

Figure 4

17201-2.DGN

APPENDIX A

RWQCB LETTER DATED JANUARY 26, 2011

California Regional Water Quality Control Board

Los Angeles Region

Linda S. Adams,
Acting Secretary for
Environmental Affairs

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

Edmund G. Brown, Jr.
Governor

January 26, 2011

Mr. Howard L. Kay
Tedesco Leasing Partnership
475 17th Street, Suite 940
Denver, Colorado 80202

Certified Mail
Return Receipt Required
Claim No. 7009 0820 0001 6811 9961

SUBJECT: NOTICE OF VIOLATION FOR DELINQUENT TECHNICAL REPORTS PURSUANT TO CALIFORNIA WATER CODE SECTION 13267 ORDER

SITE/CASE: MONDO CHROME (FORMER) AT 4933 FIRESTONE, SOUTH GATE, CALIFORNIA, 90280 (SCP NO. 0760, SITE ID NO. 2043G00)

Dear Mr. Kay:

The California Regional Water Quality Control Board (Regional Board), Los Angeles Region, is the State regulatory agency with primary responsibility for the protection of groundwater and surface water quality for all beneficial uses within major portions of Los Angeles and Ventura Counties, including the referenced site. To accomplish this, the Regional Board issues investigative orders authorized by the Porter Cologne Water Quality Control Act (California Water Code [CWC], Division 7).

The Regional Board issued a California Water Code (CWC) Section 13267 Order (Order) dated February 19, 2008 (copy attached) directing you to conduct a Phase I assessment, soil vapor survey, soil and groundwater assessment and groundwater monitoring at the site. You were required to document your efforts and submit technical reports to the Regional Board. In response to the Order, your environmental consultant Frey Environmental, Inc. (Frey) submitted a groundwater monitoring report dated May 5, 2008 to the Regional Board. On June 5, 2008, Regional Board staff left you a telephone message informing you that you were delinquent in submitting the remaining technical reports required in the Order. In a meeting held on June 25, 2008, Regional Board staff discussed with you the site status and Regional Board requirements. Subsequently, in an e-mail dated July 14, 2008, Frey provided an outline of technical reports planned to be submitted to the Regional Board by September 11, 2008. In telephone conversations on June 29, 2009 and July 1, 2009, Regional Board staff again informed you of your obligation under the Order to conduct the work and to submit the reports to the Regional Board.

To date, the Regional Board has not received the required documents. You are hereby notified that you are in violation of the CWC Section 13267 Order issued on February 19, 2008 by the Regional Board Executive Officer, by failing to provide the following:

1. A Phase I Report, due March 28, 2008;

2. A Soil Vapor Survey Workplan, due March 28, 2008;

3. A Soil Investigation Workplan due March 28, 2008;

4. A Groundwater Investigation Workplan, due March 28, 2008; and

5. Groundwater Monitoring Reports due quarterly, the first report was due April 15, 2008.

You are hereby notified that you have violated CWC section 13267 by failing to submit the technical report, workplans and quarterly groundwater monitoring reports according to the schedule and requirements specified in the Order dated February 19, 2008. You are required to comply with the Order immediately.

Section 13267 of the CWC provides the Regional Board the authority to require, under penalty of perjury, all needed technical and monitoring program reports for investigating the quality of any waters of the State.

Pursuant to section 13268 of the CWC, you are now subject to the imposition of civil liability penalties by the Regional Board in an amount up to one thousand dollars ($1,000) for each day that you are out of compliance with the Order. The matter may be referred to the Attorney General for further enforcement. The Regional Board reserves its right to take any further enforcement action authorized by law.

If you have any questions, please contact Adnan Siddiqui at (213) 576-6812 (asiddiqui@waterboards.ca.gov) or Dr. Arthur Heath at (213) 576-6725 or (aheath@waterboards.ca.gov).

Sincerely,

Paula Rasmussen

Paula Rasmussen, Chief
Compliance and Enforcement Section

Attachments: CWC 13267 Order dated February 19, 2008

California Regional Water Quality Control Board
Los Angeles Region
Recipient of the 2001 *Environmental Leadership Award* from Keep California Beautiful

Linda S. Adams
Agency Secretary

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

Arnold Schwarzenegger
Governor

February 19, 2008

Mr. Howard L. Kay
Tedesco Leasing Partnership
475 17th Street, Suite 940
Denver, CO 80202

Certified Mail
Return Receipt Requested
Claim No. 7006 3450 0002 4641 9746

CALIFORNIA WATER CODE SECTION 13267 ORDER – REQUIREMENT FOR SITE ASSESSMENT AND GROUNDWATER MONITORING, MONDO CHROME (FORMER) AT 4933 FIRESTONE, SOUTH GATE, CALIFORNIA, 90280 (SCP NO. 0760, SITE ID NO. 2043G00)

Dear Mr. Kay:

The California Regional Water Quality Control Board, Los Angeles Region (Regional Board) is the public agency responsible for the protection of ground and surface water quality for all beneficial uses within Los Angeles and Ventura Counties. The Regional Board has provided regulatory oversight of the Former Mondo Chrome property (Site) located at 4933 Firestone Boulevard in South Gate, California, under its Site Cleanup Cost Recovery program, since 1998. The Regional Board understands that the Tedesco Leasing Partnership is the current fee title holder for the subject Site.

Regional Board staff has performed a cursory review of the file and a review of the November 18, 2001 *Additional Soil and Groundwater Investigation Former Mondo Chrome Facility* report and the June 9, 2003 *Groundwater Monitoring Well Sampling Second Quarter 2003* report prepared by Frey Environmental, Inc. Based on this information, Regional Board staff has made the following findings.

The site was used as a machine shop between 1972 and 1982 and as an ornamental chrome electroplating business between approximately 1982 through 1990. In 1990, the Los Angeles County Department of Health Services, Hazardous Material Control Program performed an emergency response for improper storage of hazardous materials and use of leaky storage vessels. Subsequent Site investigations in 1992, 1994, 1996, 1998, and 2001 have involved 27 soil and groundwater borings at 18 locations that were defined by previous use or storage of hazardous materials (chrome/nickel/alkaline metal solutions, nickel/chrome sludge, alkaline cleaner, and cyanide). Hand auger, direct push, and hollow stem auger drilling methods were used to obtain soil samples at the ground surface and from deeper intervals. The reported maximum soil concentrations were: total chromium (399 milligrams per kilogram [mg/kg]), hexavalent chromium (18.1 mg/kg), cadmium (8.3 mg/kg), and tetrachloroethylene (PCE 41 mg/kg). Groundwater samples were obtained using hydropunch methods (B12, B13, B15, B17) and from wells MW-1, MW-2, and MW-3. Groundwater analytical results were reported in Site investigation reports and quarterly monitoring reports (1998 through 2003). The maximum groundwater concentrations were: total chromium (9,270 micrograms per liter [µg/L]), cadmium (6 µg/L), PCE (707 µg/L), and trichloroethylene (TCE 1,000 µg/L).

Two soil vapor extraction (SVE) pilot tests were conducted in 1996 in the former processing room. The maximum volatile organic compound (VOC) concentrations were: PCE (32.8 parts per million per volume [ppmv]), TCE (26.0 ppmv), and benzene (1.32 ppmv).

The Site is located within the Central Basin Pressure Area of the Coastal Plain of Los Angeles County. In the Central Basin Pressure Area the aquifers are confined by numerous aquicludes including the Bellflower aquiclude which consists of low permeability silts and clays that separates near surface water from the deeper water bearing zones. Beneath the Site, the Bellflower aquiclude is reported to be between depths of 10 and 70 feet below the ground surface (bgs). The Exposition aquifer is reported to underlie the Bellflower aquiclude between depths of 70 and 210 feet bgs.

The soil and groundwater beneath the Site has been characterized by data from 18 borings that have been drilled to a maximum depth of 100 feet bgs. Sand and silty sand generally underlie the Site although discontinuous lenses of silt and clay have been logged. Currently there are three groundwater monitoring wells at the Site. The depth to groundwater is about 40 feet bgs and the flow direction was consistently north-northwest between 1998 and 2003.

The nearest water supply well is 320 feet north-northwest of the Site (Well No. 7, operated by the City of South Gate Water Department). It was shut down prior to 1998 due to the presence of hexavalent chromium. Well No. 7 was drilled in 1935 to a depth of 863 feet bgs and was perforated between 500 and 600 feet bgs (Hollydale – Jefferson – Lynwood aquifers).

Based on the file review, Regional Board staff has determined that soil and groundwater beneath the Site are impacted by VOCs and metals and a complete delineation of these constituents of concern (COCs) in all media (soil, vapor, water) is warranted. California Water Code (CWC) §13267 provides the Regional Board with the authority to require the property owner to furnish, under penalty of perjury, the necessary technical reports to define impacted soil and groundwater. Therefore, pursuant to CWC §13267 the Tedesco Leasing Partnership is required to prepare the following technical reports:

1. **Phase I Report** – Prepare a Phase I report that identifies current and past operators and hazardous waste generators at the Site. A list of all chemicals that were historically used and stored should be included. The Phase I Report is due to the Regional Board on or before **March 21, 2008.**

2. **Soil Vapor Survey** – Conduct a soil vapor survey across the site to identify all areas impacted with VOCs. In addition, evaluate the potential threat to human health by the mobilization of VOCs into indoor air. Subslab vapor sampling beneath the existing building(s) must be included. The Workplan for a Soil Vapor Survey is due to the Regional Board on or before **March 28, 2008.**

3. **Soil and Groundwater Investigation** – The current understanding of the constituents of concern (COCs) in onsite soil is incomplete. Additional soil sampling and analysis for all identified chemicals needs to be conducted in all areas where current and past operators and generators used these chemicals. A Workplan for a Soil Investigation is due to the Regional Board on or before **March 28, 2008.**

   The VOC concentrations in MW-1 indicate that their source is the former Mondo Chrome Site and that the downgradient extent of the plume has not been delineated. Additional groundwater

characterization is needed to completely delineate the horizontal and vertical extent of the plume. A Workplan for a Groundwater Investigation is due to the Regional Board on or before March **28, 2008.**

4. Resume groundwater monitoring at wells MW-1, MW-2, and MW-3 on a quarterly basis. Resurvey and redevelop the wells if necessary. The program should include:

   a. Groundwater analysis for VOC's by EPA Method 8260B, cadmium and total chromium by EPA Method 200.7, hexavalent chromium by EPA Method 218.6, nickel by EPA Method 6020, cyanide by EPA Method 335.2, 1,2,3-trichloropropane by EPA Method 8260 SIM mode, 1,4-Dioxane by EPA Method 8270C, pH, and color.

   b. Quarterly groundwater monitoring reports are due to the Regional Board in accordance with the following schedule:

Groundwater Monitoring Period	Report Due Date
January to March	April 15
April to June	July 15
July to September	October 15
October to December	January 15

   The first report is due on or before **April 15, 2008.**

   c. Notification to the Regional Board at least 10 days prior to the start of any field work.

Pursuant to State Water Resources Control Board Resolution No. 92-49, under Section 13304 of the California Water Code, all fieldwork related to well installation must be conducted by, or under the direct responsible supervision of a registered geologist or licensed civil engineer. All technical documents submitted to the Regional Board must be reviewed and signed and/or stamped by a California registered geologist, a California registered certified specialty geologist, or a California registered civil engineer with at least five years of hydrogeologic experience.

The California Business and Professions Code Sections 6735, 7835, 7835.1 require that engineering and geologic evaluations and judgments be performed by or under the direction of a California registered geologist or registered civil engineer. A statement is required in the report that the registered professional in responsible charge actually supervised or personally conducted all the work associated with the project.

Pursuant to CWC §13267, the property owner must submit the required technical reports by the indicated due dates. Furthermore, pursuant to 13268 (b)(1) of the CWC, failure to submit the required reports may result in the imposition of civil liability penalties by the Regional Board of up to $1,000 per day for each day the report is not received after the indicated due date (for each report). These civil liabilities may be assessed by the Regional Board for failure to comply, beginning with the date that the violations first occurred and without further warning.

If you have any questions, please contact Dr. Arthur Heath at (213) 576-6725, Mr. Adnan Siddiqui at (213) 576-6812 or Mr. Daniel R. Gillette at (213) 576-6751.

Sincerely,

Tracy J. Egoscue
Executive Officer

cc: Joe Frey, Frey Environmental, Inc.
Nancy Matsumoto, Water Replenishment District of Southern California

APPENDIX B

HEALTH AND SAFETY PLAN

HEALTH AND SAFETY PLAN

FORMER MONDO CHROME
4933 FIRESTONE BOULEVARD
SOUTH GATE, CALIFORNIA

PROJECT NO. 172-01

FREY ENVIRONMENTAL, INC.
2817 A Lafayette Avenue
Newport Beach, CA 92663

May 23, 2011

U.S.A. Number_____

Reviewed by:

_____	_____
Project Manager	Date
_____	_____
Site Geologist	Date
_____	_____
Field Technician	Date
_____	_____
Visitor	Date
_____	_____
Visitor	Date

1.0 INTRODUCTION

FREY Environmental, Inc. (FREY), has been retained by the Kay Companies and Tedesco Leasing to conduct a subsurface soil investigation at 4933 Firestone Boulevard in South Gate, California (Site).

This document presents the health and safety procedures that are intended to guide field activities at the Site. The provisions of this plan apply to employees of FREY and its subcontractors. Regulatory agencies are expected to observe the safety rules and regulations established by their respective organizations in addition to the requirements of this document.

2.0 PROJECT SAFETY PERSONNEL

2.1 SAFETY PERSONNEL

FREY has been responsible for the preparation of this health and safety plan, and is to monitor compliance of its personnel, those of its subcontractors and visitors to the Site, with its provisions. FREY personnel responsible for the distribution of this health and safety plan and for the compliance audit are the Site Safety Officer and/or Project Manager.

The Project Safety Officer is responsible for delivering the plan and any addenda to the Project Manager and for advising the Project Manager and Site Safety Officer on health and safety provisions of this plan, suspend work or modify work practices for safety reasons, and to dismiss individuals whose conduct on site endangers the health and safety of others.

The Project Manager is responsible for distributing the plan to all FREY field personnel and to an authorized representative of each firm contracted to assist with on-Site work. The Project Manager is also responsible for implementing the provisions of this plan and its addenda. Implementation will include training of field personnel involved with the project, provision for the appropriate safety equipment, and that the required health and safety documents are submitted to the Project Safety Officer.

The Site Safety Officer is responsible for assisting the Project Manager with on-Site implementation of this Site safety plan. His responsibilities include: 1) maintaining safety equipment supplies, 2) performing air quality measurements as required or needed, 3) directing decontamination operations and emergency response operations, 4) setting up work zone markers and signs if such zones are specified in the Site safety plan, and 5) reporting all accidents, incidents, and infractions of safety rules and requirements to the Project Manager and the Project Safety Officer.

The Site Safety Officer has the authority to suspend work any time he determines that the provisions of the Site safety plan are inadequate to provide a working environment conducive to worker safety and he is to inform the Project Manager of individuals whose on-Site presence jeopardizes their health and safety or the health and safety of others.

FREY Environmental, Inc. phone numbers

Project Safety Officer/Manager	Evan Privett	(949) 723-1645
Site Safety Officer	Josh Moeller	(949) 370-1086
and Field Personnel	Vitelio Rameriz	(949) 456-5075

3.0 WORK DESCRIPTION

- Core through the concrete or asphalt in 4 locations
- Drill and sample 4 soil borings to 40 feet bgs or first groundwater;
- Collect soil samples at five foot depth intervals;
- Backfill each boring with bentonite sand, and;
- Resurface each of the 4 boring locations to match the surrounding surface;

4.0 HAZARD ASSESSMENT

According to available information, the chemical concern most likely to be encountered during the field work appears to be chlorinated solvents. This health and safety plan will use perchloroethylene (PCE) as the contaminant of concern based on its lower health and safety thresh-hold than many other chlorinated solvents detected during previous investigations. The overall hazard to FREY personnel and associated subcontractors is estimated to be low. The following is a brief description of the potential hazards associated with these compounds:

4.1 HAZARDOUS CHEMICAL COMPOUNDS

PCE has been tentatively classified as a known or suspected human or mammalian carcinogen. Direct skin or eye contact or exposure to high vapor concentrations may result in dermatitis, eye and/or lung irritation; acute overexposure may cause central nervous system depression, liver and or kidney damage, convulsions, coma, and even death. Symptoms can include headache, nausea, dizziness, increased perspiration, staggering gait, and slowing of mental ability.

A. Anticipated Concentrations: Based on previous investigations, concentrations of PCE are not anticipated to exceed 1 part per million. The soil vapor probes will be installed by advancing a hollow steel rod. Minimal amounts of soil will be disturbed using this installation technique which will minimize worker exposure to soil vapor.

B. Exposure Routes: Inhalation, dermal/eye contact, absorption

C. PCE Exposure Limit -100 ppm TWA/200 ppm Ceiling (OSHA PEL). 150 ppm IDLH.

4.2 INHALATION HAZARD

The major toxicity concern is PCE. PCE has a Threshold Limit Value (TLV) of 25 ppm, which is defined as the average exposure for a period of 8 hours per day, 5 days per week that is believed will not cause harm to worker health.

Vapor concentrations expected to encountered during soil vapor probe installation are not expected to exceed recommended exposure limits, based on available Site information. However, respiratory protection (level C) must be used if concentrations reach 10 ppm as measured with a photoionization detector (PID).

4.3 DERMAL EXPOSURE HAZARD

Contact of sufficient duration to cause significant absorption of toxic components is highly unlikely. Repeated daily or prolonged contact with excavated objects or soils may be expected to defat the skin and perhaps, over a long period of time, lead to irritation and dermatitis. For this reason, direct contact with highly contaminated objects or soils should be avoided when possible by wearing gloves. However, if prolonged skin contact does occur, the exposed areas shall be washed with soap and water and rinsed thoroughly.

4.4 EXPLOSION HAZARD

PCE is not susceptible to explosions except under extreme temperatures which will not be attained during Site work. Explosive Limits have been listed as not applicable for PCE.

4.5 OTHER HAZARDS

Sufficient attention must be paid to other possible hazards on the Site including but not limited to:

- The direct push drilling rign. Hazards associated with drill rig use include noise, falling objects, and weight. The operator must wear hearing protection, steel toed work boots and gloves.

- Improper use of hand tools. Hand tool use includes the manual installation of the soil vapor probes using a jackhammer. Hazards associated with the use of this tool include noise and weight. The operator must wear hearing protection, steel toed work boots and gloves.

- Tripping on objects. One soil boring will be located inside the building. The building consists of a machine shop which may contain several machines, tools and other items considered to be tripping hazards. The access to the soil boring location may require clearance of an access path and will be discussed with the occupant prior to entry.

- Dehydration or sun stroke of the personnel. The work is anticipated to be conducted in the summer when temperatures may be high which increases the chance for a heat related condition to occur.

  If an employee's pulse rate exceeds the maximum age adjusted heart rate (0.7(220-AGE)), and /or oral temperature exceeds 100.4 ° F, the employee shall be required to stop work and rest or move to an air-conditioned room. The affected employee may be allowed to return to work after his / her pulse rate has dropped below 100 beats per minute. Fluids shall be provided and rest breaks will be taken. The frequency of breaks will increase with the temperature. Such items as cooling vests, portable fans and breaks in air-conditioned areas shall be used if necessary.

- Lack of oxygen through blockage of face masks. The area of exposure is limited to a four inch circular hole (0.087 square feet) cut through concrete. Thus, the use of respirators is extremely unlikely. However, personnel on Site will have new respirator cartridges which have been factory certified for reliability and quality.

5.0 GENERAL HEALTH AND SAFETY REQUIREMENTS

5.1 SAFETY ORIENTATION MEETING

All field personnel should attend a safety orientation meeting before commencing the field work. The meeting will be scheduled and conducted by the project manager or the Site safety officer. The meeting will include presentation of the site safety plan.

5.2 WORK ZONE

A restricted zone will be maintained to a distance of 25 feet from the work activity area if significant contamination is detected in the field. Significant soil contamination is defined in this case to be soil which registers in excess of 10 ppm on the photoionization equipment. Protective clothing and equipment, as described in subsection 5.3 are to be worn by all personnel working within the restricted zone.

The staff geologist will be responsible from preventing access to the area of investigation. The restricted work zone (area of investigation) will be coned off with the staff geologist located on the outside of the coned area to prevent access into the restricted zone. The decontamination area will be located outside the restricted zone and will consist of two 5-gallon buckets filled with tap water and one 5-gallon bucket filled with deionized water. The first bucket in series will contain TSP with tap water, the second bucket will contain tap water and the third bucket will contain the deionized water.

Communication will be by verbal commands when applicable and by cell phone when distances exceed those applicable through verbal communication.

5.3 PROTECTIVE EQUIPMENT AND CLOTHING

Protective clothing required to be on Site is limited to level C and level D as defined by the EPA Office of Emergency and Remedial Response. Levels C and D were selected based on the knowledge that exposure pathways are anticipated to be minimal and are realistically limited to: 1) vapors emanating through 8-inch diameter boreholes, 2) over 20,000 hours of SVE was conducted after PCE was no longer used at the Site, and; 3) the handling of each sample tube (2-inch in diameter and 6-inches long).

5.3.1 EQUIPMENT REQUIRED FOR FIELD PERSONNEL (LEVEL D)

- Full length trousers, shirts
- Leather work shoes or Safety Boots
- Hard hats when near within the tower height distance of the direct push drill rig
- Gloves, Glasses or Goggles

5.3.2 EQUIPMENT REQUIRED TO BE AVAILABLE ON SITE

- Four respirators (North 7700 Series Half Mask Facepiece)
- Disposable Coveralls (Tyveks)
- Gloves (Montgomery Premium Nitrile)
- First-aid kit
- Fire extinguisher
- A vehicle must be kept on Site when personnel are working for the transport of slightly injured personnel to the hospital. Severely injured personnel must only be transported by paramedics.

5.3.3 RESPIRATOR USAGE

The Project Safety Officer and/or the Project Manager is responsible for deciding if respirators should be used. Usage would be based on PID measurements. The TLV concentrations as noted in section 4.1 should be used as the critical concentration. If concentrations of organic vapors in the ambient air (as measured by the PID) exceed 25 ppm, the field personnel must move out of the area. If the concentration remains at or above the TLV for more than 5 minutes, the Project Safety Officer and/or the Project Manager should be contacted and a decision made regarding whether to proceed with the work wearing respirators and extending the restricted work zone. Cartridges for the respirators must be replaced daily or when break-through occurs, whichever occurs first.

5.4 WORK IN MASON STREET

One soil boring is proposed to be advanced and sampled in Mason Street. Traffic control will be constructed per the attached WATCH Manual guidelines. In addition, all conditions listed in the encroachment permit will be followed during the drilling and sampling of the soil boring.

6.0 ORGANIC VAPOR MONITORING

The organic vapor concentrations (as measured by the PID) in the breathing zone of the individual working closest to the vapor source will be monitored as needed. Respirators must be worn if the concentrations exceed 10 ppmv as measured with the PID.

7.0 EMERGENCY RESPONSE PROCEDURES

7.1 PHYSICAL INJURY

In the event of an accident resulting in physical injury, apply first aid. Severely injured personnel are to be transported only by paramedics and/or by ambulance personnel. At the hospital, a physicians attention is mandatory regardless of how serious the injury appears.

The Project Manager is to be notified by the Site Safety Officer, as soon after the injury as practical, regarding the nature of the accident. A written report is also to be prepared and submitted by the Site Safety Officer.

7.2 FIRE, EXPLOSION, AND PROPERTY DAMAGE

In the event of a fire or explosion, notify the Fire department immediately by dialing 911. The Project Manager is to be notified by the Site Safety Officer as soon as practical and a written report prepared.

7.3 DECONTAMINATION PROCEDURES

Decontamination procedures will consist of washing down the exposed skin area in the event that chemical exposure. The affected area of exposure will be washed with TSP and water then rinsed with a deionized water rinse. Personnel protective equipment was described in 5.3.1. Drilling equipment will be decontaminated with a three bucket system. The first bucket will contain TSP and tap water followed by a tap water rinse and a deionized water rinse. All down drilling equipment will be dried with towel used one single time. Discarded towels will be placed in a plastic bag and washed at a later date.

The rest area will be anywhere outside of the restricted zone. Worker fatigue is not anticipated due to the short term nature of this job.

All decontamination water will be placed in a Department of Transportation approved 55-gallon drum and disposed of at Crosby and Overton, a State of California licensed hazardous waste recycling facility in Long Beach, California.

7.4 TRAINING

All on Site personnel have received 40 hour HAZWOPER training. 8-Hour HAZWOPER Refresher training certificates have been attached for FREY employees who will be on Site. Employees are generally fit tested during each 8-hour refresher course. Employees are also subjected to medical exams (physicals) on a yearly basis.

7.5 MEDICAL MONITORING

Personnel will be observed in the field by the Staff Geologist for signs of fatigue or chemical exposure. Visual observation is sufficient due the minor amounts of chemicals present in subsurface soils at the Site, minimal exposure pathways as discussed Section 5.3, and the short term duration of the project (one day).

7.6 EMERGENCY TELEPHONE NUMBERS.....911

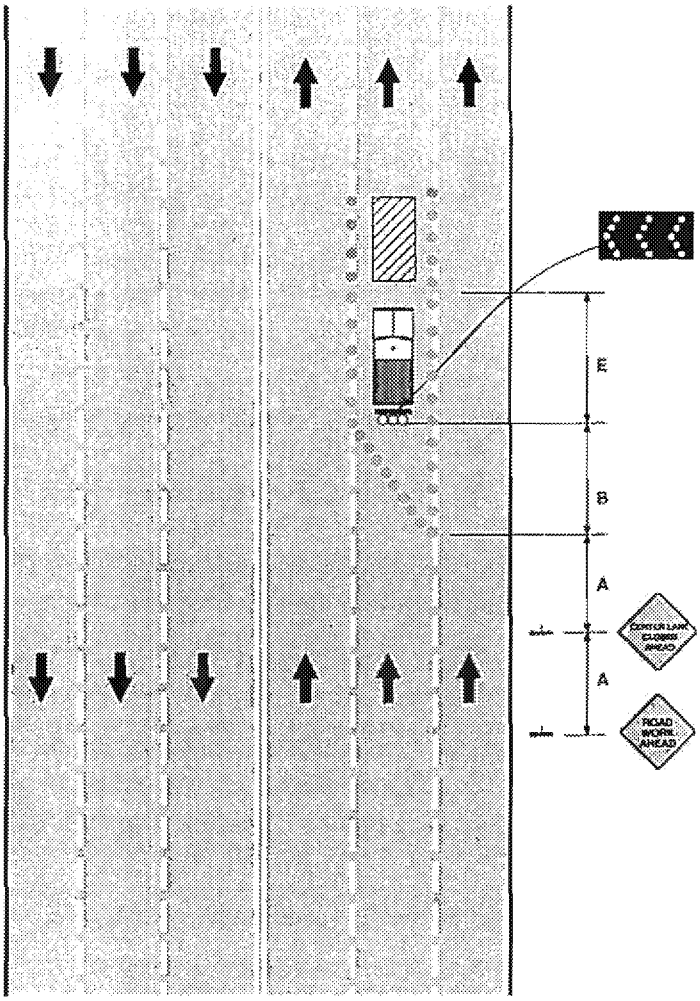
7.7 HOSPITAL ADDRESS AND ROUTE **See attached figure**

St Francis Medical Center
3630 East Imperial Highway
Lynwood, CA 90262
(310) 900-8900

8.0 PROJECT PERSONNEL

Project Safety Officer/Manager	Evan Privett
Site Safety Officer and Field Personnel	Josh Moeller Vitelio Rameriz
Mobile Laboratory	Baseline On-Site Analysis

Center Lane Closure



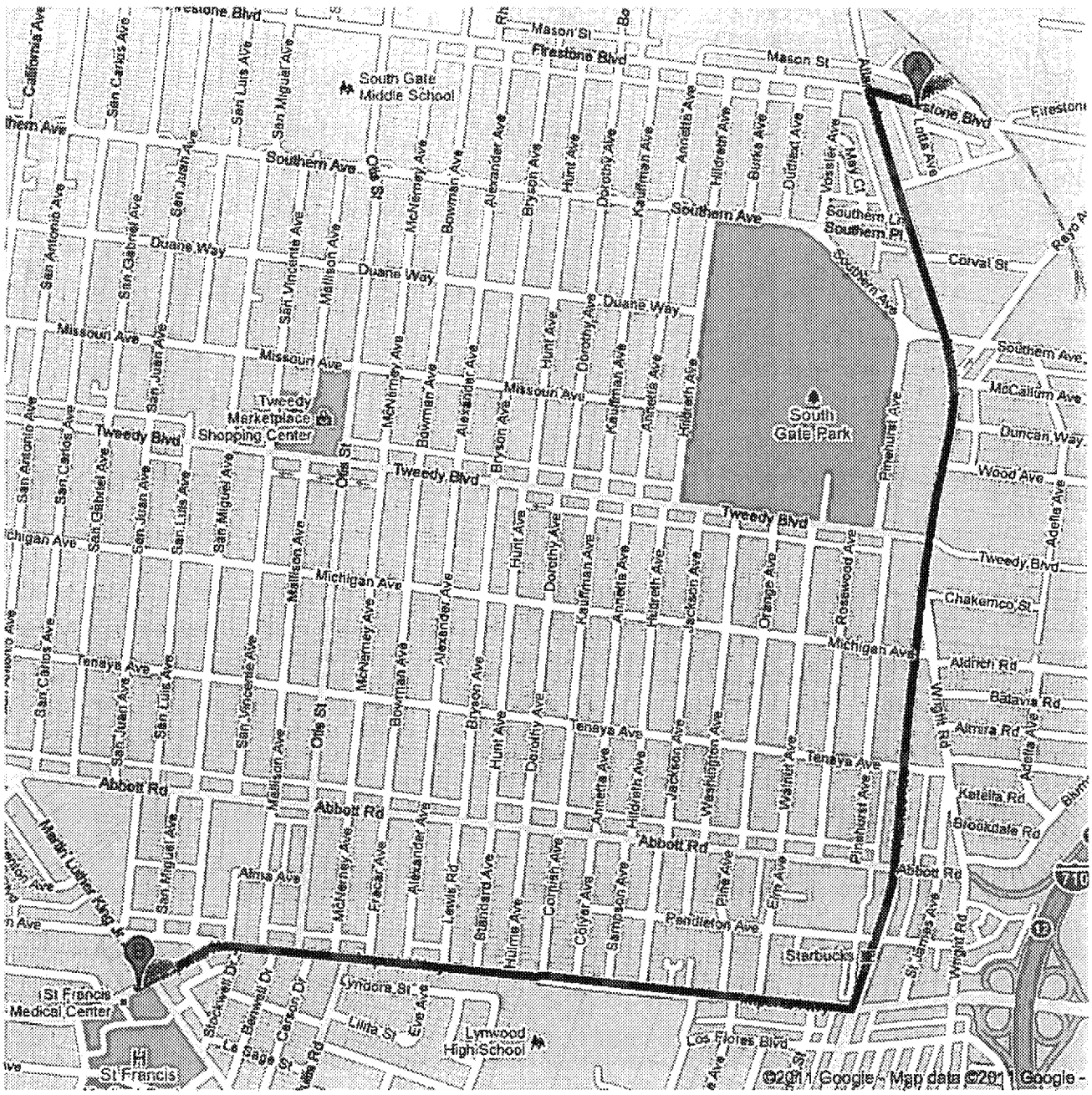
FOR HIGH SPEED SITUATIONS SEE SECTION 8

NOT TO SCALE

Google maps

Directions to 3630 Imperial Hwy, Lynwood, CA 90262
2.7 mi – about **7 mins**

Save trees. Go green!
Download Google Maps on your phone at **google.com/gmm**



4933 Firestone Blvd, South Gate, CA 90280

1. Head **west** on **Firestone Blvd** toward **Atlantic Ave**	go 413 ft total 413 ft
2. Turn left onto **Atlantic Ave** About 4 mins	go 1.5 mi total 1.6 mi
3. Turn right onto **E Imperial Hwy** Destination will be on the left About 3 mins	go 1.2 mi total 2.7 mi

3630 Imperial Hwy, Lynwood, CA 90262

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.

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Directions weren't right? Please find your route on maps.google.com and click "Report a problem" at the bottom left.