COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION
"Parks Make Life Better!"

John Wicker, Director | Norma E. Garcia, Chief Deputy Director

ADOPTED
BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES
27 July 11, 2017
LORI GLASGOW
EXECUTIVE OFFICER

July 11, 2017

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

APPROVAL OF THE MITIGATED NEGATIVE DECLARATION, PARK DEVELOPMENT AND FUNDING AGREEMENT, AND LEASE AGREEMENT FOR THE DEL AMO NEIGHBORHOOD PARK PROJECT (SUPERVISORIAL DISTRICT 2) (3 VOTES)

SUBJECT

Approval of the recommended actions will approve the Mitigated Negative Declaration of the proposed Del Amo Neighborhood Park Project, allow the County of Los Angeles to enter into a Lease Agreement with the Del Amo Neighborhood Park, LLC and a Park Development and Funding Agreement with the Los Angeles Neighborhood Land Trust. The proposed Project will provide an approximately 8.5-acre park in the unincorporated community of West Carson.

IT IS RECOMMENDED THAT THE BOARD:

1. Consider the Mitigated Negative Declaration for the Del Amo Neighborhood Park Project together with any comments received during the public review process; find that the Mitigated Negative Declaration reflects the independent judgment and analysis of the Board of Supervisors; adopt the Mitigation Monitoring and Reporting Program, finding that it is adequately designed to ensure compliance with the mitigation measures during the project implementation; find on the basis of the whole record before the Board, that there is no substantial evidence that the project will have significant effect on the environment; and adopt the Mitigated Negative Declaration.

2. Authorize the Director of the Department of Parks and Recreation, or his designee, to execute and, if necessary, amend a Park Development and Funding Agreement with the Los Angeles Neighborhood Land Trust. Upon approval as to form by County Counsel, the Department will provide

$1,687,238.21 of Park In-Lieu Fees, available in Park Planning Area No. 21, to partially fund the development and construction of a public park that will be leased to the County upon completion in Spring 2019.

3. Authorize the Director of the Department of Parks and Recreation to execute a twenty-year Lease Agreement between the Del Amo Neighborhood Park, LLC and the County of Los Angeles subject to project completion.

4. Authorize the Director of the Department of Parks and Recreation to suspend, terminate, or assign the Lease Agreement, if deemed necessary, in accordance with the approved terms and conditions of the Lease Agreement.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Approval of the recommended actions will consider and adopt the Mitigated Negative Declaration for the proposed Del Amo Neighborhood Park Project (Project); approve a Lease Agreement between Del Amo Neighborhood Park, LLC (DANP) and the County of Los Angeles (County) for the operation of the proposed Project; and approve the Funding Agreement (Funding Agreement) between the Los Angeles Neighborhood Land Trust (LANLT) and the County for the development and construction of the Project that will be leased to the County upon completion.

BACKGROUND

The proposed Project is located on approximately 8.5 acres of vacant land in the unincorporated community of West Carson which is an area of Very High park need according to the 2016 Countywide Parks and Recreation Needs Assessment (Assessment). The Assessment found that West Carson currently has no parkland available to its residents. Therefore, the Project will provide much needed park facilities, including a variety of playing fields and courts (e.g., baseball, soccer, futsal), play areas, lawn and turf areas, a walking trail, a restroom building with an office/community meeting room, a maintenance building, pedestrian plaza, shade structures, outdoor fitness equipment, landscaping, and parking. The Project also includes amenities such as benches, picnic tables, drinking fountains, BBQs, bike racks, and litter receptacles.

DANP owns 8.1 acres and the County owns 0.4 acres of the property where the Project is proposed. LANLT will manage, oversee and execute the construction of the Project. The Project will also include environmental mitigation measures to address metal impacted soils and ensure the protection of park users. This will be performed pursuant to a Removal Action Workplan (RAW) and oversight of the California Department of Toxic Substances Control (DTSC).

Upon completion of the RAW and construction of the Project, through a separate Lease Agreement between the County and DANP (attached Exhibit A), DANP will lease the park to the County to operate and maintain, at its sole cost and expense, as a public park for the purpose of providing park and recreational services and programs to the local community and general public.

Implementation of Strategic Plan Goals

The recommended actions further the Board approved County Strategic Plan Goal to Foster Vibrant and Resilient Communities (Goal II) by providing and improving park facilities in the Second Supervisorial District which helps to expand access to recreational opportunities and promote active and healthy lifestyles.

FISCAL IMPACT/FINANCING

The total cost of the Project is estimated to be approximately $10,000,000, but is subject to change as necessary to timely complete the Project in accordance with the Project scope and the final Project plans. On June 30, 2015 the Board authorized the Director of the Department of Parks and Recreation (Department) to allocate $1,687,638.21 in Park In-Lieu Fees to LANLT to fund, in part, the construction and development of certain improvements and facilities for the Del Amo Neighborhood Park. Upon execution of the Funding Agreement (attached Exhibit B), the Department will issue a check in the amount of $1,687,638.21 to LANLT. Sufficient appropriation is available in Quimby funds for Park Planning Area No. 21 for the payment.

LANLT has received $812,362 in Proposition A funding from the Los Angeles Regional Park and Open Space District (RPOSD), a $1,000,000 grant from the State Coastal Conservancy, and up to $4,000,000 in financial commitment from Shell Oil Company for the Project. These funds, along with the committed $1,687,638.21 of Quimby funds and $2,500,000 of additional funds and in-kind contributions to be secured by LANLT, will fund the entire cost of the construction and development of the Project.

Operating Budget Impact

Upon Project completion and the execution of a Lease Agreement with DANP, the Department anticipates a one-time start-up cost of approximately $265,000 for signs, furniture, equipment and vehicles and ongoing operating cost of approximately $654,000 annually for maintenance, recreation, supplies and utilities. The Department will work with the Chief Executive Office to determine the appropriate level of funding and will submit a New Facilities funding request in the appropriate fiscal year.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

LANLT has undertaken extensive outreach efforts to the public since the Project's inception. The purpose of the outreach efforts has been to inform stakeholders and continuously engage area residents in a dialogue about the Project.

A joint public meeting organized by the LANLT, the County, and DTSC was held on April12, 2017 to present the Initial Study (IS) and MND and receive feedback from the public on the Project’s findings and recommendations. Approximately 11 people attended the meeting. Comments received during the public meeting have been addressed and included in the Final MND.

ENVIRONMENTAL DOCUMENTATION

An IS was prepared for the Project in compliance with the California Environmental Quality Act (Public Resources Code section 21000, et seq) (CEQA), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County. Based on the IS and Project revisions, it was determined that a MND was the appropriate environmental document for the Project. The MND was circulated for 30 days for agency and public review. Pursuant to Public Resources Code sections 21092 and 21092.3, public notice was published in the Daily Breeze and posted at various locations at the 1000 West 204th Street in the unincorporated community of West Carson.

All comments received and responses to the comments are included in the Final MND (attached

Exhibit C) and proposed responses to public agency comments were sent to these agencies in accordance with Public Resources Code section 21092.5.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

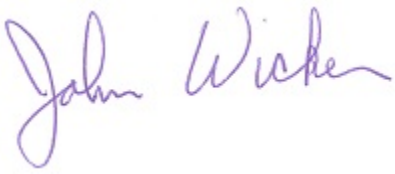
This action will provide a much needed public neighborhood park, which will be operated and maintained by the Department. The residents of West Carson will benefit, and their quality of life will be improved by having access to the park.

CONCLUSION

Please return one adopted copy of this letter, one copy of the resolution, and one copy of the Board's minute order to the Department of Parks and Recreation.

Should you have any questions please contact Julie Yom at (213) 351-5127 jyom@parks.lacounty.gov, Clement Lau at (213) 351-5117 or clau@parks.lacounty.gov, Nicole Melkonian at (213) 738-2986 or nmelkonian@parks.lacounty.gov or Kaye Michelson at (213) 738-2955 or kmichelson@parks.lacounty.gov.

Respectfully submitted,



JOHN WICKER
Director

JOHN WICKER
Director

JW:KK:CL:JY:ner

Enclosures

c: Chief Executive Officer
County Counsel
Executive Officer, Board of Supervisors

LEASE AGREEMENT

by and between

DEL AMO NEIGHBORHOOD PARK LLC

and

COUNTY OF LOS ANGELES

Dated

_____

LEASE AGREEMENT

(Del Amo Neighborhood Park, LLC /County of Los Angeles)

THIS LEASE AGREEMENT (this "**Lease**") is effective as of _____, 20___ ("**Effective Date**"), by and between the DEL AMO NEIGHBORHOOD PARK LLC, a California limited liability company ("**DANP**"), as lessor, and COUNTY OF LOS ANGELES, a body corporate and politic ("**County**") as lessee. DANP and County are at times collectively referred to hereinafter as the "**Parties**" or individually as the "**Party**".

RECITALS

A. DANP is the owner of an approximately 8.5 acre parcel of real property (Assessor's Parcel Numbers 7350-007-016; 7350-007-017; 7350-007-018; 7350-007-019; 7350-007-020; 7350-007-045; 7350-015-001; 7350-015-043; 7350-015-058; 7350-015-045; 7350-015-059; 7350-015-046; 7350-015-047; 7350-015-048; 7350-015-049; 7350-015-050; 7350-015-051; 7350-015-052; 7350-015-053; 7350-015-054; 7350-015-055; 7350-015-056; 7350-015-057; 7350-016-002; 7350-016-003; 7350-016-004; 7350-016-005; 7350-016-012; 7350-016-018; 7350-016-014; 7350-016-015; 7350-016-016; 7350-016-017; 7350-016-019; 7350-016-020; 7350-016-025; 7350-016-026; 7350-016-027; 7350-016-028; 7350-016-029; 7350-016-030; 7350-016-031; 7350-016-032; 7350-016-033; 7350-016-034; 7350-016-035; 7350-016-036; 7350-016-037; 7350-016-038; 7350-016-041; 7350-017-035; 7350-017-036; 7350-017-037; 7350-017-038; 7350-017-039; 7350-017-040; 7350-018-001; 7350-018-002; 7350-018-003; 7350-018-004; 7350-018-005; 7350-018-006) located in the unincorporated community of West Carson, as shown in Exhibit A, site map, and legally described and depicted in Exhibit B, legal description, both attached hereto and made a part hereof by this reference (the "**Property**").

B. DANP acquired the Property on November 18, 2015 (the "**Acquisition Date**") from Triton Diagnostics Inc., a Delaware corporation ("**Triton**"), an affiliate of Shell Oil Company, a Delaware corporation ("**Shell**" and, together with Triton, the "**Shell Parties**")) for the purpose of developing a park to serve the needs of the West Carson Community, which is currently extremely park poor. The Property is a former residential neighborhood that has undergone environmental remediation and subsequent environmental investigation, assessment and evaluation all as described in the Phase I Environmental Report, prepared by Weston Solutions, Inc. and dated as of May 2015 (the "**Phase I Report**") a copy of which is on file with the County. The California Department of Toxic Substances Control ("**DTSC**") has concluded that the risks or hazards posed by the contamination disclosed in the Phase I Report are acceptable for the Property's development and intended use as a public park, provided that further action is taken to address the existing condition, as provided and described in its letter dated October 1, 2015 (the "**DTSC Letter**"), a copy of which is on file with the County. The United States Environmental Protection Agency ("**EPA**") has concluded that the risks or hazards posed by the contamination disclosed in the Phase I Report are acceptable for the Property's development and intended use as a public park, so long as certain reasonable steps are taken as provided and described in its letter dated September 9, 2015 (the "**EPA Letter**"), a copy of which is on file with the County.

C. DANP intends to commence construction of the park improvements described on Exhibit D attached hereto, which include, without limitation, picnic areas, exercise stations, athletic fields, pedestrian paths, passive spaces and parking areas (collectively, the "**Improvements**"). The Improvements will be constructed in accordance with the conceptual plan attached hereto as Exhibit D ("**Plan**"), which has been approved in concept by the County Department of Parks and Recreation and which Plan will be further subject to all requisite County approvals necessary to construct the Improvements. Any and all changes to the Plan are subject to the prior written approval of the County. The Property together with the Improvements is sometimes referred to herein as the "**Park**".

D. DANP desires to lease the Park to County in exchange for County's agreement to operate the Park, at its sole cost and expense, as a public park and County desires to lease the Park from DANP for the purpose of providing park services and programs to the local community and general public all in accordance with the terms set forth in this Lease.

NOW, THEREFORE, in consideration of the mutual covenants contained in this Lease, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereto mutually covenant and agree as follows:

ARTICLE 1
LEASE

1.1. DANP hereby leases the Property and the Improvements to County and County hereby leases the Property and the Improvements from DANP on the terms and conditions set forth herein.

ARTICLE 2
BASIC PROVISIONS

2.1. **Basic Provisions**. For the convenience of the Parties, certain basic provisions of this Lease are set forth herein, which provisions are subject to the remaining terms and conditions of this Lease and are to be interpreted in light of such remaining terms and conditions.

A. Address of the Property: Southwest Corner of West Del Amo Blvd. & South New Hampshire Ave, West Carson, CA 90502.

B. Property Description: The Property consists of approximately 8.5 acres of vacant land to be developed with the Improvements.

C. County's Rights: Subject to the terms of this Lease, the recorded covenants, conditions and restrictions set forth on Exhibit F (the "**Park CC&Rs**"), and a "Park Management Plan" setting forth certain operational and management guidelines for the Park to be mutually agreed between County and DANP and upon mutual agreement attached hereto as Exhibit G (the "**Park Management Plan**"), during the Term County shall have the right to the exclusive possession, control, use, management and operation of the Property, the Improvements, and all related services, programs and activities. County's rights include but are not limited to the following:

1. Subject to compliance with the Park CC&Rs and Park Management Plan, the right to charge and collect fees for particular uses of the Improvements as the County deems reasonably appropriate; however, the Park shall be generally publicly accessible without fee for the majority of its operating hours in any given calendar week. DANP acknowledges and agrees that any revenue generated from the Improvements and collected by County shall be the sole property of the County. DANP shall not be entitled to any preferential use of the Improvements. In addition all users of the Park (including DANP) shall be subject to County's standard rules and regulations generally applicable to all parks the County operates with regard to use of the Improvements, including, without limitation, requirement of a separate written agreement with regard to each such use, and payment of applicable fees.

2. At any time during the term of this Lease and at County's sole cost and expense, the right, to add, change, alter, or install new signage on or about the Park including without limitation, adding the words "County of Los Angeles" and/or adding the County and/or Department of Parks and Recreation seals to any existing signage; including the right to name or rename the Park.

3. The right to independently operate the Park and hire employees, vendors and service providers. DANP agrees to terminate any and all contracts with existing vendors and service providers, related to the Park, if any, prior to the Commencement Date.

D. Address for Notices:

DANP:

Del Amo Neighborhood Park LLC
c/o Los Angeles Neighborhood Land Trust
315 W. Ninth Street, Suite 950
Los Angeles, California 90015
Attention: Matthew Steinberg, Secretary

County:

Chief Executive Office/Real Estate Division
County of Los Angeles
222 South Hill Street, Third Floor
Los Angeles, CA 90012
Attention: Christopher M. Montana, Director of Real Estate
Email: cmontana@ceo.lacounty.gov

With a copy to:

Department of Parks and Recreation
433 South Vermont Avenue
Los Angeles, CA 90020

Attention: Director
Email: jwicker@parks.lacounty.gov

2.2. Security.

A. County will provide security for the Park through County's Sheriff's Park Bureau at or above the same level of security that the County provides in the ordinary course of business for other parks operated or maintained by County and in accordance with the requirements of the Park Management Plan.

2.3. Exhibits. The following exhibits are attached hereto and incorporated herein by this reference:

Lease Exhibit A - Site Map

Lease Exhibit B - Legal Description and Depiction of Property

Lease Exhibit C-1 – List of Regulatory Statements

Lease Exhibit C-2 – List of Required Clearances and Approvals

Lease Exhibit D – Park Plans

Lease Exhibit E – Commencement Date Memorandum and Confirmation of Lease Terms

Lease Exhibit F – Park CC&Rs

Lease Exhibit G – Park Management Plan

Lease Exhibit H – Countywide Local and Targeted Hire Policy

2.4. DANP Representations. DANP represents to County to the extent of DANP's knowledge as of the Effective Date that (i) the Improvements will be designed and constructed to comply with all current Applicable Law including the ADA (as defined below); (ii) use of the Park in accordance with this Lease will comply with all covenants, conditions, and restrictions recorded against the Property, including the Park CC&Rs; and (iii) DANP has obtained from DTSC the DTSC Letter, from EPA the EPA Letter, and the additional written statements listed on Exhibit C-1 attached hereto (if any) regarding measures taken to mitigate the contamination disclosed in the Phase I Report (such written statements, the "**Regulatory Statements**"); (iv) prior to the Term Commencement Date (as defined below), DANP will have obtained all material clearances and/or approvals required under Applicable Law to operate Park in accordance with this Lease, which clearances and/or approvals are, as of the Effective Date, expected include those listed on Exhibit C-2 attached hereto; and (v) other than writings regarding the matters disclosed in the Phase I Report and the Regulatory Statements, DANP has not received any notice from any governmental agency that the Park is currently in violation of Applicable Law.

2.5. County Inspection. County shall inspect the Park prior to taking control thereof.

2.6. DANP Disclaimer of Liability. Except as set forth in Sections 11.7 and 14.3 below, DANP assumes no responsibility whatsoever for the security, maintenance or operation of the Park following the Term Commencement Date until the expiration of the Initial Term or the Extension Term(s) as applicable.

ARTICLE 3
TERM

3.1. Commencement.

A. The term of this Lease shall commence thirty (30) days after the Term Commencement Date. The term "**Term Commencement Date**" as used in this Lease shall mean the date upon which DANP provides written notice to County that the Park is Substantially Complete and County confirms that the Park is Substantially Complete, such confirmation not to be unreasonably withheld, conditioned or delayed. The term "**Substantially Complete**" or "**Substantial Completion**" as used in this Lease shall mean compliance with all of the following: (1) the Improvements are complete and in compliance with all applicable laws and codes of any governmental authority having jurisdiction over the Park ("**Applicable Law**"), and all of the applicable systems are operational to the extent necessary to service the Park in the ordinary course of business; (2) DANP has sufficiently completed all the work required to be performed by DANP in accordance with this Lease, including the installation of all park equipment (except minor punch list items which DANP shall complete within thirty (30) days after the Term Commencement Date), such that County can conduct normal operation of the Park; and (3) DANP has obtained a certificate of occupancy for the Park, or its equivalent. The occupancy of the Park or any part thereof by County or anyone claiming by, under or through County shall constitute confirmation that Substantial Completion has occurred.

B. Within thirty (30) days of determining the Term Commencement Date, County and DANP shall acknowledge in writing the Term Commencement Date and the Term Expiration Date (defined below) by executing a Commencement Date Memorandum and Confirmation of Lease Terms attached hereto as Exhibit E; provided, however, that the Parties' failure to execute such document shall in no way affect the Parties' obligations under this Lease.

3.2. Term.

A. Initial Term. The term of this Lease shall begin on the Term Commencement Date and shall end at 5:00 p.m. Pacific Time on the twentieth (20th) year anniversary of the Term Commencement Date ("**Initial Term**"), unless sooner terminated, or extended (as applicable) pursuant to and in accordance with this Lease or pursuant to applicable law (the "**Term**").

B. Extension Term. This Lease shall automatically extend for two (2) consecutive additional terms of five (5) years (each, an "**Extension Term**"); provided, however, if during the portion of the Term preceding the Extension Term a Party shall have been in default under this Lease beyond applicable periods for cure thereof (such Party, a "**Defaulting Party**"), then in addition to its additional rights and remedies under this Lease and Applicable Law the other Party shall be entitled to cancel and terminate any and all remaining Extension Terms by delivery

of written notice to the Defaulting Party not less than ninety (90) days prior to the date on which such Extension Term would otherwise commence and upon delivery of such notice the Extension Terms shall be of no further force or effect. During each Extension Term, the terms and conditions of this Lease shall apply.

ARTICLE 4
RENT

4.1. **Rent**. In lieu of any regular base rent payments made to DANP, County agrees to operate and maintain the Park at its sole cost and expense during the Term pursuant to and in accordance with the requirements of this Lease. County shall be responsible for any and all impositions, insurance premiums, operating charges, maintenance charges, construction costs and any other charges, costs and expenses which arise with respect to the Park, or may be contemplated under any provisions of this Lease during the Term (the "**County Expenses**"). Upon the failure of County to pay any such County Expenses, DANP shall be entitled to any rights and remedies provided under this Lease, and pursuant to Applicable Law for the failure of a tenant to pay rent.

ARTICLE 5
USE

5.1. **Use of Property and Improvements**. County shall use the Property and Improvements during the Term solely as a public park together with any related services, community recreation programs and activities, educational programs and other associated uses and for no other purpose, all of which services and activities shall be made available on an equal basis to all residents of the County. The County's use of the Park shall at all times comply with the Park CC&Rs and the Park Management Plan.

5.2. **Compliance with Law**.

A. At all times during the Term, County shall, at County's sole cost and expense, comply with all applicable statutes, ordinances and regulations of all governmental entities in connection with use of the Park. If any license, permit or other governmental authorization is required for the lawful use or occupancy of the Property or Improvements or any portion thereof, County shall procure and maintain it, at County's sole cost and expense, throughout the term of this Lease.

B. County shall give prompt written notice to DANP of any written notice County receives of any violation of any law or requirement of a governmental authority affecting the Property or the Improvements.

C. County shall not do, permit or suffer any act or thing to be done (i) which is intentionally injurious to the Property or the Improvements, (ii) which is contrary to Applicable Law, the Park CC&Rs, or in violation of the certificate of occupancy issued for the Improvements, or (iii) which would result in the cancellation of, or any increase in premiums for, insurance maintained by DANP with respect to the Property or the Improvements.

ARTICLE 6
UTILITIES/TAXES

6.1. **Utilities**. During the Term, County shall pay the expenses of all utility services supplied to the Park, including but not limited to all electricity, gas, water and sewer units, together with any taxes thereon.

6.2. **Taxes**. County's possession of the Park may be subject to taxation under California Revenue and Taxation Code section 107 et seq. County shall be solely responsible for and shall promptly pay, and defend and indemnify DANP against, all taxes and duties of any kind (including, but not limited to, sales, use and withholding taxes, and possessory interest taxes) associated with this Lease or County's use of the Park.

6.3. **County's Payment of Expenses**. For the avoidance of doubt, County shall pay all utility expenses under Section 6.1 and all tax expenses under Section 6.2 directly to the person or entity to which they are owed.

ARTICLE 7
DISCRETIONARY PERMITS

7.1. **County Applications**. During the Term, DANP will, promptly upon County's request, sign and acknowledge any application to any governmental entity having jurisdiction over the Property for any discretionary permits necessary to construct the County Improvements (as defined below) permitted by DANP pursuant to this Lease (including, without limitation, Section 9.1), provided that DANP incurs no material cost (other than the administrative and consulting cost necessary for review). No such signing by DANP will be deemed to be DANP's acceptance of, or commitment to satisfy, any condition in or precedent to a discretionary permit or adversely affecting DANP's interest in the Property.

7.2. **DANP Applications.** Following the Effective Date but prior to Substantial Completion of the Improvements, County will reasonably cooperate with DANP to allow DANP to achieve Substantial Completion of the Improvements, including without limitation by promptly upon DANP's request, signing and acknowledging any application to any governmental entity having jurisdiction over the Property for any discretionary permits necessary to construct the Improvements contemplated pursuant to this Lease, provided that County incurs no cost (other than the administrative and consulting cost necessary for review). No such signing by County will be deemed to be County's acceptance of, or commitment to satisfy, any condition in or precedent to a discretionary permit which condition or precedent is contrary to the terms and conditions of this Lease.

ARTICLE 8
EASEMENTS

8.1. **Utility Easements**. It is contemplated by this Lease that all utilities and utility easements will be secured by DANP prior to transfer possession of the Property to County. However, thereafter upon request, DANP shall in its reasonable discretion agree to, execute, acknowledge and deliver to County for recording, any grant of easement (i) over, upon, across or under the Property or any portion thereof, (ii) in favor of any governmental subdivision or any gas, electric, telephone or similar company) and (iii) for the purpose of (a) widening any street, (b) transmitting potable water, storm water, sewage, gas, electricity, telephone or other

communication or (c) providing to the Property and the persons using and enjoying the Property such materials and services as are, from time to time customarily understood to be "utilities."

ARTICLE 9
IMPROVEMENTS

9.1. Construction.

A. Upon the prior written approval of DANP, not to be unreasonably withheld, delayed or conditioned, County shall have the right to construct new or additional improvements on the Park ("**County Improvements**") at County's sole cost and expense, including the expense of design, permitting and construction so long as such County Improvements are in keeping with the requirements of the Park CC&Rs and the Park Management Plan. Upon completion, the County Improvements will be included within the term "Improvements" as such term is used herein.

B. County shall, before making any County Improvements, at its expense, obtain all permits, approvals and certificates required by any governmental or quasi-governmental bodies and (upon completion) certificates of final approval thereof and shall deliver promptly duplicates of all such permits, approvals and certificates to DANP. County agrees to cause County's contractors and sub-contractors to carry such workmen's compensation, general liability, personal and property damage insurance as DANP may reasonably require. Upon completion of any County Improvements, County shall deliver to DANP one set of "as built" plans and specifications therefor.

9.2. Compliance with Laws. Any County Improvements shall be constructed and all work on the Property shall be performed in accordance with all valid laws, ordinances and regulations of all federal, state, county or local governmental agencies having jurisdiction over the Property, including but not limited to the Americans with Disabilities Act of 1990 and the regulations promulgated thereunder, as amended from time to time ("**ADA**"). All work performed on the Property under this Lease shall be done in a good and workmanlike manner. DANP's consent to the County Improvements shall not constitute either (1) DANP's assumption, in whole or in part, of County's responsibility for compliance with the Applicable Law, the ADA or the Local Law or (2) a representation or confirmation by DANP that the County Improvements comply with the provisions of Applicable Law, the ADA or Local Law.

9.3. Mechanics Liens. County shall (a) pay before delinquency all costs and expenses of work done or caused to be done by County on the Property; (b) keep the Property and all Improvements now or hereafter located on the Property free and clear of all liens and claims of liens for labor, services, materials, supplies, or equipment performed on or furnished to the Property and (c) indemnify and hold harmless DANP against any claim, loss, cost, demand (including reasonable legal fees), whether in respect of liens or otherwise, arising out of the County's supply of material, services or labor for such County Improvements. County shall promptly notify DANP in writing of any lien, claim of lien or other action of which County has knowledge and which affects the title to the Property or any part thereof, and shall cause the same to be removed within a reasonable time. If County shall fail to remove same within a reasonable time period, DANP may take such action as DANP deems necessary to remove the same, and the

entire cost thereof shall be due and payable within ninety (90) days of the receipt by County of an invoice therefor. Nothing contained in this section or elsewhere in this Lease shall be deemed or construed in any way as giving County any right, power or authority to contract for or permit the rendering of any services or the furnishing of any materials that would give rise to the filing of a materialmen's, mechanics' or other lien against the Park or any other portion thereof.

9.4 Ownership. Title to the County Improvements shall be vested in County during the Term. Upon expiration or earlier termination of this Lease, the County Improvements shall, without compensation to County, automatically and without any act of County or any third party become DANP's property, free and clear of any encumbrances, other than those, if any, consented to by DANP.

9.5 Surrender. County shall surrender any County Improvements at the expiration of the Term or earlier termination of this Lease, free and clear of all liens and encumbrances, other than those, if any, consented to by DANP. At the expiration of the Term or earlier termination of this Lease, County agrees to execute, acknowledge and deliver to DANP, at DANP's request, a quitclaim of all of the County's right, title and interest in and to the County Improvements and the Property.

ARTICLE 10
MAINTENANCE, REPAIR, DAMAGE AND DESTRUCTION

10.1. Maintenance. During the Term, County shall, at County's sole cost and expense, keep and maintain the Park in good order and repair, and in a safe and clean condition and, in each case, in compliance with Applicable Law. Upon the expiration or earlier termination of the Term, County shall surrender the Park in good order and condition to DANP, ordinary wear and tear excepted. DANP shall have no obligation to alter, remodel, improve or repair the Park during the Term. During the Term, County shall keep DANP reasonably informed regarding material maintenance and repair activities.

10.2. Repair.

A. During the Term, County shall, at County's own cost and expense, do all of the following:

1. Promptly make all alterations, additions, replacements or repairs to the Park required by the Applicable Law;

2. Observe and comply with all Applicable Law;

3. In performing all maintenance and repairs at the Park, comply with the Park CC&Rs and the Park Management Plan; and

4. Promptly provide written notice to DANP upon becoming aware of any material repairs that are required with respect to the Park facilities.

B. If County fails to proceed with due diligence to make repairs required to be made by County pursuant to this Lease, and such failure shall continue for thirty (30) days after

notice from DANP, such repairs may be made by DANP at the expense of County and the amount so incurred by DANP shall be paid to DANP by County within ninety (90) days of the submission of a bill or statement therefor by DANP.

10.3. Damage or Destruction.

A. **Notice**. County shall give immediate written notice to DANP of any material damage caused to the Property or Improvements by fire or other casualty.

B. **Restoration of Improvements**. In the event the Property or Improvements are damaged by fire or other casualty (the "**Damaged Premises**"), DANP shall, unless this Lease is terminated as hereinafter provided, proceed with reasonable diligence and at its sole cost and expense to repair the Damaged Premises, but only to the extent of available insurance proceeds. County shall promptly, at its sole cost and expense, remove such of its furniture and other belongings from the Damaged Premises as DANP shall require to repair and restore the Damaged Premises. If (1) the Damaged Premises shall be (i) totally destroyed or substantially damaged, or (ii) partially destroyed or damaged by a casualty not sufficiently, in DANP's reasonable judgment, covered by insurance, or (2) the Damaged Premises shall be destroyed to the extent of one half or more of its then value or so damaged that, in DANP's reasonable judgment, substantial alteration, demolition or reconstruction of the Damaged Premises shall be required, whether or not covered by DANP's insurance, then in either such event DANP may elect to proceed to rebuild and repair the Damaged Premises or to meet and confer with County within thirty (30) days after the occurrence of such casualty to determine County's desire regarding the restoration of the Park, provided that if DANP and County do not agree on the restoration of the Park and cannot reach agreement within ninety (90) days of their initial meeting on a plan and timeline to restore the Park DANP will then have the right to terminate this Lease effective upon giving notice of such election. DANP's obligation to rebuild and repair under this Section shall in any event be limited to restoring the Damaged Premises to substantially the condition in which they existed prior to the casualty (in no event shall DANP be required to repair any of County's leasehold improvements, fixtures, equipment, furniture, furnishings and personal property or any improvements, fixtures, equipment, furniture, furnishing and personal property of any third party provider of County) and then only to the extent that insurance proceeds shall be sufficient to pay for such restoration. County agrees that, promptly after the completion of such work by DANP, it will proceed with reasonable diligence and at its sole cost and expense to rebuild, repair and restore its fixtures, equipment and other installations. County shall have no right to terminate this Lease in the event of the damage or destruction of the Damaged Premises other than as set forth in this Section and hereby waives the provisions of any Applicable Law granting County such right.

C. **Damage During Last Year of Lease Term**. Without limiting DANP's rights under this Section 10.3, in the event the Property or Improvements shall, in DANP's reasonable judgment, be substantially damaged during the last year of the term of this Lease, DANP may elect either to rebuild or repair the Damaged Premises or to terminate this Lease effective upon giving notice of such election, in writing, to Tenant within thirty (30) days after the happening of the fire or other casualty.

ARTICLE 11
INDEMNIFICATION AND INSURANCE

11.1. County Indemnification. County agrees to indemnify DANP, its members, managers, and affiliated entities and any of their respective directors, officers, employees, agents, contractors, volunteers, successors or assigns (collectively, "**DANP's Agents**"), against, and to protect, defend, and save them harmless from, all demands, claims, causes of action, liabilities, losses and judgments, and all reasonable expenses incurred in investigating or resisting the same (including reasonable attorneys' fees), including without limitation claims for death of or injury to person or damage to property, in each case arising out of (i) any occurrence in, upon or about the Park arising out of the construction of any County Improvements during the construction of any such improvements and (ii) the use, occupancy, repair, maintenance and/or operation of the Park or any fixtures, equipment and personal property located thereon by County or County's Agents, in each case except to the extent caused by the active negligence or willful misconduct of DANP or DANP's Agents. Notwithstanding the foregoing, County's indemnity of DANP pursuant to this Section 11.1 shall exclude any and all demands, claims, causes of action, liabilities, losses and judgments that are the subject of the defense and indemnification obligations set forth in Section 14.3. County's obligation under this Section 11.1 shall survive the expiration or earlier termination of this Lease.

11.2. County Insurance. County is permitted by the California Government Code Sections 989-991.2, County Code Chapter 5.32 and Articles 1 and 2 of the County Charter to self-fund its liabilities, acts and or omissions of the County, its elected and appointed officers, employees, agents and volunteers; and by virtue thereof, hereby elects to self-fund its liabilities, if any, of the just named parties arising from or connected with the Lease of the Park.

A. **Liability Insurance**. County at all times during the term of this Lease, by virtue of its program of self-insurance, shall name DANP as an additional insured, including its officers, employees, agents and volunteers, and said additional insured designation shall not be less than $2,000,000 per occurrence and a general aggregate of $4,000,000 which shall be evidenced by a duly authorized and signed certificate of self-insurance.

B. **All Risk Insurance.** At all times during the term of this Lease, County shall maintain, at County's expense and through its program of self-insurance, "all risk" insurance on all buildings, fixtures and structures located on the Property, and all personal property, trade fixtures, equipment and merchandise of County or any subtenant or licensee of County that may be occupying or using the Property or any portion thereof in an amount equal to the full replacement value thereof. The insurance shall name DANP and DANP's Agents as additional insureds.

C. **Worker's Compensation.** At all times during the term of this Lease, County, through its program of self-insurance, shall maintain workers' compensation insurance in accordance with California law, and employers' liability insurance with limits typical for entities similar to County.

In no event shall the limits of any coverage maintained by County pursuant to this Section be considered as limiting County's liability under this Lease.

11.3. DANP Insurance.

A. During the term of this Lease, DANP shall maintain the following insurance:

1. Commercial property insurance which shall (1) cover damage to DANP's Property, including the Improvements, from perils covered by the causes-of-loss special form (ISO form CP 10 30), and include ordinance or law coverage (and coverage against acts of terrorism to the extent such coverage is reasonably available and priced at commercially reasonable rates) and (2) be written for full replacement cost of the Park, with a deductible of no greater than 5% of the Park value. Insurance proceeds shall be payable to DANP and County as their interests may appear and be utilized for repair and restoration of the Park.

2. General liability insurance (written on ISO policy form CG 00 01 or its equivalent) with limits of not less than the following: (1) per occurrence and general aggregate amount of $5,000,000; (2) products/completed operations aggregate of $2,000,000 and (3) personal and advertising injury of $1,000,000.

3. Failure by DANP to maintain the insurance required by this Section 11.3 and deliver evidence thereof as required by this Lease or to use any insurance proceeds to timely repair and restore the Park shall constitute a material breach of this Lease.

11.4. Insurance Requirements. All insurance policies required to be maintained by DANP shall be issued by insurance companies which have a Best's Rating of "AVII" or better and which are qualified to do business in the State of California.

11.5. Certificates. DANP shall deliver to the County on the Term Commencement Date and thereafter at least fifteen (15) days prior to expiration of any insurance required to be carried hereunder, certificates of insurance evidencing the coverage required to be carried by DANP under this Article 11 with limits not less than those specified above. County shall deliver to DANP on the Term Commencement Date and thereafter upon DANP's reasonable request, a duly authorized and signed certificate of self-insurance evidencing the coverage required to be carried by County under this Article 11 with limits not less than those specified above. Certificates must document that each Party has named the other as an additional insured (or its equivalent) on its general liability and property insurance policy or self-insurance, as applicable, and that County has been named a loss payee on the other Party's commercial property insurance policy, as required. Further, DANP's certificates shall expressly provide that no less than thirty (30) days' prior written notice shall be given to the County in the event of material change to, expiration or cancellation of the coverages or policies evidenced by the certificates.

11.6. [Intentionally Omitted]

11.7. DANP Indemnification. DANP agrees to indemnify County and its members, elected officials, special districts, directors, officers, agents, employees, servants, contractors and invitees ("**County's Agents**"), against, and to protect, defend, and save them harmless from, all demands, claims, causes of action, liabilities, losses and judgments, and all reasonable expenses incurred in investigating or resisting the same (including reasonable attorneys' fees) (collectively,

"**Claims**") including without limitation Claims for death of or injury to person or damage to property, in each case only to the extent arising out of the active negligence or willful misconduct of DANP and DANP's Agents, and relating to this Lease and/or the Park. This Section 11.7 does not apply to any Claims that are the subject of the defense and indemnification obligations set forth in Section 14.3, County and DANP expressly intending that all such Claims shall be governed exclusively by Section 14.3 and not this Section 11.7. DANP's obligation under this Section 11.7 shall survive the expiration or earlier termination of this Lease.

ARTICLE 12
ASSIGNMENT AND SUBLEASING

12.1. Subleasing. County shall not, voluntarily or involuntarily, by operation of law or otherwise assign this Lease, or any interest therein, and shall not sublet the Park or any part thereof, or any right or privilege appurtenant thereto, or suffer any person to occupy or use the said Park, or any portion thereof, without the prior written consent of DANP in the exercise of its reasonable discretion. Consent to one assignment, subletting, occupation, or use by another person shall not be deemed to be consent to any subsequent assignment, subletting or occupation. Any assignment or subletting without such consent shall be void, and shall, at the option of DANP, terminate this Lease. This Lease shall not, nor shall any interest therein, be assignable, as to the interest of the County, by operation of law, without the prior written consent of DANP. Subject to prior written approval by DANP and compliance with the Park CC&Rs, County shall have the right to sublease all or any portion of the Park and at all times during the Term under the following conditions:

A. The specific use of the subleased space shall be consistent with the County's permitted uses of the Park;

B. The term of any sublease shall not extend beyond the Term;

C. Any and all subleases shall be expressly made subject to all of the terms, covenants, and conditions of this Lease;

D. Unless the Parties agree otherwise, any rent charged by the County for the subleasing of any portion of the Park shall be County's sole possession;

E. County shall provide a copy of each sublease to DANP immediately upon full execution.

12.2. Licenses/Permits. Notwithstanding Section 12.1 but subject to compliance with the Park CC&Rs, the County shall be entitled to issue licenses and/or permits for the temporary use of the Park by community groups, organizations, and members of the public, and to charge or waive fees for the use thereof, without the approval of DANP, so long as such licensed and/or permitted uses do not conflict with the permitted use under this Lease.

ARTICLE 13
DEFAULT AND REMEDIES

13.1. DANP's Default. DANP shall not be in default of any of its obligations under this Lease unless DANP fails to perform such obligations within a reasonable time, but in no event in excess of sixty (60) days, after written notice by County to DANP specifying wherein DANP has failed to perform such obligations; provided however, that if the nature of DANP's default is such that more than sixty (60) days are required for its cure, DANP shall not be in default if DANP commences such cure within such sixty (60) day period and thereafter diligently prosecutes the same to completion.

13.2. County's Remedies. In the event of any default by DANP as described in Section 13.1 above, subject to all Applicable Law that may restrict remedies against a landlord, including, but not limited to, restrictions within the California Government Code, County's remedies under this Lease are to pursue DANP for specific performance and/or actual damages, resulting from DANP's default. County shall have no rights as a result of any default by DANP until County gives thirty (30) days' notice to DANP, specifying the nature of the default.

13.3. County's Default. County shall not be in default of any of its obligations under this Lease unless County fails to perform such obligations within a reasonable time, but in no event in excess of sixty (60) days, after written notice by DANP to County specifying wherein County has failed to perform such obligations; provided however, that if the nature of County's default is such that more than sixty (60) days are required for its cure, County shall not be in default if County commences such cure within such sixty (60) day period and thereafter diligently prosecutes the same to completion; provided further, that in the event that County's failure to perform its obligations under this Lease is reasonably likely to result in a breach by DANP of any of its obligations under of any of the Park CC&Rs, then DANP shall have the right, but not the obligation, to enter onto the Property in order to cause the cure such of default with prior written notice to County but without regard to the notice and cure periods set forth in this Section 13.3, and County shall, within sixty (60) days after written request, reimburse DANP for the costs incurred by DANP in order to effectuate such cure.

13.4. DANP's Remedies. In the event of any default by County as described in Section 13.3 above, subject to all Applicable Law that may restrict remedies against a county, including, but not limited to, restrictions within the California Government Code, DANP's remedies under this Lease are to pursue County for specific performance and/or actual damages, resulting from County's default. Except as provided in the final proviso of Section 13.3, above, DANP shall have no rights as a result of any default by County until DANP gives thirty (30) days' notice to County, specifying the nature of the default.

ARTICLE 14
HAZARDOUS MATERIALS

14.1. Compliance. Prior to the Term Commencement Date, DANP has provided to County the Phase I Report and the Regulatory Statements. DANP represents and warrants that other than the Regulatory Statements and such additional documents as may be delivered to the County prior to the Effective Date, as of the Effective Date is DANP is not in possession of any other written reports, surveys, or analyses regarding the Existing Environmental Matters.

14.2. **Notice**. As soon as possible, but within five (5) days of notice to the County, County shall provide DANP with telephonic and written notice, of any and all spillage, discharge, release and disposal of Hazardous Material into the soils and subsurface waters thereof, of any character and quantity, which by law must be reported to any federal, state or local agency, and any injuries or damages known to the County resulting directly or indirectly therefrom.

14.3. DANP Indemnification. DANP agrees to be responsible for and indemnify, protect and defend County and County's Agents against and save it harmless from, all Claims (including without limitation Claims for death of or injury to person or damage to property) which result from (i) the Existing Environmental Matters; and/or (ii) the active receiving, handling, use, storage, accumulation, transportation, generation, spillage, migration, discharge, release or disposal of Hazardous Material in, upon or about the Park and/or access to or work conducted in, on or under the Property (including work on and/or liability arising out of the existing or any future monitoring wells located on the Property) by Shell Oil Company, Triton Diagnostics, Inc. and/or their employees, agents and contractors; and/or (iii) the active receiving, handling, use, storage, accumulation, transportation, generation, spillage, migration, discharge, release or disposal of Hazardous Material in, upon or about the Park by DANP or any DANP Agent; provided, however, DANP's responsibility for, and its defense, indemnity, protection and hold-harmless obligations pursuant to, the foregoing subparagraphs (i) and (ii) shall be limited to, and shall in no event exceed, the actual amount of DANP's recovery (if any) from the Shell Parties for the matters giving rise to County's claims pursuant to said subparagraphs (i) and (ii), the Parties hereby expressly agreeing that other than the obligation to use its commercially reasonable best efforts to obtain such recovery from the Shell Parties, DANP shall have no liability whatsoever under said subparagraphs (i) and (ii) of this Section 14.3 or otherwise for Existing Environmental Matters. With respect to DANP's reasonable best efforts to secure recovery from the Shell Parties for matters giving rise to County's claims DANP will not object to County support or participation in any proceedings pursuant to which DANP attempts to obtain recovery from the Shell Parties to the extent such participation is allowed under the procedural rules governing such proceedings; provided that County will not be obligated to support or participate in such proceedings. Further, County shall have the right to review and approve any proposed settlement between DANP and the Shell Parties in any such proceedings to the extent such settlement affects the amount recoverable by County pursuant to this Section 14.3

14.4. **County Indemnification.** County shall be responsible for and shall indemnify, protect, defend and hold harmless DANP for any claims which result from County's or from County's Agents use, or storage of Hazardous Material in, upon or about the Park any time after the Term Commencement Date until the end of the Term.

14.5. **County's Obligations**. Notwithstanding any provision of this Lease to the contrary, County shall not, nor shall County allow any person to (a) conduct activities at, operate or manage the Park in a manner inconsistent with the Regulatory Statements or the Park CC&Rs; or (b) generate, manufacture, process, transport, recycle, spill, leak, emit, use, handle, possess, treat, store, dispose of, transfer, release, convey or recover Hazardous Materials (as defined below) in, on, under or from the Park; provided, however, any Hazardous Material lawfully permitted and generally recognized as necessary and appropriate for park use or maintenance may be stored and used at the Park so long as (i) such storage and use is in the ordinary course of County's business permitted under this Lease; and (ii) such storage and use is performed in compliance with all

applicable Environmental Laws (as defined below), the Park CC&Rs and in compliance with the standards prevailing in the industry for the storage and use of such materials; and provided further that County shall not be responsible for maintenance or operation of the monitoring wells on the Property as of the Effective Date which are maintained by the Shell Parties pursuant to the Park CC&Rs. Without limiting other rights or remedies available to DANP under this Lease or at law or equity, in the event of a default by County under this Section, DANP shall immediately have the right to injunctive relief.

14.6. Survive Termination. County's and DANP's obligations under this Article 14 shall survive the termination of this Lease.

14.7. Definitions. As used herein, the term "**Hazardous Material**" means any hazardous or toxic substance, material or waste which is or becomes regulated by any local governmental authority, the State of California or the United States Government. The term "**Hazardous Material**" includes, without limitation, any material or substance which is (i) petroleum, (ii) asbestos, (iii) designated as a "hazardous substance" pursuant to Section 311 of the Federal Water Pollution Control Act (33 U.S.C. Section 1317), (iv) defined as a "hazardous waste" pursuant to Section 1004 of the Federal Resource Conservation and Recovery Act, 42 U.S.C. Section 6901, et seq. (42 U.S.C. Section 6903), or (v) defined as a "hazardous substance" pursuant to Section 101 of the Comprehensive Environmental Response Compensation and Liability Act, 42 U.S.C. Section 9601 et seq. (42 U.S.C. Section 9601). "**Environmental Laws**" shall mean all federal, state and local laws, rules, orders, regulations, statutes, ordinances, codes, decrees, or requirements of any government authority regulating, relating to, or imposing liability or standards of conduct concerning any Hazardous Substance, or pertaining to occupational health or industrial hygiene (and only to the extent that the occupational health or industrial hygiene laws, ordinances, or regulations relate to Hazardous Substances on, under, or about the Property), occupational or environmental conditions on, under, or about the Property, as now or may at any later time be in effect, including without limitation, the Comprehensive Environmental Response, Compensation and Liability Act of 1980 ("CERCLA") [42 USCS § 9601 et seq.]; the Resource Conservation and Recovery Act of 1976 ("RCRA") [42 USCS § 6901 et seq.]; the Clean Water Act, also known as the Federal Water Pollution Control Act ("FWPCA") [33 USCS § 1251 et seq.]; the Toxic Substances Control Act ("TSCA") [15 USCS § 2601 et seq.]; the Hazardous Materials Transportation Act ("HMTA") [49 USCS § 1801 et seq.]; the Insecticide, Fungicide, Rodenticide Act [7 USCS § 136 et seq.]; the Superfund Amendments and Reauthorization Act [42 USCS § 6901 et seq.]; the Clean Air Act [42 USCS § 7401 et seq.]; the Safe Drinking Water Act [42 USCS § 300f et seq.]; the Solid Waste Disposal Act [42 USCS § 6901 et seq.]; the Surface Mining Control and Reclamation Act [30 USCS § 1201 et seq.]; the Emergency Planning and Community Right to Know Act [42 USCS § 11001 et seq.]; the Occupational Safety and Health Act [29 USCS § 655 and 657]; the California Underground Storage of Hazardous Substances Act [H & S C § 25280 et seq.]; the California Hazardous Substances Account Act [H & S C § 25300 et seq.]; the California Hazardous Waste Control Act [H & S C § 25100 et seq.]; the California Safe Drinking Water and Toxic Enforcement Act [H & S C § 24249.5 et seq.]; the Porter Cologne Water Quality Act [Wat C § 13000 et seq.] together with any amendments of or regulations promulgated under the statutes cited above and any other federal, state, or local law, statute, ordinance, or regulation now in effect or later enacted that pertains to occupational health or industrial hygiene (and only to the extent that the occupational health or industrial hygiene laws, ordinances, or regulations relate to Hazardous Substances on, under, about, near, or within the Property), or the regulation or

protection of the environment, including ambient air, soil, soil vapor, groundwater, surface water, or land use. "**Existing Environmental Matters**" means Hazardous Materials present in, on, or under the Property as of the Acquisition Date, or which after the Acquisition Date migrate in, on, over or under the Property (including in the air, soil, soil-gas and groundwater), including, without limitation, those disclosed by the Phase I Report and the Regulatory Statements.

ARTICLE 15
QUIET ENJOYMENT AND RIGHT OF ENTRY

15.1. Quiet Enjoyment. DANP covenants and agrees that so long as County is not in default under this Lease it will not take any action to unreasonably prevent County's quiet enjoyment of the Park during the Term; but subject to the terms and conditions of this Lease.

15.2. Right of Entry. DANP reserves the right for any of its duly authorized representatives to enter the Property upon provision of twenty-four (24) hours prior written notice to County for any reasonable actions, including but not limited to posting, in such places as DANP may select, notices of nonresponsibility for works of construction, repair or improvement made by County. In doing so, DANP shall not unreasonably interfere with County's enjoyment and use of the Property. Notwithstanding the foregoing provisions of this Section 15.2, in the event of an imminent threat to public health and safety at the Park, DANP has an immediate right of entry onto the Property upon receiving notice of such emergency condition.

ARTICLE 16
EMINENT DOMAIN

16.1. Agreement Governs. In the event of any acquisition of all or any part of the Park, or any interest therein by eminent domain, whether by condemnation proceeding or transfer in avoidance of an exercise of the power of eminent domain or otherwise during the Term or any extension thereof, the rights and obligations of the Parties with respect to such appropriation shall be as provided in this Article 16.

16.2. Termination of Agreement. This Lease shall automatically terminate if the entire Property is permanently taken under the power of eminent domain or if a material part of the Property is taken such that the operation of the Improvements cannot feasibly continue on the remaining portion of the Property. If only a part of the Property is permanently taken under the power of eminent domain and the County can reasonably continue to operate the Property as contemplated by this Lease, this Lease shall not terminate and shall remain in full force in effect with respect to the remaining portion of the Property.

16.3. Allocation of Condemnation Award. In the event of a permanent condemnation or taking of all or part of the Property at any point during the Term or any extension thereof, DANP shall be entitled to any award which may be made in such taking or condemnation to the extent such award relates to the fee title to the Property, and County shall be entitled to any award which may be made in such taking or condemnation to the extent it relates to the County Improvements. Nothing contained in this Article 16 shall be deemed to give DANP any interest in or to require County to assign to DANP any separate award, as designated by the condemning authority, and County shall be able to retain any separate award as, designated by the condemning authority,

made to County for the taking of County's personal property, or the interruption of or damage to County's operations on the Property.

ARTICLE 17
PROPERTY RECORDS; INSPECTION OF PROPERTY

17.1. Property Records. Within thirty (30) days of the Effective Date, DANP shall deliver to the County copies of all books and records of DANP with respect to the ownership, maintenance, construction of the Improvements and operation of the Park, including any appraisals, surveys, engineering, environmental and other reports and analyses of the Park which are in DANP's possession, but excluding the Real Property Purchase and Sale Agreement between Triton Diagnostics, Inc. and Shell Oil Company and DANP (and amendments thereto), the Reimbursement Agreement between Triton Diagnostics, Inc. and Shell Oil Company and the Los Angeles Neighborhood Land Trust, and correspondence between and among DANP and/or Los Angeles Neighborhood Land Trust and Shell Parties and their attorneys, agents and representatives pertaining to the negotiation of said agreements and performance thereunder.

17.2. Property Inspections. Before the Term Commencement Date County may, upon provision of prior notice to DANP, enter the Park to perform inspections, and due diligence at County's sole cost and expense, including but not limited to destructive and non-destructive soils, air, structural and environmental testing in, on and under the Park. County agrees, upon completion of such activities, to restore the Park to substantially the same condition as existed before conducting such activities, normal wear and tear excepted.

ARTICLE 18
CANCELLATION

18.1. Cancellation by County. This Lease may be cancelable unilaterally by County but only after the fifth year anniversary of the Commencement Date by providing prior written notice to DANP twelve (12) months prior to cancellation. Upon cancellation, County shall convey the Park and all fixtures, alterations, additions and improvements thereto to DANP, including, without limitation, a quitclaim deed for the County Improvements, assignment of all agreements, guaranties, warranties, and plans and specifications related to the County Improvements, and County shall bear all costs and expenses for such conveyance.

18.2. Cancellation by Agreement of the Parties. The Lease may be cancelable by the mutual agreement of the Parties at any time, upon terms and conditions agreed to by the Parties.

ARTICLE 19
GENERAL PROVISIONS

19.1. Waiver and Modification. No provision of this Lease may be modified, amended or added to except by an agreement in writing signed by each of the Parties.

19.2. Applicable Law. This Lease and all rights and obligations arising out of it shall be construed in accordance with the laws of the State of California.

19.3. Time. Time is of the essence with respect to the performance of every provision of this Lease in which time of performance is a factor.

19.4. Authority to Execute Lease. DANP and County each acknowledge that it has all necessary right, title and authority to enter into and perform its obligations under this Lease, that this Lease is a binding obligation of such party and has been authorized by all requisite action under the party's governing instruments, that the individuals executing this Lease on behalf of such party are duly authorized and designated to do so, and that no other signatories are required to bind such party.

19.5. Consents. Whenever consent or approval of either party is required, that party shall not unreasonably withhold or delay such consent or approval, except as may be expressly set forth to the contrary.

19.6. Entire Agreement. The terms of this Lease are intended by the Parties as a final expression of their agreement with respect to the terms as are included herein, and may not be contradicted by evidence of any prior or contemporaneous agreement.

19.7. Severability. Any provision of this Lease which shall prove to be invalid, void, or illegal in no way affects, impairs or invalidates any other provision hereof, and such other provisions shall remain in full force and effect.

19.8. Impartial Construction. The language in all parts of this Lease shall be in all cases construed as a whole according to its fair meaning and not strictly for or against either DANP or County.

19.9. Successors. Each of the covenants, conditions, and agreements herein contained shall inure to the benefit of and shall apply to and be binding upon the Parties hereto and their respective administrators, successors, assigns, or any person who may come into possession of the Property, the Improvements or any part thereof. Nothing contained in this Section shall in any way alter the provisions regarding subleasing provided in this Lease.

19.10. Notices. All notices, demands and communications between DANP and County shall be in writing and given by personal delivery; facsimile transmission; electronic mail; registered mail, return receipt requested, with postage prepaid; Federal Express or other reliable private express delivery, addressed to County or DANP at the addresses shown in Section 2.1.5 above. Either party may, by notice to the other given pursuant to this subsection, specify additional or different addresses for notice purposes.

19.11. Counterparts. This Lease may be executed in one or more counterparts, each of which shall constitute an original.

19.12. Nondiscrimination. DANP, County and all others who from time to time may use the Property with the permission and on the terms and conditions specified by both Parties shall not discriminate in any manner against any person or persons on account of race, color, sex, creed or national origin, including but not limited to the providing of goods, services, facilities, privileges, advantages, and the holding and obtaining of employment.

19.13. Consideration of GAIN Program Participants. DANP shall give consideration for any employment/job openings to participants in the County Department of Public Social Services' Greater Avenues for Independence ("GAIN") Program whom meet DANP's minimum qualifications for the open position. The County will refer GAIN participants by job category to DANP.

19.14. **Civic Art**. DANP shall utilize commercially reasonable efforts to incorporate civic art elements into its design and construction of the Park. DANP agrees to consult County regarding all artistic elements of the Park and obtain County's prior consent of such elements, provided that such consent may not be unreasonably withheld, delayed or conditioned.

19.15. **Local Hiring**. During construction of the Improvements, DANP shall comply with the Countywide Local and Targeted Worker Hire Policy attached hereto as Exhibit H. .

[Signatures on following page]

IN WITNESS WHEREOF, the Parties hereto have executed this Lease as of the date first above written.

DEL AMO NEIGHBORHOOD PARK LLC, a California limited liability company

By: _____
By:
Its:

COUNTY OF LOS ANGELES, a body corporate and politic,

By_____
Chairman, Board of Supervisors

ATTEST:

LORI GLASGOW Executive Officer of the Board of Supervisors

By:_____
Deputy

APPROVED AS TO FORM:

MARY C. WICKHAM
County Counsel

By: _____
Elaine Lemke, Assistant County Counsel

EXHIBIT A

PARCEL MAP AND PARK BOUNDARIES

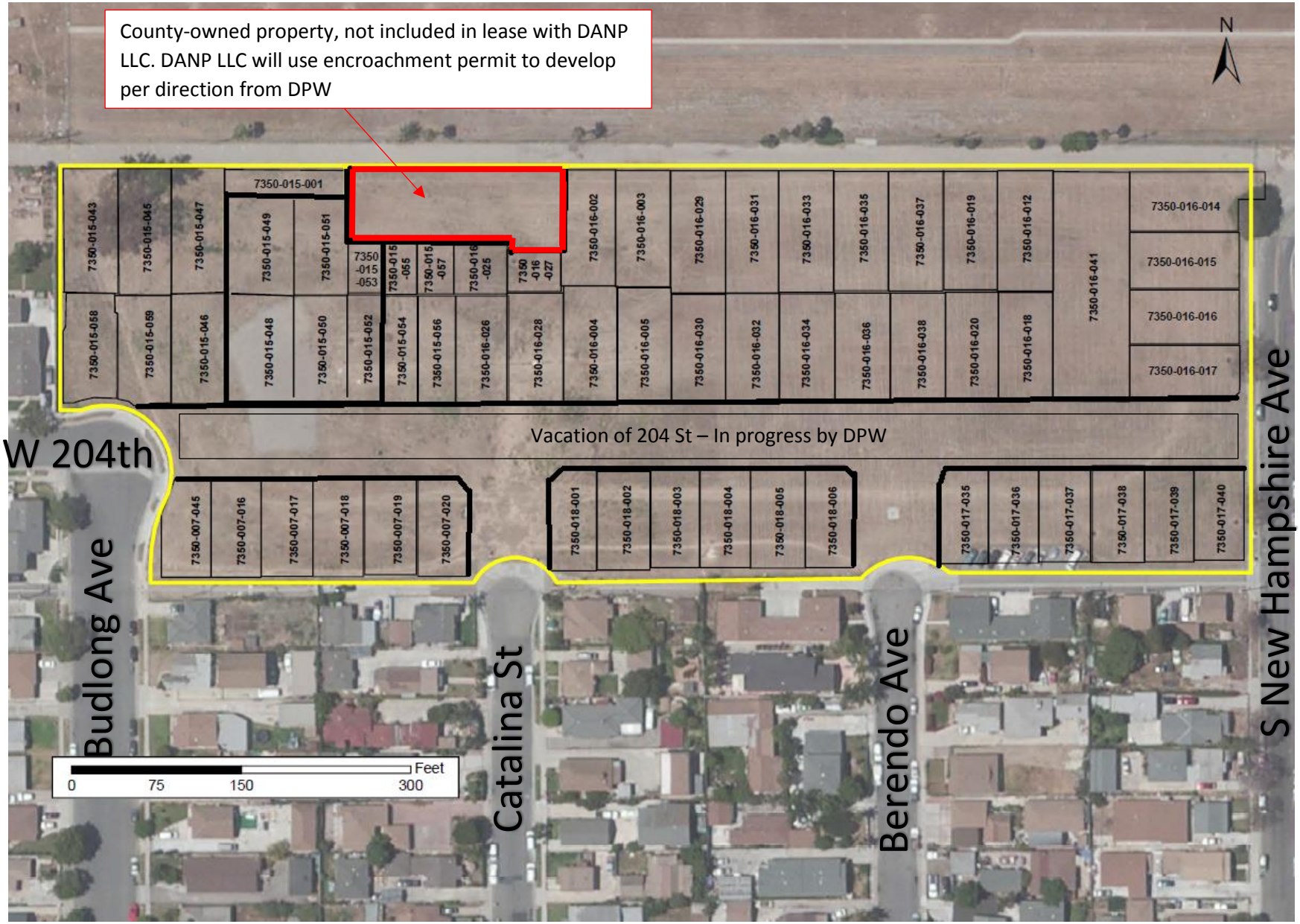


EXHIBIT B

LEGAL DESCRIPTION

Real property in the unincorporated area, County of Los Angeles, State of California, described as follows:

PARCEL ONE:

LOTS 170 THROUGH 175 IN THE HAMMERTON TRACT, CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE(S) 2-4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL TWO:

THAT PORTION OF LOT "A" OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGES 2, 3 AND 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, INCLUDED WITHIN THE FOLLOWING DESCRIBED BOUNDARIES:

BEGINNING AT A POINT IN THE NORTH LINE OF LOT "A", NORTH 89° 56' EAST, 1326.09 FEET FROM A TWO INCH IRON PIPE MARKING THE NORTHWEST CORNER OF SAID LOT "A"; THENCE SOUTH 0° 34' EAST, 215.23 FEET TO THE SOUTHERLY LINE OF SAID LOT "B", DISTANT NORTH 89° 26' EAST, 1328.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT "B";
THENCE ALONG THE SOUTH LINE OF SAID LOT "B" NORTH 89° 26' EAST, 100 FEET; THENCE NORTH 0° 34' WEST, 214.38 FEET TO THE NORTH LINE OF SAID LOT "A";
THENCE ALONG THE NORTH LINE OF SAID LOT "A" SOUTH 89° 56' WEST, 100 FEET TO THE POINT OF BEGINNING.

PARCEL THREE:

THE EAST 50 FEET OF THOSE PORTIONS OF LOTS A AND B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE(S) 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF SAID LOT A, NORTH 89° 56' EAST 1126.09 FEET FROM THE NORTHWEST CORNER OF SAID LOT A;
THENCE SOUTH 0° 34' EAST 216.91 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID LOT B, DISTANT THEREON NORTH 89°

26’ EAST, 1128.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT B;
THENCE ALONG THE SOUTHERLY LINE OF SAID LOT B, NORTH 89° 26’ EAST 100 FEET; THENCE NORTH 0° 34’ WEST 216.07 FEET TO A POINT IN THE NORTHERLY LINE OF SAID LOT A;
THENCE ALONG THE NORTHERLY LINE OF SAID LOT A, SOUTH 89° 56’ WEST 100 FEET TO A POINT OF BEGINNING.

PARCEL FOUR:

THAT PORTION OF LOTS “A” AND “B” OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE(S) 2, 3 AND 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF LOT “A”, NORTH 89° 56’ EAST 1226.09 FEET FROM A 2 INCH PIPE MARKING THE NORTHWEST CORNER OF SAID LOT “A”;
THENCE FROM THIS POINT OF BEGINNING SOUTH 0° 34’ EAST 216.07 FEET TO A POINT IN THE SOUTHERLY LINE OF LOT “B” SAID LAST MENTIONED POINT BEING NORTH 89° 26’ EAST
1228.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT “B”;
THENCE ALONG THE SOUTH LINE OF SAID LOT “B” NORTH 89° 26’ EAST 100 FEET TO A POINT; THENCE NORTH 0° 34’ WEST 215.23 FEET TO A POINT IN THE NORTH LINE OF SAID LOT “A”; THENCE ALONG THE NORTH LINE OF SAID LOT “A”, SOUTH 89° 56’ WEST 100 FEET TO THE POINT OF BEGINNING.

EXCEPT THE EASTERLY 50 FEET THEREOF.

PARCEL FIVE:

THE EASTERLY 50 FEET OF THAT PORTION OF LOTS “A” AND “B” OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE(S) 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF LOT “A”, NORTH 89° 56’ EAST 1226.09 FEET FROM A TWO INCH PIPE, MARKING THE NORTHWEST CORNER OF SAID LOT “A”;
THENCE FROM THIS POINT OF BEGINNING SOUTH 0° 34’ EAST 216.07 FEET TO A POINT IN THE SOUTHERLY LINE OF LOT “B” SAID LAST MENTIONED POINT BEING NORTH 89° 26’ EAST
1228.05 FROM THE SOUTHWEST CORNER OF SAID LOT “B”;

THENCE ALONG THE SOUTH LINE OF SAID LOT “B” NORTH 89° 26’ EAST 100 FEET TO A POINT;
THENCE NORTH 0° 34’ WEST 215.23 FEET TO A POINT IN THE NORTH LINE OF SAID LOT “A”; THENCE ALONG - THE NORTH LINE OF SAID LOT “A”, SOUTH 89° 56’ WEST 100 FEET TO THE POINT OF BEGINNING.

PARCEL SIX:

THE WESTERLY 50 FEET OF THAT PORTION OF LOT “B” OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE(S) 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, INCLUDED WITHIN THE FOLLOWING DESCRIBED BOUNDARIES:

BEGINNING AT A POINT IN THE NORTH LINE OF LOT “A” OF SAID TRACT, NORTH 89° 56’ EAST
1326.09 FEET FROM A TWO INCH IRON PIPE, MARKING THE NORTHWEST CORNER OF SAID LOT “A”;
THENCE SOUTH 0° 34’ EAST 215.23 FEET TO THE SOUTHERLY LINE OF LOT “B”, DISTANCE NORTH 89° 26’ EAST 1328.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT “B”; THENCE ALONG THE SOUTH LINE OF SAID LOT “B” NORTH 89° 26’ EAST 100 FEET;
THENCE NORTH 0° 34’ WEST 214.38 FEET TO THE NORTH LINE OF LOT “A”;
THENCE ALONG THE NORTH LINE OF SAID LOT “A”, SOUTH 89° 56’ WEST 100 FEET TO THE POINT OF BEGINNING.

PARCEL SEVEN:

THAT PORTION OF LOT “B” OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGES 2, 3 AND 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, INCLUDED WITHIN THE FOLLOWING DESCRIBED BOUNDARIES:

BEGINNING AT A POINT IN THE NORTH LINE OF LOT “A” OF SAID OF TRACT, NORTH 89° 56’ EAST, 1326.09 FEET FROM A TWO INCH IRON PIPE MARKING THE NORTHWEST CORNER OF SAID LOT “A”;
THENCE SOUTH 0° 34’ EAST, 215.23 FEET TO THE SOUTHERLY LINE OF SAID LOT “B”, DISTANT NORTH 89° 26’ EAST, 1328.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT “B”;
THENCE ALONG THE SOUTH LINE OF SAID LOT “B” NORTH 89° 26’ EAST, 100 FEET; THENCE NORTH 0° 34’ WEST, 214.38 FEET TO THE NORTH LINE OF SAID LOT “A”;

THENCE ALONG THE NORTH LINE OF SAID LOT “A” SOUTH 89° 36’ WEST, 100 FEET TO THE POINT OF BEGINNING.

EXCEPT THE WESTERLY 50 FEET THEREOF.

PARCEL EIGHT:

THE WESTERLY 33.33 FEET OF THE SOUTHERLY 150.00 FEET OF THAT PORTION OF LOTS “A” AND “B” OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40, PAGES 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF LOT “A” DISTANT THEREON, NORTH 89° 36’ EAST 1426.09 FEET FROM TWO INCH IRON PIPE MARKING THE NORTHWEST CORNER OF SAID LOT “A”;
THENCE SOUTH 0° 34’ EAST 214.38 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID LOT “B”, SAID LAST MENTIONED POINT BEING DISTANT ALONG SAID SOUTHERLY LINE, NORTH 89° 26’ EAST 1428.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT “B”;
THENCE ALONG SAID SOUTHERLY LINE, NORTH 89° 26’ EAST 200.00 FEET; THENCE NORTH 0° 34’ WEST 212.68 FEET TO SAID NORTH LINE;
THENCE ALONG SAID NORTH LINE SOUTH 89° 56’ WEST 200.00 FEET TO THE POINT OF BEGINNING.

PARCEL NINE:

THE EASTERLY 33.33 FEET OF THE WESTERLY 66.66 FEET TO THE SOUTHERLY 150 FEET OF THAT PORTION OF LOTS A & B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 2 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT TO THE NORTH LINE OF LOT A DISTANT THEREON NORTH 89° 56’ EAST 1426.09 FEET FROM A 2 INCH PIPE MARKING THE NORTHWEST CORNER OF SAID LOT A, THENCE SOUTH 0° 34’ EAST 214.38 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID LOT B, SAID LAST MENTIONED POINT BEING DISTANT ALONG THE SOUTHERLY LINE NORTH 89° 26’ EAST 1428.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT B;
THENCE ALONG SAID SOUTHERLY LINE, NORTH 89° 26’ EAST 200.00 FEET; THENCE NORTH 0° 34’ WEST 212.68 FEET TO SAID NORTH

LINE;
THENCE ALONG SAID NORTH LINE SOUTH 89° 56’ WEST 200.00 FEET TO THE POINT OF BEGINNING.

PARCEL TEN:

THAT PORTION OF LOTS “A” AND “B” OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE(S) 2 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EASTERLY 33.34 FEET OF THE WESTERLY 100.00 FEET OF THE SOUTHERLY 150.00 FEET OF THAT PORTION OF LOTS “A” AND “B” OF THE HAMMERTON TRACT, AS PER MAP RECORDED IN BOOK 40 PAGE(S) 2 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF LOT “A” DISTANT THEREON NORTH 89° 56’ EAST 1,426.09 FEET FROM A TWO INCH IRON PIPE MARKING THE NORTHWEST CORNER OF SAID LOT “A”;
THENCE SOUTH 0° 34’ EAST 214.38 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID LOT “B”, SAID LAST MENTIONED POINT BEING DISTANT ALONG SAID SOUTHERLY LINE, NORTH 89° 26’ EAST 1,428.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT “B”;
THENCE ALONG SAID SOUTHERLY LINE, NORTH 89° 26’ EAST 200.00 FEET; THENCE NORTH 0° 34’ WEST 212.68 FEET TO SAID NORTH LINE;
THENCE ALONG SAID NORTH LINE, SOUTH 89° 56’ WEST 200.00 FEET TO THE POINT OF BEGINNING.

PARCEL ELEVEN:

THE WESTERLY 50 FEET OF THOSE PORTIONS OF LOTS “A” AND “B” OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE(S) 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BEGINNING AT A POINT IN THE NORTHERLY LINE OF SAID LOT A” DISTANT NORTH 89° 56’ EAST 1626.09 FEET FROM THE NORTHWESTERLY CORNER OF SAID LOT “A”;
THENCE SOUTH 0° 34’ EAST 212.68 FEET, TO A POINT IN THE SOUTHERLY LINE OF SAID LOT “B” THAT IS DISTANT NORTH 89° 26’ EAST 1628.05 FEET FROM THE SOUTHWESTERLY CORNER OF SAID

LOT “B”,
THENCE ALONG THE SOUTHERLY LINE OF SAID LOT “B” NORTH 89° 26’ EAST 100 FEET; THENCE NORTH 0° 34’ WEST 211.83 FEET TO A POINT IN THE NORTHERLY LINE OF LOT “A”; THENCE ALONG SAID NORTHERLY LINE SOUTH 89° 86’ WEST 100 FEET TO THE POINT OF BEGINNING.

EXCEPT THE SOUTHERLY HALF OF SAID LAND.

PARCEL TWELVE:

THE NORTHERLY 106 FEET OF THE EASTERLY 50 FEET OF THOSE PORTIONS OF LOTS “A” AND “B” OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE(S) 2, 3 AND 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY LINE OF SAID LOT “A” DISTANT NORTH 89° 56’ EAST 1626.09 FEET FROM THE NORTHWESTERLY CORNER OF SAID LOT “A”;
THENCE SOUTH 0° 34’ EAST 212.68 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID LOT “B” THAT IS DISTANT NORTH 89° 26’ EAST 1628.05 FEET FROM THE SOUTHWESTERLY CORNER OF SAID LOT “B”;
THENCE ALONG THE SOUTHERLY LINE OF SAID LOT “B” NORTH 89° 26’ EAST 100 FEET; THENCE NORTH 0° 34’ WEST 211.83 FEET TO A POINT IN THE NORTHERLY LINE OF LOT “A”; THENCE ALONG SAID NORTHERLY LINE SOUTH 89° 56’ WEST 100 FEET TO THE POINT OF BEGINNING.

PARCEL THIRTEEN:

THE SOUTHERLY ONE HALF OF THE PARCEL OF LAND DESCRIBED AS:

THE WESTERLY FIFTY FEET OF THOSE PORTIONS OF LOTS “A” AND “B” OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE (S) 2, 3 AND 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY LINE OF SAID LOT “A”, DISTANT NORTH 89° 56’ EAST 1626.09 FEET FROM THE NORTHWESTERLY CORNER OF SAID LOT “A”;
THENCE SOUTH 0° 34’ EAST 212.68 FEET TO A POINT IN THE

SOUTHERLY LINE OF SAID LOT “B” THAT IS DISTANT NORTH 89° 26’ EAST 1628.05 FEET FROM THE SOUTHWESTERLY CORNER OF SAID LOT “B”;
THENCE ALONG THE SOUTHERLY LINE OF SAID LOT “B” NORTH 89° 26’ EAST 100 FEET; THENCE NORTH 0° 34’ WEST 211.83 FEET TO A POINT IN THE NORTHERLY LINE OF LOT “A”; THENCE ALONG SAID NORTHERLY LINE SOUTH 89° 56’ WEST 100 FEET TO THE POINT OF BEGINNING.

PARCEL FOURTEEN:

THE EASTERLY 50 FEET OF THOSE PORTIONS OF LOTS “A AND B” OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE(S) 2 TO 4, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF SAID LOT “A”, DISTANT THEREON NORTH 89° 56’ EAST 1626.09 FEET FROM THE NORTHWEST CORNER OF SAID LOT “A”; THENCE SOUTH 0° 34’ EAST 212.68 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT “B”, DISTANT THEREON NORTH 89° 26’ EAST 1628.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT “B”;
THENCE ALONG SAID SOUTHERLY LINE, NORTH 89° 26’ EAST 100 FEET;
THENCE NORTH 0° 34’ WEST 211.83 FEET TO SAID NORTHERLY LINE OF LOT “A”;
THENCE ALONG SAID NORTHERLY LINE, SOUTH 89° 56’ WEST 100 FEET TO THE POINT OF BEGINNING.

EXCEPT THE NORTHERLY 106 FEET.

PARCEL FIFTEEN:

THE WEST HALF OF THOSE PORTIONS OF LOTS “A” AND “B” OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE(S) 2 TO 4, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF LOT “A” NORTH 89° 56’ EAST 2026.09 FEET FROM A 2 INCH IRON PIPE, MAKING THE NORTHWEST CORNER OF SAID LOT “A”;
THENCE FROM THIS POINT OF BEGINNING SOUTH 0° 34’ EAST 209.30 FEET TO A POINT IN THE SOUTHERLY LINE OF LOT “B”, SAID LAST

MENTIONED POINT BEING NORTH 89° 26’ EAST
2028.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT “B”;
THENCE ALONG THE SOUTH LINE OF SAID LOT “B” NORTH 89° 26’ EAST 100 FEET TO A POINT WHICH LAST MENTIONED POINT IS ALSO SOUTH 89° 26’ WEST 100 FEET FROM THE SOUTHEAST CORNER OF SAID LOT “B”;
THENCE NORTH 0° 34’ WEST 208.46 FEET TO A POINT IN THE NORTH LINE OF LOT “A”; THENCE ALONG THE NORTH LINE OF SAID LOT “A”, SOUTH 89° 56’ WEST 100 FEET TO THE POINT OF BEGINNING.

PARCEL SIXTEEN:

THE NORTHERLY 58 FEET OF THOSE PORTIONS OF LOTS A AND B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGES 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY LINE OF SAID LOT A, DISTANT NORTH 89° 56’ EAST 2126.09 FEET THEREON FROM THE NORTHWEST CORNER OF SAID LOT;
THENCE SOUTH 0° 34’ EAST 208.46 FEET, MORE OR LESS, TO A POINT IN THE SOUTHERLY LINE OF SAID LOT B, DISTANT THEREON NORTH 89° 26’ EAST 2128.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT B;
THENCE ALONG THE SOUTHERLY LINE OF SAID LOT B, NORTH 89° 26’ EAST 100 FEET TO THE SOUTHEAST CORNER OF SAID LOT;
THENCE NORTH 0° 34’ WEST, ALONG THE EASTERLY LINE OF SAID LOT B, 183.21 FEET TO THE NORTHEAST CORNER OF SAID LOT IN THE SOUTHERLY LINE OF SAID LOT A;
THENCE ALONG THE SOUTHERLY LINE OF SAID LOT A, NORTH 89° 56’ EAST 30 FEET TO THE SOUTHEAST CORNER OF SAID LOT A;
THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT A, 24 FEET TO THE NORTHEAST CORNER OF SAID LOT;
THENCE ALONG THE NORTHERLY LINE OF SAID LOT A, SOUTH 89° 56’ WEST 130 FEET TO THE POINT OF BEGINNING.

PARCEL SEVENTEEN:

THE NORTHERLY 50 FEET OF THE SOUTHERLY 150 FEET OF THAT PORTION OF LOT “B” OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGES 2, 3 AND 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY LINE OF SAID LOT “A”

OF SAID TRACT, DISTANT NORTH 89° 56’ EAST 2126.09 FEET THEREON FROM THE NORTHWEST CORNER OF SAID LOT; THENCE SOUTH 0° 34’ EAST 208.46 FEET, MORE OR LESS, TO A POINT IN THE SOUTHERLY LINE OF SAID LOT “B”, DISTANT THEREON NORTH 89° 26’ EAST 2128.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT “B”;
THENCE ALONG THE SOUTHERLY LINE OF SAID LOT “B” NORTH 89° 26’ EAST 100 FEET TO THE SOUTHEAST CORNER OF SAID LOT;
THENCE NORTH 0° 34’ WEST ALONG THE EASTERLY LINE OF SAID LOT “B”, 183.21 FEET TO THE NORTHEAST CORNER OF SAID LOT “B” IN THE SOUTHERLY LINE OF SAID LOT “A”; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT “A” NORTH 89° 56’ EAST 30 FEET TO THE SOUTHEAST CORNER OF SAID LOT “A”;
THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT “A”, 24 FEET TO THE NORTHEAST CORNER OF SAID LOT;
THENCE ALONG THE NORTHERLY LINE OF SAID LOT “A”, SOUTH 89° 56’ WEST 130 FEET TO THE POINT OF BEGINNING.

PARCEL EIGHTEEN:

THE NORTHERLY 50 FEET OF THE SOUTHERLY 100 FEET OF THAT PORTION OF LOT “B” OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGES 2, 3 AND 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY LINE OF SAID LOT “A” OF SAID TRACT, DISTANT NORTH 89° 56’ EAST 2126.09 FEET THEREON FROM THE NORTHWEST CORNER OF SAID LOT; THENCE SOUTH 0° 34’ EAST 208.46 FEET, MORE OR LESS, TO A POINT IN THE SOUTHERLY LINE OF SAID LOT “B”, A DISTANCE THEREON NORTH 89° 26’ EAST 2128.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT “B”;
THENCE ALONG THE SOUTHERLY LINE OF SAID LOT “B”, NORTH 89° 26’ EAST 100 FEET TO THE SOUTHEAST CORNER OF SAID LOT;
THENCE NORTH 0° 34’ WEST ALONG THE EASTERLY LINE OF SAID LOT “B” 183.21 FEET TO THE NORTHEAST CORNER OF SAID LOT “B” IN THE SOUTHERLY LINE OF SAID LOT “A”; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT “A” NORTH 89° 5’ EAST 30 FEET TO THE SOUTHEAST CORNER OF SAID LOT “A”;
THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT “A”, 24 FEET TO THE NORTHEAST CORNER OF SAID LOT;
THENCE ALONG THE NORTHERLY LINE OF SAID LOT “A”, SOUTH 89° 56’ WEST 130 FEET TO THE POINT OF BEGINNING.

EXCEPT 60 PERCENT OF THE OIL, GAS MINERALS, PETROLEUM,

ASPHALTUM AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND BELOW A DEPTH OF 200 FEET BUT NO PART OF THE SURFACE RIGHTS, AS RESERVED BY ESTATE MORTGAGE CO., IN DEED RECORDED AUGUST 31, 1961, IN BOOK D-1340 PAGE 555, OFFICIAL RECORDS.

PARCEL NINETEEN:

THE SOUTHERLY 104 FEET OF THOSE PORTIONS OF LOTS "A AND B" OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE(S) 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF SAID LOT "A", DISTANT NORTH 89° 56' EAST 2126.09 FEET THEREON FROM THE NORTHWEST CORNER THEREOF;
THENCE SOUTH 0° 34' EAST 208.46 FEET MORE OR LESS TO A POINT ON THE SOUTHERLY LINE OF SAID LOT "B" DISTANT THEREON NORTH 89° 26' EAST 2128.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT "B";
THENCE ALONG THE SOUTHERLY LINE OF SAID LOT "B", NORTH 89° 26' EAST 100 FEET TO THE SOUTHEAST CORNER THEREOF;
THENCE NORTH 0° 34' WEST ALONG THE EASTERLY LINE OF SAID LOT "B", 183.21 FEET TO THE NORTHEAST CORNER OF SAID LOT "B" AND THE SOUTHERLY LINE OF SAID LOT "A"; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT "A", NORTH 89° 56' EAST 30 FEET TO THE SOUTHEAST CORNER OF SAID LOT "A";
THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT "A", 24 FEET TO THE NORTHEAST CORNER THEREOF;
THENCE ALONG THE NORTHERLY LINE OF SAID LOT "A" SOUTH 89° 56' WEST 130 FEET TO THE POINT OF BEGINNING.

EXCEPT THE NORTHERLY 54 FEET OF SAID SOUTHERLY 104 FEET.

PARCEL TWENTY:

THE EAST HALF OF THOSE PORTIONS OF LOTS "A AND B" OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGES 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF LOT "A" NORTH 89° 56' EAST 1926.09 FEET FROM 0.2 INCH IRON PIPE MARKING THE

NORTHWEST CORNER OF SAID LOT “A”
THENCE FROM THIS POINT OF BEGINNING SOUTH 0° 34’ EAST 210.15 FEET TO A POINT IN THE SOUTHERLY LINE OF LOT “B” SAID LAST MENTIONED POINT BEING NORTH 89° 26’ EAST
1928.05 FEET, FROM THE SOUTHWEST CORNER OF SAID LOT “B”
THENCE ALONG THE SOUTH LINE OF SAID LOT “B” THENCE NORTH 89° 26’ EAST 100 FEET TO A POINT,
THENCE NORTH 0° 34’ WEST 209.30 FEET TO A POINT IN THE NORTH LINE OF LOT “A” THENCE ALONG THE NORTH LINE OF SAID LOT “A” SOUTH 89° 56’ WEST 100 FEET TO THE POINT OF BEGINNING.

EXCEPT THE SOUTH 100 FEET THEREOF.

PARCEL TWENTY ONE:

THE SOUTH 100 FEET OF THE EAST HALF OF THOSE PORTIONS OF LOTS A AND B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE(S) 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF LOT A; NORTH 89° 56’ EAST 1926.09 FEET FROM A 2 INCH IRON PIPE MARKING THE NORTHWEST CORNER OF SAID LOT A;
THENCE FROM THIS POINT OF BEGINNING; SOUTH 0° 34’ EAST 210.15 FEET TO A POINT IN THE SOUTHERLY LINE OF LOT B AS SAID LAST MENTIONED POINT BEING NORTH 89° 26’ EAST
1928.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT B;
THENCE ALONG THE SOUTH LINE OF SAID LOT B;
THENCE NORTH 89° 26’ EAST 100 FEET TO A POINT;
THENCE NORTH 0° 34’ WEST 209.30 FEET TO A POINT IN THE NORTH LINE OF LOT A; THENCE ALONG THE NORTH LINE OF SAID LOT A; SOUTH 89° 56’ WEST 100 FEET TO THE POINT OF BEGINNING.

PARCEL TWENTY TWO:

THE SOUTHERLY 147 FEET OF THE EASTERLY 50 FEET OF THE WESTERLY 150 FEET OF THAT PORTION OF LOTS “A” AND “B” OF THE HAMMERTON TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE(S) 2 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF LOT “A” NORTH 89° 56’ EAST 1426.09 FEET FROM A TWO INCH IRON PIPE, MARKING THE

NORTHWEST CORNER OF SAID LOT “A”; THENCE FROM THIS POINT OF BEGINNING SOUTH 0° 34’ EAST 214.28 FEET TO A POINT IN THE SOUTHERLY LINE OF LOT “B”; SAID LAST MENTIONED POINT BEING NORTH 89° 26’ EAST 1428.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT “B”;
THENCE ALONG THE SOUTH LINE OF SAID LOT “B” NORTH 89° 26’ EAST 200 FEET TO A POINT;
THENCE NORTH 0° 34’ WEST 212.68 FEET TO A POINT IN THE NORTH LINE OF LOT “A”; THENCE ALONG THE NORTH LINE OF SAID LOT “A” SOUTH 89° 56’ WEST 200 FEET TO THE POINT OF BEGINNING.

PARCEL TWENTY THREE:

THE SOUTHERLY 140 FEET OF THAT PORTION OF LOTS “A” AND “B” OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE(S) 2 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF LOT “A” NORTH 89° 56’ EAST 1426.09 FEET FROM A 2 INCH IRON PIPE, MARKING THE NORTHWEST CORNER OF SAID LOT “A”,
THENCE FROM THIS POINT OF BEGINNING SOUTH 0° 34’ EAST 214.38 FEET TO A POINT IN THE SOUTH LINE OF LOT “B”, SAID LAST MENTIONED POINT BEING NORTH 89° 26’ EAST
1428.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT “B”,
THENCE ALONG THE SOUTH LINE OF SAID LOT “B” NORTH 89° 26’ EAST 200 FEET TO A POINT;
THENCE NORTH 0° 34’ WEST 212.68 FEET TO A POINT IN THE NORTH LINE OF LOT “A”; THENCE ALONG THE NORTH LINE OF SAID LOT “A” SOUTH 89° 56’ WEST 200 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THE WESTERLY 150 FEET TO SAID LAND.

PARCEL TWENTY FOUR:

THE WEST HALF OF THOSE PORTIONS OF LOTS “A” AND “B” OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGES 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF “A” NORTH 89° 56’ EAST 1726.09 FEET FROM A 2 INCH IRON PIPE, MARKING THE NORTHWEST CORNER OF LOT “A”;
THENCE FROM THIS POINT OF BEGINNING SOUTH 0° 34’ EAST 211.83

FEET TO A POINT IN THE SOUTHERLY LINE OF LOT “B” OF SAID MENTIONED POINT BEING NORTH 89° 26’ EAST
1728.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT “B”;
THENCE ALONG THE SOUTH LINE OF SAID LOT “B” NORTH 89° 26’ EAST 100 FEET TO A POINT;
THENCE NORTH 0° 34’ WEST 210.99 FEET TO A POINT IN THE NORTH LINE OF LOT “A”; THENCE ALONG THE NORTH LINE OF SAID LOT “A” SOUTH 89° 56’ WEST 100 FEET TO THE POINT OF BEGINNING.

PARCEL TWENTY FIVE:

THE EAST ONE-HALF OF THE THOSE PORTIONS OF LOTS “A” AND “B” OF HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE(S) 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF LOT “A”, NORTH 89° 56’ EAST 1,726.09 FEET FROM A 2 INCH IRON PIPE MARKING THE NORTHWEST CORNER OF SAID LOT “A”;
THENCE FROM THIS POINT OF BEGINNING, SOUTH 0° 34’ EAST 211.83 FEET TO A POINT IN THE SOUTHERLY LINE OF LOT “B”, SAID LAST MENTIONED POINT BEING NORTH 89° 26’ EAST 1,728.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT “B”;
THENCE ALONG THE SOUTH LINE OF SAID LOT “B”, NORTH 89° 26’ EAST 100 FEET TO A POINT;
THENCE NORTH 0° 34’ WEST 210.99 FEET TO A POINT IN THE NORTH LINE OF LOT “A”; THENCE ALONG THE NORTH LINE OF SAID LOT “A”, SOUTH 89° 56’ WEST, 100 FEET TO THE POINT OF BEGINNING.

PARCEL TWENTY SIX:

THE WEST 50 FEET OF THAT PORTION OF LOTS “A” AND “B” OF HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE(S) 2, 3 AND 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF LOT “A”, NORTH 89° 56’ EAST 1826.09 FEET FROM A 2 INCH IRON PIPE, MARKING THE NORTHWEST CORNER OF SAID LOT “A”;
THENCE FROM THIS POINT OF BEGINNING, SOUTH 0° 34’ EAST 210.99 FEET TO A POINT IN THE SOUTHERLY LINE OF LOT “B”, SAID LAST MENTIONED POINT BEING NORTH 89° 26’ EAST
1828.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT “B”;
THENCE ALONG THE SOUTH LINE OF SAID LOT “B” NORTH 89° 26’

EAST 100 FEET TO A POINT;
THENCE NORTH 0° 34’ WEST 210.15 FEET TO A POINT IN THE NORTH LINE OF LOT “A”; THENCE ALONG THE NORTH LINE OF SAID LOT “A”, SOUTH 89° 56’ WEST 100 FEET TO THE POINT OF BEGINNING.

PARCEL TWENTY SEVEN:

THE EAST 50 FEET OF THOSE PORTIONS OF LOTS “A” AND “B” OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGES 2 TO 4, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BEGINNING AT A POINT IN THE NORTH LINE OF LOT “A” NORTH 89° 56’ EAST 1826.09 FEET FROM A 2 INCH IRON PIPE, MARKING THE NORTHWEST CORNER OF LOT “A”;
THENCE FROM THIS POINT OF BEGINNING, SOUTH 0° 34’ EAST 210.99 FEET TO A POINT IN THE SOUTHERLY LINE OF LOT “B”, SAID LAST MENTIONED POINT BEING NORTH 89° 26’ EAST 1828.05 FEET FROM THE SOUTHWEST CORNER OF LOT “B”;
THENCE ALONG THE SOUTH LINE OF LOT “B” NORTH 89° 26’ EAST 100 FEET TO A POINT; THENCE NORTH 0° 34’ WEST 210.15 FEET TO A POINT IN THE NORTH LINE OF LOT “A”; THENCE ALONG THE NORTH LINE OF LOT “A”; SOUTH 89° 56’ WEST 100 FEET TO THE POINT OF BEGINNING.

PARCEL TWENTY EIGHT:

THE WEST 1/2 OF THOSE PORTIONS OF LOTS “A” AND “B” OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE(S) 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF LOT “A” NORTH 89° 56’ EAST 1926.09 FEET FROM A 2 INCH IRON PIPE, MARKING THE NORTHWEST CORNER OF LOT “A”;
THENCE FROM THIS POINT OF BEGINNING SOUTH 0° 34’ EAST 210.15 FEET TO A POINT IN THE SOUTHERLY LINE OF LOT “B” SAID LAST MENTIONED POINT BEING NORTH 89° 26’ EAST 1928.05 FEET FROM THE SOUTHWEST CORNER OF LOT “B”;
THENCE ALONG THE SOUTH LINE OF LOT “B” NORTH 89° 26’ EAST 100 FEET TO A POINT; THENCE NORTH 0° 34’ WEST 209.30 FEET TO A POINT IN THE NORTH LINE OF LOT “A”; THENCE ALONG THE NORTH LINE OF LOT “A”, SOUTH 89° 56’ WEST 100 FEET TO THE POINT OF BEGINNING.

PARCEL TWENTY NINE:

THE EAST HALF OF THOSE PORTIONS OF LOTS “A AND B” OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE(S) 2 TO 4, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF LOT “A”, NORTH 89° 56’ EAST 2026.09 FEET FROM A 2 INCH IRON PIPE, MARKING THE NORTHWEST CORNER OF LOT “A”;
THENCE FROM THIS POINT OF BEGINNING, SOUTH 0° 34’ EAST 209.30 FEET TO A POINT IN THE SOUTHERLY LINE OF LOT “B”, SAID LAST MENTIONED POINT BEING NORTH 89° 26’ EAST 2028.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT “B”;
THENCE NORTH 89° 26’ EAST 100 FEET TO A POINT (WHICH LAST MENTIONED POINT IS ALSO SOUTH 89° 26’ WEST 100 FEET FROM THE CORNER OF SAID LOT “B”);
THENCE NORTH 0° 34’ WEST 208.46 FEET TO A POINT IN THE NORTH LINE OF LOT “A”; THENCE ALONG THE NORTH LINE OF SAID LOT “A”;
THENCE SOUTH 89° 36’ WEST 100 FEET TO THE POINT OF BEGINNING.

PARCEL THIRTY:

LOT 278 OF HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE(S) 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM ALL OIL, GAS AND MINERALS AND RIGHTS PERTAINING THERETO BUT WITHOUT RIGHT OF ENTRY ON THE SURFACE THEREOF, AS RESERVED IN DEED RECORDED SEPTEMBER 08, 1958 IN BOOK D208 PAGE 783, OFFICIAL RECORDS.

PARCEL THIRTY ONE:

LOT 279 OF HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40, PAGE(S) 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL THIRTY TWO:

LOT 280, IN OF TRACT HAMMERTON, AS PER MAP RECORDED IN BOOK 40, PAGE(S) 2 TO 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL THIRTY THREE:

LOT 281 OF HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40, PAGE(S) 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM ALL OIL, GAS AND MINERALS AND RIGHTS PERTAINING THERETO BUT WITHOUT RIGHT OF ENTRY ON THE SURFACE THEREOF, AS RESERVED IN DEED RECORDED SEPTEMBER 08, 1958, IN BOOK D108, PAGE 783, OFFICIAL RECORDS.

PARCEL THIRTY FOUR:

LOT 282 OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40, PAGES 2, 3, AND 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL THIRTY FIVE:

LOT 283 OF HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40, PAGE(S) 2 TO 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL THIRTY SIX:

LOT 224 OF HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40, PAGE(S) 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL THIRTY SEVEN:

LOT 225 OF HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40, PAGE(S) 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL THIRTY EIGHT:

LOT 226 OF HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40, PAGE(S) 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL THIRTY NINE:

LOT 227 OF HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40, PAGE(S) 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL FORTY:

LOT 228 OF HAMMERTON TRACT, AS PER MAP RECORDED IN BOOK 40, PAGE(S) 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL FORTY ONE:

LOT 229 OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40, PAGE(S) 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 7350-007-016 (Affects: Lot 171 of Parcel One)
7350-007-017 (Affects: Lot 172 of Parcel One)
7350-007-018 (Affects: Lot 173 of Parcel One)
7350-007-019 (Affects: Lot 174 of Parcel One)
7350-007-020 (Affects: Lot 175 of Parcel One)
7350-007-045 (Affects: Lot 170 of Parcel One)
7350-015-001 (Affects: Parcel Two)
7350-015-043 (Affects: Portion of Parcel Three)
7350-015-058 (Affects: Portion of Parcel Three)
7350-015-045 (Affects: Portion of Parcel Four)
7350-015-059 (Affects: Portion of Parcel Four)
7350-015-046 (Affects: Portion of Parcel Five)
7350-015-047 (Affects: Portion of Parcel Five)
7350-015-048 (Affects: Portion of Parcel Six)
7350-015-049 (Affects: Portion of Parcel Six)
7350-015-050 (Affects: Portion of Parcel Seven)
7350-015-051 (Affects: Portion of Parcel Seven)
7350-015-052 (Affects: Portion of Parcel Eight)
7350-015-053 (Affects: Portion of Parcel Eight)
7350-015-054 (Affects: Portion of Parcel Nine)

7350-015-055 (Affects: Portion of Parcel Nine)
7350-015-056 (Affects: Portion of Parcel Ten)
7350-015-057 (Affects: Portion of Parcel Ten)
7350-016-002 (Affects: Parcel Eleven)
7350-016-003 (Affects: Parcel Twelve)
7350-016-004 (Affects: Parcel Thirteen)
7350-016-005 (Affects: Parcel Fourteen)
7350-016-012 (Affects: Portion of Parcel Fifteen)
7350-016-018 (Affects: Portion of Parcel Fifteen)
7350-016-014 (Affects: Parcel Sixteen)
7350-016-015 (Affects: Parcel Seventeen)
7350-016-016 (Affects: Parcel Eighteen)
7350-016-017 (Affects: Parcel Nineteen)
7350-016-019 (Affects: Parcel Twenty)
7350-016-020 (Affects: Parcel Twenty One)
7350-016-025 (Affects: Portion of Parcel Twenty Two)
7350-016-026 (Affects: Portion of Parcel Twenty Two)
7350-016-027 (Affects: Portion of Parcel Twenty Three)
7350-016-028 (Affects: Portion of Parcel Twenty Three)
7350-016-029 (Affects: Portion of Parcel Twenty Four)
7350-016-030 (Affects: Portion of Parcel Twenty Four)
7350-016-031 (Affects: Portion of Parcel Twenty Five)
7350-016-032 (Affects: Portion of Parcel Twenty Five)
7350-016-033 (Affects: Portion of Parcel Twenty Six)
7350-016-034 (Affects: Portion of Parcel Twenty Six)
7350-016-035 (Affects: Portion of Parcel Twenty Seven)
7350-016-036 (Affects: Portion of Parcel Twenty Seven)
7350-016-037 (Affects: Portion of Parcel Twenty Eight)
7350-016-038 (Affects: Portion of Parcel Twenty Eight)
7350-016-041 (Affects: Parcel Twenty Nine)
7350-017-035 (Affects: Parcel Thirty)
7350-017-036 (Affects: Parcel Thirty One)
7350-017-037 (Affects: Parcel Thirty Two)
7350-017-038 (Affects: Parcel Thirty Three)
7350-017-039 (Affects: Parcel Thirty Four)
7350-017-040 (Affects: Parcel Thirty Five)
7350-018-001 (Affects: Parcel Thirty Six)
7350-018-002 (Affects: Parcel Thirty Seven)
7350-018-003 (Affects: Parcel Thirty Eight)
7350-018-004 (Affects: Parcel Thirty Nine)
7350-018-005 (Affects: Parcel Forty)
7350-018-006 (Affects: Parcel Forty One)

EXHIBIT C-1

LIST OF REGULATORY STATEMENTS

1. United States Environmental Protection Agency: Reasonable Steps Requirements Letter, September 9, 2015

2. State of California – Department of Toxic Substances Control: No Further Action Letter, October 1, 2015

UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION IX
75 Hawthorne Street
San Francisco, CA 94105

SEP 0 9 2015

Alina Bokde, Executive Director
Los Angeles Neighborhood Land Trust
Sole member of Del Amo Neighborhood Park, LLC
315 West Ninth Street, Suite 950
Los Angeles, CA 90015

Re: Reasonable Steps Requirements
204th Street Park Development, Torrance, CA

Dear Ms. Bokde:

I am writing in response to your inquiry concerning bona fide prospective purchaser ("BFPP") protection, as defined in Section 101(40) of the Comprehensive Environmental Response Compensation and Liability Act ("CERCLA"), 42 U.S.C. § 9601(40), as it may regard prospective purchasers of the 204th Street park development (former location of 204th Street residential properties, from S. New Hampshire Boulevard to Budlong Avenue in Torrance, CA (the "Site"). As you know, the U.S. Environmental Protection Agency, Region IX ("EPA"), conducted a response action at the Site pursuant to its authority under Section 104 (a) of CERCLA, 42 U.S.C. § 9604(a). EPA's response action addressed hazardous substances found at the Site that EPA determined caused an imminent and substantial endangerment to the public health or welfare or the environment, as determined by EPA in March 18, 1994 action memorandum for the Site.

EPA's response action was not intended to address all hazardous substances at the Site; rather, it focused specifically on contamination that may have come from the Montrose or Del Amo Superfund Sites. Based on its investigations and response actions taken, EPA concluded that it has no reason to believe the area is not suitable for use as a park (see Letter from Keith Takata, EPA, to Kimel Conway, Los Angeles County Department of Parks, dated June 15, 2000). Subsequently, the California Department of Toxic Substances Control ("DTSC"), in conjunction with the Los Angeles County Department of Public Works, conducted additional investigations and assessments to evaluate any contamination not related to the Superfund sites. DTSC concluded that the risks or hazards posed by lead and all other chemicals at the site are acceptable for the site's intended use as a public park or other public recreational land development (see Letters from Thomas Cota, DTSC, to Gerald Goodman, Los Angeles County Department of Public Works, dated February 28, 2003 and

December 17, 2003; and Letter from Thomas Cota, DTSC, to Jack Keener, C2REM, dated December 17, 2003). EPA understands that DANP undertook a Phase I Environmental Site Assessment in June, 2015.

The BFPP provision states that a person that acquires property after January 11, 2002, and that otherwise meets the criteria of 42 U.S.C. § 9601(40) has a defense against potential CERCLA liability. To qualify as a BFPP, a person must (among other requirements, including the provision of cooperation and access) conduct all appropriate inquiry ("AAI") prior to purchasing a property, and take "reasonable steps" with respect to stopping continuing releases, preventing threatened future releases, and preventing or limiting human, environmental or natural resources exposure to earlier releases. You have inquired on behalf of prospective purchasers as to what actions should be taken by an owner of the Site to satisfy the "reasonable steps" criterion.

Based on the information that EPA has evaluated to date and the assumption that the Site will be used as a park, EPA believes that the following would be appropriate reasonable steps with respect to the Site:

(1) Provide access for EPA, DTSC, and Responsible Parties acting under the direction of EPA or DTSC, for investigation and monitoring activities related to the Montrose and Del Amo Superfund Sites;

(2) Protect the integrity of any monitoring wells or other infrastructure associated with the remediation of the Montrose or Del Amo Superfund sites; and

(3) If any buildings are built upon the Site, install and maintain appropriate vapor barriers.

The obligation to take reasonable steps is ongoing throughout property ownership and any purchaser should continue to determine, in consultation with regulatory authorities as necessary, additional or alternative reasonable steps that may need to be taken.

This letter does not provide a release from CERCLA liability, but only provides information with respect to reasonable steps based on the information EPA has available to it. This letter is based on the nature and extent of contamination known to EPA at this time. If additional information regarding the nature and extent of hazardous substance contamination at the Site becomes available, additional actions may be necessary to satisfy the reasonable steps criterion. In particular, if new areas of contamination are identified, the owner must ensure that reasonable steps are undertaken. Any future owner of the Site should be aware of the condition of the property so that the owner is able to take reasonable steps with respect to any hazardous substance contamination at or on the Site.

For more information on reasonable steps, see the EPA document titled "Interim Guidance Regarding Criteria Landowners Must Meet in Order to Qualify for Bona Fide Prospective Purchaser, Contiguous Property Owner, or Innocent Landowner Limitations on CERCLA Liability" (also known as the "Common Elements Guidance") March 6, 2003. The full text of this guidance can be found at: http://www.epa.gov/compliance/resources/policies/cleanup/superfund/common-elem-guide.pdf.

Please note that the bona fide purchaser provision has a number of conditions in addition to the "reasonable steps." Taking reasonable steps and many of the other conditions are continuing obligations of the bona fide prospective purchaser. A prospective owner will need to assess whether it satisfies each of the statutory conditions for the BFPP provision and that it continues to meet the applicable conditions.

EPA hopes that this letter is useful to you. If you have any questions or wish to discuss this matter further, please feel free to contact me. You also may wish to contact Sarah Mueller, of EPA's Office of Regional Counsel at (415) 972-3953.

Sincerely,

John Lyons
Acting Assistant Director
Superfund Division

Cc: Sarah Mueller, ORC
Dante Rodriguez, RPM

Department of Toxic Substances Control

Matthew Rodriquez
Secretary for
Environmental Protection

Barbara A. Lee, Director
5796 Corporate Avenue
Cypress, California 90630

Edmund G. Brown Jr.
Governor

October 1, 2015

Alina Bokde, Executive Director
Los Angeles Neighborhood Land Trust
Sole Member of Del Amo Neighborhood Park, LLC
315 West Ninth Street, Suite 950
Los Angeles, California 90015

Proposed Del Amo Neighborhood Park, 1000 W. 204th Street, Unincorporated
Los Angeles County, California 90502

Dear Ms. Bokde:

The California Department of Toxic Substances Control (DTSC) reviewed the Data Evaluation Summary of Findings Justification for Land Use Covenant & Restrictions for the Proposed Del Amo Neighborhood Park property as noted above, located in Los Angeles County, California (Property). This document was prepared by C2 REM on behalf of Del Amo Neighborhood Park LLC, dated September 1, 2015 ("*Data Evaluation Summary*"). The Data Evaluation Summary documents the various environmental investigations conducted at the Property from 1983 to 2006 and their analytical findings to support a proposed finding of No Further Action if the site is used as a park. The Data Evaluation Summary notes a previous DTSC letter dated December 17, 2003 recommending that at that time, the Property was suitable for use as a public park.

Based upon the review of the various analytical results from the Data Evaluation Summary, DTSC concludes that the Property has been remediated of the DDT from the Montrose federal superfund site to levels that are acceptable for park use. DTSC finds that lead exists at the Property at levels greater than the DTSC residential risk based screening level of 80 mg/kg. Consistent with DTSC's latest risk assessment guidelines, concentrations of lead below this screening level are safe for sensitive receptors under a park and recreation scenario. To this end, DTSC has determined the Property will be safe for park users, with no need for further remedial action for identified hazardous substances in soils, provided one of the following actions is taken to address the existing lead condition:

1. Conduct hot spot removal, based on current characterization, that would result in a mean lead concentration of 80 mg/kg at the 95 percent upper confidence level; or,

2. Place one foot of clean soil or equivalent within the park area. Hardscape in specific areas may be substituted for the one foot of clean fill subject to DTSC's approval.

DTSC concurs that the Property will be suitable for use as a public park provided one of these two actions described above is properly implemented and an appropriate Land Use Covenant and Environmental Restriction is recorded that restricts groundwater use, excavation below a specified depth without a pre-approved soil management plan, and prohibits use of the Property for residences, hospital, public or private school for persons under 21 years of age or day care center for children.

If you have any questions, please call Safouh Sayed, Hazardous Substance Engineer at (714) 484-5478.

Sincerely,

John Scandura
Branch Chief
Brownfields and Environmental Restoration Program
Cypress Office

cc: William Platt
Senior Manager, Discontinued Operations
Downstream US and Canada
Shell Oil Products US
P. O. Box 2463, Suite 664
Houston, TX 77252-2463

Kim Lesniak
Managing Counsel
Shell Oil Company
P.O. Box 2463
Houston, TX 77252-2463

Nicholas Targ, Partner
Holland & Knight
50 California Street, #2800
San Francisco, California 94111

Mark Glassock
Director of Special Projects
Los Angeles Neighborhood Land Trust
315 W. 9th Street, Suite 950
Los Angeles, California 90015

cc: Edmond Bourke, C2 REM
Project Manager
2382 S.E. Bristol Street, Suite B
Newport Beach, California 92660

EXHIBIT C-2

LIST OF REQUIRED CLEARANCES AND APPROVALS

1. California Environmental Quality Act (CEQA) clearance – negative declaration or mitigated negative declaration
2. Concurrence with LA County Department of Parks and Recreation Guidelines and Standards
3. California Department of Toxic Substances Control – Land Use Covenant
4. LA County Department of Public Works -Vacation of 204th Street
5. LA County Department of Public Works – Encroachment Permit
6. LA County Department of Public Works - Building and Safety permits*
7. LA County Department of Public Works – Grading permit*
8. LA County Department of Public Works – Plumbing permit*
9. LA County Department of Public Works – Electrical permit*
10. LA County Department of Public Works – Land Development*
11. LA County Department of Public Works – Environmental Programs*
12. LA County Department of Public Works – Sanitation*
13. LA County Fire Department*
14. LA County Department of Regional Planning*
15. LA County Department of Public Health*

* These permits will be confirmed once 100% Construction Documents are prepared.

EXHIBIT D

PARK IMPROVEMENT PLANS

DANP LLC will design the 8.5 acre park Del Amo Neighborhood Park project in accordance with Department of Parks and Recreation Park Design Guidelines, and regulations by all appropriate County Departments. In addition, DANP LLC's improvement plans for the park are being informed by community feedback provided over the past ten years, budget, engineering, and operational considerations. All design choices will be discussed and vetted with Department of Parks and Recreation staff on a regular, monthly basis. Thus far, the Department of Recreation and Parks, Regional Planning, Public Works, Fire, and Public Health. As of now the current design scope includes the following:

- Children's play area
- Basketball court
- Baseball/softball field
- Walking and jogging trails
- Benches and picnic tables
- Parking lot
- Planting and irrigation (including California native plant species)
- Security lighting
- Maintenance building and yard
- Restroom building
- Futsal courts
- Shade structures
- Exercise equipment

LANLT will provide regular submittals to the Planning & Development Agency and South Community Services Agency at the following estimated timeframes:

Submittal	**Estimated Time**
Conceptual Design Alternatives	February 2016
Preferred Schematic Design	June 2016
50% Design Development Documents	August 2016
100% Design Development Documents	September 2016
50% Construction Documents	October 2016
75% Construction Documents	November 2016
90% Construction Documents	December 2016
100% Construction Documents	January 2016

Thereafter, LANLT and DANP LLC will seek approval for the park improvement plans from the following Regional Planning, Public Works, Public Health and Fire, and any other relevant agencies.

NEW NEIGHBORHOOD PARK

PREFERRED CONCEPT 5-14-16

0 20' 40' 80'

NORTH

Los Angeles Neighborhood Land Trust

MIG

MOORE IACOFANO GOLTSMAN, INC.

EXHIBIT E
COMMENCEMENT DATE MEMORANDUM
AND CONFIRMATION OF LEASE TERMS

Reference is made to that certain lease ("Lease") dated _____, 20__, between County of Los Angeles, a body politic and corporate ("Tenant"), and _____, a _____ ("Landlord"), whereby Landlord leased to Tenant and Tenant leased from Landlord certain premises in the building located at _____ ("Premises"),

Landlord and Tenant hereby acknowledge as follows:

(1) Landlord delivered possession of the Premises to Tenant in a Substantially Complete condition on _____ ("Possession Date");

(2) Tenant has accepted possession of the Premises and now occupies the same;

(3) The Lease commenced on _____ ("Commencement Date");

(4) The Premises contain _____ rentable square feet of space; and

(5) Basic Rent per Month is _____.

IN WITNESS WHEREOF, this Memorandum is executed this ___day of_____, 20__.

"Tenant"	"Landlord"
COUNTY OF LOS ANGELES, a body politic and corporate By: _____ Name: _____ Its: _____	_____, a _____ By: _____ Name: _____ Its: _____

EXHIBIT F

LIST OF PARK CC&RS

1. Declaration of Covenants, Conditions and Restrictions, by and between Triton Diagnostics, Inc. and DANP, dated as of November 12, 2015 and recorded on November 18, 2015 as Instrument No. 20151445038.

2. Right of Entry Agreement, by and between Shell Oil Company, Triton Diagnostics, Inc. and DANP, dated as of November 12, 2015 and recorded on November 18, 2015 as Instrument No. 20151445037.

3. Grant Deed Subject to Covenants, Conditions and Restrictions and to Reservation of Right of Termination, by and between Triton Diagnostics, Inc. and DANP, dated as of November 12, 2015 and recorded on November 18, 2015 as Instrument No. 20151445039.

RECORDING REQUESTED BY
First American Title National-Commercial Services

AND WHEN RECORDED MAIL TO:
Pete Stratz, Portfolio ManagerCorporate Real Estate, Program Delivery
Shell Oil Company 1822 E Route 66, PMB 257
Glendora, CA 91740

NCS-694877-ONT1

Space Above This Line for Recorder's Use Only

Declaration of Covenants, Conditions and Restrictions
Title of Document

THIS COVER SHEET ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
($3.00 Additional Recording Fee Applies)

RECORDING REQUESTED BY AND WHEN RECORDED MAIL TO:

Pete Stratz, Portfolio Manager
Corporate Real Estate, Program Delivery
Shell Oil Company 1822 E Route 66, PMB 257
Glendora, CA 91740

(Space Above Line for Recorder's Use)

A.P.N.: 7350-007-016, -017, -018, -019, -020, -045; 7350-015-001, -043, -045, -046, -047, -048, -049,- 050, -051,- 052, -053, -054, -055, -056, -057, -058, -059; 7350-016-002, -003, -004, -005, -012, -014, -015, -016, -017, -018, -019, -020, -025, -026, -027, -028, -029, -030, -031, -032, -033, -034, -035, -036, -037, -038, -041; 7350-017-035,-036, -037, -038,- 039, -040;
7350-018-001, -002, -003, -004, -005, -006

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

This DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ("**Declaration**") is made this 12th day of November, 2015 by **Triton Diagnostics, Inc.**, a Delaware Corporation (hereinafter "**Triton**") and **Del Amo Neighborhood Park, LLC**, a California limited liability company (hereinafter, "**DANP**").

RECITALS

A. WHEREAS, Triton is the owner in fee simple of that certain real property legally described in **Exhibit "A,"** attached hereto and incorporated by this reference (the "**Restricted Property**"), which consists of approximately 8.14 acres of land located in the unincorporated area of Los Angeles County; and,

B. WHEREAS, as of the date of this Declaration, DANP is treated as an exempt charitable organization qualified to accept a charitable donation under California and federal law;

C. WHEREAS, Triton intends to convey the Restricted Property to DANP subject to this Declaration, which will be recorded immediately prior and as a condition precedent to the conveyance by Triton to DANP of the Restricted Property (the "**Conveyance**") and to ensure that the Restricted Property is held, transferred, conveyed, leased, improved, developed, operated, maintained, occupied and used solely for purposes consistent with the Park Purpose (as defined below) and not for the private benefit of DANP or any other person or entity as more particularly set forth herein; and,

D. WHEREAS, as a condition to the Conveyance, DANP is willing to acknowledge and accept this Declaration for the purposes described herein including: (a) to acknowledge that the conveyance is for the purposes of constructing, operating, using and maintaining the Restricted Property as a public park; and, (b) to acknowledge that DANP freely accepts the power of termination pursuant to California Civil Code Section 885.020 or its successor statute(s) exercisable by Triton (Triton, together with its successors and assigns, is "**Declarant**"), providing that the right, title and interest of Del Amo (as used herein, the term "**Del Amo**" shall include DANP together with any and all successor holders of title in and to the Restricted Property) in the Restricted Property may be terminated as described below; and (c) to acknowledge Del Amo's commitment that the improvement, development, operation, maintenance, use and conveyance of the Restricted Property be restricted, now and forever, as provided in this Declaration.

COVENANTS, CONDITIONS AND RESTRICTIONS

NOW, THEREFORE, Declarant hereby declares, and Del Amo concurs, that the Restricted Property shall be held, transferred, conveyed, leased, improved, developed, operated, maintained, occupied and used subject to the following restrictive covenants, which shall run with the land and shall be binding on Declarant's heirs, successors in interest, administrators, assigns, lessees, or other occupiers and users of the Restricted Property or any portion of it.

1. Definitions.

(a) **"Access Agreement"** means that certain Right of Entry Agreement executed by Triton, DANP, and Shell Oil Company and recorded concurrently herewith, pertaining to the Restricted Property.

(b) **"Park Purpose"** means the improvement, development, use, maintenance, and operation of the Restricted Property in perpetuity as park and recreational space open to the public, consistent with the provisions of this Declaration.

(c) **"Permitted Exception"** means any of the following:

(i) A lease, license, sublease, sublicense, or other agreement or instrument granting rights of possession, occupancy, access or use of all or any portion of the Restricted Property to one or more public or private persons or entities (such persons or entities, "**Park Operator**") for the use, operation, and maintenance of the Restricted Property for the Park Purpose and in accordance with this Declaration; or,

(ii) The grant of temporary rights of exclusive use of specified areas of the Restricted Property or amenities constructed thereon (such as sports fields and picnic areas) to persons or groups who intend to use such areas or amenities for purposes consistent with the

Park Purpose (such persons or groups, "**Park User**"), but in no event shall such a grant apply to the entire Restricted Property, nor shall such a grant be for a time period exceeding three (3) consecutive days to any Park User.

(iii) Del Amo (and the Park Operator if applicable) acquiescing to the taking by eminent domain of any portion of the Restricted Property by a governmental authority for any purpose (including without limitation roadway purposes).

(iv) The exercise by any person or entity of rights granted pursuant to the Access Agreement.

(v) The entry onto the Restricted Property by Declarant or its designee to install, repair, replace, maintain, and operate additional underground pipelines and the following above and below ground level for monitoring and remediation purposes: wells, and other equipment and appurtenances.

(vi) Such ancillary or secondary uses of the Restricted Property as may from time to time occur on the Restricted Property so long as such ancillary uses are consistent with the primary use of the Restricted Property for a public park and recreational space, are temporary in duration, do not involve soil excavation other than soil excavation conducted in compliance with the requirements of the Land Use Covenant and Agreement, Environmental Restrictions ("**Land Use Covenant**"), between DANP and the DTSC (defined below) (which Land Use Covenant is anticipated to be recorded in the Office of the Los Angeles County Recorder subsequent to the recordation of this Declaration) or construction of a permanent structure and are neither prohibited by this Declaration nor are unrelated to the principal or primary use of the Property.

(d) "**Prohibited Use**" means use of the Restricted Property for any of the uses or activities enumerated in Section 3 below, other than Permitted Exceptions.

(e) **"Prohibited Event"** means each of the following: (i) the transfer or conveyance of title to the Restricted Property to a person or entity that is neither a governmental entity nor a private not for profit entity; or (ii) during the period of its ownership of the Restricted Property, Del Amo's (x) permanent termination of its legal existence or (y) the suspension, inactivation, or forfeiture, whether involuntarily or voluntarily, of its active status as determined by the California Secretary of State for the earlier of the period resulting in the permanent termination of its legal existence under applicable law or sixty (60) days after written notice from the Declarant; or (iii) prior to the issuance by Los Angeles County of a final

certificate of occupancy for the initial construction of park improvements on the Restricted Property, DANP's loss of its qualification to accept a charitable donation under both California and federal law; or (iv) the execution by Del Amo of assignment for the benefit of its creditors; or (v) receivership, administration, liquidation, or bankruptcy (voluntary or involuntary) of Del Amo which status or proceeding is not dismissed within one hundred and eighty (180) days from its commencement.

2. **Purpose.** The purpose of this Declaration is to ensure that the Restricted Property will be developed, used, operated and retained in perpetuity for the Park Purpose, subject to Permitted Exceptions. Declarant intends that this Declaration: (a) will limit the improvement, development, use, maintenance, and operation of the Restricted Property to the Park Purpose to be owned and administered by a governmental entity or private not-for-profit entity; and (b) will ensure that no Prohibited Use is allowed to occur at any time on the Restricted Property in violation of this Declaration.

3. **Prohibited Uses.** The following uses and activities on the Restricted Property are Prohibited Uses for all purposes of this Declaration and are intended to be binding upon DANP, Declarant and all other persons or entities who from time to time hold an interest in the Restricted Property, including without limitation retained mineral or water rights with respect thereto; provided, however, the following shall not prohibit the occurrence on the Restricted Property of Permitted Exceptions:

(a) The grant to any person or entity of the right to use the Restricted Property, whether temporarily or permanently, for anything other than the Park Purpose.

(b) The grant to any person or entity of exclusive rights of possession, occupancy or use of all or any portion of the Restrictive Property for private uses for the sole and exclusive benefit of any person or entity at the exclusion of the public.

(c) The use of the Restricted Property for any use other than the Park Purpose.

(d) The use of herbicides, pesticides, rodenticides, biocides, fertilizers, or other agricultural chemicals or weed abatement activities, except in accordance with Environmental Laws and as reasonably necessary to operate and maintain the Restricted Property in a manner consistent with the Park Purpose in accordance sound management practices for the operation and maintenance of public park and recreational amenities.

(e) Uses or activities adjudged to constitute a public or private nuisance under applicable laws or ordinances.

(f) Uses or activities that are inconsistent with the use of commercially reasonable efforts to comply in all material respects (for avoidance of doubt, "material respects" shall mean as determined by the State of California Environmental Protection Agency, Department of Toxic Substances Control ("**DTSC**"), the United States Environmental Protection Agency, Region IX ("**EPA**") or their respective successor agencies) with state, federal and county statutes, ordinances, regulations, guidelines and directives, including without limitation the Land Use Covenant ("**Legal Requirements**"), conferring on DANP or allowing DANP to enjoy immunity from, and/or reduced risk of, liability arising out of the presence of Hazardous Materials (as defined below) in, on, under, or adjacent to the Restricted Property as a "bona fide purchaser," or "bona fide prospective purchaser," or "contiguous property owner," in each case as such Legal Requirements exist and are interpreted as of the date of this Declaration, provided that nothing herein shall require DANP to perform or fund any remedial work with respect to the Restricted Property other than that required by the Land Use Covenant.

(g) Commencement on the Restricted Property of activities, uses, releases or threatened releases in violation of any of the following statutes and regulations implementing the same (collectively, "**Environmental Laws**"): the Comprehensive Environmental Response Compensation and Liability Act, 42 U.S.C. § 9601, et seq., ("CERCLA") as amended, the Resource Conservation and Recovery Act ("RCRA"), 42 U.S.C. § 6901, et seq., as amended, the Federal Water Pollution Control Act, 33 U.S.C. § 1251, et seq., as amended, the Clean Air Act, 42 U.S.C. § 7401, et seq., as amended, the Toxic Substances Control Act, 15 U.S.C. § 2601 et seq., the Oil Pollution Act (33 U.S.C. § 2701 et seq.), the Emergency Planning and Community Right-to-Know Act, the Federal Insecticide, Fungicide and Rodenticide Act, 7 U.S.C. §136, et seq., as amended, the Safe Drinking Water Act and the Occupational Safety and Health Act and Toxic Enforcement Act (15 U.S.C. § 2601 et seq.), the California state, county, or local equivalents of each such law, and the Safe Drinking Water and Toxic Enforcement Act, California Health and Safety Code 24249.5 et seq., and any future amendments of or judicial decisions interpreting any of the foregoing.

(h) Excavation, grading, soil removal, or any other soil disturbance that extends more than four feet below existing grade except in conformity with the Land Use Covenant (for information only, the existing grade of the Restricted Property is specified in that certain ALTA survey prepared by DRC, 160 S. Old Springs Rd. Suite 210 Anaheim Hills, CA 92808 under job identifier "Undeveloped Parcel 13-204") except for: (i) activities of holders of existing recorded easement for underground pipelines (e.g., petroleum transmission lines, fiber optic cables, etc.) conducted in conformity with the terms of their respective recorded easements (collectively, "**Existing Underground Utilities**"); and, (ii) activities of Triton, Shell Oil Company and their successors in the exercise of their rights under the Access Agreement; (iii) entry onto the Restricted Property by Declarant or its designee to install,

repair, replace, maintain, and operate additional pipelines, wells, and other equipment and appurtenances for monitoring and remediation purposes; and, (iv) activities necessary to plant trees, provided that any excavation for tree planting purposes shall be conducted under the supervision of a qualified environmental engineer and in conformity with the Land Use Covenant, and all soil excavated in connection with tree planting either shall be deposited back in the holes created for the trees or shall be tested and either remediated to comply with applicable state and federal standards if disposed of onsite, or disposed of offsite in accordance with applicable laws.

(i) The deposit, release, storage or maintenance of any hazardous or toxic substances, materials, or wastes ("**Hazardous Materials**") including those substances, materials, and wastes listed in the United States Department of Transportation Hazardous Materials Table (49 C.F.R. Section 172.101) or by the EPA under 40 C.F.R. Part 302 and amendments thereto, petroleum, petroleum constituents, petroleum products, additives to petroleum products, petroleum by-products, petroleum wastes, or such substances, materials, and wastes which are or become regulated under any applicable state or federal law, including any material, waste or substance which is (i) designated as a "hazardous substance" pursuant to Section 311 of the Clean Water Act, 33 USC § 1251 et seq. (33 USC § 1321), or listed pursuant to Section 307 of the Clean Water Act (33 USC § 1317); (ii) defined as a "hazardous waste" pursuant to Section 101 of CERCLA, 42 USC § 9601 et seq., (42 USC § 9601); or (iii) "Prop 65 Chemical" identified pursuant to the Safe Drinking Water and Toxic Enforcement Act, California Health and Safety Code, § 25249.5, et seq.; provided, however nothing herein shall prohibit or restrict storage and usage of Hazardous Materials in such limited quantities as are reasonably necessary and customary (within a residential area) for cleaning, operating and maintaining refurbishing, constructing and reconstructing improvements and landscaping located on the Restricted Property for the Park Purpose.

(j) Use of the Restricted Property for single or multi-family residential use.

(k) Use of the Restricted Property for hospitals, nursing homes, hospices or other after-care facilities.

(l) Depositing, dumping or accumulating soil, trash, ashes, refuse, waste, bio-solids or any other material on the Restricted Property (other than temporary deposits in a manner consistent with the Park Purpose); provided that nothing herein shall prohibit or restrict Del Amo from depositing or storing on all or any portion of the Restricted Property "clean" (i.e. conforming to the requirements of applicable Environmental Laws) soil, soil amendment, compost, mulch, or fertilizer or other natural materials in connection with the initial development and as reasonably necessary for ongoing maintenance, operation and/or redevelopment of the Restricted Property for the Park

Purpose; and provided further that no such materials shall be deposited, dumped or accumulated on the Restricted Property for use on any other property.

(m) Use of the Restricted Property for licensed or unlicensed care facilities, including but not limited to day care centers for children or for public or private pre-school, elementary, secondary, vocational, technical or college level schools for persons of any age; provided, however, nothing herein shall prohibit or restrict the temporary, periodic use of the Restricted Property by schools or other educational or child-care groups for park and recreational activities consistent with the Park Purpose.

(n) Draining, dredging, mining, drilling, removing, stimulating, fracturing, exploring for or extraction of minerals, loam, gravel, soil, rock, sand or other material on or below the surface of the Restricted Property or the injection of materials into the subsurface of the Restricted Property in furtherance of any of the foregoing.

(o) Interference with or damage to Seller's, Shell's, or their respective successors' monitoring wells on the Restricted Property or interference with the exercise of rights under the Access Agreement.

(p) Use of the Restricted Property for storage, handling or distribution of any petroleum or chemical products in underground storage tanks or for commercial or municipal purposes; provided, however nothing herein shall prohibit or restrict storage (within a structure qualified under the Environmental Laws for storage of petroleum or chemical products) and usage of petroleum or chemical products in such limited quantities as are reasonably necessary and customary (within a residential area) for cleaning, operating, maintaining refurbishing, constructing and reconstructing improvements and landscaping located on the Restricted Property for the Park Purpose; and provided further that no such products shall be stored on the Restricted Property for use on any other property.

(q) Use of the Restricted Property for any agricultural activities (e.g., growing of food for human consumption).

(r) Drilling, constructing, installing, maintaining or utilizing of any water production well(s) (as distinguished from monitoring wells or wells installed solely for the purposes of extracting or reinjecting groundwater for remediation pursuant to Environmental Laws) within the Restricted Property boundaries, and provided further that any extraction of water underlying or reinjection of water at the Restricted Property shall conform to applicable law and with all permits required by governmental agencies with jurisdiction over such extraction and/or reinjection.

4. Right of Entry; Power of Termination. Declarant reserves unto itself a right to re-enter the Restricted Property and a power to terminate Del Amo's right, title and interest thereto if any of the following (the "**Termination Conditions**") shall occur:

(a) following the completion of the initial improvements contemplated to be constructed on the Restricted Property for the Park Purpose (the "**Initial Park Improvements**"), if the use of the Restricted Property for Park Purposes shall be discontinued for a period exceeding twelve (12) consecutive months or thirty-six (36) cumulative months (expressly excluding periods when renovation, maintenance, remodeling, improvement, remediation or monitoring activities are occurring on the Restricted Property in furtherance of the Park Purpose or pursuant to Legal Requirements); or,

(b) if the Restricted Property shall be put to uses or activities that constitute Prohibited Uses under this Declaration and such uses or activities are not discontinued within fifteen (15) days of the delivery to Del Amo of written notice specifying the Prohibited Use and demanding its discontinuance.

(c) if title to the Restricted Property is transferred or conveyed (in whole or in part) to a person or entity that is neither a governmental agency, nor a not-for-profit entity, nor a "Permitted Transferee" as such term is defined in the Access Agreement; or,

(d) if a Prohibited Event occurs; or,

(e) if Del Amo fails to obtain a County final certificate of occupancy for the Initial Park Improvements on or before the date that is four (4) years from the date of the recording of this Declaration.

Upon the occurrence of a Termination Condition then Declarant shall have the right and power (but not the obligation) to proceed subject to and in accordance with Section 5 of this Declaration to terminate all of the right, title, and interest of Del Amo in and to the Restricted Property in the manner provided by law for the exercise of a power of termination, and shall thereupon have and enjoy the Restricted Property as if the Conveyance had not been made, without any compensation due and owing to Del Amo for any improvements made to the Restricted Property since the date of the Conveyance. Del Amo agrees that Declarant's right and power of termination, exercised pursuant to this Agreement, is fair and reasonable given the circumstances of the conveyance of the Restricted Property by Declarant to Del Amo.

5. Enforcement.

(a) **Right to Enforce.** Declarant reserves unto itself a discretionary right to enforce this Declaration (including without limitation the right of entry and power of termination set forth in Section 4) in a judicial or administrative

action at law or in equity against any person or entity violating or attempting to violate the provisions of this Declaration. Prior to enforcing this Declaration in a judicial or administrative action, Declarant shall provide to Del Amo notice and an opportunity to cure in accordance with Section 5(b) below; provided, however, that Declarant shall not be required to give notice and opportunity to cure, or to comply with the process set forth in Section 5(b) below (the "**Cure Process**"), if (i) Declarant elects to exercise the power of termination and determines that the timing for the Cure Process could reasonably create a risk of expiration of the time period for exercising the power of termination pursuant to California Civil Code Section 885.050 or its successor statute; or (ii) likewise, if Declarant commences a Cure Process and Declarant elects to exercise the power of termination, Declarant shall be entitled to terminate the Cure Process if Declarant determines that the timing for completing Cure Process could reasonably create a risk of expiration of the time period for exercising the power of termination pursuant to California Civil Code Section 885.050 or its successor statute, and in each such case Declarant has delivered to Del Amo written notice of such determination, together with a reasonably detailed statement of the basis for such determination, which notice shall include, if applicable, the estimated date on which Declarant's right to enforce the power of termination shall expire pursuant to California Civil Code Section 885.050 or its successor statute.

(b) **Notice and Cure Procedures.**

(1) If Declarant determines that Del Amo is in violation of the terms of this Declaration or that a violation of this Declaration is imminently threatened, Declarant may demand the cure of such violation or reasonable confirmation that no such violation is imminently threatened (except that Declarant shall not be required to follow the Cure Process set forth in this Section 5(b) under the circumstances described in the proviso set forth in Section 5(a) above regarding Declarant's rights to enforce the power of termination). Declarant's demand for a cure of an existing violation or for confirmation of no imminent violation shall be a written notice delivered to Del Amo (a "**Notice of Violation**"), describing in reasonable detail the violation and demanding its cure or, the case of a threatened violation, reasonable confirmation that no such violation is imminently threatened.

(2) Del Amo shall cure the noticed violation within fifteen (15) days of receipt of the Notice of Violation or, in the case of a threatened violation, shall provide within fifteen (15) days reasonable confirmation that no such violation is imminently threatened. If said cure reasonably requires more than fifteen (15) days, Del Amo shall, within the fifteen (15) day period, submit to Declarant for review and reasonable approval a plan and time schedule to diligently complete such cure. Thereafter Del Amo shall complete such cure in accordance with the approved plan. If Del Amo disputes the Notice of Violation, it shall issue a written notice of such dispute (hereinafter "**Notice of Dispute**") to Declarant within fifteen (15) days of its receipt of the Notice of

Violation. If Declarant disapproves Del Amo's proposed plan and time schedule to cure, Declarant shall issue to Del Amo a Notice of Dispute within fifteen (15) days after Declarant's receipt of the proposed plan and time schedule.

(3) If Del Amo fails to cure the noticed violation(s) within the time periods described above, or fails to timely deliver or respond to a Notice of Dispute, Declarant shall be entitled, but not obligated, bring an action at law or in equity in a court of competent jurisdiction to enforce compliance with the terms of this Declaration or to seek re-entry onto the Restricted Property and termination of Del Amo's right, title and interest in and to the Restricted Property pursuant to Section 4.

(4) If Del Amo timely provides to Declarant a Notice of Dispute or a response to Declarant's Notice of Dispute, Declarant shall meet and confer with Del Amo at a time and place within Los Angeles County selected by Declarant and reasonably agreed by Del Amo, not to exceed thirty (30) days from the date that Declarant receives the Notice of Dispute from Del Amo or delivers a Notice of Dispute to Del Amo. If either party fails to appear for the meet and confer at the agreed time and location, it shall be deemed to have abandoned its Notice of Dispute.

(5) If, after reviewing the Notice of Dispute from Del Amo or delivering a Notice of Dispute to Del Amo, conferring with Del Amo, and considering all relevant information related to the Notice of Violation, Declarant determines that a violation of this Declaration has occurred, Declarant shall give Del Amo notice of such determination in writing (hereinafter, "**Determination of Violation**") and Del Amo shall have thirty (30) days after the date of the Determination of Violation to cure the violation. Thereafter, if Del Amo fails to cure the violation within such thirty (30) day period, or if such violation cannot reasonably be cured within such thirty (30) day period and Del Amo fails to commence such cure within such 30-day period and to thereafter to diligently prosecute the same to completion, then Declarant may bring an action at law or in equity in a court of competent jurisdiction to enforce compliance with the terms of this Declaration or to enforce Declarant's right of entry and power of termination Del Amo's right, title and interest in and to the Restricted Property pursuant to Section 4.

(c) **Immediate Action.** If Declarant, in its sole discretion, determines that circumstances require immediate action to prevent irreparable damage to the Park Purpose or the Restricted Property, Declarant may immediately pursue, without notice or demand to Del Amo (except as required under generally applicable law) all available interim remedies to protect its interests, including but not limited to injunctive relief (both prohibitory and mandatory), available pursuant to this Declaration and state and federal law. The rights granted in this Section 5(c) are intended to afford Declarant the benefit of interim

remedies to avoid irreparable harm, and are not intended to supersede in all instances the Cure Process set forth in Section 5(b).

(d) **Enforcement Discretion.** Enforcement of the terms of this Declaration shall be at the discretion of Declarant. Any delay or forbearance by Declarant to exercise rights under this Declaration in the event of any breach of any term of this Declaration by Del Amo shall not be deemed or construed to be a waiver by Declarant of a violation of any subsequent breach of the same or any other term of this Declaration or of any of the rights of Declarant under this Declaration. No delay or omission by Declarant in the exercise of any right or remedy upon any breach by Del Amo shall impair such right or remedy or be construed as a waiver.

6. Notices. Any notice, consent, demand, or communication required or permitted to be given pursuant to this Declaration shall be in writing and shall be (a) delivered personally to the applicable person or entity (or to an officer of such entity) to whom the same is directed, or (b) sent by recognized overnight courier service or registered or certified mail, return receipt requested, postage prepaid, addressed as follows or to any different address designated in writing by Declarant or Del Amo (as applicable):

If to Declarant: Triton Diagnostics Inc.
Associate General Counsel, Manufacturing
One Shell Plaza
910 Louisiana St.
Houston, TX 77002

If to Del Amo: Del Amo Neighborhood Park, LLC
c/o Los Angeles Neighborhood Land Trust
315 W. Ninth St. Suite 950
Los Angeles, California 90015

Any such notice shall be deemed to be delivered, given and received for all purposes as of (x) the date so delivered, if delivered personally, (y) upon receipt, if sent by courier service, or (z) on the date of receipt or refusal indicated on the return receipt, if sent by registered or certified mail, return receipt requested, postage and charges prepaid and properly addressed.

7. Amendment. This Declaration may be amended solely by written agreement executed by the parties hereto and recorded in the Office of the Los Angeles County Recorder.

8. Controlling Law. The laws of the State of California shall govern the interpretation and performance of this Declaration.

9. Liberal Construction. Any general rule of construction to the contrary notwithstanding, this Declaration shall be liberally construed in favor of the Park Purpose as stated in this Declaration. If any provision in this instrument is found to be ambiguous, an interpretation consistent with the purposes of this Declaration that would render the provision valid shall be favored over any interpretation that would render it invalid.

10. Severability. If a court of competent jurisdiction voids or invalidates on its face any provision of this Declaration, such action shall not affect the remainder of this Declaration. If a court of competent jurisdiction voids or invalidates the application of any provision of this Declaration to a person or circumstance, such action shall not affect the application of the provision to other persons or circumstances.

11. Successors. The covenants, terms, conditions, and restrictions of this Declaration shall be binding upon, and inure to the benefit of, the parties hereto and their respective personal representatives, heirs, successors, and assigns and shall continue as a servitude running in perpetuity with the Restricted Property.

12. Termination of Rights and Obligations. A party's rights and obligations under this Declaration terminate upon transfer of the party's interest in the Declaration or the Restricted Property, except that the liability of such party for its acts or omissions occurring prior to transfer shall survive transfer.

13. Captions and Recitals. The captions in this instrument have been inserted solely for convenience of reference and are not a part of this instrument and shall have no effect upon construction or interpretation. The Recitals are hereby incorporated into the provisions of this Declaration.

14. Benefited Party. The terms of this Declaration are for the benefit of the Declarant and Del Amo only and are not for the benefit of any other person or entity.

15. Del Amo Affirmation that Covenant Is Fair, Reasonable and Runs with the Land. Del Amo affirms its agreement to hold, improve, operate, use and maintain the Restricted Property in compliance with this Declaration and further affirms its intention that the Declaration constitutes conditions, restrictive covenants, and conditions that shall run with the land. Del Amo further affirms and agrees that the provisions of this Declaration are fair and reasonable given the circumstances of the conveyance of the Restricted Property by Declarant to Del Amo, that valid consideration has been received therefor, and that the provisions of this Declaration are the result of arm's-length negotiations. Del Amo further affirms and agrees that the remedy at law for the breach of the Declaration by Del Amo will be inadequate and that, in addition to any other remedy that Declarant may have, including but not limited to the right of re-entry and the power to terminate Del Amo's right, title and interest in the Restricted

Property, Declarant will be entitled to seek injunctive relief to restrain any such breach or threatened breach, without any bond or other security being required but in each case in accordance with the terms and conditions of this Declaration. Subject to the express terms and conditions of this Declaration, such right to seek injunctive relief shall be cumulative and in addition to any other remedies that Declarant may have at law or in equity and in addition to the right of re-entry and power of termination. If any court construes any provision of this Declaration to be unenforceable because of its duration or scope, the court shall have the power to reduce the duration and scope to the extent necessary so that the provision is enforceable, and such provision, as reduced, shall then be enforceable. This Declaration shall terminate automatically upon final completion of Declarant's exercise of its right of re-entry and its power of termination and the restoration of title in and to the Restricted Property to Declarant.

16. Declarant's Acknowledgement Regarding Non-Exploitation of Mineral Rights. Declarant hereby expressly acknowledges and agrees that the terms and conditions of this Declaration—specifically including the Prohibited Uses set forth in Section 3(n) and (r) [extraction of minerals and water] are intended to apply to, and run with the ownership of, any and all retained rights of Declarant or any of its predecessors-or successors-in-interest in and to the Restricted Property, including without limitation retained mineral rights, the right of entry and power of termination retained pursuant to this Declaration, and the rights of access granted pursuant to the Access Agreement. In furtherance of the foregoing, Declarant hereby expressly acknowledges and agrees that for so long as it is entitled to exercise and enforce rights under this Declaration, Declarant shall not, and shall not permit any other person or entity to, (a) remove, explore for, extract or exploit any minerals, loam, gravel, soil, rock, sand or other material on or below the surface of the Restricted Property (regardless of whether or not such exploration, extraction or exploitation requires surface entry onto the Restricted Property); (b) extract water underlying the Restricted Property without conforming to applicable laws and with all permits required by governmental agencies with jurisdiction over such extraction.

IN WITNESS WHEREOF Declarant and Del Amo have executed this Declaration the day and year first above written and has agreed to be bound by the terms and provisions hereof.

Document is signed in Counterpart.

"Declarant"

Triton Diagnostics Inc., a Delaware Corporation

By: _____
Keith Probyn, President

"Del Amo" Document is signed in Counterpart.

Del Amo Neighborhood Park, LLC, a California Limited Liability Company

By: The Los Angeles Neighborhood Land Trust, a California non-profit public benefit corporation
Its: Sole Member

By: _____
Alina Bokde, Executive Director

EXHIBIT "A"

LEGAL DESCRIPTION

Real property in the unincorporated area of the County of Los Angeles, State of California, described as follows:

PARCEL ONE:

LOTS 170 THROUGH 175 IN THE HAMMERTON TRACT, CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 2-4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL TWO:

THAT PORTION OF LOT A OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGES 2, 3 AND 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, INCLUDED WITHIN THE FOLLOWING DESCRIBED BOUNDARIES:

BEGINNING AT A POINT IN THE NORTH LINE OF LOT A, NORTH 89° 56' EAST, 1326.09 FEET FROM A TWO INCH IRON PIPE MARKING THE NORTHWEST CORNER OF SAID LOT A; THENCE SOUTH 0° 34' EAST, 215.23 FEET TO THE SOUTHERLY LINE OF SAID LOT B, DISTANT NORTH 89° 26' EAST, 1328.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT B;
THENCE ALONG THE SOUTH LINE OF SAID LOT B NORTH 89° 26' EAST, 100 FEET; THENCE NORTH 0° 34' WEST, 214.38 FEET TO THE NORTH LINE OF SAID LOT A;
THENCE ALONG THE NORTH LINE OF SAID LOT A SOUTH 89° 56' WEST, 100 FEET TO THE POINT OF BEGINNING.

PARCEL THREE:

THE EAST 50 FEET OF THOSE PORTIONS OF LOTS A AND B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF SAID LOT A, NORTH 89° 56' EAST 1126.09 FEET FROM THE NORTHWEST CORNER OF SAID LOT A;
THENCE SOUTH 0° 34' EAST 216.91 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID LOT B, DISTANT THEREON NORTH 89° 26' EAST, 1128.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT B;
THENCE ALONG THE SOUTHERLY LINE OF SAID LOT B, NORTH 89° 26' EAST 100 FEET;
THENCE NORTH 0° 34' WEST 216.07 FEET TO A POINT IN THE NORTHERLY LINE OF SAID LOT A;
THENCE ALONG THE NORTHERLY LINE OF SAID LOT A, SOUTH 89° 56' WEST 100 FEET TO A POINT OF BEGINNING.

PARCEL FOUR:

THAT PORTION OF LOTS A AND B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 2, 3 AND 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF LOT A, NORTH 89° 56' EAST 1226.09 FEET

FROM A 2 INCH PIPE MARKING THE NORTHWEST CORNER OF SAID LOT A;
THENCE FROM THIS POINT OF BEGINNING SOUTH 0° 34' EAST 216.07 FEET TO A POINT IN THE SOUTHERLY LINE OF LOT B SAID LAST MENTIONED POINT BEING NORTH 89° 26' EAST 1228.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT B;
THENCE ALONG THE SOUTH LINE OF SAID LOT B NORTH 89° 26' EAST 100 FEET TO A POINT;
THENCE NORTH 0° 34' WEST 215.23 FEET TO A POINT IN THE NORTH LINE OF SAID LOT A;
THENCE ALONG THE NORTH LINE OF SAID LOT A, SOUTH 89° 56' WEST 100 FEET TO THE POINT OF BEGINNING.

EXCEPT THE EASTERLY 50 FEET THEREOF.

PARCEL FIVE:

THE EASTERLY 50 FEET OF THAT PORTION OF LOTS A AND B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF LOT A, NORTH 89° 56' EAST 1226.09 FEET FROM A TWO INCH PIPE, MARKING THE NORTHWEST CORNER OF SAID LOT A;
THENCE FROM THIS POINT OF BEGINNING SOUTH 0° 34' EAST 216.07 FEET TO A POINT IN THE SOUTHERLY LINE OF LOT B SAID LAST MENTIONED POINT BEING NORTH 89° 26' EAST 1228.05 FROM THE SOUTHWEST CORNER OF SAID LOT B;
THENCE ALONG THE SOUTH LINE OF SAID LOT B NORTH 89° 26' EAST 100 FEET TO A POINT;
THENCE NORTH 0° 34' WEST 215.23 FEET TO A POINT IN THE NORTH LINE OF SAID LOT A;
THENCE ALONG - THE NORTH LINE OF SAID LOT A, SOUTH 89° 56' WEST 100 FEET TO THE POINT OF BEGINNING.

PARCEL SIX:

THE WESTERLY 50 FEET OF THAT PORTION OF LOT B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, INCLUDED WITHIN THE FOLLOWING DESCRIBED BOUNDARIES:

BEGINNING AT A POINT IN THE NORTH LINE OF LOT A OF SAID TRACT, NORTH 89° 56' EAST 1326.09 FEET FROM A TWO INCH IRON PIPE, MARKING THE NORTHWEST CORNER OF SAID LOT A;
THENCE SOUTH 0° 34' EAST 215.23 FEET TO THE SOUTHERLY LINE OF LOT B, DISTANCE NORTH 89° 26' EAST 1328.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT B; THENCE ALONG THE SOUTH LINE OF SAID LOT B NORTH 89° 26' EAST 100 FEET; THENCE NORTH 0° 34' WEST 214.38 FEET TO THE NORTH LINE OF LOT A;
THENCE ALONG THE NORTH LINE OF SAID LOT A, SOUTH 89° 56' WEST 100 FEET TO THE POINT OF BEGINNING.

PARCEL SEVEN:

THAT PORTION OF LOT B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGES 2, 3 AND 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, INCLUDED WITHIN THE FOLLOWING DESCRIBED BOUNDARIES:

BEGINNING AT A POINT IN THE NORTH LINE OF LOT A OF SAID OF TRACT, NORTH 89° 56' EAST, 1326.09 FEET FROM A TWO INCH IRON PIPE MARKING THE NORTHWEST CORNER OF SAID LOT A;

THENCE SOUTH 0° 34' EAST, 215.23 FEET TO THE SOUTHERLY LINE OF SAID LOT B, DISTANT NORTH 89° 26' EAST, 1328.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT B;
THENCE ALONG THE SOUTH LINE OF SAID LOT B NORTH 89° 26' EAST, 100 FEET; THENCE NORTH 0° 34' WEST, 214.38 FEET TO THE NORTH LINE OF SAID LOT A;
THENCE ALONG THE NORTH LINE OF SAID LOT A SOUTH 89° 36' WEST, 100 FEET TO THE POINT OF BEGINNING.

EXCEPT THE WESTERLY 50 FEET THEREOF.

PARCEL EIGHT:

THE WESTERLY 33.33 FEET OF THE SOUTHERLY 150.00 FEET OF THAT PORTION OF LOTS A AND B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40, PAGES 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF LOT A DISTANT THEREON, NORTH 89° 36' EAST 1426.09 FEET FROM TWO INCH IRON PIPE MARKING THE NORTHWEST CORNER OF SAID LOT A;
THENCE SOUTH 0° 34' EAST 214.38 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID LOT B, SAID LAST MENTIONED POINT BEING DISTANT ALONG SAID SOUTHERLY LINE, NORTH 89° 26' EAST 1428.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT B;
THENCE ALONG SAID SOUTHERLY LINE, NORTH 89° 26' EAST 200.00 FEET; THENCE NORTH 0° 34' WEST 212.68 FEET TO SAID NORTH LINE;
THENCE ALONG SAID NORTH LINE SOUTH 89° 56' WEST 200.00 FEET TO THE POINT OF BEGINNING.

PARCEL NINE:

THE EASTERLY 33.33 FEET OF THE WESTERLY 66.66 FEET TO THE SOUTHERLY 150 FEET OF THAT PORTION OF LOTS A & B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 2 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT TO THE NORTH LINE OF LOT A DISTANT THEREON NORTH 89° 56' EAST 1426.09 FEET FROM A 2 INCH PIPE MARKING THE NORTHWEST CORNER OF SAID LOT A, THENCE SOUTH 0° 34' EAST 214.38 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID LOT B, SAID LAST MENTIONED POINT BEING DISTANT ALONG THE SOUTHERLY LINE NORTH 89° 26' EAST 1428.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT B;
THENCE ALONG SAID SOUTHERLY LINE, NORTH 89° 26' EAST 200.00 FEET; THENCE NORTH 0° 34' WEST 212.68 FEET TO SAID NORTH LINE;
THENCE ALONG SAID NORTH LINE SOUTH 89° 56' WEST 200.00 FEET TO THE POINT OF BEGINNING.

PARCEL TEN:

THAT PORTION OF LOTS A AND B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 2 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EASTERLY 33.34 FEET OF THE WESTERLY 100.00 FEET OF THE SOUTHERLY 150.00 FEET OF THAT PORTION OF LOTS A AND B OF THE HAMMERTON TRACT, AS PER MAP RECORDED IN BOOK 40 PAGE 2 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF LOT A DISTANT THEREON NORTH 89° 56' EAST 1,426.09 FEET FROM A TWO INCH IRON PIPE MARKING THE NORTHWEST CORNER OF SAID LOT A;
THENCE SOUTH 0° 34' EAST 214.38 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID LOT B, SAID LAST MENTIONED POINT BEING DISTANT ALONG SAID SOUTHERLY LINE, NORTH 89° 26' EAST 1,428.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT B;
THENCE ALONG SAID SOUTHERLY LINE, NORTH 89° 26' EAST 200.00 FEET; THENCE NORTH 0° 34' WEST 212.68 FEET TO SAID NORTH LINE;
THENCE ALONG SAID NORTH LINE, SOUTH 89° 56' WEST 200.00 FEET TO THE POINT OF BEGINNING.

PARCEL ELEVEN:

THE WESTERLY 50 FEET OF THOSE PORTIONS OF LOTS A AND B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BEGINNING AT A POINT IN THE NORTHERLY LINE OF SAID LOT A DISTANT NORTH 89° 56' EAST 1626.09 FEET FROM THE NORTHWESTERLY CORNER OF SAID LOT A;
THENCE SOUTH 0° 34' EAST 212.68 FEET, TO A POINT IN THE SOUTHERLY LINE OF SAID LOT B THAT IS DISTANT NORTH 89° 26' EAST 1628.05 FEET FROM THE SOUTHWESTERLY CORNER OF SAID LOT B,
THENCE ALONG THE SOUTHERLY LINE OF SAID LOT B NORTH 89° 26' EAST 100 FEET; THENCE NORTH 0° 34' WEST 211.83 FEET TO A POINT IN THE NORTHERLY LINE OF LOT A; THENCE ALONG SAID NORTHERLY LINE SOUTH 89° 86' WEST 100 FEET TO THE POINT OF BEGINNING.

EXCEPT THE SOUTHERLY HALF OF SAID LAND.

PARCEL TWELVE:

THE NORTHERLY 106 FEET OF THE EASTERLY 50 FEET OF THOSE PORTIONS OF LOTS A AND B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 2, 3 AND 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY LINE OF SAID LOT A DISTANT NORTH 89° 56' EAST 1626.09 FEET FROM THE NORTHWESTERLY CORNER OF SAID LOT A;
THENCE SOUTH 0° 34' EAST 212.68 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID LOT B THAT IS DISTANT NORTH 89° 26' EAST 1628.05 FEET FROM THE SOUTHWESTERLY CORNER OF SAID LOT B;
THENCE ALONG THE SOUTHERLY LINE OF SAID LOT B NORTH 89° 26' EAST 100 FEET; THENCE NORTH 0° 34' WEST 211.83 FEET TO A POINT IN THE NORTHERLY LINE OF LOT A; THENCE ALONG SAID NORTHERLY LINE SOUTH 89° 56' WEST 100 FEET TO THE POINT OF BEGINNING.

PARCEL THIRTEEN:

THE SOUTHERLY ONE HALF OF THE PARCEL OF LAND DESCRIBED AS:

THE WESTERLY FIFTY FEET OF THOSE PORTIONS OF LOTS A AND B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 2, 3 AND 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY LINE OF SAID LOT A, DISTANT NORTH 89° 56' EAST 1626.09 FEET FROM THE NORTHWESTERLY CORNER OF SAID LOT A;
THENCE SOUTH 0° 34' EAST 212.68 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID LOT B THAT IS DISTANT NORTH 89° 26' EAST 1628.05 FEET FROM THE SOUTHWESTERLY CORNER OF SAID LOT B;
THENCE ALONG THE SOUTHERLY LINE OF SAID LOT B NORTH 89° 26' EAST 100 FEET; THENCE NORTH 0° 34' WEST 211.83 FEET TO A POINT IN THE NORTHERLY LINE OF LOT A; THENCE ALONG SAID NORTHERLY LINE SOUTH 89° 56' WEST 100 FEET TO THE POINT OF BEGINNING.

PARCEL FOURTEEN:

THE EASTERLY 50 FEET OF THOSE PORTIONS OF LOTS A AND B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 2 TO 4, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF SAID LOT A, DISTANT THEREON NORTH 89° 56' EAST 1626.09 FEET FROM THE NORTHWEST CORNER OF SAID LOT A; THENCE SOUTH 0° 34' EAST 212.68 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT B, DISTANT THEREON NORTH 89° 26' EAST 1628.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT B;
THENCE ALONG SAID SOUTHERLY LINE, NORTH 89° 26' EAST 100 FEET;
THENCE NORTH 0° 34' WEST 211.83 FEET TO SAID NORTHERLY LINE OF LOT A;
THENCE ALONG SAID NORTHERLY LINE, SOUTH 89° 56' WEST 100 FEET TO THE POINT OF BEGINNING.

EXCEPT THE NORTHERLY 106 FEET.

PARCEL FIFTEEN:

THE WEST HALF OF THOSE PORTIONS OF LOTS A AND B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 2 TO 4, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF LOT A NORTH 89° 56' EAST 2026.09 FEET FROM A 2 INCH IRON PIPE, MAKING THE NORTHWEST CORNER OF SAID LOT A;
THENCE FROM THIS POINT OF BEGINNING SOUTH 0° 34' EAST 209.30 FEET TO A POINT IN THE SOUTHERLY LINE OF LOT B, SAID LAST MENTIONED POINT BEING NORTH 89° 26' EAST 2028.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT B;
THENCE ALONG THE SOUTH LINE OF SAID LOT B NORTH 89° 26' EAST 100 FEET TO A POINT WHICH LAST MENTIONED POINT IS ALSO SOUTH 89° 26' WEST 100 FEET FROM THE SOUTHEAST CORNER OF SAID LOT B;
THENCE NORTH 0° 34' WEST 208.46 FEET TO A POINT IN THE NORTH LINE OF LOT A; THENCE ALONG THE NORTH LINE OF SAID LOT A, SOUTH 89° 56' WEST 100 FEET TO THE POINT OF BEGINNING.

PARCEL SIXTEEN:

THE NORTHERLY 58 FEET OF THOSE PORTIONS OF LOTS A AND B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGES 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY LINE OF SAID LOT A, DISTANT NORTH 89° 56' EAST 2126.09 FEET THEREON FROM THE NORTHWEST CORNER OF SAID LOT;

THENCE SOUTH 0° 34' EAST 208.46 FEET, MORE OR LESS, TO A POINT IN THE SOUTHERLY LINE OF SAID LOT B, DISTANT THEREON NORTH 89° 26' EAST 2128.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT B;
THENCE ALONG THE SOUTHERLY LINE OF SAID LOT B, NORTH 89° 26' EAST 100 FEET TO THE SOUTHEAST CORNER OF SAID LOT;
THENCE NORTH 0° 34' WEST, ALONG THE EASTERLY LINE OF SAID LOT B, 183.21 FEET TO THE NORTHEAST CORNER OF SAID LOT IN THE SOUTHERLY LINE OF SAID LOT A;
THENCE ALONG THE SOUTHERLY LINE OF SAID LOT A, NORTH 89° 56' EAST 30 FEET TO THE SOUTHEAST CORNER OF SAID LOT A;
THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT A, 24 FEET TO THE NORTHEAST CORNER OF SAID LOT;
THENCE ALONG THE NORTHERLY LINE OF SAID LOT A, SOUTH 89° 56' WEST 130 FEET TO THE POINT OF BEGINNING.

PARCEL SEVENTEEN:

THE NORTHERLY 50 FEET OF THE SOUTHERLY 150 FEET OF THAT PORTION OF LOT B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGES 2, 3 AND 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY LINE OF SAID LOT A OF SAID TRACT, DISTANT NORTH 89° 56' EAST 2126.09 FEET THEREON FROM THE NORTHWEST CORNER OF SAID LOT;
THENCE SOUTH 0° 34' EAST 208.46 FEET, MORE OR LESS, TO A POINT IN THE SOUTHERLY LINE OF SAID LOT B, DISTANT THEREON NORTH 89° 26' EAST 2128.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT B;
THENCE ALONG THE SOUTHERLY LINE OF SAID LOT B NORTH 89° 26' EAST 100 FEET TO THE SOUTHEAST CORNER OF SAID LOT;
THENCE NORTH 0° 34' WEST ALONG THE EASTERLY LINE OF SAID LOT B, 183.21 FEET TO THE NORTHEAST CORNER OF SAID LOT B IN THE SOUTHERLY LINE OF SAID LOT A; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT A NORTH 89° 56' EAST 30 FEET TO THE SOUTHEAST CORNER OF SAID LOT A;
THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT A, 24 FEET TO THE NORTHEAST CORNER OF SAID LOT;
THENCE ALONG THE NORTHERLY LINE OF SAID LOT A, SOUTH 89° 56' WEST 130 FEET TO THE POINT OF BEGINNING.

PARCEL EIGHTEEN:

THE NORTHERLY 50 FEET OF THE SOUTHERLY 100 FEET OF THAT PORTION OF LOT B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGES 2, 3 AND 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY LINE OF SAID LOT A OF SAID TRACT, DISTANT NORTH 89° 56' EAST 2126.09 FEET THEREON FROM THE NORTHWEST CORNER OF SAID LOT;
THENCE SOUTH 0° 34' EAST 208.46 FEET, MORE OR LESS, TO A POINT IN THE SOUTHERLY LINE OF SAID LOT B, A DISTANCE THEREON NORTH 89° 26' EAST 2128.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT B;
THENCE ALONG THE SOUTHERLY LINE OF SAID LOT B, NORTH 89° 26' EAST 100 FEET TO THE SOUTHEAST CORNER OF SAID LOT;
THENCE NORTH 0° 34' WEST ALONG THE EASTERLY LINE OF SAID LOT B 183.21 FEET TO THE NORTHEAST CORNER OF SAID LOT B IN THE SOUTHERLY LINE OF SAID LOT A; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT A NORTH 89° 5' EAST 30 FEET TO THE SOUTHEAST CORNER OF SAID LOT A;

THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT A, 24 FEET TO THE NORTHEAST CORNER OF SAID LOT;
THENCE ALONG THE NORTHERLY LINE OF SAID LOT A, SOUTH 89° 56' WEST 130 FEET TO THE POINT OF BEGINNING.

EXCEPT 60 PERCENT OF THE OIL, GAS MINERALS, PETROLEUM, ASPHALTUM AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND BELOW A DEPTH OF 200 FEET BUT NO PART OF THE SURFACE RIGHTS, AS RESERVED BY ESTATE MORTGAGE CO., IN DEED RECORDED AUGUST 31, 1961, IN BOOK D-1340 PAGE 555, OFFICIAL RECORDS.

PARCEL NINETEEN:

THE SOUTHERLY 104 FEET OF THOSE PORTIONS OF LOTS A AND B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF SAID LOT A, DISTANT NORTH 89° 56' EAST 2126.09 FEET THEREON FROM THE NORTHWEST CORNER THEREOF;
THENCE SOUTH 0° 34' EAST 208.46 FEET MORE OR LESS TO A POINT ON THE SOUTHERLY LINE OF SAID LOT B DISTANT THEREON NORTH 89° 26' EAST 2128.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT B;
THENCE ALONG THE SOUTHERLY LINE OF SAID LOT B, NORTH 89° 26' EAST 100 FEET TO THE SOUTHEAST CORNER THEREOF;
THENCE NORTH 0° 34' WEST ALONG THE EASTERLY LINE OF SAID LOT B, 183.21 FEET TO THE NORTHEAST CORNER OF SAID LOT B AND THE SOUTHERLY LINE OF SAID LOT A; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT A, NORTH 89° 56' EAST 30 FEET TO THE SOUTHEAST CORNER OF SAID LOT A;
THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT A, 24 FEET TO THE NORTHEAST CORNER THEREOF;
THENCE ALONG THE NORTHERLY LINE OF SAID LOT A SOUTH 89° 56' WEST 130 FEET TO THE POINT OF BEGINNING.

EXCEPT THE NORTHERLY 54 FEET OF SAID SOUTHERLY 104 FEET.

PARCEL TWENTY:

THE EAST HALF OF THOSE PORTIONS OF LOTS A AND B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGES 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF LOT A NORTH 89° 56' EAST 1926.09 FEET FROM 0.2 INCH IRON PIPE MARKING THE NORTHWEST CORNER OF SAID LOT A
THENCE FROM THIS POINT OF BEGINNING SOUTH 0° 34' EAST 210.15 FEET TO A POINT IN THE SOUTHERLY LINE OF LOT B SAID LAST MENTIONED POINT BEING NORTH 89° 26' EAST 1928.05 FEET, FROM THE SOUTHWEST CORNER OF SAID LOT B
THENCE ALONG THE SOUTH LINE OF SAID LOT B THENCE NORTH 89° 26' EAST 100 FEET TO A POINT,
THENCE NORTH 0° 34' WEST 209.30 FEET TO A POINT IN THE NORTH LINE OF LOT A THENCE ALONG THE NORTH LINE OF SAID LOT A SOUTH 89° 56' WEST 100 FEET TO THE POINT OF BEGINNING.

EXCEPT THE SOUTH 100 FEET THEREOF.

PARCEL TWENTY ONE:

THE SOUTH 100 FEET OF THE EAST HALF OF THOSE PORTIONS OF LOTS A AND B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF LOT A; NORTH 89° 56' EAST 1926.09 FEET FROM A 2 INCH IRON PIPE MARKING THE NORTHWEST CORNER OF SAID LOT A;
THENCE FROM THIS POINT OF BEGINNING; SOUTH 0° 34' EAST 210.15 FEET TO A POINT IN THE SOUTHERLY LINE OF LOT B AS SAID LAST MENTIONED POINT BEING NORTH 89° 26' EAST 1928.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT B; THENCE ALONG THE SOUTH LINE OF SAID LOT B;
THENCE NORTH 89° 26' EAST 100 FEET TO A POINT;
THENCE NORTH 0° 34' WEST 209.30 FEET TO A POINT IN THE NORTH LINE OF LOT A; THENCE ALONG THE NORTH LINE OF SAID LOT A;
SOUTH 89° 56' WEST 100 FEET TO THE POINT OF BEGINNING.

PARCEL TWENTY TWO:

THE SOUTHERLY 147 FEET OF THE EASTERLY 50 FEET OF THE WESTERLY 150 FEET OF THAT PORTION OF LOTS A AND B OF THE HAMMERTON TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 2 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF LOT A NORTH 89° 56' EAST 1426.09 FEET FROM A TWO INCH IRON PIPE, MARKING THE NORTHWEST CORNER OF SAID LOT A; THENCE FROM THIS POINT OF BEGINNING SOUTH 0° 34' EAST 214.28 FEET TO A POINT IN THE SOUTHERLY LINE OF LOT B; SAID LAST MENTIONED POINT BEING NORTH 89° 26' EAST 1428.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT B;
THENCE ALONG THE SOUTH LINE OF SAID LOT B NORTH 89° 26' EAST 200 FEET TO A POINT;
THENCE NORTH 0° 34' WEST 212.68 FEET TO A POINT IN THE NORTH LINE OF LOT A; THENCE ALONG THE NORTH LINE OF SAID LOT A SOUTH 89° 56' WEST 200 FEET TO THE POINT OF BEGINNING.

PARCEL TWENTY THREE:

THE SOUTHERLY 140 FEET OF THAT PORTION OF LOTS A AND B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 2 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF LOT A NORTH 89° 56' EAST 1426.09 FEET FROM A 2 INCH IRON PIPE, MARKING THE NORTHWEST CORNER OF SAID LOT A,
THENCE FROM THIS POINT OF BEGINNING SOUTH 0° 34' EAST 214.38 FEET TO A POINT IN THE SOUTH LINE OF LOT B, SAID LAST MENTIONED POINT BEING NORTH 89° 26' EAST 1428.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT B,
THENCE ALONG THE SOUTH LINE OF SAID LOT B NORTH 89° 26' EAST 200 FEET TO A POINT;
THENCE NORTH 0° 34' WEST 212.68 FEET TO A POINT IN THE NORTH LINE OF LOT A; THENCE ALONG THE NORTH LINE OF SAID LOT A SOUTH 89° 56' WEST 200 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THE WESTERLY 150 FEET TO SAID LAND.

PARCEL TWENTY FOUR:

THE WEST HALF OF THOSE PORTIONS OF LOTS A AND B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGES 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF A NORTH 89° 56' EAST 1726.09 FEET FROM A 2 INCH IRON PIPE, MARKING THE NORTHWEST CORNER OF LOT A;
THENCE FROM THIS POINT OF BEGINNING SOUTH 0° 34' EAST 211.83 FEET TO A POINT IN THE SOUTHERLY LINE OF LOT B OF SAID MENTIONED POINT BEING NORTH 89° 26' EAST 1728.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT B;
THENCE ALONG THE SOUTH LINE OF SAID LOT B NORTH 89° 26' EAST 100 FEET TO A POINT;
THENCE NORTH 0° 34' WEST 210.99 FEET TO A POINT IN THE NORTH LINE OF LOT A; THENCE ALONG THE NORTH LINE OF SAID LOT A SOUTH 89° 56' WEST 100 FEET TO THE POINT OF BEGINNING.

PARCEL TWENTY FIVE:

THE EAST ONE-HALF OF THE THOSE PORTIONS OF LOTS A AND B OF HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF LOT A, NORTH 89° 56' EAST 1,726.09 FEET FROM A 2 INCH IRON PIPE MARKING THE NORTHWEST CORNER OF SAID LOT A;
THENCE FROM THIS POINT OF BEGINNING, SOUTH 0° 34' EAST 211.83 FEET TO A POINT IN THE SOUTHERLY LINE OF LOT B, SAID LAST MENTIONED POINT BEING NORTH 89° 26' EAST 1,728.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT B;
THENCE ALONG THE SOUTH LINE OF SAID LOT B, NORTH 89° 26' EAST 100 FEET TO A POINT;
THENCE NORTH 0° 34' WEST 210.99 FEET TO A POINT IN THE NORTH LINE OF LOT A; THENCE ALONG THE NORTH LINE OF SAID LOT A, SOUTH 89° 56' WEST, 100 FEET TO THE POINT OF BEGINNING.

PARCEL TWENTY SIX:

THE WEST 50 FEET OF THAT PORTION OF LOTS A AND B OF HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 2, 3 AND 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF LOT A, NORTH 89° 56' EAST 1826.09 FEET FROM A 2 INCH IRON PIPE, MARKING THE NORTHWEST CORNER OF SAID LOT A;
THENCE FROM THIS POINT OF BEGINNING, SOUTH 0° 34' EAST 210.99 FEET TO A POINT IN THE SOUTHERLY LINE OF LOT B, SAID LAST MENTIONED POINT BEING NORTH 89° 26' EAST 1828.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT B;
THENCE ALONG THE SOUTH LINE OF SAID LOT B NORTH 89° 26' EAST 100 FEET TO A POINT;
THENCE NORTH 0° 34' WEST 210.15 FEET TO A POINT IN THE NORTH LINE OF LOT A; THENCE ALONG THE NORTH LINE OF SAID LOT A, SOUTH 89° 56' WEST 100 FEET TO THE POINT OF BEGINNING.

PARCEL TWENTY SEVEN:

THE EAST 50 FEET OF THOSE PORTIONS OF LOTS A AND B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40

PAGES 2 TO 4, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BEGINNING AT A POINT IN THE NORTH LINE OF LOT A NORTH 89° 56' EAST 1826.09 FEET FROM A 2 INCH IRON PIPE, MARKING THE NORTHWEST CORNER OF LOT A;
THENCE FROM THIS POINT OF BEGINNING, SOUTH 0° 34' EAST 210.99 FEET TO A POINT IN THE SOUTHERLY LINE OF LOT B, SAID LAST MENTIONED POINT BEING NORTH 89° 26' EAST 1828.05 FEET FROM THE SOUTHWEST CORNER OF LOT B;
THENCE ALONG THE SOUTH LINE OF LOT B NORTH 89° 26' EAST 100 FEET TO A POINT;
THENCE NORTH 0° 34' WEST 210.15 FEET TO A POINT IN THE NORTH LINE OF LOT A; THENCE ALONG THE NORTH LINE OF LOT A; SOUTH 89° 56' WEST 100 FEET TO THE POINT OF BEGINNING.

PARCEL TWENTY EIGHT:

THE WEST 1/2 OF THOSE PORTIONS OF LOTS A AND B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF LOT A NORTH 89° 56' EAST 1926.09 FEET FROM A 2 INCH IRON PIPE, MARKING THE NORTHWEST CORNER OF LOT A;
THENCE FROM THIS POINT OF BEGINNING SOUTH 0° 34' EAST 210.15 FEET TO A POINT IN THE SOUTHERLY LINE OF LOT B SAID LAST MENTIONED POINT BEING NORTH 89° 26' EAST 1928.05 FEET FROM THE SOUTHWEST CORNER OF LOT B;
THENCE ALONG THE SOUTH LINE OF LOT B NORTH 89° 26' EAST 100 FEET TO A POINT;
THENCE NORTH 0° 34' WEST 209.30 FEET TO A POINT IN THE NORTH LINE OF LOT A; THENCE ALONG THE NORTH LINE OF LOT A, SOUTH 89° 56' WEST 100 FEET TO THE POINT OF BEGINNING.

PARCEL TWENTY NINE:

THE EAST HALF OF THOSE PORTIONS OF LOTS A AND B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 2 TO 4, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF LOT A, NORTH 89° 56' EAST 2026.09 FEET FROM A 2 INCH IRON PIPE, MARKING THE NORTHWEST CORNER OF LOT A;
THENCE FROM THIS POINT OF BEGINNING, SOUTH 0° 34' EAST 209.30 FEET TO A POINT IN THE SOUTHERLY LINE OF LOT B, SAID LAST MENTIONED POINT BEING NORTH 89° 26' EAST 2028.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT B;
THENCE NORTH 89° 26' EAST 100 FEET TO A POINT (WHICH LAST MENTIONED POINT IS ALSO SOUTH 89° 26' WEST 100 FEET FROM THE CORNER OF SAID LOT B);
THENCE NORTH 0° 34' WEST 208.46 FEET TO A POINT IN THE NORTH LINE OF LOT A; THENCE ALONG THE NORTH LINE OF SAID LOT A;
THENCE SOUTH 89° 36' WEST 100 FEET TO THE POINT OF BEGINNING.

PARCEL THIRTY:

LOT 278 OF HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM ALL OIL, GAS AND MINERALS AND RIGHTS PERTAINING THERETO BUT

WITHOUT RIGHT OF ENTRY ON THE SURFACE THEREOF, AS RESERVED IN DEED RECORDED SEPTEMBER 08, 1958 IN BOOK D208 PAGE 783, OFFICIAL RECORDS.

PARCEL THIRTY ONE:

LOT 279 OF HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40, PAGE 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL THIRTY TWO:

LOT 280, IN OF TRACT HAMMERTON, AS PER MAP RECORDED IN BOOK 40, PAGE 2 TO 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL THIRTY THREE:

LOT 281 OF HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40, PAGE 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM ALL OIL, GAS AND MINERALS AND RIGHTS PERTAINING THERETO BUT WITHOUT RIGHT OF ENTRY ON THE SURFACE THEREOF, AS RESERVED IN DEED RECORDED SEPTEMBER 08, 1958, IN BOOK D108, PAGE 783, OFFICIAL RECORDS.

PARCEL THIRTY FOUR:

LOT 282 OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40, PAGES 2, 3, AND 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL THIRTY FIVE:

LOT 283 OF HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40, PAGE 2 TO 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL THIRTY SIX:

LOT 224 OF HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40, PAGE 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL THIRTY SEVEN:

LOT 225 OF HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40, PAGE 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL THIRTY EIGHT:

LOT 226 OF HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40, PAGE 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL THIRTY NINE:

LOT 227 OF HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40, PAGE 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL FORTY:

LOT 228 OF HAMMERTON TRACT, AS PER MAP RECORDED IN BOOK 40, PAGE 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL FORTY ONE:

LOT 229 OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40, PAGE 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN:

7350-007-016 (Affects: Lot 171 of Parcel One)
7350-007-017 (Affects: Lot 172 of Parcel One)
7350-007-018 (Affects: Lot 173 of Parcel One)
7350-007-019 (Affects: Lot 174 of Parcel One)
7350-007-020 (Affects: Lot 175 of Parcel One)
7350-007-045 (Affects: Lot 170 of Parcel One)

7350-015-001 (Affects: Parcel Two)
7350-015-043 (Affects: Portion of Parcel Three)
7350-015-058 (Affects: Portion of Parcel Three)
7350-015-045 (Affects: Portion of Parcel Four)
7350-015-059 (Affects: Portion of Parcel Four)
7350-015-046 (Affects: Portion of Parcel Five)
7350-015-047 (Affects: Portion of Parcel Five)
7350-015-048 (Affects: Portion of Parcel Six)
7350-015-049 (Affects: Portion of Parcel Six)
7350-015-050 (Affects: Portion of Parcel Seven)
7350-015-051 (Affects: Portion of Parcel Seven)
7350-015-052 (Affects: Portion of Parcel Eight)
7350-015-053 (Affects: Portion of Parcel Eight)
7350-015-054 (Affects: Portion of Parcel Nine)
7350-015-055 (Affects: Portion of Parcel Nine)
7350-015-056 (Affects: Portion of Parcel Ten)
7350-015-057 (Affects: Portion of Parcel Ten)

7350-016-002 (Affects: Parcel Eleven)
7350-016-003 (Affects: Parcel Twelve)
7350-016-004 (Affects: Parcel Thirteen)
7350-016-005 (Affects: Parcel Fourteen)
7350-016-012 (Affects: Portion of Parcel Fifteen)
7350-016-018 (Affects: Portion of Parcel Fifteen)
7350-016-014 (Affects: Parcel Sixteen)
7350-016-015 (Affects: Parcel Seventeen)
7350-016-016 (Affects: Parcel Eighteen)
7350-016-017 (Affects: Parcel Nineteen)
7350-016-019 (Affects: Parcel Twenty)

7350-016-020 (Affects: Parcel Twenty One)
7350-016-025 (Affects: Portion of Parcel Twenty Two)
7350-016-026 (Affects: Portion of Parcel Twenty Two)
7350-016-027 (Affects: Portion of Parcel Twenty Three)
7350-016-028 (Affects: Portion of Parcel Twenty Three)
7350-016-029 (Affects: Portion of Parcel Twenty Four)
7350-016-030 (Affects: Portion of Parcel Twenty Four)
7350-016-031 (Affects: Portion of Parcel Twenty Five)
7350-016-032 (Affects: Portion of Parcel Twenty Five)
7350-016-033 (Affects: Portion of Parcel Twenty Six)
7350-016-034 (Affects: Portion of Parcel Twenty Six)
7350-016-035 (Affects: Portion of Parcel Twenty Seven)
7350-016-036 (Affects: Portion of Parcel Twenty Seven)
7350-016-037 (Affects: Portion of Parcel Twenty Eight)
7350-016-038 (Affects: Portion of Parcel Twenty Eight)
7350-016-041 (Affects: Parcel Twenty Nine)

7350-017-035 (Affects: Parcel Thirty)
7350-017-036 (Affects: Parcel Thirty One)
7350-017-037 (Affects: Parcel Thirty Two)
7350-017-038 (Affects: Parcel Thirty Three)
7350-017-039 (Affects: Parcel Thirty Four)
7350-017-040 (Affects: Parcel Thirty Five)

7350-018-001 (Affects: Parcel Thirty Six)
7350-018-002 (Affects: Parcel Thirty Seven)
7350-018-003 (Affects: Parcel Thirty Eight)
7350-018-004 (Affects: Parcel Thirty Nine)
7350-018-005 (Affects: Parcel Forty)
7350-018-006 (Affects: Parcel Forty One)

ACKNOWLEDGMENT

A Notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF TEXAS)
COUNTY OF HARRIS)

On November 12, 2015 before me,
Alison R. Gilmore Notary Public (insert name and title of the officer), personally appeared Keith J. Probyn, President, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument, the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of ~~California~~ Texas as that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Alison R. Gilmore (SEAL)
Notary Public

ALISON R GILMORE
MY COMMISSION EXPIRES
February 26, 2018

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)

On 11-13-2015 before me, Violeta Jendoubi, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Alina Bokde
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

VIOLETA JENDOUBI
Commission # 1985230
Notary Public - California
Los Angeles County
My Comm. Expires Aug 9, 2016

Signature _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Declarations... Document Date: 11-13-15.
Number of Pages: 16 Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name:	Signer's Name:
☐ Corporate Officer — Title(s):	☐ Corporate Officer — Title(s):
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other:	☐ Other:
Signer Is Representing:	Signer Is Representing:

RECORDING REQUESTED BY
First American Title National-Commercial Services

AND WHEN RECORDED MAIL TO:
Pete Stratz, Portfolio ManagerCorporate Real Estate, Program Delivery
Shell Oil Company 1822 E Route 66, PMB 257
Glendora, CA 91740

NCS-694979-ONT1

COPY of Document Recorded
20151495037 NOV 18 2015
Has not been compared with original.
Original will be returned when
processing has been completed.
LOS ANGELES COUNTY REGISTRAR - RECORDER

Space Above This Line for Recorder's Use Only

Right of Entry Agreement
Title of Document

THIS COVER SHEET ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
($3.00 Additional Recording Fee Applies)

RECORDING REQUESTED BY AND WHEN RECORDED MAIL TO:

Pete Stratz, Portfolio Manager
Corporate Real Estate, Program Delivery
Shell Oil Company 1822 E Route 66, PMB 257
Glendora, CA 91740

SPACE ABOVE THIS LINE FOR RECORDER'S USE

A.P.N.: 7350-007-016, -017, -018, -019, -020, -045; 7350-015-001, -043, -045, -046, -047, -048, -049,- 050, -051,- 052, -053, -054, -055, -056, -057, -058, -059; 7350-016-002, -003, -004, -005, -012, -014, -015, -016, -017, -018, -019, -020, -025, -026, -027, -028, -029, -030, -031, -032, 033, -034, -035, -036, -037, -038, -041; 7350-017-035,-036, -037, -038,- 039, -040;
7350-018-001, -002, -003, -004, -005, -006

RIGHT OF ENTRY AGREEMENT

This Right of Entry Agreement (this "**Agreement**") is made as of November 12, 2015 ("**Effective Date**") by and between the following entities, referred to herein as the "**Parties**":

Del Amo Neighborhood Park, LLC
315 W. Ninth St., Suite 950
Los Angeles, California 90015
("**Buyer**")

Triton Diagnostics, Inc.
910 Louisiana St.
Houston, Texas 77002
("**Seller**")

Shell Oil Company
910 Louisiana St.
Houston, Texas 77002
("**Shell**")

WHEREAS, Buyer purchased from Seller a certain parcel of land comprising contiguous lots located in Los Angeles County, California, more particularly described in Exhibit A (the "**Property**"), pursuant to the terms of a certain Purchase and Sale Agreement between the Parties dated as of December 30, 2014, a copy of which is on file with each of Buyer and Seller (the "**Purchase and Sale Agreement**") [capitalized terms used herein and not otherwise defined have the meanings set forth in the Purchase and Sale Agreement]; and,

WHEREAS, there has in the past been environmental monitoring at the Property and there are currently located on the Property two groundwater monitoring wells and four soil vapor monitoring points reflected in Exhibit B to this Agreement; and,

WHEREAS, Shell and its affiliates and subsidiaries (Seller, Shell and Shell's affiliates and subsidiaries are hereby collectively referred to as "**Seller Entities**") intend to conduct additional monitoring and related activities and the Property may require future environmental work by Seller Entities, governmental agencies or third parties; and

WHEREAS, following its acquisition of the Property, Buyer is willing to grant the Seller Entities rights of access to the Property to perform environmental activities as provided herein.

NOW, THEREFORE, in exchange for the mutual promises and considerations stated herein the Parties agree as follows:

1. **GRANT OF LICENSE**. Buyer hereby grants a nonexclusive, irrevocable license from the date of this Agreement to the Seller Entities and their employees, authorized agents and contractors, and to any relevant governmental agency with jurisdiction ("**Agency**") together with such Agency's employees, authorized agents and contractors, without requirement of payment, to enter the Property (including the Public Road Parcels anticipated to be vacated by the County of Los Angeles and acquired by Buyer) to perform all of the following work in each case that the Seller Entities deem necessary to comply with all Environmental Laws or the obligations of Seller and/or Shell under the Purchase and Sale Agreement (collectively, "**Corrective Actions**"): (a) monitoring well and related piping installations, repair, relocations, and closings, (b) tests, inspections, borings, sampling and monitoring activities, engineering studies, surveys, appraisals, and environmental studies, and (c) other environmental remediation operations or activities. This Agreement is intended and shall be construed only as the grant of a temporary license to enter and conduct Corrective Actions upon the Property and upon the terms set forth herein and not a grant of an easement or any other interest in the Property.

2. **PERFORMANCE OF CORRECTIVE ACTION**. For as long as this Agreement remains in effect, Seller and Shell agree that any Corrective Actions undertaken by the Seller Entities and/or their employees, authorized agents and contractors pursuant to this Agreement shall be conducted in accordance with (a) all applicable federal, state and local statutes, regulations, ordinances and standards; and (b) this Agreement, the Declaration of Covenants, Conditions and Restrictions, the Land Use Covenant executed between Buyer and the California Department of Toxic Substances Control, and the Purchase and Sale Agreement; provided, however, Buyer acknowledges and agrees that (i) except as may be otherwise required by an Agency, Environmental Laws, the Purchase and Sale Agreement, or this Agreement, Corrective Action by Seller Entities shall be consistent only with commercial, industrial, or similar non-residential assessment or cleanup standards established by the applicable Agency; and (ii) this Agreement does not create any affirmative obligation owing to Buyer to remedy or respond to any environmental liability or condition on the Property.

3. **REGULATIONS**. Buyer hereby agrees to comply with all existing and future laws and regulations applicable to its ownership and operation of the Property. Further, upon written request by Seller or Shell, Buyer shall make available for review by Seller or Shell at the Property during normal business hours all records pertaining to the Property that are required by applicable laws to be maintained by Buyer as the owner of the Property.

4. **TERMINATION**. This agreement shall survive until Seller, Shell and Buyer agree in writing that any and all required Corrective Actions have been

completed, and a duly executed termination of this Agreement is recorded in the Official Records of Los Angeles County.

5. **BUYER DEFAULT; REMEDIES.** If Buyer breaches this Agreement by (a) denying reasonable access to Seller Entities as required pursuant to this Agreement, or (b) preventing or repeatedly, unreasonably and materially interfering with Seller Entities' performance of activities constituting Corrective Action on the Property (each of the foregoing, a "**Buyer Default**"), then in the event of such Buyer Default the Buyer Indemnitees shall be deemed to have waived any right, claim or cause of action the Buyer Indemnities may have had against one or more Seller Entities under the Purchase and Sale Agreement to require such Seller Entities to perform or continue the Indemnified Remedial Work that Seller Entities were seeking to perform on the Property. The foregoing waiver shall not limit the Seller Entities' right to seek specific performance of this Agreement or otherwise enjoin a Buyer Default.

6. **MUTUAL COOPERATION**. Seller and Shell agree to coordinate their activities with Buyer to minimize any necessary inconvenience to or interruption of the conduct of park activities at the Property. Buyer agrees to use commercially reasonably efforts to cooperate with the Seller Entities' performance hereunder and execute any additional documents including, without limitation, permit applications, which may reasonably be required to effectuate the purpose of this Agreement. Buyer further agrees not to interfere with the activities conducted by Seller Entities on the Property and, upon request, to restrict public access to and park activities in designated areas where Seller Entities are conducting Corrective Action or have staged material or equipment. Upon request, Buyer agrees at Buyer's sole expense to remove and securely store any movable park equipment (including but not limited to fitness equipment, picnic tables and art installations) that may be located in areas where Seller Entities need access to perform Corrective Action. Buyer also agrees to cooperate with Seller Entities for the relocation of any wells and piping necessitated by the Corrective Action. Seller and Shell agree that all wells, piping and other remediation equipment that may from time to time be located on the Property shall be (a) to the extent reasonably feasible, located underground and otherwise in locations that do not interfere with use of the Property as a park; and (b) be installed and maintained in manner consistent with sound environmental engineering practices taking into consideration the use of the Property as a public park (including reasonable measures to secure against tampering with such equipment). Any well relocation work shall be done by Seller Entities or their contractor or agent, at Seller Entities' instruction, and subject to any approval required by the Agency. Buyer shall notify Seller immediately and shall, as soon as possible, but not later than thirty (30) days after damage or destruction, replace or repair, at its sole expense, all monitoring wells, monitoring well pads, remediation equipment or piping installed by Seller Entities on the Property and damaged or destroyed by Buyer or Buyer's agents, employees, contractors or lessees, or as a result of vandalism, provided that the same (i) were in existence at the time this Agreement was entered or were installed and/or relocated in accordance with this Agreement; and (ii) were in any case installed and maintained in a manner consistent with sound environmental engineering practices taking into consideration the use of the Property as a public park (including reasonable measures to secure against tampering with such equipment).

7. **PERMITS**. Seller or Shell, with the reasonable cooperation of Buyer, but at no expense to Buyer, shall obtain any and all permits, which may be required for the Corrective Action it conducts pursuant to this Agreement.

8. **REPORTS**. Upon request by Buyer, Seller and Shell agree to provide Buyer with copies of reports that are submitted to the Agency outlining the results of Seller's Corrective Actions.

9. **SITE RESTORATION**. Seller and Shell shall, upon completion of any Corrective Actions contemplated by this Agreement, restore the disturbed surface areas of the Property damaged by the Corrective Action to as near as reasonably possible to the approximate grade and paving or landscaping condition as existed immediately prior to the initiation of Corrective Action, including proper plugging, abandonment or removal of any monitoring well as may be required in accordance with applicable law and sound environmental engineering practices. Seller and Shell shall not be responsible for the repair or replacement of underground utilities (except for public underground utilities damaged by Seller) or movable park equipment on the Property.

10. **INDEMNIFICATION.** Seller, Shell and Buyer agree that certain matters related to this Agreement are subject to defense, indemnification and hold harmless obligations as set forth in the Purchase and Sale Agreement.

11. **DISPUTE RESOLUTION**. Seller, Shell and Buyer agree that all disputes between them arising out of or relating to this Agreement shall be resolved in accordance with the dispute resolution provisions in the Purchase and Sale Agreement.

12. **EXECUTION OF AGREEMENT**. Each of the undersigned hereby represents and warrants that it is authorized to execute this Agreement on behalf of the respective Party to the Agreement and that this Agreement, when executed by those Parties, shall become a valid and binding obligation, enforceable in accordance with its terms. Buyer represents and warrants that, following the Closing under the Purchase and Sale Agreement, it will be the owner of the Property and at such time will have full lawful authority to grant access to the Property for the purposes described herein.

13. **ASSIGNMENT, SUCCESSOR AND ASSIGNS**. This Agreement shall be binding on and inure to the benefit of Buyer, Seller, Shell and their respective successors. In the event Buyer's interests in the Property are conveyed, transferred or in any way assigned in whole or in part to any other person or entity, whether by contract, operation of law or otherwise, Buyer shall inform the proposed recipient of this Agreement, take any and all reasonable actions to render any such conveyance, transfer or assignment subject to the terms of this Agreement, and provide notice thereof to Seller. This Agreement shall be assignable by Buyer or by operation of law to a successor in interest to the Property only with the prior written consent of Seller and Shell, which consent may be withheld by Seller and Shell for any reason whatsoever; provided, however, in the event that Seller and Shell consent to the Assignment of the Purchase and Sale Agreement to a Permitted Transferee, Seller and Shell shall likewise consent to the assignment of this Agreement to such Permitted Transferee. Neither Seller nor Shell may assign this Agreement without Buyer's prior written consent; provided, that without in any way limiting Shell's obligations (including indemnification obligations) hereunder, (a) Seller may assign its rights and obligations under this Agreement to an Affiliate of Seller without the consent of Buyer.

14. **NOTICE**. Any notice, consent, request, report, demand, or other document required to be given to one Party by the other shall be in writing and be delivered to or mailed to the receiving Party at its address, referenced on page 1

above. Facsimile copies and email copies with delivery receipt confirmed shall be sufficient.

15. **MODIFICATIONS.** This Agreement contains the entire understanding of the Parties as o the subject hereof. Any change, amendment, or alteration must be in writing and signed by all of the Parties to this Agreement to be effective. This Agreement supersedes all prior discussions and agreements between the Parties with respect to the subject matter hereof and thereof.

16. **NO ADMISSIONS.** Nothing contained in this Agreement shall be construed as an admission of any fact or liability of any Party to this Agreement.

17. **NO WAIVER.** Any waiver of any particular breach or default of this Agreement shall be in writing and shall not constitute a continuing waiver or a waiver of any other breach or default. Any obligations to be performed before, upon, or subsequent to the termination or expiration of this Agreement shall survive such termination or expiration of this Agreement if not already made or performed at date of termination or expiration. Except as specifically provided herein, no failure or delay to exercise a right by a Party shall operate as a waiver of such right.

18. **GOVERNING LAW.** THIS AGREEMENT SHALL BE GOVERNED IN ALL RESPECTS BY THE LAWS OF THE STATE OF CALIFORNIA WITHOUT REGARD TO THE CONFLICT OF LAWS PRINCIPLES THEREOF.

19. **COUNTERPARTS.** This Agreement may be executed in multiple counterparts, each of which shall be deemed to be an original and of equal force and effect.

IN WITNESS WHEREOF, the Parties have executed this Agreement on the dates set forth below, but effective as of the Effective Date first above written.

Document is signed in Counterpart.

SELLER:

TRITON DIAGNOSTICS, INC.
a Delaware corporation

By: _____
Keith Probyn, President

SHELL:

SHELL OIL COMPANY
a Delaware corporation

By: _____
William E. Platt, Attorney in Fact

above. Facsimile copies and email copies with delivery receipt confirmed shall be sufficient.

15. **MODIFICATIONS**. This Agreement contains the entire understanding of the Parties as o the subject hereof. Any change, amendment, or alteration must be in writing and signed by all of the Parties to this Agreement to be effective. This Agreement supersedes all prior discussions and agreements between the Parties with respect to the subject matter hereof and thereof.

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a Delaware corporation

By:_____
Keith Probyn, President

SHELL:

SHELL OIL COMPANY
a Delaware corporation

By:_____
William E. Platt, Attorney In Fact

Document is signed in Counterpart

BUYER:

DEL AMO NEIGHBORHOOD PARK, LLC, a California limited liability company

By: The Los Angeles Neighborhood Land Trust, a California non-profit public benefit corporation
Its: Sole Member

By: _____
Alina Bokde, Executive Director

EXHIBIT "A"

LEGAL DESCRIPTION

Real property in the unincorporated area of the County of Los Angeles, State of California, described as follows:

PARCEL ONE:

LOTS 170 THROUGH 175 IN THE HAMMERTON TRACT, CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 2-4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL TWO:

THAT PORTION OF LOT A OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGES 2, 3 AND 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, INCLUDED WITHIN THE FOLLOWING DESCRIBED BOUNDARIES:

BEGINNING AT A POINT IN THE NORTH LINE OF LOT A, NORTH 89° 56' EAST, 1326.09 FEET FROM A TWO INCH IRON PIPE MARKING THE NORTHWEST CORNER OF SAID LOT A; THENCE SOUTH 0° 34' EAST, 215.23 FEET TO THE SOUTHERLY LINE OF SAID LOT B, DISTANT NORTH 89° 26' EAST, 1328.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT B;
THENCE ALONG THE SOUTH LINE OF SAID LOT B NORTH 89° 26' EAST, 100 FEET; THENCE NORTH 0° 34' WEST, 214.38 FEET TO THE NORTH LINE OF SAID LOT A;
THENCE ALONG THE NORTH LINE OF SAID LOT A SOUTH 89° 56' WEST, 100 FEET TO THE POINT OF BEGINNING.

PARCEL THREE:

THE EAST 50 FEET OF THOSE PORTIONS OF LOTS A AND B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF SAID LOT A, NORTH 89° 56' EAST 1126.09 FEET FROM THE NORTHWEST CORNER OF SAID LOT A;
THENCE SOUTH 0° 34' EAST 216.91 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID LOT B, DISTANT THEREON NORTH 89° 26' EAST, 1128.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT B;
THENCE ALONG THE SOUTHERLY LINE OF SAID LOT B, NORTH 89° 26' EAST 100 FEET;
THENCE NORTH 0° 34' WEST 216.07 FEET TO A POINT IN THE NORTHERLY LINE OF SAID LOT A;
THENCE ALONG THE NORTHERLY LINE OF SAID LOT A, SOUTH 89° 56' WEST 100 FEET TO A POINT OF BEGINNING.

PARCEL FOUR:

THAT PORTION OF LOTS A AND B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 2, 3 AND 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF LOT A, NORTH 89° 56' EAST 1226.09 FEET

FROM A 2 INCH PIPE MARKING THE NORTHWEST CORNER OF SAID LOT A;
THENCE FROM THIS POINT OF BEGINNING SOUTH 0° 34' EAST 216.07 FEET TO A POINT IN THE SOUTHERLY LINE OF LOT B SAID LAST MENTIONED POINT BEING NORTH 89° 26' EAST 1228.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT B;
THENCE ALONG THE SOUTH LINE OF SAID LOT B NORTH 89° 26' EAST 100 FEET TO A POINT;
THENCE NORTH 0° 34' WEST 215.23 FEET TO A POINT IN THE NORTH LINE OF SAID LOT A;
THENCE ALONG THE NORTH LINE OF SAID LOT A, SOUTH 89° 56' WEST 100 FEET TO THE POINT OF BEGINNING.

EXCEPT THE EASTERLY 50 FEET THEREOF.

PARCEL FIVE:

THE EASTERLY 50 FEET OF THAT PORTION OF LOTS A AND B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF LOT A, NORTH 89° 56' EAST 1226.09 FEET FROM A TWO INCH PIPE, MARKING THE NORTHWEST CORNER OF SAID LOT A;
THENCE FROM THIS POINT OF BEGINNING SOUTH 0° 34' EAST 216.07 FEET TO A POINT IN THE SOUTHERLY LINE OF LOT B SAID LAST MENTIONED POINT BEING NORTH 89° 26' EAST 1228.05 FROM THE SOUTHWEST CORNER OF SAID LOT B;
THENCE ALONG THE SOUTH LINE OF SAID LOT B NORTH 89° 26' EAST 100 FEET TO A POINT;
THENCE NORTH 0° 34' WEST 215.23 FEET TO A POINT IN THE NORTH LINE OF SAID LOT A;
THENCE ALONG - THE NORTH LINE OF SAID LOT A, SOUTH 89° 56' WEST 100 FEET TO THE POINT OF BEGINNING.

PARCEL SIX:

THE WESTERLY 50 FEET OF THAT PORTION OF LOT B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, INCLUDED WITHIN THE FOLLOWING DESCRIBED BOUNDARIES:

BEGINNING AT A POINT IN THE NORTH LINE OF LOT A OF SAID TRACT, NORTH 89° 56' EAST 1326.09 FEET FROM A TWO INCH IRON PIPE, MARKING THE NORTHWEST CORNER OF SAID LOT A;
THENCE SOUTH 0° 34' EAST 215.23 FEET TO THE SOUTHERLY LINE OF LOT B, DISTANCE NORTH 89° 26' EAST 1328.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT B; THENCE ALONG THE SOUTH LINE OF SAID LOT B NORTH 89° 26' EAST 100 FEET; THENCE NORTH 0° 34' WEST 214.38 FEET TO THE NORTH LINE OF LOT A;
THENCE ALONG THE NORTH LINE OF SAID LOT A, SOUTH 89° 56' WEST 100 FEET TO THE POINT OF BEGINNING.

PARCEL SEVEN:

THAT PORTION OF LOT B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGES 2, 3 AND 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, INCLUDED WITHIN THE FOLLOWING DESCRIBED BOUNDARIES:

BEGINNING AT A POINT IN THE NORTH LINE OF LOT A OF SAID OF TRACT, NORTH 89° 56' EAST, 1326.09 FEET FROM A TWO INCH IRON PIPE MARKING THE NORTHWEST CORNER OF SAID LOT A;

THENCE SOUTH 0° 34' EAST, 215.23 FEET TO THE SOUTHERLY LINE OF SAID LOT B, DISTANT NORTH 89° 26' EAST, 1328.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT B;
THENCE ALONG THE SOUTH LINE OF SAID LOT B NORTH 89° 26' EAST, 100 FEET; THENCE NORTH 0° 34' WEST, 214.38 FEET TO THE NORTH LINE OF SAID LOT A;
THENCE ALONG THE NORTH LINE OF SAID LOT A SOUTH 89° 36' WEST, 100 FEET TO THE POINT OF BEGINNING.

EXCEPT THE WESTERLY 50 FEET THEREOF.

PARCEL EIGHT:

THE WESTERLY 33.33 FEET OF THE SOUTHERLY 150.00 FEET OF THAT PORTION OF LOTS A AND B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40, PAGES 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF LOT A DISTANT THEREON, NORTH 89° 36' EAST 1426.09 FEET FROM TWO INCH IRON PIPE MARKING THE NORTHWEST CORNER OF SAID LOT A;
THENCE SOUTH 0° 34' EAST 214.38 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID LOT B, SAID LAST MENTIONED POINT BEING DISTANT ALONG SAID SOUTHERLY LINE, NORTH 89° 26' EAST 1428.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT B;
THENCE ALONG SAID SOUTHERLY LINE, NORTH 89° 26' EAST 200.00 FEET; THENCE NORTH 0° 34' WEST 212.68 FEET TO SAID NORTH LINE;
THENCE ALONG SAID NORTH LINE SOUTH 89° 56' WEST 200.00 FEET TO THE POINT OF BEGINNING.

PARCEL NINE:

THE EASTERLY 33.33 FEET OF THE WESTERLY 66.66 FEET TO THE SOUTHERLY 150 FEET OF THAT PORTION OF LOTS A & B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 2 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT TO THE NORTH LINE OF LOT A DISTANT THEREON NORTH 89° 56' EAST 1426.09 FEET FROM A 2 INCH PIPE MARKING THE NORTHWEST CORNER OF SAID LOT A, THENCE SOUTH 0° 34' EAST 214.38 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID LOT B, SAID LAST MENTIONED POINT BEING DISTANT ALONG THE SOUTHERLY LINE NORTH 89° 26' EAST 1428.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT B;
THENCE ALONG SAID SOUTHERLY LINE, NORTH 89° 26' EAST 200.00 FEET; THENCE NORTH 0° 34' WEST 212.68 FEET TO SAID NORTH LINE;
THENCE ALONG SAID NORTH LINE SOUTH 89° 56' WEST 200.00 FEET TO THE POINT OF BEGINNING.

PARCEL TEN:

THAT PORTION OF LOTS A AND B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 2 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EASTERLY 33.34 FEET OF THE WESTERLY 100.00 FEET OF THE SOUTHERLY 150.00 FEET OF THAT PORTION OF LOTS A AND B OF THE HAMMERTON TRACT, AS PER MAP RECORDED IN BOOK 40 PAGE 2 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF LOT A DISTANT THEREON NORTH 89° 56' EAST 1,426.09 FEET FROM A TWO INCH IRON PIPE MARKING THE NORTHWEST CORNER OF SAID LOT A;
THENCE SOUTH 0° 34' EAST 214.38 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID LOT B, SAID LAST MENTIONED POINT BEING DISTANT ALONG SAID SOUTHERLY LINE, NORTH 89° 26' EAST 1,428.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT B;
THENCE ALONG SAID SOUTHERLY LINE, NORTH 89° 26' EAST 200.00 FEET; THENCE NORTH 0° 34' WEST 212.68 FEET TO SAID NORTH LINE;
THENCE ALONG SAID NORTH LINE, SOUTH 89° 56' WEST 200.00 FEET TO THE POINT OF BEGINNING.

PARCEL ELEVEN:

THE WESTERLY 50 FEET OF THOSE PORTIONS OF LOTS A AND B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BEGINNING AT A POINT IN THE NORTHERLY LINE OF SAID LOT A DISTANT NORTH 89° 56' EAST 1626.09 FEET FROM THE NORTHWESTERLY CORNER OF SAID LOT A;
THENCE SOUTH 0° 34' EAST 212.68 FEET, TO A POINT IN THE SOUTHERLY LINE OF SAID LOT B THAT IS DISTANT NORTH 89° 26' EAST 1628.05 FEET FROM THE SOUTHWESTERLY CORNER OF SAID LOT B,
THENCE ALONG THE SOUTHERLY LINE OF SAID LOT B NORTH 89° 26' EAST 100 FEET; THENCE NORTH 0° 34' WEST 211.83 FEET TO A POINT IN THE NORTHERLY LINE OF LOT A; THENCE ALONG SAID NORTHERLY LINE SOUTH 89° 86' WEST 100 FEET TO THE POINT OF BEGINNING.

EXCEPT THE SOUTHERLY HALF OF SAID LAND.

PARCEL TWELVE:

THE NORTHERLY 106 FEET OF THE EASTERLY 50 FEET OF THOSE PORTIONS OF LOTS A AND B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 2, 3 AND 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY LINE OF SAID LOT A DISTANT NORTH 89° 56' EAST 1626.09 FEET FROM THE NORTHWESTERLY CORNER OF SAID LOT A;
THENCE SOUTH 0° 34' EAST 212.68 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID LOT B THAT IS DISTANT NORTH 89° 26' EAST 1628.05 FEET FROM THE SOUTHWESTERLY CORNER OF SAID LOT B;
THENCE ALONG THE SOUTHERLY LINE OF SAID LOT B NORTH 89° 26' EAST 100 FEET; THENCE NORTH 0° 34' WEST 211.83 FEET TO A POINT IN THE NORTHERLY LINE OF LOT A; THENCE ALONG SAID NORTHERLY LINE SOUTH 89° 56' WEST 100 FEET TO THE POINT OF BEGINNING.

PARCEL THIRTEEN:

THE SOUTHERLY ONE HALF OF THE PARCEL OF LAND DESCRIBED AS:

THE WESTERLY FIFTY FEET OF THOSE PORTIONS OF LOTS A AND B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 2, 3 AND 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY LINE OF SAID LOT A, DISTANT NORTH 89° 56' EAST 1626.09 FEET FROM THE NORTHWESTERLY CORNER OF SAID LOT A;
THENCE SOUTH 0° 34' EAST 212.68 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID LOT B THAT IS DISTANT NORTH 89° 26' EAST 1628.05 FEET FROM THE SOUTHWESTERLY CORNER OF SAID LOT B;
THENCE ALONG THE SOUTHERLY LINE OF SAID LOT B NORTH 89° 26' EAST 100 FEET; THENCE NORTH 0° 34' WEST 211.83 FEET TO A POINT IN THE NORTHERLY LINE OF LOT A; THENCE ALONG SAID NORTHERLY LINE SOUTH 89° 56' WEST 100 FEET TO THE POINT OF BEGINNING.

PARCEL FOURTEEN:

THE EASTERLY 50 FEET OF THOSE PORTIONS OF LOTS A AND B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 2 TO 4, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF SAID LOT A, DISTANT THEREON NORTH 89° 56' EAST 1626.09 FEET FROM THE NORTHWEST CORNER OF SAID LOT A; THENCE SOUTH 0° 34' EAST 212.68 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT B, DISTANT THEREON NORTH 89° 26' EAST 1628.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT B;
THENCE ALONG SAID SOUTHERLY LINE, NORTH 89° 26' EAST 100 FEET;
THENCE NORTH 0° 34' WEST 211.83 FEET TO SAID NORTHERLY LINE OF LOT A;
THENCE ALONG SAID NORTHERLY LINE, SOUTH 89° 56' WEST 100 FEET TO THE POINT OF BEGINNING.

EXCEPT THE NORTHERLY 106 FEET.

PARCEL FIFTEEN:

THE WEST HALF OF THOSE PORTIONS OF LOTS A AND B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 2 TO 4, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF LOT A NORTH 89° 56' EAST 2026.09 FEET FROM A 2 INCH IRON PIPE, MAKING THE NORTHWEST CORNER OF SAID LOT A;
THENCE FROM THIS POINT OF BEGINNING SOUTH 0° 34' EAST 209.30 FEET TO A POINT IN THE SOUTHERLY LINE OF LOT B, SAID LAST MENTIONED POINT BEING NORTH 89° 26' EAST 2028.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT B;
THENCE ALONG THE SOUTH LINE OF SAID LOT B NORTH 89° 26' EAST 100 FEET TO A POINT WHICH LAST MENTIONED POINT IS ALSO SOUTH 89° 26' WEST 100 FEET FROM THE SOUTHEAST CORNER OF SAID LOT B;
THENCE NORTH 0° 34' WEST 208.46 FEET TO A POINT IN THE NORTH LINE OF LOT A; THENCE ALONG THE NORTH LINE OF SAID LOT A, SOUTH 89° 56' WEST 100 FEET TO THE POINT OF BEGINNING.

PARCEL SIXTEEN:

THE NORTHERLY 58 FEET OF THOSE PORTIONS OF LOTS A AND B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGES 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY LINE OF SAID LOT A, DISTANT NORTH 89° 56' EAST 2126.09 FEET THEREON FROM THE NORTHWEST CORNER OF SAID LOT;

THENCE SOUTH 0° 34' EAST 208.46 FEET, MORE OR LESS, TO A POINT IN THE SOUTHERLY LINE OF SAID LOT B, DISTANT THEREON NORTH 89° 26' EAST 2128.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT B;
THENCE ALONG THE SOUTHERLY LINE OF SAID LOT B, NORTH 89° 26' EAST 100 FEET TO THE SOUTHEAST CORNER OF SAID LOT;
THENCE NORTH 0° 34' WEST, ALONG THE EASTERLY LINE OF SAID LOT B, 183.21 FEET TO THE NORTHEAST CORNER OF SAID LOT IN THE SOUTHERLY LINE OF SAID LOT A;
THENCE ALONG THE SOUTHERLY LINE OF SAID LOT A, NORTH 89° 56' EAST 30 FEET TO THE SOUTHEAST CORNER OF SAID LOT A;
THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT A, 24 FEET TO THE NORTHEAST CORNER OF SAID LOT;
THENCE ALONG THE NORTHERLY LINE OF SAID LOT A, SOUTH 89° 56' WEST 130 FEET TO THE POINT OF BEGINNING.

PARCEL SEVENTEEN:

THE NORTHERLY 50 FEET OF THE SOUTHERLY 150 FEET OF THAT PORTION OF LOT B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGES 2, 3 AND 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY LINE OF SAID LOT A OF SAID TRACT, DISTANT NORTH 89° 56' EAST 2126.09 FEET THEREON FROM THE NORTHWEST CORNER OF SAID LOT;
THENCE SOUTH 0° 34' EAST 208.46 FEET, MORE OR LESS, TO A POINT IN THE SOUTHERLY LINE OF SAID LOT B, DISTANT THEREON NORTH 89° 26' EAST 2128.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT B;
THENCE ALONG THE SOUTHERLY LINE OF SAID LOT B NORTH 89° 26' EAST 100 FEET TO THE SOUTHEAST CORNER OF SAID LOT;
THENCE NORTH 0° 34' WEST ALONG THE EASTERLY LINE OF SAID LOT B, 183.21 FEET TO THE NORTHEAST CORNER OF SAID LOT B IN THE SOUTHERLY LINE OF SAID LOT A; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT A NORTH 89° 56' EAST 30 FEET TO THE SOUTHEAST CORNER OF SAID LOT A;
THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT A, 24 FEET TO THE NORTHEAST CORNER OF SAID LOT;
THENCE ALONG THE NORTHERLY LINE OF SAID LOT A, SOUTH 89° 56' WEST 130 FEET TO THE POINT OF BEGINNING.

PARCEL EIGHTEEN:

THE NORTHERLY 50 FEET OF THE SOUTHERLY 100 FEET OF THAT PORTION OF LOT B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGES 2, 3 AND 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY LINE OF SAID LOT A OF SAID TRACT, DISTANT NORTH 89° 56' EAST 2126.09 FEET THEREON FROM THE NORTHWEST CORNER OF SAID LOT;
THENCE SOUTH 0° 34' EAST 208.46 FEET, MORE OR LESS, TO A POINT IN THE SOUTHERLY LINE OF SAID LOT B, A DISTANCE THEREON NORTH 89° 26' EAST 2128.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT B;
THENCE ALONG THE SOUTHERLY LINE OF SAID LOT B, NORTH 89° 26' EAST 100 FEET TO THE SOUTHEAST CORNER OF SAID LOT;
THENCE NORTH 0° 34' WEST ALONG THE EASTERLY LINE OF SAID LOT B 183.21 FEET TO THE NORTHEAST CORNER OF SAID LOT B IN THE SOUTHERLY LINE OF SAID LOT A; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT A NORTH 89° 5' EAST 30 FEET TO THE SOUTHEAST CORNER OF SAID LOT A;

THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT A, 24 FEET TO THE NORTHEAST CORNER OF SAID LOT;
THENCE ALONG THE NORTHERLY LINE OF SAID LOT A, SOUTH 89° 56' WEST 130 FEET TO THE POINT OF BEGINNING.

EXCEPT 60 PERCENT OF THE OIL, GAS MINERALS, PETROLEUM, ASPHALTUM AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND BELOW A DEPTH OF 200 FEET BUT NO PART OF THE SURFACE RIGHTS, AS RESERVED BY ESTATE MORTGAGE CO., IN DEED RECORDED AUGUST 31, 1961, IN BOOK D-1340 PAGE 555, OFFICIAL RECORDS.

PARCEL NINETEEN:

THE SOUTHERLY 104 FEET OF THOSE PORTIONS OF LOTS A AND B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF SAID LOT A, DISTANT NORTH 89° 56' EAST 2126.09 FEET THEREON FROM THE NORTHWEST CORNER THEREOF;
THENCE SOUTH 0° 34' EAST 208.46 FEET MORE OR LESS TO A POINT ON THE SOUTHERLY LINE OF SAID LOT B DISTANT THEREON NORTH 89° 26' EAST 2128.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT B;
THENCE ALONG THE SOUTHERLY LINE OF SAID LOT B, NORTH 89° 26' EAST 100 FEET TO THE SOUTHEAST CORNER THEREOF;
THENCE NORTH 0° 34' WEST ALONG THE EASTERLY LINE OF SAID LOT B, 183.21 FEET TO THE NORTHEAST CORNER OF SAID LOT B AND THE SOUTHERLY LINE OF SAID LOT A; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT A, NORTH 89° 56' EAST 30 FEET TO THE SOUTHEAST CORNER OF SAID LOT A;
THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT A, 24 FEET TO THE NORTHEAST CORNER THEREOF;
THENCE ALONG THE NORTHERLY LINE OF SAID LOT A SOUTH 89° 56' WEST 130 FEET TO THE POINT OF BEGINNING.

EXCEPT THE NORTHERLY 54 FEET OF SAID SOUTHERLY 104 FEET.

PARCEL TWENTY:

THE EAST HALF OF THOSE PORTIONS OF LOTS A AND B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGES 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF LOT A NORTH 89° 56' EAST 1926.09 FEET FROM 0.2 INCH IRON PIPE MARKING THE NORTHWEST CORNER OF SAID LOT A
THENCE FROM THIS POINT OF BEGINNING SOUTH 0° 34' EAST 210.15 FEET TO A POINT IN THE SOUTHERLY LINE OF LOT B SAID LAST MENTIONED POINT BEING NORTH 89° 26' EAST 1928.05 FEET, FROM THE SOUTHWEST CORNER OF SAID LOT B
THENCE ALONG THE SOUTH LINE OF SAID LOT B THENCE NORTH 89° 26' EAST 100 FEET TO A POINT,
THENCE NORTH 0° 34' WEST 209.30 FEET TO A POINT IN THE NORTH LINE OF LOT A THENCE ALONG THE NORTH LINE OF SAID LOT A SOUTH 89° 56' WEST 100 FEET TO THE POINT OF BEGINNING.

EXCEPT THE SOUTH 100 FEET THEREOF.

PARCEL TWENTY ONE:

THE SOUTH 100 FEET OF THE EAST HALF OF THOSE PORTIONS OF LOTS A AND B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF LOT A; NORTH 89° 56' EAST 1926.09 FEET FROM A 2 INCH IRON PIPE MARKING THE NORTHWEST CORNER OF SAID LOT A;
THENCE FROM THIS POINT OF BEGINNING; SOUTH 0° 34' EAST 210.15 FEET TO A POINT IN THE SOUTHERLY LINE OF LOT B AS SAID LAST MENTIONED POINT BEING NORTH 89° 26' EAST 1928.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT B; THENCE ALONG THE SOUTH LINE OF SAID LOT B;
THENCE NORTH 89° 26' EAST 100 FEET TO A POINT;
THENCE NORTH 0° 34' WEST 209.30 FEET TO A POINT IN THE NORTH LINE OF LOT A; THENCE ALONG THE NORTH LINE OF SAID LOT A;
SOUTH 89° 56' WEST 100 FEET TO THE POINT OF BEGINNING.

PARCEL TWENTY TWO:

THE SOUTHERLY 147 FEET OF THE EASTERLY 50 FEET OF THE WESTERLY 150 FEET OF THAT PORTION OF LOTS A AND B OF THE HAMMERTON TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 2 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF LOT A NORTH 89° 56' EAST 1426.09 FEET FROM A TWO INCH IRON PIPE, MARKING THE NORTHWEST CORNER OF SAID LOT A; THENCE FROM THIS POINT OF BEGINNING SOUTH 0° 34' EAST 214.28 FEET TO A POINT IN THE SOUTHERLY LINE OF LOT B; SAID LAST MENTIONED POINT BEING NORTH 89° 26' EAST 1428.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT B;
THENCE ALONG THE SOUTH LINE OF SAID LOT B NORTH 89° 26' EAST 200 FEET TO A POINT;
THENCE NORTH 0° 34' WEST 212.68 FEET TO A POINT IN THE NORTH LINE OF LOT A; THENCE ALONG THE NORTH LINE OF SAID LOT A SOUTH 89° 56' WEST 200 FEET TO THE POINT OF BEGINNING.

PARCEL TWENTY THREE:

THE SOUTHERLY 140 FEET OF THAT PORTION OF LOTS A AND B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 2 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF LOT A NORTH 89° 56' EAST 1426.09 FEET FROM A 2 INCH IRON PIPE, MARKING THE NORTHWEST CORNER OF SAID LOT A,
THENCE FROM THIS POINT OF BEGINNING SOUTH 0° 34' EAST 214.38 FEET TO A POINT IN THE SOUTH LINE OF LOT B, SAID LAST MENTIONED POINT BEING NORTH 89° 26' EAST 1428.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT B,
THENCE ALONG THE SOUTH LINE OF SAID LOT B NORTH 89° 26' EAST 200 FEET TO A POINT;
THENCE NORTH 0° 34' WEST 212.68 FEET TO A POINT IN THE NORTH LINE OF LOT A; THENCE ALONG THE NORTH LINE OF SAID LOT A SOUTH 89° 56' WEST 200 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THE WESTERLY 150 FEET TO SAID LAND.

PARCEL TWENTY FOUR:

THE WEST HALF OF THOSE PORTIONS OF LOTS A AND B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGES 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF A NORTH 89° 56' EAST 1726.09 FEET FROM A 2 INCH IRON PIPE, MARKING THE NORTHWEST CORNER OF LOT A;
THENCE FROM THIS POINT OF BEGINNING SOUTH 0° 34' EAST 211.83 FEET TO A POINT IN THE SOUTHERLY LINE OF LOT B OF SAID MENTIONED POINT BEING NORTH 89° 26' EAST 1728.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT B;
THENCE ALONG THE SOUTH LINE OF SAID LOT B NORTH 89° 26' EAST 100 FEET TO A POINT;
THENCE NORTH 0° 34' WEST 210.99 FEET TO A POINT IN THE NORTH LINE OF LOT A; THENCE ALONG THE NORTH LINE OF SAID LOT A SOUTH 89° 56' WEST 100 FEET TO THE POINT OF BEGINNING.

PARCEL TWENTY FIVE:

THE EAST ONE-HALF OF THE THOSE PORTIONS OF LOTS A AND B OF HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF LOT A, NORTH 89° 56' EAST 1,726.09 FEET FROM A 2 INCH IRON PIPE MARKING THE NORTHWEST CORNER OF SAID LOT A;
THENCE FROM THIS POINT OF BEGINNING, SOUTH 0° 34' EAST 211.83 FEET TO A POINT IN THE SOUTHERLY LINE OF LOT B, SAID LAST MENTIONED POINT BEING NORTH 89° 26' EAST 1,728.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT B;
THENCE ALONG THE SOUTH LINE OF SAID LOT B, NORTH 89° 26' EAST 100 FEET TO A POINT;
THENCE NORTH 0° 34' WEST 210.99 FEET TO A POINT IN THE NORTH LINE OF LOT A; THENCE ALONG THE NORTH LINE OF SAID LOT A, SOUTH 89° 56' WEST, 100 FEET TO THE POINT OF BEGINNING.

PARCEL TWENTY SIX:

THE WEST 50 FEET OF THAT PORTION OF LOTS A AND B OF HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 2, 3 AND 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF LOT A, NORTH 89° 56' EAST 1826.09 FEET FROM A 2 INCH IRON PIPE, MARKING THE NORTHWEST CORNER OF SAID LOT A;
THENCE FROM THIS POINT OF BEGINNING, SOUTH 0° 34' EAST 210.99 FEET TO A POINT IN THE SOUTHERLY LINE OF LOT B, SAID LAST MENTIONED POINT BEING NORTH 89° 26' EAST 1828.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT B;
THENCE ALONG THE SOUTH LINE OF SAID LOT B NORTH 89° 26' EAST 100 FEET TO A POINT;
THENCE NORTH 0° 34' WEST 210.15 FEET TO A POINT IN THE NORTH LINE OF LOT A; THENCE ALONG THE NORTH LINE OF SAID LOT A, SOUTH 89° 56' WEST 100 FEET TO THE POINT OF BEGINNING.

PARCEL TWENTY SEVEN:

THE EAST 50 FEET OF THOSE PORTIONS OF LOTS A AND B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40

PAGES 2 TO 4, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BEGINNING AT A POINT IN THE NORTH LINE OF LOT A NORTH 89° 56' EAST 1826.09 FEET FROM A 2 INCH IRON PIPE, MARKING THE NORTHWEST CORNER OF LOT A;
THENCE FROM THIS POINT OF BEGINNING, SOUTH 0° 34' EAST 210.99 FEET TO A POINT IN THE SOUTHERLY LINE OF LOT B, SAID LAST MENTIONED POINT BEING NORTH 89° 26' EAST 1828.05 FEET FROM THE SOUTHWEST CORNER OF LOT B;
THENCE ALONG THE SOUTH LINE OF LOT B NORTH 89° 26' EAST 100 FEET TO A POINT;
THENCE NORTH 0° 34' WEST 210.15 FEET TO A POINT IN THE NORTH LINE OF LOT A; THENCE ALONG THE NORTH LINE OF LOT A; SOUTH 89° 56' WEST 100 FEET TO THE POINT OF BEGINNING.

PARCEL TWENTY EIGHT:

THE WEST 1/2 OF THOSE PORTIONS OF LOTS A AND B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF LOT A NORTH 89° 56' EAST 1926.09 FEET FROM A 2 INCH IRON PIPE, MARKING THE NORTHWEST CORNER OF LOT A;
THENCE FROM THIS POINT OF BEGINNING SOUTH 0° 34' EAST 210.15 FEET TO A POINT IN THE SOUTHERLY LINE OF LOT B SAID LAST MENTIONED POINT BEING NORTH 89° 26' EAST 1928.05 FEET FROM THE SOUTHWEST CORNER OF LOT B;
THENCE ALONG THE SOUTH LINE OF LOT B NORTH 89° 26' EAST 100 FEET TO A POINT;
THENCE NORTH 0° 34' WEST 209.30 FEET TO A POINT IN THE NORTH LINE OF LOT A; THENCE ALONG THE NORTH LINE OF LOT A, SOUTH 89° 56' WEST 100 FEET TO THE POINT OF BEGINNING.

PARCEL TWENTY NINE:

THE EAST HALF OF THOSE PORTIONS OF LOTS A AND B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 2 TO 4, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF LOT A, NORTH 89° 56' EAST 2026.09 FEET FROM A 2 INCH IRON PIPE, MARKING THE NORTHWEST CORNER OF LOT A;
THENCE FROM THIS POINT OF BEGINNING, SOUTH 0° 34' EAST 209.30 FEET TO A POINT IN THE SOUTHERLY LINE OF LOT B, SAID LAST MENTIONED POINT BEING NORTH 89° 26' EAST 2028.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT B;
THENCE NORTH 89° 26' EAST 100 FEET TO A POINT (WHICH LAST MENTIONED POINT IS ALSO SOUTH 89° 26' WEST 100 FEET FROM THE CORNER OF SAID LOT B);
THENCE NORTH 0° 34' WEST 208.46 FEET TO A POINT IN THE NORTH LINE OF LOT A; THENCE ALONG THE NORTH LINE OF SAID LOT A;
THENCE SOUTH 89° 36' WEST 100 FEET TO THE POINT OF BEGINNING.

PARCEL THIRTY:

LOT 278 OF HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM ALL OIL, GAS AND MINERALS AND RIGHTS PERTAINING THERETO BUT

WITHOUT RIGHT OF ENTRY ON THE SURFACE THEREOF, AS RESERVED IN DEED RECORDED SEPTEMBER 08, 1958 IN BOOK D208 PAGE 783, OFFICIAL RECORDS.

PARCEL THIRTY ONE:

LOT 279 OF HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40, PAGE 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL THIRTY TWO:

LOT 280, IN OF TRACT HAMMERTON, AS PER MAP RECORDED IN BOOK 40, PAGE 2 TO 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL THIRTY THREE:

LOT 281 OF HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40, PAGE 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM ALL OIL, GAS AND MINERALS AND RIGHTS PERTAINING THERETO BUT WITHOUT RIGHT OF ENTRY ON THE SURFACE THEREOF, AS RESERVED IN DEED RECORDED SEPTEMBER 08, 1958, IN BOOK D108, PAGE 783, OFFICIAL RECORDS.

PARCEL THIRTY FOUR:

LOT 282 OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40, PAGES 2, 3, AND 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL THIRTY FIVE:

LOT 283 OF HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40, PAGE 2 TO 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL THIRTY SIX:

LOT 224 OF HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40, PAGE 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL THIRTY SEVEN:

LOT 225 OF HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40, PAGE 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL THIRTY EIGHT:

LOT 226 OF HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40, PAGE 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL THIRTY NINE:

LOT 227 OF HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40, PAGE 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL FORTY:

LOT 228 OF HAMMERTON TRACT, AS PER MAP RECORDED IN BOOK 40, PAGE 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL FORTY ONE:

LOT 229 OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40, PAGE 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN:

7350-007-016 (Affects: Lot 171 of Parcel One)
7350-007-017 (Affects: Lot 172 of Parcel One)
7350-007-018 (Affects: Lot 173 of Parcel One)
7350-007-019 (Affects: Lot 174 of Parcel One)
7350-007-020 (Affects: Lot 175 of Parcel One)
7350-007-045 (Affects: Lot 170 of Parcel One)

7350-015-001 (Affects: Parcel Two)
7350-015-043 (Affects: Portion of Parcel Three)
7350-015-058 (Affects: Portion of Parcel Three)
7350-015-045 (Affects: Portion of Parcel Four)
7350-015-059 (Affects: Portion of Parcel Four)
7350-015-046 (Affects: Portion of Parcel Five)
7350-015-047 (Affects: Portion of Parcel Five)
7350-015-048 (Affects: Portion of Parcel Six)
7350-015-049 (Affects: Portion of Parcel Six)
7350-015-050 (Affects: Portion of Parcel Seven)
7350-015-051 (Affects: Portion of Parcel Seven)
7350-015-052 (Affects: Portion of Parcel Eight)
7350-015-053 (Affects: Portion of Parcel Eight)
7350-015-054 (Affects: Portion of Parcel Nine)
7350-015-055 (Affects: Portion of Parcel Nine)
7350-015-056 (Affects: Portion of Parcel Ten)
7350-015-057 (Affects: Portion of Parcel Ten)

7350-016-002 (Affects: Parcel Eleven)
7350-016-003 (Affects: Parcel Twelve)
7350-016-004 (Affects: Parcel Thirteen)
7350-016-005 (Affects: Parcel Fourteen)
7350-016-012 (Affects: Portion of Parcel Fifteen)
7350-016-018 (Affects: Portion of Parcel Fifteen)
7350-016-014 (Affects: Parcel Sixteen)
7350-016-015 (Affects: Parcel Seventeen)
7350-016-016 (Affects: Parcel Eighteen)
7350-016-017 (Affects: Parcel Nineteen)
7350-016-019 (Affects: Parcel Twenty)

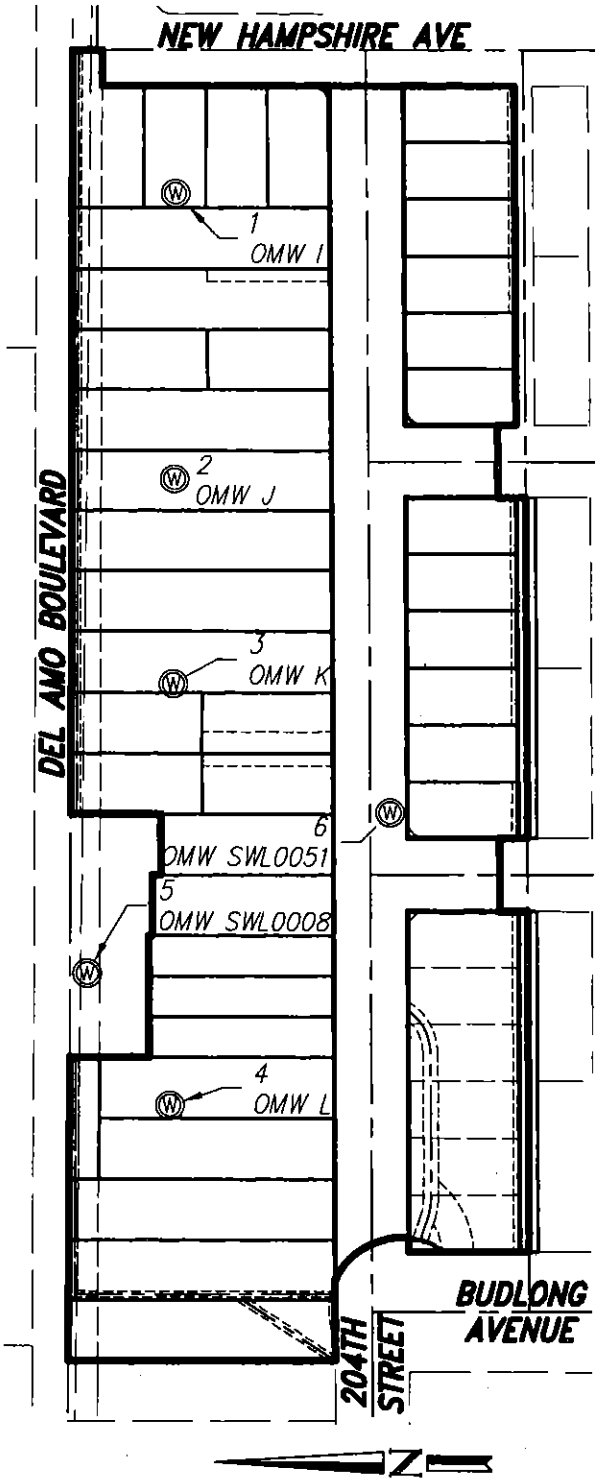
7350-016-020 (Affects: Parcel Twenty One)
7350-016-025 (Affects: Portion of Parcel Twenty Two)
7350-016-026 (Affects: Portion of Parcel Twenty Two)
7350-016-027 (Affects: Portion of Parcel Twenty Three)
7350-016-028 (Affects: Portion of Parcel Twenty Three)
7350-016-029 (Affects: Portion of Parcel Twenty Four)
7350-016-030 (Affects: Portion of Parcel Twenty Four)
7350-016-031 (Affects: Portion of Parcel Twenty Five)
7350-016-032 (Affects: Portion of Parcel Twenty Five)
7350-016-033 (Affects: Portion of Parcel Twenty Six)
7350-016-034 (Affects: Portion of Parcel Twenty Six)
7350-016-035 (Affects: Portion of Parcel Twenty Seven)
7350-016-036 (Affects: Portion of Parcel Twenty Seven)
7350-016-037 (Affects: Portion of Parcel Twenty Eight)
7350-016-038 (Affects: Portion of Parcel Twenty Eight)
7350-016-041 (Affects: Parcel Twenty Nine)

7350-017-035 (Affects: Parcel Thirty)
7350-017-036 (Affects: Parcel Thirty One)
7350-017-037 (Affects: Parcel Thirty Two)
7350-017-038 (Affects: Parcel Thirty Three)
7350-017-039 (Affects: Parcel Thirty Four)
7350-017-040 (Affects: Parcel Thirty Five)

7350-018-001 (Affects: Parcel Thirty Six)
7350-018-002 (Affects: Parcel Thirty Seven)
7350-018-003 (Affects: Parcel Thirty Eight)
7350-018-004 (Affects: Parcel Thirty Nine)
7350-018-005 (Affects: Parcel Forty)
7350-018-006 (Affects: Parcel Forty One)

EXHIBIT "B"

MONITORING WELLS FIGURE
MONITORING WELL EXHIBIT



SCALE: 1"=150'

LEGEND

- SUBJECT PROPERTY
- STREET CENTERLINES
- UNDERLYING/ADJACENT PARCELS
- Ⓦ OMW OBSERVATION MONITORING WELL

SOIL VAPOR WELLS

POINT TABLE			
POINT	LATITUDE	LONGITUDE	DESCRIPTION
1	N033°50'45.90"	W118°17'31.42"	OMW I
2	N033°50'45.91"	W118°17'34.22"	OMW J
3	N033°50'45.91"	W118°17'36.22"	OMW K
4	N033°50'45.91"	W118°17'40.33"	OMW L

GROUNDWATER WELLS

POINT TABLE			
POINT	LATITUDE	LONGITUDE	DESCRIPTION
5	N033°50'46.58"	W118°17'39.06"	OMW SWL0008
6	N033°50'44.16"	W118°17'37.46"	OMW SWL0051

LICENSED LAND SURVEYOR
PASCAL R. APOTHELOZ
LS 7734
STATE OF CALIFORNIA

12/19/2014

SHEET 1 OF 1

EXHIBIT "B"
MONITORING WELL EXHIBIT
CITY OF CARSON, CALIFORNIA

ORC Engineering, Inc.
Civil Engineering/Land Surveying/Land Planning
160 S. Old Springs Road, Ste. 210
Anaheim Hills, California 92808
(714) 685-6860

L:\2013\13-204 C2REM Carson Mapping\Exhibits\Monitoring Wells\13204omw_exH.dwg; Nov 17, 2015 - 10:36am

ACKNOWLEDGMENT

A Notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF TEXAS)
COUNTY OF HARRIS)

On November 12, 2015 before me, Alison R. Gilmore A NOTARY PUBLIC (insert name and title of the officer), personally appeared Keith J. Probyn, President who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument, the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Texas AJ

I certify under PENALTY OF PERJURY under the laws of the State of ~~California~~ Texas that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Alison R Gilmore (SEAL)
Notary Public

ALISON R GILMORE
MY COMMISSION EXPIRES
February 26, 2018

ACKNOWLEDGMENT

A Notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF TEXAS)
COUNTY OF HARRIS)

On _____ before me, _____
(insert name and title of the officer), personally appeared _____,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument, the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (SEAL)
Notary Public

ACKNOWLEDGMENT

A Notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)

On November 2, 2015 before me, Dianna L. Ochoa, Notary Public (insert name and title of the officer), personally appeared William E. Platt, who proved to me on the basis of satisfactory evidence to be the person(~~s~~) whose name(~~s~~) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she~~/~~they~~ executed the same in his/~~her~~/~~their~~ authorized capacity(~~ies~~), and that by his/~~her~~/~~their~~ signature(~~s~~) on the instrument, the person(~~s~~), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Dianna L. Ochoa (SEAL)
Notary Public

DIANNA L. OCHOA
Commission # 1985333
Notary Public - California
Los Angeles County
My Comm. Expires Aug 15, 2016

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)

On 11-13-2015 before me, Violeta Jendoubi, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Alina Bokde
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

VIOLETA JENDOUBI
Commission # 1985230
Notary Public - California
Los Angeles County
My Comm. Expires Aug 9, 2016

Signature _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Right of Entry Agreement Document Date: 11-13-15
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____

Recording Requested By
First American Title Company
National Commercial Services

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

Del Amo Neighborhood Park, LLC
Attn: Mark Glassock
c/o Los Angeles Neighborhood
Land Trust
315 W. Ninth St., Suite 950
Los Angeles, CA 90015

NCS-694879-ONT1

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO:
Del Amo Neighborhood Park, LLC
c/o Los Angeles Neighborhood Land Trust
315 W. Ninth Street, Suite 950
Los Angeles, CA 90015

Rev. & Taxation Code §11911
(Value or consideration is less
than $100).

A.P.N.: 7350-007-016, -017, -018, -019, -020, -045; 7350-015-001, -043, -045, -046, -047, -048, -049,- 050, -051,- 052, -053, -054, -055, -056, -057, -058, -059; 7350-016-002, -003, -004, -005, -012, -014, -015, -016, -017, -018, -019, -020, -025, -026, -027, -028, -029, -030, -031, -032, 033, -034, -035, -036, -037, -038, -041; 7350-017-035,-036, -037, -038,- 039, -040; 7350-018-001, -002, -003, -004, -005, -006

GRANT DEED SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, AND TO RESERVATION OF RIGHT OF TERMINATION

Effective as of the 12th day of November, 2015 ("***Effective Date***"), for valuable consideration, **TRITON DIAGNOSTICS, INC.** *("Grantor")*, a Delaware Corporation, with offices at 910 Louisiana Street, Houston, Texas 77002, hereby grants and conveys *("Deed")* to **DEL AMO NEIGHBORHOOD PARK, LLC** *("Grantee")*, a California limited liability company, with offices at 315 W. Ninth Street, Suite 950, Los Angeles, CA 90015, that certain real property located in the unincorporated area of Los Angeles County, California described on Exhibit A attached hereto and incorporated by reference herein *("Land")*, together with all improvements owned by Grantor that are situated thereon and attached thereto and all other rights and appurtenances appertaining or otherwise relating to the Land except as expressly reserved to Grantor as provided below (herein collectively called the *"Premises")*,

LESS AND EXCEPTING THE FOLLOWING RESERVATIONS TO GRANTOR:
(1) ALL RIGHT, TITLE AND INTEREST IN AND TO ANY OIL, GAS AND OTHER MINERALS (INCLUDING WITHOUT LIMITATION, HELIUM, LIGNITE, SULFUR, PHOSPHATE AND OTHER SOLID, LIQUID AND GASEOUS SUBSTANCES), REGARDLESS OF THE NATURE THEREOF AND WHETHER SIMILAR OR DISSIMILAR,

WITHOUT THE RIGHT OF SURFACE ENTRY UPON THE LAND AND WITHOUT THE RIGHT TO EXPLORE FOR, DEVELOP AND PRODUCE SAME, AND WITHOUT THE RIGHT TO LEASE ANY PORTION OF THE PREMISES HEREIN CONVEYED FOR SUCH PURPOSES, AND (2) ALL MINERAL AND ROYALTY RIGHTS WHATSOEVER IN, ON OR UNDER AND PERTAINING TO THE PREMISES BUT WITHOUT THE RIGHT OF SURFACE ENTRY UPON THE LAND FOR EXPLORATION OR PRODUCING PURPOSES AND WITHOUT THE RIGHT TO EXPLORE FOR, DEVELOP AND PRODUCE SAME, AND WITHOUT THE RIGHT TO LEASE ANY PORTION OF THE PREMISES HEREIN CONVEYED FOR SUCH PURPOSES; AND,
(3) ALL GROUNDWATER UNDERLYING THE PREMISES, WITHOUT THE RIGHT OF SURFACE ENTRY UPON THE PREMISES FOR EXPLORATION OR PRODUCING PURPOSES; AND, (4) GRANTOR'S MONITORING WELLS AND APPURTENANT EQUIPMENT AND IMPROVEMENTS LOCATED AS DESCRIBED IN THE RIGHT OF ENTRY AGREEMENT DESCRIBED BELOW AND SUBJECT TO THE TERMS THEREOF; PROVIDED, HOWEVER, ANY EXTRACTION OF WATER UNDERLYING OR REINJECTION OF WATER UNDER THE PREMISES SHALL CONFORM TO APPLICABLE LAW AND WITH ALL PERMITS REQUIRED BY GOVERNMENTAL AGENCIES WITH JURISDICTION OVER SUCH EXTRACTIONS.

This Deed is executed by Grantor and accepted by Grantee subject to the valid, existing and enforceable rights, interests and estates, to the extent that the same exist, of third parties in connection with all liens, claims, restrictions, covenants, easements, mineral interests, and other matters that affect all or any portion of the Premises (herein collectively called the ***"Encumbrances"***). Because the Encumbrances run with the land, all references in this Deed to Grantee obligations and Grantor rights shall include their respective legal representatives and successors. The Encumbrances include, without limitation, the following:

(a) local and/or municipal zoning regulations, ordinances, building restrictions and regulations, and any violations thereof applicable to the Premises; and,

(b) all assessments, costs and charges for any and all municipal improvements affecting or benefiting the Premises; and,

(c) any liens for real property taxes or assessments for the current year, and any liens for special assessments that, as of the date hereof; are not due and payable; and,

(c) encroachments, protrusions, easements, changes in street lines, rights-of-way and other matters that would be revealed by a current, on-the-ground survey or inspection of the Premises; and,

(e) covenants, conditions, restrictions, easements, leases, agreements, rights-of-way, encumbrances, mineral reservations and defects in title of record, affecting or benefiting the Land; and,

(f) that certain Declaration of Covenants, Conditions and Restrictions recorded on _____, as Instrument No. _____, in the Office of the County Recorder of the County of Los Angeles, State of California *("**Declaration**")*; and,

(g) that certain Right of Entry Agreement pertaining to the Land, recorded on _____, as Instrument No. _____, in the Office of the County Recorder of the County of Los Angeles, State of California *("**Right of Entry Agreement**")*; and,

(h) that certain Land Use Covenant and Agreement, Environmental Restrictions, by and between Grantee and the California Department of Toxic Substances Control (***"Land Use Covenant"***), which Land Use Covenant is anticipated to be recorded in the Office of the Los Angeles County Recorder subsequent to the recordation of this Deed.

This Deed is executed by Grantor and accepted by Grantee on the express condition that the Premises are used only for public park and recreation purposes (the "Park Purpose," as defined in the Declaration) and that Grantee will ensure that no Prohibited Use (as defined in the Declaration) shall be allowed to occur at any time on the Premises. If, as described in detail in the Declaration, the Premises are no longer being used for the Park Purpose, or are being used, used, operated, or maintained for a purpose that is identified as a Prohibited Use in the Declaration, then subject to the terms and conditions of the Declaration Grantor, or Grantor's successors shall have the right of re-entry and the power (but not the obligation) to terminate all of the right, title, and interest in the Premises granted by this Deed, in the manner provided by law for the exercise of a power of termination and in compliance with the process set forth in the Declaration, and shall have and enjoy the Premises and as if this transfer had not been made. Grantee willingly accepts this Deed subject to the Declaration, to the Right of Entry, and to Grantor's right of re-entry and power of termination just described (and more particularly described in the Declaration) and acknowledges that the provisions of Grantor's right of re-entry and power of termination pursuant to this Deed and the Declaration are just and reasonable. Grantee further acknowledges that the provisions of the Declaration are not nominal but instead are of actual or substantial benefit to Grantor and that Grantor would not have conveyed the Premises to Grantee if not for Grantee's promise to be bound by the Declaration. Grantee acknowledges that the development, use and conveyance of the Premises are hereby restricted now and forever by the Declaration and the provisions of this Deed. Grantee agrees that the Declaration, the Right Entry, and Declarant's right of re-entry and power of termination set forth herein and more particularly described in the Declaration were the result of arm's length negotiations in which Grantee was represented by legal counsel, and that valuable consideration was received therefor. If any court construes any provision of this Deed to be unenforceable because of its duration or scope, the court shall have the power to reduce the duration and scope

to the extent necessary so that the provision is enforceable, and such provision, as reduced, shall be fully enforceable.

TO HAVE AND TO HOLD the Premises unto Grantee and its legal representatives, successors and assigns forever, and Grantor does hereby bind itself and its successors and assigns to WARRANT AND FOREVER DEFEND all and singular the Premises, subject to the Encumbrances and to the provisions of this Deed, unto Grantee and its legal representatives, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise.

EXECUTED as of the 12th day of November, 2015. Document is signed in Counterpart.

"GRANTOR"	"GRANTEE"
TRITON DIAGNOSTICS, INC., a Delaware Corporation By: _____ Keith Probyn, President	**DEL AMO NEIGHBORHOOD PARK, LLC**, a California limited liability company By: The Los Angeles Neighborhood Land Trust, a California non-profit public benefit corporation Its: Sole Member By: _____ Alina Bokde, Executive Director

to the extent necessary so that the provision is enforceable, and such provision, as reduced, shall be fully enforceable.

TO HAVE AND TO HOLD the Premises unto Grantee and its legal representatives, successors and assigns forever, and Grantor does hereby bind itself and its successors and assigns to WARRANT AND FOREVER DEFEND all and singular the Premises, subject to the Encumbrances and to the provisions of this Deed, unto Grantee and its legal representatives, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise.

EXECUTED as of the 12th day of November, 2015. Document is signed in Counterpart.

"GRANTOR"	"GRANTEE"
TRITON DIAGNOSTICS, INC., a Delaware Corporation By: _____ Keith Probyn, President	**DEL AMO NEIGHBORHOOD PARK, LLC**, a California limited liability company By: The Los Angeles Neighborhood Land Trust, a California non-profit public benefit corporation Its: Sole Member By: _____ Alina Bokde, Executive Director

EXHIBIT "A"

LEGAL DESCRIPTION

Real property in the unincorporated area of the County of Los Angeles, State of California, described as follows:

PARCEL ONE:

LOTS 170 THROUGH 175 IN THE HAMMERTON TRACT, CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 2-4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL TWO:

THAT PORTION OF LOT A OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGES 2, 3 AND 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, INCLUDED WITHIN THE FOLLOWING DESCRIBED BOUNDARIES:

BEGINNING AT A POINT IN THE NORTH LINE OF LOT A, NORTH 89° 56' EAST, 1326.09 FEET FROM A TWO INCH IRON PIPE MARKING THE NORTHWEST CORNER OF SAID LOT A; THENCE SOUTH 0° 34' EAST, 215.23 FEET TO THE SOUTHERLY LINE OF SAID LOT B, DISTANT NORTH 89° 26' EAST, 1328.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT B;
THENCE ALONG THE SOUTH LINE OF SAID LOT B NORTH 89° 26' EAST, 100 FEET; THENCE NORTH 0° 34' WEST, 214.38 FEET TO THE NORTH LINE OF SAID LOT A;
THENCE ALONG THE NORTH LINE OF SAID LOT A SOUTH 89° 56' WEST, 100 FEET TO THE POINT OF BEGINNING.

PARCEL THREE:

THE EAST 50 FEET OF THOSE PORTIONS OF LOTS A AND B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF SAID LOT A, NORTH 89° 56' EAST 1126.09 FEET FROM THE NORTHWEST CORNER OF SAID LOT A;
THENCE SOUTH 0° 34' EAST 216.91 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID LOT B, DISTANT THEREON NORTH 89° 26' EAST, 1128.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT B;
THENCE ALONG THE SOUTHERLY LINE OF SAID LOT B, NORTH 89° 26' EAST 100 FEET;
THENCE NORTH 0° 34' WEST 216.07 FEET TO A POINT IN THE NORTHERLY LINE OF SAID LOT A;
THENCE ALONG THE NORTHERLY LINE OF SAID LOT A, SOUTH 89° 56' WEST 100 FEET TO A POINT OF BEGINNING.

PARCEL FOUR:

THAT PORTION OF LOTS A AND B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 2, 3 AND 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF LOT A, NORTH 89° 56' EAST 1226.09 FEET

FROM A 2 INCH PIPE MARKING THE NORTHWEST CORNER OF SAID LOT A;
THENCE FROM THIS POINT OF BEGINNING SOUTH 0° 34' EAST 216.07 FEET TO A POINT IN THE SOUTHERLY LINE OF LOT B SAID LAST MENTIONED POINT BEING NORTH 89° 26' EAST 1228.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT B;
THENCE ALONG THE SOUTH LINE OF SAID LOT B NORTH 89° 26' EAST 100 FEET TO A POINT;
THENCE NORTH 0° 34' WEST 215.23 FEET TO A POINT IN THE NORTH LINE OF SAID LOT A;
THENCE ALONG THE NORTH LINE OF SAID LOT A, SOUTH 89° 56' WEST 100 FEET TO THE POINT OF BEGINNING.

EXCEPT THE EASTERLY 50 FEET THEREOF.

PARCEL FIVE:

THE EASTERLY 50 FEET OF THAT PORTION OF LOTS A AND B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF LOT A, NORTH 89° 56' EAST 1226.09 FEET FROM A TWO INCH PIPE, MARKING THE NORTHWEST CORNER OF SAID LOT A;
THENCE FROM THIS POINT OF BEGINNING SOUTH 0° 34' EAST 216.07 FEET TO A POINT IN THE SOUTHERLY LINE OF LOT B SAID LAST MENTIONED POINT BEING NORTH 89° 26' EAST 1228.05 FROM THE SOUTHWEST CORNER OF SAID LOT B;
THENCE ALONG THE SOUTH LINE OF SAID LOT B NORTH 89° 26' EAST 100 FEET TO A POINT;
THENCE NORTH 0° 34' WEST 215.23 FEET TO A POINT IN THE NORTH LINE OF SAID LOT A;
THENCE ALONG - THE NORTH LINE OF SAID LOT A, SOUTH 89° 56' WEST 100 FEET TO THE POINT OF BEGINNING.

PARCEL SIX:

THE WESTERLY 50 FEET OF THAT PORTION OF LOT B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, INCLUDED WITHIN THE FOLLOWING DESCRIBED BOUNDARIES:

BEGINNING AT A POINT IN THE NORTH LINE OF LOT A OF SAID TRACT, NORTH 89° 56' EAST 1326.09 FEET FROM A TWO INCH IRON PIPE, MARKING THE NORTHWEST CORNER OF SAID LOT A;
THENCE SOUTH 0° 34' EAST 215.23 FEET TO THE SOUTHERLY LINE OF LOT B, DISTANCE NORTH 89° 26' EAST 1328.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT B; THENCE ALONG THE SOUTH LINE OF SAID LOT B NORTH 89° 26' EAST 100 FEET; THENCE NORTH 0° 34' WEST 214.38 FEET TO THE NORTH LINE OF LOT A;
THENCE ALONG THE NORTH LINE OF SAID LOT A, SOUTH 89° 56' WEST 100 FEET TO THE POINT OF BEGINNING.

PARCEL SEVEN:

THAT PORTION OF LOT B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGES 2, 3 AND 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, INCLUDED WITHIN THE FOLLOWING DESCRIBED BOUNDARIES:

BEGINNING AT A POINT IN THE NORTH LINE OF LOT A OF SAID OF TRACT, NORTH 89° 56' EAST, 1326.09 FEET FROM A TWO INCH IRON PIPE MARKING THE NORTHWEST CORNER OF SAID LOT A;

THENCE SOUTH 0° 34' EAST, 215.23 FEET TO THE SOUTHERLY LINE OF SAID LOT B, DISTANT NORTH 89° 26' EAST, 1328.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT B;
THENCE ALONG THE SOUTH LINE OF SAID LOT B NORTH 89° 26' EAST, 100 FEET; THENCE NORTH 0° 34' WEST, 214.38 FEET TO THE NORTH LINE OF SAID LOT A;
THENCE ALONG THE NORTH LINE OF SAID LOT A SOUTH 89° 36' WEST, 100 FEET TO THE POINT OF BEGINNING.

EXCEPT THE WESTERLY 50 FEET THEREOF.

PARCEL EIGHT:

THE WESTERLY 33.33 FEET OF THE SOUTHERLY 150.00 FEET OF THAT PORTION OF LOTS A AND B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40, PAGES 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF LOT A DISTANT THEREON, NORTH 89° 36' EAST 1426.09 FEET FROM TWO INCH IRON PIPE MARKING THE NORTHWEST CORNER OF SAID LOT A;
THENCE SOUTH 0° 34' EAST 214.38 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID LOT B, SAID LAST MENTIONED POINT BEING DISTANT ALONG SAID SOUTHERLY LINE, NORTH 89° 26' EAST 1428.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT B;
THENCE ALONG SAID SOUTHERLY LINE, NORTH 89° 26' EAST 200.00 FEET; THENCE NORTH 0° 34' WEST 212.68 FEET TO SAID NORTH LINE;
THENCE ALONG SAID NORTH LINE SOUTH 89° 56' WEST 200.00 FEET TO THE POINT OF BEGINNING.

PARCEL NINE:

THE EASTERLY 33.33 FEET OF THE WESTERLY 66.66 FEET TO THE SOUTHERLY 150 FEET OF THAT PORTION OF LOTS A & B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 2 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT TO THE NORTH LINE OF LOT A DISTANT THEREON NORTH 89° 56' EAST 1426.09 FEET FROM A 2 INCH PIPE MARKING THE NORTHWEST CORNER OF SAID LOT A, THENCE SOUTH 0° 34' EAST 214.38 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID LOT B, SAID LAST MENTIONED POINT BEING DISTANT ALONG THE SOUTHERLY LINE NORTH 89° 26' EAST 1428.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT B;
THENCE ALONG SAID SOUTHERLY LINE, NORTH 89° 26' EAST 200.00 FEET; THENCE NORTH 0° 34' WEST 212.68 FEET TO SAID NORTH LINE;
THENCE ALONG SAID NORTH LINE SOUTH 89° 56' WEST 200.00 FEET TO THE POINT OF BEGINNING.

PARCEL TEN:

THAT PORTION OF LOTS A AND B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 2 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EASTERLY 33.34 FEET OF THE WESTERLY 100.00 FEET OF THE SOUTHERLY 150.00 FEET OF THAT PORTION OF LOTS A AND B OF THE HAMMERTON TRACT, AS PER MAP RECORDED IN BOOK 40 PAGE 2 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF LOT A DISTANT THEREON NORTH 89° 56' EAST 1,426.09 FEET FROM A TWO INCH IRON PIPE MARKING THE NORTHWEST CORNER OF SAID LOT A;
THENCE SOUTH 0° 34' EAST 214.38 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID LOT B, SAID LAST MENTIONED POINT BEING DISTANT ALONG SAID SOUTHERLY LINE, NORTH 89° 26' EAST 1,428.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT B;
THENCE ALONG SAID SOUTHERLY LINE, NORTH 89° 26' EAST 200.00 FEET; THENCE NORTH 0° 34' WEST 212.68 FEET TO SAID NORTH LINE;
THENCE ALONG SAID NORTH LINE, SOUTH 89° 56' WEST 200.00 FEET TO THE POINT OF BEGINNING.

PARCEL ELEVEN:

THE WESTERLY 50 FEET OF THOSE PORTIONS OF LOTS A AND B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BEGINNING AT A POINT IN THE NORTHERLY LINE OF SAID LOT A DISTANT NORTH 89° 56' EAST 1626.09 FEET FROM THE NORTHWESTERLY CORNER OF SAID LOT A;
THENCE SOUTH 0° 34' EAST 212.68 FEET, TO A POINT IN THE SOUTHERLY LINE OF SAID LOT B THAT IS DISTANT NORTH 89° 26' EAST 1628.05 FEET FROM THE SOUTHWESTERLY CORNER OF SAID LOT B,
THENCE ALONG THE SOUTHERLY LINE OF SAID LOT B NORTH 89° 26' EAST 100 FEET; THENCE NORTH 0° 34' WEST 211.83 FEET TO A POINT IN THE NORTHERLY LINE OF LOT A; THENCE ALONG SAID NORTHERLY LINE SOUTH 89° 86' WEST 100 FEET TO THE POINT OF BEGINNING.

EXCEPT THE SOUTHERLY HALF OF SAID LAND.

PARCEL TWELVE:

THE NORTHERLY 106 FEET OF THE EASTERLY 50 FEET OF THOSE PORTIONS OF LOTS A AND B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 2, 3 AND 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY LINE OF SAID LOT A DISTANT NORTH 89° 56' EAST 1626.09 FEET FROM THE NORTHWESTERLY CORNER OF SAID LOT A;
THENCE SOUTH 0° 34' EAST 212.68 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID LOT B THAT IS DISTANT NORTH 89° 26' EAST 1628.05 FEET FROM THE SOUTHWESTERLY CORNER OF SAID LOT B;
THENCE ALONG THE SOUTHERLY LINE OF SAID LOT B NORTH 89° 26' EAST 100 FEET; THENCE NORTH 0° 34' WEST 211.83 FEET TO A POINT IN THE NORTHERLY LINE OF LOT A; THENCE ALONG SAID NORTHERLY LINE SOUTH 89° 56' WEST 100 FEET TO THE POINT OF BEGINNING.

PARCEL THIRTEEN:

THE SOUTHERLY ONE HALF OF THE PARCEL OF LAND DESCRIBED AS:

THE WESTERLY FIFTY FEET OF THOSE PORTIONS OF LOTS A AND B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 2, 3 AND 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY LINE OF SAID LOT A, DISTANT NORTH 89° 56' EAST 1626.09 FEET FROM THE NORTHWESTERLY CORNER OF SAID LOT A;
THENCE SOUTH 0° 34' EAST 212.68 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID LOT B THAT IS DISTANT NORTH 89° 26' EAST 1628.05 FEET FROM THE SOUTHWESTERLY CORNER OF SAID LOT B;
THENCE ALONG THE SOUTHERLY LINE OF SAID LOT B NORTH 89° 26' EAST 100 FEET; THENCE NORTH 0° 34' WEST 211.83 FEET TO A POINT IN THE NORTHERLY LINE OF LOT A; THENCE ALONG SAID NORTHERLY LINE SOUTH 89° 56' WEST 100 FEET TO THE POINT OF BEGINNING.

PARCEL FOURTEEN:

THE EASTERLY 50 FEET OF THOSE PORTIONS OF LOTS A AND B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 2 TO 4, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF SAID LOT A, DISTANT THEREON NORTH 89° 56' EAST 1626.09 FEET FROM THE NORTHWEST CORNER OF SAID LOT A; THENCE SOUTH 0° 34' EAST 212.68 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT B, DISTANT THEREON NORTH 89° 26' EAST 1628.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT B;
THENCE ALONG SAID SOUTHERLY LINE, NORTH 89° 26' EAST 100 FEET;
THENCE NORTH 0° 34' WEST 211.83 FEET TO SAID NORTHERLY LINE OF LOT A;
THENCE ALONG SAID NORTHERLY LINE, SOUTH 89° 56' WEST 100 FEET TO THE POINT OF BEGINNING.

EXCEPT THE NORTHERLY 106 FEET.

PARCEL FIFTEEN:

THE WEST HALF OF THOSE PORTIONS OF LOTS A AND B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 2 TO 4, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF LOT A NORTH 89° 56' EAST 2026.09 FEET FROM A 2 INCH IRON PIPE, MAKING THE NORTHWEST CORNER OF SAID LOT A;
THENCE FROM THIS POINT OF BEGINNING SOUTH 0° 34' EAST 209.30 FEET TO A POINT IN THE SOUTHERLY LINE OF LOT B, SAID LAST MENTIONED POINT BEING NORTH 89° 26' EAST 2028.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT B;
THENCE ALONG THE SOUTH LINE OF SAID LOT B NORTH 89° 26' EAST 100 FEET TO A POINT WHICH LAST MENTIONED POINT IS ALSO SOUTH 89° 26' WEST 100 FEET FROM THE SOUTHEAST CORNER OF SAID LOT B;
THENCE NORTH 0° 34' WEST 208.46 FEET TO A POINT IN THE NORTH LINE OF LOT A; THENCE ALONG THE NORTH LINE OF SAID LOT A, SOUTH 89° 56' WEST 100 FEET TO THE POINT OF BEGINNING.

PARCEL SIXTEEN:

THE NORTHERLY 58 FEET OF THOSE PORTIONS OF LOTS A AND B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGES 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY LINE OF SAID LOT A, DISTANT NORTH 89° 56' EAST 2126.09 FEET THEREON FROM THE NORTHWEST CORNER OF SAID LOT;

THENCE SOUTH 0° 34' EAST 208.46 FEET, MORE OR LESS, TO A POINT IN THE SOUTHERLY LINE OF SAID LOT B, DISTANT THEREON NORTH 89° 26' EAST 2128.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT B;
THENCE ALONG THE SOUTHERLY LINE OF SAID LOT B, NORTH 89° 26' EAST 100 FEET TO THE SOUTHEAST CORNER OF SAID LOT;
THENCE NORTH 0° 34' WEST, ALONG THE EASTERLY LINE OF SAID LOT B, 183.21 FEET TO THE NORTHEAST CORNER OF SAID LOT IN THE SOUTHERLY LINE OF SAID LOT A;
THENCE ALONG THE SOUTHERLY LINE OF SAID LOT A, NORTH 89° 56' EAST 30 FEET TO THE SOUTHEAST CORNER OF SAID LOT A;
THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT A, 24 FEET TO THE NORTHEAST CORNER OF SAID LOT;
THENCE ALONG THE NORTHERLY LINE OF SAID LOT A, SOUTH 89° 56' WEST 130 FEET TO THE POINT OF BEGINNING.

PARCEL SEVENTEEN:

THE NORTHERLY 50 FEET OF THE SOUTHERLY 150 FEET OF THAT PORTION OF LOT B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGES 2, 3 AND 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY LINE OF SAID LOT A OF SAID TRACT, DISTANT NORTH 89° 56' EAST 2126.09 FEET THEREON FROM THE NORTHWEST CORNER OF SAID LOT;
THENCE SOUTH 0° 34' EAST 208.46 FEET, MORE OR LESS, TO A POINT IN THE SOUTHERLY LINE OF SAID LOT B, DISTANT THEREON NORTH 89° 26' EAST 2128.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT B;
THENCE ALONG THE SOUTHERLY LINE OF SAID LOT B NORTH 89° 26' EAST 100 FEET TO THE SOUTHEAST CORNER OF SAID LOT;
THENCE NORTH 0° 34' WEST ALONG THE EASTERLY LINE OF SAID LOT B, 183.21 FEET TO THE NORTHEAST CORNER OF SAID LOT B IN THE SOUTHERLY LINE OF SAID LOT A; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT A NORTH 89° 56' EAST 30 FEET TO THE SOUTHEAST CORNER OF SAID LOT A;
THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT A, 24 FEET TO THE NORTHEAST CORNER OF SAID LOT;
THENCE ALONG THE NORTHERLY LINE OF SAID LOT A, SOUTH 89° 56' WEST 130 FEET TO THE POINT OF BEGINNING.

PARCEL EIGHTEEN:

THE NORTHERLY 50 FEET OF THE SOUTHERLY 100 FEET OF THAT PORTION OF LOT B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGES 2, 3 AND 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY LINE OF SAID LOT A OF SAID TRACT, DISTANT NORTH 89° 56' EAST 2126.09 FEET THEREON FROM THE NORTHWEST CORNER OF SAID LOT;
THENCE SOUTH 0° 34' EAST 208.46 FEET, MORE OR LESS, TO A POINT IN THE SOUTHERLY LINE OF SAID LOT B, A DISTANCE THEREON NORTH 89° 26' EAST 2128.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT B;
THENCE ALONG THE SOUTHERLY LINE OF SAID LOT B, NORTH 89° 26' EAST 100 FEET TO THE SOUTHEAST CORNER OF SAID LOT;
THENCE NORTH 0° 34' WEST ALONG THE EASTERLY LINE OF SAID LOT B 183.21 FEET TO THE NORTHEAST CORNER OF SAID LOT B IN THE SOUTHERLY LINE OF SAID LOT A; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT A NORTH 89° 5' EAST 30 FEET TO THE SOUTHEAST CORNER OF SAID LOT A;

THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT A, 24 FEET TO THE NORTHEAST CORNER OF SAID LOT;
THENCE ALONG THE NORTHERLY LINE OF SAID LOT A, SOUTH 89° 56' WEST 130 FEET TO THE POINT OF BEGINNING.

EXCEPT 60 PERCENT OF THE OIL, GAS MINERALS, PETROLEUM, ASPHALTUM AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND BELOW A DEPTH OF 200 FEET BUT NO PART OF THE SURFACE RIGHTS, AS RESERVED BY ESTATE MORTGAGE CO., IN DEED RECORDED AUGUST 31, 1961, IN BOOK D-1340 PAGE 555, OFFICIAL RECORDS.

PARCEL NINETEEN:

THE SOUTHERLY 104 FEET OF THOSE PORTIONS OF LOTS A AND B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF SAID LOT A, DISTANT NORTH 89° 56' EAST 2126.09 FEET THEREON FROM THE NORTHWEST CORNER THEREOF;
THENCE SOUTH 0° 34' EAST 208.46 FEET MORE OR LESS TO A POINT ON THE SOUTHERLY LINE OF SAID LOT B DISTANT THEREON NORTH 89° 26' EAST 2128.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT B;
THENCE ALONG THE SOUTHERLY LINE OF SAID LOT B, NORTH 89° 26' EAST 100 FEET TO THE SOUTHEAST CORNER THEREOF;
THENCE NORTH 0° 34' WEST ALONG THE EASTERLY LINE OF SAID LOT B, 183.21 FEET TO THE NORTHEAST CORNER OF SAID LOT B AND THE SOUTHERLY LINE OF SAID LOT A; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT A, NORTH 89° 56' EAST 30 FEET TO THE SOUTHEAST CORNER OF SAID LOT A;
THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT A, 24 FEET TO THE NORTHEAST CORNER THEREOF;
THENCE ALONG THE NORTHERLY LINE OF SAID LOT A SOUTH 89° 56' WEST 130 FEET TO THE POINT OF BEGINNING.

EXCEPT THE NORTHERLY 54 FEET OF SAID SOUTHERLY 104 FEET.

PARCEL TWENTY:

THE EAST HALF OF THOSE PORTIONS OF LOTS A AND B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGES 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF LOT A NORTH 89° 56' EAST 1926.09 FEET FROM 0.2 INCH IRON PIPE MARKING THE NORTHWEST CORNER OF SAID LOT A
THENCE FROM THIS POINT OF BEGINNING SOUTH 0° 34' EAST 210.15 FEET TO A POINT IN THE SOUTHERLY LINE OF LOT B SAID LAST MENTIONED POINT BEING NORTH 89° 26' EAST 1928.05 FEET, FROM THE SOUTHWEST CORNER OF SAID LOT B
THENCE ALONG THE SOUTH LINE OF SAID LOT B THENCE NORTH 89° 26' EAST 100 FEET TO A POINT,
THENCE NORTH 0° 34' WEST 209.30 FEET TO A POINT IN THE NORTH LINE OF LOT A THENCE ALONG THE NORTH LINE OF SAID LOT A SOUTH 89° 56' WEST 100 FEET TO THE POINT OF BEGINNING.

EXCEPT THE SOUTH 100 FEET THEREOF.

PARCEL TWENTY ONE:

THE SOUTH 100 FEET OF THE EAST HALF OF THOSE PORTIONS OF LOTS A AND B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF LOT A; NORTH 89° 56' EAST 1926.09 FEET FROM A 2 INCH IRON PIPE MARKING THE NORTHWEST CORNER OF SAID LOT A;
THENCE FROM THIS POINT OF BEGINNING; SOUTH 0° 34' EAST 210.15 FEET TO A POINT IN THE SOUTHERLY LINE OF LOT B AS SAID LAST MENTIONED POINT BEING NORTH 89° 26' EAST 1928.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT B; THENCE ALONG THE SOUTH LINE OF SAID LOT B;
THENCE NORTH 89° 26' EAST 100 FEET TO A POINT;
THENCE NORTH 0° 34' WEST 209.30 FEET TO A POINT IN THE NORTH LINE OF LOT A; THENCE ALONG THE NORTH LINE OF SAID LOT A;
SOUTH 89° 56' WEST 100 FEET TO THE POINT OF BEGINNING.

PARCEL TWENTY TWO:

THE SOUTHERLY 147 FEET OF THE EASTERLY 50 FEET OF THE WESTERLY 150 FEET OF THAT PORTION OF LOTS A AND B OF THE HAMMERTON TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 2 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF LOT A NORTH 89° 56' EAST 1426.09 FEET FROM A TWO INCH IRON PIPE, MARKING THE NORTHWEST CORNER OF SAID LOT A; THENCE FROM THIS POINT OF BEGINNING SOUTH 0° 34' EAST 214.28 FEET TO A POINT IN THE SOUTHERLY LINE OF LOT B; SAID LAST MENTIONED POINT BEING NORTH 89° 26' EAST 1428.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT B;
THENCE ALONG THE SOUTH LINE OF SAID LOT B NORTH 89° 26' EAST 200 FEET TO A POINT;
THENCE NORTH 0° 34' WEST 212.68 FEET TO A POINT IN THE NORTH LINE OF LOT A; THENCE ALONG THE NORTH LINE OF SAID LOT A SOUTH 89° 56' WEST 200 FEET TO THE POINT OF BEGINNING.

PARCEL TWENTY THREE:

THE SOUTHERLY 140 FEET OF THAT PORTION OF LOTS A AND B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 2 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF LOT A NORTH 89° 56' EAST 1426.09 FEET FROM A 2 INCH IRON PIPE, MARKING THE NORTHWEST CORNER OF SAID LOT A,
THENCE FROM THIS POINT OF BEGINNING SOUTH 0° 34' EAST 214.38 FEET TO A POINT IN THE SOUTH LINE OF LOT B, SAID LAST MENTIONED POINT BEING NORTH 89° 26' EAST 1428.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT B,
THENCE ALONG THE SOUTH LINE OF SAID LOT B NORTH 89° 26' EAST 200 FEET TO A POINT;
THENCE NORTH 0° 34' WEST 212.68 FEET TO A POINT IN THE NORTH LINE OF LOT A; THENCE ALONG THE NORTH LINE OF SAID LOT A SOUTH 89° 56' WEST 200 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THE WESTERLY 150 FEET TO SAID LAND.

PARCEL TWENTY FOUR:

THE WEST HALF OF THOSE PORTIONS OF LOTS A AND B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGES 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF A NORTH 89° 56' EAST 1726.09 FEET FROM A 2 INCH IRON PIPE, MARKING THE NORTHWEST CORNER OF LOT A;
THENCE FROM THIS POINT OF BEGINNING SOUTH 0° 34' EAST 211.83 FEET TO A POINT IN THE SOUTHERLY LINE OF LOT B OF SAID MENTIONED POINT BEING NORTH 89° 26' EAST 1728.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT B;
THENCE ALONG THE SOUTH LINE OF SAID LOT B NORTH 89° 26' EAST 100 FEET TO A POINT;
THENCE NORTH 0° 34' WEST 210.99 FEET TO A POINT IN THE NORTH LINE OF LOT A; THENCE ALONG THE NORTH LINE OF SAID LOT A SOUTH 89° 56' WEST 100 FEET TO THE POINT OF BEGINNING.

PARCEL TWENTY FIVE:

THE EAST ONE-HALF OF THE THOSE PORTIONS OF LOTS A AND B OF HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF LOT A, NORTH 89° 56' EAST 1,726.09 FEET FROM A 2 INCH IRON PIPE MARKING THE NORTHWEST CORNER OF SAID LOT A;
THENCE FROM THIS POINT OF BEGINNING, SOUTH 0° 34' EAST 211.83 FEET TO A POINT IN THE SOUTHERLY LINE OF LOT B, SAID LAST MENTIONED POINT BEING NORTH 89° 26' EAST 1,728.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT B;
THENCE ALONG THE SOUTH LINE OF SAID LOT B, NORTH 89° 26' EAST 100 FEET TO A POINT;
THENCE NORTH 0° 34' WEST 210.99 FEET TO A POINT IN THE NORTH LINE OF LOT A; THENCE ALONG THE NORTH LINE OF SAID LOT A, SOUTH 89° 56' WEST, 100 FEET TO THE POINT OF BEGINNING.

PARCEL TWENTY SIX:

THE WEST 50 FEET OF THAT PORTION OF LOTS A AND B OF HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 2, 3 AND 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF LOT A, NORTH 89° 56' EAST 1826.09 FEET FROM A 2 INCH IRON PIPE, MARKING THE NORTHWEST CORNER OF SAID LOT A;
THENCE FROM THIS POINT OF BEGINNING, SOUTH 0° 34' EAST 210.99 FEET TO A POINT IN THE SOUTHERLY LINE OF LOT B, SAID LAST MENTIONED POINT BEING NORTH 89° 26' EAST 1828.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT B;
THENCE ALONG THE SOUTH LINE OF SAID LOT B NORTH 89° 26' EAST 100 FEET TO A POINT;
THENCE NORTH 0° 34' WEST 210.15 FEET TO A POINT IN THE NORTH LINE OF LOT A; THENCE ALONG THE NORTH LINE OF SAID LOT A, SOUTH 89° 56' WEST 100 FEET TO THE POINT OF BEGINNING.

PARCEL TWENTY SEVEN:

THE EAST 50 FEET OF THOSE PORTIONS OF LOTS A AND B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40

PAGES 2 TO 4, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BEGINNING AT A POINT IN THE NORTH LINE OF LOT A NORTH 89° 56' EAST 1826.09 FEET FROM A 2 INCH IRON PIPE, MARKING THE NORTHWEST CORNER OF LOT A;
THENCE FROM THIS POINT OF BEGINNING, SOUTH 0° 34' EAST 210.99 FEET TO A POINT IN THE SOUTHERLY LINE OF LOT B, SAID LAST MENTIONED POINT BEING NORTH 89° 26' EAST 1828.05 FEET FROM THE SOUTHWEST CORNER OF LOT B;
THENCE ALONG THE SOUTH LINE OF LOT B NORTH 89° 26' EAST 100 FEET TO A POINT;
THENCE NORTH 0° 34' WEST 210.15 FEET TO A POINT IN THE NORTH LINE OF LOT A; THENCE ALONG THE NORTH LINE OF LOT A; SOUTH 89° 56' WEST 100 FEET TO THE POINT OF BEGINNING.

PARCEL TWENTY EIGHT:

THE WEST 1/2 OF THOSE PORTIONS OF LOTS A AND B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF LOT A NORTH 89° 56' EAST 1926.09 FEET FROM A 2 INCH IRON PIPE, MARKING THE NORTHWEST CORNER OF LOT A;
THENCE FROM THIS POINT OF BEGINNING SOUTH 0° 34' EAST 210.15 FEET TO A POINT IN THE SOUTHERLY LINE OF LOT B SAID LAST MENTIONED POINT BEING NORTH 89° 26' EAST 1928.05 FEET FROM THE SOUTHWEST CORNER OF LOT B;
THENCE ALONG THE SOUTH LINE OF LOT B NORTH 89° 26' EAST 100 FEET TO A POINT;
THENCE NORTH 0° 34' WEST 209.30 FEET TO A POINT IN THE NORTH LINE OF LOT A; THENCE ALONG THE NORTH LINE OF LOT A, SOUTH 89° 56' WEST 100 FEET TO THE POINT OF BEGINNING.

PARCEL TWENTY NINE:

THE EAST HALF OF THOSE PORTIONS OF LOTS A AND B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 2 TO 4, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF LOT A, NORTH 89° 56' EAST 2026.09 FEET FROM A 2 INCH IRON PIPE, MARKING THE NORTHWEST CORNER OF LOT A;
THENCE FROM THIS POINT OF BEGINNING, SOUTH 0° 34' EAST 209.30 FEET TO A POINT IN THE SOUTHERLY LINE OF LOT B, SAID LAST MENTIONED POINT BEING NORTH 89° 26' EAST 2028.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT B;
THENCE NORTH 89° 26' EAST 100 FEET TO A POINT (WHICH LAST MENTIONED POINT IS ALSO SOUTH 89° 26' WEST 100 FEET FROM THE CORNER OF SAID LOT B);
THENCE NORTH 0° 34' WEST 208.46 FEET TO A POINT IN THE NORTH LINE OF LOT A; THENCE ALONG THE NORTH LINE OF SAID LOT A;
THENCE SOUTH 89° 36' WEST 100 FEET TO THE POINT OF BEGINNING.

PARCEL THIRTY:

LOT 278 OF HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM ALL OIL, GAS AND MINERALS AND RIGHTS PERTAINING THERETO BUT

WITHOUT RIGHT OF ENTRY ON THE SURFACE THEREOF, AS RESERVED IN DEED RECORDED SEPTEMBER 08, 1958 IN BOOK D208 PAGE 783, OFFICIAL RECORDS.

PARCEL THIRTY ONE:

LOT 279 OF HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40, PAGE 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL THIRTY TWO:

LOT 280, IN OF TRACT HAMMERTON, AS PER MAP RECORDED IN BOOK 40, PAGE 2 TO 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL THIRTY THREE:

LOT 281 OF HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40, PAGE 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM ALL OIL, GAS AND MINERALS AND RIGHTS PERTAINING THERETO BUT WITHOUT RIGHT OF ENTRY ON THE SURFACE THEREOF, AS RESERVED IN DEED RECORDED SEPTEMBER 08, 1958, IN BOOK D108, PAGE 783, OFFICIAL RECORDS.

PARCEL THIRTY FOUR:

LOT 282 OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40, PAGES 2, 3, AND 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL THIRTY FIVE:

LOT 283 OF HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40, PAGE 2 TO 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL THIRTY SIX:

LOT 224 OF HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40, PAGE 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL THIRTY SEVEN:

LOT 225 OF HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40, PAGE 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL THIRTY EIGHT:

LOT 226 OF HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40, PAGE 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL THIRTY NINE:

LOT 227 OF HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40, PAGE 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL FORTY:

LOT 228 OF HAMMERTON TRACT, AS PER MAP RECORDED IN BOOK 40, PAGE 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL FORTY ONE:

LOT 229 OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40, PAGE 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN:

7350-007-016 (Affects: Lot 171 of Parcel One)
7350-007-017 (Affects: Lot 172 of Parcel One)
7350-007-018 (Affects: Lot 173 of Parcel One)
7350-007-019 (Affects: Lot 174 of Parcel One)
7350-007-020 (Affects: Lot 175 of Parcel One)
7350-007-045 (Affects: Lot 170 of Parcel One)

7350-015-001 (Affects: Parcel Two)
7350-015-043 (Affects: Portion of Parcel Three)
7350-015-058 (Affects: Portion of Parcel Three)
7350-015-045 (Affects: Portion of Parcel Four)
7350-015-059 (Affects: Portion of Parcel Four)
7350-015-046 (Affects: Portion of Parcel Five)
7350-015-047 (Affects: Portion of Parcel Five)
7350-015-048 (Affects: Portion of Parcel Six)
7350-015-049 (Affects: Portion of Parcel Six)
7350-015-050 (Affects: Portion of Parcel Seven)
7350-015-051 (Affects: Portion of Parcel Seven)
7350-015-052 (Affects: Portion of Parcel Eight)
7350-015-053 (Affects: Portion of Parcel Eight)
7350-015-054 (Affects: Portion of Parcel Nine)
7350-015-055 (Affects: Portion of Parcel Nine)
7350-015-056 (Affects: Portion of Parcel Ten)
7350-015-057 (Affects: Portion of Parcel Ten)

7350-016-002 (Affects: Parcel Eleven)
7350-016-003 (Affects: Parcel Twelve)
7350-016-004 (Affects: Parcel Thirteen)
7350-016-005 (Affects: Parcel Fourteen)
7350-016-012 (Affects: Portion of Parcel Fifteen)
7350-016-018 (Affects: Portion of Parcel Fifteen)
7350-016-014 (Affects: Parcel Sixteen)
7350-016-015 (Affects: Parcel Seventeen)
7350-016-016 (Affects: Parcel Eighteen)
7350-016-017 (Affects: Parcel Nineteen)
7350-016-019 (Affects: Parcel Twenty)

7350-016-020 (Affects: Parcel Twenty One)
7350-016-025 (Affects: Portion of Parcel Twenty Two)
7350-016-026 (Affects: Portion of Parcel Twenty Two)
7350-016-027 (Affects: Portion of Parcel Twenty Three)
7350-016-028 (Affects: Portion of Parcel Twenty Three)
7350-016-029 (Affects: Portion of Parcel Twenty Four)
7350-016-030 (Affects: Portion of Parcel Twenty Four)
7350-016-031 (Affects: Portion of Parcel Twenty Five)
7350-016-032 (Affects: Portion of Parcel Twenty Five)
7350-016-033 (Affects: Portion of Parcel Twenty Six)
7350-016-034 (Affects: Portion of Parcel Twenty Six)
7350-016-035 (Affects: Portion of Parcel Twenty Seven)
7350-016-036 (Affects: Portion of Parcel Twenty Seven)
7350-016-037 (Affects: Portion of Parcel Twenty Eight)
7350-016-038 (Affects: Portion of Parcel Twenty Eight)
7350-016-041 (Affects: Parcel Twenty Nine)

7350-017-035 (Affects: Parcel Thirty)
7350-017-036 (Affects: Parcel Thirty One)
7350-017-037 (Affects: Parcel Thirty Two)
7350-017-038 (Affects: Parcel Thirty Three)
7350-017-039 (Affects: Parcel Thirty Four)
7350-017-040 (Affects: Parcel Thirty Five)

7350-018-001 (Affects: Parcel Thirty Six)
7350-018-002 (Affects: Parcel Thirty Seven)
7350-018-003 (Affects: Parcel Thirty Eight)
7350-018-004 (Affects: Parcel Thirty Nine)
7350-018-005 (Affects: Parcel Forty)
7350-018-006 (Affects: Parcel Forty One)

ACKNOWLEDGMENT

A Notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF TEXAS)
) ss.
COUNTY OF HARRIS)

On November 12, 2015 before me, Alison R. Gilmore A NOTARY PUBLIC (insert name and title of the officer), personally appeared Keith J. Probyn, President, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument, the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of ~~California~~ Texas AH that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Alison R Gilmore (SEAL)
Notary Public

ALISON R GILMORE
MY COMMISSION EXPIRES
February 26, 2018

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)

On 11-13-2015 before me, Violeta Jendoubi, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Alina Bokde
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

VIOLETA JENDOUBI
Commission # 1985230
Notary Public - California
Los Angeles County
My Comm. Expires Aug 9, 2016

Signature Violeta Jendoubi
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Grant Deed, Document Date: 11-13-15
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____

EXHIBIT G

PARK MANAGEMENT PLAN

To clearly outline maintenance and operational expectations of the Owner and Lessee, a Park Management Plan will be developed that provides the following:

Maintenance Specification Binder

In consultation with its consultants, DANP LLC will prepare a Project Maintenance Specification Binder for the Del Amo Neighborhood Park project. The project maintenance specification binder will include information for the ongoing site maintenance of Del Amo Neighborhood Park. The binder will include the following information:

- General Maintenance Practices
- Maintenance Standards
- Maintenance Specifications
- Manufacturer Maintenance and Operations Specifications
- Photographs of Plant Materials used for the project
- Maintenance Checklists
- Irrigation As-Built Record Drawings – Reduced Plan Size

Two (2) Project Maintenance Specification Binders will be submitted to the Department of Parks and Recreation.

Field Maintenance Training

DANP LLC and its consultants will conduct a one day, in field maintenance training session with Los Angeles County Maintenance staff personnel. The MIG team will discuss the design features, plant materials, irrigation systems, and equipment and site amenities. Further, covenants and restrictions will be reviewed.

Park Operations Plan

LA County Department of Parks and Recreation, South Community Services Agency will produce a Park Operations Plan that provides details on staffing, maintenance, and operations activities for the fiscal year of the park opening. The Park Operations Plan will then be submitted to DANP LLC on a fiscal yearly basis following execution of the lease.

EXHIBIT H

AGN. NO.____

MOTION BY SUPERVISOR MARK RIDLEY-THOMAS AND CHAIR HILDA L. SOLIS **SEPTEMBER 6, 2016**

Countywide Local and Targeted Worker Hire Policy

A countywide local and targeted worker hire policy would use Los Angeles County's (County) investment in public works, County-financed affordable housing projects and developer-financed economic development projects on County property as a catalyst for local job creation, construction careers training, and revenue generation for the County. Local hire policies have proven to be effective tools for addressing a job crisis that particularly affects vulnerable workers who face barriers to employment, such as homeless persons, former foster youth, and formerly incarcerated individuals. Such policies could also address joblessness and poverty concentrated in communities that have not realized the benefits of broader economic development. This is oftentimes the case in areas where affordable housing is constructed.

To date, the County has implemented a variety of local or targeted worker hire approaches with different standards and requirements that make it difficult to track efficacy and costs. Since 2011, the County has collected empirical data to measure the efficacy of the County's various local worker hire approaches. This data has demonstrated that mandatory local worker hire policies performed the best in ensuring that jobs went to local community members and targeted vulnerable populations.

For example, at the LAC+USC Medical Center Replacement Project which adopted a "good faith" local worker hire policy, only 10% of the total construction hours

were performed by workers living within a five mile radius of the project. Similarly, the Harbor-UCLA Emergency Room Replacement Project adopted a good faith local worker hire policy approach. Roughly 11% of the total construction hours were performed by County residents living within a five mile radius of the job site.

By contrast, in October 2010, the Board of Supervisors (Board) voted to establish a mandatory local worker hire policy for the inpatient tower and ambulatory care projects at the Martin Luther King, Jr. (MLK) Medical Center campus. The policy ensured that at least 30% of the total construction hours associated with those projects was reserved for workers in the construction trades who lived within a five mile radius of the new MLK campus or lived in 144 zip codes experiencing 150% of the County's average rate of unemployment. Nearly 60% of all total construction hours at the MLK inpatient tower were ultimately performed by local workers (defined as living within five miles of the project site and within high zip codes), with 71% of all total job hours performed by County residents. Further, 26% of the project hours were performed by County targeted workforce residents who met the definition of "Disadvantaged Local Workers." The MLK Outpatient Center had similar outcomes. Importantly, both projects were completed on time and on budget.

There are also significant opportunities for the housing development industry to adopt a local and targeted worker hire policy. On October 27, 2015, the Board instructed the Affordable Housing Coordinating Committee to report back with an assessment of the feasibility of implementing local worker hire requirements in the construction, operation, and maintenance of affordable housing developments supported by the Affordable Housing Programs Budget Unit. In addition, on February 9, 2016, the Board directed the Chief Executive Officer (CEO), working with County Counsel and the Director of Public Works, to develop a Countywide local and targeted worker hire policy that would apply to all capital projects undertaken as part of the Homeless Initiative and County construction projects with a project budget greater than $2.5 million.

The Board now has an opportunity to create a uniform countywide approach and apply clear and consistent definitions across all construction projects with County direct involvement. In its responding August 1, 2016 memo to the Board, the CEO proposes a mandatory policy on County capital projects that would effectively leverage County taxpayer dollars to promote health and wellness, workforce development and economic and neighborhood revitalization with nominal project costs. Additionally, County-funded affordable housing projects and privately-financed economic development projects on County property also provide targeted employment opportunities. Adopting a local and targeted worker hire policy would further demonstrate the County's commitment to see all public dollars be leveraged in a manner that promotes local wealth and job creation.

WE THEREFORE MOVE THAT THE BOARD OF SUPERVISORS:

1. Direct the Chief Executive Officer (CEO), in consultation with the Directors of Public Works (DPW), Internal Services, Parks and Recreation, Community and Senior Services (CSS) or designee overseeing workforce development programs, and Consumer and Business Affairs (DCBA) or designee overseeing the Social Enterprise Certification program, and the Executive Director of the Community Development Commission (CDC) and the Housing Authority of the County of Los Angeles (HACOLA) to adopt a consolidated Local and Targeted Worker Hire Policy (Policy) consistent with the CEO Report to the Board dated August 1, 2016, as further defined below, that shall be applicable to all departments, commissions, and agencies delivering County capital and construction projects and privately-financed economic development projects on County property.
    a. A Local Resident shall be defined as an individual living within the Tier 1 or Tier 2 ZIP Codes of the County. Before employing worker(s) from Tier 2 ZIP Codes, the available pool of local residents whose primary place of residence is within Tier 1 ZIP Codes must first be exhausted. Tier 1 means ZIP Codes within five (5) miles of the proposed project site, and where the average

percentage of households living below 200 percent of the Federal Poverty Level (FPL) is greater than the County average for such households. Tier 2 means any ZIP Codes within the County where the average percentage of households living below 200 percent of the FPL is greater than the County average for such households. This definition shall also apply to affordable housing projects and for privately financed developments located on County property.

b. For all projects with a project budget greater than $2.5 million, with the exception of affordable housing projects, at least 30 percent of total California construction labor hours worked on each project must be performed by a qualified Local Resident. Where allowable, contractors shall be encouraged to achieve higher participation levels for Local Residents.

c. For all projects with a project budget of $500,000 to $2.5 million, with the exception of affordable housing projects, there shall be utilization of best efforts to achieve the Local Resident hire goal of 30 percent.

d. For affordable housing projects and mixed-use affordable housing projects that receive funds from the County that are administered by CDC and HACOLA funded projects that have a project budget greater than $2.5 million, there shall be utilization of best efforts to achieve the Local Resident hire goal of 30 percent of total California construction labor hours. Exceptions may be provided for projects in jurisdictions enforcing its own local hire policy and for projects with federal or State funding prohibitions on geographic preferences on a case-by-case basis. This would also apply to other non-County-funded affordable housing programs, such as the Mental Health Services Act administered by the Department of Mental Health (DMH).

e. For all projects, except affordable housing projects, at least 10 percent of total California hours worked on each project valued at greater than $2.5 million shall be performed by County residents classified as a Targeted Worker facing barriers to employment. Hours worked by a Targeted Worker who is also a Local Resident may be applied towards the 30 percent Local Resident hire goal. The CEO shall work with the Director of CSS to develop a system of consistently tracking the Board-designated Targeted Worker categories and Targeted Worker placement according to a process consistent with reporting mandated by the Workforce Innovation and Opportunity Act of 2014. A Target Worker is a resident of the County who has indices of career-limiting circumstances, specifically, one or more of the following:

1. has a documented annual income at or below 100 percent of the FPL;
2. no high school diploma or GED;
3. a history of involvement with the criminal justice system;
4. protracted unemployment;
5. is a current recipient of government cash or food assistance benefits;
6. is homeless or has been homeless within the last year;
7. is a custodial single parent;
8. is a former foster youth; or
9. is a veteran, or is the eligible spouse of a veteran of the United States armed forces, under Section 2(a) of the Jobs for Veterans Act (38 U.S.C.4215[a]).

f. For affordable housing projects and mixed-use affordable housing projects that receive funds from the County that are administered by CDC and HACOLA with a project budget greater than $2.5 million, there shall be utilization of best efforts to achieve the Targeted Worker hire goal of 10 percent of total California construction labor hours. Exceptions for projects in jurisdictions enforcing their own local hiring policy, and for

projects with federal or State funding prohibitions on hiring preferences will be established on a case-by-case basis. This would also apply to other County-funded affordable housing programs, such as the Mental Health Services Act administered by the Department of Mental Health.

g. At the initial stages of project planning, an analysis of funding source constraints shall be performed to determine eligibility for mandatory as opposed to a best efforts standard for Local and Targeted Worker hire requirements.

2. The CEO in consultation with the Director of DPW shall provide oversight of the consolidated Countywide Local and Targeted Worker Hire Policy, while departments and agencies implementing a project subject to the Policy shall remain responsible for reporting and compliance activities. The CEO in consultation with CSS shall provide quarterly written reports to the Board and the Economic Development Policy Committee based on empirical data that measures compliance and the efficacy of the Local and Targeted Worker Hire Policy. The CEO shall conduct a regular review of best efforts undertaken under the Policy with the first report no later than September 30, 2018 and at annual intervals thereafter to assess the effectiveness of the best efforts standard as compared to the mandatory requirement and determine if the goal requirement percentages can be feasibly increased based on this documented performance. Data for each project governed under the Countywide Local and Targeted Worker Hire Policy shall be posted online monthly.

3. The consolidated Local and Targeted Worker Hire Policy shall become effective for project development agreements, including but not limited to ground leases, loan agreements, grant agreements, design/build contracts, and construction contracts, approved by the Board after October 31, 2016, with the exception of affordable housing projects and mixed-use affordable housing projects that receive funds from the County that are administered by CDC or HACOLA.

4. The Local and Targeted Worker Hire Policy shall become effective for affordable housing projects and mixed-use affordable housing projects that receive funds from the County that are administered by CDC or HACOLA that receive funds through the Notice of Funds Availability Year 22 and are approved by the Board thereafter.

# # # #

(DR/YV/KK/RH)

PARK DEVELOPMENT AND FUNDING AGREEMENT
DEL AMO PARK CONSTRUCTION PROJECT

THIS PARK DEVELOPMENT AND FUNDING AGREEMENT (this "Agreement") is made and entered into this ____ day of _____, 2017,

BY COUNTY OF LOS ANGELES,
a body corporate and politic "County,"

AND LOS ANGELES NEIGHBORHOOD LAND TRUST, a California nonprofit corporation "LANLT".

W I T N E S S E T H:

1. The Los Angeles County Board of Supervisors ("Board") adopted a Board letter (attached Exhibit A) on June 30, 2015 authorizing the Director of Parks and Recreation to allocate $1,687,638.21 in Park In-Lieu Fees (the "Funds") to LANLT to fund, in part, the construction and development of certain improvements and facilities for the Del Amo Park Project (described below).

2. County has agreed to provide the Funds to LANLT to partially fund such Project costs for the purpose of meeting the recreation needs of residents in the unincorporated community of West Carson, which is currently extremely park-poor.

3. The Funds are being provided to LANLT pursuant to and in accordance with California Government Code Section 66477 (Quimby Act) and the Los Angeles County Code Section 21.28.140 (Quimby Ordinance), which require that the Funds be used for the purposes of acquiring local park land or developing new or rehabilitating existing recreational facilities.

4. The Del Amo Park Project involves the construction and development of a neighborhood park at an 8.5-acre site located at 1000 West 204th Street in the unincorporated community of West Carson (the "Property") and will include the amenities and improvements detailed in the Scope of Work attached hereto as Exhibit B (collectively, the "Park" or "Project").

5. LANLT's wholly-owned affiliate Del Amo Neighborhood Park LLC, a California limited liability company ("Del Amo"), has purchased the Property from Triton Diagnostics Inc., a Delaware corporation ("Seller"), upon the terms and subject to the conditions set forth in that certain Real Property Purchase and Sale Agreement dated as

of December 30, 2014 ("Purchase Agreement"), by and among Seller, Shell Oil Company, a Delaware corporation ("Shell"), and Del Amo.

6. Del Amo owns the Property in fee simple, and LANLT will cause Del Amo to manage, oversee and execute the construction of the Project. Upon completion of the construction of the Project, County will lease the Property from Del Amo to operate, at County's sole cost, a public park pursuant to and in accordance with a separate Lease Agreement between County and Del Amo (the "Lease").

7. As of the date hereof, the total cost of the Project is estimated to be $10 million, but is subject to change as necessary to timely complete the Project in accordance with the Project Scope (as defined below) and the final plans for the Project.

8. In addition to the Funds, LANLT has received $812,362 in Proposition A funding from the Los Angeles Regional Park and Open Space District (RPOSD), a $1,000,000 grant from the State Coastal Conservancy, and up to $4,000,000 in financial commitment from Shell Oil Company for the Project. These funds, along with $2,500,000 of additional funds and in-kind contributions to be secured by LANLT, will fund the entire cost of the construction and development of the Project.

NOW, THEREFORE, in consideration of the mutual promises, covenants and conditions set forth herein, the parties hereto agree as follows:

A. Approved Funding and Costs

1. County hereby grants and agrees to provide to LANLT the Funds (in the amount of $1,687,638.21) to fund, in part, LANLT's construction and development of the Project.

2. The full amount of the Funds will be paid to LANLT by check within ten (10) business days after the satisfaction of the following conditions precedent: (a) the due execution and delivery of this Agreement by County and LANLT and (b) LANLT's recordation against the Property of those certain Covenants, Conditions and Restrictions required pursuant to the Purchase Agreement, which restricts the use of the Property to park and recreation purposes in perpetuity (attached hereto as Exhibit D).

3. LANLT agrees that it will use the Funds solely to pay for construction costs incurred in connection with the Project pursuant to and in accordance with this Agreement, including, without limitation, the costs of hiring a general contractor and/or construction management consultants to manage and oversee completion of the Project. In the event County determines in its

reasonable discretion pursuant to reasonably detailed documentary evidence presented to LANLT that any of the Funds paid to LANLT hereunder have been used for purposes other than those authorized by this Agreement, LANLT will be required to promptly refund to County any such improperly used Funds after County's written request therefor.

B. Agreement Term

This Agreement will remain in force until the completion of the Project, which shall be deemed complete upon the issuance of the final certificate(s) of occupancy with respect to the Project to the extent required by applicable laws ("Project Completion"), or as otherwise mutually agreed to in writing by LANLT and County.

C. The Project

1. The current proposed scope of the Project is set forth on Exhibit B attached hereto and includes, without limitation, construction of the following facilities: a children's play area; a basketball court; a baseball/softball field; a walking and jogging path; two (2) futsal courts; two (2) playgrounds; outdoor exercise equipment; shade structures; benches and picnic tables; a parking lot; planting and irrigation (including California native plant species); security lighting; maintenance building and yard; and a restroom building (collectively, the "Project Scope"). From and after the date hereof, LANLT may change the Project Scope subject to County's prior approval, which approval shall not be unreasonably withheld, delayed or conditioned.

2. The current schematic design of the Project is shown in Exhibit C.

3. To comply with the California Environmental Quality Act (CEQA), a Mitigated Negative Declaration ("MND") has been prepared for the Project.

4. It is the mutual goal of LANLT and County to construct and develop the Project, and such parties shall endeavor to agree upon mutually approved plan of improvements to meet this goal pursuant to and in accordance with the Project Scope. Notwithstanding the foregoing, prior to commencement of construction, LANLT shall obtain approval of its final plans for the Project from County's Department of Parks and Recreation, provided that such approval shall not be unreasonably withheld, delayed or conditioned.

5. Pursuant to and in accordance with the terms of the Lease, upon Project Completion, County will operate and maintain the Park in a safe and operational manner in good faith and consistent (a) with the image and reputations of the parties, (b) with the ordinary manner in which County

maintains and operates its other park and recreation sites, and in accordance with the terms and conditions of applicable product warranty(ies) with respect to Project improvements located on the Property and (c) with the Park Management Plan (as defined in the Lease).

D. Indemnity

1. LANLT agrees to indemnify defend and hold harmless County, its agents, elected officials, special districts, officers and employees, from and against any and all reasonable and documented out-of-pocket liability, expenses, including reasonable defense costs and legal fees, and claims for damages of any nature whatsoever arising in connection with LANLT's performance of its obligations under this Agreement including, but not limited to, bodily injury, death, personal injury, or property damage arising from or connected with LANLT's construction of the Project or its obligations hereunder, any workers' compensation suits, Federal Fair Labor Standards Act wage or hour law violations, liability or expense, in each case, arising from or connected with services performed by or on behalf of LANLT pursuant to this Agreement.

2. County agrees to indemnify, defend and hold harmless LANLT, its agents, officers, directors, or employees, from and against any and all reasonable and documented out-of-pocket liability, expense (including reasonable defense costs and legal fees) resulting from the willfully negligent acts or omissions of County, its agents, officers, or employees in performing its obligations under this Agreement.

E. Publicity and Recognition

1. The parties to this Agreement shall acknowledge one another as co-contributors to the construction and development of the Park in any written material(s), news releases, and related marketing or publicity materials, including, but not limited to, an initial press conference and/or dedication ceremonies for the Park.

2. The parties to this Agreement agree to assist and cooperate in a mutually acceptable grand-opening and/or dedication event of the Park.

3. The parties to this Agreement also shall have the right to publicize, show photographs of, use the name of, and otherwise promote their respective contributions to the Park so long as such publicity and documents are presented in compliance with the terms of this Section E.

4. Upon the prior written consent of LANLT, County may incorporate the LANLT name, logo, or other identifying marks into the design of the completed improvements on or around the Park.

F. Financial Records

1. LANLT agrees to maintain reasonably satisfactory financial accounts, documents, and records of its expenditure of the Funds and to make such records available to County for auditing at reasonable times upon reasonably advance written request therefor. LANLT agrees to retain such financial accounts, documents, and records for no less than five (5) years following termination of this Agreement.

2. LANLT agrees to use generally accepted accounting principles in the United States in the keeping and maintenance of its financial records. LANLT also agrees to maintain, and make available for County inspection upon reasonable prior notice, accurate records of all of its costs, disbursements, and receipts solely with respect to LANLT's use of the Funds in furtherance of the construction of the Project and the performance of its obligations under this Agreement.

3. At any time during the term of this Agreement or at any time within five (5) years of the expiration or prior termination of this Agreement, authorized representatives of County may conduct an audit of LANLT records upon reasonable prior notice to LANLT for the purpose of verifying appropriateness and validity of the expenditure of the Funds under the terms of this Agreement.

4. Within thirty (30) days of a notification by County to LANLT of the findings of an audit conducted pursuant to Section F.3 above, LANLT may dispute the audit findings in writing to County and provide County with records and/or documentation to support LANLT's dispute of certain audit claims. County shall review LANLT's dispute documentation and make a final determination as to the validity of the expenditures of the Funds.

5. Within one hundred twenty (120) days after the end of the fiscal year in which the Project Completion occurs, LANLT will provide County a report itemizing actual expenditures funded with the Funds provided pursuant to this Agreement.

G. Notices and Approvals

All notices and approvals shall be directed to and made in writing by the following representatives of the parties:

To County:	Parks and Recreation Attn: Carl Cooper, Deputy Director South Agency 360 El Segundo Boulevard Los Angeles, CA 90061
With a copy to:	Parks and Recreation Attn: Alina Bokde, Deputy Director Planning & Development Agency 510 S. Vermont Avenue Los Angeles, CA 90020
To LANLT:	Matthew Steinberg, Secretary Los Angeles Neighborhood Land Trust 315 West 9th Street, Suite 950 Los Angeles, CA 90015

H. Nondiscrimination

LANLT shall not discriminate against any person on the basis of race, color, sex, sexual orientation, age, religious belief, national origin, marital status, physical or mental handicap, medical condition, or place of residence in the use of the Funds paid to LANLT pursuant to this Agreement.

I. Severability

If any provision of this Agreement, or the application thereof, is held to be invalid, that invalidity shall not affect other provisions or applications of the Agreement that can be given effect without the invalid provision or application, and to this end the provisions of the Agreement are severable.

J. Effective Date

After the Agreement has been executed by LANLT's authorized representative, the effective date of the Agreement shall be the date that the Agreement is fully executed by County.

K. Governing Law

This Agreement has been negotiated, executed and delivered and will be performed in the State of California and shall be governed by and construed in accordance with California law, without giving effect to any choice or conflict of law provision or rule that would cause the application of the law of any jurisdiction other than California.

L. Captions

All captions and headings in this Agreement are for the purposes of reference and convenience only. They will not limit or expand the provisions of this Agreement.

M. Counterparts

This Agreement may be executed in multiple counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument. This Agreement shall not be effective as to any party unless and until it has been executed by or on behalf of each party.

N. Independent Status.

This Agreement is not intended and shall not be construed to create the relationship of agent, servant, employee, partnership, joint venture or association as between County and LANLT. LANLT understands and agrees to bear the sole responsibility and liability for furnishing Workers' Compensation benefits to any person for injuries arising from or connected with services performed on behalf of LANLT pursuant to this Agreement. LANLT shall use independent contractors having the appropriate license(s) from the State of California to perform construction work and submit such contractor's license numbers to County.

O. Compliance with Law.

LANLT's completion of the Project shall conform to and abide by all Los Angeles County ordinances and all State and Federal laws and regulations insofar as the same or any of them are applicable to parties' performance of their respective obligations under this Agreement; and where permits and/or licenses are required for LANLT's construction of the Project under applicable law, the same must be first obtained from the regulatory agency having jurisdiction thereover.

[Signatures appear on following page]

IN WITNESS WHEREOF, LANLT has executed this Agreement, or caused it to be duly executed by its authorized representative, and the County of Los Angeles by order of its Board of Supervisors, has delegated to the Director of Parks and Recreation the authority to execute this Agreement on its behalf on the date and year written below.

LOS ANGELES NEIGHBORHOOD LAND TRUST, a California nonprofit corporation

By _____ 6/30/17
Matthew Steinberg — Date
Secretary
Los Angeles Neighborhood Land Trust

LOS ANGELES COUNTY, a body corporate and politic

By _____ _____
John Wicker — Date
Director
Department of Parks and Recreation

APPROVED AS TO FORM FOR THE COUNTY:

MARY C. WICKHAM
County Counsel

By _____
Elaine Lemke, Assistant County Counsel

Exhibit A

Board Letter

(attached)

Exhibit B

Scope of Work

(attached)

Exhibit C

Park Schematic Design

(attached)

Exhibit D

Covenants, Conditions and Restrictions

(attached)

Exhibit A

COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION

"Parks Make Life Better!"

Russ Guiney, Director — John Wicker, Chief Deputy Director

Executive Offices • 433 South Vermont Avenue • Los Angeles, CA 90020-1975 • (213) 738-2961

ADOPTED
BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

30 OF JUNE 30, 2015

PATRICK OGAWA
ACTING EXECUTIVE OFFICER

June 30, 2015

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

DEPARTMENT OF PARKS AND RECREATION:
APPROVE ALLOCATION OF PARK IN-LIEU FEES (QUIMBY) FUNDS FOR VARIOUS PROJECTS
(ALL SUPERVISORIAL DISTRICTS) (3 VOTES)

SUBJECT

Approval of the recommended actions will authorize the Director of the Department of Parks and Recreation to approve allocation of $4,802,824 in Park In-Lieu Fees Funds collected by the Department of Parks and Recreation to fund various projects.

IT IS RECOMMENDED THAT THE BOARD:

1. Find that the proposed Projects, excluding the Don Wallace Trail Project and Del Amo Park Project, are categorically exempt from the California Environmental Quality Act for the reasons stated herein and the reasons reflected in the record of the proposed Projects.

2. Find that the Board, as lead agency under California Environmental Quality Act, certified and adopted a Mitigated Negative Declaration and Mitigation Monitoring Program for the Don Wallace Trail Project on March 18, 2014. The recommended action of allocate funding is within the scope of the Project considered in the approved Mitigated Negative Declaration.

3. Authorize the Director of Parks and Recreation, or his designee, as agent of the County of Los Angeles, to allocate Park In-Lieu Fees Funds for $4,802,824, collected by the Department of Parks and Recreation pursuant to California Government Code Section 66477 and the Los Angeles County Code Section 21.28.140, to fund various projects.

4. Authorize the Internal Services Department, as the Purchasing Agent for the County, to proceed with the acquisition of materials and installation services to complete the proposed projects.

Authorize the Department of Parks and Recreation to implement the proposed Projects in coordination with the Internal Services Department.

5. Authorize the Department of Parks and Recreation to execute work orders for the proposed Projects using Board approved Job Order Contracts, if needed.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Pursuant to California Government Code Section 66477 (Quimby Act) and the Los Angeles County Code Section 21.28.140 (Quimby Ordinance), the County shall use Park In-Lieu Fees Funds (Quimby Funds) for the purpose of acquiring local park land or developing new or rehabilitating existing recreational facilities. Approval of the recommended actions will allow the Department of Parks and Recreation (Department) to use $4,802,824 in Quimby Funds to fund the proposed Projects listed in Attachment A

Upon the Board's approval of the recommended actions, the Department will implement the proposed Projects utilizing the purchase orders through the Internal Services Department or Board approved Job Order Contracts. Projects identified as capital projects, the Department will return to the Board to establish the proposed capital project numbers, and or approve the proposed capital project, budget, scope of work, and appropriation adjustments as needed. Existing Projects will be allocated Quimby Funds through appropriation adjustments.

Implementation of Strategic Plan Goals

The recommended actions further the Board approved County Strategic Plan Goal of Operational Effectiveness/Fiscal Sustainability (Goal 1) by providing recreational activities in the First, Second, Third, Fourth, and Fifth Supervisorial District.

FISCAL IMPACT/FINANCING

Quimby Funds in the amount of $4,802,824 are currently deposited within the Department's Park In-Lieu Fees Accumulated Capital Outlay Fund (J06) by designated Park Planning Areas. Sufficient appropriation is available in Quimby Funds to proceed with the proposed Projects.

OPERATING BUDGET IMPACT

One-time and/or ongoing costs for each proposed project will be determined, if required, upon project completion. The Department will work with the Chief Executive Office to determine the appropriate level of additional operating costs and will submit a New Facilities Request, as needed, in the appropriate fiscal year.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Pursuant to article 20128.5 of the Public Contracting Code, the Board's approval is required for work to be performed under the subject contracts.

ENVIRONMENTAL DOCUMENTATION

The proposed Projects are categorically exempt from the California Environmental Quality Act (CEQA). The proposed Projects, which include improvements to existing facilities, replacement of

existing structures and facilities, new construction or conversion of small structures, minor alterations in the condition of land, and the construction of minor structures accessory to existing facilities, are within certain classes of projects that have been determined not to have a significant effect on the environment in that they meet the criteria set forth in the State CEQA Guidelines sections and the County's Environmental Document Reporting Procedures and Guidelines exemption classes listed in Attachment A.

The proposed Project identified as Historical Resources in Attachment A, involves the restoration and/or rehabilitation of historical resources. Such a project is additionally categorically exempt from CEQA pursuant to Section 15331 of the State CEQA Guidelines, as well as the other State CEQA Guidelines exemption sections identified above, and the County's Environmental Document Reporting Procedures and Guidelines exemption sections identified in the attachment, because the proposed project consists of maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Resources with the Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (1995) Weeks and Grimmer. As such, there will be no adverse change in the significance of any historic resource.

The Department will return to the Board to seek CEQA approval for those proposed Projects identified as capital projects in Attachment A.

None of the proposed Projects are located in a sensitive environment and there are no cumulative impacts or unusual circumstances or other limiting factors that would make the exemptions inapplicable based on the Project records. The proposed work will not involve the removal of healthy, mature, or scenic trees.

The added funding for the Don Wallace Trail Project is within the scope of the project considered in the approved Mitigated Negative Declaration (MND) on March 18, 2014. The Board adopted the final MND on March 18, 2014, including the mitigation measures required, and a Notice of Determination was filed with the Los Angeles County Clerk in compliance with CEQA requirements.

The appropriate environmental document for the Del Amo Park Project will be brought to the Board for consideration prior to requesting construction authorization.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

These actions will have no impact on projects or services in the First, Second, Third, Fourth, or Fifth Supervisorial District.

CONCLUSION

Please return one adopted copy each of this Board letter to the Chief Executive Office, Capital Programs Division, and the Department of Parks and Recreation.

Respectfully submitted,

RUSS GUINEY
Director

RG:JW:CL:JY:jy

Enclosures

c: Interim Chief Executive Officer
County Counsel
Acting Executive Officer, Board of Supervisors
Director of Public Works

Department of Parks and Recreation
Allocation of Quimby Funds to Proposed Park Projects by Park Planning Area (PPA)

Attachment A

PPA#	PPA Name	Supervisorial District	Facility	Proposed Project	Quimby Fund Amount	Capital Project (C.P.) or Quimby Budget	California Environmental Quality Act Compliance	Notes
1	North Claremont	5	Marshall Canyon Park	Campground improvements including replacement of fire rings, trash containers, and tables.	$ 5,055.27	Quimby Budget	Sections 15301, 15302 (c) Classes 1, 2 (a)	
2	South Whittier / East La Mirada	4	Mayberry Park	Mayberry Park Improvements Project: Paint the gymnasium building, refurbish A/C system, irrigation, and related improvements.	$ 45,536.09	C. P. 87294	Section 15301 (a) (b) (d) Class 1 (c) (d) (e)	Please allocate funds to C.P. 87294.
			Mayberry Park	Enhance ballfield by replacing infield irrigation, laser grade roll and compact; replace sand in play area to re-establish fall zones; and re-establish walking path behind ball diamonds.	$ 30,000.00	Quimby Budget	Sections 15302 (c), 15304 (a) Classes 2(e), 4(a)	
			Adventure Park	Refurbish ballfield (including laser grade, roll and compact, re-establish radius, replace chain link fence); and replace tables, trash cans and picnic tables.	$ 30,000.00	Quimby Budget	Sections 15301(d), 15302(b) Classes 1(c), 2(a)	
4	West Whittier	4	Sorensen Park	Installation of new picnic tables, braziers; enhance ball field by replacing infield irrigation, laser grade roll and compact; re-establish surface in sports court and patio at multi-purpose room; and re-establish horse shoe pits and fencing.	$ 63,862.87	Quimby Budget	Sections 15302(c), 15303(e), 15304(a) Classes 2(e), 3(b), 4(a)	
5	Arcadia Islands	5	Pamela Park	Pamela Park Improvements Project: Construction of a Craft/Hobby Room (±1,000 sf), a Storage Room (±300 sf). Renovate existing building, including ADA restroom upgrade, new HVAC, paint, windows, doors, lighting, roof, D.F., termite, HazMat, etc.	$ 5,624.37	C.P. 87198	Sections 15301 (a) (d) (e) Class 1(c) (d) (g)	Please allocate funds to C.P. 87198.
6	Whittier Narrows	1	Whittier Narrows Recreation Area	Replacement of kiosks	$ 37,258.07	Quimby Budget	Section 15302 (c) Class 2(a)	
7	Avocado Heights / West Puente Valley	1	Avocado Park	Improvements to Horse Arena, including drainage, gates, fencing ,and ADA Restroom improvements	$ 190,124.38	Establish new C.P.	Section 15301(d) Class 2(c)	
9	Hacienda Heights	4	Burton Park	Replacement of benches and sand in play area to re-establish fall zone; installation of plants and soil for slope stabilization on the hillside	$ 16,945.81	Quimby Budget	Sections 15302(c), 15303(e) Classes 2(e), 3(b)	
			Los Robles Park	Replace benches; Install outdoor exercise equipment; and replace fibar (playground surfacing) in play area to re-establish fall zone.	$ 2,000.00	Quimby Budget	Sections 15302(c), 15303(e) Classes 2(e), 3(b)	
			Steinmetz Park	Replace benches; Replace fibar in play area to re-establish fall zone; and Enhance ball field by replacing infield irrigation, laser grade roll and compact.	$ 10,000.00	Quimby Budget	Section 15302 (c) Class 2(e)	

Department of Parks and Recreation
Allocation of Quimby Funds to Proposed Park Projects by Park Planning Area (PPA)

Attachment A

PPA#	PPA Name	Supervisorial District	Facility	Proposed Project	Quimby Fund Amount	Capital Project (C.P.) or Quimby Budget	California Environmental Quality Act Compliance	Notes
10	Rowland Heights	4	Carolyn Rosas Park	Install sport mats, benches, tennis screening, nets and equipment, and benches; and incorporate play area sand to re-establish fall zones.	$ 20,000.00	Quimby Budget	Section 15301(d), 15303(e) Class 1(c), 3(b)	
			Carolyn Rosas Park	Carolyn Rosas Park Splash Pad and Ball Field Improvements Project: Refurbishment of an existing ballfield, installation of a splash pad, and related improvements.	$ 34,000.00	C.P. 69753	Section 15301(d), 15303(e) Class 1(c), 3(b)	Please allocate funds to C.P. 69753.
			Pathfinder Park	Clubhouse Upgrades including painting, installation of A/V system and general refurbishment.	$ 80,000.00	Quimby Budget	Section 15301(d), (f) Class 1 (c), (i)	
			Rowland Heights Park	Install fibar (playground surfacing) to incorporate into play area to re-establish fall zone.; and Update infield sprinkler system.	$ 62,000.00	Quimby Budget	Sections 15301(d), 15303(e) Classes 1(c), 3(b)	
			Trailview Park	Install picnic tables; Update signage; and Improvement to the slope area including irrigation upgrades, new plants and ground covering	$ 60,000.00	Quimby Budget	Sections 15301(b)(g)(h), 15303(e), 15304(b) Classes 1(e)(j)(k), 3(b), 4(c)	
			Gloria Heer Park	Install fibar (playground surfacing) to incorporate into play area to re-establish fall zone; Paint Building Enhance ball field by replacing infield irrigation, laser grade roll and compact; and Install tables, benches, and outdoor exercise equipment.	$ 50,284.00	Quimby Budget	Sections 15301(d),15302(c), 15303(e) Classes 1(c), 2(e), 3(b)	
13	Valinda / San Jose	1	Sunshine Park	Installation of security lighting throughout park including walk way to Yorbita Road	$ 57,518.23	Quimby Budget	Section 15303(e) Class 3(b)	
14	Covina Highlands	5	Walnut Creek Community Regional Park	Replacement of perimeter fence and new security gates.	$ 22,526.83	Quimby Budget	Section 15303(e) Class 3(b)	
15	Charter Oak Islands / Glendora Heights	1	Dalton Park	Upgrades to existing splash pad	$ 13,937.16	Quimby Budget	Section 15301(d) Class 1(c)	
		5	Charter Oak Park	Improvements to existing picnic shelters.	$ 57,376.96	Quimby Budget	Section 15301(d) Class 1(c)	
19	West Athens / Westmont	2	Helen Keller Park	Resurface basketball court, paint aquatic building and install a new metal ballfield equipment box.	$ 2,289.84	Quimby Budget	Sections 15301(d), 15303(e) Classes 1(c), 3(b)	
20	Alondra	2	Alondra Park	Installation of outdoor exercise equipment; outdoor court resurfacing; and wrought iron fencing.	$ 72,852.60	Quimby Budget	Sections 15301(d), 15303(e) Classes 1(c), 3(b)	
21	West Carson	2,4	Del Amo Park	Development of a new neighborhood park	$ 1,687,638.21	Establish new C.P.	ND to be prepared	
22	Willowbrook / West Compton	2	Mona Park	New landscaping and installation of fencing.	$ 1,901.56	Quimby Budget	Sections 15303(e), 15304(b) Classes 3(b), 4(c)	

Department of Parks and Recreation
Allocation of Quimby Funds to Proposed Park Projects by Park Planning Area (PPA)

Attachment A

PPA#	PPA Name	Supervisorial District	Facility	Proposed Project	Quimby Fund Amount	Capital Project (C.P.) or Quimby Budget	California Environmental Quality Act Compliance	Notes
23	Florence / Firestone	1	Walnut Park	Picnic area and playground improvements including installation of shade structures, picnic tables and benches, barbeques braziers	$ 3,312.40	Quimby Budget	Sections 15303(e) Class 3(b)	
24	East Los Angeles	1	Salazar Park	Picnic area improvements including installation of shade structures, picnic tables, benches, and barbeques braziers.	$ 8,134.19	Quimby Budget	Sections 15303(e) Class 3(b)	
32	East Compton Islands	2	East Rancho Dominguez Park	Installation of outdoor exercise equipment and fencing.	$ 5,727.55	Quimby Budget	Sections 15303(e) Class 3(b)	
33B	Agoura / Calabasas	3	Don Wallace Trail	The proposed Don Wallace Trail involves the development of approximately 1,500 linear feet of a multi-use trail segment of the Las Virgenes Creek Trail, including the installation of signage and related amenities. MND was adopted by the Board 3/18/14.	$ 242,262.28	C.P. 69693	MND 2014	Please allocate funds to C.P. 69693.
35A	Valencia / Newhall	5	Tesoro Adobe Park	Project will focus on restoration of old stable building- remove non historic features and replace with period correct windows/ doors and other exterior features- replace roof.	$ 300,000.00	Establish new C.P.	Section 15331	
35B	Castaic / Val Verde	5	Richard Rioux Park	New Picnic Area including installation of a picnic shelter 30' octagon structure, concrete slab, 6 tables, 2- double bbq braisers, ADA path and electrical outlets, and steel Fencing	$ 550,000.00	Establish new C.P.	Section 15303(e), 15304(a) Classes 3(b), 4(a)	
			Val Verde Park	New ADA Path of Travel	$ 150,000.00	Establish new C.P.	Section 15304(a) Class 4(a)	
35C	Saugus	5	Jake Kuredjian Park	New 2-12 play areas and shade structures.	$ 250,000.00	Establish new C.P.	Section 15303(e) Class 3(b)	
35D	Canyon Country	5	Del Valle Park	New Picnic Area including a picnic shelter 30' octagon structure, concrete slab, 6 tables, 2- double bbq braisers, ADA path and electrical outlets; installation of a new shade structure over the existing playground	$ 185,000.00	Establish new C.P.	Sections 15303(e), 15304(a) Classes 3(b), 4(a)	
35F	Angeles Forest	5	Castaic Sports Center	Replace DG pathway with new rubberized pathway with concrete curbing, new distance signage.	$ 142,659.86	Establish new C.P.	Sections 15302(a), 15311(a) Classes 2(e), 11(d)	
38	La Crescenta/Montrose	5	Two Strikes Park	Basketball courts and picnic area improvements	$ 134,007.35	Establish new C.P.	Section 15301 (d) Class 1(c)	

Department of Parks and Recreation
Allocation of Quimby Funds to Proposed Park Projects by Park Planning Area (PPA)

Attachment A

PPA#	PPA Name	Supervisorial District	Facility	Proposed Project	Quimby Fund Amount	Capital Project (C.P.) or Quimby Budget	California Environmental Quality Act Compliance	Notes
40	Altadena	5	Charles White Park	ADA playground improvements including ADA accessible walkways, rubber surfacing and ramps.	$ 2,914.46	Quimby Budget	Sections 15301(f), 15304(a) Classes 1(i), 4(a)	
41	Pasadena Foothills	5	Eaton Canyon Nature Center	Installation of new lodge pole fencing to run along New York Drive.	$ 2,490.95	Quimby Budget	Section 15303(e) Class 3(b)	
42	West San Gabriel Valley	5	Michillinda Park	Restroom replacement and general improvementds	$ 35,255.12	C.P. 87282	Sections 15301(d),15302(c) Classes 1(c), 2(e)	Please allocate funds to C.P. 87282.
43A	Lake Elizabeth	5	Acton Park	Lengthen existing pathway and improve existing by adding concrete curbing, landscaping & irrigation and signage	$ 63,141.60	Quimby Budget	Sections 15303(d)(e), 15304 (a) (b), 15311 (a) Classes 3(a)(b), 4(a) (c), 11(d)	
45B	Pearblossom	5	Pearblossom Park	Replacement of HVAC system	$ 4,121.79	Quimby Budget	Section 15302(c) Class 2 (e)	
47A	Quartz Hill	5	George Lane Park	Construct new shade structure for Tiny Tots area.	$ 65,063.72	Quimby Budget	Section 15303(e) Class 3(b)	
				Total	$ 4,802,823.52			

EXHIBIT B

SCOPE OF WORK

DANP LLC will design the 8.5 acre park Del Amo Neighborhood Park project in accordance with Department of Parks and Recreation Park Design Guidelines, and regulations by all appropriate County Departments. In addition, DANP LLC's improvement plans for the park are being informed by community feedback provided over the past ten years, budget, engineering, and operational considerations. All design choices will be discussed and vetted with Department of Parks and Recreation staff on a regular, monthly basis. Thus far, the Department of Parks and Recreation, Regional Planning, Public Works, Fire, and Public Health. As of now the current design scope includes the following:

- Children's play area
- Basketball court
- Baseball/softball field
- Walking and jogging trails
- Benches and picnic tables
- Parking lot
- Planting and irrigation (including California native plant species)
- Security lighting
- Maintenance building and yard
- Restroom building
- Futsal courts
- Shade structures
- Exercise equipment

LANLT will provide regular submittals to the Planning & Development Agency and South Community Services Agency at the following estimated timeframes:

Submittal	**Estimated Time**
Conceptual Design Alternatives	February 2016
Preferred Schematic Design	June 2016
50% Design Development Documents	November 2016
100% Design Development Documents	September 2016
50% Construction Documents	April 2017
75% Construction Documents	June 2017
90% Construction Documents	August 2017
100% Construction Documents	September 2017

Thereafter, LANLT and DANP LLC will seek approval for the park improvement plans from the following Regional Planning, Public Works, Public Health and Fire, and any other relevant agencies.

Exhibit C

NEW NEIGHBORHOOD PARK

PREFERRED CONCEPT 5-14-16

LOS ANGELES NEIGHBORHOOD LAND TRUST

MIG
MOORE IACOFANO GOLTSMAN, INC.
801 N. HARBOR BLVD.
FULLERTON, CA 92832
TEL 714/871-3638
FAX 714/871-1188
www.migcom.com

EXHIBIT D

LIST OF PARK CC&RS

1. Declaration of Covenants, Conditions and Restrictions, by and between Triton Diagnostics, Inc. and DANP, dated as of November 12, 2015 and recorded on November 18, 2015 as Instrument No. 20151445038.

2. Right of Entry Agreement, by and between Shell Oil Company, Triton Diagnostics, Inc. and DANP, dated as of November 12, 2015 and recorded on November 18, 2015 as Instrument No. 20151445037.

3. Grant Deed Subject to Covenants, Conditions and Restrictions and to Reservation of Right of Termination, by and between Triton Diagnostics, Inc. and DANP, dated as of November 12, 2015 and recorded on November 18, 2015 as Instrument No. 20151445039.

RECORDING REQUESTED BY
First American Title National-Commercial Services

AND WHEN RECORDED MAIL TO:
Pete Stratz, Portfolio ManagerCorporate Real Estate, Program Delivery
Shell Oil Company 1822 E Route 66, PMB 257
Glendora, CA 91740

NCS-694877-ONT1

Space Above This Line for Recorder's Use Only

Declaration of Covenants, Conditions and Restrictions
Title of Document

THIS COVER SHEET ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
($3.00 Additional Recording Fee Applies)

RECORDING REQUESTED BY AND WHEN RECORDED MAIL TO:

Pete Stratz, Portfolio Manager
Corporate Real Estate, Program Delivery
Shell Oil Company 1822 E Route 66, PMB 257
Glendora, CA 91740

(Space Above Line for Recorder's Use)

A.P.N.: 7350-007-016, -017, -018, -019, -020, -045; 7350-015-001, -043, -045, -046, -047, -048, -049,- 050, -051,- 052, -053, -054, -055, -056, -057, -058, -059; 7350-016-002, -003, -004, -005, -012, -014, -015, -016, -017, -018, -019, -020, -025, -026, -027, -028, -029, -030, -031, -032, -033, -034, -035, -036, -037, -038, -041; 7350-017-035,-036, -037, -038,- 039, -040;
7350-018-001, -002, -003, -004, -005, -006

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

This DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ("**Declaration**") is made this 12th day of November, 2015 by **Triton Diagnostics, Inc.**, a Delaware Corporation (hereinafter "**Triton**") and **Del Amo Neighborhood Park, LLC**, a California limited liability company (hereinafter, "**DANP**").

RECITALS

A. WHEREAS, Triton is the owner in fee simple of that certain real property legally described in **Exhibit "A,"** attached hereto and incorporated by this reference (the "**Restricted Property**"), which consists of approximately 8.14 acres of land located in the unincorporated area of Los Angeles County; and,

B. WHEREAS, as of the date of this Declaration, DANP is treated as an exempt charitable organization qualified to accept a charitable donation under California and federal law;

C. WHEREAS, Triton intends to convey the Restricted Property to DANP subject to this Declaration, which will be recorded immediately prior and as a condition precedent to the conveyance by Triton to DANP of the Restricted Property (the "**Conveyance**") and to ensure that the Restricted Property is held, transferred, conveyed, leased, improved, developed, operated, maintained, occupied and used solely for purposes consistent with the Park Purpose (as defined below) and not for the private benefit of DANP or any other person or entity as more particularly set forth herein; and,

D. WHEREAS, as a condition to the Conveyance, DANP is willing to acknowledge and accept this Declaration for the purposes described herein including: (a) to acknowledge that the conveyance is for the purposes of constructing, operating, using and maintaining the Restricted Property as a public park; and, (b) to acknowledge that DANP freely accepts the power of termination pursuant to California Civil Code Section 885.020 or its successor statute(s) exercisable by Triton (Triton, together with its successors and assigns, is "**Declarant**"), providing that the right, title and interest of Del Amo (as used herein, the term "**Del Amo**" shall include DANP together with any and all successor holders of title in and to the Restricted Property) in the Restricted Property may be terminated as described below; and (c) to acknowledge Del Amo's commitment that the improvement, development, operation, maintenance, use and conveyance of the Restricted Property be restricted, now and forever, as provided in this Declaration.

COVENANTS, CONDITIONS AND RESTRICTIONS

NOW, THEREFORE, Declarant hereby declares, and Del Amo concurs, that the Restricted Property shall be held, transferred, conveyed, leased, improved, developed, operated, maintained, occupied and used subject to the following restrictive covenants, which shall run with the land and shall be binding on Declarant's heirs, successors in interest, administrators, assigns, lessees, or other occupiers and users of the Restricted Property or any portion of it.

1. Definitions.

(a) **"Access Agreement"** means that certain Right of Entry Agreement executed by Triton, DANP, and Shell Oil Company and recorded concurrently herewith, pertaining to the Restricted Property.

(b) **"Park Purpose"** means the improvement, development, use, maintenance, and operation of the Restricted Property in perpetuity as park and recreational space open to the public, consistent with the provisions of this Declaration.

(c) **"Permitted Exception"** means any of the following:

(i) A lease, license, sublease, sublicense, or other agreement or instrument granting rights of possession, occupancy, access or use of all or any portion of the Restricted Property to one or more public or private persons or entities (such persons or entities, "**Park Operator**") for the use, operation, and maintenance of the Restricted Property for the Park Purpose and in accordance with this Declaration; or,

(ii) The grant of temporary rights of exclusive use of specified areas of the Restricted Property or amenities constructed thereon (such as sports fields and picnic areas) to persons or groups who intend to use such areas or amenities for purposes consistent with the

Park Purpose (such persons or groups, "**Park User**"), but in no event shall such a grant apply to the entire Restricted Property, nor shall such a grant be for a time period exceeding three (3) consecutive days to any Park User.

(iii) Del Amo (and the Park Operator if applicable) acquiescing to the taking by eminent domain of any portion of the Restricted Property by a governmental authority for any purpose (including without limitation roadway purposes).

(iv) The exercise by any person or entity of rights granted pursuant to the Access Agreement.

(v) The entry onto the Restricted Property by Declarant or its designee to install, repair, replace, maintain, and operate additional underground pipelines and the following above and below ground level for monitoring and remediation purposes: wells, and other equipment and appurtenances.

(vi) Such ancillary or secondary uses of the Restricted Property as may from time to time occur on the Restricted Property so long as such ancillary uses are consistent with the primary use of the Restricted Property for a public park and recreational space, are temporary in duration, do not involve soil excavation other than soil excavation conducted in compliance with the requirements of the Land Use Covenant and Agreement, Environmental Restrictions ("**Land Use Covenant**"), between DANP and the DTSC (defined below) (which Land Use Covenant is anticipated to be recorded in the Office of the Los Angeles County Recorder subsequent to the recordation of this Declaration) or construction of a permanent structure and are neither prohibited by this Declaration nor are unrelated to the principal or primary use of the Property.

(d) "**Prohibited Use**" means use of the Restricted Property for any of the uses or activities enumerated in Section 3 below, other than Permitted Exceptions.

(e) **"Prohibited Event"** means each of the following: (i) the transfer or conveyance of title to the Restricted Property to a person or entity that is neither a governmental entity nor a private not for profit entity; or (ii) during the period of its ownership of the Restricted Property, Del Amo's (x) permanent termination of its legal existence or (y) the suspension, inactivation, or forfeiture, whether involuntarily or voluntarily, of its active status as determined by the California Secretary of State for the earlier of the period resulting in the permanent termination of its legal existence under applicable law or sixty (60) days after written notice from the Declarant; or (iii) prior to the issuance by Los Angeles County of a final

certificate of occupancy for the initial construction of park improvements on the Restricted Property, DANP's loss of its qualification to accept a charitable donation under both California and federal law; or (iv) the execution by Del Amo of assignment for the benefit of its creditors; or (v) receivership, administration, liquidation, or bankruptcy (voluntary or involuntary) of Del Amo which status or proceeding is not dismissed within one hundred and eighty (180) days from its commencement.

2. **Purpose.** The purpose of this Declaration is to ensure that the Restricted Property will be developed, used, operated and retained in perpetuity for the Park Purpose, subject to Permitted Exceptions. Declarant intends that this Declaration: (a) will limit the improvement, development, use, maintenance, and operation of the Restricted Property to the Park Purpose to be owned and administered by a governmental entity or private not-for-profit entity; and (b) will ensure that no Prohibited Use is allowed to occur at any time on the Restricted Property in violation of this Declaration.

3. **Prohibited Uses.** The following uses and activities on the Restricted Property are Prohibited Uses for all purposes of this Declaration and are intended to be binding upon DANP, Declarant and all other persons or entities who from time to time hold an interest in the Restricted Property, including without limitation retained mineral or water rights with respect thereto; provided, however, the following shall not prohibit the occurrence on the Restricted Property of Permitted Exceptions:

(a) The grant to any person or entity of the right to use the Restricted Property, whether temporarily or permanently, for anything other than the Park Purpose.

(b) The grant to any person or entity of exclusive rights of possession, occupancy or use of all or any portion of the Restrictive Property for private uses for the sole and exclusive benefit of any person or entity at the exclusion of the public.

(c) The use of the Restricted Property for any use other than the Park Purpose.

(d) The use of herbicides, pesticides, rodenticides, biocides, fertilizers, or other agricultural chemicals or weed abatement activities, except in accordance with Environmental Laws and as reasonably necessary to operate and maintain the Restricted Property in a manner consistent with the Park Purpose in accordance sound management practices for the operation and maintenance of public park and recreational amenities.

(e) Uses or activities adjudged to constitute a public or private nuisance under applicable laws or ordinances.

(f) Uses or activities that are inconsistent with the use of commercially reasonable efforts to comply in all material respects (for avoidance of doubt, "material respects" shall mean as determined by the State of California Environmental Protection Agency, Department of Toxic Substances Control ("**DTSC**"), the United States Environmental Protection Agency, Region IX ("**EPA**") or their respective successor agencies) with state, federal and county statutes, ordinances, regulations, guidelines and directives, including without limitation the Land Use Covenant ("**Legal Requirements**"), conferring on DANP or allowing DANP to enjoy immunity from, and/or reduced risk of, liability arising out of the presence of Hazardous Materials (as defined below) in, on, under, or adjacent to the Restricted Property as a "bona fide purchaser," or "bona fide prospective purchaser," or "contiguous property owner," in each case as such Legal Requirements exist and are interpreted as of the date of this Declaration, provided that nothing herein shall require DANP to perform or fund any remedial work with respect to the Restricted Property other than that required by the Land Use Covenant.

(g) Commencement on the Restricted Property of activities, uses, releases or threatened releases in violation of any of the following statutes and regulations implementing the same (collectively, "**Environmental Laws**"): the Comprehensive Environmental Response Compensation and Liability Act, 42 U.S.C. § 9601, et seq., ("CERCLA") as amended, the Resource Conservation and Recovery Act ("RCRA"), 42 U.S.C. § 6901, et seq., as amended, the Federal Water Pollution Control Act, 33 U.S.C. § 1251, et seq., as amended, the Clean Air Act, 42 U.S.C. § 7401, et seq., as amended, the Toxic Substances Control Act, 15 U.S.C. § 2601 et seq., the Oil Pollution Act (33 U.S.C. § 2701 et seq.), the Emergency Planning and Community Right-to-Know Act, the Federal Insecticide, Fungicide and Rodenticide Act, 7 U.S.C. §136, et seq., as amended, the Safe Drinking Water Act and the Occupational Safety and Health Act and Toxic Enforcement Act (15 U.S.C. § 2601 et seq.), the California state, county, or local equivalents of each such law, and the Safe Drinking Water and Toxic Enforcement Act, California Health and Safety Code 24249.5 et seq., and any future amendments of or judicial decisions interpreting any of the foregoing.

(h) Excavation, grading, soil removal, or any other soil disturbance that extends more than four feet below existing grade except in conformity with the Land Use Covenant (for information only, the existing grade of the Restricted Property is specified in that certain ALTA survey prepared by DRC, 160 S. Old Springs Rd. Suite 210 Anaheim Hills, CA 92808 under job identifier "Undeveloped Parcel 13-204") except for: (i) activities of holders of existing recorded easement for underground pipelines (e.g., petroleum transmission lines, fiber optic cables, etc.) conducted in conformity with the terms of their respective recorded easements (collectively, "**Existing Underground Utilities**"); and, (ii) activities of Triton, Shell Oil Company and their successors in the exercise of their rights under the Access Agreement; (iii) entry onto the Restricted Property by Declarant or its designee to install,

repair, replace, maintain, and operate additional pipelines, wells, and other equipment and appurtenances for monitoring and remediation purposes; and, (iv) activities necessary to plant trees, provided that any excavation for tree planting purposes shall be conducted under the supervision of a qualified environmental engineer and in conformity with the Land Use Covenant, and all soil excavated in connection with tree planting either shall be deposited back in the holes created for the trees or shall be tested and either remediated to comply with applicable state and federal standards if disposed of onsite, or disposed of offsite in accordance with applicable laws.

(i) The deposit, release, storage or maintenance of any hazardous or toxic substances, materials, or wastes ("**Hazardous Materials**") including those substances, materials, and wastes listed in the United States Department of Transportation Hazardous Materials Table (49 C.F.R. Section 172.101) or by the EPA under 40 C.F.R. Part 302 and amendments thereto, petroleum, petroleum constituents, petroleum products, additives to petroleum products, petroleum by-products, petroleum wastes, or such substances, materials, and wastes which are or become regulated under any applicable state or federal law, including any material, waste or substance which is (i) designated as a "hazardous substance" pursuant to Section 311 of the Clean Water Act, 33 USC § 1251 et seq. (33 USC § 1321), or listed pursuant to Section 307 of the Clean Water Act (33 USC § 1317); (ii) defined as a "hazardous waste" pursuant to Section 101 of CERCLA, 42 USC § 9601 et seq., (42 USC § 9601); or (iii) "Prop 65 Chemical" identified pursuant to the Safe Drinking Water and Toxic Enforcement Act, California Health and Safety Code, § 25249.5, et seq.; provided, however nothing herein shall prohibit or restrict storage and usage of Hazardous Materials in such limited quantities as are reasonably necessary and customary (within a residential area) for cleaning, operating and maintaining refurbishing, constructing and reconstructing improvements and landscaping located on the Restricted Property for the Park Purpose.

(j) Use of the Restricted Property for single or multi-family residential use.

(k) Use of the Restricted Property for hospitals, nursing homes, hospices or other after-care facilities.

(l) Depositing, dumping or accumulating soil, trash, ashes, refuse, waste, bio-solids or any other material on the Restricted Property (other than temporary deposits in a manner consistent with the Park Purpose); provided that nothing herein shall prohibit or restrict Del Amo from depositing or storing on all or any portion of the Restricted Property "clean" (i.e. conforming to the requirements of applicable Environmental Laws) soil, soil amendment, compost, mulch, or fertilizer or other natural materials in connection with the initial development and as reasonably necessary for ongoing maintenance, operation and/or redevelopment of the Restricted Property for the Park

Purpose; and provided further that no such materials shall be deposited, dumped or accumulated on the Restricted Property for use on any other property.

(m) Use of the Restricted Property for licensed or unlicensed care facilities, including but not limited to day care centers for children or for public or private pre-school, elementary, secondary, vocational, technical or college level schools for persons of any age; provided, however, nothing herein shall prohibit or restrict the temporary, periodic use of the Restricted Property by schools or other educational or child-care groups for park and recreational activities consistent with the Park Purpose.

(n) Draining, dredging, mining, drilling, removing, stimulating, fracturing, exploring for or extraction of minerals, loam, gravel, soil, rock, sand or other material on or below the surface of the Restricted Property or the injection of materials into the subsurface of the Restricted Property in furtherance of any of the foregoing.

(o) Interference with or damage to Seller's, Shell's, or their respective successors' monitoring wells on the Restricted Property or interference with the exercise of rights under the Access Agreement.

(p) Use of the Restricted Property for storage, handling or distribution of any petroleum or chemical products in underground storage tanks or for commercial or municipal purposes; provided, however nothing herein shall prohibit or restrict storage (within a structure qualified under the Environmental Laws for storage of petroleum or chemical products) and usage of petroleum or chemical products in such limited quantities as are reasonably necessary and customary (within a residential area) for cleaning, operating, maintaining refurbishing, constructing and reconstructing improvements and landscaping located on the Restricted Property for the Park Purpose; and provided further that no such products shall be stored on the Restricted Property for use on any other property.

(q) Use of the Restricted Property for any agricultural activities (e.g., growing of food for human consumption).

(r) Drilling, constructing, installing, maintaining or utilizing of any water production well(s) (as distinguished from monitoring wells or wells installed solely for the purposes of extracting or reinjecting groundwater for remediation pursuant to Environmental Laws) within the Restricted Property boundaries, and provided further that any extraction of water underlying or reinjection of water at the Restricted Property shall conform to applicable law and with all permits required by governmental agencies with jurisdiction over such extraction and/or reinjection.

4. Right of Entry; Power of Termination. Declarant reserves unto itself a right to re-enter the Restricted Property and a power to terminate Del Amo's right, title and interest thereto if any of the following (the "**Termination Conditions**") shall occur:

(a) following the completion of the initial improvements contemplated to be constructed on the Restricted Property for the Park Purpose (the "**Initial Park Improvements**"), if the use of the Restricted Property for Park Purposes shall be discontinued for a period exceeding twelve (12) consecutive months or thirty-six (36) cumulative months (expressly excluding periods when renovation, maintenance, remodeling, improvement, remediation or monitoring activities are occurring on the Restricted Property in furtherance of the Park Purpose or pursuant to Legal Requirements); or,

(b) if the Restricted Property shall be put to uses or activities that constitute Prohibited Uses under this Declaration and such uses or activities are not discontinued within fifteen (15) days of the delivery to Del Amo of written notice specifying the Prohibited Use and demanding its discontinuance.

(c) if title to the Restricted Property is transferred or conveyed (in whole or in part) to a person or entity that is neither a governmental agency, nor a not-for-profit entity, nor a "Permitted Transferee" as such term is defined in the Access Agreement; or,

(d) if a Prohibited Event occurs; or,

(e) if Del Amo fails to obtain a County final certificate of occupancy for the Initial Park Improvements on or before the date that is four (4) years from the date of the recording of this Declaration.

Upon the occurrence of a Termination Condition then Declarant shall have the right and power (but not the obligation) to proceed subject to and in accordance with Section 5 of this Declaration to terminate all of the right, title, and interest of Del Amo in and to the Restricted Property in the manner provided by law for the exercise of a power of termination, and shall thereupon have and enjoy the Restricted Property as if the Conveyance had not been made, without any compensation due and owing to Del Amo for any improvements made to the Restricted Property since the date of the Conveyance. Del Amo agrees that Declarant's right and power of termination, exercised pursuant to this Agreement, is fair and reasonable given the circumstances of the conveyance of the Restricted Property by Declarant to Del Amo.

5. Enforcement.

(a) **Right to Enforce.** Declarant reserves unto itself a discretionary right to enforce this Declaration (including without limitation the right of entry and power of termination set forth in Section 4) in a judicial or administrative

action at law or in equity against any person or entity violating or attempting to violate the provisions of this Declaration. Prior to enforcing this Declaration in a judicial or administrative action, Declarant shall provide to Del Amo notice and an opportunity to cure in accordance with Section 5(b) below; provided, however, that Declarant shall not be required to give notice and opportunity to cure, or to comply with the process set forth in Section 5(b) below (the "**Cure Process**"), if (i) Declarant elects to exercise the power of termination and determines that the timing for the Cure Process could reasonably create a risk of expiration of the time period for exercising the power of termination pursuant to California Civil Code Section 885.050 or its successor statute; or (ii) likewise, if Declarant commences a Cure Process and Declarant elects to exercise the power of termination, Declarant shall be entitled to terminate the Cure Process if Declarant determines that the timing for completing Cure Process could reasonably create a risk of expiration of the time period for exercising the power of termination pursuant to California Civil Code Section 885.050 or its successor statute, and in each such case Declarant has delivered to Del Amo written notice of such determination, together with a reasonably detailed statement of the basis for such determination, which notice shall include, if applicable, the estimated date on which Declarant's right to enforce the power of termination shall expire pursuant to California Civil Code Section 885.050 or its successor statute.

(b) **Notice and Cure Procedures.**

(1) If Declarant determines that Del Amo is in violation of the terms of this Declaration or that a violation of this Declaration is imminently threatened, Declarant may demand the cure of such violation or reasonable confirmation that no such violation is imminently threatened (except that Declarant shall not be required to follow the Cure Process set forth in this Section 5(b) under the circumstances described in the proviso set forth in Section 5(a) above regarding Declarant's rights to enforce the power of termination). Declarant's demand for a cure of an existing violation or for confirmation of no imminent violation shall be a written notice delivered to Del Amo (a "**Notice of Violation**"), describing in reasonable detail the violation and demanding its cure or, the case of a threatened violation, reasonable confirmation that no such violation is imminently threatened.

(2) Del Amo shall cure the noticed violation within fifteen (15) days of receipt of the Notice of Violation or, in the case of a threatened violation, shall provide within fifteen (15) days reasonable confirmation that no such violation is imminently threatened. If said cure reasonably requires more than fifteen (15) days, Del Amo shall, within the fifteen (15) day period, submit to Declarant for review and reasonable approval a plan and time schedule to diligently complete such cure. Thereafter Del Amo shall complete such cure in accordance with the approved plan. If Del Amo disputes the Notice of Violation, it shall issue a written notice of such dispute (hereinafter "**Notice of Dispute**") to Declarant within fifteen (15) days of its receipt of the Notice of

Violation. If Declarant disapproves Del Amo's proposed plan and time schedule to cure, Declarant shall issue to Del Amo a Notice of Dispute within fifteen (15) days after Declarant's receipt of the proposed plan and time schedule.

(3) If Del Amo fails to cure the noticed violation(s) within the time periods described above, or fails to timely deliver or respond to a Notice of Dispute, Declarant shall be entitled, but not obligated, bring an action at law or in equity in a court of competent jurisdiction to enforce compliance with the terms of this Declaration or to seek re-entry onto the Restricted Property and termination of Del Amo's right, title and interest in and to the Restricted Property pursuant to Section 4.

(4) If Del Amo timely provides to Declarant a Notice of Dispute or a response to Declarant's Notice of Dispute, Declarant shall meet and confer with Del Amo at a time and place within Los Angeles County selected by Declarant and reasonably agreed by Del Amo, not to exceed thirty (30) days from the date that Declarant receives the Notice of Dispute from Del Amo or delivers a Notice of Dispute to Del Amo. If either party fails to appear for the meet and confer at the agreed time and location, it shall be deemed to have abandoned its Notice of Dispute.

(5) If, after reviewing the Notice of Dispute from Del Amo or delivering a Notice of Dispute to Del Amo, conferring with Del Amo, and considering all relevant information related to the Notice of Violation, Declarant determines that a violation of this Declaration has occurred, Declarant shall give Del Amo notice of such determination in writing (hereinafter, "**Determination of Violation**") and Del Amo shall have thirty (30) days after the date of the Determination of Violation to cure the violation. Thereafter, if Del Amo fails to cure the violation within such thirty (30) day period, or if such violation cannot reasonably be cured within such thirty (30) day period and Del Amo fails to commence such cure within such 30-day period and to thereafter to diligently prosecute the same to completion, then Declarant may bring an action at law or in equity in a court of competent jurisdiction to enforce compliance with the terms of this Declaration or to enforce Declarant's right of entry and power of termination Del Amo's right, title and interest in and to the Restricted Property pursuant to Section 4.

(c) **Immediate Action.** If Declarant, in its sole discretion, determines that circumstances require immediate action to prevent irreparable damage to the Park Purpose or the Restricted Property, Declarant may immediately pursue, without notice or demand to Del Amo (except as required under generally applicable law) all available interim remedies to protect its interests, including but not limited to injunctive relief (both prohibitory and mandatory), available pursuant to this Declaration and state and federal law. The rights granted in this Section 5(c) are intended to afford Declarant the benefit of interim

remedies to avoid irreparable harm, and are not intended to supersede in all instances the Cure Process set forth in Section 5(b).

(d) **Enforcement Discretion.** Enforcement of the terms of this Declaration shall be at the discretion of Declarant. Any delay or forbearance by Declarant to exercise rights under this Declaration in the event of any breach of any term of this Declaration by Del Amo shall not be deemed or construed to be a waiver by Declarant of a violation of any subsequent breach of the same or any other term of this Declaration or of any of the rights of Declarant under this Declaration. No delay or omission by Declarant in the exercise of any right or remedy upon any breach by Del Amo shall impair such right or remedy or be construed as a waiver.

6. Notices. Any notice, consent, demand, or communication required or permitted to be given pursuant to this Declaration shall be in writing and shall be (a) delivered personally to the applicable person or entity (or to an officer of such entity) to whom the same is directed, or (b) sent by recognized overnight courier service or registered or certified mail, return receipt requested, postage prepaid, addressed as follows or to any different address designated in writing by Declarant or Del Amo (as applicable):

If to Declarant: Triton Diagnostics Inc.
Associate General Counsel, Manufacturing
One Shell Plaza
910 Louisiana St.
Houston, TX 77002

If to Del Amo: Del Amo Neighborhood Park, LLC
c/o Los Angeles Neighborhood Land Trust
315 W. Ninth St. Suite 950
Los Angeles, California 90015

Any such notice shall be deemed to be delivered, given and received for all purposes as of (x) the date so delivered, if delivered personally, (y) upon receipt, if sent by courier service, or (z) on the date of receipt or refusal indicated on the return receipt, if sent by registered or certified mail, return receipt requested, postage and charges prepaid and properly addressed.

7. Amendment. This Declaration may be amended solely by written agreement executed by the parties hereto and recorded in the Office of the Los Angeles County Recorder.

8. Controlling Law. The laws of the State of California shall govern the interpretation and performance of this Declaration.

9. Liberal Construction. Any general rule of construction to the contrary notwithstanding, this Declaration shall be liberally construed in favor of the Park Purpose as stated in this Declaration. If any provision in this instrument is found to be ambiguous, an interpretation consistent with the purposes of this Declaration that would render the provision valid shall be favored over any interpretation that would render it invalid.

10. Severability. If a court of competent jurisdiction voids or invalidates on its face any provision of this Declaration, such action shall not affect the remainder of this Declaration. If a court of competent jurisdiction voids or invalidates the application of any provision of this Declaration to a person or circumstance, such action shall not affect the application of the provision to other persons or circumstances.

11. Successors. The covenants, terms, conditions, and restrictions of this Declaration shall be binding upon, and inure to the benefit of, the parties hereto and their respective personal representatives, heirs, successors, and assigns and shall continue as a servitude running in perpetuity with the Restricted Property.

12. Termination of Rights and Obligations. A party's rights and obligations under this Declaration terminate upon transfer of the party's interest in the Declaration or the Restricted Property, except that the liability of such party for its acts or omissions occurring prior to transfer shall survive transfer.

13. Captions and Recitals. The captions in this instrument have been inserted solely for convenience of reference and are not a part of this instrument and shall have no effect upon construction or interpretation. The Recitals are hereby incorporated into the provisions of this Declaration.

14. Benefited Party. The terms of this Declaration are for the benefit of the Declarant and Del Amo only and are not for the benefit of any other person or entity.

15. Del Amo Affirmation that Covenant Is Fair, Reasonable and Runs with the Land. Del Amo affirms its agreement to hold, improve, operate, use and maintain the Restricted Property in compliance with this Declaration and further affirms its intention that the Declaration constitutes conditions, restrictive covenants, and conditions that shall run with the land. Del Amo further affirms and agrees that the provisions of this Declaration are fair and reasonable given the circumstances of the conveyance of the Restricted Property by Declarant to Del Amo, that valid consideration has been received therefor, and that the provisions of this Declaration are the result of arm's-length negotiations. Del Amo further affirms and agrees that the remedy at law for the breach of the Declaration by Del Amo will be inadequate and that, in addition to any other remedy that Declarant may have, including but not limited to the right of re-entry and the power to terminate Del Amo's right, title and interest in the Restricted

Property, Declarant will be entitled to seek injunctive relief to restrain any such breach or threatened breach, without any bond or other security being required but in each case in accordance with the terms and conditions of this Declaration. Subject to the express terms and conditions of this Declaration, such right to seek injunctive relief shall be cumulative and in addition to any other remedies that Declarant may have at law or in equity and in addition to the right of re-entry and power of termination. If any court construes any provision of this Declaration to be unenforceable because of its duration or scope, the court shall have the power to reduce the duration and scope to the extent necessary so that the provision is enforceable, and such provision, as reduced, shall then be enforceable. This Declaration shall terminate automatically upon final completion of Declarant's exercise of its right of re-entry and its power of termination and the restoration of title in and to the Restricted Property to Declarant.

16. Declarant's Acknowledgement Regarding Non-Exploitation of Mineral Rights. Declarant hereby expressly acknowledges and agrees that the terms and conditions of this Declaration—specifically including the Prohibited Uses set forth in Section 3(n) and (r) [extraction of minerals and water] are intended to apply to, and run with the ownership of, any and all retained rights of Declarant or any of its predecessors-or successors-in-interest in and to the Restricted Property, including without limitation retained mineral rights, the right of entry and power of termination retained pursuant to this Declaration, and the rights of access granted pursuant to the Access Agreement. In furtherance of the foregoing, Declarant hereby expressly acknowledges and agrees that for so long as it is entitled to exercise and enforce rights under this Declaration, Declarant shall not, and shall not permit any other person or entity to, (a) remove, explore for, extract or exploit any minerals, loam, gravel, soil, rock, sand or other material on or below the surface of the Restricted Property (regardless of whether or not such exploration, extraction or exploitation requires surface entry onto the Restricted Property); (b) extract water underlying the Restricted Property without conforming to applicable laws and with all permits required by governmental agencies with jurisdiction over such extraction.

IN WITNESS WHEREOF Declarant and Del Amo have executed this Declaration the day and year first above written and has agreed to be bound by the terms and provisions hereof.

Document is signed in Counterpart.

"Declarant"

Triton Diagnostics Inc., a Delaware Corporation

By: _____
Keith Probyn, President

"Del Amo" Document is signed in Counterpart.

Del Amo Neighborhood Park, LLC, a California Limited Liability Company

By: The Los Angeles Neighborhood Land Trust, a California non-profit public benefit corporation
Its: Sole Member

By: _____
Alina Bokde, Executive Director

EXHIBIT "A"

LEGAL DESCRIPTION

Real property in the unincorporated area of the County of Los Angeles, State of California, described as follows:

PARCEL ONE:

LOTS 170 THROUGH 175 IN THE HAMMERTON TRACT, CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 2-4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL TWO:

THAT PORTION OF LOT A OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGES 2, 3 AND 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, INCLUDED WITHIN THE FOLLOWING DESCRIBED BOUNDARIES:

BEGINNING AT A POINT IN THE NORTH LINE OF LOT A, NORTH 89° 56' EAST, 1326.09 FEET FROM A TWO INCH IRON PIPE MARKING THE NORTHWEST CORNER OF SAID LOT A; THENCE SOUTH 0° 34' EAST, 215.23 FEET TO THE SOUTHERLY LINE OF SAID LOT B, DISTANT NORTH 89° 26' EAST, 1328.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT B;
THENCE ALONG THE SOUTH LINE OF SAID LOT B NORTH 89° 26' EAST, 100 FEET; THENCE NORTH 0° 34' WEST, 214.38 FEET TO THE NORTH LINE OF SAID LOT A;
THENCE ALONG THE NORTH LINE OF SAID LOT A SOUTH 89° 56' WEST, 100 FEET TO THE POINT OF BEGINNING.

PARCEL THREE:

THE EAST 50 FEET OF THOSE PORTIONS OF LOTS A AND B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF SAID LOT A, NORTH 89° 56' EAST 1126.09 FEET FROM THE NORTHWEST CORNER OF SAID LOT A;
THENCE SOUTH 0° 34' EAST 216.91 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID LOT B, DISTANT THEREON NORTH 89° 26' EAST, 1128.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT B;
THENCE ALONG THE SOUTHERLY LINE OF SAID LOT B, NORTH 89° 26' EAST 100 FEET;
THENCE NORTH 0° 34' WEST 216.07 FEET TO A POINT IN THE NORTHERLY LINE OF SAID LOT A;
THENCE ALONG THE NORTHERLY LINE OF SAID LOT A, SOUTH 89° 56' WEST 100 FEET TO A POINT OF BEGINNING.

PARCEL FOUR:

THAT PORTION OF LOTS A AND B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 2, 3 AND 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF LOT A, NORTH 89° 56' EAST 1226.09 FEET

FROM A 2 INCH PIPE MARKING THE NORTHWEST CORNER OF SAID LOT A;
THENCE FROM THIS POINT OF BEGINNING SOUTH 0° 34' EAST 216.07 FEET TO A POINT IN THE SOUTHERLY LINE OF LOT B SAID LAST MENTIONED POINT BEING NORTH 89° 26' EAST 1228.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT B;
THENCE ALONG THE SOUTH LINE OF SAID LOT B NORTH 89° 26' EAST 100 FEET TO A POINT;
THENCE NORTH 0° 34' WEST 215.23 FEET TO A POINT IN THE NORTH LINE OF SAID LOT A;
THENCE ALONG THE NORTH LINE OF SAID LOT A, SOUTH 89° 56' WEST 100 FEET TO THE POINT OF BEGINNING.

EXCEPT THE EASTERLY 50 FEET THEREOF.

PARCEL FIVE:

THE EASTERLY 50 FEET OF THAT PORTION OF LOTS A AND B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF LOT A, NORTH 89° 56' EAST 1226.09 FEET FROM A TWO INCH PIPE, MARKING THE NORTHWEST CORNER OF SAID LOT A;
THENCE FROM THIS POINT OF BEGINNING SOUTH 0° 34' EAST 216.07 FEET TO A POINT IN THE SOUTHERLY LINE OF LOT B SAID LAST MENTIONED POINT BEING NORTH 89° 26' EAST 1228.05 FROM THE SOUTHWEST CORNER OF SAID LOT B;
THENCE ALONG THE SOUTH LINE OF SAID LOT B NORTH 89° 26' EAST 100 FEET TO A POINT;
THENCE NORTH 0° 34' WEST 215.23 FEET TO A POINT IN THE NORTH LINE OF SAID LOT A;
THENCE ALONG - THE NORTH LINE OF SAID LOT A, SOUTH 89° 56' WEST 100 FEET TO THE POINT OF BEGINNING.

PARCEL SIX:

THE WESTERLY 50 FEET OF THAT PORTION OF LOT B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, INCLUDED WITHIN THE FOLLOWING DESCRIBED BOUNDARIES:

BEGINNING AT A POINT IN THE NORTH LINE OF LOT A OF SAID TRACT, NORTH 89° 56' EAST 1326.09 FEET FROM A TWO INCH IRON PIPE, MARKING THE NORTHWEST CORNER OF SAID LOT A;
THENCE SOUTH 0° 34' EAST 215.23 FEET TO THE SOUTHERLY LINE OF LOT B, DISTANCE NORTH 89° 26' EAST 1328.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT B; THENCE ALONG THE SOUTH LINE OF SAID LOT B NORTH 89° 26' EAST 100 FEET; THENCE NORTH 0° 34' WEST 214.38 FEET TO THE NORTH LINE OF LOT A;
THENCE ALONG THE NORTH LINE OF SAID LOT A, SOUTH 89° 56' WEST 100 FEET TO THE POINT OF BEGINNING.

PARCEL SEVEN:

THAT PORTION OF LOT B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGES 2, 3 AND 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, INCLUDED WITHIN THE FOLLOWING DESCRIBED BOUNDARIES:

BEGINNING AT A POINT IN THE NORTH LINE OF LOT A OF SAID OF TRACT, NORTH 89° 56' EAST, 1326.09 FEET FROM A TWO INCH IRON PIPE MARKING THE NORTHWEST CORNER OF SAID LOT A;

THENCE SOUTH 0° 34' EAST, 215.23 FEET TO THE SOUTHERLY LINE OF SAID LOT B, DISTANT NORTH 89° 26' EAST, 1328.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT B;
THENCE ALONG THE SOUTH LINE OF SAID LOT B NORTH 89° 26' EAST, 100 FEET; THENCE NORTH 0° 34' WEST, 214.38 FEET TO THE NORTH LINE OF SAID LOT A;
THENCE ALONG THE NORTH LINE OF SAID LOT A SOUTH 89° 36' WEST, 100 FEET TO THE POINT OF BEGINNING.

EXCEPT THE WESTERLY 50 FEET THEREOF.

PARCEL EIGHT:

THE WESTERLY 33.33 FEET OF THE SOUTHERLY 150.00 FEET OF THAT PORTION OF LOTS A AND B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40, PAGES 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF LOT A DISTANT THEREON, NORTH 89° 36' EAST 1426.09 FEET FROM TWO INCH IRON PIPE MARKING THE NORTHWEST CORNER OF SAID LOT A;
THENCE SOUTH 0° 34' EAST 214.38 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID LOT B, SAID LAST MENTIONED POINT BEING DISTANT ALONG SAID SOUTHERLY LINE, NORTH 89° 26' EAST 1428.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT B;
THENCE ALONG SAID SOUTHERLY LINE, NORTH 89° 26' EAST 200.00 FEET; THENCE NORTH 0° 34' WEST 212.68 FEET TO SAID NORTH LINE;
THENCE ALONG SAID NORTH LINE SOUTH 89° 56' WEST 200.00 FEET TO THE POINT OF BEGINNING.

PARCEL NINE:

THE EASTERLY 33.33 FEET OF THE WESTERLY 66.66 FEET TO THE SOUTHERLY 150 FEET OF THAT PORTION OF LOTS A & B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 2 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT TO THE NORTH LINE OF LOT A DISTANT THEREON NORTH 89° 56' EAST 1426.09 FEET FROM A 2 INCH PIPE MARKING THE NORTHWEST CORNER OF SAID LOT A, THENCE SOUTH 0° 34' EAST 214.38 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID LOT B, SAID LAST MENTIONED POINT BEING DISTANT ALONG THE SOUTHERLY LINE NORTH 89° 26' EAST 1428.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT B;
THENCE ALONG SAID SOUTHERLY LINE, NORTH 89° 26' EAST 200.00 FEET; THENCE NORTH 0° 34' WEST 212.68 FEET TO SAID NORTH LINE;
THENCE ALONG SAID NORTH LINE SOUTH 89° 56' WEST 200.00 FEET TO THE POINT OF BEGINNING.

PARCEL TEN:

THAT PORTION OF LOTS A AND B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 2 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EASTERLY 33.34 FEET OF THE WESTERLY 100.00 FEET OF THE SOUTHERLY 150.00 FEET OF THAT PORTION OF LOTS A AND B OF THE HAMMERTON TRACT, AS PER MAP RECORDED IN BOOK 40 PAGE 2 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF LOT A DISTANT THEREON NORTH 89° 56' EAST 1,426.09 FEET FROM A TWO INCH IRON PIPE MARKING THE NORTHWEST CORNER OF SAID LOT A;
THENCE SOUTH 0° 34' EAST 214.38 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID LOT B, SAID LAST MENTIONED POINT BEING DISTANT ALONG SAID SOUTHERLY LINE, NORTH 89° 26' EAST 1,428.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT B;
THENCE ALONG SAID SOUTHERLY LINE, NORTH 89° 26' EAST 200.00 FEET; THENCE NORTH 0° 34' WEST 212.68 FEET TO SAID NORTH LINE;
THENCE ALONG SAID NORTH LINE, SOUTH 89° 56' WEST 200.00 FEET TO THE POINT OF BEGINNING.

PARCEL ELEVEN:

THE WESTERLY 50 FEET OF THOSE PORTIONS OF LOTS A AND B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BEGINNING AT A POINT IN THE NORTHERLY LINE OF SAID LOT A DISTANT NORTH 89° 56' EAST 1626.09 FEET FROM THE NORTHWESTERLY CORNER OF SAID LOT A;
THENCE SOUTH 0° 34' EAST 212.68 FEET, TO A POINT IN THE SOUTHERLY LINE OF SAID LOT B THAT IS DISTANT NORTH 89° 26' EAST 1628.05 FEET FROM THE SOUTHWESTERLY CORNER OF SAID LOT B,
THENCE ALONG THE SOUTHERLY LINE OF SAID LOT B NORTH 89° 26' EAST 100 FEET; THENCE NORTH 0° 34' WEST 211.83 FEET TO A POINT IN THE NORTHERLY LINE OF LOT A; THENCE ALONG SAID NORTHERLY LINE SOUTH 89° 86' WEST 100 FEET TO THE POINT OF BEGINNING.

EXCEPT THE SOUTHERLY HALF OF SAID LAND.

PARCEL TWELVE:

THE NORTHERLY 106 FEET OF THE EASTERLY 50 FEET OF THOSE PORTIONS OF LOTS A AND B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 2, 3 AND 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY LINE OF SAID LOT A DISTANT NORTH 89° 56' EAST 1626.09 FEET FROM THE NORTHWESTERLY CORNER OF SAID LOT A;
THENCE SOUTH 0° 34' EAST 212.68 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID LOT B THAT IS DISTANT NORTH 89° 26' EAST 1628.05 FEET FROM THE SOUTHWESTERLY CORNER OF SAID LOT B;
THENCE ALONG THE SOUTHERLY LINE OF SAID LOT B NORTH 89° 26' EAST 100 FEET; THENCE NORTH 0° 34' WEST 211.83 FEET TO A POINT IN THE NORTHERLY LINE OF LOT A; THENCE ALONG SAID NORTHERLY LINE SOUTH 89° 56' WEST 100 FEET TO THE POINT OF BEGINNING.

PARCEL THIRTEEN:

THE SOUTHERLY ONE HALF OF THE PARCEL OF LAND DESCRIBED AS:

THE WESTERLY FIFTY FEET OF THOSE PORTIONS OF LOTS A AND B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 2, 3 AND 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY LINE OF SAID LOT A, DISTANT NORTH 89° 56' EAST 1626.09 FEET FROM THE NORTHWESTERLY CORNER OF SAID LOT A;
THENCE SOUTH 0° 34' EAST 212.68 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID LOT B THAT IS DISTANT NORTH 89° 26' EAST 1628.05 FEET FROM THE SOUTHWESTERLY CORNER OF SAID LOT B;
THENCE ALONG THE SOUTHERLY LINE OF SAID LOT B NORTH 89° 26' EAST 100 FEET; THENCE NORTH 0° 34' WEST 211.83 FEET TO A POINT IN THE NORTHERLY LINE OF LOT A; THENCE ALONG SAID NORTHERLY LINE SOUTH 89° 56' WEST 100 FEET TO THE POINT OF BEGINNING.

PARCEL FOURTEEN:

THE EASTERLY 50 FEET OF THOSE PORTIONS OF LOTS A AND B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 2 TO 4, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF SAID LOT A, DISTANT THEREON NORTH 89° 56' EAST 1626.09 FEET FROM THE NORTHWEST CORNER OF SAID LOT A; THENCE SOUTH 0° 34' EAST 212.68 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT B, DISTANT THEREON NORTH 89° 26' EAST 1628.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT B;
THENCE ALONG SAID SOUTHERLY LINE, NORTH 89° 26' EAST 100 FEET;
THENCE NORTH 0° 34' WEST 211.83 FEET TO SAID NORTHERLY LINE OF LOT A;
THENCE ALONG SAID NORTHERLY LINE, SOUTH 89° 56' WEST 100 FEET TO THE POINT OF BEGINNING.

EXCEPT THE NORTHERLY 106 FEET.

PARCEL FIFTEEN:

THE WEST HALF OF THOSE PORTIONS OF LOTS A AND B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 2 TO 4, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF LOT A NORTH 89° 56' EAST 2026.09 FEET FROM A 2 INCH IRON PIPE, MAKING THE NORTHWEST CORNER OF SAID LOT A;
THENCE FROM THIS POINT OF BEGINNING SOUTH 0° 34' EAST 209.30 FEET TO A POINT IN THE SOUTHERLY LINE OF LOT B, SAID LAST MENTIONED POINT BEING NORTH 89° 26' EAST 2028.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT B;
THENCE ALONG THE SOUTH LINE OF SAID LOT B NORTH 89° 26' EAST 100 FEET TO A POINT WHICH LAST MENTIONED POINT IS ALSO SOUTH 89° 26' WEST 100 FEET FROM THE SOUTHEAST CORNER OF SAID LOT B;
THENCE NORTH 0° 34' WEST 208.46 FEET TO A POINT IN THE NORTH LINE OF LOT A; THENCE ALONG THE NORTH LINE OF SAID LOT A, SOUTH 89° 56' WEST 100 FEET TO THE POINT OF BEGINNING.

PARCEL SIXTEEN:

THE NORTHERLY 58 FEET OF THOSE PORTIONS OF LOTS A AND B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGES 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY LINE OF SAID LOT A, DISTANT NORTH 89° 56' EAST 2126.09 FEET THEREON FROM THE NORTHWEST CORNER OF SAID LOT;

THENCE SOUTH 0° 34' EAST 208.46 FEET, MORE OR LESS, TO A POINT IN THE SOUTHERLY LINE OF SAID LOT B, DISTANT THEREON NORTH 89° 26' EAST 2128.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT B;
THENCE ALONG THE SOUTHERLY LINE OF SAID LOT B, NORTH 89° 26' EAST 100 FEET TO THE SOUTHEAST CORNER OF SAID LOT;
THENCE NORTH 0° 34' WEST, ALONG THE EASTERLY LINE OF SAID LOT B, 183.21 FEET TO THE NORTHEAST CORNER OF SAID LOT IN THE SOUTHERLY LINE OF SAID LOT A;
THENCE ALONG THE SOUTHERLY LINE OF SAID LOT A, NORTH 89° 56' EAST 30 FEET TO THE SOUTHEAST CORNER OF SAID LOT A;
THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT A, 24 FEET TO THE NORTHEAST CORNER OF SAID LOT;
THENCE ALONG THE NORTHERLY LINE OF SAID LOT A, SOUTH 89° 56' WEST 130 FEET TO THE POINT OF BEGINNING.

PARCEL SEVENTEEN:

THE NORTHERLY 50 FEET OF THE SOUTHERLY 150 FEET OF THAT PORTION OF LOT B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGES 2, 3 AND 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY LINE OF SAID LOT A OF SAID TRACT, DISTANT NORTH 89° 56' EAST 2126.09 FEET THEREON FROM THE NORTHWEST CORNER OF SAID LOT;
THENCE SOUTH 0° 34' EAST 208.46 FEET, MORE OR LESS, TO A POINT IN THE SOUTHERLY LINE OF SAID LOT B, DISTANT THEREON NORTH 89° 26' EAST 2128.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT B;
THENCE ALONG THE SOUTHERLY LINE OF SAID LOT B NORTH 89° 26' EAST 100 FEET TO THE SOUTHEAST CORNER OF SAID LOT;
THENCE NORTH 0° 34' WEST ALONG THE EASTERLY LINE OF SAID LOT B, 183.21 FEET TO THE NORTHEAST CORNER OF SAID LOT B IN THE SOUTHERLY LINE OF SAID LOT A; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT A NORTH 89° 56' EAST 30 FEET TO THE SOUTHEAST CORNER OF SAID LOT A;
THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT A, 24 FEET TO THE NORTHEAST CORNER OF SAID LOT;
THENCE ALONG THE NORTHERLY LINE OF SAID LOT A, SOUTH 89° 56' WEST 130 FEET TO THE POINT OF BEGINNING.

PARCEL EIGHTEEN:

THE NORTHERLY 50 FEET OF THE SOUTHERLY 100 FEET OF THAT PORTION OF LOT B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGES 2, 3 AND 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY LINE OF SAID LOT A OF SAID TRACT, DISTANT NORTH 89° 56' EAST 2126.09 FEET THEREON FROM THE NORTHWEST CORNER OF SAID LOT;
THENCE SOUTH 0° 34' EAST 208.46 FEET, MORE OR LESS, TO A POINT IN THE SOUTHERLY LINE OF SAID LOT B, A DISTANCE THEREON NORTH 89° 26' EAST 2128.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT B;
THENCE ALONG THE SOUTHERLY LINE OF SAID LOT B, NORTH 89° 26' EAST 100 FEET TO THE SOUTHEAST CORNER OF SAID LOT;
THENCE NORTH 0° 34' WEST ALONG THE EASTERLY LINE OF SAID LOT B 183.21 FEET TO THE NORTHEAST CORNER OF SAID LOT B IN THE SOUTHERLY LINE OF SAID LOT A; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT A NORTH 89° 5' EAST 30 FEET TO THE SOUTHEAST CORNER OF SAID LOT A;

THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT A, 24 FEET TO THE NORTHEAST CORNER OF SAID LOT;
THENCE ALONG THE NORTHERLY LINE OF SAID LOT A, SOUTH 89° 56' WEST 130 FEET TO THE POINT OF BEGINNING.

EXCEPT 60 PERCENT OF THE OIL, GAS MINERALS, PETROLEUM, ASPHALTUM AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND BELOW A DEPTH OF 200 FEET BUT NO PART OF THE SURFACE RIGHTS, AS RESERVED BY ESTATE MORTGAGE CO., IN DEED RECORDED AUGUST 31, 1961, IN BOOK D-1340 PAGE 555, OFFICIAL RECORDS.

PARCEL NINETEEN:

THE SOUTHERLY 104 FEET OF THOSE PORTIONS OF LOTS A AND B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF SAID LOT A, DISTANT NORTH 89° 56' EAST 2126.09 FEET THEREON FROM THE NORTHWEST CORNER THEREOF;
THENCE SOUTH 0° 34' EAST 208.46 FEET MORE OR LESS TO A POINT ON THE SOUTHERLY LINE OF SAID LOT B DISTANT THEREON NORTH 89° 26' EAST 2128.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT B;
THENCE ALONG THE SOUTHERLY LINE OF SAID LOT B, NORTH 89° 26' EAST 100 FEET TO THE SOUTHEAST CORNER THEREOF;
THENCE NORTH 0° 34' WEST ALONG THE EASTERLY LINE OF SAID LOT B, 183.21 FEET TO THE NORTHEAST CORNER OF SAID LOT B AND THE SOUTHERLY LINE OF SAID LOT A; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT A, NORTH 89° 56' EAST 30 FEET TO THE SOUTHEAST CORNER OF SAID LOT A;
THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT A, 24 FEET TO THE NORTHEAST CORNER THEREOF;
THENCE ALONG THE NORTHERLY LINE OF SAID LOT A SOUTH 89° 56' WEST 130 FEET TO THE POINT OF BEGINNING.

EXCEPT THE NORTHERLY 54 FEET OF SAID SOUTHERLY 104 FEET.

PARCEL TWENTY:

THE EAST HALF OF THOSE PORTIONS OF LOTS A AND B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGES 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF LOT A NORTH 89° 56' EAST 1926.09 FEET FROM 0.2 INCH IRON PIPE MARKING THE NORTHWEST CORNER OF SAID LOT A
THENCE FROM THIS POINT OF BEGINNING SOUTH 0° 34' EAST 210.15 FEET TO A POINT IN THE SOUTHERLY LINE OF LOT B SAID LAST MENTIONED POINT BEING NORTH 89° 26' EAST 1928.05 FEET, FROM THE SOUTHWEST CORNER OF SAID LOT B
THENCE ALONG THE SOUTH LINE OF SAID LOT B THENCE NORTH 89° 26' EAST 100 FEET TO A POINT,
THENCE NORTH 0° 34' WEST 209.30 FEET TO A POINT IN THE NORTH LINE OF LOT A THENCE ALONG THE NORTH LINE OF SAID LOT A SOUTH 89° 56' WEST 100 FEET TO THE POINT OF BEGINNING.

EXCEPT THE SOUTH 100 FEET THEREOF.

PARCEL TWENTY ONE:

THE SOUTH 100 FEET OF THE EAST HALF OF THOSE PORTIONS OF LOTS A AND B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF LOT A; NORTH 89° 56' EAST 1926.09 FEET FROM A 2 INCH IRON PIPE MARKING THE NORTHWEST CORNER OF SAID LOT A;
THENCE FROM THIS POINT OF BEGINNING; SOUTH 0° 34' EAST 210.15 FEET TO A POINT IN THE SOUTHERLY LINE OF LOT B AS SAID LAST MENTIONED POINT BEING NORTH 89° 26' EAST 1928.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT B; THENCE ALONG THE SOUTH LINE OF SAID LOT B;
THENCE NORTH 89° 26' EAST 100 FEET TO A POINT;
THENCE NORTH 0° 34' WEST 209.30 FEET TO A POINT IN THE NORTH LINE OF LOT A; THENCE ALONG THE NORTH LINE OF SAID LOT A;
SOUTH 89° 56' WEST 100 FEET TO THE POINT OF BEGINNING.

PARCEL TWENTY TWO:

THE SOUTHERLY 147 FEET OF THE EASTERLY 50 FEET OF THE WESTERLY 150 FEET OF THAT PORTION OF LOTS A AND B OF THE HAMMERTON TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 2 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF LOT A NORTH 89° 56' EAST 1426.09 FEET FROM A TWO INCH IRON PIPE, MARKING THE NORTHWEST CORNER OF SAID LOT A; THENCE FROM THIS POINT OF BEGINNING SOUTH 0° 34' EAST 214.28 FEET TO A POINT IN THE SOUTHERLY LINE OF LOT B; SAID LAST MENTIONED POINT BEING NORTH 89° 26' EAST 1428.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT B;
THENCE ALONG THE SOUTH LINE OF SAID LOT B NORTH 89° 26' EAST 200 FEET TO A POINT;
THENCE NORTH 0° 34' WEST 212.68 FEET TO A POINT IN THE NORTH LINE OF LOT A; THENCE ALONG THE NORTH LINE OF SAID LOT A SOUTH 89° 56' WEST 200 FEET TO THE POINT OF BEGINNING.

PARCEL TWENTY THREE:

THE SOUTHERLY 140 FEET OF THAT PORTION OF LOTS A AND B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 2 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF LOT A NORTH 89° 56' EAST 1426.09 FEET FROM A 2 INCH IRON PIPE, MARKING THE NORTHWEST CORNER OF SAID LOT A,
THENCE FROM THIS POINT OF BEGINNING SOUTH 0° 34' EAST 214.38 FEET TO A POINT IN THE SOUTH LINE OF LOT B, SAID LAST MENTIONED POINT BEING NORTH 89° 26' EAST 1428.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT B,
THENCE ALONG THE SOUTH LINE OF SAID LOT B NORTH 89° 26' EAST 200 FEET TO A POINT;
THENCE NORTH 0° 34' WEST 212.68 FEET TO A POINT IN THE NORTH LINE OF LOT A; THENCE ALONG THE NORTH LINE OF SAID LOT A SOUTH 89° 56' WEST 200 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THE WESTERLY 150 FEET TO SAID LAND.

PARCEL TWENTY FOUR:

THE WEST HALF OF THOSE PORTIONS OF LOTS A AND B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGES 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF A NORTH 89° 56' EAST 1726.09 FEET FROM A 2 INCH IRON PIPE, MARKING THE NORTHWEST CORNER OF LOT A;
THENCE FROM THIS POINT OF BEGINNING SOUTH 0° 34' EAST 211.83 FEET TO A POINT IN THE SOUTHERLY LINE OF LOT B OF SAID MENTIONED POINT BEING NORTH 89° 26' EAST 1728.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT B;
THENCE ALONG THE SOUTH LINE OF SAID LOT B NORTH 89° 26' EAST 100 FEET TO A POINT;
THENCE NORTH 0° 34' WEST 210.99 FEET TO A POINT IN THE NORTH LINE OF LOT A; THENCE ALONG THE NORTH LINE OF SAID LOT A SOUTH 89° 56' WEST 100 FEET TO THE POINT OF BEGINNING.

PARCEL TWENTY FIVE:

THE EAST ONE-HALF OF THE THOSE PORTIONS OF LOTS A AND B OF HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF LOT A, NORTH 89° 56' EAST 1,726.09 FEET FROM A 2 INCH IRON PIPE MARKING THE NORTHWEST CORNER OF SAID LOT A;
THENCE FROM THIS POINT OF BEGINNING, SOUTH 0° 34' EAST 211.83 FEET TO A POINT IN THE SOUTHERLY LINE OF LOT B, SAID LAST MENTIONED POINT BEING NORTH 89° 26' EAST 1,728.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT B;
THENCE ALONG THE SOUTH LINE OF SAID LOT B, NORTH 89° 26' EAST 100 FEET TO A POINT;
THENCE NORTH 0° 34' WEST 210.99 FEET TO A POINT IN THE NORTH LINE OF LOT A; THENCE ALONG THE NORTH LINE OF SAID LOT A, SOUTH 89° 56' WEST, 100 FEET TO THE POINT OF BEGINNING.

PARCEL TWENTY SIX:

THE WEST 50 FEET OF THAT PORTION OF LOTS A AND B OF HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 2, 3 AND 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF LOT A, NORTH 89° 56' EAST 1826.09 FEET FROM A 2 INCH IRON PIPE, MARKING THE NORTHWEST CORNER OF SAID LOT A;
THENCE FROM THIS POINT OF BEGINNING, SOUTH 0° 34' EAST 210.99 FEET TO A POINT IN THE SOUTHERLY LINE OF LOT B, SAID LAST MENTIONED POINT BEING NORTH 89° 26' EAST 1828.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT B;
THENCE ALONG THE SOUTH LINE OF SAID LOT B NORTH 89° 26' EAST 100 FEET TO A POINT;
THENCE NORTH 0° 34' WEST 210.15 FEET TO A POINT IN THE NORTH LINE OF LOT A; THENCE ALONG THE NORTH LINE OF SAID LOT A, SOUTH 89° 56' WEST 100 FEET TO THE POINT OF BEGINNING.

PARCEL TWENTY SEVEN:

THE EAST 50 FEET OF THOSE PORTIONS OF LOTS A AND B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40

PAGES 2 TO 4, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BEGINNING AT A POINT IN THE NORTH LINE OF LOT A NORTH 89° 56' EAST 1826.09 FEET FROM A 2 INCH IRON PIPE, MARKING THE NORTHWEST CORNER OF LOT A;
THENCE FROM THIS POINT OF BEGINNING, SOUTH 0° 34' EAST 210.99 FEET TO A POINT IN THE SOUTHERLY LINE OF LOT B, SAID LAST MENTIONED POINT BEING NORTH 89° 26' EAST 1828.05 FEET FROM THE SOUTHWEST CORNER OF LOT B;
THENCE ALONG THE SOUTH LINE OF LOT B NORTH 89° 26' EAST 100 FEET TO A POINT;
THENCE NORTH 0° 34' WEST 210.15 FEET TO A POINT IN THE NORTH LINE OF LOT A; THENCE ALONG THE NORTH LINE OF LOT A; SOUTH 89° 56' WEST 100 FEET TO THE POINT OF BEGINNING.

PARCEL TWENTY EIGHT:

THE WEST 1/2 OF THOSE PORTIONS OF LOTS A AND B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF LOT A NORTH 89° 56' EAST 1926.09 FEET FROM A 2 INCH IRON PIPE, MARKING THE NORTHWEST CORNER OF LOT A;
THENCE FROM THIS POINT OF BEGINNING SOUTH 0° 34' EAST 210.15 FEET TO A POINT IN THE SOUTHERLY LINE OF LOT B SAID LAST MENTIONED POINT BEING NORTH 89° 26' EAST 1928.05 FEET FROM THE SOUTHWEST CORNER OF LOT B;
THENCE ALONG THE SOUTH LINE OF LOT B NORTH 89° 26' EAST 100 FEET TO A POINT;
THENCE NORTH 0° 34' WEST 209.30 FEET TO A POINT IN THE NORTH LINE OF LOT A; THENCE ALONG THE NORTH LINE OF LOT A, SOUTH 89° 56' WEST 100 FEET TO THE POINT OF BEGINNING.

PARCEL TWENTY NINE:

THE EAST HALF OF THOSE PORTIONS OF LOTS A AND B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 2 TO 4, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF LOT A, NORTH 89° 56' EAST 2026.09 FEET FROM A 2 INCH IRON PIPE, MARKING THE NORTHWEST CORNER OF LOT A;
THENCE FROM THIS POINT OF BEGINNING, SOUTH 0° 34' EAST 209.30 FEET TO A POINT IN THE SOUTHERLY LINE OF LOT B, SAID LAST MENTIONED POINT BEING NORTH 89° 26' EAST 2028.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT B;
THENCE NORTH 89° 26' EAST 100 FEET TO A POINT (WHICH LAST MENTIONED POINT IS ALSO SOUTH 89° 26' WEST 100 FEET FROM THE CORNER OF SAID LOT B);
THENCE NORTH 0° 34' WEST 208.46 FEET TO A POINT IN THE NORTH LINE OF LOT A; THENCE ALONG THE NORTH LINE OF SAID LOT A;
THENCE SOUTH 89° 36' WEST 100 FEET TO THE POINT OF BEGINNING.

PARCEL THIRTY:

LOT 278 OF HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM ALL OIL, GAS AND MINERALS AND RIGHTS PERTAINING THERETO BUT

WITHOUT RIGHT OF ENTRY ON THE SURFACE THEREOF, AS RESERVED IN DEED RECORDED SEPTEMBER 08, 1958 IN BOOK D208 PAGE 783, OFFICIAL RECORDS.

PARCEL THIRTY ONE:

LOT 279 OF HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40, PAGE 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL THIRTY TWO:

LOT 280, IN OF TRACT HAMMERTON, AS PER MAP RECORDED IN BOOK 40, PAGE 2 TO 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL THIRTY THREE:

LOT 281 OF HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40, PAGE 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM ALL OIL, GAS AND MINERALS AND RIGHTS PERTAINING THERETO BUT WITHOUT RIGHT OF ENTRY ON THE SURFACE THEREOF, AS RESERVED IN DEED RECORDED SEPTEMBER 08, 1958, IN BOOK D108, PAGE 783, OFFICIAL RECORDS.

PARCEL THIRTY FOUR:

LOT 282 OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40, PAGES 2, 3, AND 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL THIRTY FIVE:

LOT 283 OF HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40, PAGE 2 TO 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL THIRTY SIX:

LOT 224 OF HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40, PAGE 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL THIRTY SEVEN:

LOT 225 OF HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40, PAGE 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL THIRTY EIGHT:

LOT 226 OF HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40, PAGE 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL THIRTY NINE:

LOT 227 OF HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40, PAGE 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL FORTY:

LOT 228 OF HAMMERTON TRACT, AS PER MAP RECORDED IN BOOK 40, PAGE 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL FORTY ONE:

LOT 229 OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40, PAGE 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN:

7350-007-016 (Affects: Lot 171 of Parcel One)
7350-007-017 (Affects: Lot 172 of Parcel One)
7350-007-018 (Affects: Lot 173 of Parcel One)
7350-007-019 (Affects: Lot 174 of Parcel One)
7350-007-020 (Affects: Lot 175 of Parcel One)
7350-007-045 (Affects: Lot 170 of Parcel One)

7350-015-001 (Affects: Parcel Two)
7350-015-043 (Affects: Portion of Parcel Three)
7350-015-058 (Affects: Portion of Parcel Three)
7350-015-045 (Affects: Portion of Parcel Four)
7350-015-059 (Affects: Portion of Parcel Four)
7350-015-046 (Affects: Portion of Parcel Five)
7350-015-047 (Affects: Portion of Parcel Five)
7350-015-048 (Affects: Portion of Parcel Six)
7350-015-049 (Affects: Portion of Parcel Six)
7350-015-050 (Affects: Portion of Parcel Seven)
7350-015-051 (Affects: Portion of Parcel Seven)
7350-015-052 (Affects: Portion of Parcel Eight)
7350-015-053 (Affects: Portion of Parcel Eight)
7350-015-054 (Affects: Portion of Parcel Nine)
7350-015-055 (Affects: Portion of Parcel Nine)
7350-015-056 (Affects: Portion of Parcel Ten)
7350-015-057 (Affects: Portion of Parcel Ten)

7350-016-002 (Affects: Parcel Eleven)
7350-016-003 (Affects: Parcel Twelve)
7350-016-004 (Affects: Parcel Thirteen)
7350-016-005 (Affects: Parcel Fourteen)
7350-016-012 (Affects: Portion of Parcel Fifteen)
7350-016-018 (Affects: Portion of Parcel Fifteen)
7350-016-014 (Affects: Parcel Sixteen)
7350-016-015 (Affects: Parcel Seventeen)
7350-016-016 (Affects: Parcel Eighteen)
7350-016-017 (Affects: Parcel Nineteen)
7350-016-019 (Affects: Parcel Twenty)

7350-016-020 (Affects: Parcel Twenty One)
7350-016-025 (Affects: Portion of Parcel Twenty Two)
7350-016-026 (Affects: Portion of Parcel Twenty Two)
7350-016-027 (Affects: Portion of Parcel Twenty Three)
7350-016-028 (Affects: Portion of Parcel Twenty Three)
7350-016-029 (Affects: Portion of Parcel Twenty Four)
7350-016-030 (Affects: Portion of Parcel Twenty Four)
7350-016-031 (Affects: Portion of Parcel Twenty Five)
7350-016-032 (Affects: Portion of Parcel Twenty Five)
7350-016-033 (Affects: Portion of Parcel Twenty Six)
7350-016-034 (Affects: Portion of Parcel Twenty Six)
7350-016-035 (Affects: Portion of Parcel Twenty Seven)
7350-016-036 (Affects: Portion of Parcel Twenty Seven)
7350-016-037 (Affects: Portion of Parcel Twenty Eight)
7350-016-038 (Affects: Portion of Parcel Twenty Eight)
7350-016-041 (Affects: Parcel Twenty Nine)

7350-017-035 (Affects: Parcel Thirty)
7350-017-036 (Affects: Parcel Thirty One)
7350-017-037 (Affects: Parcel Thirty Two)
7350-017-038 (Affects: Parcel Thirty Three)
7350-017-039 (Affects: Parcel Thirty Four)
7350-017-040 (Affects: Parcel Thirty Five)

7350-018-001 (Affects: Parcel Thirty Six)
7350-018-002 (Affects: Parcel Thirty Seven)
7350-018-003 (Affects: Parcel Thirty Eight)
7350-018-004 (Affects: Parcel Thirty Nine)
7350-018-005 (Affects: Parcel Forty)
7350-018-006 (Affects: Parcel Forty One)

ACKNOWLEDGMENT

A Notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF TEXAS)
COUNTY OF HARRIS)

On November 12, 2015 before me,
Alison R. Gilmore Notary Public (insert name and title of the officer), personally appeared Keith J. Probyn, President, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument, the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of ~~California~~ Texas as that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Alison R. Gilmore (SEAL)
Notary Public

ALISON R GILMORE
MY COMMISSION EXPIRES
February 26, 2018

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)

On 11-13-2015 before me, Violeta Jendoubi, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Alina Bokde
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

VIOLETA JENDOUBI
Commission # 1985230
Notary Public - California
Los Angeles County
My Comm. Expires Aug 9, 2016

Signature _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Declarations... Document Date: 11-13-15.
Number of Pages: 16 Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name:	Signer's Name:
☐ Corporate Officer — Title(s):	☐ Corporate Officer — Title(s):
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other:	☐ Other:
Signer Is Representing:	Signer Is Representing:

RECORDING REQUESTED BY
First American Title National-Commercial Services

AND WHEN RECORDED MAIL TO:
Pete Stratz, Portfolio ManagerCorporate Real Estate, Program Delivery
Shell Oil Company 1822 E Route 66, PMB 257
Glendora, CA 91740

NCS-694979-ONT1

COPY of Document Recorded
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Original will be returned when
processing has been completed.
LOS ANGELES COUNTY REGISTRAR - RECORDER

Space Above This Line for Recorder's Use Only

Right of Entry Agreement
Title of Document

THIS COVER SHEET ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
($3.00 Additional Recording Fee Applies)

RECORDING REQUESTED BY AND WHEN RECORDED MAIL TO:

Pete Stratz, Portfolio Manager
Corporate Real Estate, Program Delivery
Shell Oil Company 1822 E Route 66, PMB 257
Glendora, CA 91740

SPACE ABOVE THIS LINE FOR RECORDER'S USE

A.P.N.: 7350-007-016, -017, -018, -019, -020, -045; 7350-015-001, -043, -045, -046, -047, -048, -049,- 050, -051,- 052, -053, -054, -055, -056, -057, -058, -059; 7350-016-002, -003, -004, -005, -012, -014, -015, -016, -017, -018, -019, -020, -025, -026, -027, -028, -029, -030, -031, -032, 033, -034, -035, -036, -037, -038, -041; 7350-017-035,-036, -037, -038,- 039, -040;
7350-018-001, -002, -003, -004, -005, -006

RIGHT OF ENTRY AGREEMENT

This Right of Entry Agreement (this "**Agreement**") is made as of November 12, 2015 ("**Effective Date**") by and between the following entities, referred to herein as the "**Parties**":

Del Amo Neighborhood Park, LLC
315 W. Ninth St., Suite 950
Los Angeles, California 90015
("**Buyer**")

Triton Diagnostics, Inc.
910 Louisiana St.
Houston, Texas 77002
("**Seller**")

Shell Oil Company
910 Louisiana St.
Houston, Texas 77002
("**Shell**")

WHEREAS, Buyer purchased from Seller a certain parcel of land comprising contiguous lots located in Los Angeles County, California, more particularly described in Exhibit A (the "**Property**"), pursuant to the terms of a certain Purchase and Sale Agreement between the Parties dated as of December 30, 2014, a copy of which is on file with each of Buyer and Seller (the "**Purchase and Sale Agreement**") [capitalized terms used herein and not otherwise defined have the meanings set forth in the Purchase and Sale Agreement]; and,

WHEREAS, there has in the past been environmental monitoring at the Property and there are currently located on the Property two groundwater monitoring wells and four soil vapor monitoring points reflected in Exhibit B to this Agreement; and,

WHEREAS, Shell and its affiliates and subsidiaries (Seller, Shell and Shell's affiliates and subsidiaries are hereby collectively referred to as "**Seller Entities**") intend to conduct additional monitoring and related activities and the Property may require future environmental work by Seller Entities, governmental agencies or third parties; and

WHEREAS, following its acquisition of the Property, Buyer is willing to grant the Seller Entities rights of access to the Property to perform environmental activities as provided herein.

NOW, THEREFORE, in exchange for the mutual promises and considerations stated herein the Parties agree as follows:

1. **GRANT OF LICENSE**. Buyer hereby grants a nonexclusive, irrevocable license from the date of this Agreement to the Seller Entities and their employees, authorized agents and contractors, and to any relevant governmental agency with jurisdiction ("**Agency**") together with such Agency's employees, authorized agents and contractors, without requirement of payment, to enter the Property (including the Public Road Parcels anticipated to be vacated by the County of Los Angeles and acquired by Buyer) to perform all of the following work in each case that the Seller Entities deem necessary to comply with all Environmental Laws or the obligations of Seller and/or Shell under the Purchase and Sale Agreement (collectively, "**Corrective Actions**"): (a) monitoring well and related piping installations, repair, relocations, and closings, (b) tests, inspections, borings, sampling and monitoring activities, engineering studies, surveys, appraisals, and environmental studies, and (c) other environmental remediation operations or activities. This Agreement is intended and shall be construed only as the grant of a temporary license to enter and conduct Corrective Actions upon the Property and upon the terms set forth herein and not a grant of an easement or any other interest in the Property.

2. **PERFORMANCE OF CORRECTIVE ACTION**. For as long as this Agreement remains in effect, Seller and Shell agree that any Corrective Actions undertaken by the Seller Entities and/or their employees, authorized agents and contractors pursuant to this Agreement shall be conducted in accordance with (a) all applicable federal, state and local statutes, regulations, ordinances and standards; and (b) this Agreement, the Declaration of Covenants, Conditions and Restrictions, the Land Use Covenant executed between Buyer and the California Department of Toxic Substances Control, and the Purchase and Sale Agreement; provided, however, Buyer acknowledges and agrees that (i) except as may be otherwise required by an Agency, Environmental Laws, the Purchase and Sale Agreement, or this Agreement, Corrective Action by Seller Entities shall be consistent only with commercial, industrial, or similar non-residential assessment or cleanup standards established by the applicable Agency; and (ii) this Agreement does not create any affirmative obligation owing to Buyer to remedy or respond to any environmental liability or condition on the Property.

3. **REGULATIONS**. Buyer hereby agrees to comply with all existing and future laws and regulations applicable to its ownership and operation of the Property. Further, upon written request by Seller or Shell, Buyer shall make available for review by Seller or Shell at the Property during normal business hours all records pertaining to the Property that are required by applicable laws to be maintained by Buyer as the owner of the Property.

4. **TERMINATION**. This agreement shall survive until Seller, Shell and Buyer agree in writing that any and all required Corrective Actions have been

completed, and a duly executed termination of this Agreement is recorded in the Official Records of Los Angeles County.

5. **BUYER DEFAULT; REMEDIES.** If Buyer breaches this Agreement by (a) denying reasonable access to Seller Entities as required pursuant to this Agreement, or (b) preventing or repeatedly, unreasonably and materially interfering with Seller Entities' performance of activities constituting Corrective Action on the Property (each of the foregoing, a "**Buyer Default**"), then in the event of such Buyer Default the Buyer Indemnitees shall be deemed to have waived any right, claim or cause of action the Buyer Indemnities may have had against one or more Seller Entities under the Purchase and Sale Agreement to require such Seller Entities to perform or continue the Indemnified Remedial Work that Seller Entities were seeking to perform on the Property. The foregoing waiver shall not limit the Seller Entities' right to seek specific performance of this Agreement or otherwise enjoin a Buyer Default.

6. **MUTUAL COOPERATION**. Seller and Shell agree to coordinate their activities with Buyer to minimize any necessary inconvenience to or interruption of the conduct of park activities at the Property. Buyer agrees to use commercially reasonably efforts to cooperate with the Seller Entities' performance hereunder and execute any additional documents including, without limitation, permit applications, which may reasonably be required to effectuate the purpose of this Agreement. Buyer further agrees not to interfere with the activities conducted by Seller Entities on the Property and, upon request, to restrict public access to and park activities in designated areas where Seller Entities are conducting Corrective Action or have staged material or equipment. Upon request, Buyer agrees at Buyer's sole expense to remove and securely store any movable park equipment (including but not limited to fitness equipment, picnic tables and art installations) that may be located in areas where Seller Entities need access to perform Corrective Action. Buyer also agrees to cooperate with Seller Entities for the relocation of any wells and piping necessitated by the Corrective Action. Seller and Shell agree that all wells, piping and other remediation equipment that may from time to time be located on the Property shall be (a) to the extent reasonably feasible, located underground and otherwise in locations that do not interfere with use of the Property as a park; and (b) be installed and maintained in manner consistent with sound environmental engineering practices taking into consideration the use of the Property as a public park (including reasonable measures to secure against tampering with such equipment). Any well relocation work shall be done by Seller Entities or their contractor or agent, at Seller Entities' instruction, and subject to any approval required by the Agency. Buyer shall notify Seller immediately and shall, as soon as possible, but not later than thirty (30) days after damage or destruction, replace or repair, at its sole expense, all monitoring wells, monitoring well pads, remediation equipment or piping installed by Seller Entities on the Property and damaged or destroyed by Buyer or Buyer's agents, employees, contractors or lessees, or as a result of vandalism, provided that the same (i) were in existence at the time this Agreement was entered or were installed and/or relocated in accordance with this Agreement; and (ii) were in any case installed and maintained in a manner consistent with sound environmental engineering practices taking into consideration the use of the Property as a public park (including reasonable measures to secure against tampering with such equipment).

7. **PERMITS**. Seller or Shell, with the reasonable cooperation of Buyer, but at no expense to Buyer, shall obtain any and all permits, which may be required for the Corrective Action it conducts pursuant to this Agreement.

8. **REPORTS**. Upon request by Buyer, Seller and Shell agree to provide Buyer with copies of reports that are submitted to the Agency outlining the results of Seller's Corrective Actions.

9. **SITE RESTORATION**. Seller and Shell shall, upon completion of any Corrective Actions contemplated by this Agreement, restore the disturbed surface areas of the Property damaged by the Corrective Action to as near as reasonably possible to the approximate grade and paving or landscaping condition as existed immediately prior to the initiation of Corrective Action, including proper plugging, abandonment or removal of any monitoring well as may be required in accordance with applicable law and sound environmental engineering practices. Seller and Shell shall not be responsible for the repair or replacement of underground utilities (except for public underground utilities damaged by Seller) or movable park equipment on the Property.

10. **INDEMNIFICATION.** Seller, Shell and Buyer agree that certain matters related to this Agreement are subject to defense, indemnification and hold harmless obligations as set forth in the Purchase and Sale Agreement.

11. **DISPUTE RESOLUTION**. Seller, Shell and Buyer agree that all disputes between them arising out of or relating to this Agreement shall be resolved in accordance with the dispute resolution provisions in the Purchase and Sale Agreement.

12. **EXECUTION OF AGREEMENT**. Each of the undersigned hereby represents and warrants that it is authorized to execute this Agreement on behalf of the respective Party to the Agreement and that this Agreement, when executed by those Parties, shall become a valid and binding obligation, enforceable in accordance with its terms. Buyer represents and warrants that, following the Closing under the Purchase and Sale Agreement, it will be the owner of the Property and at such time will have full lawful authority to grant access to the Property for the purposes described herein.

13. **ASSIGNMENT, SUCCESSOR AND ASSIGNS**. This Agreement shall be binding on and inure to the benefit of Buyer, Seller, Shell and their respective successors. In the event Buyer's interests in the Property are conveyed, transferred or in any way assigned in whole or in part to any other person or entity, whether by contract, operation of law or otherwise, Buyer shall inform the proposed recipient of this Agreement, take any and all reasonable actions to render any such conveyance, transfer or assignment subject to the terms of this Agreement, and provide notice thereof to Seller. This Agreement shall be assignable by Buyer or by operation of law to a successor in interest to the Property only with the prior written consent of Seller and Shell, which consent may be withheld by Seller and Shell for any reason whatsoever; provided, however, in the event that Seller and Shell consent to the Assignment of the Purchase and Sale Agreement to a Permitted Transferee, Seller and Shell shall likewise consent to the assignment of this Agreement to such Permitted Transferee. Neither Seller nor Shell may assign this Agreement without Buyer's prior written consent; provided, that without in any way limiting Shell's obligations (including indemnification obligations) hereunder, (a) Seller may assign its rights and obligations under this Agreement to an Affiliate of Seller without the consent of Buyer.

14. **NOTICE**. Any notice, consent, request, report, demand, or other document required to be given to one Party by the other shall be in writing and be delivered to or mailed to the receiving Party at its address, referenced on page 1

above. Facsimile copies and email copies with delivery receipt confirmed shall be sufficient.

15. **MODIFICATIONS.** This Agreement contains the entire understanding of the Parties as o the subject hereof. Any change, amendment, or alteration must be in writing and signed by all of the Parties to this Agreement to be effective. This Agreement supersedes all prior discussions and agreements between the Parties with respect to the subject matter hereof and thereof.

16. **NO ADMISSIONS.** Nothing contained in this Agreement shall be construed as an admission of any fact or liability of any Party to this Agreement.

17. **NO WAIVER.** Any waiver of any particular breach or default of this Agreement shall be in writing and shall not constitute a continuing waiver or a waiver of any other breach or default. Any obligations to be performed before, upon, or subsequent to the termination or expiration of this Agreement shall survive such termination or expiration of this Agreement if not already made or performed at date of termination or expiration. Except as specifically provided herein, no failure or delay to exercise a right by a Party shall operate as a waiver of such right.

18. **GOVERNING LAW.** THIS AGREEMENT SHALL BE GOVERNED IN ALL RESPECTS BY THE LAWS OF THE STATE OF CALIFORNIA WITHOUT REGARD TO THE CONFLICT OF LAWS PRINCIPLES THEREOF.

19. **COUNTERPARTS.** This Agreement may be executed in multiple counterparts, each of which shall be deemed to be an original and of equal force and effect.

IN WITNESS WHEREOF, the Parties have executed this Agreement on the dates set forth below, but effective as of the Effective Date first above written.

Document is signed in Counterpart.

SELLER:

TRITON DIAGNOSTICS, INC.
a Delaware corporation

By: _____
Keith Probyn, President

SHELL:

SHELL OIL COMPANY
a Delaware corporation

By: _____
William E. Platt, Attorney in Fact

above. Facsimile copies and email copies with delivery receipt confirmed shall be sufficient.

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TRITON DIAGNOSTICS, INC.
a Delaware corporation

By:_____
Keith Probyn, President

SHELL:

SHELL OIL COMPANY
a Delaware corporation

By:_____
William E. Platt, Attorney In Fact

Document is signed in Counterpart

BUYER:

DEL AMO NEIGHBORHOOD PARK, LLC, a California limited liability company

By: The Los Angeles Neighborhood Land Trust, a California non-profit public benefit corporation
Its: Sole Member

By: _____
Alina Bokde, Executive Director

EXHIBIT "A"

LEGAL DESCRIPTION

Real property in the unincorporated area of the County of Los Angeles, State of California, described as follows:

PARCEL ONE:

LOTS 170 THROUGH 175 IN THE HAMMERTON TRACT, CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 2-4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL TWO:

THAT PORTION OF LOT A OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGES 2, 3 AND 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, INCLUDED WITHIN THE FOLLOWING DESCRIBED BOUNDARIES:

BEGINNING AT A POINT IN THE NORTH LINE OF LOT A, NORTH 89° 56' EAST, 1326.09 FEET FROM A TWO INCH IRON PIPE MARKING THE NORTHWEST CORNER OF SAID LOT A; THENCE SOUTH 0° 34' EAST, 215.23 FEET TO THE SOUTHERLY LINE OF SAID LOT B, DISTANT NORTH 89° 26' EAST, 1328.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT B;
THENCE ALONG THE SOUTH LINE OF SAID LOT B NORTH 89° 26' EAST, 100 FEET; THENCE NORTH 0° 34' WEST, 214.38 FEET TO THE NORTH LINE OF SAID LOT A;
THENCE ALONG THE NORTH LINE OF SAID LOT A SOUTH 89° 56' WEST, 100 FEET TO THE POINT OF BEGINNING.

PARCEL THREE:

THE EAST 50 FEET OF THOSE PORTIONS OF LOTS A AND B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF SAID LOT A, NORTH 89° 56' EAST 1126.09 FEET FROM THE NORTHWEST CORNER OF SAID LOT A;
THENCE SOUTH 0° 34' EAST 216.91 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID LOT B, DISTANT THEREON NORTH 89° 26' EAST, 1128.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT B;
THENCE ALONG THE SOUTHERLY LINE OF SAID LOT B, NORTH 89° 26' EAST 100 FEET;
THENCE NORTH 0° 34' WEST 216.07 FEET TO A POINT IN THE NORTHERLY LINE OF SAID LOT A;
THENCE ALONG THE NORTHERLY LINE OF SAID LOT A, SOUTH 89° 56' WEST 100 FEET TO A POINT OF BEGINNING.

PARCEL FOUR:

THAT PORTION OF LOTS A AND B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 2, 3 AND 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF LOT A, NORTH 89° 56' EAST 1226.09 FEET

FROM A 2 INCH PIPE MARKING THE NORTHWEST CORNER OF SAID LOT A;
THENCE FROM THIS POINT OF BEGINNING SOUTH 0° 34' EAST 216.07 FEET TO A POINT IN THE SOUTHERLY LINE OF LOT B SAID LAST MENTIONED POINT BEING NORTH 89° 26' EAST 1228.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT B;
THENCE ALONG THE SOUTH LINE OF SAID LOT B NORTH 89° 26' EAST 100 FEET TO A POINT;
THENCE NORTH 0° 34' WEST 215.23 FEET TO A POINT IN THE NORTH LINE OF SAID LOT A;
THENCE ALONG THE NORTH LINE OF SAID LOT A, SOUTH 89° 56' WEST 100 FEET TO THE POINT OF BEGINNING.

EXCEPT THE EASTERLY 50 FEET THEREOF.

PARCEL FIVE:

THE EASTERLY 50 FEET OF THAT PORTION OF LOTS A AND B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF LOT A, NORTH 89° 56' EAST 1226.09 FEET FROM A TWO INCH PIPE, MARKING THE NORTHWEST CORNER OF SAID LOT A;
THENCE FROM THIS POINT OF BEGINNING SOUTH 0° 34' EAST 216.07 FEET TO A POINT IN THE SOUTHERLY LINE OF LOT B SAID LAST MENTIONED POINT BEING NORTH 89° 26' EAST 1228.05 FROM THE SOUTHWEST CORNER OF SAID LOT B;
THENCE ALONG THE SOUTH LINE OF SAID LOT B NORTH 89° 26' EAST 100 FEET TO A POINT;
THENCE NORTH 0° 34' WEST 215.23 FEET TO A POINT IN THE NORTH LINE OF SAID LOT A;
THENCE ALONG - THE NORTH LINE OF SAID LOT A, SOUTH 89° 56' WEST 100 FEET TO THE POINT OF BEGINNING.

PARCEL SIX:

THE WESTERLY 50 FEET OF THAT PORTION OF LOT B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, INCLUDED WITHIN THE FOLLOWING DESCRIBED BOUNDARIES:

BEGINNING AT A POINT IN THE NORTH LINE OF LOT A OF SAID TRACT, NORTH 89° 56' EAST 1326.09 FEET FROM A TWO INCH IRON PIPE, MARKING THE NORTHWEST CORNER OF SAID LOT A;
THENCE SOUTH 0° 34' EAST 215.23 FEET TO THE SOUTHERLY LINE OF LOT B, DISTANCE NORTH 89° 26' EAST 1328.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT B; THENCE ALONG THE SOUTH LINE OF SAID LOT B NORTH 89° 26' EAST 100 FEET; THENCE NORTH 0° 34' WEST 214.38 FEET TO THE NORTH LINE OF LOT A;
THENCE ALONG THE NORTH LINE OF SAID LOT A, SOUTH 89° 56' WEST 100 FEET TO THE POINT OF BEGINNING.

PARCEL SEVEN:

THAT PORTION OF LOT B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGES 2, 3 AND 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, INCLUDED WITHIN THE FOLLOWING DESCRIBED BOUNDARIES:

BEGINNING AT A POINT IN THE NORTH LINE OF LOT A OF SAID OF TRACT, NORTH 89° 56' EAST, 1326.09 FEET FROM A TWO INCH IRON PIPE MARKING THE NORTHWEST CORNER OF SAID LOT A;

THENCE SOUTH 0° 34' EAST, 215.23 FEET TO THE SOUTHERLY LINE OF SAID LOT B, DISTANT NORTH 89° 26' EAST, 1328.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT B;
THENCE ALONG THE SOUTH LINE OF SAID LOT B NORTH 89° 26' EAST, 100 FEET; THENCE NORTH 0° 34' WEST, 214.38 FEET TO THE NORTH LINE OF SAID LOT A;
THENCE ALONG THE NORTH LINE OF SAID LOT A SOUTH 89° 36' WEST, 100 FEET TO THE POINT OF BEGINNING.

EXCEPT THE WESTERLY 50 FEET THEREOF.

PARCEL EIGHT:

THE WESTERLY 33.33 FEET OF THE SOUTHERLY 150.00 FEET OF THAT PORTION OF LOTS A AND B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40, PAGES 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF LOT A DISTANT THEREON, NORTH 89° 36' EAST 1426.09 FEET FROM TWO INCH IRON PIPE MARKING THE NORTHWEST CORNER OF SAID LOT A;
THENCE SOUTH 0° 34' EAST 214.38 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID LOT B, SAID LAST MENTIONED POINT BEING DISTANT ALONG SAID SOUTHERLY LINE, NORTH 89° 26' EAST 1428.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT B;
THENCE ALONG SAID SOUTHERLY LINE, NORTH 89° 26' EAST 200.00 FEET; THENCE NORTH 0° 34' WEST 212.68 FEET TO SAID NORTH LINE;
THENCE ALONG SAID NORTH LINE SOUTH 89° 56' WEST 200.00 FEET TO THE POINT OF BEGINNING.

PARCEL NINE:

THE EASTERLY 33.33 FEET OF THE WESTERLY 66.66 FEET TO THE SOUTHERLY 150 FEET OF THAT PORTION OF LOTS A & B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 2 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT TO THE NORTH LINE OF LOT A DISTANT THEREON NORTH 89° 56' EAST 1426.09 FEET FROM A 2 INCH PIPE MARKING THE NORTHWEST CORNER OF SAID LOT A, THENCE SOUTH 0° 34' EAST 214.38 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID LOT B, SAID LAST MENTIONED POINT BEING DISTANT ALONG THE SOUTHERLY LINE NORTH 89° 26' EAST 1428.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT B;
THENCE ALONG SAID SOUTHERLY LINE, NORTH 89° 26' EAST 200.00 FEET; THENCE NORTH 0° 34' WEST 212.68 FEET TO SAID NORTH LINE;
THENCE ALONG SAID NORTH LINE SOUTH 89° 56' WEST 200.00 FEET TO THE POINT OF BEGINNING.

PARCEL TEN:

THAT PORTION OF LOTS A AND B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 2 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EASTERLY 33.34 FEET OF THE WESTERLY 100.00 FEET OF THE SOUTHERLY 150.00 FEET OF THAT PORTION OF LOTS A AND B OF THE HAMMERTON TRACT, AS PER MAP RECORDED IN BOOK 40 PAGE 2 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF LOT A DISTANT THEREON NORTH 89° 56' EAST 1,426.09 FEET FROM A TWO INCH IRON PIPE MARKING THE NORTHWEST CORNER OF SAID LOT A;
THENCE SOUTH 0° 34' EAST 214.38 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID LOT B, SAID LAST MENTIONED POINT BEING DISTANT ALONG SAID SOUTHERLY LINE, NORTH 89° 26' EAST 1,428.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT B;
THENCE ALONG SAID SOUTHERLY LINE, NORTH 89° 26' EAST 200.00 FEET; THENCE NORTH 0° 34' WEST 212.68 FEET TO SAID NORTH LINE;
THENCE ALONG SAID NORTH LINE, SOUTH 89° 56' WEST 200.00 FEET TO THE POINT OF BEGINNING.

PARCEL ELEVEN:

THE WESTERLY 50 FEET OF THOSE PORTIONS OF LOTS A AND B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BEGINNING AT A POINT IN THE NORTHERLY LINE OF SAID LOT A DISTANT NORTH 89° 56' EAST 1626.09 FEET FROM THE NORTHWESTERLY CORNER OF SAID LOT A;
THENCE SOUTH 0° 34' EAST 212.68 FEET, TO A POINT IN THE SOUTHERLY LINE OF SAID LOT B THAT IS DISTANT NORTH 89° 26' EAST 1628.05 FEET FROM THE SOUTHWESTERLY CORNER OF SAID LOT B,
THENCE ALONG THE SOUTHERLY LINE OF SAID LOT B NORTH 89° 26' EAST 100 FEET; THENCE NORTH 0° 34' WEST 211.83 FEET TO A POINT IN THE NORTHERLY LINE OF LOT A; THENCE ALONG SAID NORTHERLY LINE SOUTH 89° 86' WEST 100 FEET TO THE POINT OF BEGINNING.

EXCEPT THE SOUTHERLY HALF OF SAID LAND.

PARCEL TWELVE:

THE NORTHERLY 106 FEET OF THE EASTERLY 50 FEET OF THOSE PORTIONS OF LOTS A AND B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 2, 3 AND 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY LINE OF SAID LOT A DISTANT NORTH 89° 56' EAST 1626.09 FEET FROM THE NORTHWESTERLY CORNER OF SAID LOT A;
THENCE SOUTH 0° 34' EAST 212.68 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID LOT B THAT IS DISTANT NORTH 89° 26' EAST 1628.05 FEET FROM THE SOUTHWESTERLY CORNER OF SAID LOT B;
THENCE ALONG THE SOUTHERLY LINE OF SAID LOT B NORTH 89° 26' EAST 100 FEET; THENCE NORTH 0° 34' WEST 211.83 FEET TO A POINT IN THE NORTHERLY LINE OF LOT A; THENCE ALONG SAID NORTHERLY LINE SOUTH 89° 56' WEST 100 FEET TO THE POINT OF BEGINNING.

PARCEL THIRTEEN:

THE SOUTHERLY ONE HALF OF THE PARCEL OF LAND DESCRIBED AS:

THE WESTERLY FIFTY FEET OF THOSE PORTIONS OF LOTS A AND B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 2, 3 AND 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY LINE OF SAID LOT A, DISTANT NORTH 89° 56' EAST 1626.09 FEET FROM THE NORTHWESTERLY CORNER OF SAID LOT A;
THENCE SOUTH 0° 34' EAST 212.68 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID LOT B THAT IS DISTANT NORTH 89° 26' EAST 1628.05 FEET FROM THE SOUTHWESTERLY CORNER OF SAID LOT B;
THENCE ALONG THE SOUTHERLY LINE OF SAID LOT B NORTH 89° 26' EAST 100 FEET; THENCE NORTH 0° 34' WEST 211.83 FEET TO A POINT IN THE NORTHERLY LINE OF LOT A; THENCE ALONG SAID NORTHERLY LINE SOUTH 89° 56' WEST 100 FEET TO THE POINT OF BEGINNING.

PARCEL FOURTEEN:

THE EASTERLY 50 FEET OF THOSE PORTIONS OF LOTS A AND B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 2 TO 4, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF SAID LOT A, DISTANT THEREON NORTH 89° 56' EAST 1626.09 FEET FROM THE NORTHWEST CORNER OF SAID LOT A; THENCE SOUTH 0° 34' EAST 212.68 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT B, DISTANT THEREON NORTH 89° 26' EAST 1628.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT B;
THENCE ALONG SAID SOUTHERLY LINE, NORTH 89° 26' EAST 100 FEET;
THENCE NORTH 0° 34' WEST 211.83 FEET TO SAID NORTHERLY LINE OF LOT A;
THENCE ALONG SAID NORTHERLY LINE, SOUTH 89° 56' WEST 100 FEET TO THE POINT OF BEGINNING.

EXCEPT THE NORTHERLY 106 FEET.

PARCEL FIFTEEN:

THE WEST HALF OF THOSE PORTIONS OF LOTS A AND B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 2 TO 4, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF LOT A NORTH 89° 56' EAST 2026.09 FEET FROM A 2 INCH IRON PIPE, MAKING THE NORTHWEST CORNER OF SAID LOT A;
THENCE FROM THIS POINT OF BEGINNING SOUTH 0° 34' EAST 209.30 FEET TO A POINT IN THE SOUTHERLY LINE OF LOT B, SAID LAST MENTIONED POINT BEING NORTH 89° 26' EAST 2028.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT B;
THENCE ALONG THE SOUTH LINE OF SAID LOT B NORTH 89° 26' EAST 100 FEET TO A POINT WHICH LAST MENTIONED POINT IS ALSO SOUTH 89° 26' WEST 100 FEET FROM THE SOUTHEAST CORNER OF SAID LOT B;
THENCE NORTH 0° 34' WEST 208.46 FEET TO A POINT IN THE NORTH LINE OF LOT A; THENCE ALONG THE NORTH LINE OF SAID LOT A, SOUTH 89° 56' WEST 100 FEET TO THE POINT OF BEGINNING.

PARCEL SIXTEEN:

THE NORTHERLY 58 FEET OF THOSE PORTIONS OF LOTS A AND B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGES 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY LINE OF SAID LOT A, DISTANT NORTH 89° 56' EAST 2126.09 FEET THEREON FROM THE NORTHWEST CORNER OF SAID LOT;

THENCE SOUTH 0° 34' EAST 208.46 FEET, MORE OR LESS, TO A POINT IN THE SOUTHERLY LINE OF SAID LOT B, DISTANT THEREON NORTH 89° 26' EAST 2128.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT B;
THENCE ALONG THE SOUTHERLY LINE OF SAID LOT B, NORTH 89° 26' EAST 100 FEET TO THE SOUTHEAST CORNER OF SAID LOT;
THENCE NORTH 0° 34' WEST, ALONG THE EASTERLY LINE OF SAID LOT B, 183.21 FEET TO THE NORTHEAST CORNER OF SAID LOT IN THE SOUTHERLY LINE OF SAID LOT A;
THENCE ALONG THE SOUTHERLY LINE OF SAID LOT A, NORTH 89° 56' EAST 30 FEET TO THE SOUTHEAST CORNER OF SAID LOT A;
THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT A, 24 FEET TO THE NORTHEAST CORNER OF SAID LOT;
THENCE ALONG THE NORTHERLY LINE OF SAID LOT A, SOUTH 89° 56' WEST 130 FEET TO THE POINT OF BEGINNING.

PARCEL SEVENTEEN:

THE NORTHERLY 50 FEET OF THE SOUTHERLY 150 FEET OF THAT PORTION OF LOT B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGES 2, 3 AND 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY LINE OF SAID LOT A OF SAID TRACT, DISTANT NORTH 89° 56' EAST 2126.09 FEET THEREON FROM THE NORTHWEST CORNER OF SAID LOT;
THENCE SOUTH 0° 34' EAST 208.46 FEET, MORE OR LESS, TO A POINT IN THE SOUTHERLY LINE OF SAID LOT B, DISTANT THEREON NORTH 89° 26' EAST 2128.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT B;
THENCE ALONG THE SOUTHERLY LINE OF SAID LOT B NORTH 89° 26' EAST 100 FEET TO THE SOUTHEAST CORNER OF SAID LOT;
THENCE NORTH 0° 34' WEST ALONG THE EASTERLY LINE OF SAID LOT B, 183.21 FEET TO THE NORTHEAST CORNER OF SAID LOT B IN THE SOUTHERLY LINE OF SAID LOT A; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT A NORTH 89° 56' EAST 30 FEET TO THE SOUTHEAST CORNER OF SAID LOT A;
THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT A, 24 FEET TO THE NORTHEAST CORNER OF SAID LOT;
THENCE ALONG THE NORTHERLY LINE OF SAID LOT A, SOUTH 89° 56' WEST 130 FEET TO THE POINT OF BEGINNING.

PARCEL EIGHTEEN:

THE NORTHERLY 50 FEET OF THE SOUTHERLY 100 FEET OF THAT PORTION OF LOT B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGES 2, 3 AND 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY LINE OF SAID LOT A OF SAID TRACT, DISTANT NORTH 89° 56' EAST 2126.09 FEET THEREON FROM THE NORTHWEST CORNER OF SAID LOT;
THENCE SOUTH 0° 34' EAST 208.46 FEET, MORE OR LESS, TO A POINT IN THE SOUTHERLY LINE OF SAID LOT B, A DISTANCE THEREON NORTH 89° 26' EAST 2128.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT B;
THENCE ALONG THE SOUTHERLY LINE OF SAID LOT B, NORTH 89° 26' EAST 100 FEET TO THE SOUTHEAST CORNER OF SAID LOT;
THENCE NORTH 0° 34' WEST ALONG THE EASTERLY LINE OF SAID LOT B 183.21 FEET TO THE NORTHEAST CORNER OF SAID LOT B IN THE SOUTHERLY LINE OF SAID LOT A; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT A NORTH 89° 5' EAST 30 FEET TO THE SOUTHEAST CORNER OF SAID LOT A;

THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT A, 24 FEET TO THE NORTHEAST CORNER OF SAID LOT;
THENCE ALONG THE NORTHERLY LINE OF SAID LOT A, SOUTH 89° 56' WEST 130 FEET TO THE POINT OF BEGINNING.

EXCEPT 60 PERCENT OF THE OIL, GAS MINERALS, PETROLEUM, ASPHALTUM AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND BELOW A DEPTH OF 200 FEET BUT NO PART OF THE SURFACE RIGHTS, AS RESERVED BY ESTATE MORTGAGE CO., IN DEED RECORDED AUGUST 31, 1961, IN BOOK D-1340 PAGE 555, OFFICIAL RECORDS.

PARCEL NINETEEN:

THE SOUTHERLY 104 FEET OF THOSE PORTIONS OF LOTS A AND B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF SAID LOT A, DISTANT NORTH 89° 56' EAST 2126.09 FEET THEREON FROM THE NORTHWEST CORNER THEREOF;
THENCE SOUTH 0° 34' EAST 208.46 FEET MORE OR LESS TO A POINT ON THE SOUTHERLY LINE OF SAID LOT B DISTANT THEREON NORTH 89° 26' EAST 2128.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT B;
THENCE ALONG THE SOUTHERLY LINE OF SAID LOT B, NORTH 89° 26' EAST 100 FEET TO THE SOUTHEAST CORNER THEREOF;
THENCE NORTH 0° 34' WEST ALONG THE EASTERLY LINE OF SAID LOT B, 183.21 FEET TO THE NORTHEAST CORNER OF SAID LOT B AND THE SOUTHERLY LINE OF SAID LOT A; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT A, NORTH 89° 56' EAST 30 FEET TO THE SOUTHEAST CORNER OF SAID LOT A;
THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT A, 24 FEET TO THE NORTHEAST CORNER THEREOF;
THENCE ALONG THE NORTHERLY LINE OF SAID LOT A SOUTH 89° 56' WEST 130 FEET TO THE POINT OF BEGINNING.

EXCEPT THE NORTHERLY 54 FEET OF SAID SOUTHERLY 104 FEET.

PARCEL TWENTY:

THE EAST HALF OF THOSE PORTIONS OF LOTS A AND B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGES 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF LOT A NORTH 89° 56' EAST 1926.09 FEET FROM 0.2 INCH IRON PIPE MARKING THE NORTHWEST CORNER OF SAID LOT A
THENCE FROM THIS POINT OF BEGINNING SOUTH 0° 34' EAST 210.15 FEET TO A POINT IN THE SOUTHERLY LINE OF LOT B SAID LAST MENTIONED POINT BEING NORTH 89° 26' EAST 1928.05 FEET, FROM THE SOUTHWEST CORNER OF SAID LOT B
THENCE ALONG THE SOUTH LINE OF SAID LOT B THENCE NORTH 89° 26' EAST 100 FEET TO A POINT,
THENCE NORTH 0° 34' WEST 209.30 FEET TO A POINT IN THE NORTH LINE OF LOT A THENCE ALONG THE NORTH LINE OF SAID LOT A SOUTH 89° 56' WEST 100 FEET TO THE POINT OF BEGINNING.

EXCEPT THE SOUTH 100 FEET THEREOF.

PARCEL TWENTY ONE:

THE SOUTH 100 FEET OF THE EAST HALF OF THOSE PORTIONS OF LOTS A AND B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF LOT A; NORTH 89° 56' EAST 1926.09 FEET FROM A 2 INCH IRON PIPE MARKING THE NORTHWEST CORNER OF SAID LOT A;
THENCE FROM THIS POINT OF BEGINNING; SOUTH 0° 34' EAST 210.15 FEET TO A POINT IN THE SOUTHERLY LINE OF LOT B AS SAID LAST MENTIONED POINT BEING NORTH 89° 26' EAST 1928.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT B; THENCE ALONG THE SOUTH LINE OF SAID LOT B;
THENCE NORTH 89° 26' EAST 100 FEET TO A POINT;
THENCE NORTH 0° 34' WEST 209.30 FEET TO A POINT IN THE NORTH LINE OF LOT A; THENCE ALONG THE NORTH LINE OF SAID LOT A;
SOUTH 89° 56' WEST 100 FEET TO THE POINT OF BEGINNING.

PARCEL TWENTY TWO:

THE SOUTHERLY 147 FEET OF THE EASTERLY 50 FEET OF THE WESTERLY 150 FEET OF THAT PORTION OF LOTS A AND B OF THE HAMMERTON TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 2 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF LOT A NORTH 89° 56' EAST 1426.09 FEET FROM A TWO INCH IRON PIPE, MARKING THE NORTHWEST CORNER OF SAID LOT A; THENCE FROM THIS POINT OF BEGINNING SOUTH 0° 34' EAST 214.28 FEET TO A POINT IN THE SOUTHERLY LINE OF LOT B; SAID LAST MENTIONED POINT BEING NORTH 89° 26' EAST 1428.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT B;
THENCE ALONG THE SOUTH LINE OF SAID LOT B NORTH 89° 26' EAST 200 FEET TO A POINT;
THENCE NORTH 0° 34' WEST 212.68 FEET TO A POINT IN THE NORTH LINE OF LOT A; THENCE ALONG THE NORTH LINE OF SAID LOT A SOUTH 89° 56' WEST 200 FEET TO THE POINT OF BEGINNING.

PARCEL TWENTY THREE:

THE SOUTHERLY 140 FEET OF THAT PORTION OF LOTS A AND B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 2 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF LOT A NORTH 89° 56' EAST 1426.09 FEET FROM A 2 INCH IRON PIPE, MARKING THE NORTHWEST CORNER OF SAID LOT A,
THENCE FROM THIS POINT OF BEGINNING SOUTH 0° 34' EAST 214.38 FEET TO A POINT IN THE SOUTH LINE OF LOT B, SAID LAST MENTIONED POINT BEING NORTH 89° 26' EAST 1428.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT B,
THENCE ALONG THE SOUTH LINE OF SAID LOT B NORTH 89° 26' EAST 200 FEET TO A POINT;
THENCE NORTH 0° 34' WEST 212.68 FEET TO A POINT IN THE NORTH LINE OF LOT A; THENCE ALONG THE NORTH LINE OF SAID LOT A SOUTH 89° 56' WEST 200 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THE WESTERLY 150 FEET TO SAID LAND.

PARCEL TWENTY FOUR:

THE WEST HALF OF THOSE PORTIONS OF LOTS A AND B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGES 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF A NORTH 89° 56' EAST 1726.09 FEET FROM A 2 INCH IRON PIPE, MARKING THE NORTHWEST CORNER OF LOT A;
THENCE FROM THIS POINT OF BEGINNING SOUTH 0° 34' EAST 211.83 FEET TO A POINT IN THE SOUTHERLY LINE OF LOT B OF SAID MENTIONED POINT BEING NORTH 89° 26' EAST 1728.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT B;
THENCE ALONG THE SOUTH LINE OF SAID LOT B NORTH 89° 26' EAST 100 FEET TO A POINT;
THENCE NORTH 0° 34' WEST 210.99 FEET TO A POINT IN THE NORTH LINE OF LOT A; THENCE ALONG THE NORTH LINE OF SAID LOT A SOUTH 89° 56' WEST 100 FEET TO THE POINT OF BEGINNING.

PARCEL TWENTY FIVE:

THE EAST ONE-HALF OF THE THOSE PORTIONS OF LOTS A AND B OF HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF LOT A, NORTH 89° 56' EAST 1,726.09 FEET FROM A 2 INCH IRON PIPE MARKING THE NORTHWEST CORNER OF SAID LOT A;
THENCE FROM THIS POINT OF BEGINNING, SOUTH 0° 34' EAST 211.83 FEET TO A POINT IN THE SOUTHERLY LINE OF LOT B, SAID LAST MENTIONED POINT BEING NORTH 89° 26' EAST 1,728.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT B;
THENCE ALONG THE SOUTH LINE OF SAID LOT B, NORTH 89° 26' EAST 100 FEET TO A POINT;
THENCE NORTH 0° 34' WEST 210.99 FEET TO A POINT IN THE NORTH LINE OF LOT A; THENCE ALONG THE NORTH LINE OF SAID LOT A, SOUTH 89° 56' WEST, 100 FEET TO THE POINT OF BEGINNING.

PARCEL TWENTY SIX:

THE WEST 50 FEET OF THAT PORTION OF LOTS A AND B OF HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 2, 3 AND 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF LOT A, NORTH 89° 56' EAST 1826.09 FEET FROM A 2 INCH IRON PIPE, MARKING THE NORTHWEST CORNER OF SAID LOT A;
THENCE FROM THIS POINT OF BEGINNING, SOUTH 0° 34' EAST 210.99 FEET TO A POINT IN THE SOUTHERLY LINE OF LOT B, SAID LAST MENTIONED POINT BEING NORTH 89° 26' EAST 1828.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT B;
THENCE ALONG THE SOUTH LINE OF SAID LOT B NORTH 89° 26' EAST 100 FEET TO A POINT;
THENCE NORTH 0° 34' WEST 210.15 FEET TO A POINT IN THE NORTH LINE OF LOT A; THENCE ALONG THE NORTH LINE OF SAID LOT A, SOUTH 89° 56' WEST 100 FEET TO THE POINT OF BEGINNING.

PARCEL TWENTY SEVEN:

THE EAST 50 FEET OF THOSE PORTIONS OF LOTS A AND B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40

PAGES 2 TO 4, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BEGINNING AT A POINT IN THE NORTH LINE OF LOT A NORTH 89° 56' EAST 1826.09 FEET FROM A 2 INCH IRON PIPE, MARKING THE NORTHWEST CORNER OF LOT A;
THENCE FROM THIS POINT OF BEGINNING, SOUTH 0° 34' EAST 210.99 FEET TO A POINT IN THE SOUTHERLY LINE OF LOT B, SAID LAST MENTIONED POINT BEING NORTH 89° 26' EAST 1828.05 FEET FROM THE SOUTHWEST CORNER OF LOT B;
THENCE ALONG THE SOUTH LINE OF LOT B NORTH 89° 26' EAST 100 FEET TO A POINT;
THENCE NORTH 0° 34' WEST 210.15 FEET TO A POINT IN THE NORTH LINE OF LOT A; THENCE ALONG THE NORTH LINE OF LOT A; SOUTH 89° 56' WEST 100 FEET TO THE POINT OF BEGINNING.

PARCEL TWENTY EIGHT:

THE WEST 1/2 OF THOSE PORTIONS OF LOTS A AND B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF LOT A NORTH 89° 56' EAST 1926.09 FEET FROM A 2 INCH IRON PIPE, MARKING THE NORTHWEST CORNER OF LOT A;
THENCE FROM THIS POINT OF BEGINNING SOUTH 0° 34' EAST 210.15 FEET TO A POINT IN THE SOUTHERLY LINE OF LOT B SAID LAST MENTIONED POINT BEING NORTH 89° 26' EAST 1928.05 FEET FROM THE SOUTHWEST CORNER OF LOT B;
THENCE ALONG THE SOUTH LINE OF LOT B NORTH 89° 26' EAST 100 FEET TO A POINT;
THENCE NORTH 0° 34' WEST 209.30 FEET TO A POINT IN THE NORTH LINE OF LOT A; THENCE ALONG THE NORTH LINE OF LOT A, SOUTH 89° 56' WEST 100 FEET TO THE POINT OF BEGINNING.

PARCEL TWENTY NINE:

THE EAST HALF OF THOSE PORTIONS OF LOTS A AND B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 2 TO 4, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF LOT A, NORTH 89° 56' EAST 2026.09 FEET FROM A 2 INCH IRON PIPE, MARKING THE NORTHWEST CORNER OF LOT A;
THENCE FROM THIS POINT OF BEGINNING, SOUTH 0° 34' EAST 209.30 FEET TO A POINT IN THE SOUTHERLY LINE OF LOT B, SAID LAST MENTIONED POINT BEING NORTH 89° 26' EAST 2028.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT B;
THENCE NORTH 89° 26' EAST 100 FEET TO A POINT (WHICH LAST MENTIONED POINT IS ALSO SOUTH 89° 26' WEST 100 FEET FROM THE CORNER OF SAID LOT B);
THENCE NORTH 0° 34' WEST 208.46 FEET TO A POINT IN THE NORTH LINE OF LOT A; THENCE ALONG THE NORTH LINE OF SAID LOT A;
THENCE SOUTH 89° 36' WEST 100 FEET TO THE POINT OF BEGINNING.

PARCEL THIRTY:

LOT 278 OF HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM ALL OIL, GAS AND MINERALS AND RIGHTS PERTAINING THERETO BUT

WITHOUT RIGHT OF ENTRY ON THE SURFACE THEREOF, AS RESERVED IN DEED RECORDED SEPTEMBER 08, 1958 IN BOOK D208 PAGE 783, OFFICIAL RECORDS.

PARCEL THIRTY ONE:

LOT 279 OF HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40, PAGE 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL THIRTY TWO:

LOT 280, IN OF TRACT HAMMERTON, AS PER MAP RECORDED IN BOOK 40, PAGE 2 TO 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL THIRTY THREE:

LOT 281 OF HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40, PAGE 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM ALL OIL, GAS AND MINERALS AND RIGHTS PERTAINING THERETO BUT WITHOUT RIGHT OF ENTRY ON THE SURFACE THEREOF, AS RESERVED IN DEED RECORDED SEPTEMBER 08, 1958, IN BOOK D108, PAGE 783, OFFICIAL RECORDS.

PARCEL THIRTY FOUR:

LOT 282 OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40, PAGES 2, 3, AND 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL THIRTY FIVE:

LOT 283 OF HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40, PAGE 2 TO 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL THIRTY SIX:

LOT 224 OF HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40, PAGE 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL THIRTY SEVEN:

LOT 225 OF HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40, PAGE 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL THIRTY EIGHT:

LOT 226 OF HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40, PAGE 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL THIRTY NINE:

LOT 227 OF HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40, PAGE 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL FORTY:

LOT 228 OF HAMMERTON TRACT, AS PER MAP RECORDED IN BOOK 40, PAGE 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL FORTY ONE:

LOT 229 OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40, PAGE 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN:

7350-007-016 (Affects: Lot 171 of Parcel One)
7350-007-017 (Affects: Lot 172 of Parcel One)
7350-007-018 (Affects: Lot 173 of Parcel One)
7350-007-019 (Affects: Lot 174 of Parcel One)
7350-007-020 (Affects: Lot 175 of Parcel One)
7350-007-045 (Affects: Lot 170 of Parcel One)

7350-015-001 (Affects: Parcel Two)
7350-015-043 (Affects: Portion of Parcel Three)
7350-015-058 (Affects: Portion of Parcel Three)
7350-015-045 (Affects: Portion of Parcel Four)
7350-015-059 (Affects: Portion of Parcel Four)
7350-015-046 (Affects: Portion of Parcel Five)
7350-015-047 (Affects: Portion of Parcel Five)
7350-015-048 (Affects: Portion of Parcel Six)
7350-015-049 (Affects: Portion of Parcel Six)
7350-015-050 (Affects: Portion of Parcel Seven)
7350-015-051 (Affects: Portion of Parcel Seven)
7350-015-052 (Affects: Portion of Parcel Eight)
7350-015-053 (Affects: Portion of Parcel Eight)
7350-015-054 (Affects: Portion of Parcel Nine)
7350-015-055 (Affects: Portion of Parcel Nine)
7350-015-056 (Affects: Portion of Parcel Ten)
7350-015-057 (Affects: Portion of Parcel Ten)

7350-016-002 (Affects: Parcel Eleven)
7350-016-003 (Affects: Parcel Twelve)
7350-016-004 (Affects: Parcel Thirteen)
7350-016-005 (Affects: Parcel Fourteen)
7350-016-012 (Affects: Portion of Parcel Fifteen)
7350-016-018 (Affects: Portion of Parcel Fifteen)
7350-016-014 (Affects: Parcel Sixteen)
7350-016-015 (Affects: Parcel Seventeen)
7350-016-016 (Affects: Parcel Eighteen)
7350-016-017 (Affects: Parcel Nineteen)
7350-016-019 (Affects: Parcel Twenty)

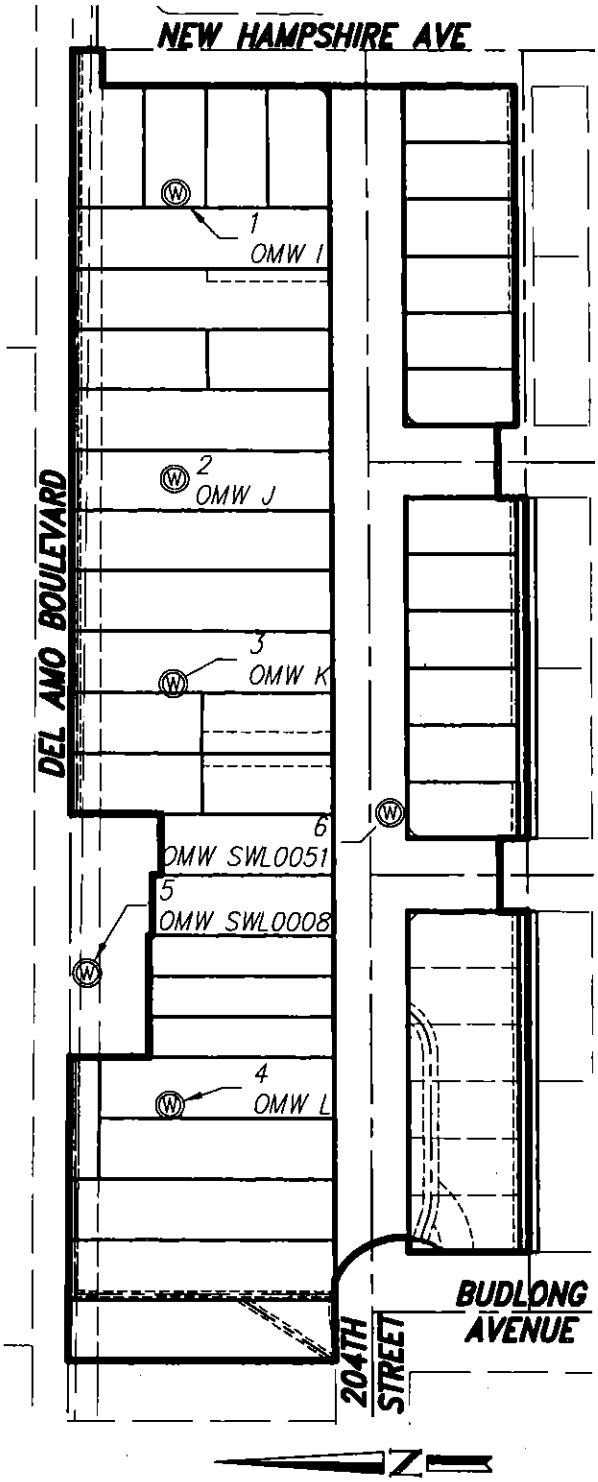
7350-016-020 (Affects: Parcel Twenty One)
7350-016-025 (Affects: Portion of Parcel Twenty Two)
7350-016-026 (Affects: Portion of Parcel Twenty Two)
7350-016-027 (Affects: Portion of Parcel Twenty Three)
7350-016-028 (Affects: Portion of Parcel Twenty Three)
7350-016-029 (Affects: Portion of Parcel Twenty Four)
7350-016-030 (Affects: Portion of Parcel Twenty Four)
7350-016-031 (Affects: Portion of Parcel Twenty Five)
7350-016-032 (Affects: Portion of Parcel Twenty Five)
7350-016-033 (Affects: Portion of Parcel Twenty Six)
7350-016-034 (Affects: Portion of Parcel Twenty Six)
7350-016-035 (Affects: Portion of Parcel Twenty Seven)
7350-016-036 (Affects: Portion of Parcel Twenty Seven)
7350-016-037 (Affects: Portion of Parcel Twenty Eight)
7350-016-038 (Affects: Portion of Parcel Twenty Eight)
7350-016-041 (Affects: Parcel Twenty Nine)

7350-017-035 (Affects: Parcel Thirty)
7350-017-036 (Affects: Parcel Thirty One)
7350-017-037 (Affects: Parcel Thirty Two)
7350-017-038 (Affects: Parcel Thirty Three)
7350-017-039 (Affects: Parcel Thirty Four)
7350-017-040 (Affects: Parcel Thirty Five)

7350-018-001 (Affects: Parcel Thirty Six)
7350-018-002 (Affects: Parcel Thirty Seven)
7350-018-003 (Affects: Parcel Thirty Eight)
7350-018-004 (Affects: Parcel Thirty Nine)
7350-018-005 (Affects: Parcel Forty)
7350-018-006 (Affects: Parcel Forty One)

EXHIBIT "B"

MONITORING WELLS FIGURE
MONITORING WELL EXHIBIT



SCALE: 1"=150'

LEGEND

- SUBJECT PROPERTY
- STREET CENTERLINES
- UNDERLYING/ADJACENT PARCELS
- Ⓦ OMW OBSERVATION MONITORING WELL

SOIL VAPOR WELLS

POINT TABLE			
POINT	LATITUDE	LONGITUDE	DESCRIPTION
1	N033°50'45.90"	W118°17'31.42"	OMW I
2	N033°50'45.91"	W118°17'34.22"	OMW J
3	N033°50'45.91"	W118°17'36.22"	OMW K
4	N033°50'45.91"	W118°17'40.33"	OMW L

GROUNDWATER WELLS

POINT TABLE			
POINT	LATITUDE	LONGITUDE	DESCRIPTION
5	N033°50'46.58"	W118°17'39.06"	OMW SWL0008
6	N033°50'44.16"	W118°17'37.46"	OMW SWL0051

LICENSED LAND SURVEYOR
PASCAL R. APOTHELOZ
LS 7734
STATE OF CALIFORNIA

12/19/2014

SHEET 1 OF 1

EXHIBIT "B"
MONITORING WELL EXHIBIT
CITY OF CARSON, CALIFORNIA

ORC Engineering, Inc.
Civil Engineering/Land Surveying/Land Planning
160 S. Old Springs Road, Ste. 210
Anaheim Hills, California 92808
(714) 685-6860

L:\2013\13-204 C2REM Carson Mapping\Exhibits\Monitoring Wells\13204omw_exH.dwg; Nov 17, 2015 - 10:36am

ACKNOWLEDGMENT

A Notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF TEXAS)
COUNTY OF HARRIS)

On November 12, 2015 before me, Alison R. Gilmore A NOTARY PUBLIC (insert name and title of the officer), personally appeared Keith J. Probyn, President who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument, the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Texas AJ

I certify under PENALTY OF PERJURY under the laws of the State of ~~California~~ Texas that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Alison R Gilmore (SEAL)
Notary Public

ALISON R GILMORE
MY COMMISSION EXPIRES
February 26, 2018

ACKNOWLEDGMENT

A Notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF TEXAS)
COUNTY OF HARRIS)

On _____ before me, _____
(insert name and title of the officer), personally appeared _____,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument, the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (SEAL)
Notary Public

ACKNOWLEDGMENT

A Notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)

On November 2, 2015 before me, Dianna L. Ochoa, Notary Public (insert name and title of the officer), personally appeared William E. Platt, who proved to me on the basis of satisfactory evidence to be the person(~~s~~) whose name(~~s~~) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she~~/~~they~~ executed the same in his/~~her~~/~~their~~ authorized capacity(~~ies~~), and that by his/~~her~~/~~their~~ signature(~~s~~) on the instrument, the person(~~s~~), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Dianna L. Ochoa (SEAL)
Notary Public

DIANNA L. OCHOA
Commission # 1985333
Notary Public - California
Los Angeles County
My Comm. Expires Aug 15, 2016

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)

On 11-13-2015 before me, Violeta Jendoubi, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Alina Bokde
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

VIOLETA JENDOUBI
Commission # 1985230
Notary Public - California
Los Angeles County
My Comm. Expires Aug 9, 2016

Signature _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Right of Entry Agreement Document Date: 11-13-15
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____

Recording Requested By
First American Title Company
National Commercial Services

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

Del Amo Neighborhood Park, LLC
Attn: Mark Glassock
c/o Los Angeles Neighborhood
Land Trust
315 W. Ninth St., Suite 950
Los Angeles, CA 90015

NCS-694879-ONT1

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO:
Del Amo Neighborhood Park, LLC
c/o Los Angeles Neighborhood Land Trust
315 W. Ninth Street, Suite 950
Los Angeles, CA 90015

Rev. & Taxation Code §11911
(Value or consideration is less
than $100).

A.P.N.: 7350-007-016, -017, -018, -019, -020, -045; 7350-015-001, -043, -045, -046, -047, -048, -049,- 050, -051,- 052, -053, -054, -055, -056, -057, -058, -059; 7350-016-002, -003, -004, -005, -012, -014, -015, -016, -017, -018, -019, -020, -025, -026, -027, -028, -029, -030, -031, -032, 033, -034, -035, -036, -037, -038, -041; 7350-017-035,-036, -037, -038,- 039, -040; 7350-018-001, -002, -003, -004, -005, -006

GRANT DEED SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, AND TO RESERVATION OF RIGHT OF TERMINATION

Effective as of the 12th day of November, 2015 ("***Effective Date***"), for valuable consideration, **TRITON DIAGNOSTICS, INC.** *("Grantor")*, a Delaware Corporation, with offices at 910 Louisiana Street, Houston, Texas 77002, hereby grants and conveys *("Deed")* to **DEL AMO NEIGHBORHOOD PARK, LLC** *("Grantee")*, a California limited liability company, with offices at 315 W. Ninth Street, Suite 950, Los Angeles, CA 90015, that certain real property located in the unincorporated area of Los Angeles County, California described on Exhibit A attached hereto and incorporated by reference herein *("Land")*, together with all improvements owned by Grantor that are situated thereon and attached thereto and all other rights and appurtenances appertaining or otherwise relating to the Land except as expressly reserved to Grantor as provided below (herein collectively called the *"Premises")*,

LESS AND EXCEPTING THE FOLLOWING RESERVATIONS TO GRANTOR:
(1) ALL RIGHT, TITLE AND INTEREST IN AND TO ANY OIL, GAS AND OTHER MINERALS (INCLUDING WITHOUT LIMITATION, HELIUM, LIGNITE, SULFUR, PHOSPHATE AND OTHER SOLID, LIQUID AND GASEOUS SUBSTANCES), REGARDLESS OF THE NATURE THEREOF AND WHETHER SIMILAR OR DISSIMILAR,

WITHOUT THE RIGHT OF SURFACE ENTRY UPON THE LAND AND WITHOUT THE RIGHT TO EXPLORE FOR, DEVELOP AND PRODUCE SAME, AND WITHOUT THE RIGHT TO LEASE ANY PORTION OF THE PREMISES HEREIN CONVEYED FOR SUCH PURPOSES, AND (2) ALL MINERAL AND ROYALTY RIGHTS WHATSOEVER IN, ON OR UNDER AND PERTAINING TO THE PREMISES BUT WITHOUT THE RIGHT OF SURFACE ENTRY UPON THE LAND FOR EXPLORATION OR PRODUCING PURPOSES AND WITHOUT THE RIGHT TO EXPLORE FOR, DEVELOP AND PRODUCE SAME, AND WITHOUT THE RIGHT TO LEASE ANY PORTION OF THE PREMISES HEREIN CONVEYED FOR SUCH PURPOSES; AND,
(3) ALL GROUNDWATER UNDERLYING THE PREMISES, WITHOUT THE RIGHT OF SURFACE ENTRY UPON THE PREMISES FOR EXPLORATION OR PRODUCING PURPOSES; AND, (4) GRANTOR'S MONITORING WELLS AND APPURTENANT EQUIPMENT AND IMPROVEMENTS LOCATED AS DESCRIBED IN THE RIGHT OF ENTRY AGREEMENT DESCRIBED BELOW AND SUBJECT TO THE TERMS THEREOF; PROVIDED, HOWEVER, ANY EXTRACTION OF WATER UNDERLYING OR REINJECTION OF WATER UNDER THE PREMISES SHALL CONFORM TO APPLICABLE LAW AND WITH ALL PERMITS REQUIRED BY GOVERNMENTAL AGENCIES WITH JURISDICTION OVER SUCH EXTRACTIONS.

This Deed is executed by Grantor and accepted by Grantee subject to the valid, existing and enforceable rights, interests and estates, to the extent that the same exist, of third parties in connection with all liens, claims, restrictions, covenants, easements, mineral interests, and other matters that affect all or any portion of the Premises (herein collectively called the ***"Encumbrances"***). Because the Encumbrances run with the land, all references in this Deed to Grantee obligations and Grantor rights shall include their respective legal representatives and successors. The Encumbrances include, without limitation, the following:

(a) local and/or municipal zoning regulations, ordinances, building restrictions and regulations, and any violations thereof applicable to the Premises; and,

(b) all assessments, costs and charges for any and all municipal improvements affecting or benefiting the Premises; and,

(c) any liens for real property taxes or assessments for the current year, and any liens for special assessments that, as of the date hereof; are not due and payable; and,

(c) encroachments, protrusions, easements, changes in street lines, rights-of-way and other matters that would be revealed by a current, on-the-ground survey or inspection of the Premises; and,

(e) covenants, conditions, restrictions, easements, leases, agreements, rights-of-way, encumbrances, mineral reservations and defects in title of record, affecting or benefiting the Land; and,

(f) that certain Declaration of Covenants, Conditions and Restrictions recorded on _____, as Instrument No. _____, in the Office of the County Recorder of the County of Los Angeles, State of California *("**Declaration**")*; and,

(g) that certain Right of Entry Agreement pertaining to the Land, recorded on _____, as Instrument No. _____, in the Office of the County Recorder of the County of Los Angeles, State of California *("**Right of Entry Agreement**")*; and,

(h) that certain Land Use Covenant and Agreement, Environmental Restrictions, by and between Grantee and the California Department of Toxic Substances Control (***"Land Use Covenant"***), which Land Use Covenant is anticipated to be recorded in the Office of the Los Angeles County Recorder subsequent to the recordation of this Deed.

This Deed is executed by Grantor and accepted by Grantee on the express condition that the Premises are used only for public park and recreation purposes (the "Park Purpose," as defined in the Declaration) and that Grantee will ensure that no Prohibited Use (as defined in the Declaration) shall be allowed to occur at any time on the Premises. If, as described in detail in the Declaration, the Premises are no longer being used for the Park Purpose, or are being used, used, operated, or maintained for a purpose that is identified as a Prohibited Use in the Declaration, then subject to the terms and conditions of the Declaration Grantor, or Grantor's successors shall have the right of re-entry and the power (but not the obligation) to terminate all of the right, title, and interest in the Premises granted by this Deed, in the manner provided by law for the exercise of a power of termination and in compliance with the process set forth in the Declaration, and shall have and enjoy the Premises and as if this transfer had not been made. Grantee willingly accepts this Deed subject to the Declaration, to the Right of Entry, and to Grantor's right of re-entry and power of termination just described (and more particularly described in the Declaration) and acknowledges that the provisions of Grantor's right of re-entry and power of termination pursuant to this Deed and the Declaration are just and reasonable. Grantee further acknowledges that the provisions of the Declaration are not nominal but instead are of actual or substantial benefit to Grantor and that Grantor would not have conveyed the Premises to Grantee if not for Grantee's promise to be bound by the Declaration. Grantee acknowledges that the development, use and conveyance of the Premises are hereby restricted now and forever by the Declaration and the provisions of this Deed. Grantee agrees that the Declaration, the Right Entry, and Declarant's right of re-entry and power of termination set forth herein and more particularly described in the Declaration were the result of arm's length negotiations in which Grantee was represented by legal counsel, and that valuable consideration was received therefor. If any court construes any provision of this Deed to be unenforceable because of its duration or scope, the court shall have the power to reduce the duration and scope

to the extent necessary so that the provision is enforceable, and such provision, as reduced, shall be fully enforceable.

TO HAVE AND TO HOLD the Premises unto Grantee and its legal representatives, successors and assigns forever, and Grantor does hereby bind itself and its successors and assigns to WARRANT AND FOREVER DEFEND all and singular the Premises, subject to the Encumbrances and to the provisions of this Deed, unto Grantee and its legal representatives, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise.

EXECUTED as of the 12th day of November, 2015. Document is signed in Counterpart.

"GRANTOR"	"GRANTEE"
TRITON DIAGNOSTICS, INC., a Delaware Corporation By: _____ Keith Probyn, President	**DEL AMO NEIGHBORHOOD PARK, LLC**, a California limited liability company By: The Los Angeles Neighborhood Land Trust, a California non-profit public benefit corporation Its: Sole Member By: _____ Alina Bokde, Executive Director

to the extent necessary so that the provision is enforceable, and such provision, as reduced, shall be fully enforceable.

TO HAVE AND TO HOLD the Premises unto Grantee and its legal representatives, successors and assigns forever, and Grantor does hereby bind itself and its successors and assigns to WARRANT AND FOREVER DEFEND all and singular the Premises, subject to the Encumbrances and to the provisions of this Deed, unto Grantee and its legal representatives, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise.

EXECUTED as of the 12th day of November, 2015. Document is signed in Counterpart.

"GRANTOR"	"GRANTEE"
TRITON DIAGNOSTICS, INC., a Delaware Corporation By: _____ Keith Probyn, President	**DEL AMO NEIGHBORHOOD PARK, LLC**, a California limited liability company By: The Los Angeles Neighborhood Land Trust, a California non-profit public benefit corporation Its: Sole Member By: _____ Alina Bokde, Executive Director

EXHIBIT "A"

LEGAL DESCRIPTION

Real property in the unincorporated area of the County of Los Angeles, State of California, described as follows:

PARCEL ONE:

LOTS 170 THROUGH 175 IN THE HAMMERTON TRACT, CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 2-4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL TWO:

THAT PORTION OF LOT A OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGES 2, 3 AND 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, INCLUDED WITHIN THE FOLLOWING DESCRIBED BOUNDARIES:

BEGINNING AT A POINT IN THE NORTH LINE OF LOT A, NORTH 89° 56' EAST, 1326.09 FEET FROM A TWO INCH IRON PIPE MARKING THE NORTHWEST CORNER OF SAID LOT A; THENCE SOUTH 0° 34' EAST, 215.23 FEET TO THE SOUTHERLY LINE OF SAID LOT B, DISTANT NORTH 89° 26' EAST, 1328.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT B;
THENCE ALONG THE SOUTH LINE OF SAID LOT B NORTH 89° 26' EAST, 100 FEET; THENCE NORTH 0° 34' WEST, 214.38 FEET TO THE NORTH LINE OF SAID LOT A;
THENCE ALONG THE NORTH LINE OF SAID LOT A SOUTH 89° 56' WEST, 100 FEET TO THE POINT OF BEGINNING.

PARCEL THREE:

THE EAST 50 FEET OF THOSE PORTIONS OF LOTS A AND B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF SAID LOT A, NORTH 89° 56' EAST 1126.09 FEET FROM THE NORTHWEST CORNER OF SAID LOT A;
THENCE SOUTH 0° 34' EAST 216.91 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID LOT B, DISTANT THEREON NORTH 89° 26' EAST, 1128.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT B;
THENCE ALONG THE SOUTHERLY LINE OF SAID LOT B, NORTH 89° 26' EAST 100 FEET;
THENCE NORTH 0° 34' WEST 216.07 FEET TO A POINT IN THE NORTHERLY LINE OF SAID LOT A;
THENCE ALONG THE NORTHERLY LINE OF SAID LOT A, SOUTH 89° 56' WEST 100 FEET TO A POINT OF BEGINNING.

PARCEL FOUR:

THAT PORTION OF LOTS A AND B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 2, 3 AND 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF LOT A, NORTH 89° 56' EAST 1226.09 FEET

FROM A 2 INCH PIPE MARKING THE NORTHWEST CORNER OF SAID LOT A;
THENCE FROM THIS POINT OF BEGINNING SOUTH 0° 34' EAST 216.07 FEET TO A POINT IN THE SOUTHERLY LINE OF LOT B SAID LAST MENTIONED POINT BEING NORTH 89° 26' EAST 1228.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT B;
THENCE ALONG THE SOUTH LINE OF SAID LOT B NORTH 89° 26' EAST 100 FEET TO A POINT;
THENCE NORTH 0° 34' WEST 215.23 FEET TO A POINT IN THE NORTH LINE OF SAID LOT A;
THENCE ALONG THE NORTH LINE OF SAID LOT A, SOUTH 89° 56' WEST 100 FEET TO THE POINT OF BEGINNING.

EXCEPT THE EASTERLY 50 FEET THEREOF.

PARCEL FIVE:

THE EASTERLY 50 FEET OF THAT PORTION OF LOTS A AND B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF LOT A, NORTH 89° 56' EAST 1226.09 FEET FROM A TWO INCH PIPE, MARKING THE NORTHWEST CORNER OF SAID LOT A;
THENCE FROM THIS POINT OF BEGINNING SOUTH 0° 34' EAST 216.07 FEET TO A POINT IN THE SOUTHERLY LINE OF LOT B SAID LAST MENTIONED POINT BEING NORTH 89° 26' EAST 1228.05 FROM THE SOUTHWEST CORNER OF SAID LOT B;
THENCE ALONG THE SOUTH LINE OF SAID LOT B NORTH 89° 26' EAST 100 FEET TO A POINT;
THENCE NORTH 0° 34' WEST 215.23 FEET TO A POINT IN THE NORTH LINE OF SAID LOT A;
THENCE ALONG - THE NORTH LINE OF SAID LOT A, SOUTH 89° 56' WEST 100 FEET TO THE POINT OF BEGINNING.

PARCEL SIX:

THE WESTERLY 50 FEET OF THAT PORTION OF LOT B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, INCLUDED WITHIN THE FOLLOWING DESCRIBED BOUNDARIES:

BEGINNING AT A POINT IN THE NORTH LINE OF LOT A OF SAID TRACT, NORTH 89° 56' EAST 1326.09 FEET FROM A TWO INCH IRON PIPE, MARKING THE NORTHWEST CORNER OF SAID LOT A;
THENCE SOUTH 0° 34' EAST 215.23 FEET TO THE SOUTHERLY LINE OF LOT B, DISTANCE NORTH 89° 26' EAST 1328.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT B; THENCE ALONG THE SOUTH LINE OF SAID LOT B NORTH 89° 26' EAST 100 FEET; THENCE NORTH 0° 34' WEST 214.38 FEET TO THE NORTH LINE OF LOT A;
THENCE ALONG THE NORTH LINE OF SAID LOT A, SOUTH 89° 56' WEST 100 FEET TO THE POINT OF BEGINNING.

PARCEL SEVEN:

THAT PORTION OF LOT B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGES 2, 3 AND 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, INCLUDED WITHIN THE FOLLOWING DESCRIBED BOUNDARIES:

BEGINNING AT A POINT IN THE NORTH LINE OF LOT A OF SAID OF TRACT, NORTH 89° 56' EAST, 1326.09 FEET FROM A TWO INCH IRON PIPE MARKING THE NORTHWEST CORNER OF SAID LOT A;

THENCE SOUTH 0° 34' EAST, 215.23 FEET TO THE SOUTHERLY LINE OF SAID LOT B, DISTANT NORTH 89° 26' EAST, 1328.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT B;
THENCE ALONG THE SOUTH LINE OF SAID LOT B NORTH 89° 26' EAST, 100 FEET; THENCE NORTH 0° 34' WEST, 214.38 FEET TO THE NORTH LINE OF SAID LOT A;
THENCE ALONG THE NORTH LINE OF SAID LOT A SOUTH 89° 36' WEST, 100 FEET TO THE POINT OF BEGINNING.

EXCEPT THE WESTERLY 50 FEET THEREOF.

PARCEL EIGHT:

THE WESTERLY 33.33 FEET OF THE SOUTHERLY 150.00 FEET OF THAT PORTION OF LOTS A AND B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40, PAGES 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF LOT A DISTANT THEREON, NORTH 89° 36' EAST 1426.09 FEET FROM TWO INCH IRON PIPE MARKING THE NORTHWEST CORNER OF SAID LOT A;
THENCE SOUTH 0° 34' EAST 214.38 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID LOT B, SAID LAST MENTIONED POINT BEING DISTANT ALONG SAID SOUTHERLY LINE, NORTH 89° 26' EAST 1428.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT B;
THENCE ALONG SAID SOUTHERLY LINE, NORTH 89° 26' EAST 200.00 FEET; THENCE NORTH 0° 34' WEST 212.68 FEET TO SAID NORTH LINE;
THENCE ALONG SAID NORTH LINE SOUTH 89° 56' WEST 200.00 FEET TO THE POINT OF BEGINNING.

PARCEL NINE:

THE EASTERLY 33.33 FEET OF THE WESTERLY 66.66 FEET TO THE SOUTHERLY 150 FEET OF THAT PORTION OF LOTS A & B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 2 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT TO THE NORTH LINE OF LOT A DISTANT THEREON NORTH 89° 56' EAST 1426.09 FEET FROM A 2 INCH PIPE MARKING THE NORTHWEST CORNER OF SAID LOT A, THENCE SOUTH 0° 34' EAST 214.38 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID LOT B, SAID LAST MENTIONED POINT BEING DISTANT ALONG THE SOUTHERLY LINE NORTH 89° 26' EAST 1428.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT B;
THENCE ALONG SAID SOUTHERLY LINE, NORTH 89° 26' EAST 200.00 FEET; THENCE NORTH 0° 34' WEST 212.68 FEET TO SAID NORTH LINE;
THENCE ALONG SAID NORTH LINE SOUTH 89° 56' WEST 200.00 FEET TO THE POINT OF BEGINNING.

PARCEL TEN:

THAT PORTION OF LOTS A AND B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 2 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EASTERLY 33.34 FEET OF THE WESTERLY 100.00 FEET OF THE SOUTHERLY 150.00 FEET OF THAT PORTION OF LOTS A AND B OF THE HAMMERTON TRACT, AS PER MAP RECORDED IN BOOK 40 PAGE 2 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF LOT A DISTANT THEREON NORTH 89° 56' EAST 1,426.09 FEET FROM A TWO INCH IRON PIPE MARKING THE NORTHWEST CORNER OF SAID LOT A;
THENCE SOUTH 0° 34' EAST 214.38 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID LOT B, SAID LAST MENTIONED POINT BEING DISTANT ALONG SAID SOUTHERLY LINE, NORTH 89° 26' EAST 1,428.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT B;
THENCE ALONG SAID SOUTHERLY LINE, NORTH 89° 26' EAST 200.00 FEET; THENCE NORTH 0° 34' WEST 212.68 FEET TO SAID NORTH LINE;
THENCE ALONG SAID NORTH LINE, SOUTH 89° 56' WEST 200.00 FEET TO THE POINT OF BEGINNING.

PARCEL ELEVEN:

THE WESTERLY 50 FEET OF THOSE PORTIONS OF LOTS A AND B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BEGINNING AT A POINT IN THE NORTHERLY LINE OF SAID LOT A DISTANT NORTH 89° 56' EAST 1626.09 FEET FROM THE NORTHWESTERLY CORNER OF SAID LOT A;
THENCE SOUTH 0° 34' EAST 212.68 FEET, TO A POINT IN THE SOUTHERLY LINE OF SAID LOT B THAT IS DISTANT NORTH 89° 26' EAST 1628.05 FEET FROM THE SOUTHWESTERLY CORNER OF SAID LOT B,
THENCE ALONG THE SOUTHERLY LINE OF SAID LOT B NORTH 89° 26' EAST 100 FEET; THENCE NORTH 0° 34' WEST 211.83 FEET TO A POINT IN THE NORTHERLY LINE OF LOT A; THENCE ALONG SAID NORTHERLY LINE SOUTH 89° 86' WEST 100 FEET TO THE POINT OF BEGINNING.

EXCEPT THE SOUTHERLY HALF OF SAID LAND.

PARCEL TWELVE:

THE NORTHERLY 106 FEET OF THE EASTERLY 50 FEET OF THOSE PORTIONS OF LOTS A AND B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 2, 3 AND 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY LINE OF SAID LOT A DISTANT NORTH 89° 56' EAST 1626.09 FEET FROM THE NORTHWESTERLY CORNER OF SAID LOT A;
THENCE SOUTH 0° 34' EAST 212.68 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID LOT B THAT IS DISTANT NORTH 89° 26' EAST 1628.05 FEET FROM THE SOUTHWESTERLY CORNER OF SAID LOT B;
THENCE ALONG THE SOUTHERLY LINE OF SAID LOT B NORTH 89° 26' EAST 100 FEET; THENCE NORTH 0° 34' WEST 211.83 FEET TO A POINT IN THE NORTHERLY LINE OF LOT A; THENCE ALONG SAID NORTHERLY LINE SOUTH 89° 56' WEST 100 FEET TO THE POINT OF BEGINNING.

PARCEL THIRTEEN:

THE SOUTHERLY ONE HALF OF THE PARCEL OF LAND DESCRIBED AS:

THE WESTERLY FIFTY FEET OF THOSE PORTIONS OF LOTS A AND B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 2, 3 AND 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY LINE OF SAID LOT A, DISTANT NORTH 89° 56' EAST 1626.09 FEET FROM THE NORTHWESTERLY CORNER OF SAID LOT A;
THENCE SOUTH 0° 34' EAST 212.68 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID LOT B THAT IS DISTANT NORTH 89° 26' EAST 1628.05 FEET FROM THE SOUTHWESTERLY CORNER OF SAID LOT B;
THENCE ALONG THE SOUTHERLY LINE OF SAID LOT B NORTH 89° 26' EAST 100 FEET; THENCE NORTH 0° 34' WEST 211.83 FEET TO A POINT IN THE NORTHERLY LINE OF LOT A; THENCE ALONG SAID NORTHERLY LINE SOUTH 89° 56' WEST 100 FEET TO THE POINT OF BEGINNING.

PARCEL FOURTEEN:

THE EASTERLY 50 FEET OF THOSE PORTIONS OF LOTS A AND B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 2 TO 4, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF SAID LOT A, DISTANT THEREON NORTH 89° 56' EAST 1626.09 FEET FROM THE NORTHWEST CORNER OF SAID LOT A; THENCE SOUTH 0° 34' EAST 212.68 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT B, DISTANT THEREON NORTH 89° 26' EAST 1628.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT B;
THENCE ALONG SAID SOUTHERLY LINE, NORTH 89° 26' EAST 100 FEET;
THENCE NORTH 0° 34' WEST 211.83 FEET TO SAID NORTHERLY LINE OF LOT A;
THENCE ALONG SAID NORTHERLY LINE, SOUTH 89° 56' WEST 100 FEET TO THE POINT OF BEGINNING.

EXCEPT THE NORTHERLY 106 FEET.

PARCEL FIFTEEN:

THE WEST HALF OF THOSE PORTIONS OF LOTS A AND B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 2 TO 4, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF LOT A NORTH 89° 56' EAST 2026.09 FEET FROM A 2 INCH IRON PIPE, MAKING THE NORTHWEST CORNER OF SAID LOT A;
THENCE FROM THIS POINT OF BEGINNING SOUTH 0° 34' EAST 209.30 FEET TO A POINT IN THE SOUTHERLY LINE OF LOT B, SAID LAST MENTIONED POINT BEING NORTH 89° 26' EAST 2028.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT B;
THENCE ALONG THE SOUTH LINE OF SAID LOT B NORTH 89° 26' EAST 100 FEET TO A POINT WHICH LAST MENTIONED POINT IS ALSO SOUTH 89° 26' WEST 100 FEET FROM THE SOUTHEAST CORNER OF SAID LOT B;
THENCE NORTH 0° 34' WEST 208.46 FEET TO A POINT IN THE NORTH LINE OF LOT A; THENCE ALONG THE NORTH LINE OF SAID LOT A, SOUTH 89° 56' WEST 100 FEET TO THE POINT OF BEGINNING.

PARCEL SIXTEEN:

THE NORTHERLY 58 FEET OF THOSE PORTIONS OF LOTS A AND B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGES 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY LINE OF SAID LOT A, DISTANT NORTH 89° 56' EAST 2126.09 FEET THEREON FROM THE NORTHWEST CORNER OF SAID LOT;

THENCE SOUTH 0° 34' EAST 208.46 FEET, MORE OR LESS, TO A POINT IN THE SOUTHERLY LINE OF SAID LOT B, DISTANT THEREON NORTH 89° 26' EAST 2128.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT B;
THENCE ALONG THE SOUTHERLY LINE OF SAID LOT B, NORTH 89° 26' EAST 100 FEET TO THE SOUTHEAST CORNER OF SAID LOT;
THENCE NORTH 0° 34' WEST, ALONG THE EASTERLY LINE OF SAID LOT B, 183.21 FEET TO THE NORTHEAST CORNER OF SAID LOT IN THE SOUTHERLY LINE OF SAID LOT A;
THENCE ALONG THE SOUTHERLY LINE OF SAID LOT A, NORTH 89° 56' EAST 30 FEET TO THE SOUTHEAST CORNER OF SAID LOT A;
THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT A, 24 FEET TO THE NORTHEAST CORNER OF SAID LOT;
THENCE ALONG THE NORTHERLY LINE OF SAID LOT A, SOUTH 89° 56' WEST 130 FEET TO THE POINT OF BEGINNING.

PARCEL SEVENTEEN:

THE NORTHERLY 50 FEET OF THE SOUTHERLY 150 FEET OF THAT PORTION OF LOT B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGES 2, 3 AND 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY LINE OF SAID LOT A OF SAID TRACT, DISTANT NORTH 89° 56' EAST 2126.09 FEET THEREON FROM THE NORTHWEST CORNER OF SAID LOT;
THENCE SOUTH 0° 34' EAST 208.46 FEET, MORE OR LESS, TO A POINT IN THE SOUTHERLY LINE OF SAID LOT B, DISTANT THEREON NORTH 89° 26' EAST 2128.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT B;
THENCE ALONG THE SOUTHERLY LINE OF SAID LOT B NORTH 89° 26' EAST 100 FEET TO THE SOUTHEAST CORNER OF SAID LOT;
THENCE NORTH 0° 34' WEST ALONG THE EASTERLY LINE OF SAID LOT B, 183.21 FEET TO THE NORTHEAST CORNER OF SAID LOT B IN THE SOUTHERLY LINE OF SAID LOT A; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT A NORTH 89° 56' EAST 30 FEET TO THE SOUTHEAST CORNER OF SAID LOT A;
THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT A, 24 FEET TO THE NORTHEAST CORNER OF SAID LOT;
THENCE ALONG THE NORTHERLY LINE OF SAID LOT A, SOUTH 89° 56' WEST 130 FEET TO THE POINT OF BEGINNING.

PARCEL EIGHTEEN:

THE NORTHERLY 50 FEET OF THE SOUTHERLY 100 FEET OF THAT PORTION OF LOT B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGES 2, 3 AND 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY LINE OF SAID LOT A OF SAID TRACT, DISTANT NORTH 89° 56' EAST 2126.09 FEET THEREON FROM THE NORTHWEST CORNER OF SAID LOT;
THENCE SOUTH 0° 34' EAST 208.46 FEET, MORE OR LESS, TO A POINT IN THE SOUTHERLY LINE OF SAID LOT B, A DISTANCE THEREON NORTH 89° 26' EAST 2128.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT B;
THENCE ALONG THE SOUTHERLY LINE OF SAID LOT B, NORTH 89° 26' EAST 100 FEET TO THE SOUTHEAST CORNER OF SAID LOT;
THENCE NORTH 0° 34' WEST ALONG THE EASTERLY LINE OF SAID LOT B 183.21 FEET TO THE NORTHEAST CORNER OF SAID LOT B IN THE SOUTHERLY LINE OF SAID LOT A; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT A NORTH 89° 5' EAST 30 FEET TO THE SOUTHEAST CORNER OF SAID LOT A;

THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT A, 24 FEET TO THE NORTHEAST CORNER OF SAID LOT;
THENCE ALONG THE NORTHERLY LINE OF SAID LOT A, SOUTH 89° 56' WEST 130 FEET TO THE POINT OF BEGINNING.

EXCEPT 60 PERCENT OF THE OIL, GAS MINERALS, PETROLEUM, ASPHALTUM AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND BELOW A DEPTH OF 200 FEET BUT NO PART OF THE SURFACE RIGHTS, AS RESERVED BY ESTATE MORTGAGE CO., IN DEED RECORDED AUGUST 31, 1961, IN BOOK D-1340 PAGE 555, OFFICIAL RECORDS.

PARCEL NINETEEN:

THE SOUTHERLY 104 FEET OF THOSE PORTIONS OF LOTS A AND B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF SAID LOT A, DISTANT NORTH 89° 56' EAST 2126.09 FEET THEREON FROM THE NORTHWEST CORNER THEREOF;
THENCE SOUTH 0° 34' EAST 208.46 FEET MORE OR LESS TO A POINT ON THE SOUTHERLY LINE OF SAID LOT B DISTANT THEREON NORTH 89° 26' EAST 2128.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT B;
THENCE ALONG THE SOUTHERLY LINE OF SAID LOT B, NORTH 89° 26' EAST 100 FEET TO THE SOUTHEAST CORNER THEREOF;
THENCE NORTH 0° 34' WEST ALONG THE EASTERLY LINE OF SAID LOT B, 183.21 FEET TO THE NORTHEAST CORNER OF SAID LOT B AND THE SOUTHERLY LINE OF SAID LOT A; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT A, NORTH 89° 56' EAST 30 FEET TO THE SOUTHEAST CORNER OF SAID LOT A;
THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT A, 24 FEET TO THE NORTHEAST CORNER THEREOF;
THENCE ALONG THE NORTHERLY LINE OF SAID LOT A SOUTH 89° 56' WEST 130 FEET TO THE POINT OF BEGINNING.

EXCEPT THE NORTHERLY 54 FEET OF SAID SOUTHERLY 104 FEET.

PARCEL TWENTY:

THE EAST HALF OF THOSE PORTIONS OF LOTS A AND B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGES 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF LOT A NORTH 89° 56' EAST 1926.09 FEET FROM 0.2 INCH IRON PIPE MARKING THE NORTHWEST CORNER OF SAID LOT A
THENCE FROM THIS POINT OF BEGINNING SOUTH 0° 34' EAST 210.15 FEET TO A POINT IN THE SOUTHERLY LINE OF LOT B SAID LAST MENTIONED POINT BEING NORTH 89° 26' EAST 1928.05 FEET, FROM THE SOUTHWEST CORNER OF SAID LOT B
THENCE ALONG THE SOUTH LINE OF SAID LOT B THENCE NORTH 89° 26' EAST 100 FEET TO A POINT,
THENCE NORTH 0° 34' WEST 209.30 FEET TO A POINT IN THE NORTH LINE OF LOT A THENCE ALONG THE NORTH LINE OF SAID LOT A SOUTH 89° 56' WEST 100 FEET TO THE POINT OF BEGINNING.

EXCEPT THE SOUTH 100 FEET THEREOF.

PARCEL TWENTY ONE:

THE SOUTH 100 FEET OF THE EAST HALF OF THOSE PORTIONS OF LOTS A AND B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF LOT A; NORTH 89° 56' EAST 1926.09 FEET FROM A 2 INCH IRON PIPE MARKING THE NORTHWEST CORNER OF SAID LOT A;
THENCE FROM THIS POINT OF BEGINNING; SOUTH 0° 34' EAST 210.15 FEET TO A POINT IN THE SOUTHERLY LINE OF LOT B AS SAID LAST MENTIONED POINT BEING NORTH 89° 26' EAST 1928.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT B; THENCE ALONG THE SOUTH LINE OF SAID LOT B;
THENCE NORTH 89° 26' EAST 100 FEET TO A POINT;
THENCE NORTH 0° 34' WEST 209.30 FEET TO A POINT IN THE NORTH LINE OF LOT A; THENCE ALONG THE NORTH LINE OF SAID LOT A;
SOUTH 89° 56' WEST 100 FEET TO THE POINT OF BEGINNING.

PARCEL TWENTY TWO:

THE SOUTHERLY 147 FEET OF THE EASTERLY 50 FEET OF THE WESTERLY 150 FEET OF THAT PORTION OF LOTS A AND B OF THE HAMMERTON TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 2 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF LOT A NORTH 89° 56' EAST 1426.09 FEET FROM A TWO INCH IRON PIPE, MARKING THE NORTHWEST CORNER OF SAID LOT A; THENCE FROM THIS POINT OF BEGINNING SOUTH 0° 34' EAST 214.28 FEET TO A POINT IN THE SOUTHERLY LINE OF LOT B; SAID LAST MENTIONED POINT BEING NORTH 89° 26' EAST 1428.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT B;
THENCE ALONG THE SOUTH LINE OF SAID LOT B NORTH 89° 26' EAST 200 FEET TO A POINT;
THENCE NORTH 0° 34' WEST 212.68 FEET TO A POINT IN THE NORTH LINE OF LOT A; THENCE ALONG THE NORTH LINE OF SAID LOT A SOUTH 89° 56' WEST 200 FEET TO THE POINT OF BEGINNING.

PARCEL TWENTY THREE:

THE SOUTHERLY 140 FEET OF THAT PORTION OF LOTS A AND B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 2 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF LOT A NORTH 89° 56' EAST 1426.09 FEET FROM A 2 INCH IRON PIPE, MARKING THE NORTHWEST CORNER OF SAID LOT A,
THENCE FROM THIS POINT OF BEGINNING SOUTH 0° 34' EAST 214.38 FEET TO A POINT IN THE SOUTH LINE OF LOT B, SAID LAST MENTIONED POINT BEING NORTH 89° 26' EAST 1428.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT B,
THENCE ALONG THE SOUTH LINE OF SAID LOT B NORTH 89° 26' EAST 200 FEET TO A POINT;
THENCE NORTH 0° 34' WEST 212.68 FEET TO A POINT IN THE NORTH LINE OF LOT A; THENCE ALONG THE NORTH LINE OF SAID LOT A SOUTH 89° 56' WEST 200 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THE WESTERLY 150 FEET TO SAID LAND.

PARCEL TWENTY FOUR:

THE WEST HALF OF THOSE PORTIONS OF LOTS A AND B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGES 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF A NORTH 89° 56' EAST 1726.09 FEET FROM A 2 INCH IRON PIPE, MARKING THE NORTHWEST CORNER OF LOT A;
THENCE FROM THIS POINT OF BEGINNING SOUTH 0° 34' EAST 211.83 FEET TO A POINT IN THE SOUTHERLY LINE OF LOT B OF SAID MENTIONED POINT BEING NORTH 89° 26' EAST 1728.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT B;
THENCE ALONG THE SOUTH LINE OF SAID LOT B NORTH 89° 26' EAST 100 FEET TO A POINT;
THENCE NORTH 0° 34' WEST 210.99 FEET TO A POINT IN THE NORTH LINE OF LOT A; THENCE ALONG THE NORTH LINE OF SAID LOT A SOUTH 89° 56' WEST 100 FEET TO THE POINT OF BEGINNING.

PARCEL TWENTY FIVE:

THE EAST ONE-HALF OF THE THOSE PORTIONS OF LOTS A AND B OF HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF LOT A, NORTH 89° 56' EAST 1,726.09 FEET FROM A 2 INCH IRON PIPE MARKING THE NORTHWEST CORNER OF SAID LOT A;
THENCE FROM THIS POINT OF BEGINNING, SOUTH 0° 34' EAST 211.83 FEET TO A POINT IN THE SOUTHERLY LINE OF LOT B, SAID LAST MENTIONED POINT BEING NORTH 89° 26' EAST 1,728.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT B;
THENCE ALONG THE SOUTH LINE OF SAID LOT B, NORTH 89° 26' EAST 100 FEET TO A POINT;
THENCE NORTH 0° 34' WEST 210.99 FEET TO A POINT IN THE NORTH LINE OF LOT A; THENCE ALONG THE NORTH LINE OF SAID LOT A, SOUTH 89° 56' WEST, 100 FEET TO THE POINT OF BEGINNING.

PARCEL TWENTY SIX:

THE WEST 50 FEET OF THAT PORTION OF LOTS A AND B OF HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 2, 3 AND 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF LOT A, NORTH 89° 56' EAST 1826.09 FEET FROM A 2 INCH IRON PIPE, MARKING THE NORTHWEST CORNER OF SAID LOT A;
THENCE FROM THIS POINT OF BEGINNING, SOUTH 0° 34' EAST 210.99 FEET TO A POINT IN THE SOUTHERLY LINE OF LOT B, SAID LAST MENTIONED POINT BEING NORTH 89° 26' EAST 1828.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT B;
THENCE ALONG THE SOUTH LINE OF SAID LOT B NORTH 89° 26' EAST 100 FEET TO A POINT;
THENCE NORTH 0° 34' WEST 210.15 FEET TO A POINT IN THE NORTH LINE OF LOT A; THENCE ALONG THE NORTH LINE OF SAID LOT A, SOUTH 89° 56' WEST 100 FEET TO THE POINT OF BEGINNING.

PARCEL TWENTY SEVEN:

THE EAST 50 FEET OF THOSE PORTIONS OF LOTS A AND B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40

PAGES 2 TO 4, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BEGINNING AT A POINT IN THE NORTH LINE OF LOT A NORTH 89° 56' EAST 1826.09 FEET FROM A 2 INCH IRON PIPE, MARKING THE NORTHWEST CORNER OF LOT A;
THENCE FROM THIS POINT OF BEGINNING, SOUTH 0° 34' EAST 210.99 FEET TO A POINT IN THE SOUTHERLY LINE OF LOT B, SAID LAST MENTIONED POINT BEING NORTH 89° 26' EAST 1828.05 FEET FROM THE SOUTHWEST CORNER OF LOT B;
THENCE ALONG THE SOUTH LINE OF LOT B NORTH 89° 26' EAST 100 FEET TO A POINT;
THENCE NORTH 0° 34' WEST 210.15 FEET TO A POINT IN THE NORTH LINE OF LOT A; THENCE ALONG THE NORTH LINE OF LOT A; SOUTH 89° 56' WEST 100 FEET TO THE POINT OF BEGINNING.

PARCEL TWENTY EIGHT:

THE WEST 1/2 OF THOSE PORTIONS OF LOTS A AND B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF LOT A NORTH 89° 56' EAST 1926.09 FEET FROM A 2 INCH IRON PIPE, MARKING THE NORTHWEST CORNER OF LOT A;
THENCE FROM THIS POINT OF BEGINNING SOUTH 0° 34' EAST 210.15 FEET TO A POINT IN THE SOUTHERLY LINE OF LOT B SAID LAST MENTIONED POINT BEING NORTH 89° 26' EAST 1928.05 FEET FROM THE SOUTHWEST CORNER OF LOT B;
THENCE ALONG THE SOUTH LINE OF LOT B NORTH 89° 26' EAST 100 FEET TO A POINT;
THENCE NORTH 0° 34' WEST 209.30 FEET TO A POINT IN THE NORTH LINE OF LOT A; THENCE ALONG THE NORTH LINE OF LOT A, SOUTH 89° 56' WEST 100 FEET TO THE POINT OF BEGINNING.

PARCEL TWENTY NINE:

THE EAST HALF OF THOSE PORTIONS OF LOTS A AND B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 2 TO 4, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF LOT A, NORTH 89° 56' EAST 2026.09 FEET FROM A 2 INCH IRON PIPE, MARKING THE NORTHWEST CORNER OF LOT A;
THENCE FROM THIS POINT OF BEGINNING, SOUTH 0° 34' EAST 209.30 FEET TO A POINT IN THE SOUTHERLY LINE OF LOT B, SAID LAST MENTIONED POINT BEING NORTH 89° 26' EAST 2028.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT B;
THENCE NORTH 89° 26' EAST 100 FEET TO A POINT (WHICH LAST MENTIONED POINT IS ALSO SOUTH 89° 26' WEST 100 FEET FROM THE CORNER OF SAID LOT B);
THENCE NORTH 0° 34' WEST 208.46 FEET TO A POINT IN THE NORTH LINE OF LOT A; THENCE ALONG THE NORTH LINE OF SAID LOT A;
THENCE SOUTH 89° 36' WEST 100 FEET TO THE POINT OF BEGINNING.

PARCEL THIRTY:

LOT 278 OF HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM ALL OIL, GAS AND MINERALS AND RIGHTS PERTAINING THERETO BUT

WITHOUT RIGHT OF ENTRY ON THE SURFACE THEREOF, AS RESERVED IN DEED RECORDED SEPTEMBER 08, 1958 IN BOOK D208 PAGE 783, OFFICIAL RECORDS.

PARCEL THIRTY ONE:

LOT 279 OF HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40, PAGE 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL THIRTY TWO:

LOT 280, IN OF TRACT HAMMERTON, AS PER MAP RECORDED IN BOOK 40, PAGE 2 TO 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL THIRTY THREE:

LOT 281 OF HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40, PAGE 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM ALL OIL, GAS AND MINERALS AND RIGHTS PERTAINING THERETO BUT WITHOUT RIGHT OF ENTRY ON THE SURFACE THEREOF, AS RESERVED IN DEED RECORDED SEPTEMBER 08, 1958, IN BOOK D108, PAGE 783, OFFICIAL RECORDS.

PARCEL THIRTY FOUR:

LOT 282 OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40, PAGES 2, 3, AND 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL THIRTY FIVE:

LOT 283 OF HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40, PAGE 2 TO 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL THIRTY SIX:

LOT 224 OF HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40, PAGE 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL THIRTY SEVEN:

LOT 225 OF HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40, PAGE 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL THIRTY EIGHT:

LOT 226 OF HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40, PAGE 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL THIRTY NINE:

LOT 227 OF HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40, PAGE 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL FORTY:

LOT 228 OF HAMMERTON TRACT, AS PER MAP RECORDED IN BOOK 40, PAGE 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL FORTY ONE:

LOT 229 OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40, PAGE 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN:

7350-007-016 (Affects: Lot 171 of Parcel One)
7350-007-017 (Affects: Lot 172 of Parcel One)
7350-007-018 (Affects: Lot 173 of Parcel One)
7350-007-019 (Affects: Lot 174 of Parcel One)
7350-007-020 (Affects: Lot 175 of Parcel One)
7350-007-045 (Affects: Lot 170 of Parcel One)

7350-015-001 (Affects: Parcel Two)
7350-015-043 (Affects: Portion of Parcel Three)
7350-015-058 (Affects: Portion of Parcel Three)
7350-015-045 (Affects: Portion of Parcel Four)
7350-015-059 (Affects: Portion of Parcel Four)
7350-015-046 (Affects: Portion of Parcel Five)
7350-015-047 (Affects: Portion of Parcel Five)
7350-015-048 (Affects: Portion of Parcel Six)
7350-015-049 (Affects: Portion of Parcel Six)
7350-015-050 (Affects: Portion of Parcel Seven)
7350-015-051 (Affects: Portion of Parcel Seven)
7350-015-052 (Affects: Portion of Parcel Eight)
7350-015-053 (Affects: Portion of Parcel Eight)
7350-015-054 (Affects: Portion of Parcel Nine)
7350-015-055 (Affects: Portion of Parcel Nine)
7350-015-056 (Affects: Portion of Parcel Ten)
7350-015-057 (Affects: Portion of Parcel Ten)

7350-016-002 (Affects: Parcel Eleven)
7350-016-003 (Affects: Parcel Twelve)
7350-016-004 (Affects: Parcel Thirteen)
7350-016-005 (Affects: Parcel Fourteen)
7350-016-012 (Affects: Portion of Parcel Fifteen)
7350-016-018 (Affects: Portion of Parcel Fifteen)
7350-016-014 (Affects: Parcel Sixteen)
7350-016-015 (Affects: Parcel Seventeen)
7350-016-016 (Affects: Parcel Eighteen)
7350-016-017 (Affects: Parcel Nineteen)
7350-016-019 (Affects: Parcel Twenty)

7350-016-020 (Affects: Parcel Twenty One)
7350-016-025 (Affects: Portion of Parcel Twenty Two)
7350-016-026 (Affects: Portion of Parcel Twenty Two)
7350-016-027 (Affects: Portion of Parcel Twenty Three)
7350-016-028 (Affects: Portion of Parcel Twenty Three)
7350-016-029 (Affects: Portion of Parcel Twenty Four)
7350-016-030 (Affects: Portion of Parcel Twenty Four)
7350-016-031 (Affects: Portion of Parcel Twenty Five)
7350-016-032 (Affects: Portion of Parcel Twenty Five)
7350-016-033 (Affects: Portion of Parcel Twenty Six)
7350-016-034 (Affects: Portion of Parcel Twenty Six)
7350-016-035 (Affects: Portion of Parcel Twenty Seven)
7350-016-036 (Affects: Portion of Parcel Twenty Seven)
7350-016-037 (Affects: Portion of Parcel Twenty Eight)
7350-016-038 (Affects: Portion of Parcel Twenty Eight)
7350-016-041 (Affects: Parcel Twenty Nine)

7350-017-035 (Affects: Parcel Thirty)
7350-017-036 (Affects: Parcel Thirty One)
7350-017-037 (Affects: Parcel Thirty Two)
7350-017-038 (Affects: Parcel Thirty Three)
7350-017-039 (Affects: Parcel Thirty Four)
7350-017-040 (Affects: Parcel Thirty Five)

7350-018-001 (Affects: Parcel Thirty Six)
7350-018-002 (Affects: Parcel Thirty Seven)
7350-018-003 (Affects: Parcel Thirty Eight)
7350-018-004 (Affects: Parcel Thirty Nine)
7350-018-005 (Affects: Parcel Forty)
7350-018-006 (Affects: Parcel Forty One)

ACKNOWLEDGMENT

A Notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF TEXAS)
) ss.
COUNTY OF HARRIS)

On November 12, 2015 before me, Alison R. Gilmore A NOTARY PUBLIC (insert name and title of the officer), personally appeared Keith J. Probyn, President, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument, the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of ~~California~~ Texas AH that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Alison R Gilmore (SEAL)
Notary Public

ALISON R GILMORE
MY COMMISSION EXPIRES
February 26, 2018

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)

On 11-13-2015 before me, Violeta Jendoubi, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Alina Bokde
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

VIOLETA JENDOUBI
Commission # 1985230
Notary Public - California
Los Angeles County
My Comm. Expires Aug 9, 2016

Signature Violeta Jendoubi
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Grant Deed, Document Date: 11-13-15
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____

FINAL

Initial Study and Mitigated Negative Declaration

Del Amo Neighborhood Park Project

July 2017

Lead Agency:

County of Los Angeles, Department of Parks and Recreation

510 South Vermont Avenue

Los Angeles, CA 90020

Prepared by:

109 West Union Avenue

Fullerton, CA 92832

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Section 1: Mitigation Monitoring and Reporting Program

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Del Amo Neighborhood Park Project
Mitigation Monitoring and Reporting Program

This proposed Mitigation Monitoring and Reporting Program (MMRP) has been prepared pursuant to the CEQA Guidelines, which state:

> To ensure that the mitigation measures and project revisions identified in the EIR or negative declaration are implemented, the public agency [County of Los Angeles County, Department of Parks and Recreation] shall adopt a program for monitoring or reporting on the revisions which it has required in the project and the measures it has imposed to mitigate or avoid significant environmental effects. (§15097(a))
>
> The public agency may choose whether its program will monitor mitigation, report on mitigation, or both. “Reporting” generally consists of a written compliance review that is presented to the decision-making body or authorized staff person. A report may be required at various stages during project implementation or upon completion of the mitigation measure. “Monitoring” is generally an ongoing or periodic process of project oversight. There is often no clear distinction between monitoring and reporting and the program best suited to ensuring compliance in any given instance will usually involve elements of both. (§15097 (c))

Table 1, below, lists the potentially significant impacts and mitigation measures identified in the Mitigated Negative Declaration. Table 1 also describes the timing of and responsibility for implementing the mitigation measures related to the Del Amo Neighborhood Park Project. The mitigation measures listed here will be implemented by the Del Amo Neighborhood Park LLC (DANP), or by its appointee, on behalf of the County of Los Angeles, Department of Parks and Recreation (County).

Per CEQA Guidelines Section 15126.4 (a)(2), “Mitigation measures must be fully enforceable through permit conditions, agreements, or other legally-binding instruments. In the case of the adoption of a plan, policy, regulation, or other public project, mitigation measures can be incorporated into the plan, policy, regulation, or project design.” Therefore, the County will consider whether to adopt the mitigation measures when it considers whether to approve the project.

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Table 1: Impacts, Mitigation Measures, and Timing of and Responsibility for Implementing the Mitigation Measures				
Impact	**Mitigation Measure**	**Implementation Responsibility/Timing**	**Monitoring Responsibility**	**Verified Implementation**
AIR QUALITY				
Impact AIR-1: If 12 cubic yard trucks are used, maximum daily emissions of NOx would exceed the SCAQMD's Threshold. **Significance of Impact Before Mitigation:** Potentially Significant **Significance of Impact After Mitigation:** Less than Significant	**Mitigation Measure AIR-1:** If 12 cubic yard trucks are used to import or export soil to the project site, to reduce NOx emissions generated during park construction to a less than significant level, a minimum of 66% of the diesel fueled off-road construction equipment used during project construction shall have engines certified to meet US EPA Tier 2 emission standards (or higher). This may be achieved by using engine retrofit technology, after-treatment products, add-on exhaust gas management devices, and/or other options as such become available.	**Implementation:** DANP shall include these measures on all appropriate bid, contract, and engineering and site plan (e.g., building, grading, and improvement plans) documents. **Timing:** To be implemented during construction activities.	**Monitoring:** The County shall review all appropriate bid, contract, and engineering and site plan documents for inclusion of dust control measures. Copies of all documentation shall be kept on file at the County office.	**County Approval** **Initials:**_____ **Date:**_____

Table 1: Impacts, Mitigation Measures, and Timing of and Responsibility for Implementing the Mitigation Measures				
Impact	**Mitigation Measure**	**Implementation Responsibility/Timing**	**Monitoring Responsibility**	**Verified Implementation**
Impact AIR-2: Project construction could result in localized fugitive dust emissions. **Significance of Impact Before Mitigation:** Potentially Significant **Significance of Impact After Mitigation:** Less than Significant	**Mitigation Measure AIR-2 (Final RAW, Section 6.5.2):** The DANP shall prepare and implement a dust control plan that includes the following dust control strategies: • Water shall be misted or sprayed by a water truck at least twice per day but also as often as needed to prevent formation of visible dust while clearing the Site, excavating, transferring soil on-Site, stockpiling, or loading or decontaminating transportation vehicles. • Vehicle speeds shall be limited to 15 miles per hour on the Site. • Soil shall be sprayed or misted as it is unloaded from transport vehicles if minimizing the drop heights does not adequately prevent dust generation. • Vehicle tires shall be cleaned prior to leaving the Site. • Adjacent public streets shall be inspected at least three times per day including once at the end of the shift and shall be swept using a vacuum street sweeper if necessary. • Dust monitoring will be conducted to ensure that workers and other individuals in the vicinity, including community members, are not affected by fugitive dust. Dust monitoring will be conducted in compliance with Site-specific Air Monitoring Plan (see Appendix D of the	**Implementation:** DANP shall include these measures on all appropriate bid, contract, and engineering and site plan (e.g., building, grading, and improvement plans) documents. **Timing:** To be implemented during construction activities.	**Monitoring:** The County shall review all appropriate bid, contract, and engineering and site plan documents for inclusion of dust control measures. Copies of all documentation shall be kept on file at the County office.	**County Approval** **Initials:**_____ **Date:**_____ **DTSC Verification** **Initials:**_____ **Date:**_____

Table 1: Impacts, Mitigation Measures, and Timing of and Responsibility for Implementing the Mitigation Measures				
Impact	**Mitigation Measure**	**Implementation Responsibility/Timing**	**Monitoring Responsibility**	**Verified Implementation**
	Draft Final RAW). In the event that wind speeds exceed 25 miles per hour for more than 5 minutes in any one hour or when dust control measures are not able to prevent visible dust emissions, soil moving activities shall be halted until wind speeds decrease and no visible emissions are observed. • All stockpiled soil that is not actively handled shall be securely covered with plastic sheeting.			
BIOLOGICAL RESOURCES				
Impact BIO-1: Project construction activities during the bird nesting season could result in nest abandonment that would have an adverse impact on bird species and violate state and federal laws. **Significance of Impact Before Mitigation:** Potentially Significant **Significance of Impact After Mitigation:** Less than Significant	**Mitigation Measure BIO-1:** To avoid impacts to nesting birds and violation of state and federal laws pertaining to birds, if construction and construction noise occurs within the avian nesting season (from February 1 to September 15 or per local requirements), all suitable habitats located within the project's area of disturbance including staging and storage areas plus a 250-foot buffer for non-raptors and 1,000-foot buffer for raptors shall be thoroughly surveyed, as feasible, for the presence of active nests by a qualified biologist. Surveys for nesting birds shall occur no more than five days before commencement of any site disturbance activities and equipment mobilization. If project activities are delayed by more than five days, an additional nesting bird survey shall be performed. Active nesting is present if a bird is sitting in a nest, a nest has eggs or chicks in it, or adults are observed carrying food to the nest. The	**Implementation:** DANP or its Contractor. **Timing:** February 1 through August 31, no more than five days in advance of the start of project construction.	**Monitoring:** The biologist shall prepare a written record of survey results and implementation of any avoidance and minimization measures and submit the report to both DANP and the County. Copies of all documentation shall be kept on file at the County office.	**Survey Results Submitted:** **Initials:**_____ **Date:**_____

Table 1: Impacts, Mitigation Measures, and Timing of and Responsibility for Implementing the Mitigation Measures				
Impact	**Mitigation Measure**	**Implementation Responsibility/Timing**	**Monitoring Responsibility**	**Verified Implementation**
	results of the surveys shall be documented. If it is determined that birds are actively nesting within the survey area, Mitigation Measure BIO-2 shall apply. Conversely, if the survey area is found to be absent of nesting birds, Mitigation Measure BIO-2 shall not be required.			
Impact BIO-2: Project construction activities during the bird nesting season could result in nest abandonment that would have an adverse impact on bird species and violate state and federal laws. **Significance of Impact Before Mitigation:** Potentially Significant **Significance of Impact After Mitigation:** Less than Significant	**Mitigation Measure BIO-2:** If pre-construction nesting bird surveys result in the location of active nests, no site disturbance and mobilization of heavy equipment including, but not limited to, equipment staging, fence installation, clearing, grubbing, vegetation removal/modification, fence installation, demolition, and grading shall take place within 250 feet of non-raptor nests and 1,000 feet of raptor nests, or as determined by a qualified biologist. Monitoring shall be required to ensure compliance with the Migratory Bird Treaty Act (MBTA) and relevant California Fish and Game Code requirements. Monitoring dates and findings shall be documented.	**Implementation:** DANP or its Contractor. **Timing:** February 1 through August 31, no more than five days in advance of the start of project construction.	**Monitoring:** The biologist shall monitor any active nests to determine when young have matured sufficiently to have fledged. Copies of all documentation shall be kept on file at the County office.	**Monitoring Completed:** **Initials:**_____ **Date:**_____

Table 1: Impacts, Mitigation Measures, and Timing of and Responsibility for Implementing the Mitigation Measures				
Impact	**Mitigation Measure**	**Implementation Responsibility/Timing**	**Monitoring Responsibility**	**Verified Implementation**
Impact BIO-3/HAZ-6: Construction activities could adversely impact the roots of the trees on the northwestern portion of the project site. Improper cover of the soil near the trees could result in public exposure to lead. **Significance of Impact Before Mitigation:** Potentially Significant **Significance of Impact After Mitigation:** Less than Significant	**Mitigation Measure BIO-3/HAZ-6 (Final RAW, Section 6.4):** Existing Eucalyptus trees in the northwest corner of the property shall be preserved to the extent feasible for the community and therefore the clean fill soil shall not be placed within the tree's vicinity and the existing grade adjustments to these trees will be maintained. Based on historic field investigation and sampling activities, lead concentrations (above the DTSC residential risk based screening level of 80 mg/kg) may exist within the vicinity of the tree. To avoid potential future exposure, a licensed landscape architect and/or arborist shall identify an appropriate cover material that will not harm the tree and will reduce the potential exposure of future site occupants to the impacted soil. Such cover material may include mulch, bark, or gravel.	**Implementation:** DANP or its Contractor DANP shall include these measures on all appropriate bid, contract, and engineering and site plan (e.g., building, grading, and improvement plans) documents. **Timing:** Tree protection measures shall be installed prior to site construction activity, and appropriate cover material shall be laid before the park is open to the public.	**Monitoring:** A licensed landscape architect and/or arborist shall be retained to ensure that recommended protective measures are implemented. The arborist shall submit photographs and a brief email to the County to document that the protective measures were installed.	**Documentation Submitted** **Initials:**_____ **Date:**_____ **DTSC Verification** **Initials:**_____ **Date:**_____

Table 1: Impacts, Mitigation Measures, and Timing of and Responsibility for Implementing the Mitigation Measures				
Impact	**Mitigation Measure**	**Implementation Responsibility/Timing**	**Monitoring Responsibility**	**Verified Implementation**
CULTURAL RESOURCES				
Impact CUL-1: Project construction could impact undiscovered archaeological resources. **Significance of Impact Before Mitigation:** Potentially Significant **Significance of Impact After Mitigation:** Less than Significant	**Mitigation Measure CUL-1:** In the event that historical archaeological, non-tribal, resources are unearthed during ground-disturbing activities, ground-disturbing activities shall be halted or diverted away from the vicinity of the find so that the find can be evaluated; the artifact(s) shall be left in place until a qualified professional archaeologist, who meets the U.S. Secretary of the Interior's Professional Qualifications and Standards has evaluated the artifact(s). A buffer area of at least 60 feet shall be established around the find where construction activities shall not be allowed to continue until a qualified archaeologist has examined the newly discovered artifact(s) and has evaluated the area of the find. Work shall be allowed to continue outside of the buffer area. All archaeological resources unearthed by project construction activities shall be evaluated by a qualified professional archaeologist, who meets the U.S. Secretary of the Interior's Professional Qualifications and Standards. Archaeological Sensitivity Training will be carried out by a qualified archaeologist for all personnel who will engage in ground moving activities on the site. DPR shall coordinate with the archaeologist to develop an appropriate treatment plan for the resources. The plan may include implementation of archaeological data recovery excavations to address treatment of the resource along with subsequent laboratory processing and analysis. If	**Implementation:** DANP or its Contractor **Timing:** To be implemented if archaeological resources are encountered during project construction.	**Monitoring:** If archaeological resources are encountered during project construction, a qualified professional archaeologist shall prepare an archaeological report detailing the finds. The report shall be submitted to the California Historical Resources Information System (CHRIS) South Central Coastal Information Center (SCCIC).	**Report Submitted** **Initials:**_____ **Date:**_____

Table 1: Impacts, Mitigation Measures, and Timing of and Responsibility for Implementing the Mitigation Measures				
Impact	**Mitigation Measure**	**Implementation Responsibility/Timing**	**Monitoring Responsibility**	**Verified Implementation**
	appropriate, the archaeologist may introduce archaeological monitoring on all or part of the site. An archaeological report will be written detailing all archaeological finds. The archaeological report shall be submitted to the South Central Coastal Information Center. Should the newly discovered artifacts be determined to be prehistoric, Mitigation Measure TRC-1 will be implemented as provided in Section 17, "Tribal Cultural Resources."			
Impact CUL-2: Project construction could impact undiscovered human remains. **Significance of Impact Before Mitigation:** Potentially Significant **Significance of Impact After Mitigation:** Less than Significant	**Mitigation Measure CUL-2:** If the find includes human remains, or remains that are potentially human, he or she shall ensure reasonable protection measures, including establishing a no work buffer area of at least 60 feet, are taken to protect the discovery from disturbance (AB 2641). The archaeologist shall notify the County Coroner (per §7050.5 of the Health and Safety Code). The provisions of §7050.5 of the California Health and Safety Code, Section 5097.98 of the California Public Resources Code, and Assembly Bill 2641 will be implemented. If the Coroner determines the remains are Native American and not the result of a crime scene, then the Coroner will notify the Native American Heritage Commission (NAHC), which then will designate a Native American Most Likely Descendant (MLD) for the project (§5097.98 of the Public Resources Code). The designated MLD will have 48 hours from the time access to the property is granted to make recommendations concerning treatment of the remains. If the landowner does not agree with the	**Implementation:** DANP or its Contractor **Timing:** To be implemented if human remains are encountered during project construction.	**Monitoring:** If human remains are encountered during project construction, the County Coroner shall produce a written record of all human remains and their findings to be kept on file. If the remains are considered archaeological a, qualified professional archaeologist shall prepare an archaeological report detailing the finds. The report shall be submitted to the California Historical Resources	**Report Submitted** **Initials:**_____ **Date:**_____

Table 1: Impacts, Mitigation Measures, and Timing of and Responsibility for Implementing the Mitigation Measures				
Impact	**Mitigation Measure**	**Implementation Responsibility/Timing**	**Monitoring Responsibility**	**Verified Implementation**
	recommendations of the MLD, then the NAHC can mediate (§5097.94 of the Public Resources Code). If no agreement is reached, the landowner must rebury the remains where they will not be further disturbed (Section 5097.98 of the Public Resources Code). This will also include either recording the site with the NAHC or the appropriate Information Center; using an open space or conservation zoning designation or easement; or recording a reinternment document with the County in which the property is located (AB 2641). Work may not resume within the no-work radius until the lead agency, through consultation as appropriate, determines that the treatment measures have been completed to their satisfaction.		Information System (CHRIS) South Central Coastal Information Center (SCCIC).	

Table 1: Impacts, Mitigation Measures, and Timing of and Responsibility for Implementing the Mitigation Measures				
Impact	**Mitigation Measure**	**Implementation Responsibility/Timing**	**Monitoring Responsibility**	**Verified Implementation**
HAZARDS AND HAZARDOUS MATERIALS				
Impact HAZ-1: Project implementation could result in risks to human health and the environment. **Significance of Impact Before Mitigation:** Potentially Significant **Significance of Impact After Mitigation:** Less than Significant	**Mitigation Measure HAZ-1:** To reduce the risks to human health and the environment from the release or potential release of site contamination, DANP shall obtain DTSC approval and implement a Final Removal Action Workplan, consistent with DTSC's approved *Technical Memorandum Data Evaluation Summary of Findings Justification for Land Use Covenant & Restrictions* and EPA's recommendations included in its September 2015 *Reasonable Steps Letter* for the proposed Del Amo Neighborhood Park Project prior to the start of any site remediation or construction work.	**Implementation:** DANP or its Contractor. DANP shall include these measures on all appropriate bid, contract, and engineering and site plan (e.g., building, grading, and improvement plans) documents. **Timing:** To be implemented during construction activities.	**Monitoring:** The County shall review all appropriate bid, contract, and engineering and site plan documents for inclusion of RAW mitigation measures. Copies of all documentation shall be kept on file at the County office.	**County Approval** **Initials:**_____ **Date:**_____ **DTSC Verification** **Initials:**_____ **Date:**_____

Table 1: Impacts, Mitigation Measures, and Timing of and Responsibility for Implementing the Mitigation Measures				
Impact	**Mitigation Measure**	**Implementation Responsibility/Timing**	**Monitoring Responsibility**	**Verified Implementation**
Impact HAZ-2: Project construction could lead to the track out of contaminated soils. **Significance of Impact Before Mitigation:** Potentially Significant **Significance of Impact After Mitigation:** Less than Significant	**Mitigation Measure HAZ-2 (Final RAW, Section 6.5.1):** Entry of personnel and equipment into the construction areas (exclusion zones) will be controlled to avoid contact with constituents of interest (COIs) (e.g. lead) and related transfer of site soil. The surfaces of construction equipment will be brushed off to remove loose soil prior to their removal from the site. Prior to leaving the site, trucks will go through a decontamination process to ensure that site soils are not spread beyond the borders of the site. Specifics of the decontamination process will be finalized upon selection of subcontractors, but will adhere to specifications as set forth in the transportation plan. The anticipated decontamination procedure would include a dry procedure with “rumble strips” to shake off large particles and brooms and brushes to remove smaller particles. Daily street sweeping will be conducted to minimize impacts to the community. It is not anticipated that wet decontamination will be required. However, contingencies for inclement weather will include wet decontamination and the subsequent onsite collection of any excess water.	**Implementation:** DANP or its Contractor. DANP shall include these measures on all appropriate bid, and contract, and engineering and site plan (e.g., building, grading, and improvement plans) documents. **Timing:** To be implemented during construction activities.	**Monitoring:** The County shall review all appropriate bid, contract, and engineering and site plan documents for inclusion of RAW mitigation measure. Copies of all documentation shall be kept on file at the County office.	**County Approval** **Initials:**_____ **Date:**_____ **DTSC Verification** **Initials:**_____ **Date:**_____

Table 1: Impacts, Mitigation Measures, and Timing of and Responsibility for Implementing the Mitigation Measures				
Impact	**Mitigation Measure**	**Implementation Responsibility/Timing**	**Monitoring Responsibility**	**Verified Implementation**
Impact HAZ-3: Project construction could result in worker exposure to contaminants in the soil. **Significance of Impact Before Mitigation:** Potentially Significant **Significance of Impact After Mitigation:** Less than Significant	**Mitigation Measure HAZ-3 (Final RAW, Section 9.0 and Appendix G):** A site-specific Health and Safety Plan (HASP) has been prepared for the site in accordance with current health and safety standards as specified by the federal and California OSHAs and submitted to DTSC prior to initiation of field work. The DANP shall require the on-site contractor and its subcontractors doing fieldwork in association with the project to either adopt and abide by the HASP, or develop their own safety plans which, at a minimum, meet the requirements of the HASP. All onsite personnel shall read the HASP and confirm their acceptance in writing before starting site activities.	**Implementation:** DANP or its Contractor. DANP shall include the HASP on all appropriate bid, and contract, and engineering and site plan (e.g., building, grading, and improvement plans) documents. **Timing:** To be implemented during construction activities.	**Monitoring:** The County shall review all appropriate bid, contract, and engineering and site plan documents for inclusion of this RAW mitigation measure. Copies of all documentation shall be kept on file at the County office.	**County Approval** **Initials:**_____ **Date:**_____ **DTSC Verification** **Initials:**_____ **Date:**_____

Table 1: Impacts, Mitigation Measures, and Timing of and Responsibility for Implementing the Mitigation Measures				
Impact	**Mitigation Measure**	**Implementation Responsibility/Timing**	**Monitoring Responsibility**	**Verified Implementation**
Impact HAZ-4: Project construction could result in adverse impacts related to disturbed contaminated soils. **Significance of Impact Before Mitigation:** Potentially Significant **Significance of Impact After Mitigation:** Less than Significant	**Mitigation Measure HAZ-4 (Final RAW, Appendix C, Section 4.2 and Appendix E, Section 3.0):** The DANP shall implement a soil management plan to address potential adverse impacts related to disturbed, contaminated soils. The soil management plan shall address the following components: • While excavation activities are taking place during grading, removed soil will be utilized as fill material at the site and placed below import cover fill material, underlain with a visual barrier. If the volume is greater than needed, it may be taken off site. • In the event that excavation for off-site disposal or unknown materials is required during grading, soil samples will be collected and analyzed for COIs to ensure the soils subject to excavation do not pose a health risk for the construction workers and neighborhood residents. No disturbing activities of the shallow soil rather than the anticipated activities described in the RAW shall be allowed prior to DTSC's approval.	**Implementation:** DANP or its Contractor. DANP shall include the soil management plan on all appropriate bid, and contract, and engineering and site plan (e.g., building, grading, and improvement plans) documents. **Timing:** To be implemented during construction activities.	**Monitoring:** The County shall review all appropriate bid, contract, and engineering and site plan documents for inclusion of this RAW mitigation measure. Copies of all documentation shall be kept on file at the County office.	**County Approval** **Initials:**_____ **Date:**_____ **DTSC Verification** **Initials:**_____ **Date:**_____

Table 1: Impacts, Mitigation Measures, and Timing of and Responsibility for Implementing the Mitigation Measures				
Impact	**Mitigation Measure**	**Implementation Responsibility/Timing**	**Monitoring Responsibility**	**Verified Implementation**
Impact HAZ-5: Project operation could result in public exposure to contaminant vapor exposure. **Significance of Impact Before Mitigation:** Potentially Significant **Significance of Impact After Mitigation:** Less than Significant	**Mitigation Measure HAZ-5 (Final RAW, Section 6.5.5):** The DANP shall install and maintain vapor barriers in any enclosed buildings built on site.	**Implementation:** DANP or its Contractor. DANP shall include these measures on all appropriate bid, contract, and engineering and site plan (e.g., building, grading, and improvement plans) documents. **Timing:** To be implemented during construction activities.	**Monitoring:** The County shall review all appropriate bid, contract, and engineering and site plan documents for inclusion of this RAW mitigation measure. Copies of all documentation shall be kept on file at the County office.	**County Approval** **Initials:**_____ **Date:**_____ **DTSC Verification** **Initials:**_____ **Date:**_____

Table 1: Impacts, Mitigation Measures, and Timing of and Responsibility for Implementing the Mitigation Measures				
Impact	**Mitigation Measure**	**Implementation Responsibility/Timing**	**Monitoring Responsibility**	**Verified Implementation**
Impact BIO-3/HAZ-6: Construction activities could adversely impact the roots of the trees on the northwestern portion of the project site. Improper cover of the soil near the trees could result in public exposure to lead. **Significance of Impact Before Mitigation:** Potentially Significant **Significance of Impact After Mitigation:** Less than Significant	**Mitigation Measure BIO-3/HAZ-6 (Final RAW, Section 6.4):** Existing Eucalyptus trees in the northwest corner of the property shall be preserved to the extent feasible for the community and therefore the clean fill soil shall not be placed within the tree's vicinity and the existing grade adjustments to these trees will be maintained. Based on historic field investigation and sampling activities, lead concentrations (above the DTSC residential risk based screening level of 80 mg/kg) may exist within the vicinity of the tree. To avoid potential future exposure, a licensed landscape architect and/or arborist shall identify an appropriate cover material that will not harm the tree and will reduce the potential exposure of future site occupants to the impacted soil. Such cover material may include mulch, bark, or gravel.	**Implementation:** DANP or its Contractor DANP shall include these measures on all appropriate bid, contract, and engineering and site plan (e.g., building, grading, and improvement plans) documents. **Timing:** Tree protection measures shall be installed prior to site construction activity, and appropriate cover material shall be laid before the park is open to the public.	**Monitoring:** A licensed landscape architect and/or arborist shall be retained to ensure that recommended protective measures are implemented. The arborist shall submit photographs and a brief email to the County to document that the protective measures were installed.	**Documentation Submitted** **Initials:**_____ **Date:**_____ **DTSC Verification** **Initials:**_____ **Date:**_____

Table 1: Impacts, Mitigation Measures, and Timing of and Responsibility for Implementing the Mitigation Measures				
Impact	**Mitigation Measure**	**Implementation Responsibility/Timing**	**Monitoring Responsibility**	**Verified Implementation**
HYDROLOGY AND WATER QUALITY				
Impact HYD-1: Construction activities could result in disturbed soils flowing into storm drains. **Significance of Impact Before Mitigation:** Potentially Significant **Significance of Impact After Mitigation:** Less than Significant	**Mitigation Measure HYD-1 (Final RAW, Section 6.5.3):** Prior to removal action activities, any storm drains located near the site (offsite) will be identified and temporarily protected by placing waterproof covers over the drains or berms (e.g., straw wattles and fiber rolls) around them to prevent an unauthorized release. These temporary controls will be inspected daily to ensure proper placement and integrity.	**Implementation:** DANP or its Contractor DANP shall include these measures on all appropriate bid, contract, and engineering and site plan (e.g., building, grading, and improvement plans) documents. **Timing:** Storm water protection measures shall be installed prior to site construction activity and maintained throughout the duration of project construction.	**Monitoring:** The County shall review all appropriate bid, contract, and engineering and site plan documents for inclusion of this RAW mitigation measure. Monitoring activities shall be conducted in accordance with the project SWPPP. Copies of all documentation shall be kept on file at the County office.	**County Approval** **Initials:**_____ **Date:**_____ **DTSC Verification** **Initials:**_____ **Date:**_____

Table 1: Impacts, Mitigation Measures, and Timing of and Responsibility for Implementing the Mitigation Measures				
Impact	**Mitigation Measure**	**Implementation Responsibility/Timing**	**Monitoring Responsibility**	**Verified Implementation**
Impact HYD-2: During construction activities, surface waters could pond or cause excessive erosion in the earthwork areas. **Significance of Impact Before Mitigation:** Potentially Significant **Significance of Impact After Mitigation:** Less than Significant	**Mitigation Measure HYD-2 (Final RAW, Section 6.5.3):** During soil importation activities, surface water shall be prevented from ponding or causing excessive erosion in the earthwork areas by placing berms (e.g., soil berms, straw wattles, or fiber rolls) around the areas to prevent water run-on or run-off. Soil piles will also be covered with plastic sheets and surrounded by berms.	**Implementation:** DANP or its Contractor DANP shall include these measures on all appropriate bid, contract, and engineering and site plan (e.g., building, grading, and improvement plans) documents. **Timing:** Storm water protection measures shall be installed prior to site construction activity and maintained throughout the duration of project construction.	**Monitoring:** The County shall review all appropriate bid, contract, and engineering and site plan documents for inclusion of this RAW mitigation measure. Monitoring activities shall be conducted in accordance with the project SWPPP. Copies of all documentation shall be kept on file at the County office.	**County Approval** **Initials:**_____ **Date:**_____ **DTSC Verification** **Initials:**_____ **Date:**_____

Table 1: Impacts, Mitigation Measures, and Timing of and Responsibility for Implementing the Mitigation Measures				
Impact	**Mitigation Measure**	**Implementation Responsibility/Timing**	**Monitoring Responsibility**	**Verified Implementation**
Impact HYD-3: During construction activities, excess, contaminated storm water could be generated on site that would eventually flow to in storm drains. **Significance of Impact Before Mitigation:** Potentially Significant **Significance of Impact After Mitigation:** Less than Significant	**Mitigation Measure HYD-3 (Final RAW, Section 6.5.3):** Excess stormwater may be diverted or containerized on-site in order to continue the field work. Depending on the risk level and potential contacts with the residual soil, the diverted or containerized water may be sampled for COIs in accordance with Stormwater Pollution Prevention Plan (SWPPP) and based upon the results of the analysis, disposed of, through existing stormwater inlets on-site, at a pre-approved treatment facility, or any other suitable manner that is approved by DTSC. A list of COIs for characterization of the diverted/containerized water will be provided to DTSC. The characterization of the water will be sufficient for DTSC to evaluate and determine if the method of disposal is appropriate.	**Implementation:** DANP or its Contractor DANP shall include these measures on all appropriate bid, contract, and engineering and site plan (e.g., building, grading, and improvement plans) documents. **Timing:** Storm water protection measures shall be implemented during to site construction activity.	**Monitoring:** The County shall review all appropriate bid, contract, and engineering and site plan documents for inclusion of this RAW mitigation measure. Monitoring activities shall be conducted in accordance with the project SWPPP. Copies of all documentation shall be kept on file at the County office.	**Documentation Submitted** **Initials:**_____ **Date:**_____ **DTSC Verification** **Initials:**_____ **Date:**_____
NOISE				
Impact NOI-1: Project construction could result in noise impact to adjacent sensitive residential receptors. **Significance of Impact Before Mitigation:**	**Mitigation Measure NOI-1**: To reduce potential temporary, construction-related increase in ambient noise levels at sensitive residential receptors: • All construction occurring on the Del Amo Neighborhood Park Project shall occur in compliance with the requirements of the County of Los Angeles Construction Noise	**Implementation:** DANP or its Contractor DANP shall include these measures on all appropriate bid, contract, and engineering and site plan (e.g., building, grading, and	**Monitoring:** The County shall review all appropriate bid, contract, and engineering and site plan documents for inclusion of these	**County Approval** **Initials:**_____ **Date:**_____

Table 1: Impacts, Mitigation Measures, and Timing of and Responsibility for Implementing the Mitigation Measures				
Impact	**Mitigation Measure**	**Implementation Responsibility/Timing**	**Monitoring Responsibility**	**Verified Implementation**
Potentially Significant **Significance of Impact After Mitigation:** Less than Significant	Standards set forth in Los Angeles County Code Section 12.08.400, including but not limited to the requirement for all internal combustion engines to be equipped with suitable exhaust and air intake silencers. • Construction work hours shall be restricted to the hours of 7:00 AM to 7:00 PM, Monday to Saturday. • Truck trips shall be routed to minimize travel on neighborhood residential roads to the maximum extent feasible. • Construction and equipment staging areas shall be setup as far away as possible from adjacent residential areas. If feasible, staging areas shall be at least 175 feet from all adjacent residences. However, factors such as site specific ingress and egress requirements and the final planned sequence of construction activities may require staging areas to be located closer than 175 feet from adjacent residential areas. • The following best management practices shall apply to equipment used on-site: o If feasible electrical service connections are available, electrical power shall be used to run air compressors and similar power tools as much as possible. If electric power is not feasible, use “quiet” generators (e.g., MQ Whisperwatt or equivalent) rates no greater than 60 dBA at 50 feet or 67 dBA at 23 feet.	improvement plans) documents. **Timing:** During design, construction and operation of address system speakers, bells and other alarms.	noise control measures. Copies of all documentation shall be kept on file at the County office.	

Table 1: Impacts, Mitigation Measures, and Timing of and Responsibility for Implementing the Mitigation Measures				
Impact	**Mitigation Measure**	**Implementation Responsibility/Timing**	**Monitoring Responsibility**	**Verified Implementation**
	o All diesel compression-ignition equipment greater than 50 horsepower shall be operated with closed engine doors/mechanical compartments and equipped with factory-recommended mufflers. • Prior to issuance of grading permits, the DANP shall submit a mitigation plan prepared by a qualified engineer or other acoustical expert for review and approval by the County's Departments of Regional Planning and Public Health that identifies the additional noise control measures that would be implemented construction activities within 175 feet of adjacent residences. These measures shall be designed to achieve compliance with the County's construction noise control requirements contained in Los Angeles County Code Section 12.08.440, and shall be designed to achieve a minimum 16 dB reduction from combined construction noise levels. Additional measures may include: o Restrict engine idling to no more than five minutes. o Use of temporary sound barriers at the property boundary or adjoining property lines. However, the inside face of any such barrier installed in close proximity to construction equipment shall be absorptive so that sound energy is not reflected back into the ambient environment.			

Table 1: Impacts, Mitigation Measures, and Timing of and Responsibility for Implementing the Mitigation Measures				
Impact	**Mitigation Measure**	**Implementation Responsibility/Timing**	**Monitoring Responsibility**	**Verified Implementation**
	o Use of a sound enclosure (e.g., three sides with a partial top) to shield stationary noise sources (generators, pumps, compressors). o Provide notification to residential occupants adjacent to the project site at least 48 hours prior to initiation of construction activities that could significantly affect outdoor or indoor living areas (e.g., work activities within 50 feet of residences). This notification shall include the anticipated hours and duration of construction and a description of noise reduction measures. The notification shall include a contact name and telephone number for the construction contractor and DANP staff member responsible for receiving and resolving construction-related noise complaints.			

Table 1: Impacts, Mitigation Measures, and Timing of and Responsibility for Implementing the Mitigation Measures				
Impact	**Mitigation Measure**	**Implementation Responsibility/Timing**	**Monitoring Responsibility**	**Verified Implementation**
TRANSPORTATION				
Impact TRA-1: Haul trips related to soil import could impact traffic flow in the vicinity of the project. **Significance of Impact Before Mitigation:** Potentially Significant **Significance of Impact After Mitigation:** Less than Significant	**Mitigation Measure TRA-1 (Final RAW, Section 6.5.6 and 8.2, and Figure 9):** DANP and/or its contractor will implement the Traffic Control Plan that has been prepared for the proposed project. During soil transport activities, trucks will enter the site though Del Amo Boulevard. A flagman will be located at the site to assist the truck drivers to safely drive into the site. Transportation will be coordinated in such a manner that at any given time, on-site trucks will be in communication with the site trucking coordinator. In addition, all vehicles will be required to maintain slow speeds (i.e., less than 15 mph) for safety and for dust control purposes (see Mitigation Measure AIR-2). Prior to exiting the site, the site manager will be responsible for inspecting each truck to ensure that the trucks are empty of clean soil, the trucks do not contain extra soil from site areas, and that the truck's manifest has been completed and signed by the generator (or its agent) and the transporter. As the trucks leave the site, the flagman will assist the truck drivers so that they can safely merge with traffic on Del Amo Boulevard.	**Implementation:** DANP or its Contractor DANP shall include these measures on all appropriate bid, contract, and engineering and site plan (e.g., building, grading, and improvement plans) documents. **Timing:** During soil import activities	**Monitoring:** The County shall review all appropriate bid, contract, and engineering and site plan documents for inclusion of these noise control measures. Copies of all documentation shall be kept on file at the County office.	**County Approval** **Initials:**_____ **Date:**_____ **DTSC Verification** **Initials:**_____ **Date:**_____

Table 1: Impacts, Mitigation Measures, and Timing of and Responsibility for Implementing the Mitigation Measures				
Impact	**Mitigation Measure**	**Implementation Responsibility/Timing**	**Monitoring Responsibility**	**Verified Implementation**
TRIBAL CULTURAL RESOURCES				
Impact TRC-1: Project construction could unearth unknown tribal cultural resources. **Significance of Impact Before Mitigation:** Potentially Significant **Significance of Impact After Mitigation:** **Less than Significant**	**Mitigation Measure TRC-1:** If subsurface deposits believed to be Tribal Cultural Resources or human in origin are discovered during construction, all work must halt within a 60-foot radius of the discovery and the artifact(s) shall be left in place. A qualified professional archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards for prehistoric and historic archaeology, shall be retained to evaluate the significance of the find, and shall have the authority to modify the no-work radius as appropriate, using professional judgment. The following notifications shall apply, depending on the nature of the find: • If the professional archaeologist determines that the find does not represent a cultural resource, work may resume immediately and no agency notifications are required. • If the professional archaeologist determines that the find does represent a Tribal Cultural Resource from any time period or cultural affiliation, he or she shall immediately notify the County. The agency shall consult on a finding of eligibility and implement appropriate treatment measures, if the find is determined to be eligible for inclusion in the National Register of Historic Places (NRHP),	**Implementation:** DANP or its Contractor **Timing:** To be implemented if tribal cultural resources are encountered during project construction.	**Monitoring:** If tribal cultural resources are encountered during project construction, a qualified professional archaeologist shall prepare a report detailing the finds. The report shall be submitted to the National Register of Historic Places (NRHP) or California Register of Historical Resources (CRHR) and South Central Coastal Information Center (SCCIC). If the find represents a Native American or potentially Native American resource that does not include human remains, then he or she shall further notify Native Americans of	**Report Submitted** **Initials:**_____ **Date:**_____ **County Verification** **Initials:**_____ **Date:**_____

Table 1: Impacts, Mitigation Measures, and Timing of and Responsibility for Implementing the Mitigation Measures				
Impact	**Mitigation Measure**	**Implementation Responsibility/Timing**	**Monitoring Responsibility**	**Verified Implementation**
	California Register of Historical Resources (CRHR), or the Los Angeles County Register of Landmarks and Historic Districts (LACR). Work may not resume within the no-work radius until the lead agencies, through consultation as appropriate, determine that the site either: 1) is not eligible for the NRHP, CRHR or LACR or 2) that the treatment measures have been completed to their satisfaction. If the find represents a Native American or potentially Native American resource that does not include human remains, then he or she shall further notify Native Americans of Gabríeleño Ancestry and the NAHC. The agency shall consult with the NAHC on a finding of eligibility and implement appropriate treatment measures, if the find is determined to be eligible for inclusion in the NRHP, CRHR, or LACR. Work cannot resume within the no-work radius until the lead agencies, through consultation as appropriate, determine that the site either: 1) is not eligible for the NRHP, CRHR, or LACR; or 2) that the treatment measures have been completed to their satisfaction.		Gabríeleño Ancestry and the NAHC.	

Table 1: Impacts, Mitigation Measures, and Timing of and Responsibility for Implementing the Mitigation Measures				
Impact	**Mitigation Measure**	**Implementation Responsibility/Timing**	**Monitoring Responsibility**	**Verified Implementation**
Impact TRC-2: Project construction in the southwest side of the project site could unearth unknown tribal cultural resources. **Significance of Impact Before Mitigation:** Potentially Significant **Significance of Impact After Mitigation:** **Less than Significant**	**Mitigation Measure TRC-2:** At the southwest side of the project site (where a driveway is proposed), the southeast side of the project site (where a sidewalk is proposed), and all other areas where grading and excavation activities are proposed, shall be monitored by a tribal monitor representing Native Americans of Gabríeleño Ancestry. The tribal monitor shall have the authority to temporarily halt construction activities within 60 feet of a TCR or a potential TCR to determine if significant or potentially significant resources will be adversely affected by continuing construction activities. The tribal monitor shall use flagging tape, rope, or some other means, as necessary, to delineate the area of the find within which construction shall halt and the procedures in TRC-1 shall apply. Construction shall not take place within the delineated find area until the County consults on appropriate treatment. Tribal monitor may suggest options for treatment of finds for consideration. The County shall have ultimate authority over the treatment of new finds.	**Implementation:** DANP or its Contractor and the County **Timing:** To be implemented during earth moving activities in the southwest side of the project site.	**Monitoring:** A tribal monitor representing Native Americans of Gabríeleño Ancestry.	**Tribal Monitor Signature** **Initials:**_____ **Date:**_____ **County Verification** **Initials:**_____ **Date:**_____

Table 1: Impacts, Mitigation Measures, and Timing of and Responsibility for Implementing the Mitigation Measures				
Impact	**Mitigation Measure**	**Implementation Responsibility/Timing**	**Monitoring Responsibility**	**Verified Implementation**
Impact TRC-3: Project construction could unearth unknown potentially significant tribal cultural resources. **Significance of Impact Before Mitigation:** Potentially Significant **Significance of Impact After Mitigation:** Less than Significant	**Mitigation Measure TRC-3:** All Native American artifacts and finds suspected to be Native American in nature are to be considered as significant tribal cultural resources pursuant to CEQA Guidelines Section 15065(a) until the DPR [County] has determined otherwise with the consultation of a qualified archaeologist and local tribal representative(s) for Native Americans of Gabríeleño Ancestry and any other tribe as designated by the NAHC.	**Implementation:** DANP or its Contractor and the County **Timing:** To be implemented during project construction.	**Monitoring:** DANP, its Contractor, or the Tribal Monitor	**County Approval** **Initials:**_____ **Date:**_____ **Tribal Approval** **Initials:**_____ **Date:**_____

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Section 2: Final Mitigated Negative Declaration

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Final Mitigated Negative Declaration

County of Los Angeles, Department of Parks and Recreation

Project title: Del Amo Neighborhood Park Project

Lead Agency name and address: County of Los Angeles, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, CA 90020

Contact person and phone number: Julie Yom, AICP, Park Planner (213) 351-5127

Project location: The proposed approximately 8.5-acre park site is located at 1000 West 204th Street in the unincorporated community of West Carson, near the intersection of Del Amo Boulevard and South Vermont. Torrance Boulevard is approximately 1,200 feet (0.23) miles south of the park site. South Vermont Avenue and Interstate 110 are approximately 380 feet (0.07 miles) and 1,900 feet (0.35 miles) east of the site, respectively. The project site is generally bound by an unpaved road to the north, residences on Budlong Avenue, Berendo Avenue, and Catalina Street to the south, and residences on South New Hampshire Avenue and West 204th Street border the park site to the east and west, respectively.

Description of project: The Del Amo Neighborhood Park LLC (DANP) in coordination with the County of Los Angeles, Department of Parks and Recreation propose the construction and operation of the Del Amo Neighborhood Park Project (Project). Park facilities would include a variety of playing fields and courts (e.g., baseball, soccer, futsal), play areas, lawn and turf areas, a walking trail, a restroom building with an office/community meeting room, a maintenance building, pedestrian plaza, shade structures, outdoor fitness equipment, landscaping, and parking. The Project would also include amenities such as benches, picnic tables, drinking fountains, BBQs, bike racks, and litter receptacles. Project construction would begin in the fourth quarter of 2017 and take approximately 15 months to complete.

The Project would incorporate environmental mitigation measures to ensure protection of park users. Implementation of these measures related to environmental media would be conducted under the jurisdiction of the Department of Toxic Substances Control (DTSC) through a Removal Action Workplan. These measures are detailed below and would principally include: a durable cover over the existing ground surface composed of hardscaped material, such as asphalt or concrete, or clean soil underlain by a marker material; vapor barriers under enclosed structures; and a requirement that ensures that the durable cover be maintained and groundwater not be used.

Proposed Finding: Based on the information contained in the Initial Study, the County of Los Angeles finds that there would not be a significant effect to the environment because the mitigation measures described herein would be incorporated as part of the Project.

Public Review Period: March 29, 2017 to April 28, 2017

(continued on next page)

Mitigation Measures Incorporated into the Project to Avoid Significant Effects:

Air Quality

AIR-1: If 12 cubic yard trucks are used to import or export soil to the project site, to reduce NOx emissions generated during park construction to a less than significant level, a minimum of 66% of the diesel fueled off-road construction equipment used during project construction shall have engines certified to meet US EPA Tier 2 emission standards (or higher). This may be achieved by using engine retrofit technology, after-treatment products, add-on exhaust gas management devices, and/or other options as such become available.

AIR-2 (Final RAW, Section 6.5.2): The DANP shall prepare and implement a dust control plan that includes the following dust control strategies:

- Water shall be misted or sprayed by a water truck at least twice per day but also as often as needed to prevent formation of visible dust while clearing the Site, excavating, transferring soil on-Site, stockpiling, or loading or decontaminating transportation vehicles.
- Vehicle speeds shall be limited to 15 miles per hour on the Site.
- Soil shall be sprayed or misted as it is unloaded from transport vehicles if minimizing the drop heights does not adequately prevent dust generation.
- Vehicle tires shall be cleaned prior to leaving the Site.
- Adjacent public streets shall be inspected at least three times per day including once at the end of the shift and shall be swept using a vacuum street sweeper if necessary.
- Dust monitoring will be conducted to ensure that workers and other individuals in the vicinity, including community members, are not affected by fugitive dust. Dust monitoring will be conducted in compliance with Site-specific Air Monitoring Plan (see Appendix D of the Draft Final RAW). In the event that wind speeds exceed 25 miles per hour for more than 5 minutes in any one hour or when dust control measures are not able to prevent visible dust emissions, soil moving activities shall be halted until wind speeds decrease and no visible emissions are observed.
- All stockpiled soil that is not actively handled shall be securely covered with plastic sheeting.

Biological Resources

BIO-1: To avoid impacts to nesting birds and violation of state and federal laws pertaining to birds, if construction and construction noise occurs within the avian nesting season (from February 1 to September 15 or per local requirements), all suitable habitats located within the project's area of disturbance including staging and storage areas plus a 250-foot buffer for non-raptors and 1,000-foot buffer for raptors shall be thoroughly surveyed, as feasible, for the presence of active nests by a qualified biologist. Surveys for nesting birds shall occur no more than five days before commencement of any site disturbance activities and equipment mobilization. If project activities are delayed by more than five days, an additional nesting bird survey shall be performed. Active nesting is present if a bird is sitting in a nest, a nest has eggs or chicks in it, or adults are observed carrying food to the nest. The results of the surveys shall be documented. If it is determined that birds are actively nesting within the survey area, Mitigation Measure BIO-2 shall apply. Conversely, if the survey area is found to be absent of nesting birds, Mitigation Measure BIO-2 shall not be required.

BIO-2: If pre-construction nesting bird surveys result in the location of active nests, no site disturbance and mobilization of heavy equipment including, but not limited to, equipment staging, fence installation, clearing, grubbing, vegetation removal/modification, fence installation, demolition, and grading shall take place within 250 feet of non-raptor nests and 1,000 feet of raptor nests, or as determined by a qualified biologist. Monitoring shall be required to ensure compliance with the Migratory Bird Treaty Act (MBTA) and relevant California Fish and Game Code requirements. Monitoring dates and findings shall be documented.

BIO-3/HAZ-6 (Final RAW, Section 6.4): Existing Eucalyptus trees in the northwest corner of the property shall be preserved to the extent feasible for the community and therefore the clean fill soil shall not be placed within the tree's vicinity and the existing grade adjustments to these trees will be maintained. Based on historic field investigation and sampling activities, lead concentrations (above the DTSC residential risk based screening level of 80 mg/kg) may exist within the vicinity of the tree. To avoid potential future exposure, a licensed landscape architect and/or arborist shall identify an appropriate cover material that will not harm the tree and will reduce the potential exposure of future site occupants to the impacted soil. Such cover material may include mulch, bark, or gravel.

Cultural Resources

CUL-1: In the event that historical archaeological, non-tribal, resources are unearthed during ground-disturbing activities, ground-disturbing activities shall be halted or diverted away from the vicinity of the find so that the find can be evaluated; the artifact(s) shall be left in place until a qualified professional archaeologist, who meets the U.S. Secretary of the Interior's Professional Qualifications and Standards has evaluated the artifact(s). A buffer area of at least 60 feet shall be established around the find where construction activities shall not be allowed to continue until a qualified archaeologist has examined the newly discovered artifact(s) and has evaluated the area of the find. Work shall be allowed to continue outside of the buffer area. All archaeological resources unearthed by project construction activities shall be evaluated by a qualified professional archaeologist, who meets the U.S. Secretary of the Interior's Professional Qualifications and Standards. Archaeological Sensitivity Training will be carried out by a qualified archaeologist for all personnel who will engage in ground moving activities on the site. DPR shall coordinate with the archaeologist to develop an appropriate treatment plan for the resources. The plan may include implementation of archaeological data recovery excavations to address treatment of the resource along with subsequent laboratory processing and analysis. If appropriate, the archaeologist may introduce archaeological monitoring on all or part of the site. An archaeological report will be written detailing all archaeological finds. The archaeological report shall be submitted to the South Central Coastal Information Center. Should the newly discovered artifacts be determined to be prehistoric, Mitigation Measure TRC-1 will be implemented as provided in Section 17, "Tribal Cultural Resources."

CUL-2: If the find includes human remains, or remains that are potentially human, he or she shall ensure reasonable protection measures, including establishing a no work buffer area of at least 60 feet, are taken to protect the discovery from disturbance (AB 2641). The archaeologist shall notify the County Coroner (per §7050.5 of the Health and Safety Code). The provisions of §7050.5 of the California Health and Safety Code, Section 5097.98 of the California Public Resources Code, and Assembly Bill 2641 will be implemented. If the Coroner determines the remains are Native American and not the result of a crime scene, then the Coroner will notify the Native American Heritage Commission (NAHC), which then will designate a Native American Most Likely Descendant (MLD)

for the project (§5097.98 of the Public Resources Code). The designated MLD will have 48 hours from the time access to the property is granted to make recommendations concerning treatment of the remains. If the landowner does not agree with the recommendations of the MLD, then the NAHC can mediate (§5097.94 of the Public Resources Code). If no agreement is reached, the landowner must rebury the remains where they will not be further disturbed (Section 5097.98 of the Public Resources Code). This will also include either recording the site with the NAHC or the appropriate Information Center; using an open space or conservation zoning designation or easement; or recording a reinternment document with the County in which the property is located (AB 2641). Work may not resume within the no-work radius until the lead agency, through consultation as appropriate, determines that the treatment measures have been completed to their satisfaction.

Hazards and Hazardous Materials

HAZ-1: To reduce the risks to human health and the environment from the release or potential release of site contamination, DANP shall obtain DTSC approval and implement a Final Removal Action Workplan, consistent with DTSC's approved *Technical Memorandum Data Evaluation Summary of Findings Justification for Land Use Covenant & Restrictions* and EPA's recommendations included in its September 2015 *Reasonable Steps Letter* for the proposed Del Amo Neighborhood Park Project prior to the start of any site remediation or construction work.

HAZ-2 (Final RAW, Section 6.5.1): Entry of personnel and equipment into the construction areas (exclusion zones) will be controlled to avoid contact with constituents of interest (COIs) (e.g. lead) and related transfer of site soil. The surfaces of construction equipment will be brushed off to remove loose soil prior to their removal from the site. Prior to leaving the site, trucks will go through a decontamination process to ensure that site soils are not spread beyond the borders of the site. Specifics of the decontamination process will be finalized upon selection of subcontractors, but will adhere to specifications as set forth in the transportation plan. The anticipated decontamination procedure would include a dry procedure with "rumble strips" to shake off large particles and brooms and brushes to remove smaller particles. Daily street sweeping will be conducted to minimize impacts to the community. It is not anticipated that wet decontamination will be required. However, contingencies for inclement weather will include wet decontamination and the subsequent onsite collection of any excess water.

HAZ-3 (Final RAW, Section 9.0 and Appendix G): A site-specific Health and Safety Plan (HASP) has been prepared for the site in accordance with current health and safety standards as specified by the federal and California OSHAs and submitted to DTSC prior to initiation of field work. The DANP shall require the on-site contractor and its subcontractors doing fieldwork in association with the project to either adopt and abide by the HASP, or develop their own safety plans which, at a minimum, meet the requirements of the HASP. All onsite personnel shall read the HASP and confirm their acceptance in writing before starting site activities.

HAZ-4 (Final RAW, Appendix C, Section 4.2, and Appendix E, Section 3.0): The DANP shall implement a soil management plan to address potential adverse impacts related to disturbed, contaminated soils. The soil management plan shall address the following components:

- While excavation activities are taking place during grading, removed soil will be utilized as fill material at the site and placed below import cover fill material, underlain with a visual barrier. If the volume is greater than needed, it may be taken off site.

In the event that excavation for off-site disposal or unknown materials is required during grading, soil samples will be collected and analyzed for COIs to ensure the soils subject to excavation do not pose a health risk for the construction workers and neighborhood residents. No disturbing activities of the shallow soil rather than the anticipated activities described in the RAW shall be allowed prior to DTSC's approval.

HAZ-5 (Final RAW, Section 6.5.5): The DANP shall install and maintain vapor barriers in any enclosed buildings built on site.

BIO-3/HAZ-6 (Final RAW, Section 6.4): Existing Eucalyptus trees in the northwest corner of the property shall be preserved to the extent feasible for the community and therefore the clean fill soil shall not be placed within the tree's vicinity and the existing grade adjustments to these trees will be maintained. Based on historic field investigation and sampling activities, lead concentrations (above the DTSC residential risk based screening level of 80 mg/kg) may exist within the vicinity of the tree. To avoid potential future exposure, a licensed landscape architect and/or arborist shall identify an appropriate cover material that will not harm the tree and will reduce the potential exposure of future site occupants to the impacted soil. Such cover material may include mulch, bark, or gravel.

Hydrology and Water Quality

HYD-1 (Final RAW, Section 6.5.3): Prior to removal action activities, any storm drains located near the site (offsite) will be identified and temporarily protected by placing waterproof covers over the drains or berms (e.g., straw wattles and fiber rolls) around them to prevent an unauthorized release. These temporary controls will be inspected daily to ensure proper placement and integrity.

HYD-2 (Final RAW, Section 6.5.3): During soil importation activities, surface water shall be prevented from ponding or causing excessive erosion in the earthwork areas by placing berms (e.g., soil berms, straw wattles, or fiber rolls) around the areas to prevent water run-on or run-off. Soil piles will also be covered with plastic sheets and surrounded by berms.

HYD-3 (Final RAW, Section 6.5.3): Excess stormwater may be diverted or containerized on-site in order to continue the field work. Depending on the risk level and potential contacts with the residual soil, the diverted or containerized water may be sampled for COIs in accordance with Stormwater Pollution Prevention Plan (SWPPP) and based upon the results of the analysis, disposed of, through existing stormwater inlets on-site, at a pre-approved treatment facility, or any other suitable manner that is approved by DTSC. A list of COIs for characterization of the diverted/containerized water will be provided to DTSC. The characterization of the water will be sufficient for DTSC to evaluate and determine if the method of disposal is appropriate.

Noise

NOI-1: To reduce potential temporary, construction-related increase in ambient noise levels at sensitive residential receptors:

- All construction occurring on the Del Amo Neighborhood Park Project shall occur in compliance with the requirements of the County of Los Angeles Construction Noise Standards set forth in Los Angeles County Code Section 12.08.400, including but not limited

to the requirement for all internal combustion engines to be equipped with suitable exhaust and air intake silencers.

- Construction work hours shall be restricted to the hours of 7:00 AM to 7:00 PM, Monday to Saturday.
- Truck trips shall be routed to minimize travel on neighborhood residential roads to the maximum extent feasible.
- Construction and equipment staging areas shall be setup as far away as possible from adjacent residential areas. If feasible, staging areas shall be at least 175 feet from all adjacent residences. However, factors such as site specific ingress and egress requirements and the final planned sequence of construction activities may require staging areas to be located closer than 175 feet from adjacent residential areas.
- The following best management practices shall apply to equipment used on-site:
    - If feasible electrical service connections are available, electrical power shall be used to run air compressors and similar power tools as much as possible. If electric power is not feasible, use "quiet" generators (e.g., MQ Whisperwatt or equivalent) rates no greater than 60 dBA at 50 feet or 67 dBA at 23 feet.
    - All diesel compression-ignition equipment greater than 50 horsepower shall be operated with closed engine doors/mechanical compartments and equipped with factory-recommended mufflers.
- Prior to issuance of grading permits, the DANP shall submit a mitigation plan prepared by a qualified engineer or other acoustical expert for review and approval by the County's Departments of Regional Planning and Public Health that identifies the additional noise control measures that would be implemented construction activities within 175 feet of adjacent residences. These measures shall be designed to achieve compliance with the County's construction noise control requirements contained in Los Angeles County Code Section 12.08.440, and shall be designed to achieve a minimum 16 dB reduction from combined construction noise levels. Additional measures may include:
    - Restrict engine idling to no more than five minutes.
    - Use of temporary sound barriers at the property boundary or adjoining property lines. However, the inside face of any such barrier installed in close proximity to construction equipment shall be absorptive so that sound energy is not reflected back into the ambient environment.
    - Use of a sound enclosure (e.g., three sides with a partial top) to shield stationary noise sources (generators, pumps, compressors).
    - Provide notification to residential occupants adjacent to the project site at least 48 hours prior to initiation of construction activities that could significantly affect outdoor or indoor living areas (e.g., work activities within 50 feet of residences). This notification shall include the anticipated hours and duration of construction and a description of noise reduction measures. The notification shall include a contact name and telephone number for the construction contractor and DANP staff member responsible for receiving and resolving construction-related noise complaints.

Transportation/Traffic

TRA-1 (Final RAW, Sections 6.5.6 and 8.2, and Figure 9). DANP and/or its contractor will implement the Traffic Control Plan that has been prepared for the proposed project. During soil transport activities, trucks will enter the site though Del Amo Boulevard. A flagman will be located at

the site to assist the truck drivers to safely drive into the site. Transportation will be coordinated in such a manner that at any given time, on-site trucks will be in communication with the site trucking coordinator. In addition, all vehicles will be required to maintain slow speeds (i.e., less than 15 mph) for safety and for dust control purposes (see Mitigation Measure AIR-2).

Prior to exiting the site, the site manager will be responsible for inspecting each truck to ensure that the trucks are empty of clean soil, the trucks do not contain extra soil from site areas, and that the truck's manifest has been completed and signed by the generator (or its agent) and the transporter. As the trucks leave the site, the flagman will assist the truck drivers so that they can safely merge with traffic on Del Amo Boulevard.

Tribal Cultural Resources

TRC-1: If subsurface deposits believed to be Tribal Cultural Resources or human in origin are discovered during construction, all work must halt within a 60-foot radius of the discovery and the artifact(s) shall be left in place. A qualified professional archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards for prehistoric and historic archaeology, shall be retained to evaluate the significance of the find, and shall have the authority to modify the no-work radius as appropriate, using professional judgment. The following notifications shall apply, depending on the nature of the find:

- If the professional archaeologist determines that the find does not represent a cultural resource, work may resume immediately and no agency notifications are required.
- If the professional archaeologist determines that the find does represent a Tribal Cultural Resource from any time period or cultural affiliation, he or she shall immediately notify the County. The agency shall consult on a finding of eligibility and implement appropriate treatment measures, if the find is determined to be eligible for inclusion in the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), or the Los Angeles County Register of Landmarks and Historic Districts (LACR). Work may not resume within the no-work radius until the lead agencies, through consultation as appropriate, determine that the site either: 1) is not eligible for the NRHP, CRHR or LACR or 2) that the treatment measures have been completed to their satisfaction.
- If the find represents a Native American or potentially Native American resource that does not include human remains, then he or she shall further notify Native Americans of Gabríeleño Ancestry and the NAHC. The agency shall consult with the NAHC on a finding of eligibility and implement appropriate treatment measures, if the find is determined to be eligible for inclusion in the NRHP, CRHR, or LACR. Work cannot resume within the no-work radius until the lead agencies, through consultation as appropriate, determine that the site either: 1) is not eligible for the NRHP, CRHR, or LACR; or 2) that the treatment measures have been completed to their satisfaction.

Mitigation Measure TRC-2: At the southwest side of the project site (where a driveway is proposed), the southeast side of the project site (where a sidewalk is proposed), and all other areas where grading and excavation activities are proposed, shall be monitored by a tribal monitor representing Native Americans of Gabríeleño Ancestry. The tribal monitor shall have the authority to temporarily halt construction activities within60 feet of a TCR or a potential TCR to determine if significant or potentially significant resources will be adversely affected by continuing construction activities. The

tribal monitor shall use flagging tape, rope, or some other means, as necessary, to delineate the area of the find within which construction shall halt and the procedures in TRC-1 shall apply. Construction shall not take place within the delineated find area until the County consults on appropriate treatment. Tribal monitor may suggest options for treatment of finds for consideration. The County shall have ultimate authority over the treatment of new finds.

Mitigation Measure TRC-3: All Native American artifacts and finds suspected to be Native American in nature are to be considered as significant tribal cultural resources pursuant to CEQA Guidelines Section 15065(a) until the DPR [County] has determined otherwise with the consultation of a qualified archaeologist and local tribal representative(s) for Native Americans of Gabríeleño Ancestry and any other tribe as designated by the NAHC.

Section 3: Introduction

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Introduction

It is the intent of the California Environmental Quality Act (CEQA) to solicit information from agencies and the public about a project's environmental effects and, in doing so, to avoid or reduce impacts of the project. This section addresses the public review process for the County of Los Angeles Department of Parks and Recreation (County) Initial Study (IS) and Mitigated Negative Declaration (MND) for the Del Amo Neighborhood Park Project, State Clearinghouse # 2017031064.

Section 15074 (b) of the CEQA Guidelines states:

> *"Prior to approving a project, the decision making body of the lead agency shall consider the proposed mitigated negative declaration together with any comments received during the public review process. The decision-making body shall adopt the proposed mitigated negative declaration only if it finds on the basis of the whole record before it (including the initial study and any comments received), that there is no substantial evidence that the project will have a significant effect on the environment and that the mitigated negative declaration reflects the lead agency's independent judgment and analysis."*

The County provided a 30-day public review period for interested individuals and public agencies to submit comments on the IS/MND from Wednesday, March 29, 2017 to Friday, April 28, 2017. The County provided a Notice of Intent (NOI) to adopt a MND for the project via: 1) direct mailing to properties within a quarter-mile radius of the project site; 2) posting of the notice in a local newspaper, the Daily Breeze; 3) posting of the notice at the Los Angeles County Clerk's office; and 4) posting of the notice on the County's website under "News and Special Events" (http://parks.lacounty.gov/wps/portal/dpr). The NOI and IS/MND were also mailed to the State Clearinghouse and posted on March 29, 2017 for review by state agencies. In addition to being able to be viewed on the County's website, a copy of the IS/MND was made available at the Carson Regional Library.

The County also held a joint community meeting on April 12, 2017 with the California Department of Toxic Substances Control at the Carson Regional Library to discuss the IS/MND and Final Draft Removal Action Workplan (RAW) developed for the project site.

Project Description

The Del Amo Neighborhood Park LLC (DANP) in coordination with the County of Los Angeles, Department of Parks and Recreation propose the construction and operation of the Del Amo Neighborhood Park Project (Project). Park facilities would include a variety of playing fields and courts (e.g., baseball, soccer, futsal), play areas, lawn and turf areas, a walking trail, a restroom building with an office/community meeting room, a maintenance building, pedestrian plaza, shade structures, outdoor fitness equipment, landscaping, and parking. The Project would also include amenities such as benches, picnic tables, drinking fountains, BBQs, bike racks, and litter receptacles. Project construction would begin in the fourth quarter of 2017 and take approximately 15 months to complete.

The Project would incorporate environmental mitigation measures to ensure protection of park users. Implementation of these measures related to environmental media would be conducted under the jurisdiction of the Department of Toxic Substances Control (DTSC) through a Removal Action Workplan. These measures are detailed below and would principally include: a durable cover over the existing ground surface composed of hardscaped material, such as asphalt or concrete, or clean soil underlain by a marker material; vapor barriers under enclosed structures; and a requirement that ensures that the durable cover be maintained and groundwater not be used.

Project Location

The proposed approximately 8.5-acre park site is located at 1000 West 204th Street in the unincorporated community of West Carson, near the intersection of Del Amo Boulevard and South Vermont. Torrance Boulevard is approximately 1,200 feet (0.23) miles south of the park site. South Vermont Avenue and Interstate 110 are approximately 380 feet (0.07 miles) and 1,900 feet (0.35 miles) east of the site, respectively. The project site is generally bound by an unpaved road to the north, residences on Budlong Avenue, Berendo Avenue, and Catalina Street to the south, and residences on South New Hampshire Avenue and West 204th Street border the park site to the east and west, respectively.

Section 4: Responses to Comments

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Comments Received and Responses to Comments

In totality, the County received seven written letters on the project during the public review period, and took oral comments and written comments during the community meeting. Comments received during the public comment period were directed at both the IS/MND and the RAW.[1, 2]

Because the County collected comments on the IS/MND and the Final Draft RAW during the same public comment period, some comment letters address both the IS/MND and the Final Draft RAW. Therefore, the following responses solely address those comments pertaining to the IS/MND. For responses to comments pertaining to the Final Draft RAW, see Section 8.

[1] On May 11, 2017, the County of Los Angeles, Department of Parks and Recreation received a letter from the California Governor's Office of Planning and Research (OPR) informing the County two comments from State agencies were received after the end of the state review period. These comment letters were from the State Water Resources Control Board, Division of Drinking Water (Comment C) and California Department of Transportation (Comment H); both of which had been received by the County prior to receiving the letter from the State Clearinghouse. As such, the letter from OPR has been included as Comment I.

[2] The written transcript of oral comments received at the community meeting has been included as Section 6 of this document due to its length. In lieu of presenting the full oral comment prior to response, the meeting attendee's comment has instead been summarized before the response.

Comment A

LOS ANGELES COUNTY
REGIONAL PARK AND
OPEN SPACE DISTRICT

RPOSD.lacounty.gov
ParksProjects.lacounty.org
twitter.com/RPOSD

510 South Vermont Avenue • Room 230 • Los Angeles • CA 90020-1975 (213) 738-2981

April 18, 2017

Ms. Julie Yom
Department of Parks and Recreation
County of Los Angeles
510 South Vermont Avenue, Room 201
Los Angeles, CA 90020

Re: Del Amo Neighborhood Park Project Mitigated Negative Declaration

Dear Ms. Yom,

A1 The Los Angeles County Regional Park and Open Space District concurs with County of Los Angeles, Department of Parks and Recreation Mitigated Negative Declaration finding that there would not be a significant effect to the environment due to the mitigated measures being incorporated as part of the project.

Sincerely,

Jane I. Beesley
District Administrator

c: Safouh Sayed, Department of Toxic Substances Control

Comment A: Los Angeles County Regional Park and Open Space District

Comment A1: The Los Angeles County Regional Park and Open Space District concurs with the County of Los Angeles, Department of Parks and Recreation Mitigated Negative Declaration finding that there would not be a significant effect on the environment due to the mitigated measures being incorporated as part of the project.

Response to Comment A1: Comment noted. The County of Los Angeles, Department of Parks and Recreation (also referred to as County and DPR) thanks the Los Angeles County Regional Park and Open Space District for their review and concurrence of the findings presented in the Mitigated Negative Declaration for the Del Amo Neighborhood Park Project.

Comment B

From: Margaret M. Manning
To: jyom@parks.lacounty.gov
Cc: Melissa Guerrero; Mark Glassock; Cynthia Babich; Florence Gharibian
Subject: Public Comment: Del Amo Neighborhood Park Project
Date: Friday, April 21, 2017 1:32:10 PM

Dear Ms. Yom: I am following up on a public comment that I made on 4/12/2017 regarding the monitoring by a tribal representative for the construction of the proposed Del Amo Neighborhood Park Project.

I spoke to Ms. Gayle Totton, Associate Governmental Program Analyst at California Native American Heritage Commission, who covers Los Angeles County. She said there are five documented tribes or bands of Gabrieleno Tongva which have met the criteria to be on their list and they are all regarded as equal.

B1

The lead agency for the park project should contact and consult with each tribe or band and seek information regarding their relationship with the park site and any information that they can provide.

As to monitoring the soil excavation, there are two Tongva bands on the approved list for AB-52 and I am requesting that the" lead agency" for the park project consult with both bands and share that information with the public before signing a contract with the Gabrieleno-Kizh Nation.

Thank you for your consideration.

Margaret Manning, M.A., Dip.Ed.
Adjunct Assistant Professor
Negotiation, Conflict Resolution and Peacebuilding
Editor-in-Chief www.ejournalncrp.org
(310) 863-0240

Comment B: Margaret Manning

Comment B1: The commenter states the lead agency, the County of Los Angeles, Department of Parks and Recreation, should contact and consult the five documented tribes or bands of Gabríeleño Native Americans. Additionally, the commenter specifically requests the County of Los Angeles, Department of Parks and Recreation consult with the Gabríeleño-Tongva Tribe on the approved list for AB-52 before signing a contract with the Gabríeleño Band of Mission Indians, Kizh Nation.

Response to Comment B1: In accordance with AB 52, California Native American tribes must request, in writing, to be informed when the County of Los Angeles, as the lead agency under CEQA, considers projects in the geographic area that is traditionally and culturally affiliated with the tribe. The County maintains a list of tribes who have submitted requests for notification. When the County conducted the AB 52 consultation for the Del Amo Neighborhood Project in November 2016, the Gabríeleño Band of Mission Indians, Kizh Nation was the only tribe with cultural and geographical affiliation who had submitted a request for notification letter. The Gabríeleño-Tongva Tribe submitted their request to consult letter in December 2016, after the AB 52 consultation for the project was completed. As a courtesy, the County notified the Gabríeleño-Tongva Tribe about the project so they could have an opportunity for consultation as well.

Mitigation Measures TRC-1 through TRC-3 and CUL-1 have been updated stating that a tribal monitor representing Native Americans of Gabríeleño Ancestry will be involved in the project, as opposed to specifically the Kizh Nation.

Comment C

CALIFORNIA
Water Boards

EDMUND G. BROWN JR.
GOVERNOR

MATTHEW RODRIQUEZ
SECRETARY FOR
ENVIRONMENTAL PROTECTION

State Water Resources Control Board
Division of Drinking Water

April 26, 2017

Ms. Julie Yom
Park Planner
County of Los Angeles Department of Parks and Recreation

Dear Ms. Yom:

COMMENTS ON THE MITIGATED NEGATIVE DECLARATION FOR THE DEL AMO NEIGHBORHOOD PARK PROJECT, SCH# 2017031064

Thank you for including the State Water Resources Control Board, Division of Drinking Water (Division) in the environmental review process for the Del Amo Neighborhood Park Project. The Division received a copy of the Draft Initial Study and Mitigated Negative Declaration (MND) for the project proposed by the Del Amo Neighborhood Park LLC in coordination with the County of Los Angeles, Department of Parks and Recreation.

We have reviewed the MND and would like to offer the following comments:

C1
- If the potable water is to be provided to the project site, the layouts of the new potable water pipelines must comply with the Water Main Separation requirements of Chapter 16, California Waterworks Standards of the Title 22, California Code of Regulations (CCR). It may be necessary to use upgraded piping materials, depending on the characteristic of soil and other environmental factors present at the site. The water purveyor serving the proposed site should submit project plans and specifications to the Division for review and approval.

C2
- If potable water is to be provided to the project site, the water purveyor must ensure that adequate backflow protection is provided for all potable water service connections to the site per Section 7585 of Title 17, CCR.

If you have any questions regarding this matter, please feel free to contact Dmitriy Ginzburg, P.E. at (818) 551-2022 or me at (818) 551-2045.

Sincerely,

Shu-Fang Orr, P.E.
District Engineer
Angeles District

cc: State Clearinghouse
P.O. Box 3044
Sacramento, CA 95812-3044

Del Amo Neighborhood Park LLC,
315 W 9th St #950
Los Angeles, CA 90015

Comment C: State Water Resources Control Board

Comment C1: If the potable water is to be provided to the project site, the layout of the new potable water pipelines must comply with the Water Main Separation requirements of Chapter 16, California Waterworks Standards of the Title 22, California Code of Regulations (CCR). It may be necessary to use upgraded piping materials, depending on the characteristic of soil and other environmental factors present at the site. The water purveyor serving the proposed site should submit project plans and specifications to the Division for review and approval.

Response to Comment C1: The project will comply with the Water Main Separation requirements of Title 22 Chapter 16, CCR. The civil engineering firm for the project, Huitt-Zollars, has reviewed this comment and will incorporate it into pipe design specifications, as required by law. Huitt-Zollars has indicated they will comply with all applicable regulations, and provide the water purveyor serving the site with project plans and specifications.

Comment C2: If potable is to be provided to the project site, the water purveyor must ensure that adequate backflow protection is provided for all potable water service connections to the site per Section 7585 of Title 17, CCR.

Response to Comment C2: The project will comply with Section 7585 of Title 17, CCR. Huitt-Zollars, the civil engineering firm for the project, has reviewed this comment and will ensure project design provides adequate backflow protection for all potable water service connections.

Comment D

From: Cynthia Babich [mailto:delamoactioncommittee@gmail.com]
Sent: Friday, April 28, 2017 3:56 PM
To: Julie Yom <jyom@parks.lacounty.gov>; Mark Glassock <mglassock@lanlt.org>
Cc: Florence Gharibian <florencegharibian@yahoo.com>; margaret manning <margaretmanning3@hotmail.com>; Mallory Graves <poofbgone@gmail.com>
Subject: Comments "Del Amo Neighborhood Park Project" Wishing Tree Park

Julie Yom, AICP, Park Planner
Dear Julie,
Thank you for attending the recent meeting at the Carson Library and allowing us to comment on this important document. CEQA review and input from the public allows for the protection of communities and a means to mitigate impacts through a proactive approach. It is important.

We have reviewed the documents: Draft Mitigated Negative Declaration, the DTSC RAW, the Environmental Checklist Form, CalEEMod Emissions Estimate, the Geotechnical Report and tribal communications. We find these documents to be comprehensive, well written and protective of the community.

D1 We will offer two comments/requests; one is to continue working with Margaret Manning to ensure the proper tribal representation for the site is consulted.

D2 The second has to do with the trucks bringing clean soil to the site and the equipment that will be used to transform this eyesore to a community jewel. We would request vehicles and construction equipment to utilized that use clean fuel and best available emission control equipment. Our community already bears an unfair burden of air pollution and since there are great emission control devices readily available please give our lungs a break.

Thanks again for being so protective in this environmental review.

Sincerely,

Cynthia Babich

Director, Del Amo Action Committee

Cynthia Babich
Founder and Director, Del Amo Action Committee
Coordinator, Los Angeles Environmental Justice Network
P.O. Box 549, Rosamond, CA 93560
310 769-4813 661 256-7144

Comment D: Cynthia Babich

Comment D1: We will offer two comments/requests; one is to continue working with Margaret Manning to ensure the proper tribal representation for the site is consulted.

Response to Comment D1: Please see Response to Comment B1. In accordance with AB 52, California Native American tribes must request, in writing, to be informed when the County of Los Angeles, as the lead agency under CEQA, considers projects in the geographic area that is traditionally and culturally affiliated with the tribe. The County maintains a list of tribes who have submitted requests for notification. When the County conducted the AB 52 consultation for the Del Amo Neighborhood Project in November 2016, the Gabríeleño Band of Mission Indians, Kizh Nation was the only tribe with cultural and geographical affiliation who had submitted a request for notification letter. The Gabríeleño-Tongva Tribe submitted their request to consult letter in December 2016, after the AB 52 consultation for the project was completed. As a courtesy, the County notified the Gabríeleño-Tongva Tribe about the project so they could have an opportunity for consultation as well.

Mitigation Measures TRC-1 through TRC-3 and CUL-1 have been updated stating that a tribal monitor representing Native Americans of Gabríeleño Ancestry will be involved in the project, as opposed to specifically the Kizh Nation.

Comment D2: The second has to do with the trucks bringing clean soil to the site and the equipment that will be used to transform this eyesore to a community jewel. We would request vehicles and construction equipment to utilized that use clean fuel and best available emission control equipment. Our community already bears an unfair burden of air pollution and since there are great emission control devices readily available please give our lungs a break.

Response to Comment D2: As described in Section “3. Air Quality” (pages 17 – 19) of the IS/MND, the project would result in construction criteria air pollutant emissions that are lower than the South Coast Air Quality Management District’s (SCAQMD’s) Thresholds of Significance for the 17-cubic yard haul truck option, and would apply Mitigation Measure AIR-1 if the 12-cubic yard truck size is selected for project implementation. Mitigation Measure AIR-1 would require the County to, at a minimum, require 66% of off-road construction equipment used for project construction to have US EPA Tier 2 engines. US EPA Tier 2 engines produce less Carbon Monoxide (CO), Nitrous Oxide (NOx), and particulate matter (PM) than standard equipment and US EPA Tier 1 engines. Regardless of which haul truck scenario is selected for the project, on-road and off-road construction equipment would be subject to the California Air Resources Board’s (CARB’s) On-Road Heavy-Duty Diesel Vehicles (In-Use) Regulation and In-Use Off-Road Diesel Equipment Programs, respectively.

CARB’s In-Use Heavy-Duty Diesel-Fueled regulation (also known as the Truck and Bus Regulation) is intended to reduce emission of NOx, PM, and other criteria pollutants generated from existing on-road diesel vehicles operating in California. The regulation applies to nearly all diesel fueled trucks and buses with a gross vehicle weight rating (GVWR) greater than 14,000 pounds that are privately or federally owned, and for privately and publicly owned school buses. Heavier trucks and buses with a GVWR greater than 26,000 pounds must comply with a schedule by engine model year or owners can report to show compliance with more flexible options. Fleets complying with the heavier trucks and buses schedule must install the best available PM filter on 1996 model year and newer engines, and replace the vehicle 8 years later. Trucks with 1995 model year and older engines had to be replaced starting 2015. Replacements with a 2010 model year or newer engines meet the final requirements, but owners can also replace the equipment with used trucks that have a future compliance date (as specified in regulation).

CARB's In-Use Off-Road Diesel Equipment regulation is intended to reduce emissions of NOx and PM from off-road diesel vehicles, including construction equipment, operating within California. The regulation imposes limits on idling; requires reporting equipment and engine information and labeling all vehicles reported; restricts adding older vehicles to fleets; and requires fleets to reduce their emissions by retiring, replacing, or repowering older engines or installing exhaust retrofits for PM. The requirements and compliance dates of the off-road regulation vary by fleet size, and large fleets (fleets with more than 5,000 horsepower) must meet average targets or comply with Best Available Control Technology (BACT) requirements beginning in 2014. CARB has off-road anti-idling regulations affecting self-propelled diesel-fueled vehicles 25 horsepower and up. The off-road anti-idling regulations limit idling on applicable equipment to no more than five minutes, unless exempted due to safety, operation, or maintenance requirements.

It is unclear what type of fuel the commenter refers to when she asks haul trucks to utilize clean fuel. CEQA mitigation is prefaced on performance standards, not prescriptions. The intent of CEQA is to ensure that a project is meeting standard emissions requirements, not to identify specific equipment that would be required to implement a project. Although a good faith attempt to identify potential truck fleets that utilize natural gas via a web search of vehicle technologies and local construction companies was made, CEQA does not require identification of a proposed technology, only that the air quality standards for the project are met. This project has identified the Tier of equipment, construction schedule, model inputs, etc. and determined that implementation, as defined in the project description, is in compliance with the required emissions standards. Although CARB and the SCAQMD are petitioning EPA to work towards, "ultra-low" NOx exhaust emissions standard (0.02 g/bhp-hr) for on-road heavy-duty engines with other state air quality districts it will likely be several years before the equipment is readily available.[3,4]

Since it is unlikely that a fleet capable of providing hauling services that utilizes natural gas as a form of fuel in the project vicinity required for project, it has been determined after review that this is an infeasible option. The project will comply with all rules and regulations applicable to the project, and would result in emissions that are less than the thresholds established by the SCAQMD.

[3] Memorandum in Response to Petition for Rulemaking to Adopt Ultra-Low NOx Standards for On-Highway Heavy Duty Trucks and Engines. South Coast Air Quality Management District. Environmental Protection Agency. December 20, 2016.

[4] Broad-Based Coalition Petitions EPA for New Nationwide Ultra-Low-NOx On-Road Heavy-Duty Truck Engine Standard. Sam Atwood, Henry Hogo, Barbara Baird, Shahizod Hanizavareh, and Veera Tyagi. The Magazine for Environmental Managers. A&WMA. January 2017.

Comment E

-----Original Message-----
From: Kanji Kitamura [mailto:kanjikita@yahoo.com]
Sent: Tuesday, April 25, 2017 9:02 PM
To: Sayed, Safouh@DTSC
Subject: Proposed Del Amo Neighborhood Park

Dear Sir or Madam,

I received the community notice in mail.

Name: Kanji Kitamura

Address: 920 Del Amo Blvd Unit 4, Torrance CA 90502

Please add me to the Del Amo Neighborhood Park mailing list.

E1 I live in Ponderosa West, the condo community right next to the site. I just wanted to say thank you very much for your work. I fully support the proposed workplan. It is a wonderful community project!

Thank you again.

Sincerely,

Kanji

Comment E: Kanji Kitamura

Comment E1 is not directed to the IS/MND, and is therefore responded to in Section 8.

Comment F

COMMENT FORM
Del Amo Neighborhood Park Project
Community Meeting

Carson Regional Library
151 East Carson Street, Carson, CA 90745
Wednesday, April 12, 2017
6:00 p.m. – 7:30 p.m

This form allows you to make comments regarding the Del Amo Neighborhood Park Project. The County is soliciting comments from agencies and the public. You may submit your comments at this community meeting, by mail, or by email to the Los Angeles County Department of Parks and Recreation or the Department of Toxic Substances Control (contact information below). Written comments will be accepted until **April 28, 2017**. All comments received, written, mailed, or emailed will become part of the public record.

Name: Karen Cruz

Organization (if applicable): DAAC

Address: 20511 Tana Berendo Ave

City/State/ZIP: Torrance CA 90502

Comments:

F1 where will the vapor barriers be installed?

F2 We do not want graph tape we want something solid. Can that be done?

Send Comments to:

County of Los Angeles Department of Parks and Recreation
Attn: Ms. Julie Yom
Del Amo Neighborhood Park Project
510 South Vermont Avenue, Room 201
Los Angeles, California 90020
E-mail: jyom@parks.lacounty.gov

Safouh Sayed
Department of Toxic Substances Control
5796 Corporate Avenue
Cypress, CA 90630
Email: Safouh.Sayed@dtsc.ca.gov

COMMENT FORM
Del Amo Neighborhood Park Project
Community Meeting

Carson Regional Library
151 East Carson Street, Carson, CA 90745
Wednesday, April 12, 2017
6:00 p.m. – 7:30 p.m

Department of Toxic Substances Control

This form allows you to make comments regarding the Del Amo Neighborhood Park Project. The County is soliciting comments from agencies and the public. You may submit your comments at this community meeting, by mail, or by email to the Los Angeles County Department of Parks and Recreation or the Department of Toxic Substances Control (contact information below). Written comments will be accepted until **April 28, 2017**. All comments received, written, mailed, or emailed will become part of the public record.

Name: Cynthia Babich

Organization (if applicable): Del Amo Action Committee

Address: P.O. Box 549

City/State/ZIP: Rosamond, CA 93560

F4

Comments: 2 feet of soil vs. 12 inches - This is a precautionary measure - How could DTSC not support this - DTSC needs to raise it's bar on this - I am very upset that dtsc has not supported our community needs and it seems as though it just doing the same ole' thing - Need to take the communities lead - If The LANLT did not support and stand firm on 2' of soil cap this park would not happen.

F3

This 2 foot bar needs to be used for all furture urban parks How can this become a policy?

Send Comments to:

County of Los Angeles Department of Parks and Recreation
Attn: Ms. Julie Yom
Del Amo Neighborhood Park Project
510 South Vermont Avenue, Room 201
Los Angeles, California 90020
E-mail: jyom@parks.lacounty.gov

F5

Safouh Sayed
Department of Toxic Substances Control
5796 Corporate Avenue
Cypress, CA 90630
Email: Safouh.Sayed@dtsc.ca.gov

310 769-4813
661 256-7144

Trucks bringing in new soil should use natural Gas Not Diseal

COMMENT FORM
Del Amo Neighborhood Park Project
Community Meeting

Carson Regional Library
151 East Carson Street, Carson, CA 90745
Wednesday, April 12, 2017
6:00 p.m. – 7:30 p.m

This form allows you to make comments regarding the Del Amo Neighborhood Park Project. The County is soliciting comments from agencies and the public. You may submit your comments at this community meeting, by mail, or by email to the Los Angeles County Department of Parks and Recreation or the Department of Toxic Substances Control (contact information below). Written comments will be accepted until **April 28, 2017**. All comments received, written, mailed, or emailed will become part of the public record.

Name: Cristal Martinez

Organization (if applicable):

Address: 20523 budlong ave

City/State/ZIP: Torrance CA 90502

Comments: I do not want tape around the barrier. I want a solid plate in the whole park. I want it covered all!!!

F6

Send Comments to:

County of Los Angeles Department of Parks and Recreation
Attn: Ms. Julie Yom
Del Amo Neighborhood Park Project
510 South Vermont Avenue, Room 201
Los Angeles, California 90020
E-mail: jyom@parks.lacounty.gov

Safouh Sayed
Department of Toxic Substances Control
5796 Corporate Avenue
Cypress, CA 90630
Email: Safouh.Sayed@dtsc.ca.gov

Comment F: Written Comments Obtained at the Community Meeting[5]

Comment F5: Trucks bringing in new soil should use natural gas, not diesel.

Response to Comment F5: Please see Response to Comment D2. Research was conducted for haul trucks utilizing natural gas; it was determined this is not a feasible option.

[5] Comments F1, F2, F3, F4, and F6 are not directed to the IS/MND, and are therefore responded to in Section 8.

Comment G: Oral Comments Obtained at the Community Meeting[6]

Comment G1: The commenter, Ms. Medina, asked who to contact to repair a fence on the project site.

Response to Comment G1: An owner's representative responded in the meeting that the owner, Del Amo Neighborhood Park LLC is the correct contact. The fence has been repaired since the request was made at the meeting[7].

Comment G2: The commenter, Margaret Manning, expressed her concerns about tribal consultation.

Response to Comment G2: Please see Response to Comment B1.

In accordance with AB 52, California Native American tribes must request, in writing, to be informed when the County of Los Angeles, as the lead agency under CEQA, considers projects in the geographic area that is traditionally and culturally affiliated with the tribe. The County maintains a list of tribes who have submitted requests for notification. When the County conducted the AB 52 consultation for the Del Amo Neighborhood Project in November 2016, the Gabríeleño Band of Mission Indians, Kizh Nation was the only tribe with cultural and geographical affiliation who had submitted a request for notification letter. The Gabríeleño-Tongva Tribe submitted their request to consult letter in December 2016, after the AB 52 consultation for the project was completed. As a courtesy, the County notified the Gabríeleño-Tongva Tribe about the project so they could have an opportunity for consultation as well.

Mitigation Measures TRC-1 through TRC-3 and CUL-1 have been updated stating that a tribal monitor representing Native Americans of Gabríeleño Ancestry will be involved in the project, as opposed to specifically the Kizh Nation.

Comment G3: The attendee expressed concerns regarding construction traffic and noise, and asks if the IS/MND states the time project construction would be permitted to occur.

Response to Comment G3: Page 48 of the IS/MND states that pursuant to Los Angeles County Code Section 12.08.440, construction activities are prohibited between the hours of 7:00 pm and 7:00 am Monday to Saturday, as well as any time on Sundays and legal holidays, in such a manner that the sound from this equipment creates a noise disturbance across a residential or commercial property line. The IS/MND goes on to further provide the construction equipment noise restrictions in Table 8, found on page 49 of the IS/MND. The maximum daytime noise levels for mobile equipment and stationary equipment for single-family residential areas and multi-family residential areas are 75dBA and 50dBA, respectively.

Comment G4: The attendee asked if the project will be using environmentally safe trucks.

Response to Comment G4: Please see Response to Comment D2. The haul trucks used for the project would comply with CARB's In-Use Heavy-Duty Diesel-Fueled regulation (also known as the Truck and Bus Regulation), which is intended to reduce emission of NOx, PM, and other criteria pollutants generated from existing on-road diesel vehicles operating in California.

Comment G18: The commenter, Cynthia Babich, expressed concerns about scarification of top soils during construction activities, and the potential risks it may pose to cultural and/or tribal resources. Ms. Babich also expressed support for Ms. Manning's

[6] Comments G5 – G8, and G9 – G17 are not directed to the IS/MND, and are therefore responded to in Section 8.
[7] This comment is not related to the IS/MND, but is noted here for the record.

comments regarding Native American representation during the project's construction.

Response to Comment G18: The IS/MND has set out numerous mitigation measures to prevent the accidental destruction or desecration of archaeological resources, human remains, and tribal cultural resources. Mitigation Measure CUL-1, presented on page 26 of the IS/MND, provides mitigation should archaeological, non-tribal resources be unearthed during project construction. Mitigation Measure CUL-2, presented on page 27 of the IS/MND, provides mitigation should human remains be discovered during project construction. Mitigation Measures TRC-1 through TRC-3, presented on pages 58 through 60 of the IS/MND, provide mitigation measures should tribal cultural resources be discovered during earth moving activities. Mitigation Measures TRC-1 through TRC-3 have been updated to reflect a tribal monitor representing Native Americans of Gabríeleño Ancestry, as opposed to specifically the Kizh Nation, would provide tribal monitoring. See responses to comments B1, D1, and G2 regarding Native American representation concerns.

DEPARTMENT OF TRANSPORTATION
DISTRICT 7-OFFICE OF TRANSPORTATION PLANNING
100 S. MAIN STREET, MS 16
LOS ANGELES, CA 90012
PHONE (213) 897-9446
FAX (213) 897-1337
www.dot.ca.gov

Comment H

Serious Drought.
Serious drought.
Help save water!

PLANNING DIVISION
MAY 8 2017 AM 10:17
RECEIVED

April 27, 2017

Julie Yom
County of Los Angeles
Department of Parks and Recreation
510 S. Vermont Avenue
Los Angeles, CA 90020

RE: Del Amo Neighborhood Park Project
SCH # 2017031064
GTS# 07-LA-2017-00799
P.M. LA-110-7.838

Dear Ms. Yom:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the proposed mitigated negative declaration of Del Amo Neighborhood Park Project. The proposed project is approximately 8.1 acre park site is located at 1000 West 204th Street in the unincorporated community of West Carson, near the intersection of Del Amo Boulevard and South Vermont Avenue. Site is bordered by an unpaved road to the north, which is the County's planned right of way for a 0.2 mile extension of West Del Amo Boulevard. Proposed project would include a variety of playing fields and courts, play areas, lawn and turf areas, a walking trail, a restroom building with an office/community meeting room, a maintenance building, pedestrian plaza, shade structures, outdoor fitness equipment, landscaping and parking.

Based on the information received, the nearest State facility to the proposed project is the SR-110 freeway. Caltrans does not expect project approval to result in a direct adverse impact to the State facility.

H1

Please note that any work performed within State right of way will require an encroachment permit from Caltrans. In addition, please be reminded that transportation of heavy construction equipment materials, or other special equipment, which require the use of oversized-transport vehicles on State highways will require a Caltrans transportation permit. Caltrans recommends that large size truck trips be limited to off-peak commute hours.

If you have any questions please feel free to contact Melanie Bradford, the project coordinator at (213) 897-9446 and refer to GTS# 07-LA-2017-00799.

Sincerely,

DIANNA WATSON
LD-IGR Branch Chief

cc: Scott Morgan, State Clearinghouse

Comment H: California Department of Transportation

Comment H1: Based on the information received, the nearest State facility to the proposed project is the ST-110 freeway. Caltrans does not expect project approval to result in a direct adverse impact to the State facility.

Please note that any work performed within State right of way will require an encroachment permit from Caltrans. In addition, please be reminded that transportation of heavy construction equipment materials, or other special equipment, which require the use of oversized-transport vehicles on State highways will require Caltrans transportation permit. Caltrans recommends that large size truck trips be limited to off-peak commute hours.

Response to Comment H1: Comment noted. The project does not require an Encroachment Permit from Caltrans. Offsite improvements described in the Mitigated Negative Declaration will require Encroachment Permits from the County of Los Angeles, Department of Public Works. The project will seek Caltrans transportation permit(s) for those pieces of equipment requiring one for transit to the site.

Comment I

STATE OF CALIFORNIA

GOVERNOR'S OFFICE *of* PLANNING AND RESEARCH

STATE CLEARINGHOUSE AND PLANNING UNIT

EDMUND G. BROWN JR.
GOVERNOR

KEN ALEX
DIRECTOR

May 1, 2017

Julie Yom
Los Angeles County
510 S. Vermont Avenue
Los Angeles, CA 90012

Subject: Del Amo Neighborhood Park Project
SCH#: 2017031064

Dear Julie Yom:

The enclosed comment (s) on your Mitigated Negative Declaration was (were) received by the State Clearinghouse after the end of the state review period, which closed on April 27, 2017. We are forwarding these comments to you because they provide information or raise issues that should be addressed in your final environmental document.

The California Environmental Quality Act does not require Lead Agencies to respond to late comments. However, we encourage you to incorporate these additional comments into your final environmental document and to consider them prior to taking final action on the proposed project.

Please contact the State Clearinghouse at (916) 445-0613 if you have any questions concerning the environmental review process. If you have a question regarding the above-named project, please refer to the ten-digit State Clearinghouse number (2017031064) when contacting this office.

Sincerely,

Scott Morgan
Director, State Clearinghouse

Enclosures
cc: Resources Agency

Comment I: Governor's Office of Planning and Research

Comment I1: California Governor's Office of Planning and Research requested responses to State Water Resources Control Board, Division of Drinking Water and California Department of Transportation.

Response to Comment I1: Comment noted. Responses have been provided to the Water Board and Department of Transportation in responses to comments for Comment C and Comment H, respectively.

Section 5: Errata

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Errata

Amended text for the Del Amo Neighborhood Park Project IS/MND is presented below. Text revisions are organized by MND and IS page number when applicable. Additions to the Draft IS/MND text are shown with underlining and text removed from the Draft IS/MND is shown with ~~strikethrough~~.

Global Changes

The lead agency has revised setback to a 60' radius for tribal and cultural resources for consistency and to avoid contractor confusion. 60' represents a typical setback widely accepted as within the industry standard (typically 50' to 100'). This revision does not change the intent of the mitigation measures; no additional analysis is required.

The IS/MND incorrectly stated the project site was 8.1 acres, when it is actually 8.5 acres. The project site of 8.5 acres is comprised of 62 adjoining parcels owned by the Del Amo Neighborhood Park LLC and land owned by the County of Los Angeles, as depicted on Figure 2 of the IS/MND. The portion owned by the Del Amo Neighborhood Park LLC totals 8.1 acres. The analysis of the park's environmental impacts was based on the entire project area of 8.5 acres, consistent with the figures shown in the IS/MND. This error does not alter the analysis or conclusions drawn for the project; no additional analysis is required.

Mitigated Negative Declaration (Pages 3 and 4) and IS (Pages 23 and 37)

Mitigation Measure BIO-3/HAZ-6 (Final RAW, Section 6.4): Existing Eucalyptus trees in the northwest corner of the property shall be preserved to the extent feasible for the community and therefore the clean fill soil shall not be placed within the tree's vicinity and the existing grade adjustments to these trees will be maintained. Based on historic field investigation and sampling activities, lead concentrations (above the DTSC residential risk based screening level of 80 mg/kg) may exist within the vicinity of the tree. To avoid potential future exposure, a licensed landscape architect and/or arborist shall identify an appropriate cover material that will not harm the tree and will reduce the potential exposure of future site occupants to the impacted soil. Such cover material may include mulch, ~~tan~~ bark, or gravel.

Mitigated Negative Declaration (Page 3) and IS (Page 26)

Mitigation Measure CUL-1: In the event that historical archaeological, non-tribal, resources are unearthed during ground-disturbing activities, ground-disturbing activities shall be halted or diverted away from the vicinity of the find so that the find can be evaluated; the artifact(s) shall be left in place until a qualified professional archaeologist, who meets the U.S. Secretary of the Interior's Professional Qualifications and Standards has evaluated the artifact(s). A buffer area of at least ~~50~~60 feet shall be established around the find where construction activities shall not be allowed to continue until a qualified archaeologist has examined the newly discovered artifact(s) and has evaluated the area of the find. Work shall be allowed to continue outside of the buffer area. All archaeological resources unearthed by project construction activities shall be evaluated by a qualified professional archaeologist, who meets the U.S. Secretary of the Interior's Professional Qualifications and Standards. Archaeological Sensitivity Training will be carried out by a qualified archaeologist for all personnel who will engage in ground moving activities on the site. DPR shall coordinate with the archaeologist to develop an appropriate treatment plan for the resources. The plan may include implementation of archaeological data recovery excavations to address treatment of the resource along with subsequent laboratory processing and analysis. If appropriate, the archaeologist may introduce archaeological monitoring on all or part of the site. An archaeological report will be written detailing all archaeological finds. The archaeological report shall be submitted to the South Central Coastal Information Center. Should the newly discovered artifacts be determined to be prehistoric,

Mitigation Measure TRC-1 will be implemented as provided in Section 17, “Tribal Cultural Resources.”

Mitigated Negative Declaration (Page 3) and IS (Page 27)

Mitigation Measure CUL-2: If the find includes human remains, or remains that are potentially human, he or she shall ensure reasonable protection measures, including establishing a no work buffer area of at least 60 feet, are taken to protect the discovery from disturbance (AB 2641). The archaeologist shall notify the County Coroner (per §7050.5 of the Health and Safety Code). The provisions of §7050.5 of the California Health and Safety Code, Section 5097.98 of the California Public Resources Code, and Assembly Bill 2641 will be implemented. If the Coroner determines the remains are Native American and not the result of a crime scene, then the Coroner will notify the Native American Heritage Commission (NAHC), which then will designate a Native American Most Likely Descendant (MLD) for the project (§5097.98 of the Public Resources Code). The designated MLD will have 48 hours from the time access to the property is granted to make recommendations concerning treatment of the remains. If the landowner does not agree with the recommendations of the MLD, then the NAHC can mediate (§5097.94 of the Public Resources Code). If no agreement is reached, the landowner must rebury the remains where they will not be further disturbed (Section 5097.98 of the Public Resources Code). This will also include either recording the site with the NAHC or the appropriate Information Center; using an open space or conservation zoning designation or easement; or recording a reinternment document with the County in which the property is located (AB 2641). Work may not resume within the no-work radius until the lead agency, through consultation as appropriate, determines that the treatment measures have been completed to their satisfaction.

Mitigated Negative Declaration (Page 6) and IS (Page 58)

Mitigation Measure TRC-1: If subsurface deposits believed to be Tribal Cultural Resources or human in origin are discovered during construction, all work must halt within a ~~100~~60-foot radius of the discovery and the artifact(s) shall be left in place. A qualified professional archaeologist, meeting the Secretary of the Interior’s Professional Qualification Standards for prehistoric and historic ~~archaeologist~~archaeology, shall be retained to evaluate the significance of the find, and shall have the authority to modify the no-work radius as appropriate, using professional judgment. The following notifications shall apply, depending on the nature of the find:

- If the professional archaeologist determines that the find does not represent a cultural resource, work may resume immediately and no agency notifications are required.
- If the professional archaeologist determines that the find does represent a Tribal Cultural Resource from any time period or cultural affiliation, he or she shall immediately notify the County. The agency shall consult on a finding of eligibility and implement appropriate treatment measures, if the find is determined to be eligible for inclusion in the National Register of Historic Places (NRHP), ~~or~~ California Register of Historical Resources (CRHR), or the Los Angeles County Register of Landmarks and Historic Districts (LACR). Work may not resume within the no-work radius until the lead agencies, through consultation as appropriate, determine that the site either: 1) is not eligible for the NRHP, ~~or~~ CRHR, or LACR 2) that the treatment measures have been completed to their satisfaction.
- If the find represents a Native American or potentially Native American resource that does not include human remains, then he or she shall further notify ~~the Kizh Nation~~ Native Americans of Gabríeleño Ancestry and the NAHC. The agency shall consult with the NAHC on a finding of eligibility and implement appropriate treatment measures, if the

find is determined to be eligible for inclusion in the NRHP, ~~or~~ CRHR, or LACR. Work cannot resume within the no-work radius until the lead agencies, through consultation as appropriate, determine that the site either: 1) is not eligible for the NRHP, ~~or~~ CRHR, or LACR; or 2) that the treatment measures have been completed to their satisfaction.

Mitigated Negative Declaration (Page 7) and IS (Page 59)

Mitigation Measure TRC-2: At the southwest side of the project site (where a driveway is proposed), the southeast side of the project site (where a sidewalk is proposed), and all other areas where grading and excavation activities are proposed, shall be monitored by ~~one~~ a tribal monitor representing ~~the Kizh Nation~~ Native Americans of Gabríeleño Ancestry. The tribal monitor shall have the authority to temporarily halt construction activities within ~~100~~60 feet of a TCR or a potential TCR to determine if significant or potentially significant resources will be adversely affected by continuing construction activities. The tribal monitor shall use flagging tape, rope, or some other means, as necessary, to delineate the area of the find within which construction shall halt and the procedures in TRC-1 shall apply. Construction shall not take place within the delineated find area until the County consults on appropriate treatment. Tribal monitor may suggest options for treatment of finds for consideration. The County shall have ultimate authority over the treatment of new finds.

Mitigated Negative Declaration (Page 7) and IS (Page 60)

Mitigation Measure TRC-3: ~~Consider All Potential Tribal Resources to be Significant.~~ All Native American artifacts and finds suspected to be Native American in nature are to be considered as significant tribal cultural resources pursuant to CEQA Guidelines Section 15065(a) until the DPR [County] has determined otherwise with the consultation of a qualified archaeologist and local tribal representative(s) ~~of the Kizh Nation~~ for Native Americans of Gabríeleño Ancestry and any other tribe as designated by the NAHC.

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Section 6: Oral Transcript of the April 12, 2017 Community Meeting

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Comment G

COURT REPORTING
REGAL
BIG ENOUGH TO DELIVER
SMALL ENOUGH TO CARE

In the Matter Of:

DEL AMO PARK PROPOSED WORK PLAN

DTSC PUBLIC MEETING

April 12, 2017

Case No:

DTSC PUBLIC MEETING

DEL AMO NEIGHBORHOOD PARK PROPOSED WORK PLAN

REPORTER'S TRANSCRIPT OF PROCEEDINGS

WEDNESDAY, APRIL 12, 2017

REPORTED BY:

KELVIN DO

CSR NO. 13803

CARSON, CALIFORNIA, WEDNESDAY, APRIL 12, 2017

6:14 P.M. - 7:17 P.M.

---000---

MR. GLASSOCK: WE HAVE JUST A QUICK ANNOUNCEMENT FROM OUR INTERPRETER.

INTERPRETER: HELLO. THIS IS FOR ANY SPANISH-SPEAKING PERSONS.

(IN SPANISH.)

MR. GLASSOCK: GREAT, THANK YOU.

HI, EVERYONE. MY NAME IS MARK GLASSOCK, AND I AM THE DIRECTOR OF SPECIAL PROJECTS AT THE L.A. NEIGHBORHOOD LAND TRUST. WE ARE THE OWNER OF THE PROPERTY IN DEL AMO. I AM VERY EXCITED FOR THIS PARK PROJECT. WE HAVE COME IN AT THE TAIL END OF THIS WORK AND HAVE BEEN FOLLOWING THE YEARS AND YEARS OF STRUGGLE OF THE COMMUNITY ON THIS PROJECT AND ARE VERY GRATEFUL TO BE WORKING WITH, ACTUALLY, EVERYONE IN THE ROOM, WORKING WITH EVERYONE IN THE ROOM ON THIS PROJECT.

SO I KNOW PRETTY MUCH EVERYONE IN HERE IS VERY FAMILIAR WITH THE PROJECT, SO I WON'T GO TOO, TOO DEEP INTO THE BACKGROUND. BUT I DID WANT TO START WITH JUST SOME INTRODUCTIONS. WE ARE A SMALLER CROWD TODAY. I THINK IT WOULD BE HELPFUL IF WE DID GO AROUND THE ROOM AND STAND UP, INTRODUCE YOUR NAME, AND IF YOU'RE AFFILIATED WITH SOMEONE, THAT WOULD BE VERY HELPFUL.

AGAIN, I AM MARK FROM THE LAND TRUST.

WHO WOULD LIKE TO START?

MS. KAREN: MY NAME IS KAREN, AND I AM FROM THE DEL AMO COMMUNITY.

MR. GLASSOCK: THANK YOU, KAREN.

MR. MCPHAUL: I'M PHIL MCPHAUL. I AM FROM THE DEPARTMENT OF TOXIC SUBSTANCES CONTROL, OTHERWISE KNOWN AS THE DTSC, AND I AM THE PUBLIC PARTICIPATION SPECIALIST WITH THE ORGANIZATION.

MR. SCANDURA: I AM JOHN SCANDURA WITH DTSC AS WELL.

MR. SAYED: I AM SAFOUH SAYED FROM DTSC, PROJECT MANAGER.

MS. MORAN: I AM LAURA MORAN FROM MIG, AND MIG IS DOING THE DESIGN FOR THE PROJECT. AND I AM ON THE ENVIRONMENTAL REVIEW FOR CEQA.

MS. MEDINA: HI, MY NAME IS SAVANNAH MEDINA AND I AM A YOUTH IN THE DEL AMO COMMUNITY.

GO AHEAD.

MR. GLASSOCK: IT'S OKAY. IT'S OKAY. WHERE SHOULD WE GO NEXT.

MS. CRYSTAL: MY NAME IS CRYSTAL; THIS IS JESUS; THAT'S LALA. WE'RE ALL FROM THE DEL AMO COMMUNITY.

MS. MANNING: HI, I AM MARGARET MANNING, AND I

AM A RESIDENT ON FUDLONG (PHONETIC) AVENUE.

(INAUDIBLE)

MS. BABICH: I AM CYNTHIA BABICH, THE DIRECTOR OF THE DEL AMO ACTION TEAM HERE, AND I AM ALSO A LOS ANGELES ENVIRONMENTAL JUSTICE NETWORK COORDINATOR.

MR. GLASSOCK: YAY. GRANTS AND FUNDING.

MR. SENGA: I AM ROBERT SENGA. I AM WITH THE DTSC.

MS. BOWEN: MY NAME IS PATRICE BOWEN AND I AM CHIEF IN THE OFFICE OF PUBLIC PARTICIPATION WITH THE DTSC. THANK YOU FOR BEING HERE.

MS. YOM: HI, I AM JULIE FROM LOS ANGELES COUNTY DEPARTMENT OF PARKS AND RECREATION.

MR. ADAMS: MY NAME IS SAMUEL ADAMS. I AM WITH THE L.A. COUNTY DEPARTMENT OF PARKS AND REC.

INTERPRETER: MY NAME IS EMMANUEL FLORES. I AM THE INTERPRETER.

MR. GLASSOCK: YOUR WORDS ARE ENCOURAGED TONIGHT.

MS. GUERRERO: HI, I'M MELISSA. I DON'T HAVE A JOKE FOR YOU YET. I AM FROM THE L.A. NEIGHBORHOOD LAND TRUST, AND I AM THE PROJECT MANAGER FOR THIS WONDERFUL PARK. THANK YOU FOR BEING HERE.

THE REPORTER: HI, MY NAME IS KELVIN AND I AM JUST A STENOGRAPHER BACK HERE. SO IF ANYONE IS GOING TO

SPEAK, PLEASE SPEAK LOUDLY, SUCCINCTLY, SO THAT I CAN GET THE WORDS DOWN VERBATIM. THANK YOU.

MR. GLASSOCK: WOW. JUSTICE DEPARTMENT. THAT'S A TOUGH JOB. MY HATS OFF TO YOU.

SO THANK YOU, EVERYONE. IT'S NOT OFTEN THAT WE GET TO GO AROUND THE ROOM LIKE THAT IN A COMMUNITY MEETING, BUT I THINK IT'S VERY HELPFUL ON A PROJECT LIKE THIS WITH SO MANY PARTNERS. I WELCOME YOU TONIGHT AND AM VERY APPRECIATIVE OF YOUR TIME.

SO IS THIS FAMILIAR TO EVERYONE IN THE ROOM?

OKAY. THIS IS THE DEL AMO NEIGHBORHOOD PROJECT, PARK PROJECT. IT WILL BE CALLED THE WISHING TREE PARK VERY, VERY SOON. WE'RE VERY EXCITED ABOUT MOVING THIS FORWARD. WE'RE IN THE LATTER STAGES OF OUR CONSTRUCTION DOCUMENTS. WE WILL BE TALKING TONIGHT ABOUT OUR ENVIRONMENTAL APPROVALS AROUND CEQA AND OUR REMOVAL ACTION WORK PLAN.

JUST WANT TO PROVIDE A BIG PICTURE. SO THE PARK PROJECT, THERE'S A LOT OF THINGS THAT HAVE GONE INTO THE PARK PROJECT, AND THE PRINCIPAL ONE OF THOSE FEATURES HAVE BEEN THE COMMUNITY LEADERSHIP ON IT.

WE'VE GOT ZACK IN THE HOUSE TONIGHT. WE'VE GOT MARGARET MANNING IN THE HOUSE TONIGHT. WE REALLY APPRECIATE YOUR FEEDBACK, YOUR WISDOM, AND YOUR DIRECTION FOR US OVER THESE PAST TWO AND A HALF YEARS

THAT THE LAND TRUST HAS BEEN INVOLVED TO MAKE BETTER PROJECTS, AND WE'RE REALLY LOOKING FOR -- TO BREAK SOME GROUND ON THE PROJECT AND THEREAFTER.

PARTNERSHIP IS ALSO A VITAL PIECE OF THIS PROJECT. EVERYONE IN THE ROOM IS A PARTNER WITH THE PROJECT, AND WE APPRECIATE AND VALUE EACH OF THESE PARTNERSHIPS. WE WOULD NOT BE IN THIS ROOM AFTER 24 YEARS TALKING ABOUT THIS PROJECT IF IT WAS NOT FOR EVERYONE IN THIS ROOM.

PROJECT DESIGN, THAT'S WHAT MELISSA AND OUR PARK ADVISORY COMMITTEE IS LEADING. WE HAVE BEEN MAKING SOME FAIRLY SMALL CHANGES FROM OUR LAST MEETING, AND WE WILL OUTLINE SOME OF THE ISSUES AROUND SOIL THIS EVENING AS WELL.

AND THEN THE ENVIRONMENTAL APPROVAL PIECE. THE ENVIRONMENTAL APPROVALS ARE WHAT WE WILL BE DISCUSSING TONIGHT. I DEFINITELY ENCOURAGE YOU TO BRING YOUR COMMENTS AND QUESTIONS TO THE TABLE. AT THE SIGN-IN SHEET, WE DO HAVE COMMENT CARDS. PLEASE DO NOT FEEL LIKE THAT'S ALL YOU CAN WRITE. IF YOU WOULD LIKE MORE OR IF YOU WOULD LIKE TO PROVIDE YOUR COMMENTS IN A DIFFERENT WAY, PLEASE LET US KNOW AND WE WOULD BE HAPPY TO ACCOMMODATE.

THE OTHER FOLKS THAT ARE IN THE ROOM ARE THE L.A. CONSERVATION CORE. CONSERVATION CORE, FOR THOSE

THAT ATTENDED THE MEETING WHEN WE INTRODUCED THEM, THEY WILL BE HELPING US BUILD THE PROJECT. THEY'RE A VITAL PIECE OF THE PROJECT.

THE L.A. COUNTY DEPARTMENT OF PARKS AND RECREATION ARE FRIENDS OF THE PARKS DEPARTMENT AND WILL BE HELPING US TO OPERATE THE PARK, WHICH WE ARE VERY EXCITED ABOUT.

MIG IS HELPING US TO DESIGN THE PARK. SO THE LIST GOES ON AND ON WITH PARTNERS. SO JUST A LITTLE BIT ABOUT THESE LARGE DOCUMENTS, VERY COMPLEX DOCUMENTS THAT WE WILL BE TALKING ABOUT TONIGHT.

FROM THE DEPARTMENT OF TOXIC SUBSTANCES CONTROL, WE WILL BE TALKING ABOUT THE REMOVAL ACTION WORK PLAN. AND THEN FROM THE COUNTY, FROM JULIE, WE WILL BE TALKING ABOUT THE MITIGATED NEGATIVE DECLARATION. THIS IS OUR CEQA DOCUMENT, AND CEQA STANDS FOR THE CALIFORNIA ENVIRONMENTAL QUALITY ACT. AND LAURA WILL BE HELPING US WITH THAT AS WELL.

SO THAT'S MY PRESENTATION. I'M GOING TO HANG OUT IN THE BACK. IF YOU HAVE ANY QUESTIONS AFTER THE MEETING, I WILL BE HAPPY TO STAY AROUND. I'M GOING TO BE PASSING IT OFF TO PHIL -- OR JOHN -- SORRY -- JULIE. JULIE. SORRY. COMING DOWN WITH A COLD, SO MY MIND IS A LITTLE SCATTERED. MIGHT WANT TO WASH THE MICROPHONE.

MS. YOM: HELLO, AGAIN. I AM JULIE YOM FROM

THE L.A. COUNTY PARKS AND RECREATION DEPARTMENT, AND ON BEHALF OF THE COUNTY, I WELCOME AND THANK EVERYONE FOR BEING HERE. AND AS MARK MENTIONED, THE DEL AMO NEIGHBORHOOD PARK, OR TO BE CALLED WISHING TREE PARK, IS A GREAT PROJECT WITH MANY PARTNERS, AND WE ARE ALL VERY EXCITED TO BRING A MUCH NEEDED AND MUCH DESERVING COMMUNITY PARK IN THE UNINCORPORATED AREA OF WEST CARSON.

THE COUNTY IS THE LEAD AGENCY FOR THE PUBLIC CEQA DOCUMENTS, THE MITIGATED NEGATIVE DECLARATION, AND I WANTED TO REMIND YOU THAT WE ARE CURRENTLY IN THE PUBLIC COMMENT PERIOD; SO WE ARE CURRENTLY RECEIVING YOUR QUESTIONS, COMMENTS, CONCERNS OR ANYTHING THAT YOU MAY WANT TO PROVIDE AND INPUT FOR THE PROJECT.

YOU ARE WELCOME TO PROVIDE THEM TO ME, AND THE TEAM AND I WILL WORK VERY HARD TO ENSURE THAT ALL THE COMMENTS AND QUESTIONS ARE APPROPRIATELY ADDRESSED. MY CONTACT INFORMATION IS LISTED ON THE COMMENT FORM THAT'S AT THE SIGN-IN TABLE. AND LAURA MORAN FROM MIG WILL EXPLAIN FURTHER ABOUT THE CEQA PROCESS IN THE SECOND PART OF THE PRESENTATION.

AND WITH THAT SAID, I'M GOING TO HAND IT OFF TO PHIL FROM DTSC. THANK YOU.

MR. MCPHAUL: THANKS, JULIE.

AGAIN, I AM PHIL MCPHAUL WITH THE DTSC. I AM

THE PUBLIC PARTICIPATION SPECIALIST WITH THIS PROJECT AND MANY OTHER PROJECTS.

SO THE DEPARTMENT OF TOXIC SUBSTANCES CONTROL, WE ARE BASICALLY RESPONSIBLE FOR DOING THE REMOVAL ACTION WORK PLAN. AND YOU'RE GOING TO HEAR FROM SAFOUH -- YOU'RE GOING TO HEAR FROM, ACTUALLY, JOHN. AND THEN SAFOUH IS GOING TO COME UP AND PRESENT THE REMEDIAL -- I'M SORRY -- THE REMOVAL ACTION WORK PLAN TONIGHT.

SO JUST, AGAIN, I WANTED TO REMARK ON WHAT MARK HAD SAID EARLIER. COMMENTS, WE DEFINITELY WELCOME YOUR COMMENTS. WE HAVE COMMENT CARDS IN THE BACK. MELISSA IS BACK THERE. I JUST WANTED TO MAKE SURE THAT EVERYBODY IS AWARE THAT WE WANT TO DEFINITELY HEAR YOUR COMMENTS TONIGHT. TOWARDS THE END, IF YOU WANT TO SPEAK, YOU KNOW, IN FRONT OF EVERYBODY, YOU CAN PROVIDE VERBAL COMMENTS. BUT YOU ALSO HAVE THE ABILITY TO MAIL THEM, E-MAIL THEM. AND I WILL GO OVER THAT A LITTLE LATER.

LET ME BRING UP JOHN. JOHN IS GOING TO DO OUR FIRST -- HE'S GOING TO TALK ABOUT -- HE'S GOING TO DO AN OVERVIEW FOR YOUR REAL QUICK. AND THEN SAFOUH WILL BE UP AFTER THAT.

MR. SCANDURA: SOUNDS GOOD. THANK YOU VERY MUCH, PHIL. THIS LIGHT HERE.

FIRST OF ALL, ON BEHALF OF BARBARA NILAND, DIRECTOR OF THE DEPARTMENT OF TOXIC SUBSTANCES CONTROL, WELCOME TO THIS MEETING. THANK YOU ALL FOR COMING TONIGHT. I KNOW WE HAVE A SMALL GROUP TONIGHT, BUT WHETHER WE HAVE A LARGE GATHERING OR A SMALL GATHERING, NEVERTHELESS, IT'S VERY IMPORTANT THAT WE COMMUNICATE THIS IMPORTANT INFORMATION TO YOU AND ALSO HEAR YOUR INPUT.

AND I WOULD LIKE TO ALSO THANK OUR PARTNERS THAT WE HAVE BEEN WORKING WITH ON DEL AMO PARK OR WISHING TREE PARK, L.A. NEIGHBORHOOD LAND TRUST, L.A. COUNTY DEPARTMENT OF PARKS AND RECREATION ON THIS PROJECT.

I WANT TO GIVE A SPECIAL SHOUT-OUT TO THE DEL AMO ACTION COMMITTEE, MARK AND CYNTHIA AND MARK, THE DEL AMO ACTION COMMITTEE YOUTH.

LET ME SAY TO YOU, I AM SO THRILLED YOU'RE ALL HERE TODAY. LET ME SAY TO YOU THAT WHEREVER YOUR LIFE TAKES YOU, GET INVOLVED IN YOUR COMMUNITY NO MATTER WHERE YOUR LIVE. IT'S VERY IMPORTANT THAT YOU DO THIS. THANK YOU ESPECIALLY FOR COMING TONIGHT AND PROVIDING INPUT TO US.

WELL, DTSC IS THE PRIME HAZARDOUS WASTE REGULATORY AGENCY HERE IN CALIFORNIA. WE REGULATE THE FACILITIES THAT TREAT IN DISPOSING HAZARDOUS WASTES, AND

WE ALSO OVERSEE CLEANUPS OF SITES THAT WOULD BE CONTAMINATED BY HAZARDOUS WASTE AND SUBSTANCES.

TWO OF THE SITES THAT WE'RE INVOLVED WITH IS THE DEL AMO SITE AND THE MONTROSE CHEMICAL SITE. THOSE ARE TWO SITES THAT ARE ACTUALLY ON THE FEDERAL NATIONAL PRIORITIES LIST, AND WE WORK ON THE CLEANUP OF THOSE TWO SITES. WE HAVE HUNDREDS THROUGHOUT THE STATE.

THIS PARTICULAR PROPERTY WHERE THE PARK IS LOCATED WAS ONCE UPON A TIME A NEIGHBORHOOD WITH QUITE A NUMBER OF HOUSES THERE. THEY UNFORTUNATELY BECAME CONTAMINATED BY A NUMBER OF SUBSTANCES, SUBSTANCES FROM THE MONTROSE CHEMICAL SITE.

WELL OVER 20 YEARS AGO, THE DECISION WAS MADE BY SHELL, ONE OF THE RESPONSIBLE PARTIES AT DEL AMO, TO BUY OUT ALL OF THE HOMES, DEMOLISH THE HOMES, AND THEN CLEAN OUT MOST OF THE HAZARDOUS WASTE AND HAZARDOUS SUBSTANCES THAT WERE OUT THERE.

SOME RESIDUAL HAZARDOUS SUBSTANCES HAD REMAINED ON THE PROPERTY; NAMELY, SOME LEAD AND SOME OTHER THINGS. AND SO WHAT OUR REMOVAL ACTION WORK PLAN -- BASICALLY THAT'S A RATHER BUREAUCRATIC TERM FOR WHAT AMOUNTS TO A PLAN THAT WILL BE PRESENTED TO YOU TONIGHT ON HOW WE ARE GOING TO PROTECT PARK USERS FROM THOSE RESIDUAL SUBSTANCES. THAT ENTAILS PLACING A CAP -- NOT A CAP -- A COVER ON THE PROPERTY, AND THEN

SOME OTHER PROTECTIVE MEASURES THERE.

ONE THING THAT -- THE HIGHEST PRIORITY FOR DTSC IS TO ENSURE THAT WHATEVER ACTIONS WE TAKE ARE PROTECTIVE TO HUMAN HEALTH AND THE ENVIRONMENT. BUT ALSO ANOTHER VERY IMPORTANT PRIORITY IS THAT WE SEE THAT THESE PROPERTIES ARE REUSED.

SO WE HAVE QUITE A NUMBER OF PROPERTIES THAT, ONCE WERE CONTAMINATED, WERE PUT BACK INTO PRODUCTIVE USES. CONVERSION OF THESE KINDS OF SITES TO PARKS IS ESPECIALLY A VERY IMPORTANT USE. IT'S A VERY IMPORTANT USE FOR ALL OF US.

PARKS ARE SO IMPORTANT TO OUR COMMUNITY. I AM A FORMER PARKS COMMISSIONER OF A CITY OF 200,000 PEOPLE. AND I LEARNED BACK THEN HOW IMPORTANT IT IS TO HAVE OUR PARKS. COMMUNITIES THAT DON'T HAVE THAT MANY PARKS ARE OFTEN AT A SIGNIFICANT DISADVANTAGE. SO THIS IS GOING TO BE A TREMENDOUS, TREMENDOUS BOOST FOR THE WHOLE COMMUNITY. WE ARE VERY PROUD TO BE PART OF THE EFFORT.

MARK MENTIONED A LITTLE BIT EARLIER ABOUT -- WE ACTUALLY HAD TWO DOCUMENTS THAT WE PRESENTED TO THE PUBLIC FOR REVIEW AND COMMENT. ONE IS THE REMOVAL ACTION WORK PLAN. DTSC CANNOT APPROVE A DOCUMENT UNTIL IT HAS CONSIDERED PUBLIC COMMENTS -- WELL, PUBLIC COMMENTS HAD THEIR REVIEW. THE OTHER THING IS THAT ALL PROJECTS HAVE TO BE ANALYZED ACCORDING TO THE CALIFORNIA

ENVIRONMENTAL QUALITY ACT OR CEQA AS MARK MENTIONED. SO DTSC IS REQUIRED TO PERFORM THAT ANALYSIS.

HOWEVER, THIS PROJECT IS A LITTLE BIT DIFFERENT BECAUSE THE ACTIVITIES UNDER THE REMOVAL ACTION WORK PLAN ARE ACTUALLY PART OF THE PARK CONSTRUCTION PROJECT.

AND THE LEAD AGENCY, THE AGENCY THAT WILL MAKE THE FINAL DECISION ON THE CONSTRUCTION OF THE PARK, THE DEVELOPMENT OF THE PARK, IS LOS ANGELES COUNTY, AND, THEREFORE, THEY ARE IN THE LEAD FOR ACTUALLY PERFORMING THE ENVIRONMENTAL ANALYSIS.

THE LAW DOES NOT ALLOW TWO SEPARATE AGENCIES TO ANALYZE THE VERY SAME PROJECT. THAT'S CALLED PROJECT SPLITTING. THAT'S NOT ALLOWED UNDER THE LAW. SO L.A. COUNTY IS TAKING THE LEAD. THE DTSC HAS PROVIDED SIGNIFICANT INPUT TO THE COUNTY AND THEIR ANALYSIS OF THE IMPACTS ASSOCIATED WITH THE REMOVAL ACTION WORK PLAN. SO YOU'RE ALSO BEING ASKED TO PROVIDE COMMENTS ON MITIGATED NEGATIVE DECLARATION REPAIR UNDER CEQA.

NOW, ONE THING YOU'RE GOING TO NOTICE IS THAT WE'RE ASKING YOU TO PROVIDE COMMENTS ON TWO DOCUMENTS, THE REMOVAL ACTION WORK PLAN, THE MITIGATED NEGATIVE DECLARATIONS. YOU MAY SAY, HOW DO I KNOW WHICH DOCUMENT I AM COMMENTING ON? PLEASE, DON'T WORRY ABOUT THAT. ENTER YOUR COMMENTS. WHATEVER COMMENTS, CONCERNS, YOUR

INPUT YOU CAN PROVIDE WILL BE GREATLY APPRECIATED. WE WILL DETERMINE HOW BEST TO RESPOND TO THOSE COMMENTS. NO COMMENTS WILL BE UNRESPONDED. ALL COMMENTS WILL BE RESPONDED TO.

SO THANK YOU VERY MUCH FOR COMING TONIGHT. NOW I WOULD LIKE TO PRESENT TO YOU OUR PROJECT MANAGER, SAFOUH SAYED, THE PERSON ACTUALLY OVERSEEING THE ACTIVITIES IN THE REMOVAL ACTION WORK PLAN.

MR. SAYED: THANK YOU, JOHN.

MR. GLASSOCK: WOULD IT BE HELPFUL IF WE TURNED DOWN THE LIGHTS IN THE FRONT?

MR. SAYED: OKAY. I WILL BE TALKING ABOUT THE REMOVAL ACTION WORK PLAN. AND WE HAVE THE SITE LOCATION, WHICH THE ADDRESS AT THIS TIME IS 1000 WEST 204TH STREET, CITY OF TORRANCE. AND THE SITE IS SURROUNDED BY RESIDENTIAL SOUTHEAST AND WEST. AND TO THE NORTH, WE HAVE LIGHT INDUSTRIAL PARK, AS WELL WE HAVE DEL AMO PIT SITE. AND ALSO WE HAVE THE DEL AMO STUDY ON THE OUTSIDE. AND TO THE NORTHWEST WE HAVE THE MONTROSE SITE.

SO SOME BACKGROUND ABOUT THE PROJECT. THE SITE IS APPROXIMATELY 8.1 ACRES OF VACANT LAND AND ALSO CONSISTS OF 62 PARCELS. AND A SERIES OF ENVIRONMENTAL INVESTIGATIONS WERE CONDUCTED BETWEEN 1983 TO 2006. SO REALLY IN THOSE INVESTIGATIONS, ELEVATED DDT LEVELS WERE

FOUND. AND IN 1990, DDT CONTAMINATED SOIL WAS REMOVED. ALSO, ADDITIONAL SAMPLING OCCURRED DURING THE 2000S. SO WE HAVE -- LEAD WAS FOUND ABOVE THE RESIDENTIAL LEVELS AT DEPTHS OF THREE FEET AND FIVE FEET.

SO IN DECEMBER 2015, DTSC, THE DEPARTMENT OF TOXIC SUBSTANCES CONTROL, SIGNED AN AGREEMENT WITH THE DEL AMO NEIGHBORHOOD PARK, LLC, TO ADDRESS THE CONTAMINATION AT THE SITE.

AND IN MAY 2016, LAST YEAR, OUR DEPARTMENT RECEIVED THE DRAFT DOCUMENT, DRAFT RAW FOR REVIEW. SO AFTER THE REVIEW AND SEVERAL REVISIONS, DTSC ACCEPT THE DOCUMENT FOR PUBLIC INPUT. SO DTSC DECIDED TO PUT TWO FEET OF SOIL INTO THE SITE FOR PUBLIC PROTECTION AND TO ENSURE THE PROTECTION OF HUMAN HEALTH AND ENVIRONMENTAL FOR NOW INTO THE FUTURE.

SO THE ALTERNATIVE EVALUATED IN THIS DOCUMENT, THERE ARE THREE. THE FIRST ONE, NO FURTHER ACTION. AND IT IS STANDARD PRACTICE FOR THE DEPARTMENT THE FIRST ONE WOULD BE USED AS A BASELINE. THE SECOND ALTERNATIVE, HOT SPOT REMOVAL, OFFSITE DISPOSAL. THE THIRD ONE, PLACEMENT OF TWO FEET OF SOIL.

SO IN ORDER TO EVALUATE THOSE THREE ALTERNATIVES, OUR DEPARTMENT USES DEFINED CRITERIA, AND THE DEPLOYMENT OF THE NINE CRITERIA.

THE FIRST ONE, TO OVERALL PROTECT HUMAN HEALTH

AND THE ENVIRONMENT. THE SECOND ONE, COMPLIANCE WITH APPLICABLE LAWS, REGULATION, AND OTHER APPROPRIATE REQUIREMENTS. AND ALSO WE USE THE LONG-TERM EFFECTIVENESS AND PERFORMANCE, AS WELL, REDUCTION OF TOXICITY AND MOBILITY.

AND ANOTHER ONE WITH SHORT-TERM EFFECTIVENESS, AND THIS WE USUALLY USE DURING THE CONSTRUCTION PHASE OF THE PROJECT TO ENSURE THAT THE PUBLIC AND THE COMMUNITY AS WELL AS THE WORKERS WHO ARE BUILDING ARE SAFE. AND ANOTHER ONE TO IMPLEMENT IS THE REMEDY.

AS WELL THE COST OF REMEDY IS A FACTOR. AND I KNOW THE PROJECT COSTS A WHOLE $1.5 MILLION. AND THEN THE STATE ACCEPTANCE OF THE REMEDY WILL BE THE DEPARTMENT OF TOXIC SUBSTANCE CONTROL AGENCY. WE SPEND TIME REVIEWING THE DOCUMENT AND THE ANALYSIS. AND WE HAVE ALSO THE COMMUNITY ACCEPTANCE OF THE REMEDY. AND THIS IS HERE FOR YOU GUYS TO ACCEPT THE REMEDY, AS WELL AS PROVIDE COMMENTS TO US.

SO BASED ON THE EVALUATION, ALTERNATIVE NO. 3 IS PROPOSED AS OF RIGHT NOW. SO WHAT DOES THE ALTERNATIVE NO. 3 INVOLVE? IT WOULD BE TO PLACE TWO FEET OF CLEAN SOIL ON THE SITE AS WELL AS THE INSTALLATION OF VAPOR BARRIER SYSTEMS UNDER ALL ON-SITE STRUCTURE AND FOR PREPARATION OF A SOIL MANAGEMENT PLAN AS WELL AS TO RECORD A LAND USE COVENANT. SO THE LAND

USE COVENANT IS A LEGAL DOCUMENT THAT WILL BE REPORTED TO ENSURE THE PROTECTION OF THE PUBLIC AND THE ENVIRONMENT IS LONG-TERM.

SO NEXT STEP IS GOING TO BE WE HAVE THE PUBLIC COMMENT PERIOD THAT ENDS UNTIL OF APRIL 28 OF THIS MONTH. SO WHENEVER THESE COMMENTS ARE RECEIVED, OUR DEPARTMENT WILL EVALUATE THESE COMMENTS AND WE WILL PREPARE A RESPONSE TO COMMENTS. AND BASED ON THAT, BASED ON THE COMMENTS THAT WE RECEIVE, DTSC WILL APPROVE THE REMOVAL ACTION WORK PLAN.

THE NEXT STEP WOULD BE THE OWNER OF THE SITE, THE DEL AMO PARK, LLC, WILL OBTAIN ALL PERMITS FOR THE CONSTRUCTION. WE ANTICIPATE IN NOVEMBER 2017 THAT THE FIELD WORK WILL START, AND IT MIGHT LAST APPROXIMATELY 15 MONTHS DEPENDING THAT ALL THE REQUIRED PERMIT WILL BE OBTAINED PRIOR TO THE START OF THE CONSTRUCTION.

SO WHEN THE PROJECT IS COMPLETE, THE DEL AMO PARK WILL SUBMIT A COMPLETION REPORT TO DTSC, OUR DEPARTMENT.

THIS IS WHAT I WANTED TO PRESENT TO YOU REGARDING THE REMOVAL ACTION WORK PLAN. THANK YOU.

MR. MCPHAUL: THANKS, SAFOUH. THERE YOU HAVE IT. THAT'S OUR REMOVAL ACTION WORK PLAN. IF YOU HAVE -- I DON'T KNOW IF WE MADE IT CLEAR, WE WOULD LOVE YOUR COMMENTS. I WANT TO GIVE YOU A REMINDER, OUR

COMMENT PERIOD, WE ARE SMACK DAB IN THE MIDDLE OF IT. IT IS NOW APRIL 12TH. WE ARE TWO WEEKS INTO IT.

WE HAVE ABOUT A LITTLE OVER TWO WEEKS LEFT IN THE PUBLIC COMMENT PERIOD. SO IF YOU DON'T HAVE COMMENTS READY TONIGHT, BY ALL MEANS, YOU CAN SUPPLY THEM TO US. SAFOUH'S INFORMATION IS HERE. WE HAVE AN E-MAIL ADDRESS HERE ALSO THAT YOU CAN SEND THEM TO.

AND YOU CAN ALSO OBVIOUSLY, IF YOU HAVE ANY COMMENTS TONIGHT, WE HAVE COMMENT CARDS IN THE BACK -- AGAIN, WE TALKED ABOUT THAT -- WITH MELISSA. WE WOULD LOVE TO HEAR FROM ANY AND EVERYONE.

INFORMATION REPOSITORY. IF YOU WANT TO SEE HARD COPIES OF THIS INFORMATION, WE ACTUALLY HAVE ONE HERE LOCATED IN THIS LIBRARY. ADDITIONALLY, WE HAVE ONE AT OUR OFFICE HERE IN CYPRESS. SO CYPRESS, NOT TOO FAR FROM HERE, FOR THOSE WHO ARE NOT FAMILIAR -- I CAN'T TALK TODAY.

AND WE ALSO HAVE OUR DTSC WEBSITE, THE DTSC.CA.GOV. THERE YOU HAVE IT. WE WON'T GET INTO QUESTIONS RIGHT NOW, BUT WHAT I WOULD LIKE TO DO IS INTRODUCE LAURA MORAN, AND SHE IS GOING TO TALK TO YOU ABOUT THE CEQA DOCUMENT.

MS. MORAN: OKAY. AGAIN, I AM LAURA MORAN AND I AM WITH MIG. WE'RE THE ENVIRONMENTAL CONSULTANT AND DESIGN FIRM HELPING WITH THE PARK. TONIGHT I'M GOING TO

DISCUSS WITH YOU THE CEQA INITIAL STUDY MITIGATED NEGATIVE DECLARATION THAT THE COUNTY HAS PREPARED FOR THE PROJECT.

JUST A QUICK BACKGROUND ON CEQA. GOVERNOR REAGAN SIGNED CEQA INTO LAW BACK IN 1970. THESE ARE THE STATUTES AND GUIDELINES, THE PUBLIC RESOURCE CODE AND THE CALIFORNIA CODE OF REGULATIONS WHERE YOU CAN FIND ALL OF THE CEQA STATUTES AND LOTS AND LOTS OF REALLY EXCITING READING. SO, YOU KNOW, I ENCOURAGE YOU TO GO LOOK THAT UP AND READ THROUGH THAT STUFF. IT WILL ONLY TAKE YOU A COUPLE OF YEARS.

CEQA APPLIES TO ALL PROJECTS SUBJECT TO PUBLIC AGENCY DISCRETIONARY ACTION. WHAT THAT MEANS IS THE COUNTY IS GOING TO OWN AND OPERATE OR THEY'RE GOING TO LEASE AND OPERATE THIS PARK. THEY'RE THE LEAD AGENCY FOR THIS PROJECT BECAUSE THEY'RE GOING TO OVERSEE THE CONSTRUCTION.

SO DTSC IS A RESPONSIBLE AGENCY BECAUSE THEY ARE ACTUALLY PROVIDING DISCRETIONARY APPROVAL THROUGH APPROVAL OF THE REMOVAL ACTION WORK PLAN, WHICH IS INTRINSICALLY TIED TO THIS PROJECT, CONSTRUCTION TO THIS PROJECT.

THE MAIN OBJECTIVES OF CEQA ARE FOR THE PROTECTION OF THE ENVIRONMENT AND TO INFORM THE PUBLIC. AS SAFOUH WAS SAYING, THEY WILL ENTER INTO A LUC, WHICH

WILL ACTUALLY ENSURE THE SAFETY OF THE PUBLIC, WHICH IS AN INTRINSIC PART OF THE CEQA PROCESS TO MAKE SURE THAT THE PUBLIC IS SAFEGUARDED.

AGAIN, THIS IS THE BEAUTIFUL LAYOUT OF THE FUTURE WISHING TREE PARK. I THINK YOU'RE ALL PRETTY FAMILIAR WITH THIS. THERE'S ANOTHER BOARD BACK THERE THAT DESCRIBES THE ELEMENTS.

SO THERE'S FOUR STEPS TO CEQA. ONE IS THE PRELIMINARY REVIEW, WHICH I THINK YOU CAN GUESS WHAT THAT IS. EVERYBODY LOOKS AT THE PROJECT AND STARTS TO IDENTIFY ANY AREAS THAT MIGHT NEED ADDITIONAL ENVIRONMENTAL ANALYSIS.

THE WAY WE DO THIS IS THROUGH THE INITIAL STUDY CHECKLIST. THE COUNTY LOOKS AT THE INITIAL STUDY CHECKLIST WHICH LOOKS AT THINGS LIKE AESTHETICS, BIOLOGICAL RESOURCES, AIR QUALITY, NOISE, HAZARDS, ET CETERA, AND DETERMINES UNDER THAT CHECKLIST IF THERE ARE ANY ASPECTS OF THE PROJECT THAT ARE GOING TO POTENTIALLY CAUSE A SIGNIFICANT IMPACT.

THE NEXT STEP IS TO DETERMINE WHAT LEVEL OF CEQA ANALYSIS WOULD BE REQUIRED IN ORDER TO ADEQUATELY ANALYZE THOSE POTENTIAL IMPACTS. SO A NEGATIVE DECLARATION IS PREPARED WHEN THERE ARE NOT GOING TO BE ANY IMPACTS TO THE ENVIRONMENT. BASICALLY THERE'S NOTHING THAT'S GOING TO OCCUR THAT'S GOING TO IMPACT THE

ENVIRONMENT.

A MITIGATED NEGATIVE DECLARATION MEANS THAT THERE ARE THINGS THAT COULD POTENTIALLY IMPACT THE ENVIRONMENT, BUT THROUGH BMPS AND MITIGATION MEASURES, EVERYTHING THAT COULD BE POTENTIALLY AN IMPACT WILL BE MITIGATED TO A LESS SIGNIFICANT LEVEL.

THEN THERE'S AN ENVIRONMENTAL IMPACT REPORT WHICH YOU HAVE TO GO TO IF YOU IDENTIFIED ANY POTENTIAL SIGNIFICANT IMPACTS THAT CANNOT BE MITIGATED OR REQUIRING OVERRIDING CONSIDERATION IN ORDER TO INCORPORATE THAT INTO THE PROJECT CONSTRUCTION.

FOR THIS PROJECT, WE'RE DOING A MITIGATED NEGATIVE DECLARATION. EVERYTHING THAT THE REMOVAL ACTION WORK PLAN AND THE CEQA ANALYSIS HAS LOOKED AT CAN BE FULLY MITIGATED UNDER THIS PLAN. SO MITIGATION MEASURES APPLY TO THIS PROJECT WHERE POTENTIALLY SIGNIFICANT IMPACTS ARE IDENTIFIED OCCUR BOTH IN THE RAW, WHICH IS, AGAIN, AN INTERNAL PART OF THE CONSTRUCTION OF THE PROJECT, AND THEN ALSO FOR SOME OF THE OTHER ENVIRONMENTAL FACTORS WE WILL DISCUSS.

SO THIS ISMND INCORPORATES MITIGATION MEASURES STRICTLY RELATED TO POTENTIALLY SIGNIFICANT CEQA IMPACTS. THERE'S OTHER THINGS THAT YOU MIGHT HAVE HEARD ABOUT THROUGH ACCESS TO THIS PROJECT, LIKE ENVIRONMENTAL JUSTICE. THAT IS NOT SOMETHING THAT IS LOOKED AT UNDER

CEQA. THAT'S A NEPA IMPACT. THE THINGS THAT ARE LOOKED AT UNDER CEQA CAN BE A LITTLE BIT DIFFERENT THAN SOME OF THE BIGGER ASPECTS OF THE PROJECT THAT YOU MAY HAVE HEARD OF SO FAR.

THE LAST STEP IN -- AFTER WE GET ALL YOUR COMMENTS BACK AND FINALIZE THE DOCUMENT IS TO CREATE A MITIGATION LONG-TERM REPORTING PROGRAM, WHICH GETS INCORPORATED INTO THE APPROVAL PROCESS OF THE PROJECT.

SO, IF YOU HAVE EVER TRIED TO EVEN DO A PROJECT ON YOUR HOUSE, YOU'RE DOING YOUR DRIVEWAY OR SOMETHING, YOU MAY HAVE A CONDITION OF APPROVAL IN YOUR PERMITS. IT'S VERY SIMILAR TO THAT. IT'S A LIST OF ITEMS THAT REQUIRE MONITORING, REPORTING, AND A SEQUENCE OF EVENTS THAT NEED TO OCCUR IN ORDER TO BE IN COMPLIANCE WITH YOUR PERMITS.

SO FOR THE RAW -- AS WE SAID, THERE'S TWO DOCUMENTS HERE, BUT SINCE THEY ARE BOTH PART OF CONSTRUCTING THE PARK, WE HAVE HAD TO LOOK AT MITIGATIONS PROVIDED IN THE RAW AND MITIGATIONS PROVIDED STRICTLY UNDER CEQA, AND THEN INCORPORATE THEM ALL INTO THE ISMND.

SO FOR THE RAW MITIGATION MEASURES, THEY LOOKED AT SPECIFICALLY AIR QUALITY, DUST MANAGEMENT, IN PARTICULAR, DURING CONSTRUCTION, HAZARDOUS MATERIALS, HYDROLOGY AND TRAFFIC.

AND THEN FOR THE CEQA MITIGATION MEASURES, WE LOOKED AT AIR QUALITY AS FAR AS THE EMISSIONS DURING CONSTRUCTION, BIOLOGICAL RESOURCES, CULTURAL RESOURCES AND NOISE.

AND FOR AIR QUALITY, JUST FOR YOUR -- SO YOU UNDERSTAND WHAT THAT MEANS TO LOOK AT IT AND GET MITIGATION MEASURES TO, YOU KNOW, ENSURE THE AIR QUALITY IS OKAY DURING CONSTRUCTION. YOU KNOW, THINGS LIKE WATERING OF THE SITE DURING GRADING AND SOIL IMPORT, VACUUM AND STREET SWEEPER, IF NECESSARY, TO CLEAN UP ANY MATERIALS LEFT BEHIND FROM CONSTRUCTION, DUST MONITORING CONDUCTED DURING SOIL IMPORT, GRADING IMPACTION. AND THEN FOR THE CEQA ASPECTS OF AIR QUALITY USING TIER-TWO ENGINES ON TRUCKS WHICH REQUIRE SPECIFIC EMISSIONS CONTROLS TO LESSEN THE IMPACTS.

FOR BIOLOGY, WE'RE RETAINING THE EUCALYPTUS TREES THAT ARE ON THE SITE. SO WE WILL BE REQUIRED UNDER THE MIGRATORY BIRD TREATY ACT TO DO PRELIMINARY NESTING BIRD MITIGATION MEASURES, WHICH IS BASICALLY MAKING SURE THERE ARE NO NESTING BIRDS PRIOR TO CONSTRUCTION AND/OR SETTING UP AN ADEQUATE BUFFER SO THAT THEY ARE NOT DISTURBED UNTIL THE YOUNG ARE FLEDGED.

FOR CULTURAL RESOURCES, WE HAVE PRETTY STANDARD MITIGATION MEASURES. THIS SITE IS A FORENSIC REDEVELOPMENT SITE. IT'S GOT LOTS OF IMPORT FILL

ALREADY. WE'RE NOT EXPECTING TO FIND ANY NEW SIGNIFICANT CULTURAL RESOURCES; HOWEVER, THE COUNTY HAS CONSULTED WITH LOCAL TRIBES WHO ARE INTERESTED, AND THERE WILL BE A TRIBAL MONITOR ON-SITE. SOMETIMES FILL BROUGHT IN FROM OTHER PLACES HAS ARTIFACTS THAT WERE IMPORTED TOO.

SO TO SAFEGUARD EVERYTHING, WE PUT MITIGATION MEASURES TO MAKE SURE THAT ANY SIGNIFICANT HUMAN RESOURCE REMAINS OR PALEONTOLOGICAL FINDS OR TRIBAL ARTIFACTS ARE WELL ACCOUNTED FOR. AND WE HAVE MEASURES IN PLACE TO STOP CONSTRUCTION, RECORD THE FINDS, AND TAKE CARE OF THEM APPROPRIATELY UNDER THE LAW.

FOR HAZARDS, COMPLIANCE MITIGATION MEASURES UNDER THE RAW INCLUDE DECONTAMINATION OF EQUIPMENT, CREATION OF A HEALTH AND SAFETY PLAN FOR WORKERS ON THE SITE, AND A SOIL MANAGEMENT PLAN WHICH IS PART OF RAW.

FOR HYDROLOGY, PROTECTION OF THE STORM DRAINS AND GENERAL SOIL EROSION CONTROL MEASURES, A SWIF (PHONETIC) WILL BE PREPARED FOR THINGS LIKE -- I'M SURE YOU'VE SEEN THESE AT CONSTRUCTION SITES -- THERE WILL BE BERMS AND WADDLES AND THINGS TO PROTECT THE STORM DRAIN SO THAT IN THE EVENT THAT WE DO GET RAIN DURING CONSTRUCTION, THINGS DON'T GO DOWN THE DRAIN AND ENTER THE STORM WATER SYSTEM.

NOISE. MEASURES TO REDUCE NOISE GENERATED

ON-SITE INCLUDE LIMITING THE HOURS OF CONSTRUCTION, STAGING EQUIPMENT, AND NOTIFICATION OF POINT PERSON FOR COMPLAINTS. SO PEOPLE WHO LIVE AROUND THE SITE, IF THERE ARE NOISES OUTSIDE OF THE PARAMETERS REQUIRED UNDER THE PERMITS, THEN THERE WILL CERTAINLY BE SOMEBODY YOU CAN NOTIFY.

AGAIN, WE DID MENTION THERE WILL BE A TRIBAL CULTURAL RESOURCES PERSON ON SITE DURING EXCAVATION.

AND THEN THERE'S ALSO GOING TO BE A TRAFFIC CONTROL PLAN OUTLINED IN THE RAW AS WELL, HOW OR WHEN OR WHERE TRUCKS ENTER AND LEAVE THE SITE.

SO THE NEXT STEPS ARE -- YOU KNOW, WE ARE HERE TO RECEIVE COMMENTS. THIS IS THE PUBLIC COMMENT PERIOD. THE CEQA PROCESS IS A PUBLIC PROCESS. SO PLEASE, AS PEOPLE ARE MENTIONING, GO AHEAD AND MAKE COMMENTS. YOU CAN EITHER DO THEM ONLINE OR YOU CAN DO THEM ON THE COMMENT FORMS. IT DOESN'T MATTER. YOU DON'T HAVE TO BE DISCRETE ABOUT WHAT YOUR COMMENTS YOU'RE MAKING ON THE RAW OR THE ISMND. WE CAN FIGURE OUT WHO THE APPROPRIATE PERSON IS TO ANSWER THE COMMENTS. ALL THE COMMENTS WILL BE LOGGED IN AND RESPONDED TO IN A RESPONSE TO COMMENTS FORMAT AND THEN INCORPORATED INTO THE MITIGATION MONITORING AND REPORTING PROGRAM.

WE ASK THAT IF YOU MAKE EXTENSIVE VERBAL COMMENTS THAT YOU ALSO PLEASE RECORD THEM. WE DO HAVE A

RECORDER IN-HOUSE. ALSO, IT WOULD BE VERY HELPFUL IF THE COMMENTS TONIGHT WERE REGARDING OUR PRESENTATION TONIGHT. AND ANYTHING --

THE WITNESS: THE RAW?

MS. MORAN: MMM-HMM. AND ANYTHING TECHNICAL, SUPER TECHNICAL IN NATURE, WE DEFINITELY EMPHASIZE TO PLEASE PUT IT IN WRITING AS WELL.

I JUST WANT TO EMPHASIZE THAT ALL COMMENTS WILL BE INCORPORATED INTO THE RESPONSE TO COMMENTS. AND THEN ALL COMMENTS, VERBAL OR WRITTEN, AS WE SAID, WILL BE RESPONDED TO.

AND THEN ON THE LAST SLIDE, WE DID PROVIDE -- THESE ARE THE WEBSITES WHERE YOU CAN GO AND SEE BOTH THE RAW AND THE CEQA ISMND IN ADDITION TO THE HARD COPIES THAT ARE HERE AND AT DTSC.

I WILL HAND IT BACK TO PHIL.

MR. MCPHAUL: THANK YOU. GOOD JOB.

OKAY. SO LAURA TOOK MY LAST -- LAST FEW -- HER LAST SLIDE TOOK MY THUNDER.

WE WOULD LIKE AT THIS POINT TO OPEN UP FOR COMMENTS, VERBAL COMMENTS. AGAIN, IF YOU COULD PLEASE WRITE DOWN AS MUCH AS YOU CAN IF YOU HAVE ANY COMMENTS. AND LIKE LAURA SAID, IF THEY'RE SUPER TECHNICAL, WE WILL TRY BEST TO ANSWER WITH THE CREW WE HAVE HERE TONIGHT. BUT IF WE ARE UNABLE TO ANSWER IT, WE WILL RESPOND TO

YOU IN A TIMELY FASHION VIA E-MAIL OR WHATEVER YOU PREFER.

SO WITH THAT, I WOULD LIKE TO OPEN IT UP.

IS THERE ANYONE THAT WOULD LIKE TO VERBAL -- HAS ANY VERBAL COMMENTS HERE?

MS. MEDINA: I HAVE A QUESTION. IN MY NEIGHBORHOOD, ON THE STREET OF CATALINA, THE FENCE IS KNOCKED DOWN. WHO WOULD I GO TO ABOUT THAT? G1

MR. GLASSOCK: SAVANNAH, YOU CAN TALK TO ME, MARK.

OKAY. IS THAT WHAT YOU'RE SAYING? IT'S DOWN?

MS. MEDINA: I CAN PUT MY CAR IN AND EVERYTHING.

MR. MCPHAUL: TALK TO MARK. HE CAN HELP YOU WITH THAT.

MS. MEDINA: OKAY.

MR. MCPHAUL: WAS THERE A HAND BACK THERE? NO? OKAY.

MS. MANNING: I'M INTERESTED IN THE --

THE REPORTER: I CAN'T HEAR, I'M SORRY.

MS. MANNING: I'M MARGARET MANNING. I'M INTERESTED IN THE CULTURAL AND TRIBAL RESOURCES. I NOTICED IN THE PAPERWORK THAT THERE'S ALREADY BEEN CORRESPONDENCE WITH AN ANDREW SOLACE, AND I WOULD LIKE TO KEEP THAT OPEN RATHER THAN ASSUME THAT HE'S THE RIGHT G2

G2 (con't)

PERSON FOR THE PROJECT.

BECAUSE THERE'S A LOT OF DISCUSSION BETWEEN THE GABRIELINOS AS TO WHO HAS THE RIGHT TO REPRESENT THE GABRIELINOS AND THE SAN DIEGO MISSION. AND SOME OF THE -- I KNOW THERE'S A LIST THAT HAS FIVE APPROVED CULTURAL RESOURCES. AND ANOTHER GROUP SAYS THAT THEY HAVE BEEN THE REPRESENTATIVES FOR 30 YEARS AND THEY WOULD LIKE TO BE AT THE SITE.

MR. MCPHAUL: OKAY. THANK YOU. THANK YOU FOR THAT COMMENT.

AND WERE YOU ABLE TO GET THAT?

MS. YOM: YES. I GUESS I CAN JUST SPEAK FROM HERE AS TO THAT QUESTION. SO WE HAVE ACTUALLY CONSULTED WITH GABRIELINOS INDIANS OF THE KIZH NATION, AND ANDREW SOLACE IS THE CARE PERSON THAT HE'S BEEN IN CONTACT WITH.

AND THE COUNTY, THROUGH AD52, WHICH IS THE STATE ASSEMBLY BILL, WE HAVE REACHED OUT TO -- WE HAVE FORMALLY INVITED TRIBAL GROUPS IN THE LOCAL COUNTIES TO PLEASE SUBMIT THEIR INTEREST IN PARTICIPATION, PARTICIPATING IN PROJECTS THAT ARE GOING TO HAPPEN IN THE COUNTY IF THEY FEEL THEY HAVE ANY CULTURAL OR TRIBAL RESOURCES WITHIN THE COUNTY THAT COMPLY WITH THE MAP.

AND GABRIELINOS INDIANS IS ONE OF THE TRIBAL GROUP THAT HAS FORMALLY FILED THEIR INTEREST WITH THE

COUNTY. AND THE OTHER TRIBAL GROUPS, IF THEY WISH TO BE A PART OF OUR -- THE COUNTY'S LIST, THEY ARE WELCOME TO SEND IN THEIR CARD TO PARTICIPATE IN THIS. AS OF NOW, WE HAVE ONLY RECEIVED THE INTEREST LETTER THAT CAME FROM THE GABRIELINO KIZH NATION.

MS. MANNING: OKAY. THE OTHER GABRIELINOS INDIANS ARE ON THE LIST.

MS. YOM: THE COUNTY'S LIST?

MS. MANNING: YES.

MS. YOM: THE COUNTY'S LIST IS --

MS. MANNING: HAS FIVE ON IT.

MS. YOM: OKAY.

MS. MANNING: AND THREE ARE IN THE SOUTHERN CALIFORNIA AREA. AND THE OTHER TRIBE --

MS. YOM: MMM-HMM.

MS. MANNING: -- IS ANTHONY MORALES.

MS. YOM: AND THEY HAVE FORMALLY FILED --

MS. MANNING: YEAH, I GOT A COPY OF IT HERE.

MS. YOM: OKAY.

MS. MANNING: SO -- AND THEY DO A LOT OF WORK FOR THE COUNTY --

MS. YOM: MMM-HMM.

MS. MANNING: -- LIKE CALTRANS, TOPANGA CANYON. SO THEY HAVE BEEN QUITE ACTIVE. AND THEY, IN REGARD TO (INAUDIBLE) IS THE TRUE REPRESENTATIVES OF THE

MISSION INDIAN FOR THE AREA.

SO WE HAVE A DELICATE SITUATION WITH -- YOU MIGHT CALL IT TERRITORIAL BETWEEN THE INDIANS. AND WE CERTAINLY DON'T WANT TO HAVE THE PARK START OFF WITH A FIGHT ON OUR HANDS.

MS. YOM: OKAY. WELL, SO THE LIST IS MAINTAINED BY THE DEPARTMENT -- THE COUNTY DEPARTMENT OF REGIONAL PLANNING. SO I COULD GO BACK AND CHECK THE LIST TO MAKE SURE THAT WE DO HAVE --

MS. MANNING: YES.

MS. YOM: -- THE OTHER GABRIELINO INDIANS ON THE LIST AND MAYBE THAT WOULD BE A STARTING POINT.

MS. MANNING: YES.

MS. YOM: BUT AS WE DISCUSSED IN THE PRESENTATION, THIS SITE HAS A LOT OF, YOU KNOW, SUBSTANCES THAT'S NOT NATIVE SOIL. SO WE DON'T ANTICIPATE ANY HUMAN RESOURCES OR CULTURAL ARTIFACTS THAT WOULD BE OF TRIBAL ARTIFACTS.

BUT IF WE DO, WE ONLY HAVE A COUPLE OF AREAS THAT'S BEING CONSIDERED AS MITIGATION POINTS WHERE WE ARE GOING TO HAVE TRIBAL MONITORS. BUT I THINK THE FIRST THING TO DO IS TO ENSURE THAT THE TRIBAL GROUP THAT YOU'RE MENTIONING IS ON THE COUNTY LIST.

MS. MANNING: THEY ARE. I CAN GIVE IT TO YOU.

MS. YOM: OKAY. BUT I WOULD HAVE TO GO

THROUGH THEIR SITE TO SEE. I CAN'T JUST SEE THE COPY OF THE LETTER. I NEED TO SEE THE LIST.

MS. MANNING: YEAH, I THINK IT'S MORE THAN JUST MONITORING THE SITE.

MS. YOM: MMM-HMM.

MS. MANNING: I THINK IT'S A QUESTION OF TERRITORY --

MS. YOM: RIGHT.

MS. MANNING: -- AS WELL. AND THAT THEY REALLY DON'T WANT ANOTHER TRIBE OR AN OFF-SHOOT --

MS. YOM: MMM-HMM.

MS. MANNING: -- TO CLAIM THE LAND.

MS. YOM: I THINK IT'S -- IN A DELICATE SITUATION LIKE THIS, WE LOOK TO THE NATIVE AMERICAN HERITAGE TO SEE WHO THEY FEEL THAT, BASED ON THEIR INFORMATION, IS THE RIGHT TRIBAL GROUP THAT WILL REPRESENT THE AREA. SO THAT COULD BE ANOTHER WAY TO FIGURE OUT WHO REALLY HAS --

MS. MANNING: YES.

MS. YOM: -- THE REPRESENTATION OF THAT PROJECT SITE.

MS. MANNING: RIGHT. THAT SOUNDS REASONABLE.

MR. MCPHAUL: OKAY. ALL RIGHT. AND I BELIEVE YOU WERE NEXT.

ATTENDEE: WHO? ME?

THE COURT: YEAH.

ATTENDEE: I DON'T NEED -- I HAVEN'T HAD THE OPPORTUNITY TO READ ANYTHING YET, BUT I WAS LISTENING TO MS. MORAN WHEN SHE WAS STATING TRAFFIC AND NOISE. SO OUR COMMUNITY RIGHT NOW HAS BEEN UNDER HEAVY -- NO -- HEAVY CONSTRUCTION THERE ON NORMANDY UNTIL FOURTH STREET, WHICH IS THE SAME STREET AS THE PARK. SO WE HAVE HAD 24/7 NOISE. TRACTORS, HORRENDOUS NOISE. AND BEING EXPOSED TO CONTAMINATION.

G3

SO IN YOUR DOCUMENT, DO YOU STATE THE TIMES, EXACT TIME IN THE MORNING, EXACT TIME IN THE NIGHT, MONDAY THROUGH FRIDAY OR MONDAY THROUGH SATURDAY OR WHATEVER? AND IF THEY GO PAST THAT, WE CAN REPORT THEM?

MS. MORAN: CORRECT.

ATTENDEE: AND WILL THEY BE USING, YOU KNOW, ENVIRONMENTALLY-SAFE TRUCKS, LIKE, TRUCKS THAT USE GAS AND -- NOT GASOLINE, BUT THEY USE BUTANE -- OR WHAT IS IT?

G4

MS. MORAN: SO THESE ARE TIER-TWO VEHICLES. THEY DO HAVE EMISSION CONTROL DEVICES ON THEM.

ATTENDEE: AND YOU WILL BE USING THEM?

MS. MORAN: RIGHT. THAT'S CORRECT, YES. AND PART OF THEIR -- THE RAW DESIGNATES A LOT OF THE STUFF YOU'RE TALKING ABOUT, THE NOISE AND THE DUST AND THE MEASURES TO KEEP THAT DOWN. THEIR TRAFFIC CONTROL PLAN

ALSO HELPS LIMIT THE NUMBER OF TRUCK TRIPS DAILY AND, YOU KNOW --

G5

ATTENDEE: THEY WILL BE USING THE SHORTEST ROUTE, THE SAME ROUTE?

MS. MORAN: EXACTLY.

ATTENDEE: OKAY.

I DON'T HAVE MORE.

MS. MORAN: WELL, THEN, ON-SITE TOO, THE RAW, THE ISMND, THE PERMITS, THE CONSTRUCTION PERMITS, THE CONDITIONS OF APPROVAL, THE MITIGATION MONITORING PROGRAM I WAS TALKING ABOUT, THAT ALL NEEDS TO BE ON-SITE AT ALL TIMES. AND THAT'S AVAILABLE TO YOU TO LOOK AT AT ALL TIMES.

IT HAS TO BE ON-SITE. AND SO IT SHOULD BE VERY EASY FOR YOU TO ACCESS THOSE MEASURES THAT SHOW ONLY DURING THESE TIMES WHEN PEOPLE LEAVE -- YOU KNOW, CONDUCTING CONSTRUCTION ON-SITE AND THE NAME OF THE PERSON THAT YOU COULD CONTACT WITH ANY COMPLAINTS THAT THIS STUFF IS HAPPENING OUTSIDE OF THE WINDOW.

ATTENDEE: ALL RIGHT. THAT'S IT.

MR. MCPHAUL: OKAY. DOES ANYONE ELSE HAVE ANY COMMENTS?

YOU SAID YOU HAVE MORE, CORRECT?

ATTENDEE: I DO. BUT I'M GOING TO WRITE IT DOWN.

MR. MCPHAUL: OKAY. UNDERSTOOD.

ATTENDEE: BECAUSE I WANT TO READ THE DOCUMENT FIRST.

MR. MCPHAUL: UNDERSTOOD. OKAY.

ATTENDEE: MINE IS A QUESTION, AND IT MAY BE CONSIDERED TOO TECHNICAL FOR HERE, BUT I FIGURED I WOULD JUST PUT IT ON THE RECORD.

I NOTICED FROM THE RAW, THE MITIGATION -- ONE OF THE MITIGATION TECHNIQUES FOR THE DAMAGING -- THE HEALTH IMPACTS ON USERS TO THE PARK WAS A LAYER OF TWO FEET OF TOPSOIL OVER THE AREA. G6

I KNOW IN ONE OF THE DOCUMENTS, IT MAY HAVE THE ORIGINAL DTSC RECOMMENDATION, THEY ORIGINALLY RECOMMENDED ONE FOOT OF SOIL. I WAS WONDERING IF ANYBODY HERE KNOWS WHY IT WAS CHANGED FROM ONE FOOT OF SOIL TO TWO FEET OF SOIL.

MR. SCANDURA: ESSENTIALLY, BASED ON INPUT FROM THE COMMUNITY AS WELL AS DISCUSSIONS WITH TRIAL DIAGNOSTICS AND L.A. ENABLED LAND TRUST, WHAT'S BEST IS TO PUT A TWO-FOOT LAYER ON JUST TO PUT ADDITIONAL PROTECTION.

SCIENTIFICALLY -- THE REVIEW OF ALL THE SCIENTIFIC LITERATURE INDICATED THAT ONE FOOT SHOULD BE ADEQUATE, BUT WE'RE ADDING THE EXTRA FOOT AS JUST EXTRA PROTECTION. THE MAIN THING WE'RE PROTECTING FROM IS

LEAD. THE MAIN WAY YOU ARE EXPOSED IS BREATHING IT. WHEN YOU PUT A LAYER OF TWO FEET OF SOIL, IT'S A PRETTY SUBSTANTIAL AMOUNT OF MATERIAL THAT'S A VERY EFFECTIVE BARRIER OF BREATHING THAT.

ATTENDEE: SURE. IF I WOULD BE ALLOWED A FOLLOW-UP QUESTION?

MR. SCANDURA: OKAY.

ATTENDEE: I DON'T HAVE THE BACKGROUND TO KNOW WHERE THIS SORT OF MITIGATION HAS BEEN DONE IN THE PAST. I ASSUME IT'S BEEN DONE SUCCESSFULLY ELSEWHERE. I JUST WANT -- I AM A DOG LOVER. I KNOW DOGS LIKE TO DIG HOLES IN THE SAME PLACES.

G7

IF SOMEBODY TAKES THEIR DOG FOR A WALK TO THE PARK AND IT STARTS DIGGING A HOLE AND STARTS WORKING ON IT WEEK AFTER WEEK, TWO FEET OF SOIL DOESN'T REALLY SEEM LIKE THAT MUCH TO GET THROUGH. I JUST WANTED TO KNOW -- I ASSUME THIS HAS BEEN USED SUCCESSFULLY IN OTHER AREAS?

MR. SCANDURA: I COULD ADDRESS THAT. I BELIEVE WE -- I BELIEVE ONE OF OUR PARKS IN THE SAN FERNANDO VALLEY IS ALSO EMPLOYING THAT KIND OF PROTECTION AS WELL. AND THE MAIN THING IS THAT WE WOULD BE MORE CONCERNED IF THIS WAS A RESIDENTIAL BACKYARD. BUT BECAUSE PEOPLE ARE GOING TO BE ON THERE OCCASIONALLY, IT'S GOING TO BE HEAVILY MAINTAINED, WE'RE THINKING TWO FEET SHOULD BE ADEQUATE.

AND THE OTHER KEY THING WE PUT INTO THE REMOVAL ACTION WORK PLAN IS THAT MANY TIMES THEY NEED A -- THEY NEED TO EXCAVATE DOWN WELL INTO THAT BARRIER EVEN BELOW THAT, AND DTSC WOULD BE NOTIFIED.

WE WOULD BE REQUIRED TO SUBMIT WHAT THEY CALL A SOIL MANAGEMENT -- BASICALLY A PLAN. FIRST OF ALL, WE GOT TO (INAUDIBLE) HOW TO REMOVE THEM SAFELY AND PROMPTLY AND, NUMBER TWO, PROTECTIONS FOR THE WORKERS AS WELL AS ANYBODY THAT MAY BE AROUND THERE.

NOW, IN THE GREATER WORLD OF HAZARDOUS WASTE SITE CLEANUPS, THIS IS A COVER. WE HAVE MANY SITES WHERE IT'S JUST NOT POSSIBLE TO REMOVE THE WASTE BECAUSE OF SAFETY CONSIDERATIONS OR EXPENSES OR OTHER KINDS OF THINGS. WHAT WE EMPLOY ARE WHAT ARE CALLED ENGINEER CAPS, AND THESE ARE SPECIFICALLY DESIGNED TO PREVENT EXPOSURE TO THE WASTE.

IN ADDITION TO SOIL, THEY ALSO HAVE POLY -- POLY -- THE PLASTIC MEMBRANE, PLASTIC MEMBRANE. PLUS THEY'RE ENGINEERED SUCH THAT RUN OFF DRAINS OFF THE SITE RATHER THAN DOWN INTO THE LAYER. SO THEY'RE VERY SOPHISTICATED AND THEY HAVE TO BE. THERE'S QUITE A MANAGEMENT PROGRAM. SO THOSE ARE ALL --

G8

ATTENDEE: THAT PLASTIC MEMBRANE YOU'RE DESCRIBING, IS THAT GOING TO BE USED IN THIS PARK?

MR. SCANDURA: NO. MAINLY WE TEND TO USE

THOSE WHERE YOU HAVE YOUR MORE VOLATILE SUBSTANCES, LIKE SOLVENTS. HOWEVER, THERE IS GOING TO BE, IF I'M NOT MISTAKEN, A DELINEATION IN THE BOTTOM OF THIS TWO-FOOT COVER. SO PEOPLE KNOW IF THEY HIT THAT, THEY THEN EVENTUALLY START TO GO INTO THE NATIVE FILL. THAT'S ANOTHER WAY.

MS. MORAN: IT'S A VISUAL BARRIER. IT'S BRIGHT YELLOW, I THINK. SO SAY A DOG STARTS DIGGING OR SOMETHING, YOU HIT THAT BARRIER BEFORE YOU GET TO -- ALSO THE WAY THE PARK HAS BEEN DESIGNED, THE AREA WITH THE MOST LIKELY CONTAMINATION IS THE PARKING LOT. SO THAT'S AN EFFECTIVE CAP THAT PRECLUDES ANY INTERACTION WITH (INAUDIBLE).

MR. GLASSOCK: ALL RIGHT.

MS. BABICH: I ALSO HAD SOME COMMENTS.

MR. GLASSOCK: OKAY. SURE. DO YOU WANT THE MIC?

MS. BABICH: I PROBABLY DON'T NEED IT, BUT -- SO, IN GENERAL, I THINK THAT THE DOCUMENT IS GOOD. I THINK THAT THE DOCUMENT IS GOOD BECAUSE OF OUR PARTNERSHIP WITH THE LAND TRUST AND THEIR COMMITMENT TO THE TWO FOOT OF SOIL. G9

AND I REALLY TAKE TO TASK ON PAGE 2 WHERE IT TALKS ABOUT THE COVER PROGRAM AND THAT THIS SHOULD NOT BE CONSIDERED A PRECEDENT FOR OTHER REMEDIAL PROJECTS IN G10

THE AREA. I THINK THAT TWO FOOT IS THE WAY THAT THE AGENCY SHOULD GO.

AND I KNOW, JOHN, THAT YOU AND I HAVE TALKED ABOUT THIS, AND I'M NOT LETTING UP ON IT, ESPECIALLY GIVEN THE FACT THAT DTSC WILL BE OVERSEEING A LOT OF PARKS COMING INTO LOS ANGELES COUNTY AND THERE ARE SPACES THEY WILL BE USING FOR THESE PARKS, UNLESS YOU PLAN ON TEARING DOWN PEOPLE'S HOMES, IT'S PROBABLY GOING TO BE OLD INDUSTRIAL GROUND FILL AND INDUSTRIAL SITES THAT ARE EMBEDDED IN OUR COMMUNITIES. AND SO I THINK THAT SHOULD BE REMOVED ON PAGE 2. I FIND IT OFFENSIVE.

G10 (con't)

ON PAGE 18, WE JUST SPOKE ABOUT THIS, THE VISUAL BARRIER THAT'S SUPPOSED TO BE DOWN OVER THE PROPERTY BEFORE THE IMPORT SOIL COMES IN. IT GIVES AN EXAMPLE OF FIVE-FOOT GRID TAPE. THAT'S NOT ACCEPTABLE. WE WANT A COLORFUL -- EITHER CLOTH THAT YOU WOULD USE IN LANDSCAPING THAT THE WATER CAN GO THROUGH. BUT WE DO NOT WANT SOME WILLY-NILLY GRID TAPE AND THEN YOU JUST HAVE TO HOPE THAT SOMEBODY HITS THE EDGE OF THE GRID AND FINDS THE TAPE. THAT'S NOT WHAT WE'RE LOOKING FOR.

G11

SOME OF YOU MAY KNOW FROM READING THE RAW THAT THIS PROPERTY WAS READY TO GO, IN SOME PEOPLE'S MINDS, IN 2001, AND IT TOOK ALL THIS TIME FOR THE COMMUNITY TO IMPLEMENT THESE PRECAUTIONARY MEASURES. AND WE WOULD

G12

G12 (con't)

REALLY LIKE TO SEE THAT DTSC TAKES THAT TO THE NEXT LEVEL. AND SO WE WOULD LIKE TO KNOW HOW WE CAN INSTITUTE THAT INTO POLICY AND WORK WITH DTSC TO MAKE SURE THAT THAT HAPPENS.

G13

WE ALSO DID A FOYER REQUEST FOR THE DOCUMENTATION INTERNALLY FROM THE AGENCY ON THIS PARK BECAUSE WE WERE TOLD THAT IT WAS RECOMMENDED FROM AGENCY STAFF THAT THERE WOULD BE TWO FOOT. SO I WOULD NEVER WANT TO HOLD DOWN THE PROCESS OF THE PARK GOING THROUGH BECAUSE WE WAITED WAY TOO LONG, AND I THINK THIS IS A GOOD WORK PLAN, BUT I THINK IT'S A GOOD WORK PLAN BECAUSE WE HAVE A GOOD PARTNERSHIP WITH MARK AND THE L.A. LAND TRUST. AND I WILL TELL YOU RIGHT NOW, THIS PARK WOULD NOT BE GOING THROUGH WITHOUT THE TWO-FOOT CAP.

G14

AND I AM ALSO A LITTLE BIT CONCERNED, I'M NOT VERY FAMILIAR WITH THE TERM ON PAGE 5, I BELIEVE IT'S THE SECOND PART OF THE VOLUME TWO OF THE RAW. AND IT TALKS ABOUT SCARIFICATION, UP TO 12 INCHES OF SCARIFICATION OF THE EXISTING SOIL TO MAKE SURE THAT THE NEW SOIL AND THE OLD SOIL ADHERES.

I'M NOT FAMILIAR WITH THAT. THAT SOUNDS A LITTLE BIT SCARY TO ME, AND I WOULD LIKE TO KNOW A LITTLE BIT MORE ABOUT HOW THAT PROCESS WORKS. I KNOW THAT WITH MARK IN CHARGE THERE WILL BE PLENTY OF

G14 (con't)

MOISTURES THAT GOES ON, BUT THIS IS A HOT SPOT AREA, AND WE THINK THAT THE COVER AND THE NEW SOIL IS GOING TO BE A REALLY GREAT BARRIER.

G15

WE HAVE DONE SOME STUDIES ON THE PHOSPHORUS BECAUSE PHOSPHORUS WILL BIND LEAD. AND SO WE THOUGHT THAT WOULD BE ANOTHER GREAT MEASURE. AND I KNOW IN SPEAKING TO MARK THAT THEY CAN HAVE THEIR SOIL AMENDMENT THAT THEY WILL BE BRINGING IN, KIND OF -- THEY'RE BRINGING IN SO MUCH THAT THEY CAN ADD EXTRA PHOSPHORUS IF THEY WANT, AND WE APPRECIATE THAT.

G16

BUT I WOULD LIKE TO KNOW MORE ABOUT THE SCARIFICATION BECAUSE THE LIKELIHOOD OF FINDING SOMETHING IS REAL.

AND THE LAST THING I WOULD LIKE TO TALK ABOUT -- AND I REALLY DO, JOHN, WANT TO FOLLOW UP WITH YOU ON THIS TWO FOOT OF SOIL. I MADE MANY CALLS TO YOU. I'M NOT EVEN GOING TO BRING UP ALL THE OTHER STUFF WE'RE WORKING ON BECAUSE I'M GOING TO BE SPECIFIC ON WHAT WE'RE DOING TODAY.

BUT WE HAVE A CHANCE TO DO SOMETHING REALLY GOOD AND SET THE PACE FOR ALL THE PARKS THAT ARE GOING TO BE COMING INTO L.A. COUNTY, AND WE WANT TO MAKE SURE THAT PEOPLE DON'T HAVE TO WORRY.

PEOPLE IN THE COMMUNITY -- HOW WE GOT TO THE TWO FOOT WAS PEOPLE IN THE COMMUNITY COMING TO ME AND

SAYING IN VARIOUS FORMS, "HOW DARE YOU ALLOW PEOPLE TO PUT A PARK IN WHERE YOU WON'T LIVE?" BECAUSE, AS MANY KNOW, MY HOUSE WAS THERE.

AND WHEN I TELL THEM SOMEBODY IS GOING TO BRING IN A FOOT OF CLEAN SOIL, 12 INCHES DOESN'T FEEL WARM AND FUZZY. I DON'T KNOW WHY TWO FOOT FEELS BETTER, BUT IT DOES.

AND THAT IS REALLY IMPORTANT. IF PEOPLE ARE NOT COMFORTABLE WITH THIS PARK WITH ALL THIS WORK WE HAVE DONE AND MONEY IT'S GOING TO COST TO BRING THAT AMOUNT OF SOIL, IT'S REALLY GOING TO BE FOR NOT. AND I REALLY WANT MY COMMUNITY, AT THE END OF THIS, TO NOT HAVE TO KEEP LIVING THAT NIGHTMARE. AT LEAST WE NEED ONE PIECE OF PROPERTY IN THE COMMUNITY THAT'S SAFE TO LIVE ON.

G17

THE LAST COMMENTS I WANT TO MAKE FOLLOW UP ON WHAT MARGARET BROUGHT UP. THIS PROPERTY, IN OUR OPINION, HAS BEEN GROSSLY ABUSED, AND WE REALLY WANT TO SET THE TONE. AND THE LAND TRUST HAS BEEN HELPING US WITH THE HEALING PROCESS FOR THAT PROPERTY.

G18

AND WE DO WANT TO HAVE SOME KIND OF A NATIVE TEAM. THAT WAS A TRADE AREA. MARGARET, WHO WORKS AT THE UNIVERSITY, IS EXTREMELY KNOWLEDGABLE ABOUT THIS AREA AND WHAT'S GOING ON. AND IF MARGARET TELLS ME THAT THERE'S A PROBLEM, THERE'S A PROBLEM.

G18 (con't)

AND IN READING THE DOCUMENTS THAT WERE PROVIDED BY THE TRIBES IN THE RAW, IT WAS VERY HORRIFYING TO ME TO READ ABOUT THE ARCO INCIDENT. THE TRIBES HAVE WARNED THAT PEOPLE SHOULD NOT LISTEN TO DEVELOPERS WHEN THEY SAY THERE'S NOT GOING TO BE MUCH SCARIFICATION OR THERE'S NOT GOING TO BE MUCH DIGGING, BECAUSE IT DOESN'T TAKE MUCH.

AND WHAT HAPPENED AT THE ARCO REFINERY IN CARSON WHERE THEY DESECRATED GRAVES IS NOT ACCEPTABLE, AND WE WANT TO MAKE SURE THAT IT DOESN'T HAPPEN HERE. AND IF IT REQUIRES TWO PEOPLE COMING DOWN AND SPENDING A COUPLE OF AFTERNOONS, WHAT'S THE PROBLEM? MAYBE THEY WILL FIND A NEWFOUND, YOU KNOW, FRIENDSHIP AT STARBUCKS DURING THE BREAK OR SOMETHING.

BUT PLEASE, LET'S GET THROUGH THIS. LET'S GET OUR PARK GOING. LET'S DO THE LESSONS LEARNED. LET'S TRY TO DO THINGS BETTER. AND LET'S BE RESPECTFUL OF THE PEOPLE THAT CAME BEFORE US.

SO THANK YOU ALL FOR COMING DOWN HERE. IT'S QUITE A FEW OF YOU. AND WE WILL REMAIN EVER VIGILANT WATCHING. BUT SO FAR IT LOOKS PRETTY GOOD. AND I EXPECT THE TRIBAL SITUATION WILL BE RECTIFIED AND WE WILL GET MORE INFORMATION ON THE SCARIFICATION BECAUSE I WANT PEOPLE FROM THE COMMUNITY TO REST ASSURED THAT THEY CAN GO TAKE THEIR SHOES OFF. IF PEOPLE ARE PREGNANT,

COME OUT THERE AND BRING THEIR KIDS. AND THAT'S WHY IT'S TAKING US 17 YEARS TO GET THIS PARK. THANK YOU. AMEN.

MS. MEDINA: AMEN.

MR. MCPHAUL: OKAY. DID YOU -- YOU SAID YOU HAD ADDITIONAL COMMENTS -- DOES ANYONE ELSE HAVE ADDITIONAL COMMENTS, ANYTHING THEY WANT TO ADD? QUESTION? YOU SAID YOU WANTED -- I THINK YOU WANTED TO READ THE DOCUMENT. THAT'S CORRECT, OKAY.

ATTENDEE: YEAH.

MR. MCPHAUL: SO WITH THAT, GOING ONCE, GOING TWICE.

OKAY. WITH THAT, WE WILL GO AHEAD AND ADJOURN.

PLEASE BEFORE YOU STOP, BEFORE YOU LEAVE, PLEASE STOP AND GET WATER AND A RICE KRISPY TREAT BEFORE YOU LEAVE, OKAY? THERE'S COOKIES, COFFEE. PLEASE TAKE ADVANTAGE. AND WE WILL BE AROUND HERE FOR A FEW MINUTES.

THANK YOU ALL FOR COMING. WE REALLY APPRECIATE YOU AS A COMMUNITY, AS STAFF. THANK YOU FOR COMING OUT.

(PROCEEDINGS CONCLUDED AT 7:17 P.M.)

---000---

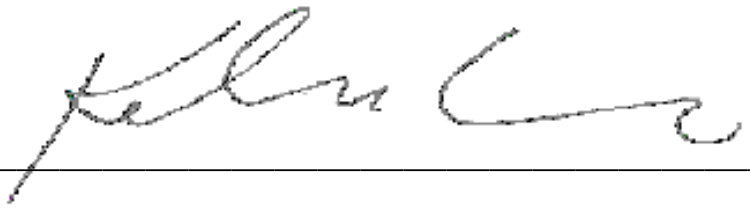
REPORTER'S CERTIFICATE

I, THE UNDERSIGNED, A CERTIFIED SHORTHAND REPORTER OF THE STATE OF CALIFORNIA, DO HEREBY CERTIFY:

THAT THE FOREGOING PROCEEDINGS WERE TAKEN BEFORE ME AT THE TIME AND PLACE HEREIN SET FORTH; THAT ANY WITNESSES IN THE FOREGOING PROCEEDINGS, PRIOR TO TESTIFYING, WERE PLACED UNDER OATH; THAT A VERBATIM RECORD OF THE PROCEEDINGS WAS MADE BY ME USING MACHINE SHORTHAND WHICH WAS THEREAFTER TRANSCRIBED UNDER MY DIRECTION; FURTHER, THAT THE FOREGOING IS AN ACCURATE TRANSCRIPTION THEREOF.

I FURTHER CERTIFY THAT I AM NEITHER FINANCIALLY INTERESTED IN THE ACTION NOR A RELATIVE OR EMPLOYEE OF ANY ATTORNEY OF ANY OF THE PARTIES.

IN WITNESS WHEREOF, I HAVE THIS DATE SUBSCRIBED MY NAME:



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Section 7: Additional Supporting Information

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Supplemental Geotechnical Report

A supplemental geotechnical report was prepared by Converse Consultants for the proposed project due to design alterations for the project utilizing two feet of clean fill as opposed to one foot of clean fill. This supplement does not change any of the findings in the IS/MND and has been included in this section for full documentation of the recommendations made by Converse for the Del Amo Neighborhood Park Project.

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January 23, 2017

Mr. Oscar Johnson
Sr. Project Manager
MIG, Inc.
109 West Union Avenue
Fullerton, California 92832

Subject: **SUPPLEMENTAL RECOMMENDATIONS LETTER**
Proposed Del Amo Neighborhood Park Project
1000 204th Street
Torrance, California
Converse Project No. 15-32-125-01

Dear Mr. Johnson:

In accordance with your request and approval, Converse Consultants (Converse) has prepared this supplemental geotechnical recommendations letter for the subject project. To prepare this letter, we have reviewed the following:

- *Geotechnical Study Report, Proposed Del Amo Neighborhood Park Project, Torrance, California,* prepared by Converse Consultants, Project No. 15-32-125-01, dated November 22, 2016.
- *Loading Information from Design Team for Prefabricated Restroom and Maintenance Buildings through email dated January 9, 2017.*
- *Typical loading information for shade structures through email dated January 11, 2017.*

It is our understanding that, due to environmental concerns at the site, the alternative grading plan is proposed for the site improvement. Based on our review of the latest grading plan, we understand that approximately 2 feet of granular import fill will be placed throughout the site. In building areas, this fill thickness will be more than 2 feet.

We understand that the prefabricated restroom and maintenance buildings will be supported on 8-inch thick concrete slab with 28-day compressive strength of 8,000 psi with a double rebar mat inside. We further understand the restroom building will be 90,000 pounds total and the maintenance building will be 70,000 pound total.

We also understand that the shade structures are going to be lightly loaded and supported on shallow foundations.

Preparation of Fill Areas and Placement and Compaction of Fill

After proper processing of construction area (free of vegetation, shrubs, roots and debris), we recommend the surface area should be scarified at least 12 inches, moisture conditioned as needed to near-optimum moisture content, and compacted to 90 percent relative compaction.

If soft, yielding soil conditions are encountered at the bottom, the following options can be considered:

a. Over-excavate until reach firm bottom.
b. Over-excavate additional 18 inches deep, and then place at least 18-inch-thick compacted base material (CAB or equivalent) to bridge the soft bottom. Base should be compacted to 95% relative compaction.
c. Over-excavate additional 18 inches deep, then place a layer of geofabric (i.e. Marifi HP570, X600 or equivalent), and place 18-inch-thick compacted base material (CAB or equivalent) to bridge the soft bottom. Base should be compacted to 95% relative compaction. An additional layer of geofabric may be needed on top of base depending on the actual site conditions.

Any proposed import fill should be evaluated and approved by the geotechnical engineer of record prior to import to the site and should satisfy the criteria presented below.

Fill soils shall be evenly spread in approximately 8-inch lifts. Prior to compaction, fill materials should be thoroughly mixed and moisture conditioned within two (2) percent of the optimum moisture content. All import fill should be compacted to at least 95 percent of the laboratory dry density in accordance with the ASTM Standard D1557 test method for the building areas and hardscape areas and 90 percent for all other areas.

Based on the review of the available plans, we understand footings for shade structures, restroom building and maintenance building will have minimum 2-foot of engineered fill support. We should review the final plans before the construction to confirm this condition. All other geotechnical recommendations presented in our referenced geotechnical report are still valid.

Import Fill

Import fill should be predominantly granular and meet the following criteria:

- Soils used as compacted import fill shall have the following characteristics:
  a. Structural area such as Pre-Fabricated Buildings, Shade Structures, and Hardscape Area: Expansion Index should be less than 20

b. Open/mounded turf and ball field area: Expansion Index less than 60

- Free of all deleterious materials
- Contain no particles larger than 3 inches in the largest dimension
- Contain at least 15 percent fines (passing #200 sieve)

Any import fill should be tested and approved by the geotechnical engineer/representative prior to delivery to the site.

We appreciate the opportunity to be of continued service to Del Amo Neighborhood Park Project. If you have any questions or require additional information, please call the undersigned at (626) 930-1275.

CONVERSE CONSULTANTS

Siva K. Sivathasan, PhD, PE, GE, DGE, QSD, F. ASCE
Senior Vice President / Principal Engineer

Dist: 2/Addressee

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Section 8: Responses to Comments on the Draft Final RAW

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Comment E1:
I live in Ponderosa West, the condo community right next to the site. I just wanted to say thank you very much for your work. I fully support the proposed workplan. It is a wonderful community project!

Response to Comment E1:
Thank you for your comment. Comment noted.

Comment F1:
Where will vapor barriers be installed?

Response to Comment F1:
Thank you for your comment. Vapor barriers will be installed below any building constructed onsite pursuant to the Los Angeles County Code of Ordinances, Title 26 Building Code, Chapter 1, Section 110 and DTSC letter, *Approval of Draft Final Removal Action Workplan (Draft Final RAW), Del Amo Neighborhood Park, Los Angeles, California* dated March 20, 2017 (see page 18 of the Draft Final RAW). Vapor barriers prevent potential hazardous vapors from accumulating in unventilated buildings by diverting the vapor to the open sky where there is no human health risk. In the current plan, the vapor barriers will be installed under the restroom/office and maintenance building.

Comment F2:
We do not want graph tape we want something solid. Can that be done?

Response to Comment F2:
Thank you for your comment. Visual barriers, such as the grid or graph tape, are routinely and effectively used to alert a person of a potential hazard. In support of your comment, and other community member's similar comments, DTSC will require an orange demarcation netting with a ¾ -inch mesh opening throughout the site, as the visual barrier, to delineate the current soil prior to importing and placing clean soils. This netting is long-lasting and is also routinely used on sites with impacted soils. In addition to being a highly visual barrier, the other advantage of the netting is that it allows geotechnical stability of the imported clean soil adhering to the native soil. This allows the structures within the park a greater degree of stability.

In addition to this precautionary measure, the remedy for the site is the placement of 2-foot of soil and includes institutional controls that have been established for the park to be protective of human health and the environment. These institutional controls include: 1) a land use covenant limiting the use of the property and how future activities are to be conducted; 2) a soil management plan that outlines how to implement any excavation of impacted soils; and, 3) a health and safety plan to protect workers during the remedial field activities.

Comment F3:
This 2-foot bar needs to be used for all future urban parks. How can this become a policy?

Response to Comment F3:
Thank you for your comment. DTSC welcomes the opportunity for dialogue with the Del Amo Action Committee and other interested parties to identify the most protective measures for parks constructed over previously contaminated properties in California. Subsequently to the public meeting, DTSC met with Ms. Cynthia Babich of the Del Amo Action Committee on May 11, 2017 to discuss soil cover requirements for park sites.

Comment F4:
2-feet of soil vs. 12 inches - This is a precautionary measure - How could DTSC not support this - DTSC needs to raise its bar on this - I am very upset that DTSC has not supported our community needs and it seems as though it just doing the samo ole' thing - Need to take the communities lead - If the LANLT did not support and stand firm on 2' of soil cap this park would not happen.

Response to Comment F4:
Thank you for your comment. With support from the project proponent and input from the community, it was determined that the best remedy for the site was to place a two-foot layer of clean soil.

Comment F6:
I do not want tape around the barrier. I want a solid plate in the whole park. I want it covered all!

Response to Comment F6:
Thank you for your comment. Please refer to response to comment F2 above.

Oral Comment G5:
They will be using the shortest route, the same route?

Response to Oral Comment G5:
Thank you for your comment. A preliminary Traffic Control Plan has been prepared (see Figure 9.0, Section 6.5.6 Traffic Control page 19 and 8.2 Site Traffic Control page 20 of the Draft Final RAW) that takes into consideration length of trip, location of residents and ease of ingress and egress for purposes of achieving a safe transportation plan. The Traffic Control Plan will be provided to the County of Los Angeles to obtain a permit. Upon obtaining approval by the County of Los Angeles, this (or a similar) traffic plan will be the route taken by all vehicle ingress and egress from the Site. The final route will be viewable by the public upon request to the contractor.

Oral Comment G6:

Mine is a question, and it may be considered too technical for here, but I figured I would just put it on the record. I noticed from the RAW, the mitigation -- one of the mitigation techniques for the damaging -- the health impacts on users to the park was a layer of two feet of topsoil over the area. I know in one of the documents, it may have the original DTSC recommendation, they originally recommended one foot of soil. I was wondering if anybody here knows why it was changed from one foot of soil to two feet of soil?

Response to Oral Comment G6:
Thank you for your comment. Based on its review of the scientific literature related to the protection of sensitive human receptors to the concentrations of lead found in soil at the site, DTSC determined that one foot of soil would provide adequate protection of human health and the environment. With support from the project proponent and input from the community, it was further determined that the best feasible remedy for the site was to place a two-foot soil cover out of an abundance of precaution.

Oral Comment G7:
I don't have the background to know where this sort of mitigation has been done in the past. I assume it's been done successfully elsewhere. I just want -- I am a dog lover. I know dogs like to dig holes in the same places. If somebody takes their dog for a walk to the park and it starts digging a hole and starts working on it week after week, two feet of soil doesn't really seem like that much to get through. I just wanted to know -- I assume this has been used successfully in other areas?

Response to Oral Comment G7:
Thank you for your comment. As previously conveyed to the community during the meeting on April 12, 2017, this type of remedy (placement of 2-foot of soil) has been successfully implemented in a park in the San Fernando Valley. Further, this property will be developed into a park, will be frequently maintained and soil will be placed over a plastic netting; therefore, two feet of soil has been determined to be an adequate buffer for these maintained conditions. Additionally, DTSC has placed institutional controls through a land use covenant that would require the use of a Soil Management Plan prior to any excavation below the two feet of soil. See response to Comment F2 for more on the institutional controls.

Oral Comment G8:
That plastic membrane you're describing, is that going to be used in this park?

Response to Oral Comment G8:
Thank you for your comment. A netting will be used as a demarcation barrier. The plastic membrane, as mentioned at the April 12, 2017 public meeting, is only used when there are volatile substances like solvents. For this park, the remedy is the 2-foot of clean soil underlain by the plastic netting, and a vapor intrusion barrier under buildings. See response to Comment F2 above.

Oral Comment G9:
-- so, in general, I think that the document is good. I think that the document is good because of our partnership with the Land Trust and their commitment to the two foot of soil.

Response to Oral Comment G9:
Thank you for your comment. DTSC is committed to protection of human health and the environment and will continue to work with the community and the project proponent, DANP, and LA County throughout the project development.

Oral Comment G10:
And I really take to task on page 2 where it talks about the cover program and that this should not be considered a precedent for other remedial projects in the area. I think that two foot is the way that the agency should go… and so I think that should be removed on page 2. I find it offensive.

Response to Oral Comment G10:
Thank you for your comment. Please see response to comment F3 above.

Oral Comment G11:
On page 18, we just spoke about this, the visual barrier that's supposed to be down over the property before the import soil comes in. It gives an example of five-foot grid tape. That's not acceptable. We want a colorful -- either cloth that you would use in landscaping that the water can go through. But we do not want some willy-nilly grid tape and then you just have to hope that somebody hits the edge of the grid and finds the tape. That's not what we're looking for.

Response to Oral Comment G11:
Thank you for your comment. Please see response to F2 above.

Oral Comment G12:
Some of you may know from reading the RAW that this property was ready to go, in some people's minds, in 2001, and it took all this time for the community to implement these precautionary measures. And we would really like to see that DTSC takes that to the next level. And so we would like to know how we can institute that into policy and work with DTSC to make sure that that happens.

Response to Oral Comment G12:
Thank you for your comment. Please see response to Comment F3 above.

Oral Comment G13:
*We also did a foyer [*FOIA*] request for the documentation internally from the Agency on this park because we were told that it was recommended from Agency staff that there would be two foot. So I would never want to hold down the process of the park going through because we waited way to long, and I think this is a good work plan, but I think it's a good work plan because we have a*

good partnership with Mark and the L.A. Land Trust. And I will tell you right now, this park would not be going through without the two-foot cap.

Response to Oral Comment G13:
Thank you for your comment. Comment noted.

Oral Comment G14:
And I am also a little bit concerned, I'm not very familiar with the term on page 5, I believe it's the second part of the volume two of the RAW. And it talks about scarification, up to 12 inches of scarification of the existing soil to make sure that the new soil and the old soil adheres. I'm not familiar with that. That sounds a little bit scary to me, and I would like to know a little bit more about how that process works. I know that with Mark in charge there will be plenty of moistures that goes on, but this is a hot spot area, and we think that the cover and the new soil is going to be a really great barrier.

Response to Oral Comment G14:
Thank you for your comment. Scarification is a process of loosening soil to provide an ample bond between the existing soil and the imported clean soil. This process avoids irregular settlement of the site's soil, and thereby prevents structural and drainage problems, for example. It is important to note that scarification will only be done with the teeth of the excavator (6 inches ~ 12 inches), or an equivalent machinery with scarifier attachment, and will only interact with the immediate surface soil.

Oral Comment G15:
We have done some studies on the phosphorus because phosphorus will bind lead. And so we thought that would be another great measure. And I know in speaking to Mark that they can have their soil amendment that they will be bringing in, kind of -- they're bringing in so much that they can add extra phosphorus if they want, and we appreciate that.

Response to Oral Comment G15:
Applying phosphorus based fertilizer to lead contaminated soil may decrease both the mobility and the bioavailability of lead, limiting its negative impact on human health. However, soil amendment with excess phosphorus may cause potential impact on soil pH due to the acidification. Based on the residual lead concentrations at the site, the application of normal phosphate based-fertilizer (which is already incorporated into the design specification) should aid in limiting the mobility of lead in this soil. It is not recommended to add excess fertilizer that may pose a potential impact to soil pH and plant viability on site. The project proponent is working with sub-consultants to find a happy medium.

Oral Comment G16:
But I would like to know more about the scarification because the likelihood of finding something is real.

Response to Oral Comment G16:
Thank you for your comment. Please see response to oral comment G14 above.

Oral Comment G17:
And when I tell them somebody is going to bring in a foot of clean soil, 12 inches doesn't feel warm and fuzzy. I don't know why two foot feels better, but it does.
And that is really important. If people are not comfortable with this park with all this work we have done and money it's going to cost to bring that amount of soil, it's really going to be for not. And I really want my community, at the end of this, to not have to keep living that nightmare. At least we need one piece of property in the community that's safe to live on.

Response to Oral Comment G17:
Thank you for your comment. Comment noted.

DRAFT

Initial Study and Mitigated Negative Declaration

Del Amo Neighborhood Park Project

March 2017

Lead Agency:

County of Los Angeles, Department of Parks and Recreation

510 South Vermont Avenue

Los Angeles, CA 90020

Prepared by:

109 West Union Avenue

Fullerton, CA 92832

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Draft Mitigated Negative Declaration

County of Los Angeles, Department of Parks and Recreation

Project title: Del Amo Neighborhood Park Project

Lead Agency name and address: County of Los Angeles, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, CA 90020

Contact person and phone number: Julie Yom, AICP, Park Planner (213) 351-5127

Project location: The proposed approximately 8.1-acre park site is located at 1000 West 204th Street in the unincorporated community of West Carson, near the intersection of Del Amo Boulevard and South Vermont. Torrance Boulevard is approximately 1,200 feet (0.23) miles south of the park site. South Vermont Avenue and Interstate 110 are approximately 380 feet (0.07 miles) and 1,900 feet (0.35 miles) east of the site, respectively. The project site is generally bound by an unpaved road to the north, residences on Budlong Avenue, Berendo Avenue, and Catalina Street to the south, and residences on South New Hampshire Avenue and West 204th Street border the park site to the east and west, respectively.

Description of project: The Del Amo Neighborhood Park LLC (DANP) in coordination with the County of Los Angeles, Department of Parks and Recreation propose the construction and operation of the Del Amo Neighborhood Park Project (Project). Park facilities would include a variety of playing fields and courts (e.g., baseball, soccer, futsal), play areas, lawn and turf areas, a walking trail, a restroom building with an office/community meeting room, a maintenance building, pedestrian plaza, shade structures, outdoor fitness equipment, landscaping, and parking. The Project would also include amenities such as benches, picnic tables, drinking fountains, BBQs, bike racks, and litter receptacles. Project construction would begin in the fourth quarter of 2017 and take approximately 15 months to complete.

The Project would incorporate environmental mitigation measures to ensure protection of park users. Implementation of these measures related to environmental media would be conducted under the jurisdiction of the Department of Toxic Substances Control (DTSC) through a Removal Action Workplan. These measures are detailed below and would principally include: a durable cover over the existing ground surface composed of hardscaped material, such as asphalt or concrete, or clean soil underlain by a marker material; vapor barriers under enclosed structures; and a requirement that ensures that the durable cover be maintained and groundwater not be used.

Proposed Finding: Based on the information contained in the Initial Study, the County of Los Angeles finds that there would not be a significant effect to the environment because the mitigation measures described herein would be incorporated as part of the Project.

Public Review Period: March 29, 2017 to April 28, 2017

(continued on next page)

Mitigation Measures Incorporated into the Project to Avoid Significant Effects:

Air Quality

AIR-1: If 12 cubic yard trucks are used to import or export soil to the project site, to reduce NOx emissions generated during park construction to a less than significant level, a minimum of 66% of the diesel fueled off-road construction equipment used during project construction shall have engines certified to meet US EPA Tier 2 emission standards (or higher). This may be achieved by using engine retrofit technology, after-treatment products, add-on exhaust gas management devices, and/or other options as such become available.

AIR-2 (Draft Final RAW, Section 6.5.2): The DANP shall prepare and implement a dust control plan that includes the following dust control strategies:

- Water shall be misted or sprayed by a water truck at least twice per day but also as often as needed to prevent formation of visible dust while clearing the Site, excavating, transferring soil on-Site, stockpiling, or loading or decontaminating transportation vehicles.
- Vehicle speeds shall be limited to 15 miles per hour on the Site.
- Soil shall be sprayed or misted as it is unloaded from transport vehicles if minimizing the drop heights does not adequately prevent dust generation.
- Vehicle tires shall be cleaned prior to leaving the Site.
- Adjacent public streets shall be inspected at least three times per day including once at the end of the shift and shall be swept using a vacuum street sweeper if necessary.
- Dust monitoring will be conducted to ensure that workers and other individuals in the vicinity, including community members, are not affected by fugitive dust. Dust monitoring will be conducted in compliance with Site-specific Air Monitoring Plan (see Appendix D of the Draft Final RAW). In the event that wind speeds exceed 25 miles per hour for more than 5 minutes in any one hour or when dust control measures are not able to prevent visible dust emissions, soil moving activities shall be halted until wind speeds decrease and no visible emissions are observed.
- All stockpiled soil that is not actively handled shall be securely covered with plastic sheeting.

Biological Resources

BIO-1: To avoid impacts to nesting birds and violation of state and federal laws pertaining to birds, if construction and construction noise occurs within the avian nesting season (from February 1 to September 15 or per local requirements), all suitable habitats located within the project's area of disturbance including staging and storage areas plus a 250-foot buffer for non-raptors and 1,000-foot buffer for raptors shall be thoroughly surveyed, as feasible, for the presence of active nests by a qualified biologist. Surveys for nesting birds shall occur no more than five days before commencement of any site disturbance activities and equipment mobilization. If project activities are delayed by more than five days, an additional nesting bird survey shall be performed. Active nesting is present if a bird is sitting in a nest, a nest has eggs or chicks in it, or adults are observed carrying food to the nest. The results of the surveys shall be documented. If it is determined that birds are actively nesting within the survey area, Mitigation Measure BIO-2 shall apply. Conversely, if the survey area is found to be absent of nesting birds, Mitigation Measure BIO-2 shall not be required.

BIO-2: If pre-construction nesting bird surveys result in the location of active nests, no site disturbance and mobilization of heavy equipment including, but not limited to, equipment staging, fence installation, clearing, grubbing, vegetation removal/modification, fence installation, demolition, and grading shall take place within 250 feet of non-raptor nests and 1,000 feet of raptor nests, or as determined by a qualified

biologist. Monitoring shall be required to ensure compliance with the Migratory Bird Treaty Act (MBTA) and relevant California Fish and Game Code requirements. Monitoring dates and findings shall be documented.

Mitigation Measure BIO-3/HAZ-6 (Draft Final RAW, Section 6.4): Existing Eucalyptus trees in the northwest corner of the property shall be preserved for the community and therefore the clean fill soil shall not be placed within the tree's vicinity and the existing grade adjustments to these trees will be maintained. Based on historic field investigation and sampling activities, lead concentrations (above the DTSC residential risk based screening level of 80 mg/kg) may exist within the vicinity of the tree. To avoid potential future exposure, a licensed landscape architect and/or arborist shall identify an appropriate cover material that will not harm the tree and will reduce the potential exposure of future site occupants to the impacted soil. Such cover material may include mulch, tan bark, or gravel.

Cultural Resources

CUL-1: In the event that archaeological, non-tribal, resources are unearthed during ground-disturbing activities, ground-disturbing activities shall be halted or diverted away from the vicinity of the find so that the find can be evaluated. A buffer area of at least 50 feet shall be established around the find where construction activities shall not be allowed to continue until a qualified archaeologist has examined the newly discovered artifact(s) and has evaluated the area of the find. Work shall be allowed to continue outside of the buffer area. All archaeological resources unearthed by project construction activities shall be evaluated by a qualified professional archaeologist, who meets the U.S. Secretary of the Interior's Professional Qualifications and Standards. Archaeological Sensitivity Training will be carried out by a qualified archaeologist for all personnel who will engage in ground moving activities on the site. DPR shall coordinate with the archaeologist to develop an appropriate treatment plan for the resources. The plan may include implementation of archaeological data recovery excavations to address treatment of the resource along with subsequent laboratory processing and analysis. If appropriate, the archaeologist may introduce archaeological monitoring on all or part of the site. An archaeological report will be written detailing all archaeological finds. Should the newly discovered artifacts be determined to be prehistoric, Mitigation Measure TRC-1 will be implemented as provided in Section 17, "Tribal Cultural Resources."

CUL-2: If the find includes human remains, or remains that are potentially human, he or she shall ensure reasonable protection measures are taken to protect the discovery from disturbance (AB 2641). The archaeologist shall notify the County Coroner (per §7050.5 of the Health and Safety Code). The provisions of §7050.5 of the California Health and Safety Code, Section 5097.98 of the California Public Resources Code, and Assembly Bill 2641 will be implemented. If the Coroner determines the remains are Native American and not the result of a crime scene, then the Coroner will notify the Native American Heritage Commission (NAHC), which then will designate a Native American Most Likely Descendant (MLD) for the project (§5097.98 of the Public Resources Code). The designated MLD will have 48 hours from the time access to the property is granted to make recommendations concerning treatment of the remains. If the landowner does not agree with the recommendations of the MLD, then the NAHC can mediate (§5097.94 of the Public Resources Code). If no agreement is reached, the landowner must rebury the remains where they will not be further disturbed (Section 5097.98 of the Public Resources Code). This will also include either recording the site with the NAHC or the appropriate Information Center; using an open space or conservation zoning designation or easement; or recording a reinternment document with the County in which the property is located (AB 2641). Work may not resume within the no-work radius until the lead agency, through consultation as appropriate, determines that the treatment measures have been completed to their satisfaction.

Hazards and Hazardous Materials

HAZ-1: To reduce the risks to human health and the environment from the release or potential release of site contamination, DANP shall obtain DTSC approval and implement a Final Removal Action Workplan, consistent with DTSC's approved *Technical Memorandum Data Evaluation Summary of Findings Justification for Land Use Covenant & Restrictions* and EPA's recommendations included in its September 2015 *Reasonable Steps Letter* for the proposed Del Amo Neighborhood Park Project prior to the start of any site remediation or construction work.

HAZ-2 (Draft Final RAW, Section 6.5.1): Entry of personnel and equipment into the construction areas (exclusion zones) will be controlled to avoid contact with constituents of interest (COIs) (e.g. lead) and related transfer of site soil. The surfaces of construction equipment will be brushed off to remove loose soil prior to their removal from the site. Prior to leaving the site, trucks will go through a decontamination process to ensure that site soils are not spread beyond the borders of the site. Specifics of the decontamination process will be finalized upon selection of subcontractors, but will adhere to specifications as set forth in the transportation plan. The anticipated decontamination procedure would include a dry procedure with "rumble strips" to shake off large particles and brooms and brushes to remove smaller particles. Daily street sweeping will be conducted to minimize impacts to the community. It is not anticipated that wet decontamination will be required. However, contingencies for inclement weather will include wet decontamination and the subsequent onsite collection of any excess water.

HAZ-3 (Draft Final RAW, Section 9.0 and Appendix G): A site-specific Health and Safety Plan (HASP) has been prepared for the site in accordance with current health and safety standards as specified by the federal and California OSHAs and submitted to DTSC prior to initiation of field work. The DANP shall require the on-site contractor and its subcontractors doing fieldwork in association with the project to either adopt and abide by the HASP, or develop their own safety plans which, at a minimum, meet the requirements of the HASP. All onsite personnel shall read the HASP and confirm their acceptance in writing before starting site activities.

HAZ-4 (Draft Final RAW, Appendix C, Section 4.2, and Appendix E, Section 3.0): The DANP shall implement a soil management plan to address potential adverse impacts related to disturbed, contaminated soils. The soil management plan shall address the following components:

- While excavation activities are taking place during grading, removed soil will be utilized as fill material at the site and placed below import cover fill material, underlain with a visual barrier. If the volume is greater than needed, it may be taken off site.

In the event that excavation for off-site disposal or unknown materials is required during grading, soil samples will be collected and analyzed for COIs to ensure the soils subject to excavation do not pose a health risk for the construction workers and neighborhood residents. No disturbing activities of the shallow soil rather than the anticipated activities described in the RAW shall be allowed prior to DTSC's approval.

HAZ-5 (Draft Final RAW, Section 6.5.5): The DANP shall install and maintain vapor barriers in any enclosed buildings built on site.

Mitigation Measure BIO-3/HAZ-6 (Draft Final RAW, Section 6.4): Existing Eucalyptus trees in the northwest corner of the property shall be preserved for the community and therefore the clean fill soil shall not be placed within the tree's vicinity and the existing grade adjustments to these trees will be maintained.

Based on historic field investigation and sampling activities, lead concentrations (above the DTSC residential risk based screening level of 80 mg/kg) may exist within the vicinity of the tree. To avoid potential future exposure, a licensed landscape architect and/or arborist shall identify an appropriate cover material that will not harm the tree and will reduce the potential exposure of future site occupants to the impacted soil. Such cover material may include mulch, tan bark, or gravel.

Hydrology and Water Quality

HYD-1 (Draft Final RAW, Section 6.5.3): Prior to removal action activities, any storm drains located near the site (offsite) will be identified and temporarily protected by placing waterproof covers over the drains or berms (e.g., straw wattles and fiber rolls) around them to prevent an unauthorized release. These temporary controls will be inspected daily to ensure proper placement and integrity.

HYD-2 (Draft Final RAW, Section 6.5.3): During soil importation activities, surface water shall be prevented from ponding or causing excessive erosion in the earthwork areas by placing berms (e.g., soil berms, straw wattles, or fiber rolls) around the areas to prevent water run-on or run-off. Soil piles will also be covered with plastic sheets and surrounded by berms.

HYD-3 (Draft Final RAW, Section 6.5.3): Excess stormwater may be diverted or containerized on-site in order to continue the field work. Depending on the risk level and potential contacts with the residual soil, the diverted or containerized water may be sampled for COIs in accordance with Stormwater Pollution Prevention Plan (SWPPP) and based upon the results of the analysis, disposed of, through existing stormwater inlets on-site, at a pre-approved treatment facility, or any other suitable manner that is approved by DTSC. A list of COIs for characterization of the diverted/containerized water will be provided to DTSC. The characterization of the water will be sufficient for DTSC to evaluate and determine if the method of disposal is appropriate.

Noise

NOI-1: To reduce potential temporary, construction-related increase in ambient noise levels at sensitive residential receptors:

- All construction occurring on the Del Amo Neighborhood Park Project shall occur in compliance with the requirements of the County of Los Angeles Construction Noise Standards set forth in Los Angeles County Code Section 12.08.400, including but not limited to the requirement for all internal combustion engines to be equipped with suitable exhaust and air intake silencers.
- Construction work hours shall be restricted to the hours of 7:00 AM to 7:00 PM, Monday to Saturday.
- Truck trips shall be routed to minimize travel on neighborhood residential roads to the maximum extent feasible.
- Construction and equipment staging areas shall be setup as far away as possible from adjacent residential areas. If feasible, staging areas shall be at least 175 feet from all adjacent residences. However, factors such as site specific ingress and egress requirements and the final planned sequence of construction activities may require staging areas to be located closer than 175 feet from adjacent residential areas.
- The following best management practices shall apply to equipment used on-site:

- If feasible electrical service connections are available, electrical power shall be used to run air compressors and similar power tools as much as possible. If electric power is not feasible, use "quiet" generators (e.g., MQ Whisperwatt or equivalent) rates no greater than 60 dBA at 50 feet or 67 dBA at 23 feet.
- All diesel compression-ignition equipment greater than 50 horsepower shall be operated with closed engine doors/mechanical compartments and equipped with factory-recommended mufflers.

- Prior to issuance of grading permits, the DANP shall submit a mitigation plan prepared by a qualified engineer or other acoustical expert for review and approval by the County's Departments of Regional Planning and Public Health that identifies the additional noise control measures that would be implemented construction activities within 175 feet of adjacent residences. These measures shall be designed to achieve compliance with the County's construction noise control requirements contained in Los Angeles County Code Section 12.08.440, and shall be designed to achieve a minimum 16 dB reduction from combined construction noise levels. Additional measures may include:
  - Restrict engine idling to no more than five minutes.
  - Use of temporary sound barriers at the property boundary or adjoining property lines. However, the inside face of any such barrier installed in close proximity to construction equipment shall be absorptive so that sound energy is not reflected back into the ambient environment.
  - Use of a sound enclosure (e.g., three sides with a partial top) to shield stationary noise sources (generators, pumps, compressors).
  - Provide notification to residential occupants adjacent to the project site at least 48 hours prior to initiation of construction activities that could significantly affect outdoor or indoor living areas (e.g., work activities within 50 feet of residences). This notification shall include the anticipated hours and duration of construction and a description of noise reduction measures. The notification shall include a contact name and telephone number for the construction contractor and DANP staff member responsible for receiving and resolving construction-related noise complaints.

Tribal Cultural Resources

TRC-1: If subsurface deposits believed to be Tribal Cultural Resources or human in origin are discovered during construction, all work must halt within a 100-foot radius of the discovery. A qualified professional archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards for prehistoric and historic archaeologist, shall be retained to evaluate the significance of the find, and shall have the authority to modify the no-work radius as appropriate, using professional judgment. The following notifications shall apply, depending on the nature of the find:

- If the professional archaeologist determines that the find does not represent a cultural resource, work may resume immediately and no agency notifications are required.

- If the professional archaeologist determines that the find does represent a Tribal Cultural Resource from any time period or cultural affiliation, he or she shall immediately notify the County. The agency shall consult on a finding of eligibility and implement appropriate treatment measures, if the find is determined to be eligible for inclusion in the National Register of Historic Places (NRHP) or

California Register of Historical Resources (CRHR). Work may not resume within the no-work radius until the lead agencies, through consultation as appropriate, determine that the site either: 1) is not eligible for the NRHP or CRHR; or 2) that the treatment measures have been completed to their satisfaction.

- If the find represents a Native American or potentially Native American resource that does not include human remains, then he or she shall further notify the Kizh Nation and the NAHC. The agency shall consult with the NAHC on a finding of eligibility and implement appropriate treatment measures, if the find is determined to be eligible for inclusion in the NRHP or CRHR. Work cannot resume within the no-work radius until the lead agencies, through consultation as appropriate, determine that the site either: 1) is not eligible for the NRHP or CRHR; or 2) that the treatment measures have been completed to their satisfaction.

TRC-2: At the southwest side of the project site (where a driveway is proposed), the southeast side of the project site (where a sidewalk is proposed), and all other areas where grading and excavation activities are proposed, shall be monitored by one tribal monitor representing the Kizh Nation. The tribal monitor shall have the authority to temporarily halt construction activities within 100 feet of a TCR or a potential TCR to determine if significant or potentially significant resources will be adversely affected by continuing construction activities. The tribal monitor shall use flagging tape, rope, or some other means, as necessary, to delineate the area of the find within which construction shall halt and the procedures in TRC-1 shall apply. Construction shall not take place within the delineated find area until the County consults on appropriate treatment. Tribal monitor may suggest options for treatment of finds for consideration. The County shall have ultimate authority over the treatment of new finds.

TRC-3: Consider All Potential Tribal Resources to be Significant. All Native American artifacts and finds suspected to be Native American in nature are to be considered as significant tribal cultural resources until the DPR has determined otherwise with the consultation of a qualified archaeologist and local tribal representative of the Kizh Nation and any other tribe as designated by the NAHC.

Transportation/Traffic

TRA-1 (Draft Final RAW, Sections 6.5.6 and 8.2, and Figure 9). DANP and/or its contractor will implement the Traffic Control Plan that has been prepared for the proposed project. During soil transport activities, trucks will enter the site though Del Amo Boulevard. A flagman will be located at the site to assist the truck drivers to safely drive into the site. Transportation will be coordinated in such a manner that at any given time, on-site trucks will be in communication with the site trucking coordinator. In addition, all vehicles will be required to maintain slow speeds (i.e., less than 15 mph) for safety and for dust control purposes (see Mitigation Measure AIR-2).

Prior to exiting the site, the site manager will be responsible for inspecting each truck to ensure that the trucks are empty of clean soil, the trucks do not contain extra soil from site areas, and that the truck's manifest has been completed and signed by the generator (or its agent) and the transporter. As the trucks leave the site, the flagman will assist the truck drivers so that they can safely merge with traffic on Del Amo Boulevard.

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Environmental Checklist Form (Initial Study)

County of Los Angeles, Department of Parks and Recreation

Project title: Del Amo Neighborhood Park Project

Lead agency name and address: Los Angeles County Department of Parks and Recreation, 510 S. Vermont Ave., Los Angeles, CA 90020

Contact Person and phone number: Julie Yom, (213) 351-5127

Project sponsor's name and address: Del Amo Neighborhood Park LLC (DANP), 315 W 9th St #950, Los Angeles, CA 90015

Project location: 1000 West 204th Street, Unincorporated Los Angeles County, CA 90502
APN:
7350-007-016 to -020, 7350-015-001, 7350-015-043, 7350-007-045, 7350-015-045 to -057, 7350-015-058, 7350-015-059, 7350-016-002 to -005, 7350-016-012, 7350-016-014 to -017, 7350-016-018 to -020, 7350-016-025 to -038, 7350-016-041, 7350-017-035 to -040, 7350-018-001 to -006
USGS Quad: Torrance

Gross Acreage: Approx. 8.1

General plan designation: Residential H18 (0 to 18 dwelling units per acre)

Community/Area wide Plan designation: N/A

Zoning: Two Family Residences (R-2)

Description of project:

The Del Amo Neighborhood Park LLC (DANP), in coordination with the County of Los Angeles Department of Parks and Recreation (DPR), has prepared this Initial Study (IS) to evaluate the potential environmental effects that could result from the construction and operation of the proposed Del Amo Neighborhood Park Project (proposed project). The proposed project would be located on approximately 8.1 acres of vacant land in the unincorporated community of West Carson. Park facilities would include a variety of playing fields and courts (e.g., baseball, soccer, futsal), play areas, lawn and turf areas, a walking trail, a restroom building with an office/community meeting room, a maintenance building, pedestrian plaza, shade structures, outdoor fitness equipment, landscaping, and parking. The park would also include amenities such as benches, picnic tables, drinking fountains, BBQs, bike racks, and litter receptacles. The project would incorporate environmental mitigation measures to ensure protection of park users. Implementation of these measures related to environmental media would be conducted under the jurisdiction of the Department of Toxic Substances Control (DTSC) through a Removal Action Workplan. These measures are detailed below and would principally include: a durable cover over the existing ground surface composed of hardscaped material, such as asphalt or concrete, or clean soil underlain by a marker

material; vapor barriers under enclosed structures; and a requirement that ensures that the durable cover be maintained and groundwater not be used.

Project Setting

The proposed approximately 8.1-acre park site is located at 1000 West 204th Street in the unincorporated community of West Carson, near the intersection of Del Amo Boulevard and South Vermont Avenue (33°50'45" North latitude and 118°17'37" West longitude; see Figure 1, Regional Setting). The site is bordered by an unpaved road to the north, which is the County's planned right of way for a 0.2-mile extension of West Del Amo Boulevard; vacant lands are located across (to the north) of this unpaved road. Residences on Budlong Avenue, Berendo Avenue, and Catalina Avenue border the park site to the south, while residences on South New Hampshire Avenue and West 204th Street border the park site to the east and west, respectively. Torrance Boulevard is approximately 1,200 feet (0.23) miles south of the park site. South Vermont Avenue and Interstate 110 are approximately 380 feet (0.07 miles) and 1,900 feet (0.35 miles) east of the site, respectively (see Figure 2, Project Location).

The proposed park site is east of the Montrose Chemical Corporation Superfund Site and south of the Del Amo Superfund Site. The Montrose Chemical Corporation manufactured dichlorodiphenyltrichloroethane (DDT) from 1947 to 1982 at a plant located approximately 0.25 miles northwest of the proposed park site. Fill material was transported to the proposed park site by the Montrose Chemical Corporation, which resulted in a removal action under the jurisdiction of the United States Environmental Protection Agency (EPA). The EPA certified the removal action as complete, and in September 2015 subsequently identified the site as appropriate for its intended park use, provided enclosed structures (e.g., restrooms) are equipped with vapor barriers. Nonetheless, because of the placement of fill material at the project site from the Montrose Chemical Corporation, the EPA identified approximately one-half acre of the proposed park site as part of the Montrose Superfund site.

The majority of the Montrose Superfund Site is located off-site. That area is vacant and currently capped with asphalt. The Del Amo Waste Pits, located to the north of the proposed project site, are currently covered with a Resources Conservation and Recovery Act (RCRA)-equivalent cap, constructed in 1999 and surrounded by a perimeter fence (C2REM 2017).

The proposed park site has consisted of vacant land since 2001 (C2REM 2017). The site is partially vegetated with shrubs and grasses typical of an urban setting, although some parts of the site are disturbed due to unauthorized use and lack of vegetation. Three trees are located in the northwestern corner of the site.

Project Land Parcels

The proposed park site includes 62 adjoining parcels and abandoned road ways (portions of 204th Street, Catalina Avenue and Berendo Avenue) totaling approximately 8.1 acres (C2REM 2017). Historically, the proposed site was used for residential structures. However, in 1998 these structures were demolished due to remediation activities that took place because of DDT soil contamination. For more information, see *Site History* below.

Elevation and Topography

The proposed park site is generally flat. Site surface elevations are approximately 31 feet above mean sea level (amsl) on the eastern portion of the site and gradually rise to approximately 41 feet amsl on the western portion of the site.

Site History

The proposed park site at 1000 West 204th Street has a history of soil contamination and remediation associated with the nearby Montrose Chemical Corporation Superfund Site and adjacent Del Amo

Superfund Site. As such, a series of environmental investigations were conducted from 1983 to 2006. The initial investigation was conducted by the State of California Department of Health Services (CDHS) on December 14 and 15, 1983. Analytical results indicated no detectable concentrations of volatile organic compounds (VOCs) or semi-volatile organic compounds (SVOCs). However, DDT concentrations were reported to be in excess of background sample levels. This discovery of DDT eventually lead to the permanent buy-out and relocation of residents along West 204th Street in 1994. Approximately fifty-five vacated residences were subsequently demolished in 1998, and the contaminated soils at and around the residences were remediated such that DDT concentrations were below the EPA action levels (LA County 2000).

In November 2001, the County of Los Angeles performed a limited site assessment, which identified elevated lead levels in two samples (at the same boring location) exceeding DTSC's screening action level at that time (LADPW 2003). Additional samples were taken surrounding the initial borings which exhibited elevated lead concentrations when compared to the DTSC's screening action level. Results indicated that the elevated lead concentrations were localized, and/or located at a depth greater than 3 feet. The post grading surface soils were sampled and concluded that the DDT soil concentrations in surface soils at the proposed park were found to be significantly lower than the site-specific risk level (C2REM 2017).

Current Conditions

In May 2015, Weston Solutions, Inc. (Weston) conducted a Phase I Environmental Site Assessment (Phase I ESA) which identified the following:

- Soil located in the western portion of the subject property is contaminated with DDT at concentrations below regulatory threshold limits (26 mg/kg).
- Metal slag material or "blue lava rock" is buried seven feet below ground surface in a trench capped with asphalt located in the western portion of the subject property (adjacent to and below the southern portion of the proposed basketball court). The rock contains arsenic, copper, lead and zinc in concentrations of potential concern.
- The groundwater and soil gas beneath the subject property is contaminated with chlorobenzene and other chemicals predominately originating from the Montrose Superfund site and limited benzene potentially from the Del Amo Superfund Site, with contamination extending downward through several water-bearing units.

Per the Phase I ESA, no further inquiry is needed for purposes of all appropriate inquiries; therefore, the property is suitable for exchange and/or acquisition (Weston, 2015). DTSC subsequently determined the only constituent of interest (COI) is lead as described below (DTSC 2015).

Also in 2015, the California Department of Toxic Substances Control (DTSC) requested that the proposed park site be evaluated per current health-based screening levels. As such, a *Technical Memorandum Data Evaluation Summary of Findings Justification for Land Use Covenant & Restrictions*, was prepared for the project. Based upon the evaluation contained in this technical memorandum, DTSC concluded that DDT levels at the site have been remediated to the levels that are acceptable for park use. In addition, DTSC also found that lead exists on the property at levels greater than the DTSC residential risk based screening level of 80 mg/kg in a few areas at a depth of three to five feet below ground surface. No other chemicals have been identified as a potential risk at the site.

Based on the numerous site investigations and the prior excavation and removal of impacted soils from the site, the EPA, CDHS, Los Angeles County Department of Public Works, LA County Department of Public Health and DTSC have determined the appropriateness of the property for park use, provided certain actions are taken. Specifically, DTSC's approval is contingent on addressing shallow lead in site soils, which the proposed project accomplishes by covering the site with imported soil. The EPA has also required the installation of vapor barriers under enclosed structures (e.g., restrooms).

Proposed Park Facilities

This section describes the proposed park facilities as shown on the final conceptual plan that the DANP has prepared for the project with input from the community (see Figure 3, Final Conceptual Park Plan). DANP's final conceptual plan for the proposed Del Amo Neighborhood Park project reflects stakeholder input received at three community meetings held in January, April, and August 2016, including two conceptual plans presented to the local community in April 2016. In general, the park facilities would include a variety of playing fields and courts (e.g., baseball, soccer, futsal), play areas, lawn and turf areas, a walking trail, a restroom building, a maintenance building, a community meeting room, pedestrian plaza, shade structures, outdoor fitness equipment and landscaping and parking. The park would also include amenities such as benches, picnic tables, drinking fountains, BBQs, bike racks, and litter receptacles. The design base for these park facilities and features were obtained through three community meetings convened by the Los Angeles Conservation Corps in 2011.

Park Access, Circulation, and Trails

Vehicular and pedestrian access to the park would occur primarily via West 204th Street. However, pedestrian access would also be provided via Catalina Street, South New Hampshire Avenue and Berendo Avenue. The main vehicular and pedestrian access point to the park would be on the park's western side, at the intersection of West 204th Street and Budlong Avenue. The DANP would use an existing curb cut at this location to provide access to the park's parking lot, which would contain 60 parking spaces, including three (3) Americans with Disability Act (ADA)-accessible spaces, and one (1) van-accessible space. The proposed parking lot, which is also where the proposed maintenance building would be located, would occupy approximately 0.85 acres of the approximately 8.1-acre park site. The maintenance building would be an approximately 11-foot by 12-foot prefabricated building (approximately 130 square feet).

The park's main entry plaza would also be located on its western side, at the intersection of Budlong Avenue and West 204th Street. This entry plaza would lead visitors onto the park's main walkway, which would run in an east-west direction for approximately three quarters the length of the park site and provide access to the park's various fields, play areas, and other facilities. The main walkway would connect to another park entrance located at the northern terminus of Berendo Avenue, near the southeastern corner of the park. Eight existing parking spaces on West 204th Street, but adjacent to Berendo Avenue, would provide additional vehicle parking.

In addition to the main walkway, a decomposed granite walking trail would travel along the eastern and northern perimeter of the park site.

Athletic Fields and Courts

The final conceptual plan for the proposed park includes one full size basketball court, two futsal courts, a baseball field, and a soccer field (which would be located on the interior of the baseball field).

The basketball and futsal courts would occupy approximately 0.5 acres near the center of the park, north of the main walkway; a group exercise equipment area would also be provided in this area. The ball field, located on the eastern portion of the project site, would occupy approximately 1.75 acres on the eastern side of the park (0.5 acres of which would consist of the under-8 soccer field).

Non-athletic Recreational Areas

The park includes open turf/lawn areas, a pedestrian plaza with tree wells, a children's play area, and shade structures. These areas would provide picnic and other non-athletic recreational opportunities. The park's play structures would primarily be located along the main walkway.

Landscaping

The final conceptual landscaping plan for the proposed park identifies more than 200 native and ornamental trees would be planted along the perimeter and on the interior of the park site, as well as drought tolerant landscaping.

Utilities and Other Site Improvements

DANP would connect to existing water, gas, and electric utilities present at or adjacent to the site. Other on-site improvements would include a precast monument sign and park lighting. Park lighting would consist of fixtures mounted to park maintenance and restroom buildings that are consistent with LA County Department of Parks and Recreation's (DPR) *Park Design Guidelines and Standards*.

Project Design Features

The DANP has coordinated with the DTSC to delineate and characterize the extent of current contamination at the site, and has prepared a Draft Final Removal Action Workplan (Draft Final RAW) for the proposed park development (DTSC Site ID 401720; Envirostor ID No. 60002199). The Draft Final RAW has been approved by DTSC for public review and identifies the placement of a soil cover over the existing park surface, as part of the Draft Final RAW. This soil cover would be two-feet thick to ensure there will be no direct exposure to impacted soil remaining under the park.

The Draft Final RAW identifies other control measures required by DTSC to protect the public and environment from potential adverse effects that may arise as a result of construction and operation of the proposed park (see Appendix A).

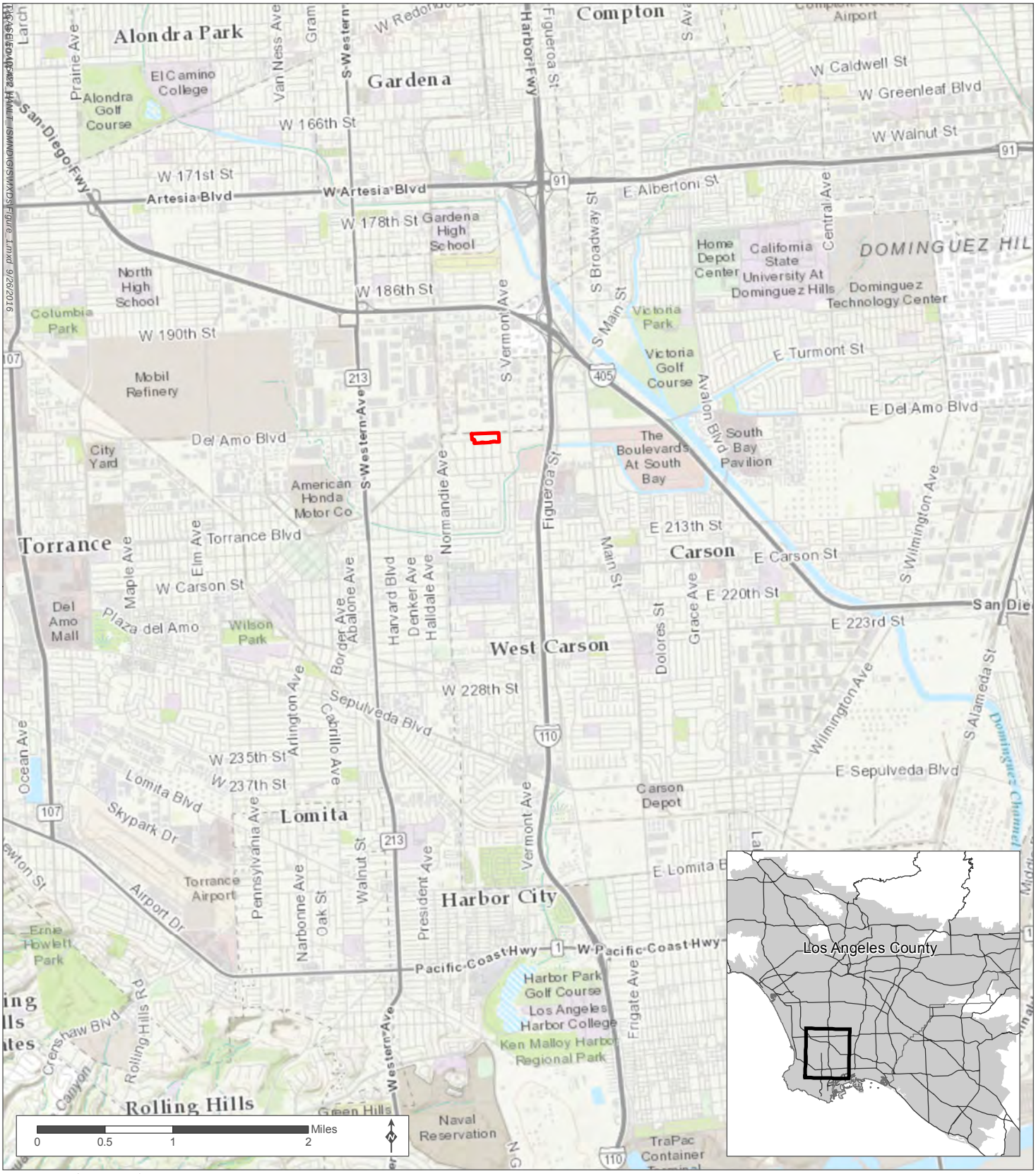
Additionally, as part of the County's draft lease agreement with DANP to operate and maintain the project, the County would comply with an environmental Land Use Covenant (LUC) established by DANP and DTSC. The LUC includes measures to ensure the protection of human health and the environment from residual environmental constituents. The continued coordination by and between DANP, the County, the EPA, and DTSC, as well as conformance with the measures put forth in the Draft Final RAW and LUC, satisfy the requirements set forth by the EPA in their *Reasonable Steps Letter* (USEPA 2015). For more information regarding the Draft Final RAW, LUC, and *Reasonable Steps Letter* see the Hazards section.

Project Construction and Operation

The DANP anticipates constructing the project over an approximately 12- to 16-month period beginning in the fourth quarter of 2017. Equipment would include grading and paving equipment, small cranes, and other standard construction equipment. The total import of soils necessary to provide two-feet of clean fill to cap unpaved areas of the site is estimated to be 33,800 cubic yards of clean fill; an additional 40 cubic yards may be cut and reconsolidated or be reused on-site as fill below the soil cover material. The anticipated import of soil at the site is estimated to result in 3,980 - 5,640 one-way truck trips (1,990 - 2,820 round-trips) depending on the of size truck that is used. All existing monitoring wells would be retained on site and would not be destroyed as a result of project construction.

Project construction and operation would be subject to procedures and conditions contained in the Draft Final RAW, which are incorporated into this IS as mitigation measures. These mitigation measures would ensure project construction, operation, and maintenance do not substantially threaten or pose an unacceptable risk to public health or the environment. In addition, the proposed park design is consistent with DPR's *Park Design Guidelines and Standards* document. Upon completion of the proposed park, the DANP would lease the park property to DPR.

The proposed park hours of operation would be from sunrise to sunset, seven days a week.

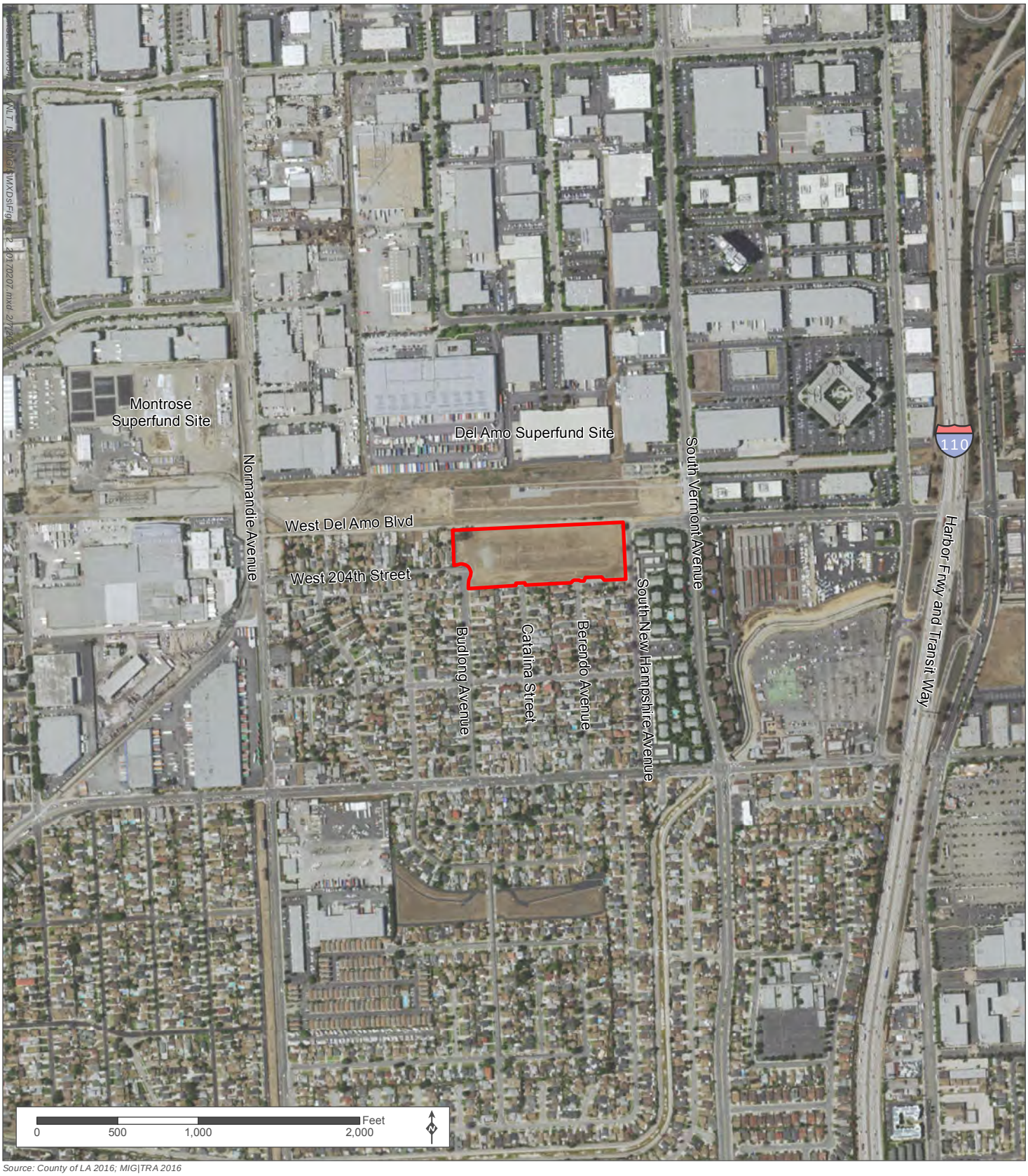


Source: County of LA 2016; MIG|TRA 2016

Site boundary

Figure 1 Regional Setting

Del Amo Neighborhood Park Project



Source: County of LA 2016; MIG|TRA 2016

Site boundary

Figure 2 Project Location

Del Amo Park Project

Source: Los Angeles Neighborhood Land Trust 2016; MIG|TRA 2016

Figure 3 Proposed Park Design

Del Amo Neighborhood Park Project

Other public agencies whose approval may be required (e.g., permits, financing approval, or participation agreement):

Public Agency	*Approval Required*
DTSC	Removal Action Workplan
County of Los Angeles	Site Plan Review
County of Los Angeles	Construction and Encroachment Permit
County of Los Angeles	Street Vacation Permit
State Water Resources Control Board (SWRCB)	California Construction General Permit

Major projects in the area:

Project/Case No.	*Description and Status*
N/A	N/A

Reviewing Agencies:

Responsible Agencies

- ☐ None
- Regional Water Quality Control Board:
  - ☒ Los Angeles Region
  - ☐ Lahontan Region
- ☒ Department of Toxic Substance Control
- ☐ Army Corps of Engineers

Special Reviewing Agencies

- ☐ None
- ☐ Santa Monica Mountains Conservancy
- ☐ National Parks
- ☐ National Forest
- ☐ Edwards Air Force Base
- ☐ Resource Conservation District of Santa Monica Mountains Area
- ☒ SCAQMD

Regional Significance

- ☒ None
- ☐ SCAG Criteria
- ☐ Air Quality
- ☐ Water Resources
- ☐ Santa Monica Mtns. Area

Trustee Agencies

- ☒ None
- ☐ State Dept. of Fish and Wildlife
- ☐ State Dept. of Parks and Recreation
- ☐ State Lands Commission
- ☐ University of California (Natural Land and Water Reserves System)

County Reviewing Agencies

- ☒ DPW:
  - Land Development Division (Grading & Drainage)
  - Geotechnical & Materials Engineering Division
  - Traffic and Lighting Division
  - Environmental Programs Division
  - Waterworks Division
  - Sewer Maintenance Division
- ☒ Fire Department
  - Planning Division
  - Land Development Unit
  - Health Hazmat
- ☒ Sanitation District
- ☒ Public Health/Environmental Health Division: Land Use Program (OWTS), Drinking Water Program (Private Wells), Toxics Epidemiology Program (Noise)
- ☒ Regional Planning
- ☒ Sheriff Department

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project.

☐ Aesthetics	☐ Greenhouse Gas Emissions	☐ Public Services
☐ Agriculture/Forest	☒ Hazards/Hazardous Materials	☐ Recreation
☒ Air Quality	☒ Hydrology/Water Quality	☒ Transportation/Traffic
☒ Biological Resources	☐ Land Use/Planning	☒ Tribal Cultural Resources
☒ Cultural Resources	☐ Mineral Resources	☐ Utilities/Services
☐ Energy	☒ Noise	☒ Mandatory Findings of Significance
☐ Geology/Soils	☐ Population/Housing	

DETERMINATION: (To be completed by the Lead Department.)
On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature (Prepared by) — Date: 2/21/17

Signature (Approved by) — Date: 2/21/17

EVALUATION OF ENVIRONMENTAL IMPACTS:

1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources the Lead Department cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) Once the Lead Department has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Less Than Significant with Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level. (Mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced.)

5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA processes, an effect has been adequately analyzed in an earlier EIR or negative declaration. (State CEQA Guidelines § 15063(c)(3)(D).) In this case, a brief discussion should identify the following:

   a) Earlier Analysis Used. Identify and state where they are available for review.
   b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
   c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

7) The explanation of each issue should identify: the significance threshold, if any, used to evaluate each question, and; mitigation measures identified, if any, to reduce the impact to less than significance. Sources of thresholds include the County General Plan, other County planning documents, and County ordinances. Some thresholds are unique to geographical locations.

8) Climate Change Impacts: When determining whether a project's impacts are significant, the analysis should consider, when relevant, the effects of future climate change on: 1) worsening hazardous conditions that pose risks to the project's inhabitants and structures (e.g., floods and wildfires), and 2) worsening the project's impacts on the environment (e.g., impacts on special status species and public health).

1. AESTHETICS

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒

The proposed Del Amo Neighborhood Park Project would not have a substantial adverse effect on a scenic vista. The proposed project is located within a developed, flat, urbanized area in the unincorporated community of West Carson, approximately 5.5 miles east of the Pacific Ocean and 17.5 miles southwest of the San Gabriel Mountains. The proposed project site is not distinctly visible from the mountain range, and it would not inhibit views of the ocean or have a substantial adverse effect on any other scenic vista. No impact would occur.

b) Be visible from or obstruct views from a regional riding or hiking trail?	☐	☐	☐	☒

As discussed in response (a), the proposed project is located within a developed, flat, urbanized portion the unincorporated community of West Carson. Figure 10.1 of the County of Los Angeles' 2035 General Plan indicates the closest existing hiking/riding trail, the Los Angeles River Trail, runs parallel to Interstate 710 and is approximately 5-miles east of the proposed project site (LA County; 2015a; LACDPR, ND). The project site is not visible from this trail or others. Thus, the project would not obstruct views from a regional riding or hiking trail. No impact would occur.

c) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒

The proposed project would not substantially damage scenic resources within a state scenic highway. The nearest eligible state scenic highway is the portion of State Route 1 that begins at the Outer Traffic Circle in Long Beach, approximately 9.5-miles southeast of the project site. The park site is not visible from State Route 1, and therefore, does not have the potential to damage scenic resources visible from that state scenic highway.

The project site is approximately 0.4 miles from Interstate 110, a locally adopted Scenic Highway as shown on Figure 9-7 of the County's 2015 General Plan (LA County, 2015b). Although the project site is visible from the Interstate 110 West Del Amo Boulevard overpass, views are limited and the project site does not have any scenic resources. The site is partially vegetated with shrubs and grasses typical of an urban setting, although some parts of the site are disturbed due to unauthorized use and lack of vegetation. Three trees, located in the northwestern corner of the site, would remain on site during construction and operation phases of the proposed park. These three trees are not a scenic resource. The project would not substantially damage scenic resources within a state scenic highway. No impact would occur.

d) Substantially degrade the existing visual character or quality of the site and its surroundings because of height, bulk, pattern, scale, character, or other features?	☐	☐	☐	☒

The proposed project would not degrade the existing visual character or quality of the site or its surroundings. The project would consist of the construction and operation of a neighborhood park on a piece of land that has been vacant since 2001. The project would improve the visual character and quality of the site. The proposed park design is consistent with the DPR's *Park Design Guidelines and Standards*, and final approval from the County would ensure consistency with applicable zoning and General Plan standards and requirements (LA County 2014). Thus, the project would not degrade the existing visual character and quality of the site. No impact would occur.

e) Create a new source of substantial shadows, light, or glare which would adversely affect day or nighttime views in the area?	☐	☐	☐	☒

The proposed park hours of operation would be from sunrise to sunset, seven days a week. Proposed park design incorporates lighting fixtures mounted to park maintenance and restroom buildings that are consistent with DPR's *Park Design Guidelines and Standards*. The project would be consistent with DPR's *Park Design Guidelines and Standards*, which addresses potential impacts to shadows, light, and glare. One of the ways in which the park would be designed to reduce glare is by incorporating shielded or cut-off luminaries. The project would not adversely affect day or nighttime views in the area. No impact would occur.

2. AGRICULTURE / FOREST

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

	Potentially Significant Impact	***Less Than Significant Impact with Mitigation Incorporated***	***Less Than Significant Impact***	***No Impact***
Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒

The project site is not comprised of any farmland. The construction of a neighborhood park in an urbanized area will not result in the conversion of Prime Farmland, Unique Farmland or Farmland (CDC 2014). No impact would occur.

b) Conflict with existing zoning for agricultural use, with a designated Agricultural Opportunity Area, or with a Williamson Act contract?	☐	☐	☐	☒

The project is zoned residential; it is not zoned for agricultural uses. The project site is not currently used for agricultural purposes and it is not designated as an Agricultural Opportunity Area or under a Williamson Act contract (CDC 2016). No impact would occur.

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code § 12220 (g)), timberland (as defined in Public Resources Code § 4526), or timberland zoned Timberland Production (as defined in Government Code § 51104(g))?	☐	☐	☐	☒

There is no forest land or timberland zoned Timberland Production within the vicinity of the project site. No impact would occur.

d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒

There is no forest land within the vicinity of project site. No impact would occur.

e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒

There is no forest land or farmland within the vicinity of the project site, and the project would not result in changes to the environment that would result in the loss of either type of land. No impact would occur.

3. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Conflict with or obstruct implementation of applicable air quality plans of either the South Coast AQMD (SCAQMD) or the Antelope Valley AQMD (AVAQMD)?	☐	☐	☐	☒

Construction of the proposed project would result in the development of an approximately 8.1-acre neighborhood park. The proposed project would not induce population growth (see Population and Housing) or significantly increase traffic (see Traffic and Transportation). Since the proposed project would not induce population growth, the project would be consistent with the population and vehicle miles traveled (VMT) projections of the existing SCAQMD Air Quality Plan. Thus, no impact would occur.

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☒	☐	☐

The proposed project would generate short-term construction emissions, and long-term operational emissions, primarily stemming from mobile source emissions. The project would not result in any new stationary source equipment at the site. The proposed project's emissions were modeled using the California Emissions Estimator Model (CalEEMod), Version 2016.3.1 (see Appendix B). The results from the modeling are presented below.

Short-Term Construction Emissions

Project construction would generate short-term construction emissions from construction activities which would disturb approximately 8.1 acres in total. Construction activities would include site excavation and grading, soil import and compaction, park facility construction, new on-site utility improvements, and related construction worker commute trips. Park construction activities are anticipated to last approximately 15 months.

The DANP is in the process of identifying source(s) of 33,800 cubic yards of clean fill to be imported and distributed across the project site. Due to the uncertainty regarding where clean fill would come from, two different construction scenarios (one with mitigation) are presented, which provide a reasonable range in potential emissions resulting from construction of the proposed park project.

Project construction emissions for two different hauling scenarios were modeled using CalEEMod. Both modeled scenarios assume:

- 33,800 cubic yards of clean fill would be imported to the project site from a source or sources located within 20 miles of the proposed park site[1,2];
- Limited material may be removed from the Site to a permitted landfill[3];
- Import/export of soil would take place over approximately two and a half months;
- Construction activities would comply with SCAQMD Rule 403[4].

The only difference in the modeled construction scenarios involves the size of the trucks used to haul soil to and from the proposed park site.

Scenario 1: 17 Cubic Yard Trucks

Scenario 1 evaluates the potential maximum daily emissions that could be generated during project construction with the use of 17 cubic yard capacity haul trucks. At this capacity, the number of trucks needed to accommodate the import and export of soils is estimated to be approximately 1,990, resulting in 3,980 total truck trips to and from the project site. The resulting emissions are presented in Table 1.

Table 1
Scenario 1: Estimated Unmitigated Maximum Daily Construction Emissions (lbs/day)

Year/Season	Pollutant Emissions				
	ROG	**NO_X**	**CO**	**PM_{10}**	**$PM_{2.5}$**
Summer					
2017	8.2	95.2	51.4	21.1	12.6
2018	3.7	31.0	26.8	3.6	2.0
Winter					
2017	8.4	95.7	51.2	21.1	12.6
2018	3.8	31.1	26.2	3.6	2.0
SCAQMD CEQA Threshold	**75**	**100**	**550**	**150**	**55**
Potentially Significant Impact?	No	No	No	No	No
MIG 2016. See Appendix B.					

As seen above in Table 1, air quality emissions for Scenario 1 would be less than significant.

Scenario 2: 12 Cubic Yard Trucks

Scenario 2 evaluates the potential maximum daily emissions that could be generated during project construction with the use of 12 cubic yard capacity haul trucks. At this capacity, the number of trucks needed to accommodate the import and export of soils is estimated to be approximately 2,820, resulting in 5,640total, one-way truck trips to and from the project site. The modeling also assumes two additional truck trips may be needed to remove potential debris from site, resulting in 5,642 total one-way truck trips. The

[1] 33,800 cubic yards of clean fill would be needed to accommodate two feet of clean fill across the project site.
[2] A 20-mile radius allows DANP the flexibility to select from potential projects occurring in Downtown Los Angeles, as well as closer locations such as new stadium development in Carson.
[3] 40 cubic yards of off haul accounts for possible contaminated soil that may need to be hauled away from the project site, as well as any other debris.
[4] SCAQMD Rule 403 requires the utilization of applicable best management practices to minimize fugitive dust emissions (e.g. watering disturbed areas twice a day).

resulting emissions are presented in Table 2.

Table 2
Scenario 2: Estimated Maximum Daily Construction Emissions (lbs/day)

Year/Season	Pollutant Emissions				
	ROG	**NO_X**	**CO**	**PM_{10}**	**$PM_{2.5}$**
UNMITIGATED					
Summer					
2017	8.6	**106.2**	53.4	21.1	12.6
2018	5.4	48.6	42.3	4.7	2.9
Winter					
2017	8.7	**106.9**	53.4	21.1	12.6
2018	3.8	31.1	26.2	3.6	2.0
SCAQMD CEQA Threshold	**75**	**100**	**550**	**150**	**55**
Potentially Significant Impact?	No	**Yes**	No	No	No
MITIGATED					
Summer					
2017	6.2	98.5	55.2	9.8	5.5
2018	5.2	49.5	42.3	4.6	2.8
Winter					
2017	6.3	99.2	55.2	9.8	5.5
2018	3.5	31.9	26.3	1.4	1.9
SCAQMD CEQA Threshold	**75**	**100**	**550**	**150**	**55**
Potentially Significant Impact?	No	No	No	No	No
MIG 2016. See Appendix B.					

As seen in Table 2, unmitigated construction emissions for Scenario 2 would result in a potentially significant air impact due to the additional 1,660 one-way truck trips (as compared to Scenario 1) that would occur with smaller capacity (12 cubic yard) trucks. To reduce Scenario 2's construction emissions to levels below SCAQMD CEQA significance thresholds, DPR would require DANP to implement Mitigation Measure AIR-1, which would reduce the project's total construction emissions by requiring the use of cleaner, on-site equipment to distribute the clean fill across the project site.

> **Mitigation Measure AIR-1:** If 12 cubic yard trucks are used to import or export soil to the project site, to reduce NOx emissions generated during park construction to a less than significant level, a minimum of 66% of the diesel fueled off-road construction equipment used during project construction shall have engines certified to meet US EPA Tier 2 emission standards (or higher). This may be achieved by using engine retrofit technology, after-treatment products, add-on exhaust gas management devices, and/or other options as such become available.

Mitigation Measure AIR-1 would reduce potential, short-term, NOx emissions levels below SCAQMD CEQA significance thresholds and thus render the project's potential construction emissions to a less than

significant impact. It is also worth noting that the values presented in Table 1 and Table 2 present a worst-case, maximum emission during construction; most daily emissions would be below the values presented.

Although the values presented for PM10 in Table 1 and Table 2 are below the thresholds established by the SCAQMD, and the project would comply with SCAQMD Rule 403 (Fugitive Dust), DANP would also apply Mitigation Measure AIR-2 below to either Scenario 1 or Scenario 2. Mitigation Measure AIR-2 is consistent with the recommendations and requirements contained in the Draft Final RAW, and is intended to ensure the project's potential fugitive dust emissions comply with SCAQMD Rule 403 and the CAL/OSHA Permissible Exposure Limit (PEL) for fugitive dust. As identified in the Draft Final RAW (see Appendix A), the primary dust source at the site is anticipated to be clean fill soils exposed during soil importing, stockpiling, compacting, and grading activities, as well as dust generated by wind and construction vehicle traffic. Potential dust receptors include onsite workers, pedestrians adjacent to the site, occupants of nearby residences and businesses, and vehicle drivers adjacent to the site.

> **Mitigation Measure AIR-2 (Draft Final RAW, Section 6.5.2):** The DANP shall prepare and implement a dust control plan that includes the following dust control strategies:
>
> - Water shall be misted or sprayed by a water truck at least twice per day but also as often as needed to prevent formation of visible dust while clearing the site, excavating, transferring soil on-site, stockpiling, or loading or decontaminating transportation vehicles.
> - Vehicle speeds shall be limited to 15 miles per hour on the site.
> - Soil shall be sprayed or misted as it is unloaded from transport vehicles if minimizing the drop heights does not adequately prevent dust generation.
> - Vehicle tires shall be cleaned prior to leaving the site.
> - Adjacent public streets shall be inspected at least three times per day including once at the end of the shift and shall be swept using a vacuum street sweeper if necessary.
> - Dust monitoring will be conducted to ensure that workers and other individuals in the vicinity, including community members, are not affected by fugitive dust. Dust monitoring will be conducted in compliance with Site-specific Air Monitoring Plan (see Appendix D of the Draft Final RAW). In the event that wind speeds exceed 25 miles per hour for more than 5 minutes in any one hour or when dust control measures are not able to prevent visible dust emissions, soil moving activities shall be halted until wind speeds decrease and no visible emissions are observed.
> - All stockpiled soil that is not actively handled shall be securely covered with plastic sheeting.

As described above, the project would have a less than significant, short-term impact on air quality with the implementation of Mitigation Measures AIR-1 and AIR-2.

Long-Term Operational Emissions

The proposed project would serve the local community as a neighborhood park. The primary generator of emissions on site for ROG would come from area sources, such as consumer products and paint reapplication for buildings. The highest generator for CO would be the result of park attendees traveling to and from the park in automobiles. The proposed project's modeled, long-term emissions are presented below in Table 3.

Table 3
Long-Term Daily Emissions (lbs/day)

Source	ROG	NO_X	CO	PM_{10}	$PM_{2.5}$
Summer					
Area Sources	<0.0	<0.0	<0.0	0.0	0.0
Energy Demand	0.0	0.0	0.0	0.0	0.0
Mobile Sources	0.4	1.8	4.8	1.1	0.3
Summer Total	*0.4*	*1.8*	*4.8*	*1.1*	*0.3*
Winter					
Area Sources	<0.0	<0.0	<0.0	0.0	0.0
Energy Demand	0.0	0.0	0.0	0.0	0.0
Mobile Sources	0.4	1.9	4.5	1.1	0.3
Winter Total	*0.4*	*1.9*	*4.5*	*1.1*	*0.3*
SCAQMD Threshold	**55**	**55**	**550**	**150**	**55**
Potentially Significant Impact?	No	No	No	No	No
MIG 2016. See Appendix B.					

As seen in Table 3, the proposed project's operational emissions would not exceed the thresholds established by the SCAQMD. Thus, the project's operational emissions would have a less than significant impact on air quality.

c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? ☐ ☐ ☒ ☐

As discussed in a) and b) above, the proposed project would not result in construction emissions that exceed SCAQMD thresholds of significance through the implementation of Mitigation Measures AIR-1 if 12 cubic yard trucks are used and AIR-2. Furthermore, the project would not result in the generation of operational emissions exceeding the SCAQMD thresholds of significance. Although the project would emit criteria pollutants during construction and operation, they would not be at cumulatively considerable levels. Thus, implementation of the project would not result in a cumulatively considerable net increase in any criteria pollutant and would have a less than significant impact on air quality.

d) Expose sensitive receptors to substantial pollutant concentrations? ☐ ☐ ☒ ☐

The nearest residences are directly adjacent to the project site. Earthmoving for the project would result in less-than-significant impacts related to dust, as indicated by the output of the CalEEMod simulations for particulate matter (as seen above in response b). Inclusion of this mitigation measure would ensure receptors in the area would not be exposed to substantial dust concentrations. Thus, the proposed project would not expose sensitive receptors to substantial pollutant concentrations and would have a less than significant impact on air quality.

e) Create objectionable odors affecting a substantial ☐ ☐ ☒ ☐

number of people?

Construction of the project would generate typical odors associated with construction activities, such as oil odors associated with asphalt paving. The odors generated by the project would be temporary, intermittent and localized in nature. Therefore, the project would not create objectionable odors affecting a substantial number of people and would have a less than significant impact on air quality.

4. BIOLOGICAL RESOURCES

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS)?	☐	☒	☐	☐

The project area has been vacant since 2001. The site is very disturbed and contains only ruderal vegetation. For the most part, trees and shrubs are absent from the project area. Three eucalyptus trees are located in the northwest corner of the site and would remain on site during and after park construction.

Special-status species are those plants and animals that are legally protected or otherwise recognized as vulnerable to habitat loss or population decline by federal, state, or local resource conservation agencies and organizations. For this project, special-status species include:

- Species that are state and/or federally listed or proposed for listing as threatened or endangered;
- Species considered as candidates for listing as threatened or endangered;
- CDFW Species of Special Concern;
- Fully protected species per California Fish and Game Code; and
- Plants considered by the California Native Plant Society (CNPS) and the CDFW to be rare, threatened, or endangered [California rare plant ranked, (CRPR); e.g. CRPR 1B].

The potential for special-status species to occur within the project area was analyzed by conducting a query of the California Natural Diversity Database (CNDDB) and the California Native Plant Society Inventory to see which species occur within the nine USGS topographical quadrangles (i.e., Inglewood, South Gate, Long Beach, Venice, Redondo Beach, Torrance, and San Pedro) surrounding the site and evaluating the habitat within the project area.

No threatened or endangered wildlife or plant species are anticipated to occur in the project area. No special-status plants, fish, or reptiles are anticipated to occur within or in the vicinity of the project site. Therefore, no impacts to these species would occur.

Nesting birds, including raptors, protected under the Migratory Bird Treaty Act (MBTA) and California Fish and Game Code could be present in the vegetation (e.g., trees, shrubs, and grasses) on and in the vicinity of the project site. Construction activities, including vegetation removal, during the avian breeding season (generally February 1 to September 15) could cause injury to individuals. In addition, noise and increased construction activity could temporarily disturb nesting or foraging activities, potentially resulting in the abandonment of nest sites. The implementation of Mitigation Measure BIO-1 and BIO-2 would reduce potential impacts to nesting birds to a less than significant level.

Mitigation Measure BIO-1: To avoid impacts to nesting birds and violation of state and federal laws pertaining to birds, if construction and construction noise occurs within the avian nesting season (from February 1 to September 15 or per local requirements), all suitable habitats located within the project's area of disturbance including staging and storage areas plus a 250-foot buffer for non-raptors and 1,000-foot buffer for raptors shall be thoroughly surveyed, as feasible, for the presence of active nests by a qualified biologist. Surveys for nesting birds shall occur no more than five days before commencement of any site disturbance activities and equipment mobilization. If project activities are delayed by more than five days, an additional nesting bird survey shall be performed. Active nesting is present if a bird is sitting in a nest, a nest has eggs or chicks in it, or adults are observed carrying food to the nest. The results of the surveys shall be documented. If it is determined that birds are actively nesting within the survey area, Mitigation Measure BIO-2 shall apply. Conversely, if the survey area is found to be absent of nesting birds, Mitigation Measure BIO-2 shall not be required.

Mitigation Measure BIO-2: If pre-construction nesting bird surveys result in the location of active nests, no site disturbance and mobilization of heavy equipment including, but not limited to, equipment staging, fence installation, clearing, grubbing, vegetation removal/modification, fence installation, demolition, and grading shall take place within 250 feet of non-raptor nests and 1,000 feet of raptor nests, or as determined by a qualified biologist. Monitoring shall be required to ensure compliance with the Migratory Bird Treaty Act (MBTA) and relevant California Fish and Game Code requirements. Monitoring dates and findings shall be documented.

Mitigation Measure BIO-3/HAZ-6 (Draft Final RAW, Section 6.4): Existing Eucalyptus trees in the northwest corner of the property shall be preserved for the community and therefore the clean fill soil shall not be placed within the tree's vicinity and the existing grade adjustments to these trees will be maintained. Based on historic field investigation and sampling activities, lead concentrations (above the DTSC residential risk based screening level of 80 mg/kg) may exist within the vicinity of the tree. To avoid potential future exposure, a licensed landscape architect and/or arborist shall identify an appropriate cover material that will not harm the tree and will reduce the potential exposure of future site occupants to the impacted soil. Such cover material may include mulch, tan bark, or gravel.

As described above, the project would have a less than significant impact on biological resources with the implementation of Mitigation Measures BIO-1, through BIO-3.

b) Have a substantial adverse effect on any sensitive natural communities (e.g., riparian habitat, coastal sage scrub, oak woodlands, non-jurisdictional wetlands) identified in local or regional plans, policies, regulations or by CDFW or USFWS?	☐	☐	☐	☒

Sensitive vegetation communities include riparian habitat or other sensitive natural communities identified in local or regional plans, policies, or regulations, or designated by the USFWS and CDFW. No sensitive natural vegetation communities (e.g., riparian habitat, coastal sage scrub, oak woodlands, wetlands) are present on or adjacent to the project area. No impact would occur.

c) Have a substantial adverse effect on federally or state protected wetlands (including, but not limited to,	☐	☐	☐	☒

marshes, vernal pools, coastal wetlands, and drainages) or waters of the United States, as defined by § 404 of the federal Clean Water Act or California Fish & Game code § 1600, et seq. through direct removal, filling, hydrological interruption, or other means?

The project site does not contain either Federal jurisdictional or State-protected wetlands, drainages, or waters. No impact would occur.

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? ☐ ☐ ☐ ☒

Although wildlife may use the project area as a travel route as a stepping stone during large scale movements, there are no established native resident of migratory wildlife corridors or native wildlife nursery sites in or near the project area. The project area is located in a developed area and is surrounded by paved roads, major highways, and/or residences in all directions that pose a barrier to terrestrial wildlife. There are no waterbodies on or near the project area that could be used as a movement corridor or nursery site for aquatic species. Therefore, the project would not interfere substantially with any movement of native or resident or migratory wildlife species or impede the use of native wildlife nursery sites. No impact would occur.

e) Convert oak woodlands (as defined by the state, oak woodlands are oak stands with greater than 10% canopy cover with oaks at least 5 inch in diameter measured at 4.5 feet above mean natural grade) or otherwise contain oak or other unique native trees (junipers, Joshuas, southern California black walnut, etc.)? ☐ ☐ ☐ ☒

There are no oak trees, oak woodlands, Joshua trees, junipers, southern California black walnut, or other native trees in or adjacent to the project area. No impact would occur.

f) Conflict with any local policies or ordinances protecting biological resources, including Wildflower Reserve Areas (L.A. County Code, Title 12, Ch. 12.36), the Los Angeles County Oak Tree Ordinance (L.A. County Code, Title 22, Ch. 22.56, Part 16), the Significant Ecological Areas (SEAs) (L.A. County Code, Title 22, § 22.56.215), and Sensitive Environmental Resource Areas (SERAs) (L.A. County Code, Title 22, Ch. 22.44, Part 6)? ☐ ☐ ☐ ☒

There are no Wildflower Reserve Areas, native trees, SEAs, or SERAs in or adjacent to the project area. No impact would occur.

g) Conflict with the provisions of an adopted state, regional, or local habitat conservation plan? ☐ ☐ ☐ ☒

There are no existing or planned Habitat Conservation Plans or Natural Community Conservation Plans that include the project area. No impact would occur.

5. CULTURAL RESOURCES

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines § 15064.5?	☐	☐	☐	☒

The California Historical Records Inventory System (CHRIS) Search from the South Central Coastal Information Center (SCCIC) showed no record of current or past historic structures or historic resources on or within a one-half mile radius or Area of Potential Effect (APE) of the site. There are no local historic inventories to search. No impact would occur.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines § 15064.5?	☐	☒	☐	☐

There are no known archaeological resources within the project site and one isolated archaeological record (19-000099) within the APE as identified by the CHRIS record. The record shows the presence of archaeological artifacts (mortars) reported by a third-party. For confidentiality, the exact area of the discovery cannot be identified in public documents (Government Code Sections 6250 and 6254(r)). The site has been previously developed, and most soils on-site have been disturbed to a depth of seven feet due to remedial activities. Other earth moving activities will be primarily within additional soil brought in from off-site, however, there is anticipated to be limited trenching for utilities so there is the possibility to encounter native soils. In addition, due to the significant history in the surrounding area, there is a chance of encountering archaeological resources within previously disturbed site soils not been previously subject to CEQA, and that may have gone unnoticed during prior site housing development. As such, the following mitigation measures will be implemented to safeguard unanticipated archaeological resources.

Mitigation Measure CUL-1: In the event that archaeological, non-tribal resources are unearthed during ground-disturbing activities, ground-disturbing activities shall be halted or diverted away from the vicinity of the find so that the find can be evaluated. A buffer area of at least 50 feet shall be established around the find where construction activities shall not be allowed to continue until a qualified archaeologist has examined the newly discovered artifact(s) and has evaluated the area of the find. Work shall be allowed to continue outside of the buffer area. All archaeological resources unearthed by project construction activities shall be evaluated by a qualified professional archaeologist, who meets the U.S. Secretary of the Interior's Professional Qualifications and Standards. Archaeological Sensitivity Training will be carried out by a qualified archaeologist for all personnel who will engage in ground moving activities on the site. DPR shall coordinate with the archaeologist to develop an appropriate treatment plan for the resources. The plan may include implementation of archaeological data recovery excavations to address treatment of the resource along with subsequent laboratory processing and analysis. If appropriate, the archaeologist may introduce archaeological monitoring on all or part of the site. An archaeological report will be written detailing all archaeological finds. Should the newly discovered artifacts be determined to be prehistoric, Mitigation Measure TRC-1 will be implemented as provided in Section 17, "Tribal Cultural Resources."

As described above, the project would have a less than significant impact on cultural resources with the

implementation of Mitigation Measures CUL-1.

c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, or contain rock formations indicating potential paleontological resources?	☐	☐	☐	☒

There are no known unique geologic features on the site and no known unique paleontological resources. Due to the limited grading activities and previously developed nature of the site, there will be no earth moving activities at a depth that paleontological resources would be encountered. No impact would occur.

d) Disturb any human remains, including those interred outside of dedicated cemeteries?	☐	☒	☐	☐

There are no known cemeteries on or surrounding the project site. Due to this and the limited depth of grading activities, no human remains are anticipated during earth moving activities. In the event of the discovery of human remains, the following Mitigation Measure will be implemented to safeguard the remains.

> **Mitigation Measure CUL-2:** If the find includes human remains, or remains that are potentially human, he or she shall ensure reasonable protection measures are taken to protect the discovery from disturbance (AB 2641). The archaeologist shall notify the County Coroner (per §7050.5 of the Health and Safety Code). The provisions of §7050.5 of the California Health and Safety Code, Section 5097.98 of the California Public Resources Code, and Assembly Bill 2641 will be implemented. If the Coroner determines the remains are Native American and not the result of a crime scene, then the Coroner will notify the Native American Heritage Commission (NAHC), which then will designate a Native American Most Likely Descendant (MLD) for the project (§5097.98 of the Public Resources Code). The designated MLD will have 48 hours from the time access to the property is granted to make recommendations concerning treatment of the remains. If the landowner does not agree with the recommendations of the MLD, then the NAHC can mediate (§5097.94 of the Public Resources Code). If no agreement is reached, the landowner must rebury the remains where they will not be further disturbed (Section 5097.98 of the Public Resources Code). This will also include either recording the site with the NAHC or the appropriate Information Center; using an open space or conservation zoning designation or easement; or recording a reinternment document with the County in which the property is located (AB 2641). Work may not resume within the no-work radius until the lead agency, through consultation as appropriate, determines that the treatment measures have been completed to their satisfaction.

As described above, the project would have a less than significant impact on cultural resources with the implementation of Mitigation Measures CUL-2.

6. ENERGY

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Conflict with Los Angeles County Green Building Standards Code (L.A. County Code Title 31)?	☐	☐	☐	☒

The project is subject to all components of and complies with the Green Building Program: Green Building, Low-Impact Development, and Drought Tolerant Landscaping. The project does not conflict with the Los Angeles County Green Building Standards Code. No impact would occur.

b) Involve the inefficient use of energy resources (see Appendix F of the CEQA Guidelines)?	☐	☐	☐	☐

Appendix F, Section 1 of the CEQA Guidelines requires evaluation of energy efficiency only for Environmental Impact Reports. The environmental determination for this project is a mitigated negative declaration. Therefore, this checklist item is not applicable.

7. GEOLOGY AND SOILS

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known active fault trace? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐

The Alquist-Priolo Act requires the California State Geologist to identify areas in the state that are at risk from surface fault rupture; these areas are called Earthquake Fault Zones. There is no fault trace within the project site on the Torrance Quadrangle Alquist-Priolo Earthquake Fault Zone map (CDMG, 1986).

The nearest active faults with a surface trace are the Newport Inglewood Fault, mapped approximately 5 miles east of the site, and the Palos Verdes Fault, approximately 4.2 miles southwest of the site. The Newport Inglewood fault zone is located approximately 3.1 miles northeast of the project site. The Newport Inglewood fault system is ~66km long on shore and extends northwest from Huntington Beach through Lang Beach to Culver City and Cheviot Hills. Several earthquakes occurred along this fault zone, such as the "Long Beach" earthquake on March 10, 1993, whose epicenter off Newport Beach had a reading of maximum moment magnitude (Mw) 6.4 (Converse 2016, see Appendix C). The Newport Inglewood fault is considered to be active and capable of producing a Mw 7.1 earthquake. The concealed trace of the Palos Verdes fault is located approximately 4.5 miles southwest of the project site along the base of the Palos Verdes Peninsula. The Palos Verdes fault is approximately 80km long with onshore and offshore branches. The California Geologic Survey considers the Palos Verdes fault a "Potentially Active" fault, and it is considered capable of producing 6.0 – 7.0 Mw earthquake depending on the number of fault segments that rupture (Converse 2016). Due to the project site distance from the aforementioned faults, the potential for surface rupture is low.

The project would not expose people or structures to potential substantial adverse effects from earthquakes due to potential surface rupture of an active fault. The impact would be a less than significant.

ii) Strong seismic ground shaking?	☐	☐	☒	☐

Although there are no known faults directly on the project property, there are still a few active faults in the area as discussed in response a). These regional faults are likely to result in strong ground shaking at the project site. However, the proposed project would comply with the recommendations in the geotechnical report prepared by Converse Consultants, and applicable County and State building standards. The project, therefore, would not expose structures (or people around them) to potential adverse effects and would result in a less than significant impact.

iii) Seismic-related ground failure, including liquefaction and lateral spreading? ☐ ☐ ☐ ☒

Liquefaction is the sudden decrease in the strength of cohesion less solids due to dynamic or cyclic shaking. The project site is not located within a designated soil liquefaction area (CDMG, 1999). In the geotechnical report prepared for the proposed project, Converse Consultants preformed liquefaction analyses using *LiquefyPro* Version 5.8n, 2012, by Civil Tech Software for the upper 50 feet below ground surface. The results indicate the site soils are not susceptible to liquefaction, and therefore no impact would occur.

iv) Landslides? ☐ ☐ ☐ ☒

The project site is not near any steep slopes, and is not located within an identified landslide zone (CDMG, 1999). No impact would occur.

b) Result in substantial soil erosion or the loss of topsoil? ☐ ☐ ☒ ☐

Topsoil is used to cover surface areas for the establishment and maintenance of vegetation due to its high concentrations of organic matter and microorganisms. The proposed project site would be covered with two feet of clean fill, which would provide an additional barrier between the contaminated soil on site and the park visitors. The proposed approximately 8.1-acre park would also be subject to a General Construction Permit (due to the project being greater than one-acre), which would require the preparation of a SWPPP regardless of if the Building Official requests it or not. Typical construction BMPs include covering and/or binding the soil surface using mulch, geotextiles, mats, hydro-seeding, earth dikes, and swales. Following project construction, paving, structures, and landscaping would cover the entire site. Impacts related to soil erosion would be less than significant with implementation of existing regulations.

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? ☐ ☐ ☒ ☐

Lateral spreading of the ground surface during a seismic activity usually occurs along the weak shear zones within a liquefiable soil layer and has been observed to generally take place toward a free face (i.e. retaining wall, slope, or channel) and to lesser extent on ground surfaces with a very gentle slope. Lateral spreading is not likely to be a substantial hazard due to the relatively flat nature of the project site and project area. Liquefaction can also cause subsidence and an accompanying loss of bearing strength. Potential for subsidence is unlikely as the project site is not subject to liquefaction. The project is required to be constructed in accordance with the California Building Code (CBC). The CBC includes a requirement that any City- or County-approved recommendations contained in the soils report be made conditions of the building permit. Compliance with existing CBC regulations would limit hazard impacts arising from unstable soils to less-than-significant levels. The geotechnical report concludes the potential for lateral spreading is considered very low (Converse 2016) and would result in a less than significant impact.

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? ☐ ☐ ☒ ☐

The geotechnical report has identified the upper five feet of soils as having a "low" expansion potential, and has made recommendations to reduce any risks to life or property that may be posed by expansive soils. The project will incorporate these recommendations as design features. This impact would be less than significant.

e) Have soils incapable of adequately supporting the use of onsite wastewater treatment systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	☒

No onsite wastewater treatment systems are proposed for the project. The park would be connected to the local public sewer system. This impact would be less than significant.

f) Conflict with the Hillside Management Area Ordinance (L.A. County Code, Title 22, § 22.56.215) or hillside design standards in the County General Plan Conservation and Open Space Element?	☐	☐	☐	☒

The project site does not contain any areas of slope with grades greater than 25 percent that are proposed for development. Therefore, the project would not conflict with the Hillside Management Area Ordinance or any other hillside design standards. No impact would occur.

8. GREENHOUSE GAS EMISSIONS

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Generate greenhouse gas (GHGs) emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐

The proposed park site currently consists of vacant land and therefore does not have existing sources of greenhouse gas (GHG) emissions. The project site would result in short-term GHG emissions from construction activities, and long-term GHG emissions from park operation.

Short-Term Emissions

The proposed project will result in short-term greenhouse gas emissions from construction and installation activities. Greenhouse gas emissions will be released by equipment used for demolition, grading, paving, building construction, and architectural coating activities. GHG emissions would also result from worker and vendor trips to and from the project site. Table 4 (Construction Greenhouse Gas Emissions) summarizes the estimated yearly emissions from construction activities. Unlike the Air Quality section that presents criteria air pollutants for hauling Scenarios 1 and 2, this GHG impact analysis will only present emissions from Scenario 2 since it would have the greatest construction GHG emissions[5].

Carbon dioxide emissions from construction equipment and worker/vendor trips were estimated using the California Emissions Estimator Model (CalEEMod), Version 2016.3.1. Construction activities are short-term and cease to emit greenhouse gases upon completion, unlike operational emissions that are continuous year after year. Because of this difference, SCAQMD recommends in its draft threshold to amortize construction emissions over a 30-year operational lifetime. This normalizes construction emissions so that they can be grouped with operational emissions in order to quantify the project's GHG inventory. Amortized construction emissions are included in Table 4.

[5] Scenario 1 would generate a total of approximately 936 $MTCO_2e$ during project construction. Scenario 2 would generate a total of approximately 1,000 $MTCO_2e$ during project construction (see Appendix B).

Table 4
Construction GHG Emissions

Construction Year	GHG Emissions (MT/YR)			
	CO_2	CH_4	N_2O	Total ($MTCO_2e$)[(A)]
2017	430.15	0.06	0.00	431.74
2018	566.51	0.08	0.00	568.53
Amortized Total	33.22	<0.00	0.00	33.34

MIG 2016. See Appendix B.

(A) The reference gas for measuring GWP is CO2, which has a GWP of one. By comparison, CH4 has a GWP of 25, which means that one molecule of CH4 has 25 times the effect on global warming as one molecule of CO2. Multiplying the estimated emissions for non-CO2 GHG by their GWP determines their carbon dioxide equivalent (CO2e), which enables a project's combined global warming potential to be expressed in terms of mass CO2 emissions.

Long-Term Emissions

Proposed project activities will result in long-term GHG emissions from mobile and other operational sources. Mobile sources, including vehicle trips to and from the project site, will result primarily in emissions of carbon dioxide (CO_2) with minor emissions of methane (CH_4) and nitrous oxide (N_2O). The most significant GHG emission from natural gas usage will be methane. Electricity usage by the proposed project and indirect usage of electricity for water and wastewater conveyance will result primarily in emissions of carbon dioxide. Disposal of solid waste will result in emissions of methane from the decomposition of waste at landfills coupled with CO_2 emission from the handling and transport of solid waste. These sources combine to define the long-term greenhouse gas emissions inventory for the build-out of the proposed project.

Table **5** below presents the estimated emissions from operational use of the neighborhood park.

Table 5
Proposed Long-Term GHG Emissions

Source	CO_2	CH_4	N_2O	Total ($MTCO_2e$)
Area	<0.00	0.00	0.00	<0.00
Energy	0.00	0.00	0.00	0.00
Mobile	74.19	<0.00	0.00	74.29
Solid Waste	0.14	<0.00	0.00	0.35
Water / Wastewater	31.19	<0.00	<0.00	31.31
Total	105.52	0.01	<0.00	105.96

MIG 2016. See Appendix B.

Greenhouse Gas Emissions Inventory

Table 6 (Proposed GHG Emissions Inventory) summarizes the yearly estimated greenhouse gas emissions from construction and operation of the proposed project. The project will generate an additional 139.50 $MTCO_2e$ over existing conditions, annually.

Table 6
Proposed GHG Emissions Inventory

Source	CO_2	CH_4	N_2O	Total ($MTCO_2e$)
Construction	33.22	<0.00	0.00	33.34
Operation	105.52	0.01	<0.00	105.96
Total:	--	--	--	139.30

MIG 2016. See Appendix B.

A numerical threshold for determining the significance of greenhouse gas emissions in the South Coast Air Basin (Basin) has not officially been adopted by the SCAQMD. In 2008, the SCAQMD adopted interim GHG thresholds (SCAQMD 2008). The latest threshold developed by SCAQMD is 3,000 $MTCO_2E$ per year for residential and commercial projects. This threshold is based on the review of 711 CEQA projects.

Although this 3,000 $MTCO_2e$ threshold is designed to be used for residential and commercial projects, it is the most applicable threshold available for use on this project[6]. As such, the County of Los Angeles has elected to use this threshold for determining this specific project's GHG emission significance. As seen in Table 6 above, the project's estimated emissions are substantially below the 3,000 $MTCO_2e$ threshold. The park would not be a substantial generator of GHGs as it does not involve new, stationary sources, and it was designed to serve the existing local community. Thus, the project would not generate short-term or long-term GHGs in quantities that would have a significant impact on the environment. This impact would be less than significant.

b) Conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases? ☐ ☐ ☐ ☒

The County has adopted the 2013 edition of the California Building Code (County Code Title 26 (Building Code), including the California Green Building Standards Code (County Code Title 31 (Green Building Standards Code). The project would be subject to the California Green Building Standards Code, which requires new buildings to reduce water consumption, employ building commissioning to increase building system efficiencies for large buildings, divert construction waste from landfills, and install low pollutant-emitting finish materials. The project does not include any feature (i.e. substantially altered energy demands) that would interfere with implementation of these state and County codes and plans. No impact would occur.

[6] The SCAQMD has established a GHG significance threshold of 10,000 $MTCO_2e$ for industrial sources (e.g. petroleum refineries, food processing plants, cement manufacturing plants, etc.). Utilization of this threshold for the proposed project would be inappropriate, as the project is not similar in any way to an industrial source. Therefore, the lower GHG interim guidance threshold of 3,000 $MTCO_2e$ for residential/commercial projects has been applied to the project.

9. HAZARDS AND HAZARDOUS MATERIALS

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Create a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials?	☐	☐	☐	☒

The proposed project would consist of the construction and operation of a neighborhood park. The project would not involve the routine transport, storage, production, use, or disposal of hazardous materials. No impact would occur.

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials or waste into the environment?	☐	☒	☐	☐

In May 2015, Weston Solutions, Inc. (Weston) conducted a Phase I Environmental Site Assessment (Phase I ESA) which identified the following:

- Soil located in the western portion of the subject property is contaminated with DDT at concentrations below regulatory threshold limits (26 mg/kg).
- Metal slag material or "blue lava rock" is buried seven feet below ground surface in a trench capped with asphalt located in the western portion of the subject property (adjacent to and below the southern portion of the proposed basketball court). The rock contains arsenic, copper, lead and zinc in concentrations of potential concern.
- The groundwater and soil gas beneath the subject property is contaminated with chlorobenzene and other chemicals predominately originating from the Montrose Superfund site and limited benzene potentially from the Del Amo Superfund site, with contamination extending downward through several water-bearing units.

Per the Phase I ESA, no further inquiry is needed for purposes of all appropriate inquiries; therefore, the property is suitable for exchange and/or acquisition (Weston, 2015). DTSC subsequently determined the only COI is lead (DTSC 2015).

Also in 2015, the DTSC requested that the proposed park site be evaluated per current health-based screening levels. As such, a *Technical Memorandum Data Evaluation Summary of Findings Justification for Land Use Covenant & Restrictions*, was prepared for the project. Based upon the evaluation contained in this technical memorandum, DTSC concluded that DDT levels at the site have been remediated to the levels that are acceptable for park use. But DTSC also found that lead exists at the property at levels greater than the DTSC residential risk based screening level of 80 mg/kg in a few areas at a depth of three to five feet below ground surface. No other chemicals have been identified as a potential risk at the site.

Based on the numerous site investigations and the prior excavation and removal of impacted soils from the site, the EPA, CDHS, Los Angeles County Department of Public Works, LA County Department of Public Health and DTSC have determined the appropriateness of the property for park use, provided certain actions are taken. Specifically, DTSC's approval is contingent on addressing shallow lead in site soils, which

the proposed project accomplishes by covering the site with imported soil. The EPA has also recommended placing vapor barriers under enclosed structures (e.g., restrooms, maintenance building, etc.) as identified in the Draft Final RAW.

Due to the project's proximity to two superfund sites, and the site's history of contamination, the proposed park site contains one existing groundwater monitoring well and four existing soil vapor monitoring wells. The County would implement the control measures as identified in the Draft Final RAW (see Appendix A) as mitigation measures to reduce potential adverse impacts related to project construction and operation:

> **Mitigation Measure HAZ-1:** To reduce the risks to human health and the environment from the release or potential release of site contamination, DANP shall obtain DTSC approval and implement a Final Removal Action Workplan, consistent with DTSC's approved *Technical Memorandum Data Evaluation Summary of Findings Justification for Land Use Covenant & Restrictions* and EPA's recommendations included in its September 2015 *Reasonable Steps Letter* for the proposed Del Amo Neighborhood Park Project prior to the start of any site remediation or construction work.

Mitigation Measure HAZ-1 requires DANP to obtain DTSC approval of a Final RAW intended to protect human health and the environment from the release or potential release of site contaminants. Mitigation Measures HAZ-2 through HAZ-6 are control measures identified in the Draft Final RAW.

> **Mitigation Measure HAZ-2 (Draft Final RAW, Section 6.5.1):** Entry of personnel and equipment into the construction areas (exclusion zones) will be controlled to avoid contact with constituents of interest (COIs) (e.g. lead) and related transfer of site soil. The surfaces of construction equipment will be brushed off to remove loose soil prior to their removal from the site. Prior to leaving the site, trucks will go through a decontamination process to ensure that site soils are not spread beyond the borders of the site. Specifics of the decontamination process will be finalized upon selection of subcontractors, but will adhere to specifications as set forth in the transportation plan. The anticipated decontamination procedure would include a dry procedure with "rumble strips" to shake off large particles and brooms and brushes to remove smaller particles. Daily street sweeping will be conducted to minimize impacts to the community. It is not anticipated that wet decontamination will be required. However, contingencies for inclement weather will include wet decontamination and the subsequent onsite collection of any excess water.

> **Mitigation Measure HAZ-3 (Draft Final RAW, Section 9.0 and Appendix G):** A site-specific Health and Safety Plan (HASP) has been prepared for the site in accordance with current health and safety standards as specified by the federal and California OSHAs and submitted to DTSC prior to initiation of field work. The DANP shall require the on-site contractor and its subcontractors doing fieldwork in association with the project to either adopt and abide by the HASP, or develop their own safety plans which, at a minimum, meet the requirements of the HASP. All onsite personnel shall read the HASP and sign the "Personal Acknowledgment Form" (Attachment G-1 of the HASP) before starting site activities.

> **Mitigation Measure HAZ-4 (Draft Final RAW, Appendix C, Section 4.2, and Appendix E, Section 3.0):** The DANP shall implement a soil management plan to address potential adverse impacts related to disturbed, contaminated soils. The soil management plan shall address the following components:
>
> - While excavation activities are taking place during grading, removed soil will be utilized as fill material at the site and placed below import cover fill material, underlain with a visual barrier. If the volume is greater than needed, it may be taken off site.
> - In the event that excavation for off-site disposal or unknown materials is required during

grading, soil samples will be collected and analyzed for COIs to ensure the soils subject to excavation do not pose a health risk for the construction workers and neighborhood residents. No disturbing activities of the shallow soil rather than the anticipated activities described in the RAW shall be allowed prior to DTSC's approval.

Mitigation Measure HAZ-5 (Draft Final RAW, Section 6.5.5): The DANP shall install and maintain vapor barriers in any enclosed buildings built on site.

Mitigation Measure BIO-3/HAZ-6 (Draft Final RAW, Section 6.4): Existing Eucalyptus trees in the northwest corner of the property shall be preserved for the community and therefore the clean fill soil shall not be placed within the tree's vicinity and the existing grade adjustments to these trees will be maintained. Based on historic field investigation and sampling activities, lead concentrations (above the DTSC residential risk based screening level of 80 mg/kg) may exist within the vicinity of the tree. To avoid potential future exposure, a licensed landscape architect and/or arborist shall identify an appropriate cover material that will not harm the tree and will reduce the potential exposure of future site occupants to the impacted soil. Such cover material may include mulch, tan bark, or gravel.

In addition to the above mitigation measures, the County, as a lessee would be bound by the terms of the LUC. The LUC (as presented in the Draft Final RAW, Section 6.3) is summarized below.

Prohibited Uses. The Environmentally Restricted Area shall not be used for any of the following purposes without prior written approval by the DTSC:

a) A residence, including any mobile home or factory built housing, constructed or installed for use as residential human habitation.
b) A hospital for humans.
c) A public or private school for persons under 21 years of age.
d) A day care center for children.

Soil Management.

a) No activities that will disturb the soil in the Environmentally Restricted Area at or below pre-construction grade shall be allowed at the Property without a Soil Management Plan (SMP) pre-approved by the DTSC in writing. Final grade will be determined upon completing import soils activities.
b) Any soil brought to the surface by grading, excavation, trenching or backfilling shall be managed onsite and if necessary characterized and disposed of appropriately offsite in accordance with the SMP and all applicable provisions of state and federal law.
c) Any breach of the clean cover soil or its equivalent shall upon discovery be repaired immediately by reinstalling the clean cover soil or an equivalent in the breached area.

Prohibited Activities. The following activities shall not be conducted at the Property:

a) Drilling for any water, oil, or gas without prior written approval by the Department.
b) Extraction or removal of groundwater without pre-approval by the Department in writing.

In addition to the items listed above, the LUC would also specify that the DTSC and/or USEPA would also have reasonable right of entry and access to the park property for inspection, investigation, remediation, monitoring, and other activities as deemed necessary by DTSC and/or USEPA in order to protect the human health or safety or the environment.

Implementation of Mitigation Measures HAZ-1 through HAZ-6, as well as the provisions set forth in the

LUC and the project design feature, would reduce this impact to a less than significant level.

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of sensitive land uses? ☐ ☐ ☒ ☐

The proposed project involves the construction and operation of a neighborhood park. Sensitive land uses within one-quarter mile of the project site include residences adjacent to the project site on the west, south, and east; there are no schools or hospitals within a quarter-mile. Project construction activities would release diesel particulate matter (DPM), a toxic air contaminant (TAC) through the use of internal combustion engines. However, as described in Air Quality response d), project construction emissions would be less than significant and would not generate substantial pollutant concentrations at sensitive receptor locations. Operation of the proposed park would not emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of sensitive land uses. The impact would be less than significant.

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment? ☐ ☐ ☒ ☐

The proposed project is located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5. However, as discussed in response b) above, because the DANP is currently coordinating with the DTSC to remediate existing lead contamination that could pose a risk to the public or the environment there is no significant impact. Prior to construction or operation of the proposed park, the DANP would obtain a letter of "no further action" or letter of similar effect from the DTSC. The impact would be less than significant.

e) For a project located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? ☐ ☐ ☐ ☒

The proposed project is located approximately 3.3-miles from the nearest airport, Torrance Airport. The airport serves approximately 500 aircraft, housing primarily private aircraft. The airport operates in some capacity between the hours of 5:00 AM and 10:00 PM, seven days a week. The airport has two runways, running from the northwest to the southeast. The Airport Influence Zone encompasses airport property, general commercial use to the west and north, business park use, and light industrial uses. Runway protection zones are located at each end of the runways (northwest and southeast portions of the Airport Influence Zone) (Torrance, 2010). Thus, the proposed project would not result in a safety hazard for people residing or working in the project area. No impact would occur.

f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? ☐ ☐ ☐ ☒

The proposed project is located approximately 3.3-miles from the nearest airport, Torrance Airport. The airport serves approximately 500 aircraft, housing primarily private aircraft. The airport operates in some

capacity between the hours of 5:00 AM and 10:00 PM, seven days a week. The airport has two runways, running from the northwest to the southeast. The Airport Influence Zone encompasses airport property, general commercial use to the west and north, business park use, and light industrial uses. Runway protection zones are located at each end of the runways (northwest and southeast portions of the Airport Influence Zone) (Torrance, 2010). Thus, the proposed project would not result in a safety hazard for people residing or working in the project area. No impact would occur.

g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan? ☐ ☐ ☐ ☒

The proposed project consists of the construction and operation of an approximately 8.1-acre neighborhood park. It would not impair implementation of, or physically interfere with, and adopted emergency response plan or emergency evacuation plan. No impact would occur.

h) Expose people or structures to a significant risk of loss, injury or death involving fires, because the project is located:

i) within a Very High Fire Hazard Severity Zones (Zone 4)? ☐ ☐ ☐ ☒

The project site is not within a Very High Fire Hazard Severity Zone (Cal Fire, 2012). No impact would occur.

ii) within a high fire hazard area with inadequate access? ☐ ☐ ☐ ☒

The project site is not within a high fire hazard area with inadequate access. The project site is located in an urbanized area with easy access to arterial roads such as Normandie Avenue, South Vermont Avenue, and West Del Amo Boulevard. The Los Angeles Fire Department Station 79 is approximately 1.7 miles from the project site, and Torrance Fire Department is located approximately 2.7 miles away. No impact would occur.

iii) within an area with inadequate water and pressure to meet fire flow standards? ☐ ☐ ☐ ☒

The proposed park would be served by existing utilities at and around the project site. The project would be designed to provide adequate water and pressure to meet fire flow standards. No impact would occur.

iv) within proximity to land uses that have the potential for dangerous fire hazard? ☐ ☐ ☐ ☒

The project site is not located in proximity to land uses with a potential for dangerous fire hazard. The project site is surrounded by residential uses to the west, south, and east; and to the north by the former Del Amo Waste Pits (which are covered with a Resources Conservation and Recovery Act (RCRA)-equivalent cap). None of these land uses are a dangerous fire hazard. No impact would occur.

i) Does the proposed use constitute a potentially dangerous fire hazard? ☐ ☐ ☐ ☒

The proposed project involves the construction and operation of a neighborhood park. Park use does not entail the regular use of large amounts of hazardous or highly flammable materials or substances. Thus, the proposed use would not constitute a potentially dangerous fire hazard. No impact would occur.

10. HYDROLOGY AND WATER QUALITY

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Violate any water quality standards or waste discharge requirements?	☐	☒	☐	☐

Construction activities are regulated by the NPDES General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities, Water Quality Order 2009-0009-DWQ (General Permit) issued by the State Water Resources Control Board (SWRCB). Based on the nature of the removal activities, project construction may potentially impair storm water quality. A notice of intent (NOI) to obtain coverage under the General Permit may be necessary. Like Mitigation Measures HAZ-2 though HAZ-6, Mitigation Measures HYD-1 though HYD-3 are consistent with the language provided in the Draft Final RAW. Implementation HYD-1 though HYD-3 would ensure the protection of stormwater.

> **Mitigation Measure HYD-1 (Draft Final RAW, Section 6.5.3):** Prior to removal action activities, any storm drains located near the site (offsite) will be identified and temporarily protected by placing waterproof covers over the drains or berms (e.g., straw wattles and fiber rolls) around them to prevent an unauthorized release. These temporary controls will be inspected daily to ensure proper placement and integrity.
>
> **Mitigation Measure HYD-2 (Draft Final RAW, Section 6.5.3):** During soil importation activities, surface water shall be prevented from ponding or causing excessive erosion in the earthwork areas by placing berms (e.g., soil berms, straw wattles, or fiber rolls) around the areas to prevent water run-on or run-off. Soil piles will also be covered with plastic sheets and surrounded by berms.
>
> **Mitigation Measure HYD-3 (Draft Final RAW, Section 6.5.3):** Excess stormwater may be diverted or containerized on-site in order to continue the field work. Depending on the risk level and potential contacts with the residual soil, the diverted or containerized water may be sampled for COIs in accordance with Stormwater Pollution Prevention Plan (SWPPP) and based upon the results of the analysis, disposed of, through existing stormwater inlets on-site, at a pre-approved treatment facility, or any other suitable manner that is approved by DTSC. A list of COIs for characterization of the diverted/containerized water will be provided to DTSC. The characterization of the water will be sufficient for DTSC to evaluate and determine if the method of disposal is appropriate.

The project site will be connected to an existing municipal wastewater system. In unincorporated Los Angeles County, the proposed project would be required to comply with the requirements of the Low-Impact Development Ordinance, as well as the requirements of the County's MS4 Permit (Municipal Separate Storm Sewer System), in order to control and minimize potentially polluted runoff. This impact would be less than significant through implementation of Mitigation Measures HYD-1 though HYD-3.

b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such	☐	☐	☐	☒

that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

The proposed park would be served by a public water system and would not use the local, contaminated groundwater as specified in the Land Use Covenant. No impact would occur.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site? ☐ ☐ ☒ ☐

The site is relatively level, but does contain drainage courses and storm drains that were constructed in 2001. These drainage courses and storm drains were later accepted to the LA County Flood Control District as Private Drain No. 2518. Existing storm drains are tied into Budlong Avenue, Catalina Avenue, and Berendo Avenue. These storm drains were designed to manage the entire project site.

Construction of the proposed park would result in a new, onsite storm drain system that would tie into the existing storm drain system along New Hampshire Avenue. Where possible, existing drainage areas would be maintained in order to provide the least amount of impact to the existing storm drain system. The project would be required to submit an approved drainage plan and comply with all NPDES and MS4 requirements, as well as the Low Impact Development (LID) Ordinance. Table 7 presents potential drainage BMPs that may be incorporated into the project to help improve storm water quality.

Table 7
Potential Drainage BMPs

BMP	Parking Lot	Edge of Paved Path	Planted Areas
CatchBasin Filter Inserts	✓	✓	✓
"Filterra" Curb Opening Inlet	✓	✓	
"Modular Wetlands"	✓	✓	✓
Bioswale with Underdrain		✓	✓
Vegetated Swale		✓	✓
CDS "Stormceptors"	✓		
"Cartridge/Jellyfish" Filter Units	✓	✓	

Huitt-Zollars 2016.

The BMPs identified in Table 7, once implemented, would help filter water before it enters the municipal storm system. It should be noted that the potential drainage BMPs listed in Table 7 are only options at this point, and no specific BMPs have officially been selected. Regardless of which BMPs are finally chosen for implementation, the site would be reviewed to ensure compliance with the County's MS4 Permit (Municipal Separate Storm Sewer System). This impact would be less than significant.

d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? ☐ ☐ ☒ ☐

The site is relatively level, and does not contain any substantial drainage courses. Construction of the proposed park would include construction of a new onsite storm drain system that ties into the existing storm drain system along New Hampshire Avenue. Where possible, existing drainage areas (left over from the past residential developments) would be maintained in order to provide the least impact to the existing storm drain system. The project would be required to submit an approved drainage plan and comply with all NPDES and MS4 requirements, as well as the LID Ordinance. Table 7 above presents potential drainage BMPs that may be incorporated into the project to help improve storm water quality. This impact would be less than significant.

e) Add water features or create conditions in which standing water can accumulate that could increase habitat for mosquitoes and other vectors that transmit diseases such as the West Nile virus and result in increased pesticide use? ☐ ☐ ☐ ☒

The proposed project involves the construction and operation of a neighborhood park. The project would not create conditions in which standing water could accumulate, increasing the habitat for mosquitoes and other vectors. No impact would occur.

f) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? ☐ ☐ ☒ ☐

The proposed project would be subject to the County's Low Impact Development Ordinance to minimize or reduce runoff. Furthermore, DANP would be required to submit an approved drainage plan and comply with all NPDES and MS4 requirements. This impact would be less than significant.

g) Generate construction or post-construction runoff that would violate applicable stormwater NPDES permits or otherwise significantly affect surface water or groundwater quality? ☐ ☐ ☒ ☐

The proposed project would be subject to the County's Low Impact Development Ordinance to minimize or reduce runoff. Furthermore, DANP would be required to submit an approved drainage plan and comply with all NPDES and MS4 requirements. This impact would be less than significant.

h) Conflict with the Los Angeles County Low Impact Development Ordinance (L.A. County Code, Title 12, Ch. 12.84)? ☐ ☐ ☐ ☒

The project will be required to comply with the Los Angeles County Low Impact Development Ordinance.

No impact would occur.

i) Result in point or nonpoint source pollutant discharges into State Water Resources Control Board-designated Areas of Special Biological Significance? ☐ ☐ ☒ ☐

The project site is located inland from the coastal portions of Los Angeles County and connects to the municipal storm drain system. Since the project is subject to the County's Low Impact Development Ordinance, adherence to the requirements would prevent any substantial discharge of nonpoint sources of pollutants.

The project site is not located in the vicinity of a State Water Resources Control Board (SWRCB)-designated Area of Special Biological Significance identified on the SWRCB website. This impact would be less than significant.

j) Use onsite wastewater treatment systems in areas with known geological limitations (e.g. high groundwater) or in close proximity to surface water (including, but not limited to, streams, lakes, and drainage course)? ☐ ☐ ☐ ☒

The proposed project does not propose the use of onsite wastewater treatment plants. No impact would occur.

k) Otherwise substantially degrade water quality? ☐ ☐ ☒ ☐

The project will not otherwise substantially degrade water quality. The project will be connected to the existing public water and sewer systems. This impact would be less than significant.

l) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, or within a floodway or floodplain? ☐ ☐ ☐ ☒

The project does not propose housing and the project site is not within a 100-year flood hazard area, as mapped on a Federal Emergency Management Agency's Flood Insurance Map. No impact would occur.

m) Place structures, which would impede or redirect flood flows, within a 100-year flood hazard area, floodway, or floodplain? ☐ ☐ ☐ ☒

The project site is not within a 100-year flood hazard area, as mapped on a Federal Emergency Management Agency's Flood Insurance Map. No impact would occur.

n) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? ☐ ☐ ☐ ☒

There are no flood zones, levees, or designated damn inundation areas in the vicinity of the project site. No impact would occur.

o) Place structures in areas subject to inundation by seiche, tsunami, or mudflow? ☐ ☐ ☐ ☒

The project site is not located within a seiche or landslide zone, or within a tsunami inundation area. No impact would occur.

11. LAND USE AND PLANNING

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Physically divide an established community?	☐	☐	☒	☐

The proposed Del Amo Neighborhood Park Project is located in a residential area, and would not result in a physical division of an established community. The proposed project does not require the construction of new freeways, rail lines, or flood control channels, and the proposed project would conform to the existing street grid. The proposed project would be designed to enhance the neighborhood connectivity. This impact would be less than significant.

b) Be inconsistent with the applicable County plans for the subject property including, but not limited to, the General Plan, specific plans, local coastal plans, area plans, and community/neighborhood plans?	☐	☐	☐	☒

The site of the proposed project is designated as H-18 Residential by the General Plan 2035 Land Use Policy Element (LA County 2015b, c). The proposed park use is consistent with applicable County plans. No impact would occur.

c) Be inconsistent with the County zoning ordinance as applicable to the subject property?	☐	☐	☐	☒

The proposed project is zoned Residential (R-2) (LA County 2015c). As specified in Chapter 22.20.200 of the Los Angeles County Municipal Code, parks and playgrounds are an approved property use in Zone R-2. Since this is a County project, no conditional use permit is required for compliance with the zoning designation, and no impact would occur.

d) Conflict with Hillside Management criteria, Significant Ecological Areas conformance criteria, or other applicable land use criteria?	☐	☐	☐	☒

The proposed project site does not contain any area exceeding 25 percent in slope and is not subject to the requirements of the Hillside Management Ordinance. The proposed project site is not located within any Significant Ecological Area. No impact would occur.

12. MINERAL RESOURCES

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒

The proposed Del Amo Neighborhood Park Project would be located in a built environment within urban Los Angeles County. The proposed project will not result in the loss of availability of a known mineral resource, as the proposed project site is not identified as a mineral resource area (CGS 2012). No impact would occur.

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

The proposed project would not result in the loss of availability of a locally-important mineral resource recovery site, as the proposed project site is not identified as a Mineral Resource Zone as identified in the Los Angeles County General Plan (LA County 2015c). No impact would occur.

13. NOISE

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project result in:				
a) Exposure of persons to, or generation of, noise levels in excess of standards established in the County General Plan or noise ordinance (Los Angeles County Code, Title 12, Chapter 12.08), or applicable standards of other agencies?	☐	☒	☐	☐

The proposed project involves the construction and operation of a new neighborhood park. The proposed park site is currently vacant, therefore any noise (construction or operational) would increase the ambient noise levels in the vicinity of the proposed park, as discussed below.

Short-Term Construction Noise

Los Angeles County Code Section 12.08.440 identifies specific restrictions regarding construction noise. The code prohibits the use of construction tools and equipment between the hours of 7:00 p.m. and 7:00 a.m. Monday to Saturday, as well any time on Sundays and legal holidays, in such a manner that the sound from this equipment creates a noise disturbance across a residential or commercial property line. The code further states that contractors shall conduct construction activities in such a manner that the maximum noise levels at affected buildings will not exceed those listed in Table 8. In addition, the code requires all mobile and stationary internal-combustion-powered equipment and machinery to be equipped with suitable exhaust and air-intake silencers in proper working order. Noise from motor vehicles operating in a legal manner is generally exempt from the County's construction noise control requirements.

Table 8
County of Los Angeles Construction Equipment Noise Restrictions

Time Frame	Single-Family Residential	Multi-Family Residential	Commercial[1]
Mobile Equipment: Maximum noise levels for nonscheduled, intermittent, short-term operation (less than 10 days) of mobile equipment:			
Daily, except Sundays and legal holidays, 7:00 AM to 8:00 PM	75 dB(A) Leq	80 dB(A) Leq	85 dB(A) Leq
Daily, 8:00 PM to 7:00 AM and all day Sunday and legal holidays	60 dB(A) Leq	64 dB(A) Leq	70 dB(A) Leq
Stationary Equipment: Maximum noise level for repetitively scheduled and relatively long-term operation (periods of ten days or more) of stationary equipment:			
Daily, except Sundays and legal holidays, 7:00 AM to 8:00 PM	60 dB(A) Leq	65 dB(A) Leq	70 dB(A) Leq
Daily, 8:00 PM to 7:00 AM and all day Sunday and legal holidays	50 dB(A) Leq	55 dB(A) Leq	60 dB(A) Leq

Source: LA County 2016

[1] *Refers to residential structures within a commercial area. This standard does not apply to commercial structures.*

Construction of the proposed park would generate noise from deliveries and the use and operation of construction equipment. The noise levels generated by typical construction equipment such as the type that would be used to construct the proposed park project are shown in Table 9.

Table 9
Construction Equipment Noise Levels

Type of Equipment	Typical Noise Level (dBA) at 50 feet	
	Without Feasible Noise Control	With Feasible Noise Control[1]
Dozer or Tractor	80	75
Excavator	88	80
Compactor	82	75
Front-end Loader	79	75
Backhoe	85	75
Grader	85	75
Crane	83	75
Generator	78	75
Truck	91	75

Source: EPA 1971

1 Feasible noise control includes the use of intake mufflers, exhaust mufflers, and engine shrouds in accordance with manufacturer's specifications.

The proposed project construction activities would primarily include site preparation (soil import and stockpiling, grading, and minor amounts of excavation) and installation of park facilities, which would not require substantial amounts of equipment given the proposed hardscaping and structural facilities. Thus, in general, the first stage of construction (site preparation), which would involve importing soil from off-site locations, earth moving, and compaction of soils, is anticipated to be the noisiest. The equipment that

would be used during this stage of construction would include heavy-duty trucks, scrapers, graders, backhoes, and front-end loaders. As shown in Table 9, a single piece of equipment operating at a distance of 50 feet from a sensitive receptor, such as the single and multi-family residences that are adjacent to the project area's southern, eastern, and western boundaries, would generate noise levels of between 79 and 85 dB. If two or more pieces of equipment were operating at the same time, the resulting noise levels would be between approximately 82 and 90 dB, and as high as approximately 96 dB if equipment were to operate at or within 25 feet of the adjoining property line. These noise levels exceed the construction noise restrictions listed in Table 8 above for both single-family (75 dB noise restriction) and multi-family (80 dB noise restriction) residential land uses and would also be physically annoying, disturbing, and intrusive of normal residential activities. However, it is worth noting that three pieces of equipment operating at a distance of 175 feet from the adjoining property line would only produce noise levels of 79 dB, below the County's construction noise restriction for multi-family residential land uses. Thus, since the proposed site is approximately 360 feet long (on its north-south axis) by 1,050 feet wide (on its east-west axis), construction activities would not uniformly impact adjacent sensitive receptors, but would rather increase and decrease as site preparation and grading areas approached and moved away from the residences situated along the southern, eastern, and western boundaries of the proposed park site. Nonetheless, project construction would have the potential exceed the requirements set forth in the County code. Accordingly, DPR has incorporated Mitigation Measure NOI-1 into the proposed project.

Mitigation Measure NOI-1: To reduce potential temporary, construction-related increase in ambient noise levels at sensitive residential receptors:

- All construction occurring on the Del Amo Neighborhood Park Project shall occur in compliance with the requirements of the County of Los Angeles Construction Noise Standards set forth in Los Angeles County Code Section 12.08.400, including but not limited to the requirement for all internal combustion engines to be equipped with suitable exhaust and air intake silencers.
- Construction work hours shall be restricted to the hours of 7:00 AM to 7:00 PM, Monday to Saturday.
- Truck trips shall be routed to minimize travel on neighborhood residential roads to the maximum extent feasible.
- Construction and equipment staging areas shall be setup as far away as possible from adjacent residential areas. If feasible, staging areas shall be at least 175 feet from all adjacent residences. However, factors such as site specific ingress and egress requirements and the final planned sequence of construction activities may require staging areas to be located closer than 175 feet from adjacent residential areas.
- The following best management practices shall apply to equipment used on-site:
    - If feasible electrical service connections are available, electrical power shall be used to run air compressors and similar power tools as much as possible. If electric power is not feasible, use "quiet" generators (e.g., MQ Whisperwatt or equivalent) rates no greater than 60 dBA at 50 feet or 67 dBA at 23 feet.
    - All diesel compression-ignition equipment greater than 50 horsepower shall be operated with closed engine doors/mechanical compartments and equipped with factory-recommended mufflers.
- Prior to issuance of grading permits, the DANP shall submit a mitigation plan prepared by a qualified engineer or other acoustical expert for review and approval by the County's

Departments of Regional Planning and Public Health that identifies the additional noise control measures that would be implemented construction activities within 175 feet of adjacent residences. These measures shall be designed to achieve compliance with the County's construction noise control requirements contained in Los Angeles County Code Section 12.08.440, and shall be designed to achieve a minimum 16 dB reduction from combined construction noise levels. Additional measures may include:

  - Restrict engine idling to no more than five minutes.
  - Use of temporary sound barriers at the property boundary or adjoining property lines. However, the inside face of any such barrier installed in close proximity to construction equipment shall be absorptive so that sound energy is not reflected back into the ambient environment.
  - Use of a sound enclosure (e.g., three sides with a partial top) to shield stationary noise sources (generators, pumps, compressors).

- Provide notification to residential occupants adjacent to the project site at least 48 hours prior to initiation of construction activities that could significantly affect outdoor or indoor living areas (e.g., work activities within 50 feet of residences). This notification shall include the anticipated hours and duration of construction and a description of noise reduction measures. The notification shall include a contact name and telephone number for the construction contractor and DANP staff member responsible for receiving and resolving construction-related noise complaints.

With the implementation of Mitigation Measure NOI-1, the proposed project's temporary on-site construction noise levels would be compliant with County requirements and rendered a less than significant impact. The proposed project would also result in off-site construction noise from truck trips associated with soil hauling and equipment and material deliveries. It is noted that, in general, a doubling of traffic results in a 3 dB increase in ambient noise levels (Caltrans 2013). The proposed project would not result in a long-term doubling of vehicle traffic on any roadway and, furthermore, noise from motor vehicles legally operating is exempt from the County's construction noise requirements. Thus, off-site construction activities would not expose persons to, or generate noise levels in excess of standards established by the County. This impact would be less than significant.

Long-Term Operational Noise

The new noise sources that would be generated as a result of the project would include activities at the ball field, soccer field, futsal courts, basketball court, and children playing on the play structures. Los Angeles County Code Section 12.08.170 (C) provides an exemption for outdoor activities, such as those listed above. Thus, operation of the proposed park would not expose persons to, or generate noise levels in excess of standards established by the County. This impact would be less than significant.

b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? ☐ ☐ ☒ ☐

For structural damage, the California Department of Transportation uses a vibration limit of 0.3 inches/second, peak particle velocity (inches/second, PPV) for older residential buildings. If this ground borne vibration level threshold is exceeded, the result may be "architectural" damage to normal dwellings.

Site construction and development would involve the intermittent use of construction equipment such as graders and bulldozers throughout the park property that would generate groundborne vibration. Vibratory rollers/compactors, large bulldozers, haul trucks, and jack hammers are estimated to produce ground-borne vibration levels, in terms of PPV, of approximately 0.21, 0.09, 0.08, and 0.04 inches per second, respectively, at a distance of 25 feet (FTA 2006). These values are below the Caltrans' 0.3 inches per second PPV standard for architectural damage.

At their closest, earth moving activities would take place approximately 25 feet from residences. As indicated above, under applicable limits these activities would not be anticipated to damage any structures around the project site. However, some earthmoving activities may be slightly perceptible by residents in their homes. These earthmoving activities would be temporary, intermittent, occur during the daytime hours when most people are at work or school, and would typically be located more than 25 feet from residences. Thus, the project would not expose persons to the generation of excessive ground-borne vibration or noise levels. This impact would be less than significant.

c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from parking areas?	☐	☐	☒	☐

The proposed project consists of the construction and operation of a new community park which would be open from sunrise to sunset. Although the project would increase the ambient noise levels in the project vicinity from existing conditions, it would not substantially impact the residences around the site. The largest presumed noise generating activities would take place at the basketball court, futsal courts, baseball field/soccer field, and the parking lot. As discussed in a) above, the park would only be open during daytime hours and the noise that would be generated would be typical of a community park including conversation, referee whistles, children playing, etc. Low level noise generated from those enjoying the park would generally be located on the interior of the park and not adjacent to residences. The setback would reduce the amount of noise reaching residences bordering the proposed park site. This impact would be less than significant.

d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from amplified sound systems?	☐	☒	☐	☐

As discussed in response a) above, the project would generate noise at levels that could be inconsistent with the standards established by the County. The implementation of Mitigation Measure NOI-1 would render the proposed project's potential temporary increases in noise a less than significant impact.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☒	☐

The proposed project is located approximately 3.3 miles from the nearest airport, Torrance Airport. The airport serves approximately 500 aircraft, housing primarily private aircraft. The airport operates in some capacity between the hours of 5:00 AM and 10:00 PM, seven days a week. The airport has two runways, running from the northwest to the southeast. The Airport Influence Zone encompasses airport property,

general commercial use to the west and north, business park use, and light industrial uses. The proposed park site is not located within the Torrance Airport influence area or any noise contour area or noise-impacted zone associated with Torrance Airport. This impact would be less than significant.

f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

The project site is not within the vicinity of a private airstrip. No impact would occur.

14. POPULATION AND HOUSING

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☐	☒

The proposed project consists of the construction and operation of a new neighborhood park. The park is intended to serve the existing population. The project would not induce substantial population growth directly or indirectly. No impact would occur.

b) Displace substantial numbers of existing housing, especially affordable housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

The proposed project consists of the construction and operation of a new neighborhood park on land that is currently vacant. It would not displace substantial numbers of existing housing. No impact would occur.

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

The proposed project would not displace any people that would necessitate the construction of replacement housing elsewhere. No impact would occur.

d) Cumulatively exceed official regional or local population projections?	☐	☐	☐	☒

The project would involve the construction and operation of a neighborhood park. The project would not induce population growth. No impact would occur.

15. PUBLIC SERVICES

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Would the project create capacity or service level problems, or result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?	☐	☐	☒	☐

The proposed project would not create capacity or service level problems, and it would not require the physical alteration of fire departments. The neighborhood park does not involve any tall structures requiring ladder trucks or any other new vehicles that may be needed for site specific responses beyond current services provided to the neighborhood. The Los Angeles County Fire Department Station 158 is approximately 3.6 miles from the project site via surface streets, and the Los Angeles Fire Department Station 36 is approximately 2.4 miles away via surface streets. Based on the project's location within an existing service area, the park would be adequately served by either of these stations. After a preliminary review of the site plan through LA County's "one-stop" permit consultation service, the County of Los Angeles Fire Department did not indicate a need for any new or substation facilities to serve the new neighborhood park. The Los Angeles County Fire Department will provide additional review of the project's design-level details, including compliance with the 2016 California building and fire codes, during the building permit application process. This impact would be less than significant.

Sheriff protection? ☐ ☐ ☒ ☐

The proposed project would be a neighborhood park mainly frequented by local residents. However, it would have the potential to attract visitors from other areas, potentially resulting in a slight increase in the number of existing calls for service to the site over the existing conditions. The Los Angeles County Sheriff's Carson Station is located approximately 1.85 miles southeast of the proposed project site. The potential increase in calls for service is not expected to impact police protection services that would require the construction of a new police station. Additionally, given the close proximity between the proposed project and the Sheriff's Carson Station, it is unlikely that response times for police protection services would be adversely affected to the point of requiring a new police station. During the building permit application process, the County will review the Project's design-level details for security provisions (e.g. lighting, emergency alarms, etc.). The proposed project would not create a need for new or physically altered facilities to maintain adequate service ratios, response times, or other performance objectives. This impact would be less than significant.

Schools? ☐ ☐ ☐ ☒

The proposed project would not create any additional increase school-age population for the Los Angeles Unified School District. No impact would occur.

Parks? ☐ ☐ ☒ ☐

The proposed project is a neighborhood park. The project would not result in substantial adverse impacts to

other parks. No impact would occur.

Libraries? ☐ ☐ ☒ ☐

The closest libraries are: Dr. Martin Luther King, Jr. Library, located approximately two miles northeast; Gardena Mayme Dear Library, located approximately 2.4 miles northwest; and Carson Library, located approximately 2.85 miles southeast, of the proposed project site. The proposed project would be a neighborhood park mainly frequented by local residents. However, it would have the potential to attract visitors from other areas that would also visit the local libraries. This impact would not create capacity or service level problems, or result in substantial adverse physical impacts associated with the provision of new or physically altered public facilities. This impact would be less than significant.

Other public facilities? ☐ ☐ ☒ ☐

The proposed project is not perceived to create capacity or service levels problems, or result in substantial adverse physical impacts for any other public facility. This impact would be less than significant.

16. RECREATION

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☒

The proposed Del Amo Neighborhood Park Project would create a neighborhood park that would likely alleviate the current use of existing neighborhood and regional parks or other recreational facilities located near the project site. As such, the proposed project would not have an adverse effect on the use of existing neighborhood and regional parks or other recreational facilities. No impact would occur.

b) Does the project include neighborhood and regional parks or other recreational facilities or require the construction or expansion of such facilities which might have an adverse physical effect on the environment?	☐	☐	☒	☐

The proposed project would provide a neighborhood park available to local residents and the general public. The project would not require the construction or expansion of other neighborhood and regional parks or other recreational facilities that would have an adverse physical effect on the environment. This impact would be less than significant.

c) Would the project interfere with regional open space connectivity?	☐	☐	☒	☐

The proposed project would not interfere with regional open space connectivity. The project would improve regional open space connectivity by opening a neighborhood park where there is an existing vacant lot. This impact would be less than significant.

17. TRIBAL CULTURAL RESOURCES

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Would the project: Cause a substantial adverse change in the significance of a tribal cultural resources, defined in Public Resources Code section 21074 as either a site, feature, place cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?	☐	☒	☐	☐

There are no records of Tribal Cultural Resources (TCR) within the project site and one isolated archaeological record (19-000099) within the Area of Potential Effect (APE) as identified by the CHRIS record. The record shows the presence of archaeological artifacts (mortars) reported by a third-party, the description of which is consistent with Native American artifacts. The Native American Heritage Commission (NAHC) was contacted for a Sacred Lands File (SLF) search. As requested by the NAHC (an extension of the SLF search), scoping letters to local tribal representatives were sent informing them of the project and requesting any relevant information on TCRs within the local vicinity of the project site. In response to these scoping letters, a Gabrieleno Band of Mission Indians – Kizh Nation (Kizh Nation) Representative reported the presence of a significant TCR in the area surrounding the project.

The DPR had been previously contacted by the Kizh Nation requesting formal notification on CEQA projects under Assembly Bill 52 (AB52) and Section 21080.3.1 (d) of the California Public Resources Code (PRC). The Kizh Nation were contacted by the DPR on October 11, 2016 informing the tribe of the proposed project and beginning the consultation process. This, in addition to the response to the IS scoping letter sent to the Kizh Nation, led to the determination that TCR eligible for listing in the California Register of Historical Resources (CRHR) could be present and significantly affected by ground moving activities (see Appendix D). The consultation was completed on November 22, 2016 with the agreement of adopting specific mitigation measures (see below) designed to protect potential TCRs.

TCRs are legally protected in the California Public Resources Code (PRC), and per consultation between the Kizh Nation and DPR as set out in AB52, the following mitigation measure will be implemented to safeguard unknown TCRs.

> **Mitigation Measure TRC-1:** If subsurface deposits believed to be Tribal Cultural Resources or human in origin are discovered during construction, all work must halt within a 100-foot radius of the discovery. A qualified professional archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards for prehistoric and historic archaeologist, shall be retained to evaluate the significance of the find, and shall have the authority to modify the no-work radius as appropriate, using professional judgment. The following notifications shall apply, depending on the nature of the find:

- If the professional archaeologist determines that the find does not represent a cultural resource, work may resume immediately and no agency notifications are required.
- If the professional archaeologist determines that the find does represent a Tribal Cultural Resource from any time period or cultural affiliation, he or she shall immediately notify the County. The agency shall consult on a finding of eligibility and implement appropriate treatment measures, if the find is determined to be eligible for inclusion in the National Register of Historic Places (NRHP) or California Register of Historical Resources (CRHR). Work may not resume within the no-work radius until the lead agencies, through consultation as appropriate, determine that the site either: 1) is not eligible for the NRHP or CRHR; or 2) that the treatment measures have been completed to their satisfaction.
- If the find represents a Native American or potentially Native American resource that does not include human remains, then he or she shall further notify the Kizh Nation and the NAHC. The agency shall consult with the NAHC on a finding of eligibility and implement appropriate treatment measures, if the find is determined to be eligible for inclusion in the NRHP or CRHR. Work cannot resume within the no-work radius until the lead agencies, through consultation as appropriate, determine that the site either: 1) is not eligible for the NRHP or CRHR; or 2) that the treatment measures have been completed to their satisfaction.

Mitigation Measure TRC-2: At the southwest side of the project site (where a driveway is proposed), the southeast side of the project site (where a sidewalk is proposed), and all other areas where grading and excavation activities are proposed, shall be monitored by one tribal monitor representing the Kizh Nation. The tribal monitor shall have the authority to temporarily halt construction activities within 100 feet of a TCR or a potential TCR to determine if significant or potentially significant resources will be adversely affected by continuing construction activities. The tribal monitor shall use flagging tape, rope, or some other means, as necessary, to delineate the area of the find within which construction shall halt and the procedures in TRC-1 shall apply. Construction shall not take place within the delineated find area until the County consults on appropriate treatment. Tribal monitor may suggest options for treatment of finds for consideration. The County shall have ultimate authority over the treatment of new finds.

As described above, the project would have a less than significant impact on tribal resources with the implementation of Mitigation Measures TRC-1 and TRC-2.

ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American Tribe.	☐	☒	☐	☐

Under CEQA a significant resource is one that is listed in a California or local historic register. However, in addition to assessing whether resources potentially impacted by a proposed project are listed or have been identified in a survey process, lead agencies have a responsibility to evaluate them against the California Register criteria prior to making a finding as to a proposed project's impacts to historical resources (PRC

§21084.1, 20174, 14 CCR § 15064.5(3). As it is possible for a lead agency to determine that an artifact is considered significant to a local tribe, and thus would be considered a significant resource under CEQA, all Native American resources are to be considered significant until the lead agency has enough evidence to consider an artifact, or other find that is not be eligible for listing, not significant. To safeguard finds which could be considered significant at the later discretion of the DPR, the following mitigation measure will be implemented:

> **Mitigation Measure TRC-3:** Consider All Potential Tribal Resources to be Significant. All Native American artifacts and finds suspected to be Native American in nature are to be considered as significant tribal cultural resources until the DPR has determined otherwise with the consultation of a qualified archaeologist and local tribal representative of the Kizh Nation and any other tribe as designated by the NAHC.

As described above, the project would have a less than significant impact on tribal resources with the implementation of Mitigation Measures TRC-3.

18. TRANSPORTATION/TRAFFIC

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	☐	☒	☐	☐

The proposed project would not conflict with an applicable plan, ordinance, or policy established for maintaining the effectiveness or performance of the circulation system. The project site consists of approximately 8.1-acres of vacant land, surrounded by residential and industrial development in the unincorporated community of West Carson. Due to the barren nature of the site, all trips associated with the project are presumed to be new trips.

Project construction would add temporary vehicle trips to South Vermont Avenue, Torrance Boulevard, and Normandie Avenue from construction crews, vehicles carrying extra wide and/or long loads (including scrapers, excavators, bulldozers, etc.) and cement/soil hauling trucks. Project construction-related trips would be temporary and intermittent, occurring throughout the day. The DANP anticipates the project would generate approximately 3,980 total trips in Scenario 1, or 5,640 total trips in Scenario 2 (see Air Quality) for debris hauling, soil hauling, and concrete trucks over the course of the 15-month construction schedule. This equates to an average of approximately 12 truck trips per day for Scenario 1 vs. approximately 17 truck trips per day for Scenario 2 over the 15-month construction period. However, truck trips would not be evenly distributed throughout the construction period. Rather, most truck trip activity would occur during the initial grading phase, when the 33,800 cubic yards of clean fill would need to be imported to the site. As described under discussion d) below, Mitigation Measure TRA-1 would require the DANP or its contractor to prepare and implement a construction traffic control plan that, in part, identifies the final haul route for the project, and requires the DANP or its contractor to avoid potential conflicts with the existing transportation system such as insufficient turning radii, pedestrian conflicts, or truck noise issues by using flagmen, identifying alternate haul routes, or limiting the time when deliveries and hauling activities can occur.

Neighborhood parks are designed to serve the surrounding community and typically do not generate a substantial number of trips per day. According to the Institute of Transportation Engineers Trip Generation Manual (9th Edition), the project is expected to generate 41 AM peak hour trips and 32 PM peak hour trips once it is operational. Throughout the day, the project may generate 160 new vehicle trips to local roadways. These new trips can be accommodated by the existing transportation infrastructure surrounding the project site, such as West Del Amo Boulevard, South Vermont Avenue, and Normandie Avenue. Due to the minor number of trips the project could generate, the project would not conflict with the performance measures established by the Department of Public Works. This impact would be less than significant with implementation of Mitigation Measure TRA-1.

b) Conflict with an applicable congestion management program (CMP), including, but not limited to, level of service standards and travel demand measures, or other standards established by the CMP for designated roads or highways? ☐ ☒ ☐ ☐

Pursuant to the Los Angeles County Metropolitan Transportation Authority Congestion Management Plan (CMP), any project that adds 150 or more vehicle trips to freeway segments or 50 or more vehicle trips to roadway segments during peak hours must be examined for impact of CMP roadways and intersections. As discussed above, project construction has the potential to introduce a large quantity of trucks to the roadways in the vicinity of the project site, including Interstate 110. Mitigation Measure TRA-1 would ensure haul trucks during the grading phase would not conflict with the applicable CMP.

Once constructed, the proposed project would serve the local community. It would not add more than 150 vehicle trips to Interstate 110 during peak hours, which is approximately 0.4 miles from the project site. Furthermore, the project would not generate 50 or more vehicle trips on the roadway segments during peak hours. As such, the project would not conflict with an applicable congestion management program or level of service standard established by the congestion management agency. This impact would be less than significant with implementation of Mitigation Measure TRA-1.

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? ☐ ☐ ☐ ☒

The proposed project is located approximately 3.3-miles from the nearest airport, Torrance Airport. The project would not result in changes to air traffic patterns. No impact would occur.

d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? ☐ ☒ ☐ ☐

The proposed project would add construction-related vehicle trips to some, if not all, of the following roadways: Normandie Avenue, South Vermont Avenue, Torrance Boulevard, and Interstate 110. In particular, the proposed project could generate up to 5,640 total truck trips (debris hauling, soil hauling, and concrete trucks) over the course of the 15-month construction schedule. This equates to an average of approximately 17 truck trips per day over the 15-month construction period. However, truck trips would not be evenly distributed throughout the construction period. Rather, most truck trip activity would occur during the initial grading phase, when the 33,800 cubic yards of clean fill would need to be imported to the site. A large number of heavy duty trucks converging on the project site would have the potential to clog the roadways and lead to potential truck queues (e.g., trucks waiting to turn into or out of the proposed park site), which could cause traffic backups. This is considered a potentially significant impact. As such, the County would require the DANP to implement Mitigation Measure TRA-1 to reduce this impact to a less than significant level.

> **Mitigation Measure TRA-1 (Draft Final RAW, Sections 6.5.6 and 8.2, and Figure 9).** DANP and/or its contractor will, implement the Traffic Control Plan that has been prepared for the proposed project. During soil transport activities, trucks will enter the site though Del Amo Boulevard. A flagman will be located at the site to assist the truck drivers to safely drive into the site.

Transportation will be coordinated in such a manner that at any given time, on-site trucks will be in communication with the site trucking coordinator. In addition, all vehicles will be required to maintain slow speeds (i.e., less than 15 mph) for safety and for dust control purposes (see Mitigation Measure AIR-2).

Prior to exiting the site, the site manager will be responsible for inspecting each truck to ensure that the trucks are empty of clean soil, the trucks do not contain extra soil from site areas, and that the truck's manifest has been completed and signed by the generator (or its agent) and the transporter. As the trucks leave the site, the flagman will assist the truck drivers so that they can safely merge with traffic on Del Amo Boulevard.

As described in Mitigation Measure TRA-1, the DANP or its contractor would implement a construction traffic control plan to avoid potential hazards in the existing transportation system. The project, therefore, would not substantially increase transportation related hazards due to any design feature or incompatible land use and construction activity. This impact would be less than significant with implementation of Mitigation Measure TRA-1.

e) Result in inadequate emergency access? ☐ ☒ ☐ ☐

As described in discussion d) above, construction activities associated with the proposed project has the potential to result in a large number of heavy duty trucks converging on the roadways around the project site. Through the implementation of Mitigation Measure TRA-1, backups and other potential conflicts such as trucks blocking intersections would not occur, allowing emergency vehicles to pass without issue.

Once the park is constructed, emergency access to the park site would be provided via West Del Amo Boulevard on the east, West 204th Street on the west, and residential streets on the south. A large path, which traverses the park site from West 204th Street to Berendo Avenue, would provide emergency access to the interior of the site. The project would not block or provide inadequate emergency access to the site or the surrounding area. This impact would be less than significant with implementation of Mitigation Measure TRA-1.

f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? ☐ ☐ ☒ ☐

The proposed project would not conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities. The proposed park site is not located in a transit oriented district. However, the park site is surrounded by sidewalks, and the County's Bicycle Master Plan identifies the segment of Del Amo Boulevard between Normandie Avenue and Interstate 110 as location for a Class II Bikeway project. A Class II bicycle lane is a striped and signed lane for one-way bike travel on a street or highway. This improvement would enhance access to the site for non-motorized vehicles.

As discussed in the project description and various other locations in the document, the proposed park was designed to be consistent with DPR's *Park Design Guidelines and Standards* document. This document, among other things, provides goals and standards to include features that benefit those who wish to use alternative modes of transportation. Therefore, the proposed project would not conflict with the Bikeway Plan, Pedestrian Plan, Transit Oriented District development standards in the County General Plan Mobility

Element, or other adopted policies, plans, or other programs supporting alternative transportation. The park development will continue to comply with all applicable policies and regulations. This impact is less than significant.

19. UTILITIES AND SERVICE SYSTEMS

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Exceed wastewater treatment requirements of either the Los Angeles or Lahontan Regional Water Quality Control Boards?	☐	☐	☒	☐

The construction and operation of the proposed Del Amo Neighborhood Park Project would not exceed treatment requirements of the Los Angeles Regional Water Quality Control Board. All public wastewater disposal (sewer) systems are required to obtain and operate under the terms of an NPDES (National Pollution Discharge Elimination System) permit, which is issued by the local Regional Water Quality Control Board (RWQCB). All municipal wastewater treatment facilities are required to obtain NPDES permits from the RWQCB. Subsequently, any project that connects to such a system would be required to comply with the same standards imposed by the NPDES permit. As such, these connections would ensure compliance of the proposed project. This impact would be less than significant.

b) Create water or wastewater system capacity problems, or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐

The proposed project would be located in Sanitation District 8 within Los Angeles County. Sanitation District 8, encompasses 31.3 square miles that contain 87.6 miles of District sewers and three pump stations. Sanitation District 8 uses the Joint Outfall System for wastewater management (LACSD 2014). Wastewater generated in the area is treated at the Joint Water Pollution Control Plant in Carson. The proposed project would connect to existing infrastructure present at, or adjacent to, the site. Prior to 1999, the proposed project area supported approximately 55 residences and its wastewater needs (LA County 2000). Existing sewer lines run under New Hampshire Avenue, Catalina Street, 204th Street and Berendo Avenue (DRC 2015). Sewage increases from project conditions would likely be below levels prior to 1999. Sewage increase due to the proposed project would be less than significant and further capacity analysis of wastewater reclamation plants is not necessary.

c) Create drainage system capacity problems, or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐

The proposed project would comply with the most recently approved hydrology, and drainage and grading plans prior to being issued a building permit to ensure that the proposed project would not create drainage system capacity problems, and that no construction of new storm water drainage facilities or expansion of existing facilities is required. The proposed project would comply with the Los Angeles County Low Impact Development Ordinance (LID) as part of the approved hydrology plan to comply with storm water quality runoff requirements. This impact would be less than significant.

d) Have sufficient reliable water supplies available to serve the project demands from existing entitlements and resources, considering existing and projected water demands from other land uses? ☐ ☐ ☒ ☐

The proposed project would result in a slight increase in demand for potable water from existing conditions. However, prior to 1999 the proposed project area supported the water demands of approximately 55 residences (LA County 2000). The proposed project would connect to existing water mains located under New Hampshire Avenue, 204th Street, Budlong Avenue, and Berendo Avenue (DRC 2015). This impact would be less than significant.

e) Create energy utility (electricity, natural gas, propane) system capacity problems, or result in the construction of new energy facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? ☐ ☐ ☒ ☐

The proposed project would not significantly impact the availability of adequate energy supplies, create energy utility capacity problems, or result in the construction of new energy facilities or expansion of existing facilities. Energy needs would be provided by existing utility entitlements present at, or adjacent to the site. Any on-site construction will be subject to the Cal Green building standards, which is required to provide energy saving measures to further reduce the amount of energy consumed by the proposed project. This impact would be less than significant.

f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? ☐ ☐ ☒ ☐

Development at the proposed location is planned for under the existing Los Angeles County Regional Waste Management Plan. Due to the relatively small scale of the solid waste that would be generated by the proposed project, the plan to develop approximately 8.1-acres of vacant county land into a neighborhood park would not significantly impact solid waste disposal capacity. This impact would be less than significant.

g) Comply with federal, state, and local statutes and regulations related to solid waste? ☐ ☐ ☒ ☐

The proposed project would be required to comply with federal, state, and local statues and regulations related to solid waste. The California Integrated Waste Management Act of 1989 requires the County of Los Angeles to attain specific waste diversion goals. In addition, the California Solid Waste Reuse and Recycling Access Act of 1991 mandates that expanded or new development project to incorporate storage areas for recycling bins into the existing design. The project will include sustainable elements, such as recycling bins, to ensure compliance with all federal, state, and local statues and regulations related to solid waste. It is anticipated that these project elements will comply with federal, state, and local statutes and regulations to reduce the amount of solid waste. The proposed project will not displace an existing or proposed waste disposal, recycling, or diversion site. This impact would be less than significant.

20. MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☒	☐	☐

Project construction activity could potentially impact nesting birds if it were to occur within the nesting season (February 1st to August 31st). Pre-construction surveys and establishing buffer zones around nests or roosts as identified in Mitigation Measures BIO-1 and BIO-2 would avoid potential impacts. The project site does not contain fish or wildlife habitat, or support special-status plants or animal species. The project would not affect fish, wildlife, or plant populations. The project site does not contain recorded archaeological or historic resources, and the incorporation of Mitigation Measures CUL-1 to CUL-2 and Mitigation Measures TRC-1 through TRC-3 would avoid and/or reduce potential impacts to unrecorded cultural/tribal resources to a less than significant level.

b) Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?	☐	☐	☒	☐

The proposed project does not achieve short-term goals to the disadvantage of long-term goals. The proposed use complies with the existing Air Quality Plan, General Plan, and Zoning Ordinance. Therefore, the proposed project would have a less-than-significant impact.

c) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☒	☐	☐

The proposed project does not have cumulative impacts. The proposed project will not be an inducement to future growths, as the project does not require additional infrastructure beyond that necessary to serve the project. The potential for combined impacts would be primarily limited to short-term emissions and construction traffic. As noted in "Air Quality," the proposed project would not result in cumulative considerable emissions of criteria air pollutants, and would implement Mitigation Measures AIR-1 and AIR-2 to reduce NOx and dust emissions, respectively. Similarly, as noted in "Traffic," DANP would implement Mitigation Measure TRA-1 to control potential traffic disruptions and safety issues resulting from

construction truck traffic. This measure would render potential cumulative construction traffic impacts less than significant. The project would not result in any other impact of sufficient magnitude such that it would constitute a cumulatively considerable contribution to adverse environmental effects.

d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☒	☐	☐

The project could result in adverse air quality, noise, and vehicle safety impacts to neighborhood residents during project construction. However, design features and mitigation measures incorporated into the project would be implemented to reduce these potential adverse effects on human beings to less than significant levels.

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Del Amo Neighborhood Park Project
Initial Study / Mitigated Negative Declaration

Appendix A

C2REM Draft Final Removal Action Workplan

DRAFT FINAL REMOVAL ACTION WORKPLAN

DEL AMO NEIGHBORHOOD PARK
1000 W. 204th STREET
LOS ANGELES COUNTY, CA 90502

PREPARED FOR:
DEPARTMENT OF TOXIC SUBSTANCES CONTROL

PREPARED ON BEHALF OF:
DEL AMO NEIGHBORHOOD PARK, LLC
315 W. 9th STREET, SUITE 950
LOS ANGELES, CA 90015

PREPARED BY:
C2 REM
2382 S.E. BRISTOL, SUITE B
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MARCH 2017
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APPENDICES

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VOLUME II

ARARs	Applicable or Relevant and Appropriate Requirements
bgs	below ground surface
BMP	Best Management Practices
Cal/EPA	California Environmental Protection Agency
CDHS	California Department of Health Services
CEQA	California Environmental Quality Act
CLRRA	California's Land Reuse and Revitalization Act
COIs	constituents of interest
COPCs	constituents of potential concern
County	County of Los Angeles
cy	cubic yards
DANP	Del Amo Neighborhood Park, LLC
DDT	dichlorodiphenyltrichloroethane
DTSC	Department of Toxic Substances Control
ESA	Environmental Site Assessment
HSC	Health and Safety Code
HASP	Health and Safety Plan
LADPW	Los Angeles Department of Public Works
mg/kg	milligrams per kilogram
msl	mean sea level
NCP	1990 National Oil and Hazardous Substances Pollution Contingency Plan
NEPA	National Environmental Policy Act
NPL	National Priority List
NOI	Notice of Intent
NPDES	National Pollution Discharge Elimination System
O&M	Operation and Maintenance
OSHA	Occupational Safety and Health Administration
ppm	parts per million
PSA	Purchase and Sale Agreement
QAPP	Quality Assurance Project Plan
QA/QC	Quality Assurance Quality Control
RAOs	Removal Action Objectives
RAW	Removal Action Workplan
RCRA	Resource Conservation and Recovery Act
RWQCB	Regional Water Quality Control Board
SAP	Sampling and Analysis Plan
SCAQMD	South Coast Air Quality Management District
Site	Del Amo Neighborhood Park
SVOCs	semi-volatile organic compounds
SWPPP	Stormwater Pollution Prevention Plan
SWRCB	State Water Resources Control Board
TBCs	To-Be-Considered criteria
TBD	To be determined
Triton	Triton Diagnostics Inc.
95UCL	Upper Confidence Limit on the mean concentration

USEPA	United States Environmental Protection Agency
VOCs	volatile organic compounds
WESTON	Weston Solutions, Inc.

1.0 INTRODUCTION

This Removal Action Workplan (Draft Final RAW) has been prepared by C2 REM, on behalf of the Del Amo Neighborhood Park, LLC (DANP), a limited liability company, for the Department of Toxic Substances Control (DTSC) in compliance with the Standard Agreement Under California's Land Reuse and Revitalization Act (CLRRA) (Program, Docket No. HSA-FY15/16-063), the Prospective Purchaser Agreement (PPA) (Agreement and Covenant Not To Sue, Docket No. HSA-FY15/16-062) for the Del Amo Neighborhood Park (Site) located at 1000 W. 204th Street, Los Angeles County, California (see Figures 1.0 and 2.0). Additionally, this Draft Final RAW addresses the United States Environmental Protection Agency's (USEPA) Reasonable Steps Requirements Letter for the 204th Street Park Development, received as part of the inquiry for a Bona Fide Prospective Purchaser (BFPP) Protection.

This Draft Final RAW is prepared in compliance with the California Health and Safety Code (HSC) sections 25323.1 and 25356.1 and the California Environmental Protection Agency (Cal/EPA), DTSC Guidance Memorandum entitled Removal Action Workplans, dated September, 23 1998 (DTSC, 2008).

The DTSC defines a RAW, pursuant to California HSC 25323.1, as "*a workplan prepared or approved by the Department (DTSC) or a California Regional Water Quality Control Board (RWQCB) which is developed to carry out a removal action, in an effective manner, which is protective of the public health and safety and the environment*"; to be specific, and for purposes of this Draft Final RAW, "removal action" does not imply removal of soil or other materials from the property but simply defines any action to mitigate site observed conditions.

This Draft Final RAW is provided in two volumes: Volume I Text, Tables, Figures, Applicable or Relevant and Appropriate Requirements (ARAR's) and Draft Land Use Covenants (LUC), while Volume II are additional plans and communication that support the RAW activities.

1.1 OBJECTIVE

This Draft Final RAW addresses activities being implemented to ensure that there will be no completed exposure pathways to the metals impacted soils located within the proposed park. During the initial phase of park development DANP will establish a soil cover over the existing park surface, as part of the Final RAW. This soil cover will ensure that there will be no direct exposure to impacted soil remaining under the park. For instances where the soil cover could be penetrated, use of a pre-approved soil management plan will be required for any contact with, or handling of, the potentially existing impacted soils below that clean fill soil cover. Additionally, the owner has agreed to record a land use covenant that will prevent certain uses and activities that could lead to potential exposures to the contamination. With these implementation measures under the RAW in place, DTSC believes that protection of human health and the environment can be ensured now, and into the future.

The removal action objective is to address the existing lead concentrations present at the Site at levels greater than the DTSC residential risk based screening level of 80 mg/kg (DTSC, 2016).

Consistent with DTSC's latest risk assessment guidelines, concentrations of lead below this screening level are safe for sensitive receptors under a park and recreation scenario.

This Draft Final RAW addresses: 1) the placement of two-feet of clean fill within the park interior (underlain with a visual barrier); 2) the installation of vapor barrier systems under onsite structure; and 3) post grading soil management below clean fill in support of park development (e.g., utility installation, deep plantings, building foundation, etc.). Land survey activities will be conducted to ensure the placed soil on the surface of the park areas are more than two-feet in thickness, except along the perimeter areas to be tied in with the existing perimeters and where existing trees in the northwest corner of the property will be preserved for the community.

Upon placement of the clean fill cover material, the remaining elements of the development project, construction of the proposed Del Amo Neighborhood Park, would commence and include a variety of playing fields and courts (e.g., baseball, soccer, futsal), play areas, lawn and turf areas, a walking trail, a restroom building with an office/community meeting room, a maintenance building, tribute plaza, shade structures, outdoor fitness equipment, landscaping and parking (see Figure 2.1). The park would also include amenities such as benches, picnic tables, drinking fountains, BBQs, bike racks, and litter receptacles.

As part of the full park development, covered in the mitigated negative declaration (MND) prepared for the site, this Draft Final RAW covers the initial development element of the placement of the cover soil, installation of vapor barrier systems below onsite structures, and the procedures necessary to managing the soil disturbing activities (e.g., utility placement, large planting, etc.) as part of the park development.

The remedy outlined in this Draft Final RAW takes into account many conditions and factors that warranted the proposed cover program and should not be considered as a precedent for other remedial projects in the area.

1.2 REGULATORY OVERSIGHT

The DTSC is the lead agency for removal action activities conducted at the Site. As previously stated, on October 1, 2015 and subsequently on November 16, 2015, DTSC issued Approval Letters (available in DTSC's EnviroStor) determining: "*the property will be safe for park users, with no need for further remedial action for identified hazardous substances in soils, provided one of the following actions is taken to address the existing lead conditions:*

1. *Conduct hot spot removal, based on current characterization, that would result in a mean lead concentration of 80 mg/kg at the 95 percent upper confidence level; or,*
2. *Place one foot of clean soil or equivalent within the park area. Hardscape in specific areas may be substituted for the one foot of clean fill subject to DTSCs approval.*"

The DTSC will continue to review and oversee the work proposed in this Draft Final RAW. This Draft Final RAW is being conducted pursuant to the HSC Section 25356.1(h)(1), which authorizes DTSC to direct the preparation of Removal Action Workplans for projects estimated to cost less than $2 million.

Additionally, the USEPA issued a Reasonable Steps Requirements Letter (available in DTSC's EnviroStor) outlining certain activities that should be taken, in response to obtaining BFPP protection to prospective purchasers of the 204th Street park development (former location of 204th Street residential properties, from S. New Hampshire Boulevard to Budlong Avenue in Torrance, California). Specifically, the USEPA issued the following: "*Based on the information that EPA has evaluated to date and the assumption that the Site will be used as a park, EPA believes that the following would be appropriate reasonable steps with respect to the Site:*

1. *Provide access for EPA, DTSC, and Responsible Parties acting under the direction of EPA or DTSC, for investigation and monitoring activities related to the Montrose and Del Amo Superfund Sites;*
2. *Protect the integrity of any monitoring wells or other infrastructure associated with the remediation of the Montrose or Del Amo Superfund sites; and*
3. *If any buildings are built upon the Site, install and maintain appropriate vapor barriers*."

Upon detailed analysis by the USEPA regarding the BFPP protection, 6 parcels were identified as part of the Montrose Chemical Superfund Site due to the DDT removal action conducted in 1993 (discussed further in Section 2.3). This determination did not allow for the CLRRA process to be used on these parcels as a legislative limit in the process extended to Superfund Sites. Therefore, of the 62 parcels, 56 were assessed under CLRRA and 6 were addressed under a PPA, which is allowed to address Federal Superfund Sites (available in DTSC's EnviroStor).

The South Coast Air Quality Management District (SCAQMD) has authority over air emissions during remediation activities at this Site under Rule 403, Fugitive Dust (Appended through April 2, 2004). Work conducted under this Draft Final RAW will address all pertinent provisions of this Rule.

Additional permits that may be required to complete removal actions at the Site shall be received and submitted to DTSC prior to commencement of the work, potentially including but not limited to: 1) South Coast AQMD Rule 403 and 1166 Permit; 2) County of Los Angeles Construction Permit/Encroachment Permit/ and Traffic Control Permit; 3) Grading/Excavation Permit from the County of Los Angeles; and, 4) National Pollution Discharge Elimination System (NPDES) Permit Notice of Intent (NOI) for Construction Projects.

2.0 SITE HISTORY AND BACKGROUND

The Site is located at 1000 W. 204th Street, Los Angeles County, California and consists of 62 adjoining parcels and abandoned road ways (portions of 204th Street, Catalina Avenue and Berendo Avenue). The Site is contained by an unpaved road (proposed right-of-way for West Del Amo Boulevard extension) to the north; residences along Budlong Avenue, Berendo Avenue, South New Hampshire Avenue and Catalina Street to the south; South New Hampshire Avenue to the east; and West 204th Street residences to the west. The Los Angeles County Assessor's Parcel Numbers for the Site are as follows:

7350-007-016 to -020, 7350-015-001, 7350-015-043, 7350-007-045, 7350-015-045 to -057, 7350-015-058, 7350-015-059, 7350-016-002 to -005, 7350-016-012, 7350-016-014 to -017, 7350-016-018 to -020, 7350-016-025 to -038, 7350-016-041, 7350-017-035 to -040, 7350-018-001 to -006.

The Site is currently owned by the DANP. DANP acquired the Site through a Purchase and Sale Agreement (PSA) between Shell Oil Company, and Triton Diagnostics Inc. (a subsidiary of Shell Oil Company), the previous property owner from 1998 to 2015.

The current elevation of the Site ranges from approximately 31 – 41 feet above mean sea level (msl) (see Figure 3.0). Topography of the Site is generally flat with a slight slope dipping to the east. The Site is currently vacant and covered with low-lying vegetation (see Figure 2.0).

The Site occupies approximately 8.1 acres and is located in a mixed commercial and residential area zoned as Two Family Residences (R-2) by the Los Angeles County Department of Regional Planning. The Site was undeveloped land until construction of the adjoining residential properties started in 1938. In the 1950's, fill materials were placed into natural drainage depressions before additional residences could be built.

In 1982, public concern regarding potential contaminant migration onto residences initiated investigations by State authorities and in 1991, oversight was transferred to the USEPA. In 1993, as part of remedial investigations, a surface soil sampling event was conducted and elevated concentrations of total dichlorodiphenyltrichloroethane (DDT) were discovered (Environmental Chemical Corporation 1999). A series of environmental investigations were conducted from 1983 to 2006 by various entities and are discussed in section 2.3.

In 1998, Triton Diagnostics Inc. (Triton) purchased the Site with existing structures as part of a buy-out area, and the structures were razed by C2 REM later that year. In 2001, C2 REM, in anticipation of developing a park, conducted road demolition and grading activities as well as stormwater infrastructure management excavation and installation at the Site. The Site has remained in its current condition as a vacant parcel since completing the above discussed activities in 2001.

2.1 SITE GEOLOGY AND HYDROGEOLOGY

The Site is located within the West Coast Basin, a sub-basin of the Los Angeles Basin. The shallowest soils at the subject property are Pleistocene Age marine and continental gravel, sand, silt, and clay of the Lakewood Formation. Deeper formations include the San Pedro and Pico Formations. Site-specific subsurface sampling identified shallower fill and deeper interbedded clay, silt, and silty sand layers down to the drill depths of 60 feet (LACDPW 2003).

The shallowest groundwater in the vicinity of the Site lies within the Bellflower aquitard, which is stratified into upper, middle, and lower zones. Below the Bellflower aquitard, the West Coast Basin consists of three aquifers: 1) the Gage Aquifer ("200-foot sand") which is contained within the Lakewood Formation; 2) the Lynwood Aquifer ("400-foot gravel") which is contained within the San Pedro Formation; and 3) the Silverado Aquifer which is also contained within the San Pedro Formation. Site assessment activities indicated groundwater to be at depths of 55 to 60 feet below ground surface (bgs). Based on subsurface investigations at the Del Amo Waste Pits property (adjacent to the subject property to the north), groundwater flow is to the southeast.

2.2 SURROUNDING LAND USE AND SENSITIVE ECOSYSTEMS

The immediate surrounding properties include residences to the south and light industrial properties to the north. The property north of the subject Site, beyond the paved road (proposed Del Amo Boulevard right-of-way extension) is the Del Amo Superfund Site, a former synthetic rubber manufacturing plant built during World War II and owned by the United States government. After closure in 1972, the property was sold to a development company, demolished, subdivided and mostly developed as a light industrial park (ATSDR, 2004).

The Del Amo Waste Pits Site (capped area approximately 4 acres) is part of the greater Del Amo Superfund Site currently listed on the USEPA National Priority List (NPL). Investigations at the Del Amo Waste Pits Site address soils and groundwater impacts from historic operations. The Site is currently covered with a Resource Conservation and Recovery Act (RCRA)-equivalent cap, constructed in 1999 and surrounded by a perimeter fence.

Additionally, the Montrose Superfund Site is located approximately 0.5-mile northwest of the subject Site and is currently listed on the USEPA's NPL. From 1947 to 1982, the Montrose Chemical Corporation manufactured and distributed the insecticide DDT (Environmental Chemical Corporation 1999). Investigations at the Montrose Superfund Site address soils and groundwater impacts from historic operations. The Montrose Superfund Site is vacant and currently capped with asphalt.

The subject Site has no natural wildlife habitat and is not anticipated to contain any special status plants or wildlife. Additionally, there is no indication of coastal or fresh-water wetlands, wildlife areas, preserves, reserves, and sanctuaries, State or Federal parks, conservation areas or other protected places within 1.0-mile radius from the Site.

2.3 PREVIOUS SITE ACTIONS

A series of environmental investigations were conducted from 1983 to 2006 by various entities to: 1) confirm that migration of waste materials was not occurring from the adjacent site (Del Amo Pits Site); 2) delineate constituents of interest (COIs) from previous deposition onsite; 3)removal of DDT impacted soils, 4) confirm removal of DDT material, including conducting sampling activities; and, 5) evaluate site conditions during pre-acquisition due diligence periods, including conducting sampling activities. Figure 4.0 provides the sample locations and laboratory analytical results of these activities are presented in the *Data Evaluation Summary of Findings Justification for Land Use Covenant & Restrictions for the Proposed Del Amo Neighborhood Park* (C2 REM, 2015) which is available in DTSC's EnviroStor.

2.3.1 Initial Investigation

An initial investigation was conducted by the State of California Department of Health Services (CDHS) on December 14 and 15, 1983. The purpose of the sampling was to detect potential surface migration of wastes originating from the Del Amo Superfund Site onto adjacent residential properties. Analytical results identified no detectable concentrations of volatile organic compounds (VOCs) or semi-volatile organic compounds (SVOCs) or DDT concentrations in excess of background conditions (LACDPW, 2003). Subsequently, in 1993 an investigation was performed to evaluate surface soil conditions in residential backyards and undeveloped land adjacent to Del Amo Boulevard right-of-way extension for contaminants related to the Del Amo

and Montrose Superfund sites (LACDPW, 2003). Laboratory analyses did not detect concentrations of VOCs and SVOCs. Reported concentrations of chlorinated pesticides (DDT) were elevated above background sample results in the backyards at 1051 and 1055 204th Street. Elevated metal concentrations included lead, arsenic, and selenium (LACDPW, 2003).

2.3.2 Initial Removal

An initial removal action occurred at the properties of 1051 and 1055 W. 204th Street, during April and May of 1994, including excavation and off-site disposal of approximately 1,538 tons of material. Further subsurface soil sampling was conducted during June and July of 1994 to determine the lateral and vertical extent of DDT contamination. The 1993 and 1994 sampling events detected total DDT at concentrations ranging from 29 - 606 parts per million (ppm) laterally and 0.005 - 4,530 ppm vertically inside the properties of 1051 and 1055 W. 204th Street (Environmental Chemical Corporation, 1999). In March 1994, USEPA signed an Action Memorandum approving a removal action for the two residential properties at 1051 and 1055 W. 204th Street and on May 6th 1994, "nuggets" of white material were first observed in the fill. Analytical results indicated that the white material contained more than 75% total DDT. As a result of USEPA's determination, 1,032 tons of DDT-contaminated soil were transported for disposal via incineration (Environmental Chemical Corporation, 1999). This removal action effectively removed all DDT-contaminated soils present in the backyards at 1051 and 1055 W. 204th Street within the property lines. Further investigations found that total DDT concentrations ranged from 1 - 4,100 ppm in two fill areas, including one DDT impacted area beneath undeveloped land behind the two properties, and one non-DDT impacted area in the front yards from the subject properties (Environmental Chemical Corporation, 1999).

In 1995 additional surface soil samples were obtained from areas adjacent to the structures and from previous removal activities. DDT concentrations of some locations were found above 26 ppm (Environmental Chemical Corporation, 1999). Following the demolition of these structures in 1998, a second removal action occurred and approximately 1,391 cubic yard of DDT-impacted soils were excavated from the properties located at 1051 and 1055 W. 204th Street. Confirmation sampling was conducted along with removal actions confirming DDT concentrations below 26 ppm (the site-specific risk level) at depths of 0.5 and 1.5 ft. bgs (Environmental Chemical Corporation, 1999).

In an attempt to further characterize potential metal-containing soil, the County of Los Angeles performed a limited site assessment in November 2001 (LACDPW, 2003). The results of testing found lead levels in two samples (one boring location) exceeding acceptable concentrations of 2,420 and 2,340 ppm at depths of 3 feet and 5 feet bgs, respectively (see Figure 5.0). Additional samples were taken surrounding the borings with elevated lead concentrations and results indicated that the elevated lead concentrations were localized, and/or located at a depth greater than 3 feet. The post grading surface soils were sampled and results indicated that the DDT soil concentrations in surface soils at the proposed park were found to be significantly lower than regulatory threshold limit (LACDPW, 2003).

2.3.3 Final Investigation

In May 2015, Weston Solutions, Inc. (Weston) conducted a Phase I Environmental Site Assessment (ESA) and identified the following:

- Soil located in the western portion of the subject property is contaminated with the DDT at concentrations below regulatory threshold limits (26 mg/kg).
- Metal slag material or "blue lava rock" is buried seven feet bgs in a trench located in the western portion of the subject property (adjacent to and below the southern portion of the proposed basketball court). The rock contains arsenic, copper, lead and zinc in concentrations of potential concern.
- The groundwater and soil gas beneath the subject property is contaminated with chlorobenzene and other chemicals predominately originating from the Montrose Superfund site and limited benzene potentially from the Del Amo Superfund Site, with contamination extending downward through several water bearing units.

The Phase I ESA revealed no evidence of hazardous substances beyond those noted previously. No further inquiry is needed for purposes of all appropriate inquiries; therefore, the property is suitable for exchange and/or acquisition (Weston, 2015).

3.0 CONTAMINANTS SOURCE AND RISK ASSESSMENT

The most likely sources of impact to the soil are historic land fill activities. The pathways and potential exposure routes are dermal contact with COIs in the soil, inhalation of dust, and incidental ingestion of soil. As a result of previous removal actions and based upon the extensive soil sampling, lead is the primary COI for the Site.

3.1 HUMAN HEALTH RISK ASSESSMENT

In 2015, DTSC requested that the Site be evaluated on current regulatory standards. As such, a *Technical Memorandum Data Evaluation Summary of Findings Justification for Land Use Covenant & Restrictions* (Technical Memorandum Data Evaluation, C2 REM, 2015), was prepared on behalf of DANP on September 1, 2015.

The summary of the historical sampling data, were presented in the *Technical Memorandum Data Evaluation*, for DDT, cadmium, arsenic, and lead detected in the park area. Average constituent concentrations were calculated using the 95 percent Upper Confidence Limit on the mean concentration (95UCL). The 95UCL concentrations for samples collected in the top 3 feet of soils and, all depths of soils, were calculated using statistical software (ProUCL version 4.1), available from the USEPA. The ProUCL spreadsheets for these calculations are provided in.

Based upon the 2015 *Technical Memorandum Data Evaluation*, DTSC concluded that the property has been remediated of the DDT to the levels that are acceptable for park use. DTSC found that lead exists at the property at levels greater than the DTSC residential risk based screening level of 80mg/kg in a few areas. DDT is not currently a concern as the contaminated soil was excavated and removed. Lead is the primary chemical of concern in shallow soils at the Site, while cadmium and lead are the chemicals of concern in deeper soil. No other chemicals have been identified as potential risk at the Site. As a result of the numerous sampling events and excavation and removal

or onsite consolidation of impacted soils from the Site, the following agencies and entities; USEPA, Department of Health Services, Public Works, The Trust for Public Land and DTSC (if residual lead in shallow soil is addressed) have determined the appropriateness of the end land use as a park.

4.0 OVERVIEW OF REMOVAL ACTION

Through the identification of contaminants during the various investigations, including the Site evaluation of current regulations, remedial activities have been selected to mitigate and meet Site objectives. In cooperation with the DTSC, the site-specific ARARs have been reviewed and the Remedial Action Objective (RAO) has been identified to meet the requirements of the community, proponent, and the DTSC.

The following RAO have been developed for the impacted Site soils:

- Prevent potential exposure above residential risk based screening levels (80 mg/kg) to future sensitive receptors from dermal contact and/or ingestion of soils contaminated with lead.

The RAO has been developed to allow for the development of the property as a park.

In order to meet the RAO, the selection process for an appropriate remedial action has been completed and is detailed in the following sections.

4.1 APPLICABLE OR RELEVANT AND APPROPRIATE REQUIREMENTS

The 1990 National Oil and Hazardous Substances Pollution Contingency Plan (NCP) requires that onsite remedial actions attain or waive Federal Environmental ARARs, or more stringent State environmental ARARs, upon completion of the remedial action to the extent practicable. Under California HSC, Section 25356.1, a Workplan conducted under the direction of the DTSC serves as compliance with the NCP.

ARARs from Federal and State regulations and laws have been evaluated for both the entire project and for each remedial alternative that was evaluated. Determinations were made as to applicability of each ARARs and a brief discussion of the action required to meet that ARARs have been compiled for the Site (see Appendix A).

4.2 REMOVAL GOALS

Risk-based cleanup levels were selected for the Site based upon the DTSC residential risk based screening level and background concentrations. The cleanup goal for lead is an average concentration of 80 mg/kg at 95UCL. In order to achieve remedial action objective, the impacted soil at or above this cleanup goal will be removed or contained.

5.0 ALTERNATIVE EVALUATION

The purpose of this Section of the Draft Final RAW is to identify and screen possible removal action alternatives that may best achieve the RAO discussed in Section 4.0. The removal action

alternatives were screened and evaluated on the basis of their effectiveness, implementability, and cost.

5.1 IDENTIFICATION AND ANALYSIS OF REMOVAL ACTION ALTERNATIVES

The response actions to address lead in soil have been assembled into candidate removal alternatives for the site. Screening of several technology types using the above criteria was conducted to select removal actions for further evaluation. Based on this screening, the three removal actions identified and developed are:

- Alternative 1 – no further action
- Alternative 2 – hot spot removal/off-site disposal
- Alternative 3 – placement of clean soil or equivalent within the park area

Alternative 2 and 3 include vapor barriers, as a required control measure, below any building constructed onsite and therefore, was not included as a variable in the options for analysis.

5.1.1 Alternative 1 – No Further Action

As required by the DTSC, the No Further Action alternative has been included to provide a baseline for comparisons among other removal alternatives. The No Further Action alternative would not require implementing any measures at the site, and no costs would be incurred. This action includes no institutional controls, no treatment of soil, and no monitoring.

5.1.2 Alternative 2 – Hot Spot Removal/Off-Site Disposal

The hot spot removal/off-site disposal alternative would consist of removing and transporting impacted soil to an appropriate, permitted off-site facility for disposal. Hot spot removal includes using loaders, backhoes, and/or other appropriate equipment. Excavation operations will generate dust emissions. Suppressant, water spray, and other forms of dust control may be required during excavation, and workers may be required to use personal protective equipment to reduce exposure to COIs. Sloping excavation sidewalls may result in increased volume of soil requiring excavation. Confirmation soil sampling and analysis would be conducted to verify that cleanup criteria were met at the excavation bottom and perimeter. Excavation will require soil stockpiling, prior to disposal. To achieve the RAO, soil at certain elevated lead concentration locations within the site requires removal of three hot spot locations 10 feet by 10 feet to depths of 3 feet (see Figure 5.0). The volume of soil removed would be 34 cubic yards (cy) [52 tons]. No Operation and Maintenance will be required.

5.1.3 Alternative 3 – Placement of Clean Soil or Equivalent Within the Park Area

This alternative would consist of placing two-feet of clean soil or equivalent within the surface of the park area (see Figure 6.0). Hardscape in specific areas may be substituted for the clean fill subject to DTSC's approval. The of clean soil would be used to minimize the potential contact with the contaminated soil. To achieve the RAO, it has been determined that the clean soil will be required onsite to the grading Site boundary to meet existing topography. If placement of clean soil is selected, a total of approximately 8.1 acres will need to be covered. No Operation and Maintenance (O&M) will be required if the clean soil placed throughout the Site is selected. However, if hardscape area is substituted for clean fill, an O&M Agreement, including financial

assurance pursuant to California Health and Safety Code section 25355.2, will need to be implemented with DTSC prior to certification of the Site.

DTSC has concluded that the current design of providing for the placement of two-foot of soil will enhance protectiveness and allow for routine maintenance to be safely performed without triggering the LUC and/or soil management plan requirements.

5.2 EVALUATION CRITERIA

Each removal action alternative was independently analyzed without consideration to the other alternatives. Each of the removal action alternatives is screened based on effectiveness, implementability, and cost.

5.2.1 Effectiveness

In the effectiveness evaluation, the following factors are considered:

- Overall Protection of Human Health and the Environment - This criterion evaluates whether the removal alternative provides adequate protection to human health and the environment and is able to meet the Site's RAO.
- Compliance with ARARs/TBCs - This criterion evaluates the ability of the removal alternative to comply with ARARs and To Be Considered Criteria (TBCs).
- Short-Term Effectiveness - This criterion evaluates the effects of the removal alternative during the construction and implementation phase until removal objectives are met. It accounts for the protection of workers and the community during removal activities and environmental impacts from implementing the removal action.
- Long-Term Effectiveness and Permanence - This criterion addresses issues related to the management of residual risk remaining on site after a removal action has been performed and has met the objectives. The primary focus is on the controls that may be required to manage the risk posed by treatment residuals and/or untreated wastes.
- Reduction of Toxicity, Mobility, or Volume - This criterion evaluates whether the removal technology employed results in significant reduction in toxicity, mobility, or volume of the hazardous substances.

5.2.2 Implementability

This criterion evaluates the technical and administrative feasibility of implementing the alternative, as well as the availability of the necessary equipment and services. This includes the ability to design and perform a removal alternative, ability to obtain services and equipment, ability to monitor the performance and effectiveness of technologies, and the ability to obtain necessary permits and approvals from agencies, and acceptance by the State and the community.

5.2.3 Cost

This criterion assesses the relative cost of each technology based on estimated fixed capital for construction or initial implementation and ongoing operational and maintenance costs. The actual costs will depend on true labor and material cost, competitive market conditions, final project scope, and the implementation schedule.

5.3 ANALYSIS OF REMOVAL ACTION ALTERNATIVES

5.3.1 Alternative 1 – No Further Action

The No Further Action alternative would not require implementing any measures at the Site, and minimal costs would be incurred. Consequently, there would be no activities that would disturb Site soil, and therefore, no short-term risks to Site workers or the community as a result of implementing this alternative.

However, under the No Further Action alternative, the impacts due to the presence of lead in soil would not be addressed and there would be no reduction in the potential risks. This alternative, therefore, does not meet the effectiveness criterion. As a result, acceptance by the State and the community would be unobtainable.

5.3.2 Alternative 2 – Hot Spot Removal/Off-Site Disposal

Effectiveness
Potential short-term risks to on-site workers, public health, and the environment could result from dust or particulates that may be generated during excavation and soil handling activities. These risks could be mitigated using personal protective equipment for on-site workers and engineering controls, such as dust suppression and additional traffic and equipment operating safety procedures, for protection of the surrounding community and to meet all ARARs. Excavation and disposal would remove elevated lead from the site, and therefore, eliminates the long-term risks and accomplishes the RAO.

Although elevated lead will be removed from the Site, excavation and off-site disposal does not result in the reduction of toxicity or volume of the lead. By placing the impacted soil in an engineered landfill suitable for receiving the concentrations of lead, the mobility of the lead will be reduced.

Implementability
Hot spot removal/off-site disposal is a proven, readily implementable technology that is a common method for cleaning up contaminated sites. It is a relatively simple process, with proven results. Equipment and labor required to implement this alternative are uncomplicated and readily available. The shallow depths of the identified contamination make excavation readily implementable. It is anticipated that regulatory approval would be granted since it is a proven and permanent technology. Acceptance by the State and the community for this alternative is considered high. Spatial distribution of the hot spots would be based on existing data; however, more data may be needed to refine sample locations and by extension, removal areas.

Cost
The estimated cost for excavation, transportation, and disposal of the impacted soils is approximately $120,000. This estimate includes permitting, excavation/removal, transportation, disposal at an approved off-site disposal facility, and importing clean backfill soil (see Table 1.0). Also, in order to guarantee complete removal of lead concentrations, additional sampling characterization would be required to implement this Alternative. At this time, it is uncertain as to the number of samples required to fully characterize the hot spot areas and therefore, additional (potentially significant) cost and time are anticipated. The additional and undetermined amount

of time it would take to sufficiently analyze the lead concentrations significantly threatens the viability of the alternative.

5.3.3 Alternative 3 – Placement of Clean Soil or Equivalent Within the Park Area

Effectiveness
The placement of clean soil alternative would involve little to no disturbance of the impacted soil. Therefore, exposure to the COIs and the short-term risks would be less than significant. This alternative does not require operation and maintenance activities unless hardscape area is substituted for clean soil.

Placing clean soil would not reduce toxicity or volume of the COI; however it would limit direct contact and mobility. Specifically, placement of clean soil above native soil would cut-off exposure pathways to park users and significantly further reduce surface water infiltration.

Implementability
Placing clean soil is a relatively simple remedial alternative, which can be implemented without technical complications. No off-site treatment, storage capacity, and disposal capacity and services are expected for this alternative.

Cost
The estimated cost for placing clean soil is approximately $1,700,000. This estimate includes permitting, site preparation, clean soil confirmation sampling, import clean soil and compaction, grading, and closeout. (see Table 1.0).

5.4 COMPARATIVE ANALYSIS OF REMOVAL ACTION ALTERNATIVES

A comparative analysis was conducted to identify the advantages and disadvantages of each removal alternative. The comparative analysis of the removal alternatives was conducted to address the criteria listed in Section 5.2.

5.4.1 Effectiveness

Under the no further action alternative, the impacts associated with the site-specific COIs would not be addressed. Consequently, there would be no reduction in the potential risks and the RAO would not be achieved. The no further action and placement of clean soil alternatives do not involve activities that would disturb the impacted soil. Therefore, there would be no short-term risks to on-site workers or the community as a result of implementing these alternatives. The hot spot removal/off-site disposal alternative will require removing, handling, and transporting the impacted soil, resulting in higher short-term exposure risks. However, it is expected that these risks can be sufficiently mitigated through Site control measures.

The placement of clean soil or hot spot removal/off-site disposal alternatives would reduce or eliminate, respectively, potential exposure to lead impacted soil, and therefore, accomplish the RAO. The placement of clean soil alternative would not require long-term monitoring unless hardscape area is substituted for clean fill. Covering the existing site with soil provides a precautionary approach to reducing or eliminating exposure to the lead on-site. The excavation/off-

site disposal alternative would remove the elevated lead from the site should all areas of high concentration be identified, and would not require any further management or site controls.

Based upon this evaluation, Alternative 3 is favored under this criterion.

5.4.2 Implementability

No measures would be implemented for the no further action alternative. The placement of clean fill and hot spot excavation/off-site disposal alternatives are both proven, readily implementable technologies. However, spatial distribution and location refinement of hot spots is a limiting factor.

Accordingly, Alternative 3 is favored by this criterion.

5.4.3 Cost Effectiveness

A summary of estimated costs to implement the proposed alternatives is presented in Table 1.0. Costs are based on placing clean soil over the Site (8.1 acres) or hot spot removal/off-site disposal of 34 cy (52 tons) of soil. While the cost of Alternative 3 is higher than Alternative 2, Alternative 3 will eliminate the need for potentially high characterization cost, satisfies the community concerns, as well as the need for import soils to satisfy proposed park features. Further, the local community and representatives of local community based organizations have been strong proponents of Alternative 3.

5.5 RECOMMENDED REMOVAL ACTION ALTERNATIVE

Based on the comparative analysis described in Section 5.4, Alternative 3, placing clean soil over the park area is the preferred and recommended removal action alternative for addressing the Site. This alternative was selected because it will remove the uncertainty of residual human health risk caused by potential park user contact with unknown residual lead concentrations remaining at the Site.

The current preliminary grading plan (see Figure 7.0) and Isopach Map (see Figure 8.0) are 40% designs based on the Preferred Concept Plan (Figure 2.1, representative of 30% design) and are provided for reference. DANP is working on several details with the County of Los Angeles Parks and Recreation to achieve the park goal while accommodating potential impacts certain standards may have on import soil volumes. The final design will be provided to the DTSC prior to commencement of work following the formatted illustrations in Figure 7.0 and 8.0 (adjust to account for design changes while maintaining the two-feet cover).

Alternative 3 - placement of clean soil cover is being evaluated in this Draft Final RAW for procedural purposes.

6.0 REMOVAL ACTION IMPLEMENTATION

As discussed in the previous section, the selected alternative entails the placement of two-feet of clean soil, placing an LUC to address the post-construction grading depth and installation of vapor barriers beneath enclosed structures. Implementation of the removal action consists of the following separate tasks.

6.1 CEQA MITIGATION MEASURES

CEQA mitigation measures are project control measures that are designed to ensure the health and safety of the community and the environment by ensuring project-specific compliance with local regulations and best management practices. They are determined by an evaluation of project activities and their proposed impacts to the environment. Applicable mitigation measures from the Mitigated Negative Declaration, as identified in Appendix I, shall be complied with during all pre-excavation, excavation, and/or excavation-related activities. In the event that there is a conflict between the RAW project controls and the CEQA mitigation measures, the CEQA mitigation measures will supersede and prevail over RAW project controls. Please note that the CEQA mitigation measures are being reviewed concurrently with this RAW.

6.2 PERMITS, NOTIFICATION, PRETESTING AND SITE PREPARATION

The Contractor will be required to procure necessary permits prior to beginning removal activities on the Site. Upon obtaining the necessary permits, a copy will be submitted to DTSC for their records. Permits required could include, but not limited to a Los Angeles County construction permit, submitting a notification form to the SCAQMD, and a Los Angeles County grading/excavation permit based on the final grading plan.

To comply with the Construction Activities Storm Water General Permit (State Water Resources Control Board ("SWRCB") Order No. 2009-0009-DWQ), the Contractor shall prepare and submit all required documents to the SWRCB.

Main tasks to be performed prior to commencement of Site activities are summarized below.

- Preparation of a RAW (this document) that describes the details of work to be implemented and the sequence of remedial actions. A draft RAW is submitted to DTSC for review, the Draft Final RAW will be circulated for public comment, and a Draft Final RAW will be submitted for DTSC approval.
- Obtain CEQA clearance from the Los Angeles County Parks and Recreation via a MND, including the initial elements (two-feet of soil cover, vapor barrier under buildings, and deep post grading activities [i.e., utility installation, etc.]) required under this Draft Final RAW. An Environmental Checklist Form (Initial Study [IS]) has been prepared for the County of Los Angeles Parks and Recreation (see Section 10.0). The IS and MND will be distributed for public review concurrently with the Draft Final RAW and it will analyze the project's environmental impacts.
- Completion of Detail Design and Contract Documents for procurement of a Contractor to perform the remedial activities. A copy of the Detail Design will be provided to DTSC for their final review and approval.
- Preparation of a fact sheet and notice to be posted in the newspaper regarding the 30-day public comment period. Facilitation of a public meeting during the public comment period may be required.
- Selection of a Contractor and completion of contract negotiation and award.
- Contractor procurement of necessary permits, and utility clearances prior to the commencement of excavation activities at the Site.
- Verification of clean fill material with potential fill source facility as determined to be necessary by the Contractor.

- Identification of trees, infrastructures (i.e., groundwater/soil vapor monitoring wells associated with the Del Amo and Montrose Sites) on-site or in the vicinity of the property boundary that will be protected in place. The well casings and boxes will be raised to proposed surface elevation to ensure the integrity of all groundwater and soil vapor monitoring wells.
- The Site is bounded by perimeter fencing and lockable gates which will be used to restrict access to the Site. The Contractor will be responsible for maintaining Site security and will promptly repair, maintain, or install new fencing, as needed, to maintain Site security at all times.

6.3 LAND USE COVENANT AND AGREEMENT ENVIRONMENTAL RESTRICTIONS

Upon completion of the Draft Final RAW activities, the property owner will enter into a land use covenant (LUC) with DTSC (see Appendix B). The LUC is reasonably necessary to protect present or future human health or safety or the environment as a result of the presence on the land of hazardous materials as defined in Health and Safety Code section 25260 and shall run with the land.

In summary, the LUC consists of the following:

Prohibited Uses. The Environmentally Restricted Area shall not be used for any of the following purposes without prior written approval by the DTSC:

(a) A residence, including any mobile home or factory built housing, constructed or installed for use as residential human habitation.
(b) A hospital for humans.
(c) A public or private school for persons under 21 years of age.
(d) A day care center for children.

Soil Management.

(a) No activities that will disturb the soil in the Environmentally Restricted Area at or below pre-construction grade shall be allowed at the Property without a Soil Management Plan (SMP) pre-approved by DTSC in writing. Final grade will be determined upon completing import soils activities.
(b) Any soil brought to the surface by grading, excavation, trenching or backfilling shall be managed onsite and if necessary characterized and disposed of appropriately offsite in accordance with the SMP and all applicable provisions of state and federal law;
(c) Any breach of the clean cover soil or its equivalent shall upon discovery be repaired immediately by reinstalling the clean cover soil or an equivalent in the breached area.

Prohibited Activities. The following activities shall not be conducted at the Property:

(a) Drilling for any water, oil, or gas without prior written approval by DTSC.
(b) Extraction or removal of groundwater without pre-approval by DTSC in writing.

Access. The DTSC shall have reasonable right of entry and access to the Property for inspection, investigation, remediation, monitoring, and other activities as deemed necessary by DTSC in order to protect the human health or safety or the environment.

6.4 SOIL PLACEMENT METHODOLOGY

Clean fill soil that has been verified through documentations or laboratory analysis in accordance with procedures described in DTSC's Information Advisory Clean Imported Fill Material will be delivered to the Site by trucks and off-loaded directly on to the proposed park area. Imported clean fill soil will be placed and mechanically compacted with sufficient effort and geotechnical test will be conducted to meet local codes and specification for the proposed park development.

Land survey activities will be conducted to ensure the placed soil are properly placed on the surface of the park with the following exceptions:

- Clean fill soil placement and final grading will not be conducted along the perimeter areas as the site boundary has to be tied in with the existing perimeters.

- The existing trees in the northwest corner of the property will be preserved for the community and therefore the clean fill soil will not be placed within the trees vicinity and the existing grade adjacent to these trees will be maintained. In lieu of adding the soil, a weed barrier with 3-6" of landscape material (e.g., mulch, cobble).

Additionally, a small area will be excavated to install a concrete sidewalk at the main entry from Budlong Avenue and along the southern perimeter between New Hampshire Avenue and Berendo Avenue. An estimated total of 75 cy of soil will be cut and placed under the proposed futsal court areas prior to any additional clean fill material placement. (see Figures 7.0 and 8.0).

Post grading excavation, below import fill, will be reconsolidated onsite in reconsolidation areas 1 and 2, as outlined in the SMP (see Appendix C) and covered with more than two-feet of clean fill material.

6.5 CONTROL MEASURES

6.5.1 Decontamination

Entry of personnel and equipment into the construction areas (exclusion zones) will be controlled to avoid contact with COIs and related transfer of Site soil. The surfaces of construction equipment will be brushed off to remove loose soil prior to their removal from the site. Prior to leaving the Site, trucks will go through a decontamination process to ensure that site soils are not spread beyond the borders of the site. Specifics of the decontamination process will be finalized upon selection of subcontractors, but will adhere to specifications as set forth in the transportation plan. The anticipated decontamination procedure would include a dry procedure with "rumble strips" to shake off large particles and brooms and brushes to remove smaller particles. Daily street sweeping will be conducted to minimize impacts to the community. It is not anticipated that wet decontamination will be required; however, contingencies for inclement weather will include wet decontamination and the subsequent onsite collection of any excess water.

6.5.2 Dust Control

The purpose of the dust control plan is to identify dust sources, receptors, monitoring methods, worker protection, and mitigation measures. The following elements of the dust control plan are addressed:

- Dust Sources. The primary dust source at the Site will be the exposed soil by importing, stockpiling, compacting, and grading activities, wind, and construction vehicle traffic.
- Dust Receptors. Potential dust receptors include onsite workers, pedestrians adjacent to the Site, occupants of nearby residences and businesses, and vehicle drivers adjacent to the Site.
- Water will be misted or sprayed by a water truck at least twice per day but also as often as needed to prevent formation of visible dust while clearing the Site, excavating, transferring soil on-Site, stockpiling, or loading or decontaminating transportation vehicles.
- Vehicle speeds will be limited to 15 miles per hour on the Site.
- Soil will be sprayed or misted as it is unloaded from transport vehicles if minimizing the drop heights does not adequately prevent dust generation.
- Vehicle tires will be cleaned prior to leaving the Site.
- Adjacent public streets will be inspected at least three times per day including once at the end of the shift and will be swept using a vacuum street sweeper if necessary.
- Dust monitoring will be conducted to ensure that workers and other individuals in the vicinity, including community members, are not affected by fugitive dust. Dust monitoring will be conducted in compliance with the Site-specific Air Monitoring Plan (see Appendix D). In the event that wind speeds exceed 25 miles per hour for more than 5 minutes in any one hour or when dust control measures are not able to prevent visible dust emissions, soil moving activities will be halted until wind speeds decrease and no visible emissions are observed.
- All stockpiled soil that are not actively handled will be securely covered with plastic sheeting.

6.5.3 Stormwater Control

Construction activities are regulated by the National Pollution Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities, Water Quality Order 2009-0009-DWQ (General Permit) issued by the State Water Resources Control Board (SWRCB) based on the nature of the removal activities, which may potentially impair storm water quality. A notice of intent (NOI) to obtain coverage under the General Permit may be necessary.

- The purpose of the stormwater management is to prevent surface water from entering or exiting the work area. Prior to removal action activities, any storm drains located near the Site (offsite) will be identified and temporarily protected by placing waterproof covers over the drains or berms (e.g., straw wattles and fiber rolls) around them to prevent an unauthorized release. These temporary controls will be inspected daily to ensure proper placement and integrity.
- During soil importation activities, surface water shall be prevented from ponding or causing excessive erosion in the earthwork areas by placing berms (e.g., soil berms, straw wattles, or fiber rolls) around the areas to prevent water run-on or run-off. Soil piles will also be covered with plastic sheets and surrounded by berms.
- Excess stormwater may be diverted or containerized on-site in order to continue the field work. Depending on the risk level and potential contacts with the residual soil, the

diverted or containerized water may be sampled for COIs in accordance with Stormwater Pollution Prevention Plan (SWPPP[1]) and based upon the results of the analysis, disposed of, though existing stormwater inlets on-site, at a pre-approved treatment facility, or any other suitable manner that is approved by DTSC. A list of COIs for characterization of the diverted/containerized water will be provided to DTSC. The characterization of the water will be sufficient for DTSC to evaluate and determine if the method of disposal is appropriate.

- Proposed Best Management Practices (BMP) will be described in details in the SWPPP.

6.5.4 Soil Management Plan

A proposed SMP has been developed to describe practices and protocols for managing the soil and stormwater during the field activities (see Appendix C). The initial element of the development project will consist of the placement of clean fill within the park interior (underlain with a visual barrier [e.g., marker 5'grid tape]). Land survey activities will be conducted to ensure the placed soil are properly placed on the surface of the park.

Upon placement of the clean fill, the remaining elements of the development project, construction of the proposed Del Amo Neighborhood Park, would commence and include a variety of playing fields and courts (e.g., baseball, soccer, futsal), play areas, lawn and turf areas, a walking trail, a restroom building with an office/community meeting room, a maintenance building, tribute plaza, shade structures, outdoor fitness equipment, landscaping and parking (see Figure 2.1). The park would also include amenities such as benches, picnic tables, drinking fountains, BBQs, bike racks, and litter receptacles.

As part of the full park development covered in the MND prepared for the site, this SMP covers the initial development element of the placement of soil and the procedures necessary to managing the soil disturbing activities as part of the park development. Any post-grading soil disturbance below 2 feet of the finished grade (or at the perimeter area tapering to fixed existing features [roads and alleys], when the visual barrier is encountered, and/or the tree wells in the north west of the Site), upon completion of the initial development portion of the field activities, will trigger this SMP. The final Isopach Map, confirming post-site elevations (which are currently estimated to range from 32 to 44 msl) will be documented in the Removal Action Completion Report prepared for the project.

6.5.5 Vapor Barrier Control

Pursuant to the USEPA's Reasonable Steps Requirements Letter and the Los Angeles County Code of Ordinances, Title 26 Building Code, Chapter 1, Section 110, Prohibited Uses of Building Sites, appropriate vapor barriers will be installed and maintained in any buildings built on the Site. A Preferred Concept Plan is provided as Figure 2.1 which illustrates any proposed buildings for the Site.

[1] A SWPPP will be produced as part of the construction documents submitted for a grading permit from LA County Department of Public Works.

6.5.6 Traffic Control

Traffic measures are not anticipated to significantly impact local traffic during performance of the removal actions. During remediation activities, traffic control will be provided in accordance with the County of Los Angeles Permit. A preliminary Traffic Control Plan has been prepared (see Figure 9.0) and will be provided to the County of Los Angeles to obtain a permit, if needed. Signage will be provided to warn traffic of the likelihood of truck and equipment presence. Onsite work will be performed within the fenced area. Extra caution will be exercised during entrance and exiting of the Site to ensure safe and uninterrupted flow of traffic into and out of the Site. If necessary, flagmen will be assigned to direct the trucks entering and exiting the Site.

6.6 AIR MONITORING DURING IMPORTATION

The Site is located in jurisdiction of the SCAQMD. The SCAQMD has one rule that addresses fugitive dust (Rule 403). Rule 403 requires all active operations (e.g., earth-moving activities, disturbed surface area, heavy- and light-duty vehicular movement) to be conducted utilizing the applicable best available control measures included in the Rule to minimize fugitive dust emissions from each fugitive dust source type within the active operation. In compliance with Rule 403, protocols for mitigation of potential fugitive dust emissions have been incorporated into this Draft Final RAW in section 6.4.2. Specifically, air (dust) monitoring will be conducted during the soil importation, grading, and compaction, and mitigation measures as specified in section 6.4.2 and outlined in the Air Monitoring Plan (see Appendix D) will be implemented to minimize the generation of fugitive dust.

6.7 FIELD VARIANCES

Variances from the work plan will be discussed with DTSC prior to any action being taken except for emergencies (when an immediate response is required). The DTSC will be notified within 24 hours if an emergency response is implemented. The field variances will be documented in the Removal Action Completion Report prepared for the project.

7.0 SAMPLING AND ANALYSIS PLAN

7.1 SAMPLING OF CLEAN FILL SOIL

The proposed removal action may require the collection and analysis of samples to confirm the imported soil is clean. All sampling will be conducted in accordance with the applicable field procedures described in Sampling and Analysis Plan (SAP) (see Appendix E), Quality Assurance/Quality Control (QA/QC) protocols, and the Quality Assurance Project Plan (QAPP) prepared for the Site (see Appendix F).

8.0 TRANSPORTATION PLAN

8.1 TRUCK TRANSPORTATION

Approximately 50,700 tons of soil will be placed at the site (about 1,990 - 2,817 roundtrip truckloads depending on truck size) for the purpose of the site remediation as well as the park construction features. Each truck will be weighed before loading its payload. Weight tickets or bills of lading will be provided to the subcontractor after all the soil has been shipped on-site.

A preliminary truck route from the clean soil facility to the site is illustrated in Figure 9.0. Please note that the Facility Name has yet to be determined (TBD).

Before entering the Site, each truck driver will be instructed to notify the Site manager. Each truck driver will be provided with a bill-of-lading and the cellular phone number for the site manager. It will be the responsibility of the Site manager to notify DTSC and DANP of any unforeseen incidences. Each truck driver will be instructed to use the freeway Call Box System (if available), a cellular telephone, and/or their radio dispatch system to call for roadside assistance and report roadside emergencies.

8.2 SITE TRAFFIC CONTROL

During soil transport activities, trucks will enter the Site through Del Amo Boulevard. A flagman will be located at the Site to assist the truck drivers to safely drive into the Site. Transportation will be coordinated in such a manner that at any given time, on-site trucks will be in communication with the site trucking coordinator. In addition, all vehicles will be required to maintain slow speeds (i.e., less than 15 mph) for safety and for dust control purposes.

Prior to exiting the Site, the site manager will be responsible for inspecting each truck to ensure that the trucks are empty of clean soil, the trucks do not contain extra soil from site areas, and that the truck's manifest has been completed and signed by the generator (or its agent) and the transporter. As the trucks leave the Site, the flagman will assist the truck drivers so that they can safely merge with traffic on Del Amo Boulevard.

8.3 RECORD KEEPING

The contractor will be responsible for maintaining a field logbook, which will serve to document observations, personnel on-site, equipment arrival and departure times, and other important project information. All entries will be legible and signed by the author. Language will be factual and objective. If an error is made, corrections will be made by crossing a line through the error and entering the correct information. Corrections will be dated and initialed. DTSC will be provided access to all records, including daily field reports, field logs, etc. Weekly progress reports will be submitted to DTSC.

9.0 HEALTH AND SAFETY PLAN

A site-specific Health and Safety Plan (HASP) has been prepared for the Site in accordance with current health and safety standards as specified by the federal and California OSHAs and submitted to DTSC prior to initiation of field work (see Appendix G).

The provisions of the HASP are mandatory for all personnel of the consultant and its contractors who are at the Site. The on-site contractor and its subcontractors doing fieldwork in association with this Draft Final RAW will either adopt and abide by the HASP or shall develop their own safety plans which, at a minimum, meet the requirements of the HASP. All onsite personnel shall read the HASP before starting Site activities.

10.0 CEQA DOCUMENTATION

CEQA is modeled after the National Environmental Policy Act (NEPA) of 1969, and was enacted in 1970 as a system of checks and balances for land-use development and management decisions in California. It is an administrative procedure to ensure comprehensive environmental review of cumulative impacts prior to project approval. It has no agency enforcement tool, but allows challenge in courts.

A CEQA project is a project that has a potential for resulting in a direct physical change in the environment or a reasonably foreseeable indirect physical change in the environment. CEQA applies to all discretionary projects proposed to be carried out or approved by California public agencies, unless an exemption applies.

The County of Los Angeles Department of Parks and Recreation (County DPR), acting as the Lead Agency, with coordination from the DANP, has prepared an IS/MND to evaluate the potential environmental effects that would result from the remediation, construction and operation of the proposed Del Amo Neighborhood Park. DTSC as the Responsible Agency, has completed an environmental document assessment that determined the Lead Agency's IS/MND sufficiently identified and disclosed all potential impacts from the remediation project under DTSC's statutory authority. DTSC and County DPR have agreed to release the RAW and IS/MND for public review concurrently so that the public and reviewing agencies may obtain a comprehensive understanding of the environmental impacts and mitigations of the project. Upon completion of the 30-day public comment period, comments received on the RAW will be sent to DTSC (with copy to the County) and comments received on the CEQA will be sent to the County (with copy to DTSC) for response. DTSC, as the responsible agency, will coordinate with the County, as the lead agency, to finalize the response. The following procedural steps require the IS/MND to be certifiably approved prior to the final RAW approval. Pursuant to CEQA guidelines Section 15064, upon final RAW approval, DTSC will file a Notice of Determination with the California State Clearinghouse within five (5) business days.

11.0 PUBLIC PARTICIPATION

Significant efforts are being made to satisfy Agency and community concerns and to realize the Site's development for use as a neighborhood park. A Community Profile has been developed concurrent with this Draft Final RAW (see Appendix H). Additional public participation will be; 1) publishing a notice of the availability of this Draft Final RAW for public review and comment, (2) making this Draft Final RAW and other supporting documents available at DTSC's office and in the local information repository, and (3) responding to public comments received on the Draft Final RAW and CEQA documents.

The purpose of the Community Profile is to continue and ensure community communication efforts and provide information concerning activities that will take place during the selected removal action. The attached Community Profile outlines the proposed community outreach tasks that will be conducted for the selected removal action which recommends the application of clean soil over the proposed park Site.

Proposed Community Profile activities include:

1) The distribution of a DTSC Fact Sheet describing the project and garnering feedback about potential community concerns;
2) The community review and comment period will be 30 days;
3) An Open House/Public Meeting to present the Project details and provide feedback ; and
4) Site documents will be available in electronic format on DTSC's publicly accessible EnviroStor database.

The Draft Final RAW including the Community Profile is being circulated for public review at the same time as the IS/MND and will be available for a 30-day public comment period. Upon completion of the 30-day public review and comment period, if the DTSC receives comments from the community on the Draft Final RAW, the formal responses will be appended in the revised-final RAW. Any public comments received from the community regarding the IS/MND will be addressed with a formal response from the County of Los Angeles Parks and Recreation. If significant changes to the Draft Final RAW are required, the Draft Final RAW will be revised and be resubmitted for public review and comment. If significant changes are not required to the Draft Final RAW, the Draft Final RAW will be modified and DTSC will approve the modified (Final) RAW for implementation.

12.0 PROJECT ORGANIZATION AND SCHEDULE

Edmond Bourke, Principal of C2 REM, will act as the overall Project Director and coordinate activities with DTSC (see Figure 10.0 for Project Organizational Diagram) on behalf of DANP. Mr. Bourke has over 25 years of civil and environmental experience and is a General Engineering Contractor in the State of California. Additionally, Ms. Melissa Guerrero of DANP, will act as the Project Manager coordinating the general daily field activities. A tentative schedule for the project is presented as Figure 11.0.

13.0 REFERENCES

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C2 REM, *Del Amo Buyout Area, Close Out Report Phase I and Phase II Activities, 204th Street Project, Carson, California (*C2 REM 2000)

C2 REM, *Final Environmental Mitigation Closure Report Neighborhood Park Project, Los Angeles County, California* (C2 REM 2002)

C2 REM, Technical Memorandum, *Data Evaluation Summary of Findings, Justification for Land Use Covenants and Restrictions, Undeveloped Parcel, Torrance, California* (C2 REM 2015)

CH2M HILL, *Report on Del Amo Backyard Soil Sampling,* (Sampling period January 31 to February 2, 1994) (CH2M HILL 1994)

CH2M HILL, *Delineation of DDT-Contaminated Fill in 204th Street Neighborhood, Volume I: Text, Montrose Chemical Corporation, Superfund Site, Los Angeles, California* (CH2M HILL 1995)

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Department of Health Services (DHS*), Summary Tables for 204th Residential Development, Del Amo, California, Memorandum to Files, Jan Meyer, Report Date December 20, 1983, Sampling Dates December 14-15, 1983* (DHS 1983)

Department of Toxic Substances Control, *Information Advisory Clean Imported Fill Material* (DTSC October 2001)

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Department of Toxic Substances Control, Docket No. HSA-FY15/16-062, *Prospective Purchaser Agreement and Covenant Not to Sue, for the Del Amo Neighborhood Park Site* (DTSC, 2015)

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Environmental Chemical Corporation, *Final Completion Report Volume I, Montrose Chemical Superfund Site, Los Angeles County, California* (Environmental Chemical Corporation 1999)

Los Angeles County Department of Public Works, Geology Investigations Unit, Draft *Lead-Impacted Soil Assessment Proposed Del Amo Park, Harbor Gateway, Unincorporated Los Angeles County, December 2002* (LACDPW 2002)

Los Angeles County Department of Public Works, Geology Investigations Unit, *Closure Report and Historical Assessment Summary, Proposed Del Amo Park, Harbor Gateway Unincorporated Los Angeles County, California* (LACDPW 2003).

OHM, *Project Summary Data Report, 1995* (Subsurface Investigation Sampling), (OHM 1995)

State of California, California Environmental Protection Agency, Department of Toxic Substances Control (DTSC), Docket No. HSA-FY15/16-062, *Agreement and Covenant Not to Sue between the DTSC and Del Amo Neighborhood Park, LLC* (DTSC 2015)

Trust for Public Land, *Excerpt from Draft of Environmental Conditions Report, September 5, 2006* (TPL 2006)

United States Department of Labor Occupational Safety & Health Administration CAL/OSHA Permissible Exposure Limits https://www.osha.gov/dts/chemicalsampling/data/CH_259640.html

United State Environmental Protection Agency, ProUCL Software, Version 4.1.0, https://www.epa.gov/land-research/proucl-software

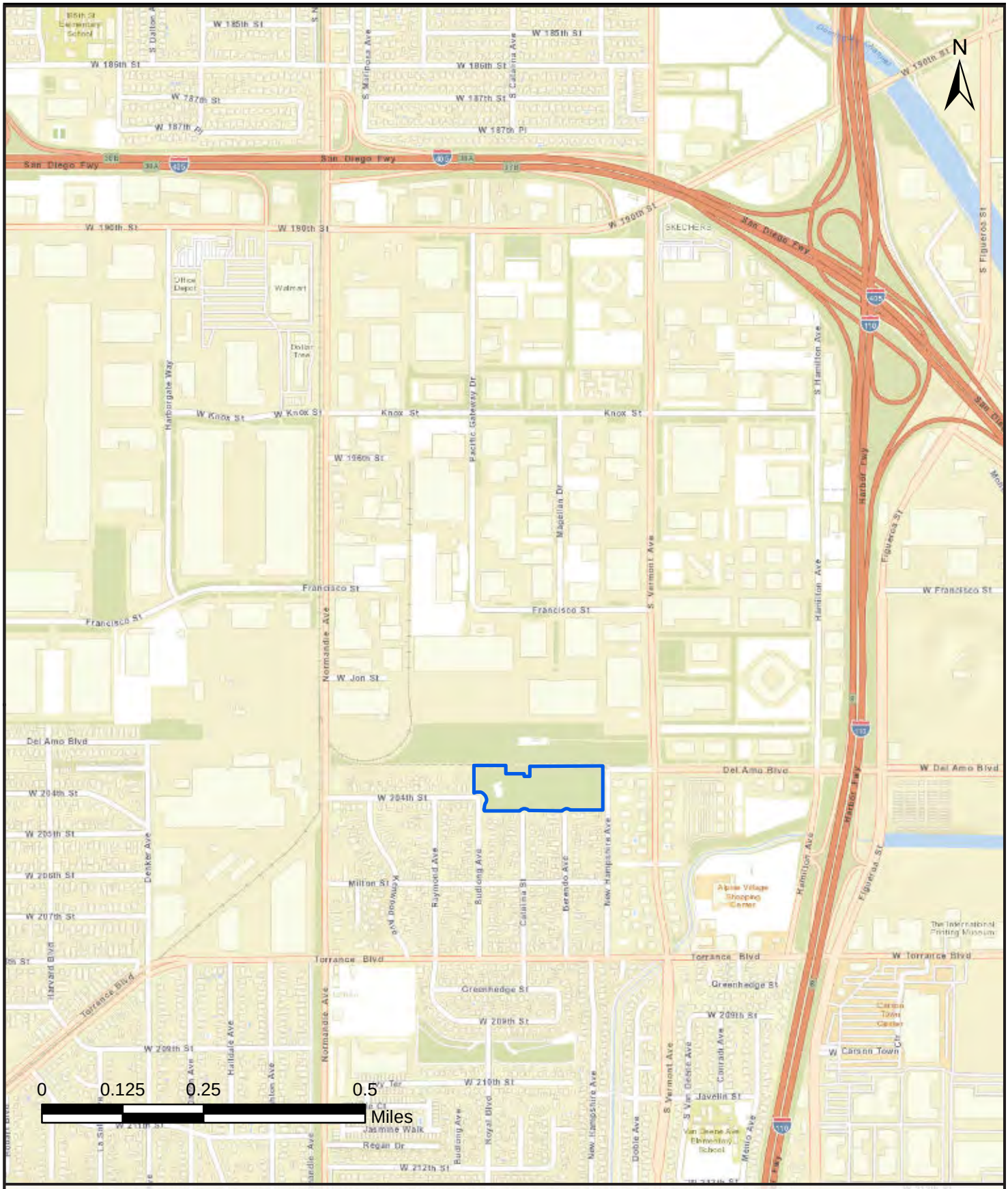
Weston Solutions, *Phase I Environmental Site Assessment, Del Amo Neighborhood Park May 2015* (Weston Solutions 2015)

Table 1.0
Alternative Cost Estimates
Del Amo Neighborhood Park

Alternative 2 –Three Hot Spot Removal/Off-Site Disposal				
Item	**Qty**	**Unit(s)**	**$/Unit**	**Extension**
Permits & Mobilization (clearing, demolition)	LS			$ 25,000.00
Site Preparation (erosion & dust control measures, PM10 Monitoring, etc.)	LS			$ 20,000.00
Survey the Hot Spot Locations	LS			$ 2,600.00
Excavation	34	CY		$ 6,500.00
Confirmation Sampling (approx. 15 samples)	LS			$ 1,500.00
Imported Backfill and Compaction	34	CY		$ 4,000.00
Waste Characterization	LS			$ 3,700.00
Waste Transport and Disposal (cal haz)	51.75	TN		$ 16,000.00
Demobilization	LS			$ 5,000.00
Closeout Report	LS			$ 15,000.00
			Sub Total	**$ 99,300.00**
Contingency	10%			$ 9,930.00
PM Oversight	10%			$ 9,930.00
Agency/Engineering Oversight	LS			$ 30,000.00
			Total	**$ 119,160.00**

Table 1.0
Alternative Cost Estimates
Del Amo Neighborhood Park

Selected Alternative Alternative 3 – Placement of Clean Soil or Equivalent Within the Park Area				
Item	**Qty**	**Unit(s)**	**$/Unit**	**Extension**
Permits & Mobilization (clearing, demolition)	LS			$ 25,000.00
Site Preparation (erosion & dust control measures, PM10 Monitoring, etc.)	LS			$ 20,000.00
Clean Soil Confirmation Sampling	LS			$ 22,000.00
Imported Clean Soil (purchase and transport) Compaction of Clean Fill Soil	3.72E+04	CY	$ 35.00	$ 1,301,300.00
Final Grade	LS			$ 22,500.00
Re-establish Site (fencing, vegetation, asphalt/concrete, etc.)	LS			$ 25,000.00
Demobilization	LS			$ 5,000.00
Closeout	LS			$ 12,500.00
			Sub Total	**$ 1,433,300.00**
Contingency	10%			$ 143,330.00
PM Oversight	10%			$ 143,330.00
Agency/Engineering Oversight	LS			$ 30,000.00
			Total	**$ 1,719,960.00**



SITE LOCATION MAP

Del Amo Neighborhood Park
Los Angeles County, California

Figure 1.0

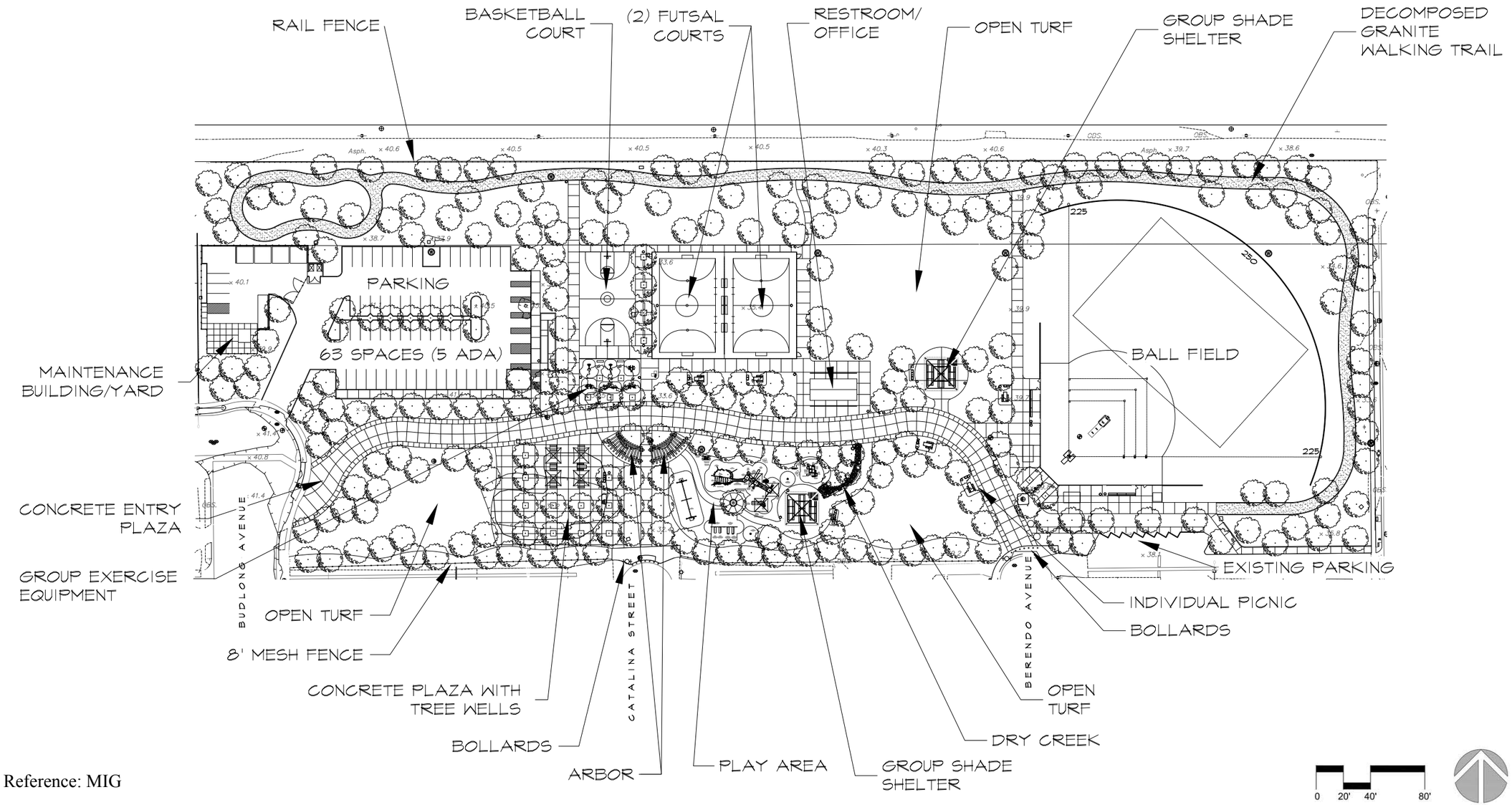
C2REM
An Environmental Management & Development Company
NEWPORT BEACH, CA
949.261.8098

SITE PLAN MAP

Del Amo Neighborhood Park
Los Angeles County, California

Figure 2.0

C2REM
An Environmental Management & Development Company
NEWPORT BEACH, CA 949.261.8098



Reference: MIG

PROPOSED CONCEPT PLAN

Del Amo Neighborhood Park

Torrance, California

Figure 2.1

C2REM An Environmental Management & Development Company
NEWPORT BEACH, CA 949.261.8098

DATE OF FIELD SURVEY

DECEMBER 9, 2014

TAX PARCEL NO.

7350-007-016	7350-015-051	7350-016-017	7350-016-038
7350-007-017	7350-015-052	7350-016-019	7350-016-041
7350-007-018	7350-015-053	7350-016-020	7350-017-035
7350-007-019	7350-015-054	7350-016-025	7350-017-036
7350-007-020	7350-015-055	7350-016-026	7350-017-037
7350-007-045	7350-015-056	7350-016-027	7350-017-038
7350-015-001	7350-015-057	7350-016-028	7350-017-039
7350-015-043	7350-016-002	7350-016-029	7350-017-040
7350-015-058	7350-016-003	7350-016-030	7350-018-001
7350-015-045	7350-016-004	7350-016-031	7350-018-002
7350-015-059	7350-016-005	7350-016-032	7350-018-003
7350-015-046	7350-016-012	7350-016-033	7350-018-004
7350-015-047	7350-016-018	7350-016-034	7350-018-005
7350-015-048	7350-016-014	7350-016-035	7350-018-006
7350-015-049	7350-016-015	7350-016-036	
7350-015-050	7350-016-016	7350-016-037	

TITLE INFORMATION

THE TITLE INFORMATION SHOWN HEREON IS PER PRELIMINARY REPORT NO. NCS-694879-ONT1, SEPTEMBER 17, 2015 UPDATE, AMENDED OCTOBER 1, 2015 AS PREPARED BY FIRST AMERICAN TITLE COMPANY, ONTARIO, CALIFORNIA [TITLE OFFICER: MATTHEW HOOKS, TELEPHONE: 909-510-6207]. NO RESPONSIBILITY OF CONTENT, COMPLETENESS OR ACCURACY OF SAID REPORT IS ASSUMED BY THIS MAP OR THE SURVEYOR.

RECORD OWNER

TRITON DIAGNOSTIC, INC., A DELAWARE CORPORATION AS TO PARCELS ONE, THREE THROUGH SEVEN, NINE THROUGH NINETEEN, PARCELS TWENTY-ONE THROUGH THIRTY THREE, PARCELS THIRTY SIX THROUGH FORTY ONE

TRITON DIAGNOSTIC, INC. AS TO PARCELS TWO, EIGHT, TWENTY, THIRTY-FOUR, THIRTY-FIVE

LEGAL DESCRIPTION

PARCEL ONE:
LOTS 170 THROUGH 175 IN THE HAMMERTON TRACT, CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE(S) 2-4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL TWO:
THAT PORTION OF LOT "A" OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGES 2, 3 AND 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, INCLUDED WITHIN THE FOLLOWING DESCRIBED BOUNDARIES:

BEGINNING AT A POINT IN THE NORTH LINE OF LOT "A", NORTH 89° 56' EAST, 1326.09 FEET FROM A TWO INCH IRON PIPE MARKING THE NORTHWEST CORNER OF SAID LOT "A"; THENCE SOUTH 0° 34' EAST, 215.23 FEET TO THE SOUTHERLY LINE OF SAID LOT "B", DISTANT NORTH 89° 26' EAST, 1328.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT "B"; THENCE ALONG THE SOUTH LINE OF SAID LOT "B" NORTH 89° 26' EAST, 100 FEET; THENCE NORTH 0° 34' WEST, 214.38 FEET TO THE NORTH LINE OF SAID LOT "A"; THENCE ALONG THE NORTH LINE OF SAID LOT "A" SOUTH 89° 56' WEST, 100 FEET TO THE POINT OF BEGINNING.

PARCEL THREE:
THE EAST 50 FEET OF THOSE PORTIONS OF LOTS A AND B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE(S) 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF SAID LOT A, NORTH 89° 56' EAST 1126.09 FEET FROM THE NORTHWEST CORNER OF SAID LOT A; THENCE SOUTH 0° 34' EAST 216.91 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID LOT B, DISTANT THEREON NORTH 89° 26' EAST, 1128.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT B; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT B, NORTH 89° 26' EAST 100 FEET; THENCE NORTH 0° 34' WEST 216.07 FEET TO A POINT IN THE NORTHERLY LINE OF SAID LOT A; THENCE ALONG THE NORTHERLY LINE OF SAID LOT A, SOUTH 89° 56' WEST 100 FEET TO A POINT OF BEGINNING.

PARCEL FOUR:
THAT PORTION OF LOTS "A" AND "B" OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE(S) 2, 3 AND 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF LOT "A", NORTH 89° 56' EAST 1226.09 FEET FROM A 2 INCH PIPE MARKING THE NORTHWEST CORNER OF SAID LOT "A"; THENCE FROM THIS POINT OF BEGINNING SOUTH 0° 34' EAST 216.07 FEET TO A POINT IN THE SOUTHERLY LINE OF LOT "B" SAID LAST MENTIONED POINT BEING NORTH 89° 26' EAST 1228.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT "B"; THENCE ALONG THE SOUTH LINE OF SAID LOT "B" NORTH 89° 26' EAST 100 FEET TO A POINT; THENCE NORTH 0° 34' WEST 215.23 FEET TO A POINT IN THE NORTH LINE OF SAID LOT "A"; THENCE ALONG THE NORTH LINE OF SAID LOT "A", SOUTH 89° 56' WEST 100 FEET TO THE POINT OF BEGINNING.

EXCEPT THE EASTERLY 50 FEET THEREOF.

PARCEL FIVE:
THE EASTERLY 50 FEET OF THAT PORTION OF LOTS "A" AND "B" OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE(S) 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF LOT "A", NORTH 89° 56' EAST 1226.09 FEET FROM A TWO INCH PIPE, MARKING THE NORTHWEST CORNER OF SAID LOT "A"; THENCE FROM THIS POINT IF BEGINNING SOUTH 0° 34' EAST 216.07 FEET TO A POINT IN THE SOUTHERLY LINE OF LOT "B" SAID LAST MENTIONED POINT BEING NORTH 89° 26' EAST 1228.05 FROM THE SOUTHWEST CORNER OF SAID LOT "B"; THENCE ALONG THE SOUTH LINE OF SAID LOT "B" NORTH 89° 26' EAST 100 FEET TO A POINT; THENCE NORTH 0° 34' WEST 215.23 FEET TO A POINT IN THE NORTH LINE OF SAID LOT "A"; THENCE ALONG - THE NORTH LINE OF SAID LOT "A", SOUTH 89° 56' WEST 100 FEET TO THE POINT OF BEGINNING.

PARCEL SIX:
THE WESTERLY 50 FEET OF THAT PORTION OF LOT "B" OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE(S) 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, INCLUDED WITHIN THE FOLLOWING DESCRIBED BOUNDARIES:

BEGINNING AT A POINT IN THE NORTH LINE OF LOT "A" OF SAID TRACT, NORTH 89° 56' EAST 1326.09 FEET FROM A TWO INCH IRON PIPE, MARKING THE NORTHWEST CORNER OF SAID LOT "A"; THENCE SOUTH 0° 34' EAST 215.23 FEET TO THE SOUTHERLY LINE OF LOT "B", DISTANCE NORTH 89° 26' EAST 1328.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT "B"; THENCE ALONG THE SOUTH LINE OF SAID LOT "B" NORTH 89° 26' EAST 100 FEET; THENCE NORTH 0° 34' WEST 214.38 FEET TO THE NORTH LINE OF LOT "A"; THENCE ALONG THE NORTH LINE OF SAID LOT "A", SOUTH 89° 56' WEST 100 FEET TO THE POINT OF BEGINNING.

PARCEL SEVEN:
THAT PORTION OF LOT "B" OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGES 2, 3 AND 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, INCLUDED WITHIN THE FOLLOWING DESCRIBED BOUNDARIES:

BEGINNING AT A POINT IN THE NORTH LINE OF LOT "A" OF SAID OF TRACT, NORTH 89° 56' EAST, 1326.09 FEET FROM A TWO INCH IRON PIPE MARKING THE NORTHWEST CORNER OF SAID LOT "A"; THENCE SOUTH 0° 34' EAST, 215.23 FEET TO THE SOUTHERLY LINE OF SAID LOT "B", DISTANT NORTH 89° 26' EAST, 1328.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT "B"; THENCE ALONG THE SOUTH LINE OF SAID LOT "B" NORTH 89° 26' EAST, 100 FEET; THENCE NORTH 0° 34' WEST, 214.38 FEET TO THE NORTH LINE OF SAID LOT "A"; THENCE ALONG THE NORTH LINE OF SAID LOT "A" SOUTH 89° 36' WEST, 100 FEET TO THE POINT OF BEGINNING.

EXCEPT THE WESTERLY 50 FEET THEREOF.

PARCEL EIGHT:
THE WESTERLY 33.33 FEET OF THE SOUTHERLY 150.00 FEET OF THAT PORTION OF LOTS "A" AND "B" OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40, PAGES 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF LOT "A" DISTANT THEREON, NORTH 89° 36' EAST 1426.09 FEET FROM TWO INCH IRON PIPE MARKING THE NORTHWEST CORNER OF SAID LOT "A"; THENCE SOUTH 0° 34' EAST 214.38 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID LOT "B", SAID LAST MENTIONED POINT BEING DISTANT ALONG SAID SOUTHERLY LINE, NORTH 89° 26' EAST 1428.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT "B"; THENCE ALONG SAID SOUTHERLY LINE, NORTH 89° 26' EAST 200.00 FEET; THENCE NORTH 0° 34' WEST 212.68 FEET TO SAID NORTH LINE; THENCE ALONG SAID NORTH LINE SOUTH 89° 56' WEST 200.00 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION (CONTINUED)

PARCEL NINE:
THE EASTERLY 33.33 FEET OF THE WESTERLY 66.66 FEET TO THE SOUTHERLY 150 FEET OF THAT PORTION OF LOTS A & B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 2 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT TO THE NORTH LINE OF LOT A DISTANT THEREON NORTH 89° 56' EAST 1426.09 FEET FROM A 2 INCH PIPE MARKING THE NORTHWEST CORNER OF SAID LOT A, THENCE SOUTH 0° 34' EAST 214.38 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID LOT B, SAID LAST MENTIONED POINT BEING DISTANT ALONG THE SOUTHERLY LINE NORTH 89° 26' EAST 1428.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT B; THENCE ALONG SAID SOUTHERLY LINE, NORTH 89° 26' EAST 200.00 FEET; THENCE NORTH 0° 34' WEST 212.68 FEET TO SAID NORTH LINE; THENCE ALONG SAID NORTH LINE SOUTH 89° 56' WEST 200.00 FEET TO THE POINT OF BEGINNING.

PARCEL TEN:
THAT PORTION OF LOTS "A" AND "B" OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE(S) 2 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EASTERLY 33.34 FEET OF THE WESTERLY 100.00 FEET OF THE SOUTHERLY 150.00 FEET OF THAT PORTION OF LOTS "A" AND "B" OF THE HAMMERTON TRACT, AS PER MAP RECORDED IN BOOK 40 PAGE(S) 2 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF LOT "A" DISTANT THEREON NORTH 89° 56' EAST 1,426.09 FEET FROM A TWO INCH IRON PIPE MARKING THE NORTHWEST CORNER OF SAID LOT "A"; THENCE SOUTH 0° 34' EAST 214.38 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID LOT "B", SAID LAST MENTIONED POINT BEING DISTANT ALONG SAID SOUTHERLY LINE, NORTH 89° 26' EAST 1,428.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT "B"; THENCE ALONG SAID SOUTHERLY LINE, NORTH 89° 26' EAST 200.00 FEET; THENCE NORTH 0° 34' WEST 212.68 FEET TO SAID NORTH LINE; THENCE ALONG SAID NORTH LINE, SOUTH 89° 56' WEST 200.00 FEET TO THE POINT OF BEGINNING.

PARCEL ELEVEN:
THE WESTERLY 50 FEET OF THOSE PORTIONS OF LOTS "A" AND "B" OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE(S) 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BEGINNING AT A POINT IN THE NORTHERLY LINE OF SAID LOT A" DISTANT NORTH 89° 56' EAST 1626.09 FEET FROM THE NORTHWESTERLY CORNER OF SAID LOT "A"; THENCE SOUTH 0° 34' EAST 212.68 FEET, TO A POINT IN THE SOUTHERLY LINE OF SAID LOT "B" THAT IS DISTANT NORTH 89° 26' EAST 1628.05 FEET FROM THE SOUTHWESTERLY CORNER OF SAID LOT "B", THENCE ALONG THE SOUTHERLY LINE OF SAID LOT "B" NORTH 89° 26' EAST 100 FEET; THENCE NORTH 0° 34' WEST 211.83 FEET TO A POINT IN THE NORTHERLY LINE OF LOT "A"; THENCE ALONG SAID NORTHERLY LINE SOUTH 89° 86' WEST 100 FEET TO THE POINT OF BEGINNING.

EXCEPT THE SOUTHERLY HALF OF SAID LAND.

PARCEL TWELVE:
THE NORTHERLY 106 FEET OF THE EASTERLY 50 FEET OF THOSE PORTIONS OF LOTS "A" AND "B" OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE(S) 2, 3 AND 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY LINE OF SAID LOT "A" DISTANT NORTH 89° 56' EAST 1626.09 FEET FROM THE NORTHWESTERLY CORNER OF SAID LOT "A"; THENCE SOUTH 0° 34' EAST 212.68 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID LOT "B" THAT IS DISTANT NORTH 89° 26' EAST 1628.05 FEET FROM THE SOUTHWESTERLY CORNER OF SAID LOT "B"; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT "B" NORTH 89° 26' EAST 100 FEET; THENCE NORTH 0° 34' WEST 211.83 FEET TO A POINT IN THE NORTHERLY LINE OF LOT "A"; THENCE ALONG SAID NORTHERLY LINE SOUTH 89° 56' WEST 100 FEET TO THE POINT OF BEGINNING.

PARCEL THIRTEEN:
THE SOUTHERLY ONE HALF OF THE PARCEL OF LAND DESCRIBED AS:

THE WESTERLY FIFTY FEET OF THOSE PORTIONS OF LOTS "A" AND "B" OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE (S) 2, 3 AND 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY LINE OF SAID LOT "A", DISTANT NORTH 89° 56' EAST 1626.09 FEET FROM THE NORTHWESTERLY CORNER OF SAID LOT "A"; THENCE SOUTH 0° 34' EAST 212.68 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID LOT "B" THAT IS DISTANT NORTH 89° 26' EAST 1628.05 FEET FROM THE SOUTHWESTERLY CORNER OF SAID LOT "B"; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT "B" NORTH 89° 26' EAST 100 FEET; THENCE NORTH 0° 34' WEST 211.83 FEET TO A POINT IN THE NORTHERLY LINE OF LOT "A"; THENCE ALONG SAID NORTHERLY LINE SOUTH 89° 56' WEST 100 FEET TO THE POINT OF BEGINNING.

PARCEL FOURTEEN:
THE EASTERLY 50 FEET OF THOSE PORTIONS OF LOTS "A AND B" OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE(S) 2 TO 4, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF SAID LOT "A", DISTANT THEREON NORTH 89° 56' EAST 1626.09 FEET FROM THE NORTHWEST CORNER OF SAID LOT "A"; THENCE SOUTH 0° 34' EAST 212.68 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT "B", DISTANT THEREON NORTH 89° 26' EAST 1628.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT "B"; THENCE ALONG SAID SOUTHERLY LINE, NORTH 89° 26' EAST 100 FEET; THENCE NORTH 0° 34' WEST 211.83 FEET TO SAID NORTHERLY LINE OF LOT "A"; THENCE ALONG SAID NORTHERLY LINE, SOUTH 89° 56' WEST 100 FEET TO THE POINT OF BEGINNING.

EXCEPT THE NORTHERLY 106 FEET.

PARCEL FIFTEEN:
THE WEST HALF OF THOSE PORTIONS OF LOTS "A" AND "B" OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE(S) 2 TO 4, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF LOT "A" NORTH 89° 56' EAST 2026.09 FEET FROM A 2 INCH IRON PIPE, MAKING THE NORTHWEST CORNER OF SAID LOT "A"; THENCE FROM THIS POINT OF BEGINNING SOUTH 0° 34' EAST 209.30 FEET TO A POINT IN THE SOUTHERLY LINE OF LOT "B", SAID LAST MENTIONED POINT BEING NORTH 89° 26' EAST 2028.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT "B"; THENCE ALONG THE SOUTH LINE OF SAID LOT "B" NORTH 89° 26' EAST 100 FEET TO A POINT WHICH LAST MENTIONED POINT IS ALSO SOUTH 89° 26' WEST 100 FEET FROM THE SOUTHEAST CORNER OF SAID LOT "B"; THENCE NORTH 0° 34' WEST 208.46 FEET TO A POINT IN THE NORTH LINE OF LOT "A"; THENCE ALONG THE NORTH LINE OF SAID LOT "A", SOUTH 89° 56' WEST 100 FEET TO THE POINT OF BEGINNING.

PARCEL SIXTEEN:
THE NORTHERLY 58 FEET OF THOSE PORTIONS OF LOTS A AND B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGES 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY LINE OF SAID LOT A, DISTANT NORTH 89° 56' EAST 2126.09 FEET THEREON FROM THE NORTHWEST CORNER OF SAID LOT; THENCE SOUTH 0° 34' EAST 208.46 FEET, MORE OR LESS, TO A POINT IN THE SOUTHERLY LINE OF SAID LOT B, DISTANT THEREON NORTH 89° 26' EAST 2128.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT B; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT B, NORTH 89° 26' EAST 100 FEET TO THE SOUTHEAST CORNER OF SAID LOT; THENCE NORTH 0° 34' WEST, ALONG THE EASTERLY LINE OF SAID LOT B, 183.21 FEET TO THE NORTHEAST CORNER OF SAID LOT IN THE SOUTHERLY LINE OF SAID LOT A; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT A, NORTH 89° 56' EAST 30 FEET TO THE SOUTHEAST CORNER OF SAID LOT A; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT A, 24 FEET TO THE NORTHEAST CORNER OF SAID LOT; THENCE ALONG THE NORTHERLY LINE OF SAID LOT A, SOUTH 89° 56' WEST 130 FEET TO THE POINT OF BEGINNING.

PARCEL SEVENTEEN:
THE NORTHERLY 50 FEET OF THE SOUTHERLY 150 FEET OF THAT PORTION OF LOT "B" OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGES 2, 3 AND 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY LINE OF SAID LOT "A" OF SAID TRACT, DISTANT NORTH 89° 56' EAST 2126.09 FEET THEREON FROM THE NORTHWEST CORNER OF SAID LOT; THENCE SOUTH 0° 34' EAST 208.46 FEET, MORE OR LESS, TO A POINT IN THE SOUTHERLY LINE OF SAID LOT "B", DISTANT THEREON NORTH 89° 26' EAST 2128.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT "B"; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT "B" NORTH 89° 26' EAST 100 FEET TO THE SOUTHEAST CORNER OF SAID LOT; THENCE NORTH 0° 34' WEST ALONG THE EASTERLY LINE OF SAID LOT "B", 183.21 FEET TO THE NORTHEAST CORNER OF SAID LOT "B" IN THE SOUTHERLY LINE OF SAID LOT "A"; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT "A" NORTH 89° 56' EAST 30 FEET TO THE SOUTHEAST CORNER OF SAID LOT "A"; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT "A", 24 FEET TO THE NORTHEAST CORNER OF SAID LOT; THENCE ALONG THE NORTHERLY LINE OF SAID LOT "A", SOUTH 89° 56' WEST 130 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION (CONTINUED)

PARCEL EIGHTEEN:
THE NORTHERLY 50 FEET OF THE SOUTHERLY 100 FEET OF THAT PORTION OF LOT "B" OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGES 2, 3 AND 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY LINE OF SAID LOT "A" OF SAID TRACT, DISTANT NORTH 89° 56' EAST 2126.09 FEET THEREON FROM THE NORTHWEST CORNER OF SAID LOT; THENCE SOUTH 0° 34' EAST 208.46 FEET, MORE OR LESS, TO A POINT IN THE SOUTHERLY LINE OF SAID LOT "B", A DISTANCE THEREON NORTH 89° 26' EAST 2128.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT "B"; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT "B", NORTH 89° 26' EAST 100 FEET TO THE SOUTHEAST CORNER OF SAID LOT; THENCE NORTH 0° 34' WEST ALONG THE EASTERLY LINE OF SAID LOT "B" 183.21 FEET TO THE NORTHEAST CORNER OF SAID LOT "B" IN THE SOUTHERLY LINE OF SAID LOT "A"; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT "A" NORTH 89° 5' EAST 30 FEET TO THE SOUTHEAST CORNER OF SAID LOT "A"; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT "A", 24 FEET TO THE NORTHEAST CORNER OF SAID LOT; THENCE ALONG THE NORTHERLY LINE OF SAID LOT "A", SOUTH 89° 56' WEST 130 FEET TO THE POINT OF BEGINNING.

EXCEPT 60 PERCENT OF THE OIL, GAS MINERALS, PETROLEUM, ASPHALTUM AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND BELOW A DEPTH OF 200 FEET BUT NO PART OF THE SURFACE RIGHTS, AS RESERVED BY ESTATE MORTGAGE CO., IN DEED RECORDED AUGUST 31, 1961, IN BOOK D-1340 PAGE 555, OFFICIAL RECORDS.

PARCEL NINETEEN:
THE SOUTHERLY 104 FEET OF THOSE PORTIONS OF LOTS "A AND B" OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE(S) 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF SAID LOT "A", DISTANT NORTH 89° 56' EAST 2126.09 FEET THEREON FROM THE NORTHWEST CORNER THEREOF; THENCE SOUTH 0° 34' EAST 208.46 FEET MORE OR LESS TO A POINT ON THE SOUTHERLY LINE OF SAID LOT "B" DISTANT THEREON NORTH 89° 26' EAST 2128.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT "B"; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT "B", NORTH 89° 26' EAST 100 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 0° 34' WEST ALONG THE EASTERLY LINE OF SAID LOT "B", 183.21 FEET TO THE NORTHEAST CORNER OF SAID LOT "B" AND THE SOUTHERLY LINE OF SAID LOT "A"; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT "A", NORTH 89° 56' EAST 30 FEET TO THE SOUTHEAST CORNER OF SAID LOT "A"; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT "A", 24 FEET TO THE NORTHEAST CORNER THEREOF; THENCE ALONG THE NORTHERLY LINE OF SAID LOT "A" SOUTH 89° 56' WEST 130 FEET TO THE POINT OF BEGINNING.

EXCEPT THE NORTHERLY 54 FEET OF SAID SOUTHERLY 104 FEET.

PARCEL TWENTY:
THE EAST HALF OF THOSE PORTIONS OF LOTS "A AND B" OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGES 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF LOT "A" NORTH 89° 56' EAST 1926.09 FEET FROM 0.2 INCH IRON PIPE MARKING THE NORTHWEST CORNER OF SAID LOT "A" THENCE FROM THIS POINT OF BEGINNING SOUTH 0° 34' EAST 210.15 FEET TO A POINT IN THE SOUTHERLY LINE OF LOT "B" SAID LAST MENTIONED POINT BEING NORTH 89° 26' EAST 1928.05 FEET, FROM THE SOUTHWEST CORNER OF SAID LOT "B" THENCE ALONG THE SOUTH LINE OF SAID LOT "B" THENCE NORTH 89° 26' EAST 100 FEET TO A POINT, THENCE NORTH 0° 34' WEST 209.30 FEET TO A POINT IN THE NORTH LINE OF LOT "A" THENCE ALONG THE NORTH LINE OF SAID LOT "A" SOUTH 89° 56' WEST 100 FEET TO THE POINT OF BEGINNING.

EXCEPT THE SOUTH 100 FEET THEREOF.

PARCEL TWENTY-ONE:
THE SOUTH 100 FEET OF THE EAST HALF OF THOSE PORTIONS OF LOTS A AND B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE(S) 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF LOT A; NORTH 89° 56' EAST 1926.09 FEET FROM A 2 INCH IRON PIPE MARKING THE NORTHWEST CORNER OF SAID LOT A; THENCE FROM THIS POINT OF BEGINNING; SOUTH 0° 34' EAST 210.15 FEET TO A POINT IN THE SOUTHERLY LINE OF LOT B AS SAID LAST MENTIONED POINT BEING NORTH 89° 26' EAST 1928.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT B; THENCE ALONG THE SOUTH LINE OF SAID LOT B; THENCE NORTH 89° 26' EAST 100 FEET TO A POINT; THENCE NORTH 0° 34' WEST 209.30 FEET TO A POINT IN THE NORTH LINE OF LOT A; THENCE ALONG THE NORTH LINE OF SAID LOT A; SOUTH 89° 56' WEST 100 FEET TO THE POINT OF BEGINNING.

PARCEL TWENTY-TWO:
THE SOUTHERLY 147 FEET OF THE EASTERLY 50 FEET OF THE WESTERLY 150 FEET OF THAT PORTION OF LOTS "A" AND "B" OF THE HAMMERTON TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE(S) 2 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF LOT "A" NORTH 89° 56' EAST 1426.09 FEET FROM A TWO INCH IRON PIPE, MARKING THE NORTHWEST CORNER OF SAID LOT "A"; THENCE FROM THIS POINT OF BEGINNING SOUTH 0° 34' EAST 214.28 FEET TO A POINT IN THE SOUTHERLY LINE OF LOT "B"; SAID LAST MENTIONED POINT BEING NORTH 89° 26' EAST 1428.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT "B"; THENCE ALONG THE SOUTH LINE OF SAID LOT "B" NORTH 89° 26' EAST 200 FEET TO A POINT; THENCE NORTH 0° 34' WEST 212.68 FEET TO A POINT IN THE NORTH LINE OF LOT "A"; THENCE ALONG THE NORTH LINE OF SAID LOT "A" SOUTH 89° 56' WEST 200 FEET TO THE POINT OF BEGINNING.

PARCEL TWENTY-THREE:
THE SOUTHERLY 140 FEET OF THAT PORTION OF LOTS "A" AND "B" OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE(S) 2 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF LOT "A" NORTH 89° 56' EAST 1426.09 FEET FROM A 2 INCH IRON PIPE, MARKING THE NORTHWEST CORNER OF SAID LOT "A", THENCE FROM THIS POINT OF BEGINNING SOUTH 0° 34' EAST 214.38 FEET TO A POINT IN THE SOUTH LINE OF LOT "B", SAID LAST MENTIONED POINT BEING NORTH 89° 26' EAST 1428.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT "B", THENCE ALONG THE SOUTH LINE OF SAID LOT "B" NORTH 89° 26' EAST 200 FEET TO A POINT; THENCE NORTH 0° 34' WEST 212.68 FEET TO A POINT IN THE NORTH LINE OF LOT "A"; THENCE ALONG THE NORTH LINE OF SAID LOT "A" SOUTH 89° 56' WEST 200 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THE WESTERLY 150 FEET TO SAID LAND.

PARCEL TWENTY-FOUR:
THE WEST HALF OF THOSE PORTIONS OF LOTS "A" AND "B" OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGES 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF "A" NORTH 89° 56' EAST 1726.09 FEET FROM A 2 INCH IRON PIPE, MARKING THE NORTHWEST CORNER OF LOT "A"; THENCE FROM THIS POINT OF BEGINNING SOUTH 0° 34' EAST 211.83 FEET TO A POINT IN THE SOUTHERLY LINE OF LOT "B" OF SAID MENTIONED POINT BEING NORTH 89° 26' EAST 1728.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT "B"; THENCE ALONG THE SOUTH LINE OF SAID LOT "B" NORTH 89° 26' EAST 100 FEET TO A POINT; THENCE NORTH 0° 34' WEST 210.99 FEET TO A POINT IN THE NORTH LINE OF LOT "A"; THENCE ALONG THE NORTH LINE OF SAID LOT "A" SOUTH 89° 56' WEST 100 FEET TO THE POINT OF BEGINNING.

PARCEL TWENTY-FIVE:
THE EAST ONE-HALF OF THE THOSE PORTIONS OF LOTS "A" AND "B" OF HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE(S) 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF LOT "A", NORTH 89° 56' EAST 1,726.09 FEET FROM A 2 INCH IRON PIPE MARKING THE NORTHWEST CORNER OF SAID LOT "A"; THENCE FROM THIS POINT OF BEGINNING, SOUTH 0° 34' EAST 211.83 FEET TO A POINT IN THE SOUTHERLY LINE OF LOT "B", SAID LAST MENTIONED POINT BEING NORTH 89° 26' EAST 1,728.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT "B"; THENCE ALONG THE SOUTH LINE OF SAID LOT "B", NORTH 89° 26' EAST 100 FEET TO A POINT; THENCE NORTH 0° 34' WEST 210.99 FEET TO A POINT IN THE NORTH LINE OF LOT "A"; THENCE ALONG THE NORTH LINE OF SAID LOT "A", SOUTH 89° 56' WEST, 100 FEET TO THE POINT OF BEGINNING.

PARCEL TWENTY-SIX:
THE WEST 50 FEET OF THAT PORTION OF LOTS "A" AND "B" OF HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE(S) 2, 3 AND 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF LOT "A", NORTH 89° 56' EAST 1826.09 FEET FROM A 2 INCH IRON PIPE, MARKING THE NORTHWEST CORNER OF SAID LOT "A"; THENCE FROM THIS POINT OF BEGINNING, SOUTH 0° 34' EAST 210.99 FEET TO A POINT IN THE SOUTHERLY LINE OF LOT "B", SAID LAST MENTIONED POINT BEING NORTH 89° 26' EAST 1828.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT "B"; THENCE ALONG THE SOUTH LINE OF SAID LOT "B" NORTH 89° 26' EAST 100 FEET TO A POINT; THENCE NORTH 0° 34' WEST 210.15 FEET TO A POINT IN THE NORTH LINE OF LOT "A"; THENCE ALONG THE NORTH LINE OF SAID LOT "A", SOUTH 89° 56' WEST 100 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION (CONTINUED)

PARCEL TWENTY-SEVEN:
THE EAST 50 FEET OF THOSE PORTIONS OF LOTS "A" AND "B" OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGES 2 TO 4, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BEGINNING AT A POINT IN THE NORTH LINE OF LOT "A" NORTH 89° 56' EAST 1826.09 FEET FROM A 2 INCH IRON PIPE, MARKING THE NORTHWEST CORNER OF LOT "A"; THENCE FROM THIS POINT OF BEGINNING, SOUTH 0° 34' EAST 210.99 FEET TO A POINT IN THE SOUTHERLY LINE OF LOT "B", SAID LAST MENTIONED POINT BEING NORTH 89° 26' EAST 1828.05 FEET FROM THE SOUTHWEST CORNER OF LOT "B"; THENCE ALONG THE SOUTH LINE OF LOT "B" NORTH 89° 26' EAST 100 FEET TO A POINT; THENCE NORTH 0° 34' WEST 210.15 FEET TO A POINT IN THE NORTH LINE OF LOT "A"; THENCE ALONG THE NORTH LINE OF LOT "A"; SOUTH 89° 56' WEST 100 FEET TO THE POINT OF BEGINNING.

PARCEL TWENTY-EIGHT:
THE WEST 1/2 OF THOSE PORTIONS OF LOTS "A" AND "B" OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE(S) 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF LOT "A" NORTH 89° 56' EAST 1926.09 FEET FROM A 2 INCH IRON PIPE, MARKING THE NORTHWEST CORNER OF LOT "A"; THENCE FROM THIS POINT OF BEGINNING SOUTH 0° 34' EAST 210.15 FEET TO A POINT IN THE SOUTHERLY LINE OF LOT "B" SAID LAST MENTIONED POINT BEING NORTH 89° 26' EAST 1928.05 FEET FROM THE SOUTHWEST CORNER OF LOT "B"; THENCE ALONG THE SOUTH LINE OF LOT "B" NORTH 89° 26' EAST 100 FEET TO A POINT; THENCE NORTH 0° 34' WEST 209.30 FEET TO A POINT IN THE NORTH LINE OF LOT "A"; THENCE ALONG THE NORTH LINE OF LOT "A", SOUTH 89° 56' WEST 100 FEET TO THE POINT OF BEGINNING.

PARCEL TWENTY-NINE:
THE EAST HALF OF THOSE PORTIONS OF LOTS "A AND B" OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE(S) 2 TO 4, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF LOT "A", NORTH 89° 56' EAST 2026.09 FEET FROM A 2 INCH IRON PIPE, MARKING THE NORTHWEST CORNER OF LOT "A"; THENCE FROM THIS POINT OF BEGINNING, SOUTH 0° 34' EAST 209.30 FEET TO A POINT IN THE SOUTHERLY LINE OF LOT "B", SAID LAST MENTIONED POINT BEING NORTH 89° 26' EAST 2028.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT "B"; THENCE NORTH 89° 26' EAST 100 FEET TO A POINT (WHICH LAST MENTIONED POINT IS ALSO SOUTH 89° 26' WEST 100 FEET FROM THE CORNER OF SAID LOT "B"); THENCE NORTH 0° 34' WEST 208.46 FEET TO A POINT IN THE NORTH LINE OF LOT "A"; THENCE ALONG THE NORTH LINE OF SAID LOT "A"; THENCE SOUTH 89° 36' WEST 100 FEET TO THE POINT OF BEGINNING.

PARCEL THIRTY:
LOT 278 OF HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE(S) 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM ALL OIL, GAS AND MINERALS AND RIGHTS PERTAINING THERETO BUT WITHOUT RIGHT OF ENTRY ON THE SURFACE THEREOF, AS RESERVED IN DEED RECORDED SEPTEMBER 08, 1958 IN BOOK D208 PAGE 783, OFFICIAL RECORDS.

PARCEL THIRTY-ONE:
LOT 279 OF HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40, PAGE(S) 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL THIRTY-TWO:
LOT 280, IN OF TRACT HAMMERTON, AS PER MAP RECORDED IN BOOK 40, PAGE(S) 2 TO 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL THIRTY-THREE:
LOT 281 OF HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40, PAGE(S) 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM ALL OIL, GAS AND MINERALS AND RIGHTS PERTAINING THERETO BUT WITHOUT RIGHT OF ENTRY ON THE SURFACE THEREOF, AS RESERVED IN DEED RECORDED SEPTEMBER 08, 1958, IN BOOK D108, PAGE 783, OFFICIAL RECORDS.

PARCEL THIRTY-FOUR:
LOT 282 OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40, PAGES 2, 3, AND 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL THIRTY-FIVE:
LOT 283 OF HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40, PAGE(S) 2 TO 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL THIRTY-SIX:
LOT 224 OF HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40, PAGE(S) 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL THIRTY-SEVEN:
LOT 225 OF HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40, PAGE(S) 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL THIRTY-EIGHT:
LOT 226 OF HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40, PAGE(S) 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL THIRTY-NINE:
LOT 227 OF HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40, PAGE(S) 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL FORTY:
LOT 228 OF HAMMERTON TRACT, AS PER MAP RECORDED IN BOOK 40, PAGE(S) 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL FORTY-ONE:
LOT 229 OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40, PAGE(S) 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

SHEET INDEX

SHEET 1 DATE OF SURVEY, TAX PARCEL NUMBER, TITLE INFORMATION AND LEGAL DESCRIPTION, VICINITY MAP AND SURVEYOR'S CERTIFICATE.
SHEET 2 TITLE EXCEPTIONS AND EASEMENTS.
SHEET 3 TABLE A ITEMS, BOUNDARY ESTABLISHMENT, AND PLAT.
SHEET 4 LEGAL DESCRIPTION OF TEMPORARY/PROPOSED STREET VACATION, AND PLAT OF BOUNDARY & TEMPORARY/PROPOSED STREET VACATION.

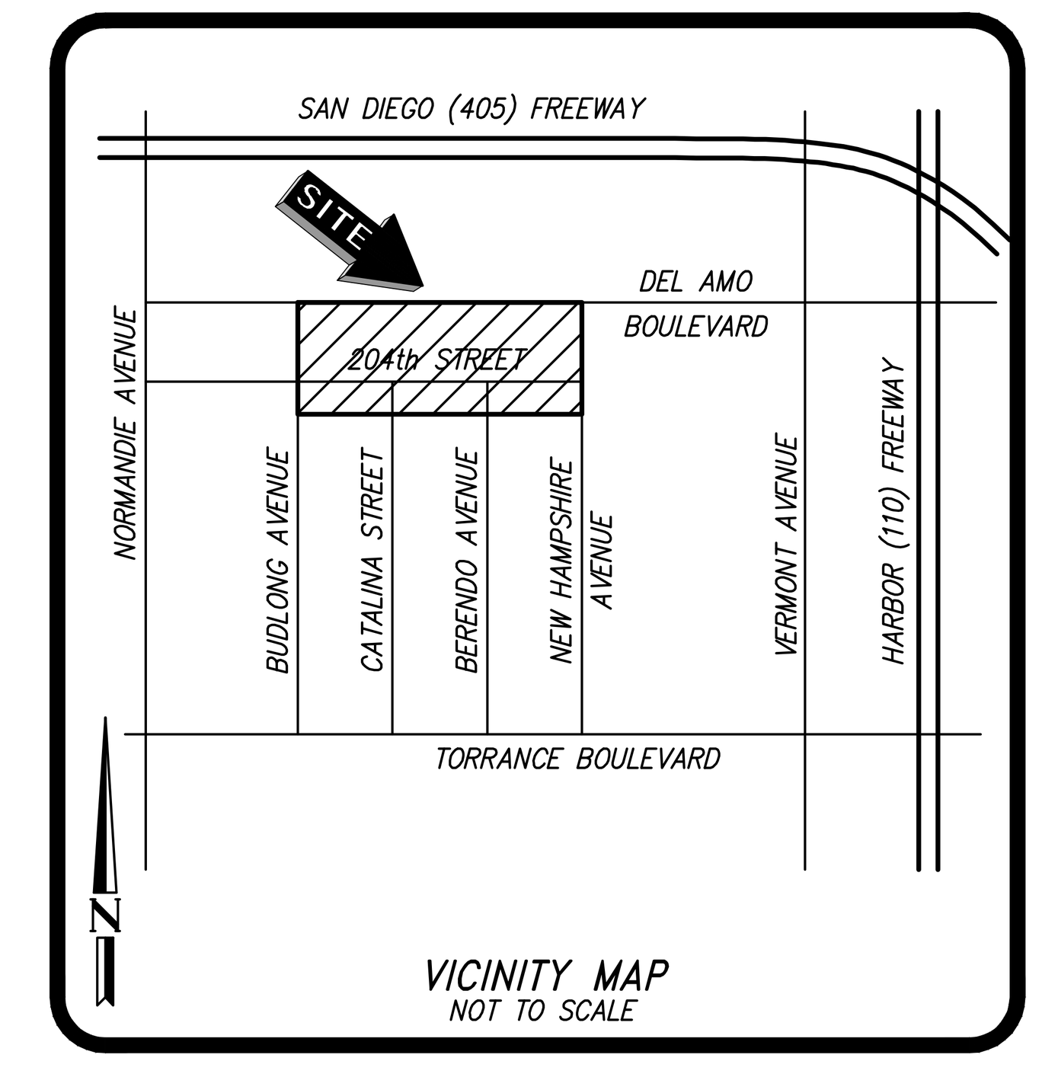


Figure 3.0

ALTA/ACSM LAND TITLE SURVEY
SWC OF DEL AMO BLVD & NEW HAMPSHIRE AVE
UNINCORPORATED LOS ANGELES COUNTY, CA

TITLE INFORMATION

SURVEYOR'S NOTES

1) SHEET 4 OF THIS ALTA SURVEY HAS BEEN ADDED AT THE REQUEST OF THE CLIENT. IT SHOWS DATA FROM AN UNRECORDED DOCUMENT PROVIDED BY THE CLIENT. THE DOCUMENT IS FROM THE COUNTY OF LOS ANGELES, DEPARTMENT OF PUBLIC WORKS, DATED MARCH 23, 2006, FILE MP-5, AND IS ENTITLED "RESOLUTION TO VACATE PORTIONS OF 204TH STREET, ET AL. VICINITY OF CARSON - FUTURE PUBLIC HEARING SUPERVISORIAL DISTRICT 2". THE VACATION IN SAID DOCUMENT IS NOT FINAL AND IS SUBJECT TO CHANGE.

SURVEYOR'S CERTIFICATE

TO: TRITON DIAGNOSTIC, INC., A DELAWARE CORPORATION; SHELL OIL COMPANY, A DELAWARE COMPANY; AND FIRST AMERICAN TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 8, 11(b), 13, 14 AND 15 OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 15, 2014.

PASCAL APOTHELOZ, PLS 7734
EMAIL: papotheloz@drc-eng.com

LICENSED LAND SURVEYOR · PASCAL R. APOTHELOZ · LS 7734 · STATE OF CALIFORNIA

10/06/2015
DATE

NO.:	REVISION:	DATE:
1	UPDATED PER NEW REPORT DATED 08-28-15	09-24-15
2	UPDATED PER NEW REPORT DATED 08-28-15, UPDATED 09/17/15 & AMENDED 10/01/15	10-06-15

ISSUE: FINAL
DATE: 01/26/2015
CHECKED: JMS DRAWN: JMR
DRAWING FILE: 13204alta01
PROJECT NO.: 13-204
SHEET NUMBER: 1 OF 4 SHEETS

DRC Engineering, Inc.
Civil Engineering/Land Surveying/Land Planning
160 S. Old Springs Road, Ste. 210
Anaheim Hills, California 92808
(714) 685-6860

L:\2013\13-204 C2REM Carson Mapping\ALTA\13204alta01.dwg; Oct 06, 2015 - 6:48am

TITLE EXCEPTIONS AND EASEMENTS

1–2 TAXES

3 THIS ITEM HAS BEEN INTENTIONALLY DELETED.

4 THIS ITEM HAS BEEN INTENTIONALLY DELETED.

5 THIS ITEM HAS BEEN INTENTIONALLY DELETED.

6 AN EASEMENT IN FAVOR OF COUNTY OF LOS ANGELES, A BODY CORPORATE AND POLITIC, FOR PUBLIC ROAD AND HIGHWAY PURPOSES AND INCIDENTAL PURPOSES, RECORDED JUNE 14, 2005 AS INSTRUMENT NO. 05–1389470 OF OFFICIAL RECORDS.
(DOCUMENT AFFECTS – PLOTTED HEREON AS [A])

7 WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.

8 RIGHTS OF PARTIES IN POSSESSION.

8a THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "MEMORANDUM OF EASEMENT AGREEMENT" RECORDED AUGUST 7, 2013 AS INSTRUMENT NO. 20131161316 OF OFFICIAL RECORDS.
(DOCUMENT AFFECTS – PLOTTED HEREON AS [B])

9 AN EASEMENT FOR PIPE LINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS BOOK 2764, PAGE 305 OF OFFICIAL RECORDS.
(DOCUMENT AFFECTS – PLOTTED HEREON AS [C])

10 AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS BOOK 2354, PAGE 205 OF OFFICIAL RECORDS.
(DOCUMENT AFFECTS – PLOTTED HEREON AS [D])

11 AN EASEMENT IN FAVOR OF PACIFIC–SOUTHWEST TRUST AND SAVINGS BANK FOR CONSTRUCTING AND MAINTAINING PIPES AND POLES AND TO GRADE THE SURFACES AND INCIDENTAL PURPOSES, RECORDED AS BOOK 2354, PAGE 205 OF OFFICIAL RECORDS.
(DOCUMENT AFFECTS – PLOTTED HEREON AS [D])

12 THIS ITEM HAS BEEN INTENTIONALLY DELETED.

13 AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS BOOK 3915, PAGE 338 OF OFFICIAL RECORDS.
(DOCUMENT AFFECTS – PLOTTED HEREON AS [E])

14 AN EASEMENT FOR PUBLIC HIGHWAY AND ROAD AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED MAY 11, 1971 AS INSTRUMENT NO. 1945 OF OFFICIAL RECORDS.
(DOCUMENT AFFECTS – PLOTTED HEREON AS [F])

15 AN EASEMENT FOR WATER PIPES, GAS PIPES, ELECTRIC AND TELEPHONE POLES, TOGETHER WITH RIGHT OF ENTRY THERE UPON FOR PURPOSES OF CONSTRUCTING AND MAINTAINING SAME AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS BOOK 48, PAGE 142 OF OFFICIAL RECORDS.
(DOCUMENT AFFECTS – PLOTTED HEREON AS [G])

16 THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "RESOLUTION ORDERING TEMPORARY CLOSURE OF PORTIONS OF 204TH STREET, BERENDO AVENUE, CATALINA STREET, AND DEL AMO BOULEVARD" RECORDED AUGUST 17, 1999 AS INSTRUMENT NO. 99–1545401 OF OFFICIAL RECORDS.
(DOCUMENT AFFECTS – NOTHING TO PLOT)

17 AN EASEMENT IN FAVOR OF: LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, A BODY CORPORATE AND POLITIC, FOR THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, AND OPERATION OF A COVERED STORM DRAIN AND APPURTENANT STRUCTURES AND FOR INGRESS AND EGRESS PURPOSES AND INCIDENTAL PURPOSES, RECORDED APRIL 15, 2004 AS INSTRUMENT NO. 04–0919192 OF OFFICIAL RECORDS.
(DOCUMENT AFFECTS – PLOTTED HEREON AS [H])

18 AN EASEMENT IN FAVOR OF COUNTY OF LOS ANGELES, A BODY CORPORATE AND POLITIC, FOR PUBLIC ROAD AND HIGHWAY PURPOSES AND INCIDENTAL PURPOSES, RECORDED JUNE 14, 2005 AS INSTRUMENT NO. 05–1389470 OF OFFICIAL RECORDS.
(DOCUMENT AFFECTS – PLOTTED HEREON AS [A])

19 COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED AS BOOK 9285, PAGE 8 OF OFFICIAL RECORDS, WHICH PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT OR RENDER INVALID THE LIEN OF ANY FIRST MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE.
(DOCUMENT AFFECTS – PLOTTED HEREON AS [I])

20 COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED AS BOOK 4710, PAGE 155 OF OFFICIAL RECORDS. AN EASEMENT AS CONTAINED IN THE DOCUMENT FOR CONSTRUCTING AND MAINTAINING WATER PIPES, GAS PIPES, ELECTRIC & TELEPHONE POLES, ALSO THE RIGHT TO ENTER IN AND UPON SAID PROPERTIES AND TO GRADE THE SURFACE AND INCIDENTAL PURPOSES.
(SAID EASEMENT CANNOT BE PLOTTED FROM RECORD)

21 AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JULY 22, 1953 AS INSTRUMENT NO. 2453 IN BOOK 42274, PAGE 80 OF OFFICIAL RECORDS.
(DOCUMENT AFFECTS – PLOTTED HEREON AS [J])

22 AN EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS BOOK 6124, PAGE 365 OF OFFICIAL RECORDS.
(DOCUMENT AFFECTS – PLOTTED HEREON AS [K])

23 THIS ITEM HAS BEEN INTENTIONALLY DELETED.

24 THIS ITEM HAS BEEN INTENTIONALLY DELETED.

25 THIS ITEM HAS BEEN INTENTIONALLY DELETED.

26 COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED FEBRUARY 15, 1950 AS BOOK 9285, PAGE 8 OF OFFICIAL RECORDS, WHICH PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT OR RENDER INVALID THE LIEN OF ANY FIRST MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE.
(DOCUMENT AFFECTS – PLOTTED HEREON AS [I])

27 THIS ITEM HAS BEEN INTENTIONALLY DELETED.

28 THIS ITEM HAS BEEN INTENTIONALLY DELETED.

29 THIS ITEM HAS BEEN INTENTIONALLY DELETED.

30 COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED AS BOOK 5667, PAGE 193 OF OFFICIAL RECORDS. AN EASEMENT AS CONTAINED IN THE DOCUMENT FOR POLE LINES, PIPE LINES AND INCIDENTAL PURPOSES.
(DOCUMENT AFFECTS – PLOTTED HEREON AS [L])

31 COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED AS BOOK 5667, PAGE 193 OF OFFICIAL RECORDS. AN EASEMENT AS CONTAINED IN THE DOCUMENT FOR POLE LINES, PIPE LINES AND INCIDENTAL PURPOSES.
(DOCUMENT AFFECTS – PLOTTED HEREON AS [L])

32 THE EFFECT OF A DOCUMENT REGARDING MAINTENANCE AND REPAIR OF A COMMON DRIVEWAY RECORDED ON OCTOBER 02, 1986 AS INSTRUMENT NO. 86–1327416.
(DOCUMENT AFFECTS – NOTHING TO PLOT)

33 THE EFFECT OF A DOCUMENT ENTITLED "EASEMENT" FOR AN 18 FOOT WIDE EASEMENT FOR INGRESS, EGRESS, AND PUBLIC UTILITIES, RECORDED ON OCTOBER 02, 1986 AS INSTRUMENT NO. 86–1327417 OF OFFICIAL RECORDS.
(DOCUMENT AFFECTS – PLOTTED HEREON AS [M])

34 THE EFFECT OF A DOCUMENT ENTITLED "EASEMENT" FOR INGRESS, EGRESS AND PUBLIC UTILITIES, RECORDED ON OCTOBER 07, 1986 AS INSTRUMENT NO. 86–1348388 OF OFFICIAL RECORDS.
(DOCUMENT AFFECTS – PLOTTED HEREON AS [M])

35 AN EASEMENT FOR POLE LINES, PIPE LINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS BOOK 5667, PAGE 193 OF OFFICIAL RECORDS.
(DOCUMENT AFFECTS – PLOTTED HEREON AS [L])

36 AN EASEMENT FOR INGRESS AND EGRESS AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED FEBRUARY 13, 1948 AS INSTRUMENT NO. 2586 IN BOOK 26443, PAGE 261 OF OFFICIAL RECORDS.
(DOCUMENT AFFECTS – PLOTTED HEREON AS [N])

TITLE EXCEPTIONS AND EASEMENTS (CONTINUED)

37 THE EFFECT OF A DOCUMENT REGARDING MAINTENANCE AND REPAIR OF A COMMON DRIVEWAY RECORDED MARCH 30, 1987 AS INSTRUMENT NO. 87–481601 OF OFFICIAL RECORDS.
(DOCUMENT AFFECTS – NOTHING TO PLOT)

38 AN EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS BOOK 4677, PAGE 37 OF OFFICIAL RECORDS.
(DOCUMENT AFFECTS – PLOTTED HEREON AS [O])

39 THE EFFECT OF A DOCUMENT REGARDING MAINTENANCE AND REPAIR OF A COMMON DRIVEWAY RECORDED OCTOBER 02, 1986 AS INSTRUMENT NO. 86–1327416 OF OFFICIAL RECORDS.
(DOCUMENT AFFECTS – NOTHING TO PLOT)

40 AN EASEMENT FOR PUBLIC UTILITIES, INGRESS/EGRESS AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED OCTOBER 02, 1986 AS INSTRUMENT NO. 86–1327417 OF OFFICIAL RECORDS.
(DOCUMENT AFFECTS – PLOTTED HEREON AS [M])

41 AN EASEMENT FOR INGRESS AND EGRESS, PUBLIC UTILITIES AND SANITARY SEWER AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED OCTOBER 07, 1986 AS INSTRUMENT NO. 86–1348388 OF OFFICIAL RECORDS.
(DOCUMENT AFFECTS – PLOTTED HEREON AS [M])

42 AN EASEMENT FOR INGRESS AND EGRESS, PUBLIC UTILITIES AND SANITARY SEWER AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JANUARY 30, 1987 AS INSTRUMENT NO. 87–143900 OF OFFICIAL RECORDS.
(DOCUMENT AFFECTS – PLOTTED HEREON AS [M])

43 THIS ITEM HAS BEEN INTENTIONALLY DELETED.

44 AN EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS BOOK 4679, PAGE 74 OF OFFICIAL RECORDS.
(DOCUMENT AFFECTS – PLOTTED HEREON AS [P])

45 AN EASEMENT FOR SEWER LINE AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED SEPTEMBER 04, 1956 AS BOOK 52205, PAGE 71 OF OFFICIAL RECORDS.
(DOCUMENT AFFECTS – PLOTTED HEREON AS [Q])

46 THIS ITEM HAS BEEN INTENTIONALLY DELETED.

47 THIS ITEM HAS BEEN INTENTIONALLY DELETED.

48 AN EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS BOOK 4677, PAGE 37 OF OFFICIAL RECORDS.
(DOCUMENT AFFECTS – PLOTTED HEREON AS [O])

49 AN EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS BOOK 4677, PAGE 37 OF OFFICIAL RECORDS.
(DOCUMENT AFFECTS – PLOTTED HEREON AS [O])

50 COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED AS BOOK 4677, PAGE 37 OF OFFICIAL RECORDS, WHICH PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT OR RENDER INVALID THE LIEN OF ANY FIRST MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE. AN EASEMENT AS CONTAINED IN THE DOCUMENT FOR UTILITIES AND INCIDENTAL PURPOSES.
(DOCUMENT AFFECTS – PLOTTED HEREON AS [O])

51 AN EASEMENT FOR POLE LINES AND CONDUITS AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED OCTOBER 15, 1926 AS BOOK 4677, PAGE 37 OF OFFICIAL RECORDS.
(DOCUMENT AFFECTS – PLOTTED HEREON AS [O])

52 COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED AUGUST 12, 1926 AS BOOK 6030, PAGE 311 OF OFFICIAL RECORDS, WHICH PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT OR RENDER INVALID THE LIEN OF ANY FIRST MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE. AN EASEMENT AS CONTAINED IN THE DOCUMENT FOR CONSTRUCTING AND MAINTAINING WATER PIPES, GAS PIPES, ELECTRIC AND TELEPHONE POLES, ALSO THE RIGHT TO ENTER IN AND UPON SAID PREMISES AND TO GRADE THE SURFACE THEREOF TO ENFORM TO ADJOINING PROPERTIES AND INCIDENTAL PURPOSES.
(DOCUMENT AFFECTS – PLOTTED HEREON AS [R])

53 AN EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS BOOK 4679, PAGE 74 OF OFFICIAL RECORDS.
(DOCUMENT AFFECTS – PLOTTED HEREON AS [P])

54 AN EASEMENT FOR SEWER LINE AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS BOOK 52205, PAGE 71 OF OFFICIAL RECORDS.
(DOCUMENT AFFECTS – PLOTTED HEREON AS [Q])

55 THIS ITEM HAS BEEN INTENTIONALLY DELETED.

56 THIS ITEM HAS BEEN INTENTIONALLY DELETED.

57 THIS ITEM HAS BEEN INTENTIONALLY DELETED.

58 COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED AS BOOK 6067, PAGE 121 OF OFFICIAL RECORDS, WHICH PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT OR RENDER INVALID THE LIEN OF ANY FIRST MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE. AN EASEMENT AS CONTAINED IN THE DOCUMENT FOR POLE LINES AND CONDUITS AND INCIDENTAL PURPOSES.
(DOCUMENT AFFECTS – PLOTTED HEREON AS [S])

59 THIS ITEM HAS BEEN INTENTIONALLY DELETED.

60 COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED AS BOOK 7297, PAGE 253 OF OFFICIAL RECORDS, WHICH PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT OR RENDER INVALID THE LIEN OF ANY FIRST MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE. AN EASEMENT AS CONTAINED IN THE DOCUMENT FOR POLE LINES AND CONDUITS AND INCIDENTAL PURPOSES.
(DOCUMENT AFFECTS – PLOTTED HEREON AS [T])

61 THIS ITEM HAS BEEN INTENTIONALLY DELETED.

62 THIS ITEM HAS BEEN INTENTIONALLY DELETED.

63 THIS ITEM HAS BEEN INTENTIONALLY DELETED.

64 THIS ITEM HAS BEEN INTENTIONALLY DELETED.

65 AN EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED BOOK 4679, PAGE 74 AS OF OFFICIAL RECORDS.
(DOCUMENT AFFECTS – PLOTTED HEREON AS [P])

66 THIS ITEM HAS BEEN INTENTIONALLY DELETED.

67 THIS ITEM HAS BEEN INTENTIONALLY DELETED.

68 AN EASEMENT IN FAVOR OF COUNTY OF LOS ANGELES FOR PUBLIC ROAD AND HIGHWAY AND INCIDENTAL PURPOSES, RECORDED MAY 11, 1971 AS INSTRUMENT NO. 1941 OF OFFICIAL RECORDS.
(DOCUMENT AFFECTS – PLOTTED HEREON AS [U])

69 THIS ITEM HAS BEEN INTENTIONALLY DELETED.

70 THIS ITEM HAS BEEN INTENTIONALLY DELETED.

71 THIS ITEM HAS BEEN INTENTIONALLY DELETED.

TITLE EXCEPTIONS AND EASEMENTS (CONTINUED)

72 COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED AS BOOK 15771, PAGE 240 OF OFFICIAL RECORDS. AN EASEMENT AS CONTAINED IN THE DOCUMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES.
(DOCUMENT AFFECTS – NOT PLOTTABLE FROM RECORD)

73 COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED MAY 22, 1929 AS BOOK 8148, PAGE 162 OF OFFICIAL RECORDS, WHICH PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT OR RENDER INVALID THE LIEN OF ANY FIRST MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE. AN EASEMENT AS CONTAINED IN THE DOCUMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES.
(DOCUMENT AFFECTS – PLOTTED HEREON AS [V])

74 THIS ITEM HAS BEEN INTENTIONALLY DELETED.

75 THIS ITEM HAS BEEN INTENTIONALLY DELETED.

76 AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS BOOK 3860, PAGE 3 OF OFFICIAL RECORDS.
(DOCUMENT AFFECTS – PLOTTED HEREON AS [W])

77 THIS ITEM HAS BEEN INTENTIONALLY DELETED.

78 THIS ITEM HAS BEEN INTENTIONALLY DELETED.

79 COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED AS BOOK 7464, PAGE 370 OF OFFICIAL RECORDS, WHICH PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT OR RENDER INVALID THE LIEN OF ANY FIRST MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE. AN EASEMENT AS CONTAINED IN THE DOCUMENT FOR POLE LINES AND CONDUITS AND INCIDENTAL PURPOSES.
(DOCUMENT AFFECTS – PLOTTED HEREON AS [FF])

80 AN EASEMENT FOR POLE LINES AND PIPES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS BOOK 3460, PAGE 156 OF OFFICIAL RECORDS.
(DOCUMENT AFFECTS – PLOTTED HEREON AS [X])

81 COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED AS BOOK 4658, PAGE 261 OF OFFICIAL RECORDS, WHICH PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT OR RENDER INVALID THE LIEN OF ANY FIRST MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE. AN EASEMENT AS CONTAINED IN THE DOCUMENT FOR UTILITIES AND INCIDENTAL PURPOSES.
(DOCUMENT AFFECTS – PLOTTED HEREON AS [Y])

82 AN EASEMENT IN FAVOR OF COUNTY OF LOS ANGELES FOR PUBLIC ROAD AND HIGHWAY PURPOSES AND INCIDENTAL PURPOSES, RECORDED OCTOBER 22, 1970 AS INSTRUMENT NO. 3013 OF OFFICIAL RECORDS.
(DOCUMENT AFFECTS – PLOTTED HEREON AS [Z])

83 COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED AS BOOK 10026, PAGE 230 OF OFFICIAL RECORDS, WHICH PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT OR RENDER INVALID THE LIEN OF ANY FIRST MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE. AN EASEMENT AS CONTAINED IN THE DOCUMENT FOR UTILITIES, PUBLIC AND/OR PRIVATE AND INCIDENTAL PURPOSES.
(SAID EASEMENT CANNOT BE PLOTTED FROM RECORD)

84 AN EASEMENT FOR UTILITIES, PUBLIC AND/OR PRIVATE AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS BOOK 2994, PAGE 97 OF OFFICIAL RECORDS.
(DOCUMENT AFFECTS – PLOTTED HEREON AS [AA])

85 THIS ITEM HAS BEEN INTENTIONALLY DELETED.

86 COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED AS BOOK 7424, PAGE 315 OF OFFICIAL RECORDS, WHICH PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT OR RENDER INVALID THE LIEN OF ANY FIRST MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE.
(DOCUMENT AFFECTS – PLOTTED HEREON AS [BB])

87 AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS BOOK 7464, PAGE 370 OF OFFICIAL RECORDS.
(DOCUMENT AFFECTS – PLOTTED HEREON AS [FF])

88 THIS ITEM HAS BEEN INTENTIONALLY DELETED.

89 THIS ITEM HAS BEEN INTENTIONALLY DELETED.

90 AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS BOOK 1537, PAGE 21 OF OFFICIAL RECORDS.
(DOCUMENT AFFECTS – PLOTTED HEREON AS [CC])

91 AN EASEMENT FOR PUBLIC ROAD AND HIGHWAY PURPOSES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED MAY 11, 1971 AS INSTRUMENT NO. 1943 OF OFFICIAL RECORDS.
(DOCUMENT AFFECTS – PLOTTED HEREON AS [DD])

92 THIS ITEM HAS BEEN INTENTIONALLY DELETED.

93 AN EASEMENT FOR PUBLIC ROAD AND HIGHWAY PURPOSES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED MAY 11, 1971 AS INSTRUMENT NO. 1961 OF OFFICIAL RECORDS.
(DOCUMENT AFFECTS – PLOTTED HEREON AS [EE])

94 THIS ITEM HAS BEEN INTENTIONALLY DELETED.

95 TITLE COMPANY STATEMENT.

SHEET INDEX

Figure 3.0

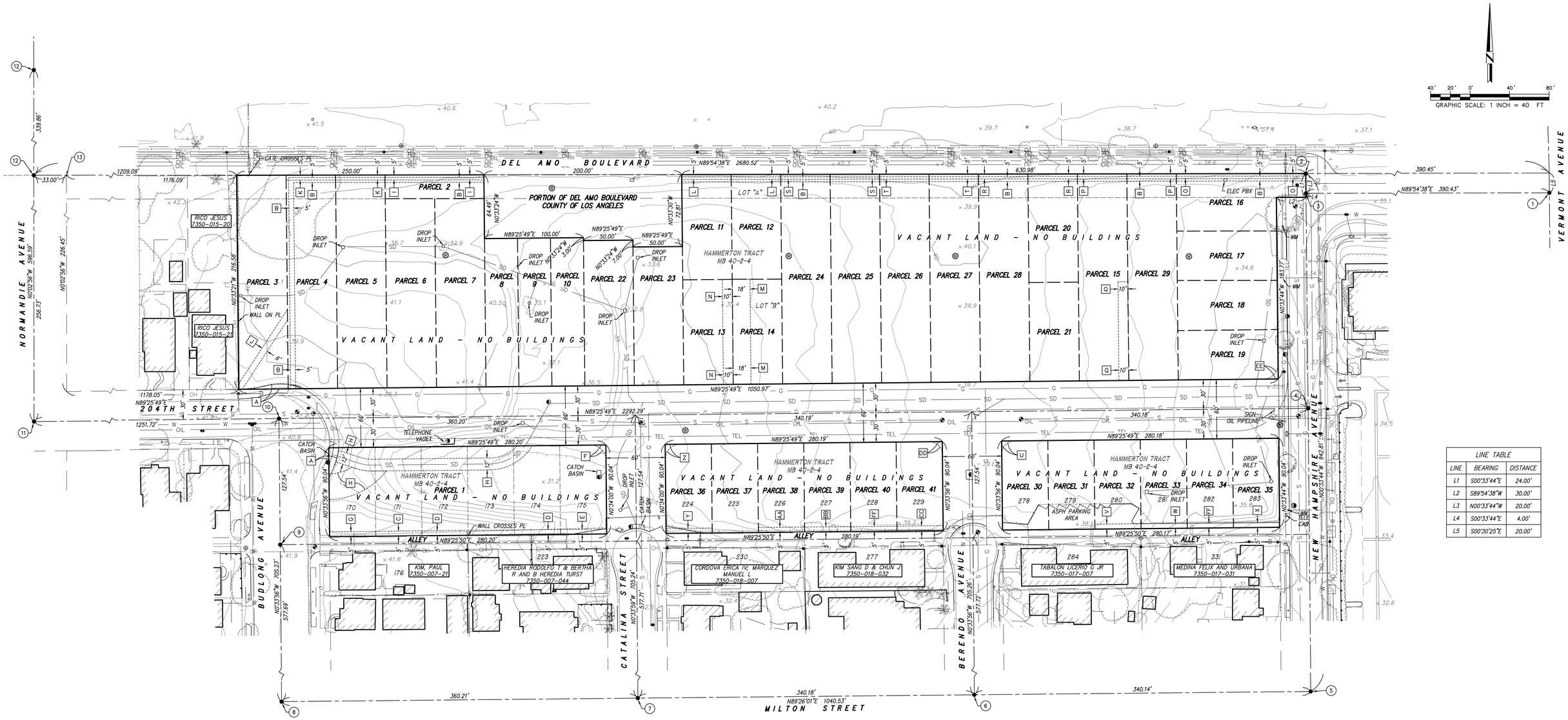
ALTA/ACSM LAND TITLE SURVEY
SWC OF DEL AMO BLVD & NEW HAMPSHIRE AVE
UNINCORPORATED LOS ANGELES COUNTY, CA

TITLE INFORMATION

NO.:	REVISION:	DATE:
1	UPDATED PER NEW REPORT DATED 8–28–5	9–24–15
2	UPDATED PER NEW REPORT DATED 08–28–15, UPDATED 09/17/15 & AMENDED 10/01/15	10–06–15

ISSUE: FINAL
DATE: 01/26/2015
CHECKED: JMS DRAWN: JMR
DRAWING FILE: 13204alta01
PROJECT NO.: 13–204
SHEET NUMBER: 2 OF 4 SHEETS

ORC Engineering, Inc.
Civil Engineering/Land Surveying/Land Planning
160 S. Old Springs Road, Ste. 210
Anaheim Hills, California 92808
(714) 685–6860



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S00°33'44"E	24.00'
L2	S89°54'38"W	30.00'
L3	N00°33'44"W	20.00'
L4	S00°33'44"E	4.00'
L5	S00°30'25"E	20.00'

ALTA/ACSM TABLE A ITEM NOTES

ITEM 2 — THE SITE ADDRESS OBSERVED WHILE CONDUCTING THE SURVEY IS: VACANT LAND, UNINCORPORATED LOS ANGELES COUNTY, CA.

ITEM 3 — THE LAND SHOWN ON THIS SURVEY LIES ENTIRELY WITHIN FLOOD ZONE "X" (UNSHADED), BEING DESCRIBED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" PER FLOOD INSURANCE RATE MAP (FIRM) – COMMUNITY PANEL NUMBER 06037C1935F, DATED SEPTEMBER 26, 2008.

ITEM 4 — THE GROSS LAND AREA IS: 286,012 SF / 6.565 ACRES

ITEM 5 — THE CONTOURS AND ELEVATIONS SHOWN HEREON ARE BASED ON THE FOLLOWING BENCHMARK:

BM No.: 7137 ELEV.: 24.809 (LOS ANGELES COUNTY PUBLIC WORKS SURVEY SECTION BENCHMARK)
DATUM: NAVD 88
DESCRIPTION: RDBM TAG IN S CB 10.7M(35') E/O BCR @ SE COR VERMONT AVE & TORRANCE BLVD

CONTOUR INTERVAL=1'

ITEM 8 — SEE THE SURVEY PLAT FOR ANY SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY.

ITEM 11(b) — SEE THE SURVEY PLAT FOR THE LOCATION OF UTILITY EVIDENCE OBSERVED WHILE CONDUCTING THE SURVEY. THE EXISTENCE AND APPROXIMATE LOCATION OF UNDERGROUND UTILITIES OR SUBSTRUCTURES SHOWN ON THIS SURVEY ARE FROM PLANS PROVIDED BY THE CLIENT'S ENGINEER. CERTIFICATION OF THIS SURVEY BY THE LAND SURVEYOR DOES NOT CONSTITUTE A REPRESENTATION AS TO THE ACCURACY OF THE LOCATIONS OR THE EXISTENCE, OR NON-EXISTENCE, OF ANY UNDERGROUND UTILITY, PIPE OR SUBSTRUCTURE WITHIN OR ADJACENT TO THE LIMITS OF THE SUBJECT PROPERTY.

TWO WORKING DAYS BEFORE ANY EXCAVATIONS, CALL UNDERGROUND SERVICE ALERT (USA) OF SOUTHERN CALIFORNIA AT 1-800-227-2600.

ITEM 13 — SEE THE SURVEY PLAT FOR THE NAMES OF ADJOINING OWNERS.

ITEM 14 — SEE THE SURVEY PLAT FOR THE DISTANCE TO THE NEAREST INTERSECTING STREET.

ITEM 15 — THE TOPOGRAPHIC INFORMATION SHOWN HEREON WAS COMPILED PHOTOGRAMMETRICALLY FROM AERIAL PHOTOGRAPHY DATED DECEMBER 19, 2014 BY INLAND AERIAL SURVEYS INC AND SUPPLEMENTED BY A FIELD SURVEY COMPLETED IN DECEMBER, 2014.

THE PHOTOGRAMMETRIC MAPPING SHOWN HEREON HAS BEEN CHECKED FOR ACCURACY AND MEETS OR EXCEEDS THE UNITED STATES NATIONAL MAP ACCURACY STANDARDS FOR HORIZONTAL AND VERTICAL ACCURACY AS ISSUED BY THE NATIONAL GEOSPATIAL PROGRAM EXCEPT IN AREAS OBSCURED BY SHADOWS, DENSE TREES OR BRUSH, CANOPIES, ROOF OVERHANGS, AND OTHER OVERHEAD OBSTRUCTIONS.

MONUMENT AND ESTABLISHMENT NOTES

● — INDICATES FOUND MONUMENT AS NOTED BELOW.

① — INDICATES FOUND SPIKE AND DPW WASHER PER PWFB 0519-1223.

② — INDICATES FOUND COUNTY SURVEYOR'S MONUMENT IN WELL PER PWFB 0519-1538.

③ — INDICATES FOUND SPIKE AND R.D. WASHER PER PWFB 0519-1538.

④ — INDICATES FOUND SPIKE AND L.A.C.E. WASHER PER TRACT NO. 36371, MB 948-19-21.

⑤ — INDICATES FOUND COUNTY SURVEYOR'S MONUMENT IN WELL PER PWFB 0519-1539.

⑥ — INDICATES FOUND COUNTY ENGINEER'S MONUMENT IN WELL PER PWFB 0519-1219.

⑦ — INDICATES FOUND COUNTY ENGINEER'S MONUMENT IN WELL PER PWFB 0519-795A.

⑧ — INDICATES FOUND COUNTY ENGINEER'S MONUMENT IN WELL PER PWFB 0519-794A.

⑨ — INDICATES FOUND SPIKE AND WASHER PER PWFB 0519-1028.

⑩ — INDICATES FOUND COUNTY ENGINEER'S MONUMENT IN WELL PER PWFB 0519-809A.

⑪ — INDICATES FOUND COUNTY ENGINEER'S MONUMENT IN WELL PER PWFB 0519-1550.

⑫ — INDICATES FOUND COUNTY ENGINEER'S MONUMENT IN WELL PER RECORD OF SURVEY FILED IN RSB 98-3.

⑬ — INDICATES THE NORTHWEST CORNER OF LOT A OF THE HAMMERTON TRACT, SEARCHED, NOTHING FOUND, ESTABLISHED BY INTERSECTION.

SYMBOL LEGEND

MISCELLANEOUS

- EXISTING BUILDING
- FIRE HYDRANT
- GATE
- GUY ANCHOR
- LIGHT POLE
- PALM TREE
- POWER POLE
- SIGN
- STREET LIGHT
- TREE
- OBSERVATION MONITORING WELL

MANHOLES

- ELECTRIC
- SEWER
- STORM DRAIN
- TELEPHONE
- UNKNOWN UTILITY

VALVES

- GAS
- WATER

ABBREVIATIONS

ASPH	ASPHALT
CAB	CABINET
CONC	CONCRETE
ELEC	ELECTRIC
PBX	PULLBOX
PL	PROPERTY LINE
SF	SQUARE FEET
WM	WATER METER

LINE LEGEND

- PROPERTY LINE
- CENTER LINE
- EASEMENT
- FENCE
- OH — OVERHEAD LINES

UNDERGROUND UTILITY LEGEND

- G — GAS
- OIL — OIL
- SD — STORM DRAIN
- S — SEWER
- TEL — TELEPHONE
- W — WATER

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE BEARING OF NEW HAMPSHIRE AVENUE (FORMERLY NORTH WALNUT AVENUE) AS SHOWN ON THE MAP OF HAMMERTON TRACT, FILED IN MAP BOOK 40, PAGES 2 THROUGH 4, IN THE OFFICE OF THE REGISTRAR-RECORDER/COUNTY CLERK OF LOS ANGELES COUNTY, BEING NORTH 00°34'00" WEST.

SHEET INDEX

Figure 3.0

ALTA/ACSM LAND TITLE SURVEY
SWC OF DEL AMO BLVD & NEW HAMPSHIRE AVE
UNINCORPORATED LOS ANGELES COUNTY, CA
BOUNDARY & TOPOGRAPHIC INFORMATION

NO.:	REVISION:	DATE:
1	UPDATED PER NEW REPORT DATED 8-28-5	9-24-15
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DRAWING FILE: 13204alta01
PROJECT NO.: 13-204
SHEET NUMBER: 3 OF 4 SHEETS
SCALE: 1" = 40'

RBF CONSULTING
Civil Engineering/Land Surveying/Land Planning
160 S. Old Springs Road, Ste. 210
Anaheim Hills, California 92808
(714) 685-6860

LEGAL DESCRIPTION FOR PROPOSED STREET VACATION

NOTE: THE FOLLOWING LEGAL DESCRIPTION IS FROM AN UNRECORDED DOCUMENT PROVIDED BY THE CLIENT. THE DOCUMENT IS FROM THE COUNTY OF LOS ANGELES, DEPARTMENT OF PUBLIC WORKS, DATED MARCH 23, 2006, FILE MP–5, AND IS ENTITLED "RESOLUTION TO VACATE PORTIONS OF 204TH STREET, ET AL. VICINITY OF CARSON – FUTURE PUBLIC HEARING SUPERVISORIAL DISTRICT 2".

LEGAL DESCRIPTION

THOSE PORTIONS OF 204TH STREET (FORMERLY KNOWN AS MAPLE STREET), CATALINA STREET (FORMERLY KNOWN AS NORTH LAWRENCE AVENUE), BERENDO AVENUE (FORMERLY KNOWN AS NORTH OAK AVENUE), ALL 60 FEET AND VARIABLE WIDTH AND THOSE CERTAIN ALLEYS, 15 FEET WIDE, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON AND DEDICATED TO THE PUBLIC USE BY MAP OF HAMMERTON TRACT, RECORDED IN BOOK 40, PAGES 2, 3, AND 4, OF MAPS, IN THE REGISTRAR–RECORDER/ COUNTY CLERK'S OFFICE OF SAID COUNTY AND DESCRIBED IN DEEDS TO SAID COUNTY FOR PUBLIC ROAD AND HIGHWAY PURPOSES, RECORDED ON OCTOBER 22, 1970, IN BOOK D4868, PAGE 351, AND ON MAY 11, 1971, IN BOOK D5053, PAGE 643; IN BOOK D5053, PAGE 647; IN BOOK D5053, PAGE 651; AND IN BOOK D5053, PAGE 683, ALL OF OFFICIAL RECORDS, IN SAID REGISTRAR–RECORDER/COUNTY CLERK'S OFFICE LYING WITHIN THE FOLLOWING DESCRIBED BOUNDARIES.

BEGINNING AT THE NORTHWESTERLY CORNER OF LOT 176 OF SAID TRACT; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT AND ITS EASTERLY PROLONGATION TO THE NORTHEASTERLY CORNER OF LOT 223 OF SAID TRACT; THENCE NORTHERLY ALONG THE NORTHERLY PROLONGATION OF THE EASTERLY LINE OF SAID LAST–MENTIONED LOT TO A LINE PARALLEL WITH AND 15.00 FEET NORTHERLY, MEASURED AT RIGHT ANGLES, FROM THE NORTHERLY LINE OF THAT CERTAIN ALLEY ADJACENT TO LOTS 170 TO 175 INCLUSIVE OF SAID TRACT; THENCE EASTERLY ALONG SAID PARALLEL LINE TO THE WESTERLY LINE OF LOT 224 OF SAID TRACT; THENCE SOUTHERLY ALONG SAID WESTERLY LINE AND ITS SOUTHERLY PROLONGATION TO THE NORTHWESTERLY CORNER OF LOT 230 OF SAID TRACT; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LAST–MENTIONED LOT AND ITS EASTERLY PROLONGATION TO THE NORTHEASTERLY CORNER OF LOT 277 OF SAID TRACT; THENCE NORTHERLY ALONG THE NORTHERLY PROLONGATION OF THE EASTERLY LINE OF SAID LAST–MENTIONED LOT TO A LINE PARALLEL WITH AND 15.00 FEET NORTHERLY, MEASURED AT RIGHT ANGLES, FROM THE NORTHERLY LINE OF THAT CERTAIN ALLEY ADJACENT TO LOTS 224 TO 229 INCLUSIVE OF SAID TRACT, THENCE EASTERLY ALONG SAID LAST–MENTIONED PARALLEL LINE TO THE WESTERLY LINE OF LOT 278 OF SAID TRACT; THENCE NORTHERLY ALONG SAID LAST–MENTIONED WESTERLY LINE TO THE MOST SOUTHERLY POINT OF THAT CERTAIN PARCEL OF LAND DESCRIBED AS PARCEL 2–1 AND DEDICATED TO SAID COUNTY FOR ROAD PURPOSES IN SAID ABOVE–MENTIONED DEED RECORDED MAY 11, 1971, AS INSTRUMENT NO. 1941 IN BOOK D5053, PAGE 643 OF SAID OFFICIAL RECORDS; THENCE NORTHEASTERLY ALONG THE EASTERLY BOUNDARY OF SAID CERTAIN PARCEL OF LAND TO THE SOUTHERLY LINE OF SAID 204TH STREET; THENCE EASTERLY ALONG SAID SOUTHERLY LINE TO THE NORTHEASTERLY CORNER OF LOT 283 OF SAID TRACT; THENCE NORTHERLY ALONG THE NORTHERLY PROLONGATION OF THE EASTERLY LINE OF SAID LAST–MENTIONED LOT TO THE MOST NORTHERLY POINT OF THAT CERTAIN PARCEL OF LAND DESCRIBED AS PARCEL 2–1 AND DEDICATED TO SAID COUNTY FOR ROAD PURPOSES IN SAID ABOVE–MENTIONED DEED RECORDED MAY 11, 1971, AS INSTRUMENT NO. 1961, IN BOOK D5053, PAGE 683 OF SAID OFFICIAL RECORDS; THENCE SOUTHWESTERLY ALONG THE WESTERLY BOUNDARY OF SAID CERTAIN PARCEL OF LAND TO THE NORTHERLY LINE OF SAID 204TH STREET; THENCE WESTERLY ALONG SAID LAST–MENTIONED NORTHERLY LINE SOUTH 89°26'00" WEST 980.30 FEET TO A POINT OF CUSP WITH THAT CERTAIN CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 60.00 FEET, A RADIAL OF SAID CURVE TO SAID LAST–MENTIONED POINT BEARS NORTH 23°54'18" EAST; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°01'41" AN ARC DISTANCE OF 93.23 FEET; THENCE TANGENT TO SAID LAST MENTIONED CURVE SOUTH 22°55'59" WEST 14.50 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 170, DISTANT SOUTHERLY ALONG SAID WESTERLY LINE SOUTH 00°33'55" EAST 31.81 FEET FROM THE WESTERLY CORNER OF SAID LAST–MENTIONED LOT; THENCE SOUTHERLY IN A DIRECT TO–THE POINT OF BEGINNING.

RESERVING ALL EASEMENTS AND RIGHTS TO THE SOUTHERN CALIFORNIA EDISON COMPANY, SOUTHERN CALIFORNIA GAS COMPANY, PACIFIC BELL TELEPHONE COMPANY (DBA SBC), DOMINQUEZ WATER CORPORATION, TOSCO REFINING COMPANY, AND MOBIL OIL CORPORATION IN, ON, OVER, AND ACROSS THE ABOVE–DESCRIBED PORTIONS OF 204TH STREET, CATALINA STREET BERENDO AVENUE AND ALLEYS HEREIN BEING VACATED.

ALSO RESERVING TO THE COUNTY OF LOS ANGELES AN EASEMENT FOR SANITARY SEWER PURPOSES IN, ON, OVER, AND ACROSS THE ABOVE–MENTIONED PORTIONS OF 204TH STREET, CATALINA STREET, BERENDO AVENUE, AND ALLEYS HEREIN BEING VACATED.

ALSO RESERVING TO THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT AN EASEMENT FOR STORM DRAIN AND APPURTENANT STRUCTURES, AND INGRESS AND EGRESS PURPOSES IN, ON, OVER, AND ACROSS THE ABOVE–MENTIONED PORTIONS OF 204TH STREET, CATALINA STREET, BERENDO AVENUE; AND ALLEYS HEREIN BEING VACATED.

THE RESERVATIONS HEREIN BEING MADE ARE DONE IN ACCORDANCE WITH THE PROVISIONS OF SECTIONS 8340 AND 8341 OF THE STREET AND HIGHWAYS CODE OF THE STATE OF CALIFORNIA.

TOTAL AREA CONTAINS: · 75,590 ± SQUARE FEET.

EASEMENT RESERVATIONS WITHIN PROPOSED VACATION AREA

NOTE: THE FOLLOWING LIST OF ENTITIES AND AGENCIES IS FROM AN UNRECORDED DOCUMENT PROVIDED BY THE CLIENT. THE DOCUMENT IS FROM THE COUNTY OF LOS ANGELES, DEPARTMENT OF PUBLIC WORKS, DATED MARCH 23, 2006, FILE MP–5, AND IS ENTITLED "RESOLUTION TO VACATE PORTIONS OF 204TH STREET, ET AL. VICINITY OF CARSON – FUTURE PUBLIC HEARING SUPERVISORIAL DISTRICT 2".

EASEMENT RESERVATIONS FOR ANY EXISTING RIGHTS
SOUTHERN CALIFORNIA EDISON COMPANY
SOUTHERN CALIFORNIA GAS COMPANY
PACIFIC BELL TELEPHONE COMPANY (DBA SBC)
DOMINQUEZ WATER CORPORATION
TOSCO REFINING COMPANY
MOBIL OIL CORPORATION

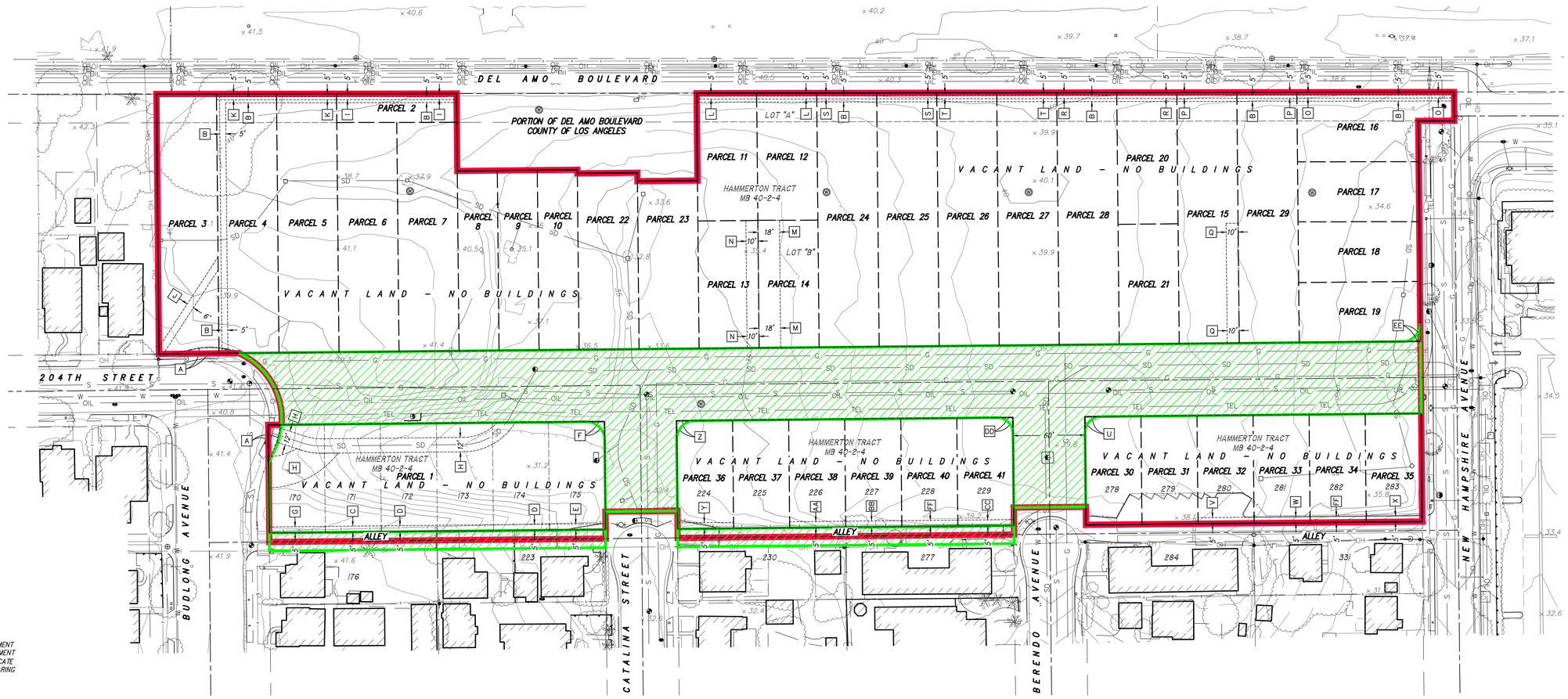
EASEMENT RESERVATION FOR SANITARY SEWER PURPOSES
COUNTY OF LOS ANGELES

EASEMENT RESERVATION FOR STORM DRAIN AND APPURTENANT STRUCTURES, INGRESS, AND EGRESS
LOS ANGELES COUNTY FLOOD CONTROL DISTRICT

INDICATES THE AREAS ENCUMBERED BY THE ABOVE EASEMENT RESERVATIONS.

AREA OF ULTIMATE BOUNDARY POST VACATION

GROSS AREA: 356,714 SF / 8.189 ACRES



GRAPHIC SCALE: 1 INCH = 40 FT

LINE LEGEND

- COMMITMENT PROPERTY LINE
- PROPOSED VACATION AREA
- ULTIMATE BOUNDARY – POST VACATION
- CENTERLINE
- EASEMENT
- FENCE
- OH — OVERHEAD LINES

UNDERGROUND UTILITY LEGEND

- G — GAS
- SD — STORM DRAIN
- S — SEWER
- TEL — TELEPHONE
- W — WATER

SYMBOL LEGEND

MISCELLANEOUS

- EXISTING BUILDING
- FIRE HYDRANT
- GATE
- GUY ANCHOR
- LIGHT POLE
- PALM TREE
- POWER POLE
- SIGN
- STREET LIGHT
- TREE
- OBSERVATION MONITORING WELL

MANHOLES

- SEWER
- SEWER CLEANOUT
- STORM DRAIN
- UNKNOWN UTILITY

VALVES

- GAS
- WATER

ABBREVIATIONS

ASPH	ASPHALT
CAB	CABINET
CONC	CONCRETE
ELEC	ELECTRIC
PBX	PULLBOX
PL	PROPERTY LINE
SF	SQUARE FEET
WM	WATER METER

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE BEARING OF NEW HAMPSHIRE AVENUE (FORMERLY NORTH WALNUT AVENUE) AS SHOWN ON THE MAP OF HAMMERTON TRACT, FILED IN MAP BOOK 40, PAGES 2 THROUGH 4, IN THE OFFICE OF THE REGISTRAR–RECORDER/COUNTY CLERK OF LOS ANGELES COUNTY, BEING NORTH 00°34'00" WEST.

SHEET INDEX

Figure 3.0

ALTA/ACSM LAND TITLE SURVEY
SWC OF DEL AMO BLVD & NEW HAMPSHIRE AVE
UNINCORPORATED LOS ANGELES COUNTY, CA
PROPOSED VACATION AREA

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SCALE: 1" = 40'

DRC Engineering, Inc.
Civil Engineering/Land Surveying/Land Planning
160 S. Old Springs Road, Ste. 210
Anaheim Hills, California 92808
(714) 685–6860

ALL SAMPLE LOCATIONS

Del Amo Neighborhood Park
Los Angeles County, California

Figure 4.0

C2REM
An Environmental Management & Development Company
NEWPORT BEACH, CA
949.261.8098

N

Legend

- DHS 1983
- DAMES AND MOORE 1993
- CH2M HILL BACKYARD 1994
- CH2M HILL, JUNE-JULY 1994
- OHM, SEPTEMBER 1995
- C2 REM, MAY 1998
- C2 REM, AUGUST 2001
- C2 REM, SEPTEMBER 1999
- LACDPW SOIL BORING, NOVEMBER 2001
- LACDPW SOIL BORING, NOVEMBER 2002
- TRUST FOR PUBLIC LANDS 2006
- CONFIRMATION SAMPLING SEPTEMBER-OCTOBER 1998
- SAMPLE LOCATION WITHOUT LABORATORY DATA
- EXCAVATION APRIL-MAY 1994
- EXCAVATION AUGUST-OCTOBER 1998

0 85 170 340 Feet

Los Angeles County, CA

Figure 5.0

SAMPLING EVENTS AND HOT SPOT LOCATIONS

Del Amo Neighborhood Park
Los Angeles County, California

An Environmental Management & Development Company
NEWPORT BEACH, CA
949.261.8098

N

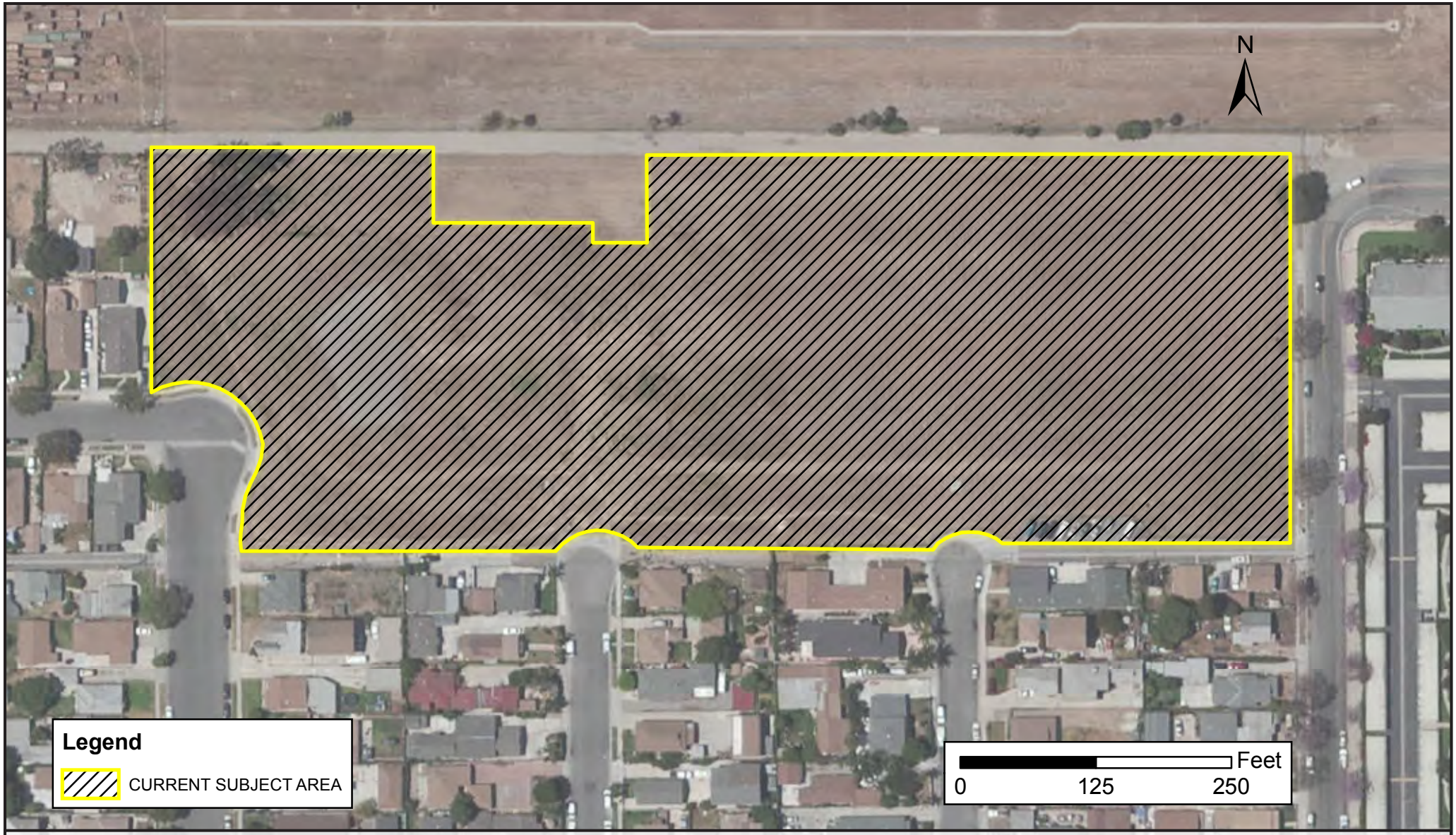
SSL0070 170
SSL0069 230
T3-C 59
T3-A 79
T3-B 23
T3-D 42
K-4 57.2
P1-GN 97
P1-GN 45
P1-GE 130
C-5 51.7
B-5 96.8
A-5 192
P1-G 16.7
P1-G 47
1055
1051
P1-GW 52
P1-GS 130
P1-GW 170
1043
B-7 156
P1-G 450
P1-GS 200
SSL0067 150
SSL0066 170
T4-A 89
T4-B 74
T4-C 450
T4-D 200
P3-DN 24
SS16 26
P3-D 26
P3-DW 55
P3-DE 43
P3-DS 17
T2-A 5.8
T2-B 5.5
T2-C 3.2
T2-D 2.9
DEL 3&4 20.5
DEL 3&4 26.1
SS21 15
P4-GN 25
P4-F 7.5
P4-GW 58
P4-GE 28
P4-GS 15
SSL0063 450
T1-C 5.1
T1-B 4.5
T1-A 8.23
T1-D 3.6
SSL0077 130
T6-C 5.7
T6-D 5.2
T6-D 5.7
T6-B 6.3
T6-A 5.9
DEL1&2 40.9
DEL1&2 18.4
SS29 120
SS5 14
SS6 29
SS17 28
SS18 44
SS30 15
SS31 22
T5-D 8
T5-B 36
T5-A 10
T5-C 45
SS35 39

0 40 80 160 Feet

Legend

- DHS 1983
- DAMES & MOORE 1993
- CH2M HILL BACKYARD 1994
- CH2M HILL, JUNE-JULY 1994
- OHM, SEPTEMBER 1995
- C2 REM, MAY 1998
- C2 REM, SEPTEMBER 1999
- C2 REM, AUGUST 2001
- LACDPW SOIL BORING, NOVEMBER 2001
- LACDPW SOIL BORING, NOVEMBER 2002
- TRUST FOR PUBLIC LANDS 2006
- EXCAVATION APRIL-MAY 1994
- EXCAVATION AUGUST-OCTOBER 1998
- HOT SPOT

Note: Less than 3 ft-bgs Lead Concentration (mg/kg)



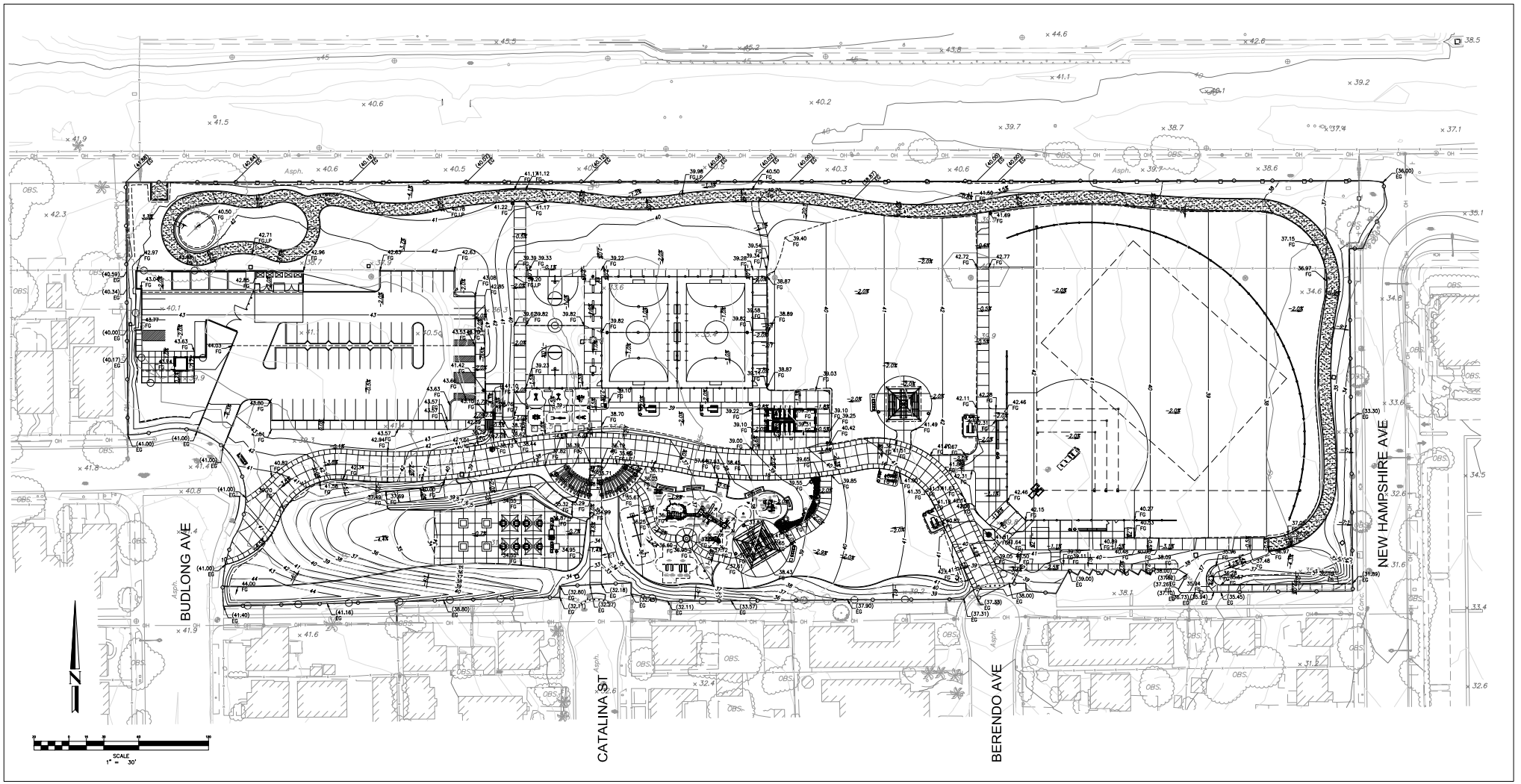
ALTERNATIVE 3

Placement of Clean Soil Over Subject Area

Del Amo Neighborhood Park
Los Angeles County, California

Figure 6.0

C2REM
An Environmental Management & Development Company
NEWPORT BEACH, CA
949.261.8098



Reference: Huitt_Zollars/MIG

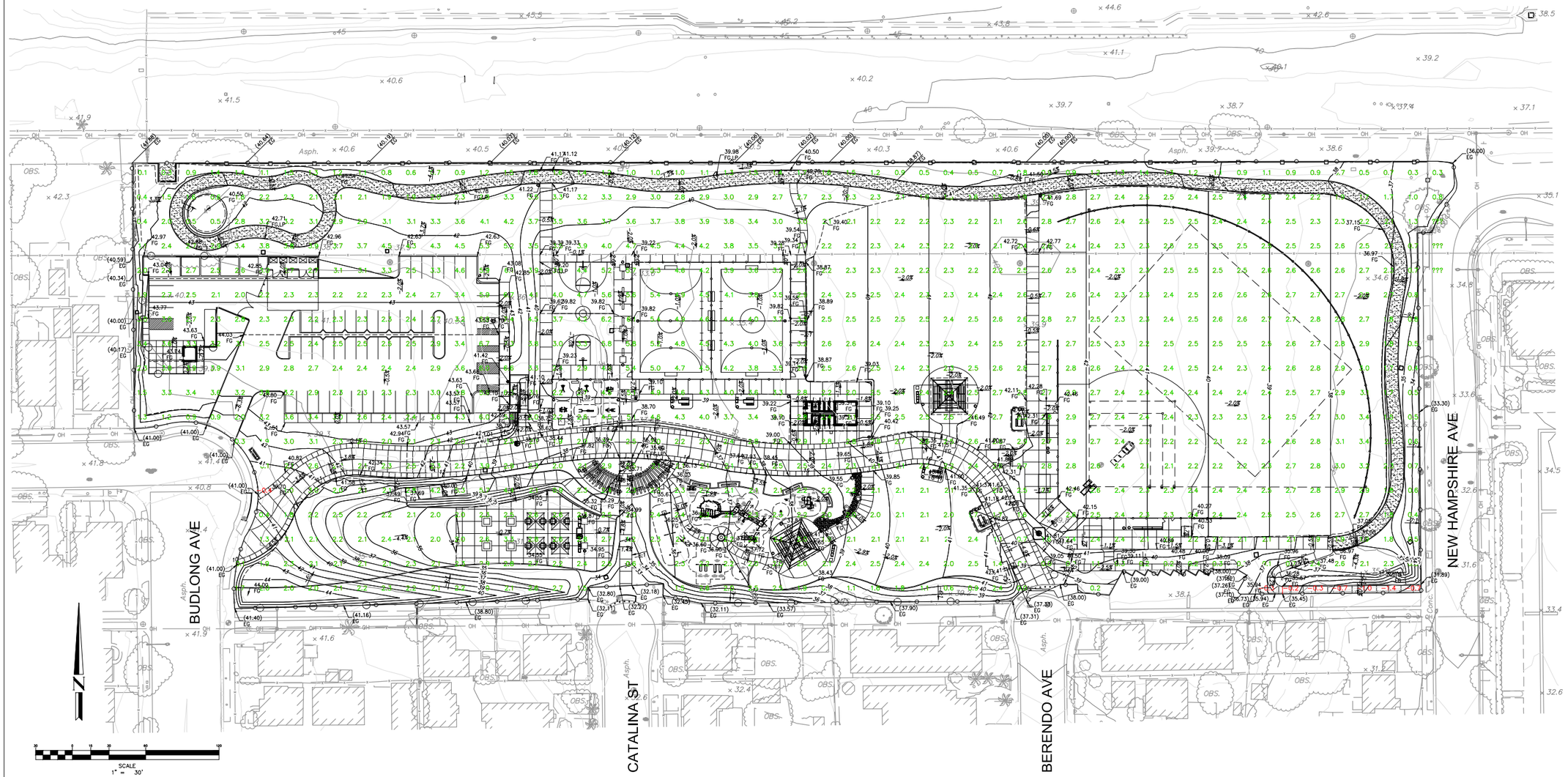
Los Angeles County, CA

GRADING PLAN

Del Amo Neighborhood Park
Los Angeles County, California

Figure 7.0

C2REM An Environmental Management & Development Company
NEWPORT BEACH, CA 949.261.8098



Reference: Huitt-Zollars/MIG

ISOPACH MAP

Del Amo Neighborhood Park
Los Angeles County, California

C2REM An Environmental Management & Development Company

Figure 8.0

An Environmental Management & Development Company
NEWPORT BEACH, CA 949.261.8098

TRAFFIC PLAN

Del Amo Neighborhood Park,
Torrance, California

Figure 9.0

An Environmental Management & Development Company
NEWPORT BEACH, CA
949.261.8098

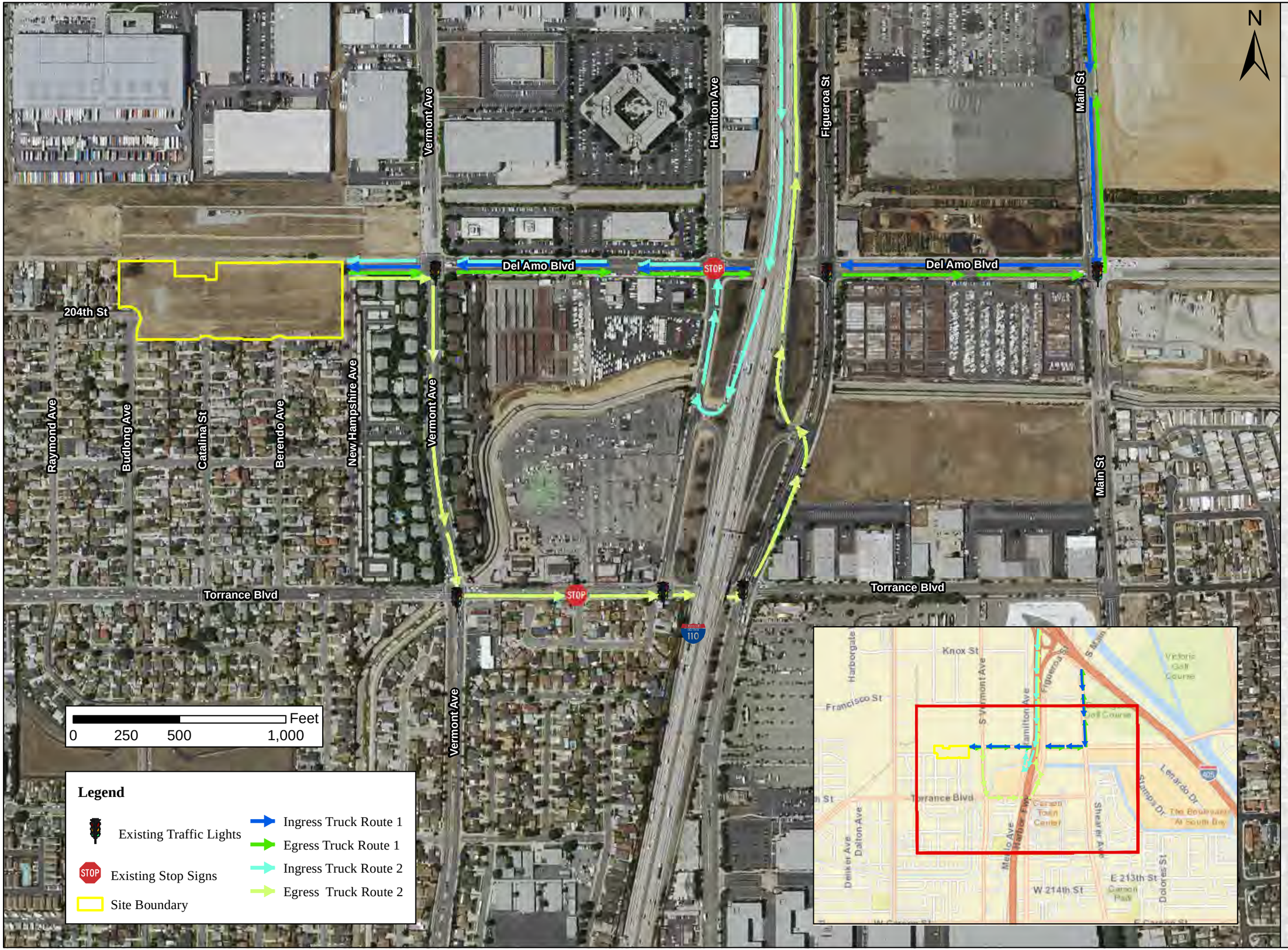


Figure 10.0
RAW Project Organizational Diagram
Del Amo Neighborhood Park
Los Angeles County, California

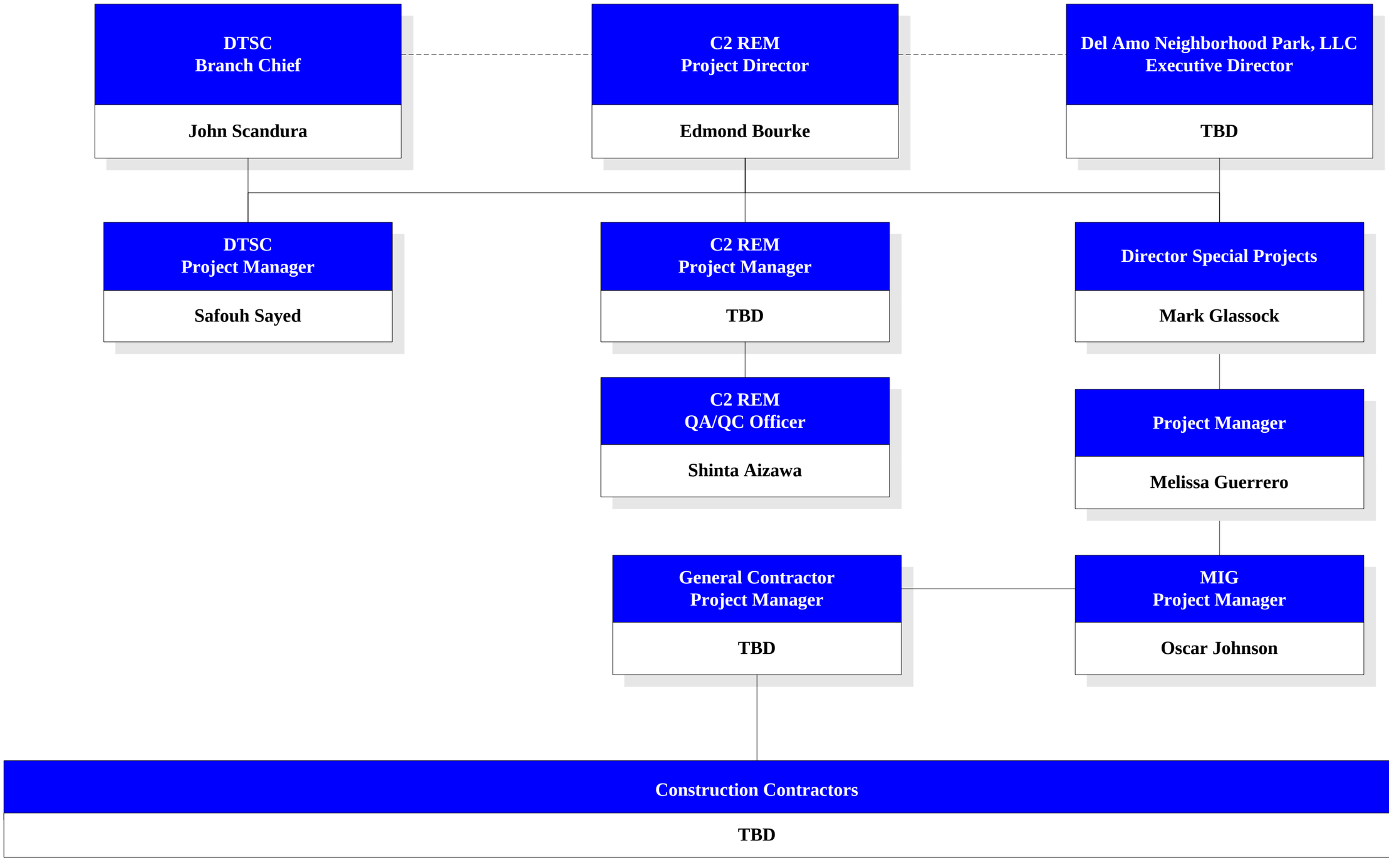
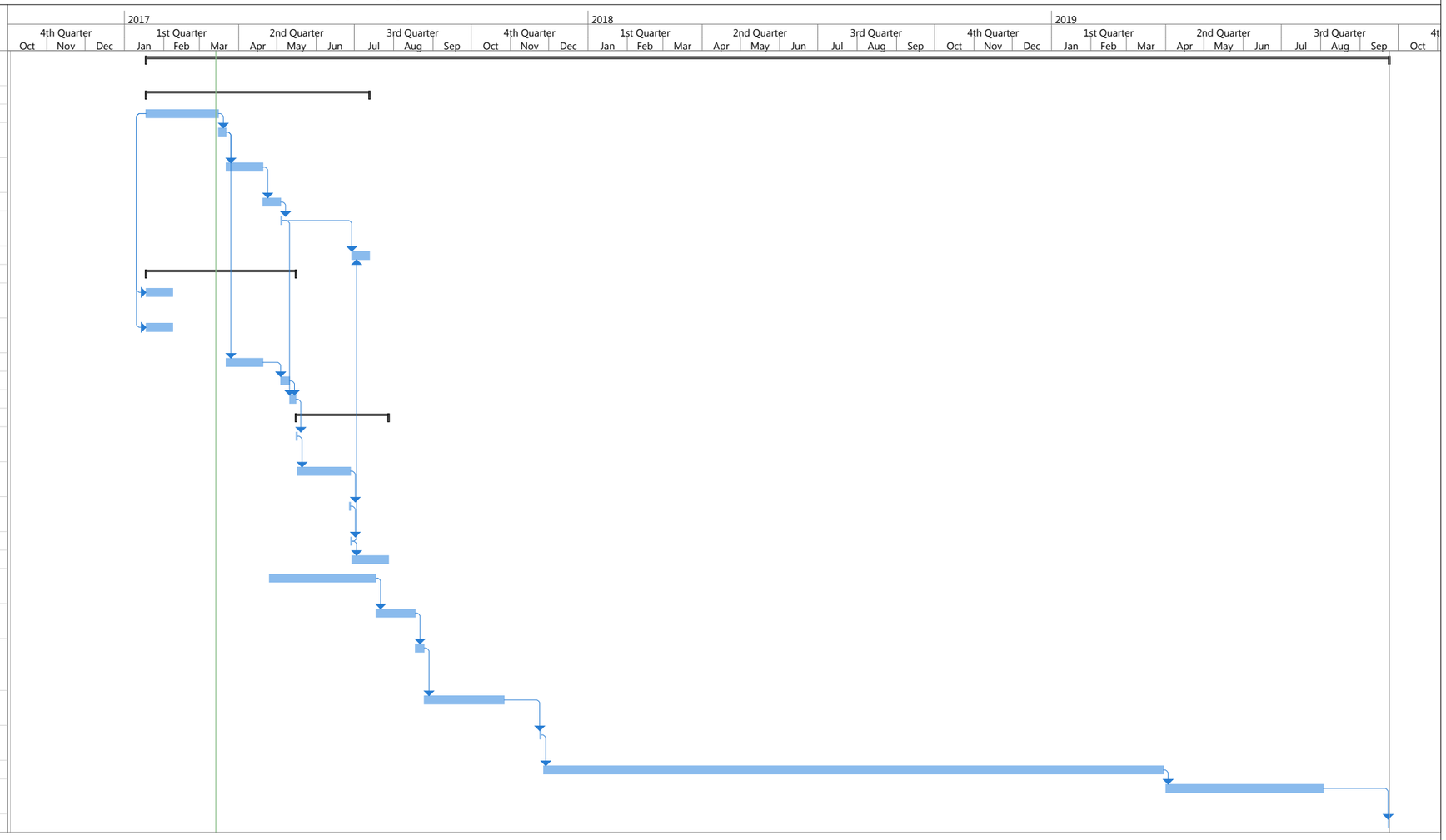


Figure 11.0
Del Amo Neighborhood Park
Project Schedule

ID	Task Mode	Task Name	Duration	Start	Finish
1		**Del Amo Neighborhood Park - RAW/CEQA/MND/Design**	**699 days**	**Wed 1/18/17**	**Mon 9/23/19**
2		**A- RAW**	**126 days**	**Wed 1/18/17**	**Wed 7/12/17**
3		Submit Draft Final RAW to DTSC	41 days	Wed 1/18/17	Wed 3/15/17
4		Community fact sheet distribution	4 days	Thu 3/16/17	Tue 3/21/17
5		Public comment Period -Publish community notice	30 days	Wed 3/22/17	Wed 4/19/17
6		Response to public comments	10 days	Thu 4/20/17	Wed 5/3/17
7		Finalize and submit RAW for DTSC approval	1 day	Thu 5/4/17	Thu 5/4/17
8		DTSC Approval of RAW	10 days	Thu 6/29/17	Wed 7/12/17
9		**B- CEQA MND**	**84 days**	**Wed 1/18/17**	**Mon 5/15/17**
10		Submit MND for County staff review and concurrence	15 days	Wed 1/18/17	Tue 2/7/17
11		DTSC Review of Draft MND (concurrent with Coutny)	15 days	Wed 1/18/17	Tue 2/7/17
12		30-Day Public Review Period	30 days	Wed 3/22/17	Wed 4/19/17
13		Prepare Response to Comments	5 days	Thu 5/4/17	Wed 5/10/17
14		Finalize MND with Responses	3 days	Thu 5/11/17	Mon 5/15/17
15		**C- Board Items**	**53 days**	**Tue 5/16/17**	**Thu 7/27/17**
16		County preps Board Letter with Attachments for BOS Mtg	1 day	Tue 5/16/17	Tue 5/16/17
17		6-8 week lead time to BOS Meeting	30 days	Wed 5/17/17	Tue 6/27/17
18		Board of Supervisors Meeting to Adopt IS/MND	1 day	Tue 6/27/17	Tue 6/27/17
19		File Notice of Determination	1 day	Wed 6/28/17	Wed 6/28/17
20		30-Day Statue of Limitations	30 days	Thu 6/29/17	Thu 7/27/17
21		**D - Construction documents initial submittal to permitting plan check**	**60 days**	**Tue 4/25/17**	**Mon 7/17/17**
22		**E - Construction documents approved by permitting check**	**23 days**	**Tue 7/18/17**	**Thu 8/17/17**
23		**F - Notice of Intent to start contruction to utility, service providers & governing agencies**	**5 days**	**Fri 8/18/17**	**Thu 8/24/17**
24		**G - Public Bid Process, includes announcement, site visit & bid award**	**45 days**	**Fri 8/25/17**	**Thu 10/26/17**
25		**H - Groundbreaking Ceremony (tentative)**	**1 day**	**Fri 11/24/17**	**Fri 11/24/17**
26		**I - Site Construction**	**350 days**	**Mon 11/27/17**	**Fri 3/29/19**
27		**J - Post-Contruction maintenance period**	**90 days**	**Mon 4/1/19**	**Fri 8/2/19**
28		**K - Grand Opening (tentative)**	**1 day**	**Mon 9/23/19**	**Mon 9/23/19**



Project: Del Amo Neighborhood P
Date: Tue 3/14/17

Task
Split
Milestone
Summary
Project Summary
Inactive Task
Inactive Milestone
Inactive Summary
Manual Task
Duration-only
Manual Summary Rollup
Manual Summary
Start-only
Finish-only
External Tasks
External Milestone
Deadline
Progress
Manual Progress

APPLICABLE OR RELEVANT
AND APPROPRIATE REQUIREMENTS

Appendix A
Applicable or Relevant and Appropriate Requirements
Del Amo Neighborhood Park

Federal Chemical - Specific

Requirement	Prerequisite	Citation	ARAR Determination	Comments
Soil				
Resource Conservation and Recovery (RCRA)/HWCA				
Determination of RCRA hazardous waste	Waste soil/water	40CFR261.3, 262.11	Applicable	The remedial alternative that involves excavation and disposal generate soil waste. The previous sampling results indicate that the soil could potentially be characterized as a RCRA-hazardous waste. Waste determinations would be made at the time the waste is generated.
Land Disposal Restrictions	Waste soil	40 CFR Part 268	Applicable	The applicable standard for land disposal is based on the Universal Treatment Standard (UTS). The UTS for the COPC will vary based on the chemical constituents present. The land disposal standards for hazardous waste soils were relaxed to 10-times the UTS.
Water				
Clean Water Act (CWA) 33 USC 1251-1376				
Regulates discharges of water from a facility or site including site runoff.	Wastewater discharge to a water body	40 CFR 100-149	Applicable	Groundwater remedy not in project scope. Stormwater runoff during remedial action may require control. Best available control technologies will be used to attain zero discharge from Site.
Safe Drinking Water Act (SDWA) 42 USC 300f - 300j				
Regulates the quality of drinking water supply and lists maximum contaminant levels	Drinking water	40 CFR 141-143	TBC	Maximum Contaminant Limits are considered relevant and appropriate if water discharge occurs for this remedial action. Best available control technologies will be used to attain zero discharge from Site.
Air				
Clean Air Act (CAA), 40 USC 7401 et.seq.				
National Ambient Air Quality Standards (NAAQS); Primary and secondary standards for ambient air quality to protect public health and welfare (including standards for particulate matter and lead).	Contamination of air affecting public health and welfare.	40 CFR 50.4-50.12	Applicable	These requirements will be evaluated further in the action-specific ARARs.

Appendix A
Applicable or Relevant and Appropriate Requirements
Del Amo Neighborhood Park

Federal Chemical - Specific

Requirement	Prerequisite	Citation	ARAR Determination	Comments
Provisions of State Implementation Plan (SIP) approved by EPA under Section 110 of CAA	Major sources of air pollutants.	40 USC 7410;portions of 40 CFR 52.220 applicable to SCAQMD	Applicable	Emission of air pollutants regulated by SIP is possible at the site. These requirements will be evaluated further in the action-specific ARARs.

*Statues and policies, and their citations, are provided as headings to identify general categories of potential ARARs for the convenience of the reader. Listing the statues and policies does not indicate that the preparer accepts the entire statues or policies as potential ARARs. Specific potential ARARs are addressed in the table below each general heading; only substantive requirements of the specific citations are considered potential ARARs.

ARARs = Applicable or relevant and appropriate requirements
CAA = Clean Air Act
CCR = California Code of Regulations
CFR =Code of Federal Regulations
EPA = U.S. Environmental Protection Agency
FIFRA = Federal Insecticide, Fungicide, and Rodenticide Act
NAAQS = National Ambient Air Quality Standards (primary and secondary)
RCRA = Resource Conservation and Recovery Act
ppm = Parts per million
PCB = Polychlorinated biphenyls
RI =Remedial Investigation
SCAQMD = South Coast Air Quality Management District
SIP = State Implementation Plan
TBC = "To Be Considered" Guidance
TSCA = Toxic Substances Control Act
USC = United States Code

Chemical-specific concentrations used for the FS may not be ARARs indicated in this table, but may be concentrations based upon other factors. Such factors may include the following:

- Human health risk-based concentrations (risk-based; PRGs 40 CFR 300.430 (e) (A) (1) and (2)).
- Ecological risk-based concentrations (40 CFR 300.430 (e) (G)).
- Practical quantitation limits of contaminants (40 CFR 300.430 (e) (A) (3)).

Many potential action-specific ARARs contain chemical-specific limitations and are addressed in the action-specific ARAR tables.

Appendix A
Applicable or Relevant and Appropriate Requirements
Del Amo Neighborhood Park

State Chemical - Specific

Requirement	Prerequisite	Citation	ARAR Determination	Comments
Soil				
Cal-EPA Department of Toxic Substances Control (DTSC)				
Definition of "Non-RCRA hazardous waste"	Waste	22 CCR 66261, 66261.3, 66261.22, 66261.24(a) (1) to (a) (8), 66261.100, 66261.101	Potentially Applicable	The remedial alternative that involves excavation and disposal generate soil waste. The previous sampling results indicate that the soil could potentially be characterized as California hazardous, or RCRA-hazardous waste. Hazardous waste determinations would be made at the time the waste is generated.
Water				
State and Regional Water Quality Control Board (RWQCB)				
Authorizes the State and Regional Water Boards to establish in Water Quality Control Plans beneficial uses and numerical and narrative standards to protect both surface and groundwater quality. Authorizes regional water boards to issue permits for discharges to land or surface or groundwater that could affect water quality, including NPDES permits, and to take enforcement action to protect water quality.	Waste discharge	California Water Code, Division 7, Section 13241, 13243, 13263(a), and 13360 (Porter-Cologne Water Quality Control Act) and other provisions of the Porter-Cologne Water Quality Control Act	Applicable	Groundwater remedy not in project scope. Stormwater runoff during remedial action may require control. Best available control technologies will be used to attain zero discharge from Site.
Regulates the levels above which waste containing lead (1,000 ppm), copper (2500ppm) and nickel (2000ppm) that must be disposed at a Class I hazardous waste disposal facility.	Waste	California Health & Safety Code, 25157.8	Applicable	The remedial alternative that involves excavation and disposal generate soil waste. Results from previous sampling events indicate that the soil concentration for lead could potentially be >1,000 ppm. Stockpile analytical results will be evaluated and disposal at the appropriate facility will be conducted.
Describes the water basins in the Los Angeles Region, establishes beneficial uses of ground and surface waters, establishes water quality objectives, including narrative and numerical standards, establishes implementation plans to meet water quality objectives and protect beneficial uses, and incorporates statewide water quality control plans and policies.	Waste discharge	Water Quality Control Plan (Basin Plan) Los Angeles Region, June 13, 1994	Applicable	Substantive provisions in Chapters 3, 4, and 5 of the plan are ARARs, including beneficial use designations, water quality objectives, and Strategic Planning and Implementation.

*Statues and policies, and their citations, are provided as headings to identify general categories of potential ARARs for the convenience of the reader. Listing the statues and policies does not indicate that the preparer accepts the entire statues or policies as potential ARARs. Specific potential ARARs are addressed in the table below each general heading; only substantive requirements of the specific citations are considered potential ARARs.

ARARs = Applicable or relevant and appropriate requirements
RCRA = Resource Conservation and Recovery Act
Chemical-specific concentrations used for removal action alternative evaluation may not be ARARs indicated in this table, but may be concentrations based upon other factors. Such factors may include the following:

- Human health risk-based concentration (risk-based; PRGs 40 CFR 300.430(e) (A) (1) and (2))
- Ecological risk-based concentration (40 CFR 300.430(e) (G))
- Practical quantitation limits of contaminants (40 CFR 300.430(e) (A) (3))

Many potential action-specific ARARs contain chemical-specific limitations and are addressed in the action-specific ARARs tables.

Appendix A
Applicable or Relevant and Appropriate Requirements
Del Amo Neighborhood Park

Federal Location - Specific

Location	Requirement	Prerequisite	Citation	ARAR Determination	Comments
Executive Order 11990, Protection of Wetlands*					
Not within floodplain	Not within floodplain	Not within floodplain	40 CFR 6, Appendix A (excluding Sections 6(a) (2), (4), and (6)); 40 CFR 6.302	Not an ARARs	Not in flood plain
National Historic Preservation Act, 16 USC Section 470*					
Historic project owned or controlled by Federal agency	Action to preserve historic properties; planning of action to minimize harm to national historic landmarks.	Property included in or eligible for the National Register of Historic Places	Substantive requirements of 36 CFR 800	Not an ARARs	There are no historic sites on the Site.
Endangered Species Act of 1973*					
Critical habitat upon which endangered species or threatened species depend	Action to conserve endangered species or threatened species, including consultation with the Department of the Interior.	Determination of effect upon endangered or threatened species or their habitat	16 USC 1536(a)	Not an ARARs	No sensitive species of plant or wildlife found on this site.
Executive Order 11990, Protection of Wetlands*					
Wetland	Action to minimize the destruction, loss, or degradation of wetlands.	Wetland as defined by Executive Order 11990, Section 7	40 CFR 6, Appendix A (excluding Sections 6(a) (2), (4), and (6)); 40 CFR 6.302	Not an ARARs	No identified wetland on the Site.
Clean Water Act, Section 404*					
Wetland	Action to prohibit discharge of dredged or fill material into wetland without permit. Mitigation may be required to avoid net loss of wetlands.	Wetland as defined by Executive Order 11990, Section 7	40 CFR 230.10; 40 CFR 231 (excluding 231.1, 231.2, 231.7, and 231.8)	Not an ARARs	No identified wetland on the Site.
Wilderness Act*					
Wilderness Area	Area must be administered in a manner that will leave it unimpaired as wilderness and preserve its wilderness character.	Federally owned area designated as wilderness area	50 CFR 35.1 et seq.	Not an ARARs	No identified wilderness area on the Site.
National Wildlife Refuge System*					
Wildlife refuge	Only actions allowed under the provisions of 16 USC 668 dd(C) may be undertaken in areas that are part of the National Wildlife Refuge System.	Area designated as part of the National Wildlife Refuge System	50 CFR 27	Not an ARARs	No identified wildlife refuge on the Site.
Fish and Wildlife Coordination Act, Section 662*					
Area affecting stream or other water body	Action taken should protect fish or wildlife.	Division, channeling, or other activity that modifies a stream or other water body and affects fish or wildlife	16 USC 662	Not an ARARs	No steam or water body on the Site.
Wild and Scenic Rivers Act*					
Within area affecting national wild, scenic, or recreational river	Avoid taking or assisting in an action that will have direct adverse effect on scenic river.	Activities that affect or may affect any of the rivers specified in 16 USC 1276(a)	16 USC 1271 et seq., Section 7(a)	Not an ARARs	No rivers on the Site.

Appendix A
Applicable or Relevant and Appropriate Requirements
Del Amo Neighborhood Park

Federal Location - Specific

Location	Requirement	Prerequisite	Citation	ARAR Determination	Comments
Coastal Zone Management Act*					
Within coastal zone	Conduct activities in a manner consistent with approved State management programs.	Activities affecting the coastal zone, including land thereunder and adjacent shore land.	Section 307(c) of 16 USC 1456(c); 15 CFR 930 and 923.45	Applicable	Site is within 15 miles of ocean.
Coastal Barrier Resources Act, Section 3504*					
Within designated coastal barrier	Prohibits any new Federal expenditure within the Coastal Barrier Resource System.	Activity within the Coastal Barrier Resource System	16 USC 3504	Applicable	Site is within 15 miles of ocean.
Historic Sites, Buildings, and Antiquities Act*					
Historic Sites	Avoid undesirable impacts on landmarks.	Areas designated as historic sites	16 USC 461-467	Not an ARARs	No historic sites/buildings on the Site.
Rivers and Harbors Act of 1890*					
Navigable waters	Permits required for structures or work in or affecting navigable waters.	Activities affecting navigable waters	33 USC 403	Not an ARARs	No navigable waters on the Site.
Migratory Bird Treaty Act of 1972*					
Migratory bird area	Protects almost all species of native birds in the United States from unregulated "take", which can include poisoning at hazardous waste sites.	Presence of migratory birds	16 USC 703	Not an ARARs	Site is not a known migratory bird habitat.
Marine Mammal Protection Act*					
Marine mammal area	Protects any marine mammal within the United States from unregulated "take" except as provided by international treaties.	Presence of marine mammals	16 USC 1372(2)	Not an ARARs	Site is not a marine ecological system.
Magnuson Fishery Conservation and Management Act*					
Fishery under management	Provides for conservation and management of specified fisheries within specified fishery conservation zones	Presence of managed fisheries	16 USC 1801 et seq.	Not an ARARs	Site is not a marine ecological system.

* Statues and policies, and their citations, are provided as headings to identify general categories of potential ARARs. Specific potential ARARs follow each general heading.

ARARs = Applicable or relevant and appropriate requirements
CCC = California Coastal Commission
CCR = California Code of Regulations
CFR = Code of Federal Regulations
HWCA = Hazardous Waste Control Act
NWS = Naval Weapons Station
RCRA = Resource Conservation and Recovery Act
RWQCB = California Regional Water Quality Control Board
SHPO = State Historical Preservation Officer
USC = United States Code

Appendix A
Applicable or Relevant and Appropriate Requirements
Del Amo Neighborhood Park

State Location - Specific

Location	Requirement	Prerequisite	Citation	ARAR Determination	Comments
Fish and Wildlife Game Code*					
Endangered Species Habitat	No persons shall import, export, take, possess, or sell any endangered or threatened species or part or product thereof.	Threatened or endangered species determination on or before January 1, 1985 or a candidate species with proper notification	FGC 2080	Not an ARARs	There are no known or listed endangered species at this Site.
Endangered Species Habitat	Department policy and legislative findings and definitions for significant natural areas		FGC 2050-2068	Not an ARARs	There are no known or listed endangered species at this Site.
Endangered Species Habitat	Procedures for listing endangered species.		FGC 2070	Not an ARARs	There are no known or listed endangered species at this Site.
Endangered Species Habitat	Ensures that action taken will not jeopardize the survival and reproduction of any threatened or endangered species.		FGC 2090-2096	Not an ARARs	There are no known or listed endangered species at this Site.
California Coast Act of 1976*					
Coastal Zone	Regulates activities associated with development to control direct significant impacts on coastal waters and protect State and national interests in California coastal resources. Requires a consistency determination for federal activities within a coastal zone.		PRC 30000-30900; 14 CCR 13001 136664.4	Not an ARARs	No impacts to coastal waters.

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ARARs = Applicable or Relevant and Appropriate Requirements
CERCLA = Comprehensive Environmental Response, Compensation, and Liability Act
CCR = California Code of Regulations
FGC = Fish and Game Code
NA = Not an ARAR
PRC Public Resources Code
TBC To be considered

Appendix A
Applicable or Relevant and Appropriate Requirements
Del Amo Neighborhood Park

Federal Action - Specific

Action	Requirement	Prerequisite	Citation	ARAR Determination			Comments
				Alt. 1	Alt. 2	Alt. 3	
Resource Conservation and Recovery Act (RCRA) 42 USC 6901 et seq.*							
On-site waste generation	Person who generates waste shall determine if that waste is hazardous.	Generator of hazardous waste in California	22 CCR 66262.11	Not an ARARs	Applicable	Relevant and Appropriate	The remedial alternative that involves excavation and disposal generate soil waste. The previous sampling results indicate that the soil could potentially be characterized as a RCRA-hazardous waste. Waste determinations would be made at the time the waste is generated and generated waste will be handled in a safe and responsible manner.
Hazardous waste accumulation	Generator may accumulate waste on site for 90 days or less or must comply with requirements for operating a storage facility.	Accumulate hazardous waste	22 CCR 66262.34	Not an ARARs	Applicable	Relevant and Appropriate	See comment above
Recordkeeping	Generator must keep manifests, biennial and exception reports and records of waste determination for at least 3 years.	Generate hazardous waste	22 CCR 66262.40	Not an ARARs	Applicable	Relevant and Appropriate	See comment above
Container storage	Containers of RCRA hazardous waste must be 1) maintained in good conditions, 2) compatible with hazardous waste to be stored and 3) closed during storage except to add or remove waste.	Storage of hazardous waste in containers for more than 90 days.	22 CCR 66264.171, 172, 173	Not an ARARs	Applicable	Relevant and Appropriate	See comment above
	Inspect container storage areas weekly for deterioration.		22 CCR 66264.174	Not an ARARs	Applicable	Relevant and Appropriate	See comment above
	Place containers on a sloped, crack-free base, and protect from contact with accumulated liquid. Provide containment system with a capacity of 10 percent of the volume of containers of free liquids. Remove spilled or leaked waste in a timely manner to prevent overflow of the containment system.		22 CCR 66264.175(a) and (b)	Not an ARARs	Applicable	Relevant and Appropriate	See comment above
	Keep containers of ignitable or reactive waste at least 50 feet from the facility property line.		22 CCR 66264.176	Not an ARARs	Applicable	Relevant and Appropriate	See comment above
	Keep incompatible materials separate. Separate incompatible materials stored near each other by a dike or other barrier.		22 CCR 66264.177	Not an ARARs	Applicable	Relevant and Appropriate	See comment above
	At closure, remove all hazardous waste and residues from the containment system, and decontaminate or remove all containers, liners.		22 CCR 66264.178	Not an ARARs	Applicable	Relevant and Appropriate	See comment above
Excavation	Movement of excavated materials to new location and placement in or on land will trigger land disposal restrictions for the excavated waste or closure requirements for the unit in which the waste is being placed	Materials containing RCRA hazardous waste subject to land disposal restrictions are placed in another unit.	22 CCR 66268.40	NA	Applicable	Relevant and Appropriate	See comment above
Treatment when waste will be land disposed	Treatment of waste subject to ban on land disposal must attain levels achievable by best demonstrated available treatment technologies (BDAT) for each hazardous constituent in each listed waste, if residual is to be land disposed.	Placement of RCRA hazardous waste in a landfill, surface impoundment, waste pile, injection well, land treatment facility, salt dome formation, or underground mine or cave.	22 CCR 66268.40 and 42	NA	Applicable	Relevant and Appropriate	See comment above

Appendix A
Applicable or Relevant and Appropriate Requirements
Del Amo Neighborhood Park

Federal Action - Specific

Action	Requirement	Prerequisite	Citation	ARAR Determination			Comments
Clean Air Act (CAA) 40 USC 7401 et seq.							
Discharge to air	Provisions of State Implementation Plan (SIP) approved by EPA under Section 110 of CAA.	Major sources of air pollutants	40 USC 7410, portions of 40 CFR 52.220 applicable to SCAQMD	NA	Relevant and Appropriate	Relevant and Appropriate	Substantive portions of these requirements would be ARARs for transport of hazardous materials on site. Off-site transport must comply with both substantive and administrative requirements.
	National Primary and Secondary Ambient Air Quality Standards (NAAQS) - standards for ambient air quality to protect public health and welfare (including standards for particulate matter and lead).	Contamination of air affecting public health and welfare	40 CFR Section 50.4 - 50.12	NA	Applicable	Applicable	See comment above
U.S. Department of Transportation, 49 USC 1802, et seq.*							
Hazardous Materials Transportation	No person shall represent that a container or package is safe unless it meets the requirements of 49 USC 1802, et seq. or represent that a hazardous material is present in a package or motor vehicle if it is not.	Interstate carriers transporting hazardous waste and substances by motor vehicle. Transportation of hazardous material under contract with any department of the executive branch of the Federal government.	49 CFR 171.2(f)	NA	Applicable	Relevant and Appropriate	Substantive portions of these requirements would be ARARs for transport of hazardous materials on site. Off-site transport must comply with both substantive and administrative requirements.
	No person shall unlawfully alter or deface labels, placards or descriptions, packages, containers, or motor vehicles used for transportation of hazardous materials		49 CFR 171.2(g)	NA	Applicable	Relevant and Appropriate	See comment above
Hazardous Materials Marking, Labeling, and Placarding	Each person who offers hazardous material for transportation or each carrier that transports it shall mark each package, container, and vehicle in the manner required.	Person who offers hazardous material for transportation; carries hazardous material; or packages, labels, or placards hazardous material.	49 CFR 172.300	NA	Applicable	Relevant and Appropriate	A portion of the soil is considered to be hazardous waste and will be handled as such. The bulk of the soil to be shipped from the site is considered non-hazardous.
	Each person offering nonbulk hazardous materials for transportation shall mark the proper shipping name and identification number (technical name) and consignee's name and address.		49 CFR 172.301	NA	Applicable	Relevant and Appropriate	See comment above
	Hazardous materials for transportation in bulk packages must be labeled with proper identification (ID) number, specified in 49 CFR 172.101 table, with required size of print. Packages must remain marked until cleaned or refilled with material requiring other marking.		49 CFR 172.302	NA	Applicable	Relevant and Appropriate	See comment above

Appendix A
Applicable or Relevant and Appropriate Requirements
Del Amo Neighborhood Park

Federal Action - Specific

Action	Requirement	Prerequisite	Citation	ARAR Determination			Comments
Hazardous Materials Marking, Labeling, and Placarding	No package marked with a proper shipping name or ID number may be offered for transport to transported unless the package contains the identified hazardous material or its residue.	Person who offers hazardous material for transportation; carries hazardous material; or packages, labels, or placards hazardous material.	49 CFR 172.303	NA	Applicable	Relevant and Appropriate	A portion of the soil is considered to be hazardous waste and will be handled as such. The bulk of the soil to be shipped from the site is considered non-hazardous.
	The markings must be durable, in English, in contrasting colors, unobscured, and away from other markings.		49 CFR 172.304	NA	Applicable	Relevant and Appropriate	See comment above
	Labeling of hazardous material packages shall be specified in the list.		49 CFR 172.400	NA	Applicable	Relevant and Appropriate	See comment above
	Nonbulk combination packages containing liquid hazardous materials must be packaged with closures upward, and marked with arrows pointing upwards.		49 CFR 172.312	NA	Applicable	Relevant and Appropriate	See comment above
	Each bulk packaging or transport vehicle containing any quality of hazardous material must be placarded on each side and each end with the type of placards listed in Table 1 and 2 of 49 CFR 172.504	Each person who offers for transport or transports any hazardous materials shall comply with these placarding requirements.	49 CFR 172.504	NA	Applicable	Relevant and Appropriate	A portion of the soil is considered to be hazardous waste and will be handled as such. The bulk of the soil to be shipped from the site is considered non-hazardous.

*Statues and policies, and their citations, are provided as headings to identify general categories of potential ARARs. Specific potential ARARs are addressed in the table below each general heading.

A = Applicable
ACLs = Alternate concentration limits
ARAR = Applicable or relevant and appropriate requirements
BACT = Best available control technology
BDAT = Best demonstrated available technology
CAA = Clean Air Act
CAMU = Correction action management unit
CCR = California Code of Regulations
CERCLA = Comprehensive Environmental Response, Compensation, and Liability Act
CFR = Code of Federal Regulations
CWA = Clean Water Act
DOT = U.S. Department of Transportation
EPA = U.S. Environmental Protection Agency
LAER = Lowest achievable emission rate
MCLs = Maximum contaminant levels
MCLGs = Maximum contaminant level goals
NAAQS = National Ambient Air Quality Standards (primary and secondary)
NCP = National Contingency Plan
NESHAPs = National emissions standards for hazardous air pollutants
NPDES = National Pollutant discharge
ppm = Parts per million
ppmv = Parts per million by weight
RA = Relevant and appropriate
RCRA = Resource Conservation and Recovery Act
RWQCB = California Regional Water Quality Control Board, San Diego Region
SCAQMD = South Coast Air Quality Management District
SDWA = Sale Drinking Water Act
SIP = State Implementation Plan
SMCLs = Secondary maximum contaminant levels
SWRCB = California State Water Resources
TBC = "To be Considered" Guidance
UIC = Underground injection control
USDW = Underground source of drinking water

Appendix A
Applicable or Relevant and Appropriate Requirements
Del Amo Neighborhood Park

State Action - Specific

Action	Requirement	Prerequisite	Citation	ARAR Determination			Comments
				Alt. 1	**Alt. 2**	**Alt. 3**	
State Water Resources Control Board (SWRCB) and Regional Water Quality Control Board (RWQCB)*							
Discharge affecting water quality	Authorizes the State and Water Boards to establish in Water Quality Control Plans beneficial uses and numerical and narrative standards to protect both surface and ground water quality. Authorizes regional water boards to issue permits for discharge to land or surface or ground water that could affect water quality, including NPDES permits, and to take enforcement action to protect water quality.	Discharge to Waters of the State.	California Water Code, Division 7, Sections 13241, 13243, 13263(a), and 13360 (Porter-Cologne Water Quality Control Act) and other provisions of the Porter-Cologne Water Quality Control Act	NA	Relevant and Appropriate	Relevant and Appropriate	Groundwater remedy not in project scope. Stormwater runoff during remedial action may require control. Best available control technologies will be used to attain zero discharge from Site.
Construction activity that results in 5 or more acres of soil disturbance	Requires discharges from construction sites to 1) submit a Notice of Intent to comply with the General Permit, 2) prepare a Storm Water Pollution Prevention Plan, 3) implement Best Management Practices that prevent construction pollutants from contacting storm water and prevent eroded products from moving off site, 4) eliminate or reduce non-storm water discharges and 5) inspect Best Management Practices to make sure they are in place	Soil disturbance	State Water Resources Control Board Water Quality Order No. 99-08-DWQ, National Pollutant Discharge Elimination System General Permit No. CAS 000002, Waste Discharge Requirements for Discharge of Storm Water Associated with Construction Activity.	NA	Applicable	Applicable	Area greater than 5 acres if excavate and/or grading
Los Angeles County Department of Public Works (LACDPW)							
Construction Activity	Requires dischargers from construction sites to 1) incorporate good housekeeping measures and Best Management Practices into their subdivision improvement plans and grading plans, 2) prepare an Erosion Control Plan for any construction that occurs between October 1 and June 1 and 3) prepare a Storm Water Management Plan for LACDPW approval for construction projects with two or more acres of disturbed soil or 40,000 or more square feet of impervious area.	Soil disturbance	Los Angeles Department of Public Works NPDES Permit	NA	Relevant and Appropriate	Relevant and Appropriate	No discharge planned. Mitigation measures in place.

Appendix A
Applicable or Relevant and Appropriate Requirements
Del Amo Neighborhood Park

State Action - Specific

Action	Requirement	Prerequisite	Citation	ARAR Determination			Comments
				Alt. 1	Alt. 2	Alt. 3	
California Department of Fish and Game Code*							
Waste discharge affecting ecological receptors	Prohibits taking animals with nets, poison, cage, etc.		Fish and Game Code Section 3005	NA	NA	NA	
South Coast Air Quality Management District (SCAQMD)							
Discharges to air	Limits visible emissions from any point source to Ringelmann No. 1 (or 20 percent capacity) for 3 minutes in any hour.	Visible emission to the atmosphere.	SCAQMD Rule 401	NA	Applicable	Applicable	Best available control technologies will be used to prevent emissions above regulations.
Discharges to air	Prohibits the discharge of any air emissions in quantities that may cause injury, detriment, nuisance, or annoyance to the public	Dust and/or vapor emissions	SCAQMD Rules 402 and 404-481	NA	Applicable	Applicable	Best available control technologies will be used to prevent emissions above regulations.
Activities capable of generating fugitive dust, such as excavation	Requires actions to prevent, reduce or mitigate fugitive dust emissions such that concentrations of fugitive dust at the property line are not visible and the downwind particulate concentration is not more than 50 micrograms per cubic meter above the upwind particulate concentration. Also requires prevent the track-out of bulk material onto public roadways and remove any visible dust that is tracked out. Large and medium operators are required to prepare a fugitive dust emissions control plan for SCAQMD approval or notify the SCAQMD and maintain daily records of actions taken to prevent, reduce, or mitigate fugitive dust emissions.	These requirements do not apply when wind gusts exceed 25 miles per hour, provided that control measures for high wind conditions are implemented.	SCAQMD Rule 403	NA	Applicable	Applicable	Dust generated during remedial actions will be controlled

Appendix A
Applicable or Relevant and Appropriate Requirements
Del Amo Neighborhood Park

State Action - Specific

Action	Requirement	Prerequisite	Citation	ARAR Determination			Comments
				Alt. 1	Alt. 2	Alt. 3	
Institutional Control							
California Civil Code	This section provides conditions under which land use restrictions will apply to successive owners of land.	Institutional Control	California Civil Code § 1471(a)(3).	NA	Applicable	Applicable	Land Use Covenant is proposed to be placed. All LUC requirement will be attained.
California Health and Safety Code	This section allows DTSC to enter into an agreement to restrict land uses.	Institutional Control	California Health and Safety Code § 25202.5.	NA	Applicable	Applicable	
California Health and Safety Code	This section sets criteria for obtaining written variances from restrictions on prohibited uses set forth in Cal. Health and Safety Code § 25232(b)(1)(A)-(E) based upon specified environmental and health criteria.	Institutional Control	California Health and Safety Code § 25233(c).	NA	Applicable	Applicable	
California Health and Safety Code	This section sets the requirements for removing land use restrictions.	Institutional Control	California Health and Safety Code § 25234.	NA	Applicable	Applicable	
California Health and Safety Code	These sections provide a streamlined process for entering into an agreement to restrict the specific use of a property for the implementation of substantive use restrictions.	Institutional Control	California Health and Safety Code §§ 25222.1 and 25355.5(a)(1)(C).	NA	Applicable	Applicable	
Requirements for Land Use Covenants	This section requires DTSC and the federal government to execute an appropriate land use covenant that is recorded in the county in which the land is located.	Institutional Control	22 CCR § 67391.1(e)(1).	NA	Applicable	Applicable	

DRAFT LAND USE COVENANT AND AGREEMENT
ENVIRONMENTAL RESTRICTIONS

RECORDING REQUESTED
BY:

Del Amo Neighborhood Park, LLC
Attn.: Executive Director
315 W. Ninth Street, Suite 950
Los Angeles, CA 90015

WHEN RECORDED, MAIL TO:

Department of Toxic Substances Control
5796 Corporate Avenue
Cypress, California 90630

Attention: John Scandura, Unit Chief
Cypress Office

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

LAND USE COVENANT AND AGREEMENT

ENVIRONMENTAL RESTRICTIONS

County of Los Angeles, Assessor Parcel Number(s): 7350-015-001, 7350-015-043 and 7350-015-058, 7350-015-045 and 7350-015-059, 7350-015-046 and 7350-015-047, 7350-015-048 and 7350-015-049, 7350-015-050 and 7350-015-051, 7350-015-052 and 7350-015-053, 7350-015-054 and 7350-015-055, 7350-015-056 and 7350-015-057, 7350-016-025 and 7350-016-026, 7350-016-027 and 7350-016-028, 7350-016-002, 7350-016-003, 7350-016-004, 7350-016-005, 7350-016-029 and 7350-016-030, 7350-016-031 and 7350-016-032, 7350-016-033 and 7350-016-034, 7350-016-035 and 7350-016-036, 7350-016-037 and 7350-016-038, 7350-016-019, 7350-016-020, 7350-016-012 and 7350-016-018, 7350-016-041, 7350-016-014, 7350-016-015, 7350-016-016, 7350-016-017, 7350-007-045, 7350-007-016, 7350-007-017, 7350-007-018, 7350-007-019, 7350-007-020, 7350-018-001, 7350-018-002, 7350-018-003, 7350-018-004, 7350-018-005, 7350-018-006, 7350-017-035, 7350-017-036, 7350-017-037, 7350-017-038, 7350-017-039 and 7350-017-040.

Site Code _____

This Land Use Covenant and Agreement ("Covenant") is made by and between Del Amo Neighborhood Park, LLC, ("DANP") (a California limited liability company with offices at 315 W. Ninth Street, Suite 950, Los Angeles, California 90015 (the

"Covenantor"), the current owner of property located at 1000 W. 204th Street, Torrance, California**,** in the County of Los Angeles, State of California (the "Property"), and the Department of Toxic Substances Control (the "Department"). Pursuant to Civil Code section 1471, the Department has determined that this Covenant is reasonably necessary to protect present or future human health or safety or the environment as a result of the presence on the land of hazardous materials as defined in Health and Safety Code section 25260. The Covenantor and the Department, collectively referred to as the "Parties," hereby agree that, pursuant to Civil Code section 1471 and Health and Safety Code section 25355.5, the use of the Property be restricted as set forth in this Covenant; and that the Covenant shall conform with the requirements of California Code of Regulations, title 22, section 67391.1.

ARTICLE I
STATEMENT OF FACTS

1.1. Property Location. The Property that is subject to this Covenant totals approximately 8.1 acres (including proposed vacated streets and alleys abutting subject parcel). The property is more particularly described in the attached Exhibit A, “Legal Description”, Alta Survey. The Property is located along Del Amo Alley to the north (between Budlong Street to the west and New Hampshire Blvd. to the east) in Torrance, California.

1.2. Remediation of Property. This Property has been investigated and/or remediated under the Department’s oversight. Del Amo Neighborhood Park, LLC (“DANP”) submitted a draft California Land Reuse and Revitalization Act of 2004 (CLRRA) Agreement and a Prospective Purchaser Agreement (PPA) to address impacted soils at the Property on August 19, 2015. The Department evaluated and approved a technical memorandum entitled, *“Data Evaluation Summary of Findings Justification for Land Use Covenant & Restrictions, Undeveloped Parcel, Torrance, California”,* in accordance with Health and Safety Code, division 20, chapter 6.82. The remediation of impacted soils activities was conducted by USEPA in two response actions (1994 and 1998). At a portion of the Property, EPA excavated DDT impacted

soils and restored these areas with clean fill. Hazardous substances, including cadmium in subsurface soils below 3 feet of the existing surface of the Property, remain at the Property above levels acceptable for unrestricted land use.

1.3. Basis for Environmental Restrictions. As a result of the presence of hazardous substances, which are also hazardous materials as defined in Health and Safety Code section 25260, at the Property, the Department has concluded that it is reasonably necessary to restrict the use of the Property in order to protect present or future human health or safety or the environment, and that this Covenant is required as part of the Department-approved remedy for the Property. The Department has also concluded that the Property, as remediated and subject to the Environmental Restrictions of this Covenant, does not present an unacceptable risk to present and future human health or safety or the environment.

ARTICLE II
DEFINITIONS

2.1. "DANP" means Del Amo Neighborhood Park, LLC**,** an entity that entered into a CLRRA Agreement and a PPA with the Department in order to address impacted soil at the Property.

2.2. Department. "Department" means the California Department of Toxic Substances Control and includes its successor agencies, if any.

2.3. Environmental Restrictions. "Environmental Restrictions" means all protective provisions, covenants, restrictions, requirements, prohibitions, and terms and conditions as set forth in this Covenant.

2.4. Improvements. "Improvements" includes, but is not limited to: buildings, structures, roads, driveways, improved parking areas, wells, pipelines, or other utilities.

2.5. Lease. "Lease" means lease, rental agreement, or any other document that creates a right to use or occupy any portion of the Property.

2.6. Occupant. "Occupant" means Owner and any person or entity entitled by ownership, leasehold, or other legal relationship to the right to occupy any portion of the Property.

2.7. Owner. "Owner" means DANP, and any successor in interest including any heir and assign, who at any time holds title to all or any portion of the Property.

ARTICLE III
GENERAL PROVISIONS

3.1. Runs with the Land. This Covenant sets forth Environmental Restrictions that apply to and encumber the Property no matter how it is improved, held, used, occupied, leased, sold, hypothecated, encumbered, or conveyed. This Covenant: (a) runs with the land pursuant to Civil Code section 1471 and Health and Safety Code section 25355.5; (b) inures to the benefit of and passes with each and every portion of the Property; (c) is for the benefit of, and is enforceable by the Department; and (d) is imposed upon the entire Property unless expressly stated as applicable only to a specific portion thereof.

3.2. Binding upon Owners/Occupants. This Covenant binds all Owners of the Property, their heirs, successors, and assignees, and the agents, employees, and lessees of the Owners, heirs, successors, and assignees. Pursuant to Civil Code section 1471, all successive Owners of the Property are expressly bound hereby for the benefit of the Department; this Covenant, and for the sole purpose of this Covenant, however, is binding on all Owners and Occupants, and their respective successors and assigns, only during their respective periods of ownership or occupancy except that such Owners or Occupants shall continue to be liable for any violations of, or non-compliance with, the Environmental Restrictions of this Covenant or any acts or omissions during their ownership or occupancy.

3.3. Incorporation into Deeds and Leases. This Covenant shall be incorporated by reference in each and every deed and Lease for any portion of the Property.

3.4. Conveyance of Property. The Owner shall provide written notice to the Department not later than 30 days after any conveyance of any ownership interest in the Property (excluding Leases, and mortgages, liens, and non-possessory encumbrances). The written notice shall include the name and mailing address of the

new Owner of the Property and shall reference the site name and site code as listed on page one of this Covenant. The notice shall also include the Assessor's Parcel Numbers noted on page one. If Owner's property has been assigned a different Assessor Parcel Number, each such Assessor Parcel Number that covers the Property must be provided. The Department shall not, by reason of this Covenant, have authority to approve, disapprove, or otherwise affect proposed conveyance, except as otherwise provided by law or by administrative order.

3.5. Costs of Administering the Covenant to Be Paid by Owner. The Department has already incurred and will in the future incur costs associated with the administration of this Covenant. Therefore, the Covenantor hereby covenants for the Covenantor and for all subsequent Owners that, pursuant to California Code of Regulations, title 22, section 67391.1(h), the Owner agrees to pay the Department's costs in administering the Covenant.

ARTICLE IV
RESTRICTIONS AND REQUIREMENTS

4.1. Prohibited Uses. The Environmentally Restricted Area shall not be used for any of the following purposes without prior written approval by the Department:

(a) A residence, including any mobile home or factory built housing, constructed or installed for use as residential human habitation.

(b) A hospital for humans.

(c) A public or private school for persons under 21 years of age.

(d) A day care center for children.

4.2. Soil Management.

(a) No activities that will disturb the soil in the Environmentally Restricted Area at or below two (2) feet below grade (e.g., excavation, grading, removal trenching, filling, earth movement, mining, or drilling) shall be allowed at the Property without a Soil Management Plan pre-approved by the Department in writing.

(b) Any soil brought to the surface by grading, excavation, trenching or

backfilling shall be managed in accordance with all applicable provisions of state and federal law.

4.3. Prohibited Activities. The following activities shall not be conducted at the Property:

(a) Drilling for any water, oil, or gas without prior written approval by the Department.

(b) Extraction or removal of groundwater without pre-approved by the Department in writing.

4.4. Access for Department. The Department shall have reasonable right of entry and access to the Property for inspection, investigation, remediation, monitoring, and other activities as deemed necessary by the Department in order to protect the human health or safety or the environment.

4.5. Inspection and Reporting Requirements. Owner shall conduct an annual inspection of the Property verifying compliance with this Covenant, and shall submit an annual inspection report to the Department for its approval by January 15th of each year. The annual inspection report must include the dates, times, and names of those who conducted the inspection and reviewed the annual inspection report. It also shall describe how the observations were performed that were the basis for the statements and conclusions in the annual inspection report (e.g., drive by, fly over, walk in, etc.). If any violation is noted, the annual inspection report must detail the steps taken to correct the violation and return to compliance. If Owner identifies any violations of this Covenant during the annual inspection or at any other time, Owner must within 10 days of identifying the violation: determine the identity of the party in violation, send a letter advising the party of the violation of the Covenant, and demand that the violation cease immediately. Additionally, a copy of any correspondence related to the violation of this Covenant shall be sent to the Department within 10 days of its original transmission.

ARTICLE V
ENFORCEMENT

5.1. Enforcement. Failure of the Owner or Occupant to comply with this Covenant shall be grounds for the Department to require modification or removal of any Improvements constructed or placed upon any portion of the Property in violation of this Covenant. Violation of this Covenant, including but not limited to, failure to submit, or the submission of any false statement, record or report to the Department, shall be grounds for the Department to pursue administrative, civil, or criminal actions, as provided by law.

ARTICLE VI
VARIANCE, REMOVAL AND TERM

6.1. Variance from Environmental Restrictions. Any person may apply to the Department for a written variance from one of the Environmental Restrictions imposed by this Covenant. Such application shall be made in accordance with Health and Safety Code section 25223.

6.2 Removal of Environmental Restrictions. Any person may apply to the Department to remove one of the Environmental Restrictions imposed by this Covenant. Such application shall be made in accordance with Health and Safety Code section 25224.

6.3 Term. Unless ended in accordance with paragraph 6.2, by law, or by the Department in the exercise of its discretion, this Covenant shall continue in effect in perpetuity.

ARTICLE VII
MISCELLANEOUS

7.1. No Dedication Intended. Nothing set forth in this Covenant shall be construed to be a gift or dedication, or offer of a gift or dedication, of the Property, or any portion thereof, to the general public or anyone else for any purpose whatsoever.

7.2. Recordation. The Covenantor shall record this Covenant, with all

referenced Exhibits, in the County of Los Angeles within 10 days of the Covenantor's receipt of a fully executed original.

7.3. Notices. Whenever any person gives or serves any Notice ("Notice" as used herein includes any demand or other communication with respect to this Covenant), each such Notice shall be in writing and shall be deemed effective: (a) when delivered, if personally delivered to the person being served or to an officer of a corporate party being served; or (b) three business days after deposit in the mail, if mailed by United States mail, postage paid, certified, return receipt requested:

To Owner:
Del Amo Neighborhod Park, LLC
315 W. Ninth Street, Suite 950
Los Angeles, California 90015
Attention: Executive Director

And

To Department:
John Scandura
Branch Chief
Department of Toxic Substances Control
5796 Corporate Avenue
Cypress, California 90630

Any party may change its address or the individual to whose attention a Notice is to be sent by giving advance written Notice in compliance with this paragraph.

7.4. Partial Invalidity. If this Covenant or any of its terms are determined by a court of competent jurisdiction to be invalid for any reason, the surviving portions of this Covenant shall remain in full force and effect as if such portion found invalid had not been included herein.

7.5. Statutory References. All statutory or regulatory references include successor provisions.

7.6. Incorporation of Exhibits. All exhibits and attachments to this Covenant are incorporated herein by reference.

7.7 Reservation of Rights. Nothing in this Covenant is intended or shall be construed to limit, preclude or affect the authority of DTSC to pursue any legal, equitable or administrative remedies pursuant to state or federal law or to take any action authorized by law or equity to protect public health and safety or the environment and recovering the costs thereof, including DTSC's authority to take action, or require other persons to take action, under chapter 6.5 or chapter 6.8 of division 20 of the Health and Safety Code and to recover DTSC's costs for those actions.

IN WITNESS WHEREOF, the Parties execute this Covenant.

Covenantor: Del Amo Neighborhood Park, LLC

By: _____

Title: Executive Director

Date: _____

Department of Toxic Substances Control:

By: _____

Title: John Scandura, Branch Chief

Date: _____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of _____

On _____ before me,

_____

(space above this line is for name and title of the officer/notary),

personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal,

_____ (seal)
Signature of Notary Public

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of _____

On _____ before me,

_____

(space above this line is for name and title of the officer/notary),

personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal,

_____ (seal)
Signature of Notary Public

DRAFT FINAL REMOVAL ACTION WORKPLAN

DEL AMO NEIGHBORHOOD PARK
1000 W. 204th STREET
LOS ANGELES COUNTY, CA 90502

PREPARED FOR:
DEPARTMENT OF TOXIC SUBSTANCES CONTROL

PREPARED ON BEHALF OF:
DEL AMO NEIGHBORHOOD PARK, LLC
315 W. 9th STREET, SUITE 950
LOS ANGELES, CA 90015

PREPARED BY:
C2 REM
2382 S.E. BRISTOL, SUITE B
NEWPORT BEACH, CA 92660

MARCH 2017
VOLUME II

PROPOSED SOIL MANAGEMENT PLAN

PROPOSED SOIL MANAGEMENT PLAN

DEL AMO NEIGHBORHOOD PARK
1000 W. 204th STREET
LOS ANGELES COUNTY, CA 90502

PREPARED FOR:
DEPARTMENT OF TOXIC SUBSTANCES CONTROL

PREPARED ON BEHALF OF:
DEL AMO NEIGHBORHOOD PARK, LLC
315 W. 9th STREET, SUITE 950
LOS ANGELES, CA 90015

PREPARED BY:
C2 REM
2382 S.E. BRISTOL, SUITE B
NEWPORT BEACH, CA 92660

MARCH 2017

LIST OF FIGURES

1.0 INTRODUCTION

This Soil Management Plan (SMP) describes practices and protocols for managing soil and stormwater during redevelopment of the Del Amo Neighborhood Park project. This SMP has been prepared by C2 REM on behalf of the Del Amo Neighborhood Park LLC (DANP). This SMP has been approved by the Department of Toxic Substances Control (DTSC), in the context of the Standard Agreement Under California's Land Reuse and Revitalization Act (CLRRA) (Program, Docket No. HSA-FY15/16-063), the Prospective Purchaser Agreement (PPA) (Agreement and Covenant Not To Sue, Docket No. HSA-FY15/16-062).

2.0 SITE DESCRIPTION

2.1 CURRENT SITE USE

The proposed approximately 8.1-acre park site is located at 1000 West 204th Street in the unincorporated community of West Carson, near the intersection of Del Amo Boulevard and South Vermont Avenue (33°50'45" North latitude and 118°17'37" West longitude; see Figure 1.0, Regional Setting). The site is bordered by a paved road to the north, which is the County's planned right of way for a 0.2-mile extension of West Del Amo Boulevard; vacant lands are located across (to the north) of this unpaved road. Residences on Budlong Avenue, Berendo Avenue, and Catalina Avenue border the park site to the south, while residences on South New Hampshire Avenue and West 204th Street border the park site to the east and west, respectively.

A surveyed parcel map is provided as Figure 1.0. The property, including 62 adjoining parcels and abandoned road ways (portions of 204th Street, Catalina Avenue and Berendo Avenue), is owned by:

The Del Amo Neighborhood Park LLC.

The proposed park site has consisted of vacant land since 2001 (C2REM, 2016) and is partially vegetated with shrubs and grasses typical of an urban setting. The property is surrounded by a chain link fence that prevents public access.

2.2 HISTORICAL SITE USE, ENVIRONMENTAL INVESTIGATIONS, AND REMEDIAL ACTIVITIES

In 1991, the State of California assumed environmental oversight of the property, and subsequently transferred jurisdiction to the United States Environmental Protection Agency (USEPA). In 1993, as part of remedial investigations, a surface soil sampling event was conducted and elevated concentrations of total dichlorodiphenyltrichloroethane (DDT) were discovered (Environmental Chemical Corporation 1999). A series of environmental investigations were conducted from 1983 to 2006 by various entities and are discussed as below.

An initial investigation was conducted by the State of California Department of Health Services (CDHS) on December 14 and 15, 1983. The purpose of the sampling was to detect potential surface migration of wastes originating from the Del Amo Superfund Site

onto adjacent residential properties. Analytical results identified no detectable concentrations of volatile organic compounds (VOCs) or semi-volatile organic compounds (SVOCs) or DDT concentrations in excess of background conditions (LACDPW, 2003). Subsequently, in 1993 an investigation was performed to evaluate surface soil conditions in residential backyards and undeveloped land adjacent to Del Amo Boulevard right-of-way extension for contaminants related to the Del Amo and Montrose Superfund sites (LACDPW, 2003). Laboratory analyses did not detect concentrations of VOCs and SVOCs. Reported concentrations of chlorinated pesticides (DDT) were elevated above background sample results in the backyards at 1051 and 1055 204th Street. Elevated metal concentrations included lead, arsenic, and selenium (LACDPW, 2003).

An initial removal action occurred at the properties of 1051 and 1055 W. 204th Street, during April and May of 1994, including excavation and off-site disposal of approximately 1,538 tons of material. Further subsurface soil sampling was conducted during June and July of 1994 to determine the lateral and vertical extent of DDT contamination. The 1993 and 1994 sampling events detected total DDT at concentrations ranging from 29 - 606 parts per million (ppm) laterally and 0.005 - 4,530 ppm vertically inside the properties of 1051 and 1055 W. 204th Street (Environmental Chemical Corporation, 1999). In March 1994, USEPA signed an Action Memorandum approving a removal action for the two residential properties at 1051 and 1055 W. 204th Street and on May 6th 1994, "nuggets" of white material were first observed in the fill. Analytical results indicated that the white material contained more than 75% total DDT. As a result of USEPA's determination, 1,032 tons of DDT-contaminated soil were transported for disposal via incineration (Environmental Chemical Corporation, 1999). This removal action effectively removed all DDT-contaminated soils present in the backyards at 1051 and 1055 W. 204th Street within the property lines. However, visual observations of the excavation faces indicated that the DDT-contamination may exist north and east of the excavated area beyond the property limits. Further investigations found that total DDT concentrations ranged from 1 - 4,100 ppm in two fill areas, including one DDT impacted area beneath undeveloped land behind the two properties, and one non-DDT impacted area in the front yards from the subject properties (Environmental Chemical Corporation, 1999).

In 1995 additional surface soil samples were obtained from areas adjacent to the structures and from previous removal activities. DDT concentrations of some locations were found above 26 ppm (Environmental Chemical Corporation, 1999). In 1998, Triton Diagnostics Inc. (Triton) purchased the Site with existing structures as part of a buy-out area, and the structures were razed by C2 REM later that year. Following the demolition of these structures in 1998, a second removal action occurred and approximately 1,391 cubic yard of DDT-impacted soils were excavated from the properties located at 1051 and 1055 W. 204th Street. Confirmation sampling was conducted along with removal actions confirming DDT concentrations below 26 ppm at depths of 0.5 and 1.5 ft. bgs (Environmental Chemical Corporation, 1999).

In an attempt to further characterize potential metal-containing soil, the County of Los Angeles performed a limited site assessment in November 2001 (LACDPW, 2003). The results of testing found lead levels in two samples (one boring location) exceeding

acceptable concentrations of 2,420 and 2,340 ppm at depths of 3 feet and 5 feet bgs, respectively (see Figure 4.0). Additional samples were taken surrounding the borings with elevated lead concentrations and results indicated that the elevated lead concentrations were localized, and/or located at a depth greater than 3 feet. The post grading surface soils were sampled and results indicated that the DDT soil concentrations in surface soils at the proposed park were found to be significantly lower than regulatory threshold limit (LACDPW, 2003).

In 2001, C2 REM, in anticipation of developing a park, conducted road demolition and grading activities as well as stormwater infrastructure management excavation and installation at the Site. The Site has remained in its current condition as a vacant parcel since completing the above discussed activities in 2001.

2.3 RECENT ENVIRONMENTAL INVESTIGATION AND CURRENT CONDITIONS

In May 2015, Weston Solutions, Inc. (Weston) conducted a Phase I Environmental Site Assessment (ESA) and identified the following:

- Soil located in the western portion of the subject property is contaminated with the DDT at concentrations below regulatory threshold limits (26 mg/kg).
- Metal slag material or "blue lava rock" is buried seven feet bgs in a trench located in the western portion of the subject property (adjacent to and below the southern portion of the proposed basketball court). The rock contains arsenic, copper, lead and zinc in concentrations of potential concern.
- The groundwater and soil gas beneath the subject property is contaminated with chlorobenzene and other chemicals predominately originating from the Montrose Superfund site and limited benzene potentially from the Del Amo Superfund Site, with contamination extending downward through several water bearing units.

The Phase I ESA revealed no evidence of hazardous substances beyond those noted previously. No further inquiry is needed for purposes of all appropriate inquiries; therefore, the property is suitable for exchange and/or acquisition (Weston, 2015).

Additionally, DTSC has determined that lead is the only constituent that poses a potential risk and USEPA has identified installation of vapor barriers under enclosed structures.

3.0 PROPOSED REDEVELOPMENT ACTIVITIES

The initial element of the development project will consisting of the placement of two-feet of clean fill within the park interior (underlain with a visual barrier),. Land survey activities will be conducted to ensure the placed soil on the surface of the park areas are more than two-feet in thickness, except along the perimeter areas as the site boundary to tie-in with the existing perimeters and where existing trees in the northwest corner of the property will be preserved for the community (see Figure 2.0).

Upon placement of the clean fill, the remaining elements of the development project, construction of the proposed Del Amo Neighborhood Park, would commence and include a variety of playing fields and courts (e.g., baseball, soccer, futsal), play areas, lawn and turf areas, a trail, a restroom building, a maintenance building, a community meeting room, tribute plaza, shade structures, outdoor fitness equipment and landscaping and parking (see Figure 3.0). Enclosed structures (e.g., restroom and maintenance buildings and community meeting room) will include vapor intrusion mitigation systems. The park would also include amenities such as benches, picnic tables, drinking fountains, BBQs, bike racks, and litter receptacles.

As part of the full park development covered in the mitigated negative declaration (MND) prepared for the site, this SMP covers the initial development element of the placement of soil and the procedures necessary to managing the soil disturbing activities as part of the park development. Any post-grading soil disturbance below 2 feet of the finished grade (or at the perimeter area tapering to existing fixed features [roads and alleys], when the visual barrier is encountered, and/or the tree wells in the north west of the Site), upon completion of the initial development portion of the field activities, will trigger this SMP.

4.0 PROCEDURES FOR SOIL DISTURBING ACTIVITIES

Before any soil-disturbing activities are conducted at the Site, subject to this SMP, Owner's representative and the construction contractor will inspect the site to physically identify areas of the proposed work that will be subject to the requirements of this SMP, and the work area will be secured to limit access to only those personnel that are authorized and trained to work there.

Although limited disturbance is anticipated for this import fill project and the sole constituent of concern (COC) is lead impact to soil, dust monitor and dust suppressants will be utilized. In order to address the potential for other COCs, the owner's representative will observe the soil disturbing activities, and use appropriate field screening indicators, such as distinctive discoloration, significant change in material or soil type and/or odors to flag areas of potential concern. If unknown structure or contaminated soil are encountered, procedures described in section 5.4 will be applied.

4.1 CLEARING AND GRUBBING OPERATIONS

Clearing vegetation and trees is usually necessary before moving and shaping the ground. Clearing includes removing surface boulders and other materials embedded in the ground and then disposing of the cleared material. Ensure that environmental-protection considerations are addressed before conducting clearing operations. Trees and other vegetation designated to remain undisturbed shall be protected from damage throughout the duration of the construction period.

The limits of the area(s) to be cleared and grubbed will be marked by means of stakes, flags, tree markings or other suitable methods. All trees not marked for preservation and all snags, logs, brush, stumps, shrubs, rubbish and similar materials shall be cleared from within the limits of the designated areas. All materials cleared and grubbed from the

designated areas shall be disposed of at designated location. The contractor is responsible for complying with all local rules and regulations and the payment of any and all fees that may result from disposal at locations away from the Site.

4.2 EXCAVATION

Certain areas of soil will be excavated for grade adjustments, building foundations, utility installation and plant placement. Two small areas will be excavated to install a concrete walkway at the main entry to the park from Budlong Avenue and along the southern perimeter between New Hampshire Avenue and Berendo Avenue. The excavated soil will be stockpiled on plastic sheets and covered on site and later reconsolidated in the identified reconsolidation areas (areas 1 and 2), located near the eastern portion of the site parking lot and the proposed futsal court, respectively, prior to any additional clean fill material placement (see Figure 2.0).

Additionally, prior to any soil disturbing activities, the contractor shall take all precautionary steps and measures necessary to protect existing buried and above ground utilities and facilities. Soil will be moistened prior to excavation to reduce fugitive dust while trucks are being loaded. Dust control, while loading, will be monitored both at the work area and downwind perimeter fence line to ensure minimal fugitive dust to the air and surrounding area.

The contractor shall protect open excavations against flooding and damage due to surface run-off by surface grading, ditching, wellpoints, and/or pumping. Any water resulting from draining the excavation area after rain event shall be disposed of in a manner not detrimental to public and private property or any portion of work completed or under construction. These control measures will follow all best management practices under a Qualified Stormwater Pollution Prevention Plan (SWPPP) Practitioner (QSP).

Excavated material which is designated to be used for backfill shall be stockpiled as directed in section 5.3.3 and such material shall be kept free of all trash, organic or objectionable material.

4.3 SCARIFICATION AND COMPACTION

Accumulations of fill soil may occur during the compaction process; these soil piles will be wetted and covered in accordance with section 5.3.3. For geotechnical purpose, up to 12 inches of the upper subsoil may be scarified to assure proper binding with the clean fill soil that will be placed on the top of it and compacted to project specifications.

4.4 POST-GRADING SOIL DISTRUBING ACTIVITIES

Any post-grading soil disturbing activities, after completing the initial placement of soil, below 2 feet will require elevation verification of the disturbed area to determine the necessary handling of the soil and if soil sampling is required (e.g., if the disturbed area was filled with 4 feet of clean fill and planned activities only require excavating to 3 feet, no additional soil handling requirements will be necessary). This determination will be

based on elevations as illustrated in Figure 2.0, as modified by As-Built conditions and updated herein. If the elevation verification indicates that the planned activities will pose potential contaminant exposure, then soil sampling will be required and a detailed soil sampling plan should be developed to mitigate environmental risk.

5.0 SOIL MANAGEMENT REQUIREMENTS

5.1 WORKER HEALTH AND SAFETY

Workers involved in earth-handling activities or subsurface activities will conduct the work in compliance with Cal/OSHA regulations and in compliance with a Site-specific Health and Safety Plan (HASP). Applicable contractors shall assume direct responsibility for the health and safety of their own employees and shall either adopt and abide by the Site-specific HASP (appended in the Removal Action Workplan [RAW]; C2 REM, 2017) or shall develop their own safety plans which, at a minimum, meet the requirements of the Site-Specific HASP.

5.2 STORM WATER POLLUTION PREVENTION

The project will file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) to comply with the NPDES General Construction Permit. As required under the General Permit, the project will develop and implement a Construction SWPPP to reduce or eliminate sediment and contaminants in site storm water discharges.

5.3 SOIL MANAGEMENT

Soils will be imported to the site, subject to the restrictions discussed below. Any import of soil will be documented and reported to DTSC, with respect to: soil volume and source. This information will be included in the Completion Report (see Section 7.0).

5.3.1 Soil Onsite Reuse Criteria

Existing site soils can be reused onsite in the construction of the project provided they are placed below the cover. The site soils have been characterized through comparison of historical soil sampling results to DTSC Screening Levels (DTSC-SLs), and representative local background concentrations in the case of arsenic (DTSC, 2009). The health risk evaluation concluded that site soils would be reused onsite as long as clean fill material is placed on the reused soil (DTSC, 2015).

5.3.2 Import Fill Criteria

Potential import soils will be evaluated in accordance with DTSC's Information Advisory for Clean Imported Fill Material (DTSC, 2001) to confirm that the soils are appropriate for recreational use. The clean fill material will be sampled and analyzed prior to import at the source of origin (e.g., quarry, etc.).

5.3.3 Soil Stockpile Management

Soil stockpiles shall be placed on designated area. Soil stockpiles shall be covered with

material adequate in accordance with dust control measures to prevent soil transport by wind or rainwater runoff. Covers shall be maintained in good condition. When not covered, soil stockpile surfaces will be kept visibly moist by water spray, as necessary.

5.3.4 Dust Control Measures

The purpose of the dust control plan is to identify dust sources, receptors, monitoring methods, worker protection, and mitigation measures. The following elements of the dust control plan are addressed:

- Dust Sources. The primary dust source at the Site will be the exposed soil by importing, stockpiling, compacting, and grading activities, wind, and construction vehicle traffic.
- Dust Receptors. Potential dust receptors include onsite workers, pedestrians adjacent to the Site, occupants of nearby residences and businesses, and vehicle drivers adjacent to the Site.
- Water will be misted or sprayed by a water truck at least twice per day but also as often as needed to prevent formation of visible dust while clearing the Site, excavating, transferring soil on-Site, stockpiling, or loading or decontaminating transportation vehicles.
- Vehicle speeds will be limited to 15 miles per hour on the Site.
- Soil will be sprayed or misted as it is unloaded from transport vehicles if minimizing the drop heights does not adequately prevent dust generation.
- Vehicle tires will be cleaned prior to leaving the Site.
- Adjacent public streets will be inspected at least three times per day including once at the end of the shift and will be swept using a vacuum street sweeper if necessary.
- In the event that wind speeds exceed 25 miles per hour for more than 5 minutes in any one hour or when dust control measures are not able to prevent visible dust emissions, soil moving activities will be halted until wind speeds decrease and no visible emissions are observed.
- All stockpiled soil that are not actively handled will be securely covered with plastic sheeting.

5.3.5 Air Monitoring During Soil Disturbing Activities

Air monitoring during soil disturbing activities will be conducted to ensure that workers and other individuals in the vicinity are not affected by fugitive dust, particulates, vapors emissions, or exposures to contaminated soil via inhalation, dermal contact or ingestion. Air Monitoring should be conducted in compliance with the Site-specific Air Monitoring Plan. The air monitoring plan will include perimeter zone air monitoring and construction (excavation) zone air monitoring. The specific locations of air monitoring will be field-adjusted based on wind direction (observed in field and on prevailing wind observed that day at hawthorn municipal airport air monitoring station) outlined in the National Oceanic and atmospheric administration (NOAA) data base. Details of the procedure are described in the Site-specific Air Monitoring Plan included in the RAW (C2 REM, 2017).

5.4 DISCOVERY OF UNKNOWN STRUCTURES OR CONTAMINATION

During redevelopment activities at the site, unknown contamination and/or structures may be encountered during excavation or other earthwork. If unknown contamination and/or structures are encountered, the risk mitigation measures described below will be implemented.

5.4.1 Identification and Management of Unknown Contamination

Prior to commencement of earthwork activities, the contractor will review available data to identify known areas of chemical impact, including chemical location, type, and concentration. As described in Section 5.1, a Site-specific HASP has been prepared, appended in the RAW, incorporates a summary of the specific chemical constituents present at the site to which the workers may be exposed.

Contingency monitoring protocols will be triggered by the identification of any nonconforming soil or groundwater conditions. Such conditions may be noted by visual or olfactory differences, or differences in physical composition from surrounding soils, and will include, but not be limited to, the following:

- Oily or shiny soils;
- Soils saturated with a liquid other than water (i.e., free-phase liquids);
- Soils with an appreciable chemical or hydrocarbon odor;
- Soils with elevated organic vapor measurements (as measured with a photoionization detector [PID]); and
- Soil discoloration not related to lithologic facies changes.

If an area of previously unidentified apparent contamination is encountered, the apparently contaminated soils will be segregated and either 1) stockpiled on polyethylene sheeting and covered with polyethylene sheeting or 2) placed into a covered bin. Soil samples will be collected and analyzed by a California-certified laboratory for suspected contaminants (*e.g.*, gasoline-, diesel-, and motor oil-range organics). The DTSC shall be notified of the discovery, including the location and approximate volume of contaminated soils and the results of laboratory analyses. Soils that are contaminated with volatile organics will be managed in accordance with South Coast Air Quality Management District Rule(SCAQMD) 1166.

5.4.2 Identification and Management of Unknown Structures

If any previously unidentified or unknown tank, sump, containment structure, separator, or piping that has previously contained or has the potential to contain hazardous materials is encountered, the DTSC will be notified and consulted on appropriate next steps. The removal of any of these structures without prior acknowledgement and approval from the DTSC is prohibited. Discovered structures will be assessed as follows:

- The structure will be inspected to assess whether it contains any indication of chemical residuals or free-phase liquids other than water. This assessment will be conducted by an environmental professional, and will be based on visual

evidence and the results of vapor monitoring using a PID. Under no circumstances will any personnel enter an unknown subsurface structure at any time. If chemicals are not indicated within the structure by the above-referenced means, the structure may be removed or abandoned in place in a safe manner by the contractor.

- If liquids or solids are present within the structure, samples will be collected and submitted to a California-certified laboratory for analysis. Liquids or solids may be temporarily drummed, or liquids may be collected by vacuum truck, while analysis is pending. Based on analytical results, the liquids or solids will be disposed of under the direction of an environmental professional in accordance with all applicable environmental laws and disposal requirements.
- If contaminated liquid or solids are present in the structure, the structure will be inspected for physical integrity following removal of the contaminated media. The environmental professional will document the results of this inspection, including an estimation of the volume and former use of the structure. With DTSC approval, the structure will then be excavated and disposed of at the direction of the environmental professional.
- Once the structure is removed, soils adjacent to and beneath the structure will be assessed for contamination through visual observation and organic vapor analysis and the results documented. If soils are determined to be "contaminated" with VOCs in the context of SCAQMD Rule 1166, the appropriate response will be determined in consultation with DTSC.

The DTSC may require further response actions based on the discovery of hazardous materials that pose an unreasonable risk to human health and safety or the environment.

6.0 LAND USE COVENANT AND AGREEMENT ENVIRONMENTAL RESTRICTIONS

A draft Land Use Covenant (LUC) has been developed for the Site, with DTSC guidance, and is appended in the RAW.

The LUC addresses the following:

Soil Management:

(a) No activities that will disturb the soil in the Environmentally Restricted Area at or below two (2) feet below grade (e.g., excavation, grading, removal trenching, filling, earth movement, mining, or drilling) shall be allowed at the Property without a Soil Management Plan pre-approved by DTSC in writing.

(b) Any soil brought to the surface by grading, excavation, trenching or backfilling shall be managed in accordance with all applicable provisions of state and federal law.

Prohibited Activities: The following activities shall not be conducted at the Property:

(a) Drilling for any water, oil, or gas without prior written approval by DTSC.

(b) Extraction or removal of groundwater without pre-approved by DTSC in writing.

Access: The DTSC shall have reasonable right of entry and access to the Property for inspection, investigation, remediation, monitoring, and other activities as deemed necessary by DTSC in order to protect the human health or safety or the environment.

7.0 COMPLETION REPORT

At the completion of the project, developer will prepare a Completion Report to document the implementation of this SMP. The Completion Report will be submitted to the DTSC for review and approval. Upon review and approval of the Completion Report, the DTSC will issue a No Further Action (NFA) letter.

8.0 REFERENCES

C2 REM. 2017. Draft Final *Removal Action Workplan Del Amo Neighborhood Park*. February.

Cal/EPA. 2016a. *HERO HHRA Note Number: 3, DTSC-modified Screening Levels (DTSC- SLs).* Department of Toxic Substances Control (DTSC). Office of Human and Ecologic Risk (HERO). January.

Department of Toxic Substances Control. 2009. *Guidance on Arsenic Strategies.*

Department of Toxic Substances Control. 2015. Docket No. HAS-FY15/16-063, *California Reuse and Revitalization Act of 2004 (CLRRA) Agreement between Del Amo Neighborhood Park, LLC and the DTSC*.

Department of Toxic Substances Control. 2015. Docket No. HSA-FY15/16-062, *Prospective Purchaser Agreement and Covenant Not to Sue, for the Del Amo Neighborhood Park Site.*

Environmental Chemical Corporation. 1999. *Final Completion Report Volume I, Montrose Chemical Superfund Site, Los Angeles County, California*.

Los Angeles County Department of Public Works. 2002. *Geology Investigations Unit, Draft Lead-Impacted Soil Assessment Proposed Del Amo Park, Harbor Gateway, Unincorporated Los Angeles County.* December.

Weston Solutions. 2015. *Phase I Environmental Site Assessment, Del Amo Neighborhood Park.* May.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S00°33'44"E	24.00'
L2	S89°54'38"W	30.00'
L3	N00°33'44"W	20.00'
L4	S00°33'44"E	4.00'
L5	S00°30'25"E	20.00'

ALTA/ACSM TABLE A ITEM NOTES

ITEM 2 THE SITE ADDRESS OBSERVED WHILE CONDUCTING THE SURVEY IS: VACANT LAND, UNINCORPORATED LOS ANGELES COUNTY, CA.

ITEM 3 THE LAND SHOWN ON THIS SURVEY LIES ENTIRELY WITHIN FLOOD ZONE "X" (UNSHADED), BEING DESCRIBED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" PER FLOOD INSURANCE RATE MAP (FIRM) – COMMUNITY PANEL NUMBER 06037C1935F, DATED SEPTEMBER 26, 2008.

ITEM 4 THE GROSS LAND AREA IS: 286,012 SF / 6.565 ACRES

ITEM 5 THE CONTOURS AND ELEVATIONS SHOWN HEREON ARE BASED ON THE FOLLOWING BENCHMARK:

BM No.: 7137 ELEV.: 24.809 (LOS ANGELES COUNTY PUBLIC WORKS SURVEY SECTION BENCHMARK)
DATUM: NAVD 88
DESCRIPTION: RDBM TAG IN S CB 10.7M(35') E/O BCR @ SE COR VERMONT AVE & TORRANCE BLVD

CONTOUR INTERVAL=1'

ITEM 8 SEE THE SURVEY PLAT FOR ANY SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY.

ITEM 11(b) SEE THE SURVEY PLAT FOR THE LOCATION OF UTILITY EVIDENCE OBSERVED WHILE CONDUCTING THE SURVEY. THE EXISTENCE AND APPROXIMATE LOCATION OF UNDERGROUND UTILITIES OR SUBSTRUCTURES SHOWN ON THIS SURVEY ARE FROM PLANS PROVIDED BY THE CLIENT'S ENGINEER. CERTIFICATION OF THIS SURVEY BY THE LAND SURVEYOR DOES NOT CONSTITUTE A REPRESENTATION AS TO THE ACCURACY OF THE LOCATIONS OR THE EXISTENCE, OR NON-EXISTENCE, OF ANY UNDERGROUND UTILITY, PIPE OR SUBSTRUCTURE WITHIN OR ADJACENT TO THE LIMITS OF THE SUBJECT PROPERTY.

TWO WORKING DAYS BEFORE ANY EXCAVATIONS, CALL UNDERGROUND SERVICE ALERT (USA) OF SOUTHERN CALIFORNIA AT 1-800-227-2600.

ITEM 13 SEE THE SURVEY PLAT FOR THE NAMES OF ADJOINING OWNERS.

ITEM 14 SEE THE SURVEY PLAT FOR THE DISTANCE TO THE NEAREST INTERSECTING STREET.

ITEM 15 THE TOPOGRAPHIC INFORMATION SHOWN HEREON WAS COMPILED PHOTOGRAMMETRICALLY FROM AERIAL PHOTOGRAPHY DATED DECEMBER 19, 2014 BY INLAND AERIAL SURVEYS INC AND SUPPLEMENTED BY A FIELD SURVEY COMPLETED IN DECEMBER, 2014.

THE PHOTOGRAMMETRIC MAPPING SHOWN HEREON HAS BEEN CHECKED FOR ACCURACY AND MEETS OR EXCEEDS THE UNITED STATES NATIONAL MAP ACCURACY STANDARDS FOR HORIZONTAL AND VERTICAL ACCURACY AS ISSUED BY THE NATIONAL GEOSPATIAL PROGRAM EXCEPT IN AREAS OBSCURED BY SHADOWS, DENSE TREES OR BRUSH, CANOPIES, ROOF OVERHANGS, AND OTHER OVERHEAD OBSTRUCTIONS.

MONUMENT AND ESTABLISHMENT NOTES

● INDICATES FOUND MONUMENT AS NOTED BELOW.

(1) INDICATES FOUND SPIKE AND DPW WASHER PER PWFB 0519-1223.

(2) INDICATES FOUND COUNTY SURVEYOR'S MONUMENT IN WELL PER PWFB 0519-1538.

(3) INDICATES FOUND SPIKE AND R.D. WASHER PER PWFB 0519-1538.

(4) INDICATES FOUND SPIKE AND L.A.C.E. WASHER PER TRACT NO. 36371, MB 948-19-21.

(5) INDICATES FOUND COUNTY SURVEYOR'S MONUMENT IN WELL PER PWFB 0519-1539.

(6) INDICATES FOUND COUNTY ENGINEER'S MONUMENT IN WELL PER PWFB 0519-1219.

(7) INDICATES FOUND COUNTY ENGINEER'S MONUMENT IN WELL PER PWFB 0519-795A.

(8) INDICATES FOUND COUNTY ENGINEER'S MONUMENT IN WELL PER PWFB 0519-794A.

(9) INDICATES FOUND SPIKE AND WASHER PER PWFB 0519-1028.

(10) INDICATES FOUND COUNTY ENGINEER'S MONUMENT IN WELL PER PWFB 0519-809A.

(11) INDICATES FOUND COUNTY ENGINEER'S MONUMENT IN WELL PER PWFB 0519-1550.

(12) INDICATES FOUND COUNTY ENGINEER'S MONUMENT IN WELL PER RECORD OF SURVEY FILED IN RSB 98-3.

(13) INDICATES THE NORTHWEST CORNER OF LOT A OF THE HAMMERTON TRACT, SEARCHED, NOTHING FOUND, ESTABLISHED BY INTERSECTION.

SYMBOL LEGEND

MISCELLANEOUS

- EXISTING BUILDING
- FIRE HYDRANT
- GATE
- GUY ANCHOR
- LIGHT POLE
- PALM TREE
- POWER POLE
- SIGN
- STREET LIGHT
- TREE
- OBSERVATION MONITORING WELL

MANHOLES

- ELECTRIC
- SEWER
- STORM DRAIN
- TELEPHONE
- UNKNOWN UTILITY

VALVES

- GAS
- WATER

ABBREVIATIONS

ASPH	ASPHALT
CAB	CABINET
CONC	CONCRETE
ELEC	ELECTRIC
PBX	PULLBOX
PL	PROPERTY LINE
SF	SQUARE FEET
WM	WATER METER

LINE LEGEND

- PROPERTY LINE
- CENTER LINE
- EASEMENT
- FENCE
- OH — OVERHEAD LINES

UNDERGROUND UTILITY LEGEND

- G — GAS
- OIL — OIL
- SD — STORM DRAIN
- S — SEWER
- TEL — TELEPHONE
- W — WATER

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE BEARING OF NEW HAMPSHIRE AVENUE (FORMERLY NORTH WALNUT AVENUE) AS SHOWN ON THE MAP OF HAMMERTON TRACT, FILED IN MAP BOOK 40, PAGES 2 THROUGH 4, IN THE OFFICE OF THE REGISTRAR-RECORDER/COUNTY CLERK OF LOS ANGELES COUNTY, BEING NORTH 00°34'00" WEST.

SHEET INDEX

SHEET 1	DATE OF SURVEY, TAX PARCEL NUMBER, TITLE INFORMATION AND LEGAL DESCRIPTION, VICINITY MAP AND SURVEYOR'S CERTIFICATE.
SHEET 2	TITLE EXCEPTIONS AND EASEMENTS.
SHEET 3	TABLE A ITEMS, BOUNDARY ESTABLISHMENT, AND PLAT.
SHEET 4	LEGAL DESCRIPTION OF TEMPORARY/PROPOSED STREET VACATION, AND PLAT OF BOUNDARY & TEMPORARY/PROPOSED STREET VACATION.

Figure 1.0

ALTA/ACSM LAND TITLE SURVEY
SWC OF DEL AMO BLVD & NEW HAMPSHIRE AVE
UNINCORPORATED LOS ANGELES COUNTY, CA

BOUNDARY & TOPOGRAPHIC INFORMATION

NO.:	REVISION:	DATE:
1	UPDATED PER NEW REPORT DATED 8-28-5	9-24-15
2	UPDATED PER NEW REPORT DATED 08-28-15, UPDATED 09/17/15 & AMENDED 10/01/15	10-06-15

ISSUE: FINAL
DATE: 01/26/2015
CHECKED: JMS DRAWN: JMR
DRAWING FILE: 13204alta01
PROJECT NO.: 13-204
SHEET NUMBER: 3 OF 4 SHEETS
SCALE: 1" = 40'

DRC Engineering, Inc.
Civil Engineering/Land Surveying/Land Planning
160 S. Old Springs Road, Ste. 210
Anaheim Hills, California 92808
(714) 685-6860

L:\2013\13-204 C2REM Carson Mapping\ALTA\13204alta01.dwg; Oct 06, 2015 - 6:49am

Reference: Huitt-Zollars/MIG

RECONSOLIDATION AREA

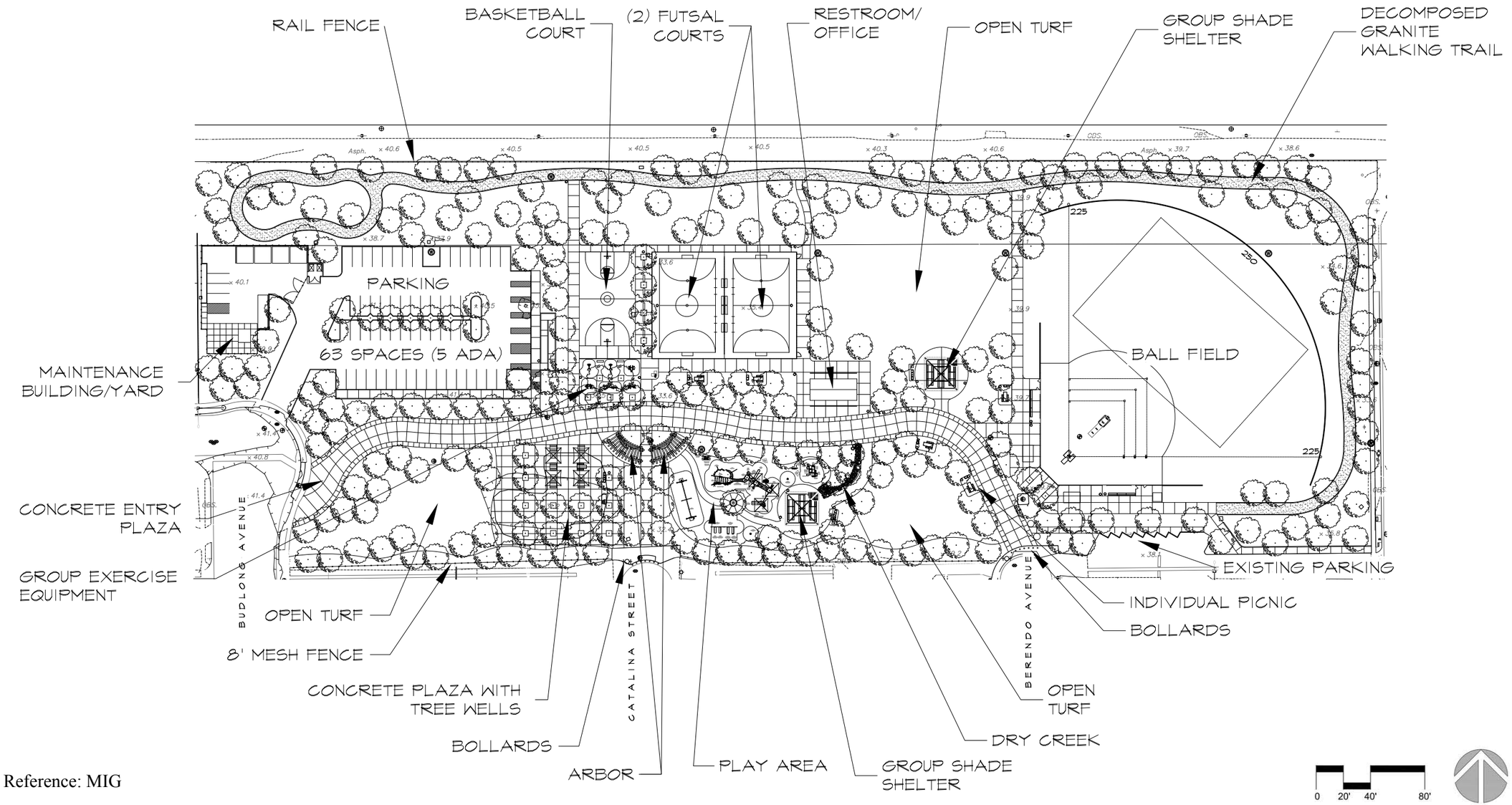
PROPOSED RECONSOLIDATION AREAS

Del Amo Neighborhood Park

Los Angeles County, California

Figure 2.0

C2REM
An Environmental Management & Development Company
NEWPORT BEACH, CA 949.261.8098



Reference: MIG

PROPOSED CONCEPT PLAN

Del Amo Neighborhood Park

Torrance, California

Figure 3.0

C2REM An Environmental Management & Development Company
NEWPORT BEACH, CA 949.261.8098

SAMPLING EVENTS AND HOT SPOT LOCATIONS

Del Amo Neighborhood Park
Los Angeles County, California

Figure 4.0

C2REM
An Environmental Management & Development Company
NEWPORT BEACH, CA
949.261.8098

N

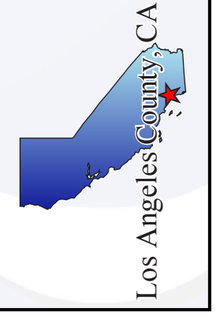
SSL0070 170
SSL0069 230
T3-C 59
T3-A 79
T3-B 23
T3-D 42
K-4 57.2
P1-GN 97
P1-GN 45
P1-GE 130
C-5 51.7
B-5 96.8
A-5 192
P1-G 16.7
P1-G 47
1055
1051
P1-GW 52
P1-GS 130
P1-GW 170
1043
P1-G 450
B-7 156
P1-GS 200
SSL0067 150
SSL0066 170
T4-A 89
T4-B 74
T4-C 450
T4-D 200
P3-DN 24
SS16 26
P3-D 26
P3-DW 55
P3-DE 43
P3-DS 17
T2-A 5.8
T2-B 5.5
T2-C 3.2
T2-D 2.9
DEL 3&4 20.5
DEL 3&4 26.1
SS21 15
P4-GN 25
P4-F 7.5
P4-GW 58
P4-GE 28
P4-GS 15
SSL0063 450
T1-C 5.1
T1-B 4.5
T1-A 8.23
T1-D 3.6
SSL0077 130
T6-C 5.7
T6-D 5.2
T6-D 5.7
T6-B 6.3
T6-A 5.9
DEL1&2 40.9
DEL1&2 18.4
SS29 120
SS5 14
SS6 29
SS17 28
SS18 44
SS30 15
SS31 22
T5-D 8
T5-B 36
T5-A 10
T5-C 45
SS35 39

0 40 80 160 Feet

Legend

- DHS 1983
- DAMES & MOORE 1993
- CH2M HILL BACKYARD 1994
- CH2M HILL, JUNE-JULY 1994
- OHM, SEPTEMBER 1995
- C2 REM, MAY 1998
- C2 REM, SEPTEMBER 1999
- C2 REM, AUGUST 2001
- LACDPW SOIL BORING, NOVEMBER 2001
- LACDPW SOIL BORING, NOVEMBER 2002
- TRUST FOR PUBLIC LANDS 2006
- EXCAVATION APRIL-MAY 1994
- EXCAVATION AUGUST-OCTOBER 1998
- HOT SPOT

Note: Less than 3 ft-bgs Lead Concentration (mg/kg)



PROPOSED AIR MONITORING PLAN

PROPOSED AIR MONITORING PLAN

DEL AMO NEIGHBORHOOD PARK
1000 W. 204th STREET
LOS ANGELES COUNTY, CA 90502

PREPARED FOR:

DEPARTMENT OF TOXIC SUBSTANCES CONTROL

PREPARED ON BEHALF OF:
DEL AMO NEIGHBORHOOD PARK, LLC
315 W. 9th STREET, SUITE 950
LOS ANGELES, CA 90015

PREPARED BY:
C2 REM
2382 S.E. BRISTOL ST, SUITE B
NEWPORT BEACH, CA 92660

MARCH 2017

TABLES AND FIGURES

APPENDICES

1.0 INTRODUCTION

This Air Monitoring Plan (AMP) has been prepared by C2 REM on behalf of the Del Amo Neighborhood Park LLC (DANP) for the Del Amo Neighborhood Park project. This AMP has been prepared to comply with South Coast Air Quality Management District (SCAQMD) rules 401 visible emissions, 402 public nuisances, & 403 fugitive dust, Health and Safety Code §41700 as well as the County of Los Angeles construction permits.

The owner representative will be responsible for conducting daily air monitoring, identifying any exceedances to the construction manager, and propose the implementation of any necessary corrective actions to mitigate the subject exceedance. The following sections discuss the specifics with respects to this AMP.

2.0 SITE MONITOIRNG

2.1 DUST MONITOIRNG

Dust monitoring will occur immediately down wind of the working face of the construction zone as well as the downwind perimeter of the Site, defined based on daily wind direction assessments. The specific locations of monitoring will be field-adjusted based on wind direction (observed in field and on prevailing wind observed that day and posted from the weather station at the Hawthorn Municipal airport) outlined in the National Oceanic and atmospheric administration (NOAA) database. The monitoring frequency will be determined at the Site according to the type and location of operations. A DustTrak DRX aerosol meter 8534 model (or equivalent) will be used to measure real-time dust levels at both the construction zone as well as the downwind perimeter. Any visible dust emissions will also be noted on the daily construction logs. Permissible Exposure Limit (PEL) of respirable dust (PM10 or less) is 5 mg/m^3 established by CAL/OSHA. The potential occupational exposure to lead in the dust is acknowledged as well. Based upon the historical lead data in residual soil, the lead concentration in the dust are expected to be less than 2,500 mg/kg (soil samples show the 95% UCL for lead concentration is 128 mg/kg with the maximum concentration of 2420 mg/kg. The highest anticipated concentration for lead in residual soil is conservatively estimated to be 2500 mg/kg). In order to meet the lead PEL of 0.05 mg/m^3, the dust concentrations will need to be below 20 mg/m^3 (note that [20 mg-dust/m^3] x [2,500 mg-Pb/kg-dust] x [10^{-6} kg-dust/mg-dust] = 0.05 mg-Pb/m^3). Action level established by CAL/OSHA for lead is 0.03 mg/m^3, which shall be converted to site-specific dust concentration of 12 mg/m^3. Therefore, the site-specific action levels for the construction zone will remain at 5 mg/m^3 of the CAL/OSHA PEL of respirable dust. If dust levels exceed 5 mg/m^3 for 1 minute or more at the construction zone, then work will be stopped and mitigation measures undertaken before work resumes.

USEPA has set a regional screening level (RSL) of resident ambient air for lead at 0.15 $\mu g/m^3$. An anticipated concentration for lead in dust is calculated based on the lead concentration in the residual soil and compared to USEPA RSL for resident receptor at the perimeter. This RSL for lead is the concentration protective of human health in a residential setting for a continuous, long-term (30-year) exposure duration and is conservative as excavation and soil disturbance activities at this site are only expected for several months. In order to meet the lead RSL of 0.00015 mg/m^3,

the dust concentrations will need to be below 0.06 mg/m^3 (note that [0.06 mg-dust/m^3] x [2,500 mg-Pb/kg-dust] x [10^{-6} kg-dust/mg-dust] = 0.00015 mg-Pb/m^3).

Dust mitigation measures will be specified based on the type of soil disturbing activity and results of the dust monitoring. In general, during high wind conditions, the best (most reasonably) available control measures will be used to minimize dust emissions (see Section 4.0 Mitigation Control Measures). The preferred method of dust control at this Site is spraying water over the dust source(s) periodically to keep the disturbed surface moist. An increase in frequency of water application would likely be the preferred mitigation. Plastic sheets may be used to cover onsite stockpiled soil that remain overnight.

2.2 WIND MONITORING

Wind direction and speed data within the construction zone will be collected at the beginning of monitoring based upon the data posted from the Hawthorne Municipal airport air monitoring station outlined in the NOAA database. According to a rose diagram depicting the ambient wind directions (see Figure 1.0), the prevailing winds blow from the west to west-southwest. Wind speed will be monitored by anemometer (e.g., Kestrel 4500 or equivalent). If high wind conditions occur during construction and additional dust suppression methods are not successful at controlling dust, construction activity will be suspended. A high wind condition is defined as 25 mph sustained for at least 5 minutes in any 1 hour as measured by an anemometer.

2.3 SITE MONITORING CONTINGENCIES

As the remedial action proceeds, clean fill material will be imported and placed on the site. Once the soil disturbing activities have been completed and 6-inches of clean fill has been placed all over the Site, the exposure pathway to lead in the dust will be eliminated. Therefore, the site-specific action level will be adjusted to 5 mg/m^3 for PM10 only and lead sampling at the perimeter will discontinue.

Additionally, if operations show the dust concentrations are consistent and do not exceed action level, which demonstrates there are no health risk associated with dust, the contractor may submit a request to obtain DTSC's approval for discontinuing the monitoring assuming the dust mitigation measures are still applied in compliance with Section 4.0.

3.0 METHODOLOGY

3.1 MONITORING METHOD AND LOCATION

Real-time measurements for dust particulates will be obtained using air monitor (e.g., Dusttrak DRX 8534, Dusttrak DRX 8533 or equivalent). Use of a Dusttrak DRX air monitoring instrument yields a real-time, direct-reading aerosol monitor that measures mass concentrations of respirable dust in air. The monitoring protocol and instrument specification for the Dusttrak DRX is provided in Appendix A. Monitoring data from these monitors will be downloaded at the end of each workday and applicable data collected will be recorded on log sheets (see Table 1.0). The monitors will be checked periodically throughout the day and the display readings will be recorded. Dust concentrations will be calculated in 15-minute TWAs.

Visual monitoring for airborne dust will be ongoing within each area where construction activities are being performed. The real-time air monitors will be used at the active soil disturbing area. If respirable dust levels exceed 5 mg/m^3 for 1 minute the operation manager will be informed and proper mitigation measures will be implemented, if necessary. Any visible dust emissions will be noted on the daily logs.

As described in Section 2.1, the anticipated lead concentration in dust has the potential to exceed USEPA's RSL. Therefore, lead sampling at the perimeter zone is required when dust concentration monitored down-wind exceeds 0.06 mg/m3 from the background dust concentration. An ambient air particulate sampler will be placed at the perimeter of the site for lead sampling. The ambient air particulate sampler pulls air over a filter at a rate of approximately 16-17 liters per minute (LPM). The inlet of the air sampler will be set approximately 6 feet above ground surface (ft ags). The filter is then submitted to a fixed laboratory for analysis. When deployed, the perimeter sampler will operate for 8-hours to demonstrate compliance with USEPA RSL for lead.

3.2 FREQUENCY OF MONITORING AND SAMPLING

Monitoring at the construction zone for dust emissions will be conducted continuously during construction activities and in accordance with the attached Job Safety Analysis for General Site Activities and Air Monitoring (see Appendix B). Monitoring at the site downwind perimeter will be conducted periodically during construction activities. Monitoring results will be noted on log sheets every 15 minutes and real-time data will be logged every 1 minute. Monitoring at the site downwind perimeter will be conducted periodically during construction activities. The real-time monitoring will not be conducted during inclement weather conditions (e.g., heavy rain or heavy fog) because these conditions interfere with the equipment function and may damage the monitors. However, light precipitation will reduce the potential for the generation of dust so work can proceed under these conditions, even if the monitors cannot be operated. During these periods of operation, visual observations will be used to determine if dust emissions are being generated which require suppression measures. Additionally, when lead sampling is required at the perimeter zone, the frequency and duration will be once a week for 8-hour period until the residual soil disturbing activity is completed or exceedance of the dust concentration is less than 0.6 mg/m3 from the background dust level.

4.0 MITIGATION CONTROL MEASURES

Pursuant to SCAQMD Rule 403, the engineering, work practice and/or environmental controls presented in Table 2.0 will be implemented during the soil disturbing activities, as appropriate.

5.0 RECORDKEEPING

All records will be maintained by owner's representative and provided to DTSC upon DTSC's request. Specifically, the records maintained will consist of the following:

1. Field log sheets
2. Downloaded electronic data from monitors
3. Filed observations of visible dust emission

Table 1.0
Air Monitoring Field Log
Del Amo Neighborhood Park

Completed By: ______________________ Sheet ________ of ________

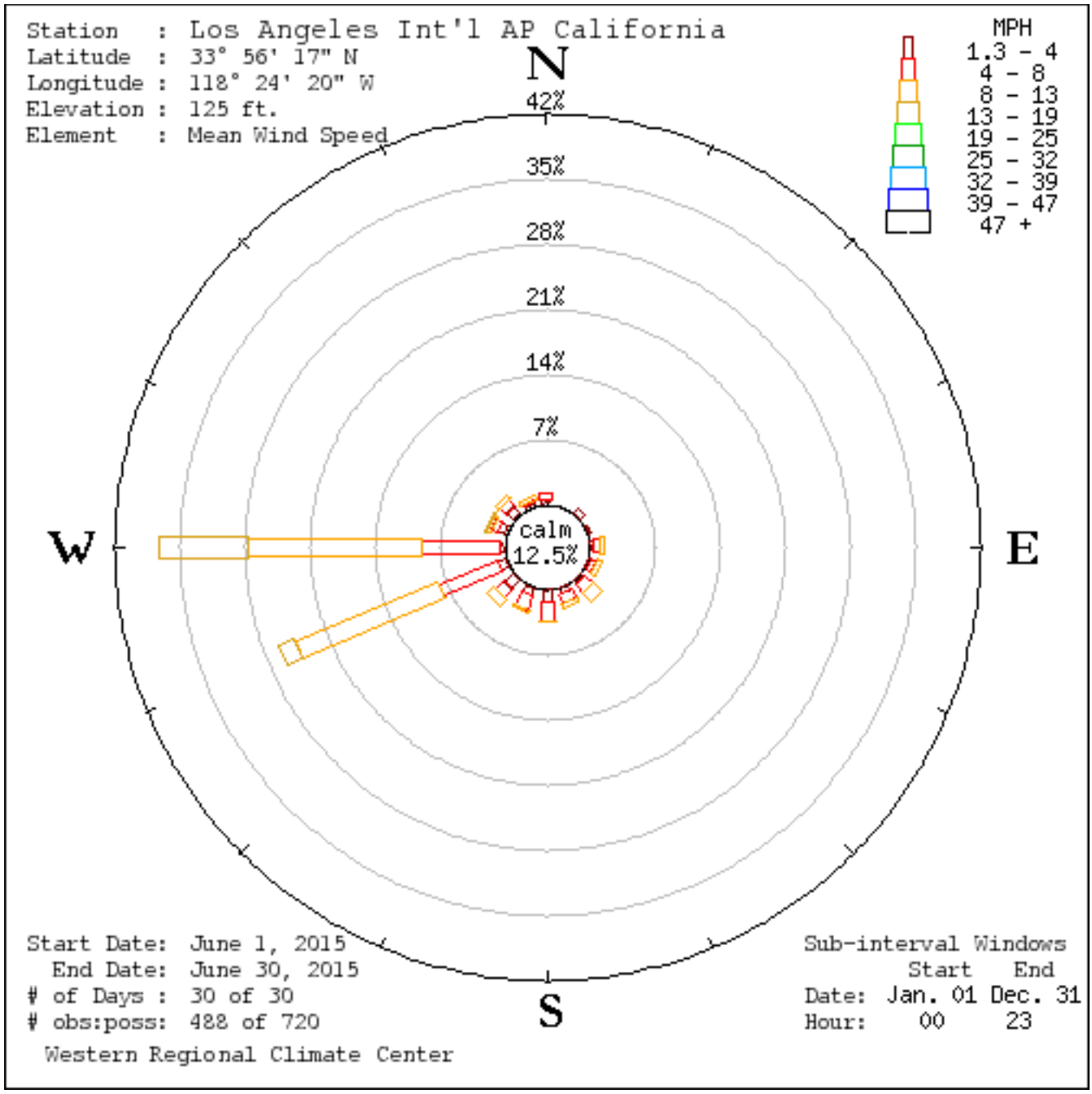
Title: ______________________ Date: ______________________

Type of Monitoring Devices: ______________________________

Time	Dust (mg/m^3)		Wind Speed (mph)	Wind Direction	Visible Dust Emission? (Y/N)	Comments/Mitigations Proposed If Necessary
	Construction Zone	Site Downwind Perimeter				

Table 2.0
BEST AVAILABLE CONTROL MEASURES
SCAQMD RULE 403. FUGITIVE DUST

Source Category	Control Measure	Guidance
Backfilling	Stabilize backfill material when not actively handling; and Stabilize backfill material during handling; and Stabilize soil at completion of activity.	Mix backfill soil with water prior to moving Dedicate water truck or high capacity hose to backfilling equipment Empty loader bucket slowly so that no dust plumes are generated Minimize drop height from loader bucket
Clearing and grubbing	Maintain stability of soil through pre-watering of site prior to clearing and grubbing; and Stabilize soil during clearing and grubbing activities; and Stabilize soil immediately after clearing and grubbing activities.	Maintain live perennial vegetation where possible Apply water in sufficient quantity to prevent generation of dust plumes
Cut and fill	Pre-water soils prior to cut and fill activities; and Stabilize soil during and after cut and fill activities.	For large sites, pre-water with sprinklers or water trucks and allow time for penetration Use water trucks/pulls to water soils to depth of cut prior to subsequent cuts
Disturbed soil	Stabilize disturbed soil throughout the construction site; and Stabilize disturbed soil between structures	Limit vehicular traffic and disturbances on soils where possible If interior block walls are planned, install as early as possible Apply water or a stabilizing agent in sufficient quantities to prevent the generation of visible dust plumes
Earth-moving activities	Pre-apply water to depth of proposed cuts; and Re-apply water as necessary to maintain soils in a damp condition and to ensure that visible emissions do not exceed 100 feet in any direction; and Stabilize soils once earth-moving activities are complete.	Grade each project phase separately, timed to coincide with construction phase Upwind fencing can prevent material movement on site Apply water or a stabilizing agent in sufficient quantities to prevent the generation of visible dust plumes
Importing/exporting of bulk materials	Stabilize material while loading to reduce fugitive dust emissions; and Maintain at least six inches of freeboard on haul vehicles; and Stabilize material while transporting to reduce fugitive dust emissions; and Stabilize material while unloading to reduce fugitive dust emissions; and Comply with Vehicle Code Section 23114.	Use tarps or other suitable enclosures on haul trucks Check belly-dump truck seals regularly and remove any trapped rocks to prevent spillage Comply with track-out prevention/mitigation requirements Provide water while loading and unloading to reduce visible dust plumes
Landscaping	Stabilize soils, materials, slopes	Apply water to materials to stabilize Maintain materials in a crusted condition Maintain effective cover over materials Stabilize sloping surfaces using soil binders until vegetation or ground cover can effectively stabilize the slopes Hydroseed prior to rain season
Staging areas	Stabilize staging areas during use; and Stabilize staging area soils at project completion.	Limit size of staging area 9 Limit vehicle speeds to 15 miles per hour Limit number and size of staging area entrances/exists
Stockpiles/ Bulk Material Handling	Stabilize stockpiled materials. Stockpiles within 100 yards of off-site occupied buildings must not be greater than eight feet in height; or must have a road bladed to the top to allow water truck access or must have an operational water irrigation system that is capable of complete stockpile coverage.	Add or remove material from the downwind portion of the storage pile Maintain storage piles to avoid steep sides or faces



WIND ROSE

Del Amo Neighbohood Park
Development

Figure 1.0

C2REM An Environmental Management & Development Company
NEWPORT BEACH, CA 949.261.8098

DUSTTRAK™ DRX AEROSOL MONITOIRNG
OPERATION AND SERVICE MANUAL

DUSTTRAK™ DRX AEROSOL MONITOR MODEL 8533/8534/8533EP

OPERATION AND SERVICE MANUAL

P/N 6001898, REVISION L
DECEMBER 2014

DustTrak DRX 8533 Desktop and 8534 Handheld

DustTrak DRX 8533EP Monitor

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LIMITATION OF WARRANTY AND LIABILITY (effective April 2014)
(For country-specific terms and conditions outside of the USA, please visit www.tsi.com.)

Seller warrants the goods, excluding software sold hereunder, under normal use and service as described in the operator's manual, shall be free from defects in workmanship and material for twenty-four (24) months, or if less, the length of time specified in the operator's manual, from the date of shipment to the customer. This warranty period is inclusive of any statutory warranty. This limited warranty is subject to the following exclusions and exceptions:

a. Hot-wire or hot-film sensors used with research anemometers, and certain other components when indicated in specifications, are warranted for 90 days from the date of shipment;
b. DustTrak internal pump for Models 8530 and 8533 is warranted for two (2) years or 4000 hours, whichever comes first;
c. DustTrak external pump for Models 8530EP and 8533EP is warranted for two (2) years or 8760 hours, whichever comes first;
d. DustTrak internal pump for Models 8530 and 8533 is warranted for operation within ambient temperatures between 5–45°C. Warranty is void when the internal pump is operating outside of this temperature range;
e. Parts repaired or replaced as a result of repair services are warranted to be free from defects in workmanship and material, under normal use, for 90 days from the date of shipment;
f. Seller does not provide any warranty on finished goods manufactured by others or on any fuses, batteries or other consumable materials. Only the original manufacturer's warranty applies;
g. This warranty does not cover calibration requirements, and seller warrants only that the instrument or product is properly calibrated at the time of its manufacture. Instruments returned for calibration are not covered by this warranty;
h. This warranty is **VOID** if the instrument is opened by anyone other than a factory authorized service center with the one exception where requirements set forth in the manual allow an operator to replace consumables or perform recommended cleaning;
i. This warranty is **VOID** if the product has been misused, neglected, subjected to accidental or intentional damage, or is not properly installed, maintained, or cleaned according to the requirements of the manual. Unless specifically authorized in a separate writing by Seller, Seller makes no warranty with respect to, and shall have no liability in connection with, goods which are incorporated into other products or equipment, or which are modified by any person other than Seller.

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Buyer and all users are deemed to have accepted this LIMITATION OF WARRANTY AND LIABILITY, which contains the complete and exclusive limited warranty of Seller. This LIMITATION OF WARRANTY AND LIABILITY may not be amended, modified or its terms waived, except by writing signed by an Officer of Seller.

Service Policy

Knowing that inoperative or defective instruments are as detrimental to TSI as they are to our customers, our service policy is designed to give prompt attention to any problems. If any malfunction is discovered, please contact your nearest sales office or representative, or call TSI's Customer Service department at (800) 874-2811 (USA) or (001 651) 490-2811 (International) or visit www.tsi.com.

CONTENTS

These Application Notes can also be found on TSI's web site:
http://www.tsi.com

EXPMN-002 DustTrak DRX Theory of Operation.pdf
EXPMN-004 DRX-TEOM Comparison.pdf
EXPMN-005 DustTrak DRX Standard and Advance Calibration.pdf

Safety Information

IMPORTANT

There are no user serviceable parts inside the instrument. Refer all repair and maintenance to a qualified factory-authorized technician. All maintenance and repair information in this manual is included for use by a qualified factory-authorized technician.

Laser Safety

- The Model 8533/8534 DustTrak DRX monitor is a Class I laser- based instrument
- During normal operation, you will ***not*** be exposed to laser radiation
- Precaution should be taken to avoid exposure to hazardous radiation in the form of intense, focused, visible light
- Exposure to this light may cause blindness

Take these precautions:

- ***DO NOT*** remove any parts from the DustTrak DRX monitor unless you are specifically told to do so in this manual
- ***DO NOT*** remove the housing or covers. There are no serviceable components inside the housing

WARNING

The use of controls, adjustments, or procedures other than those specified in this manual may result in exposure to hazardous optical radiation.

WARNING

There are no user-serviceable parts inside this instrument. The instrument should only be opened by TSI or a TSI approved service technician.

WARNING

If the DustTrak monitor is used in a manner not specified by the manufacturer, the protection provided by the equipment may be impaired.

When operated according to the manufacturer's instruction, this device is a Class I laser product as defined by U.S. Department of Health and Human Services standards under the Radiation Control for Health and Safety Act of 1968. A certification and identification label like the one shown below is affixed to each instrument.

Labels

Advisory labels and identification labels are attached to the instrument.

1. Serial Number Label (bottom)	
2. Laser Radiation Label (internal)	DANGER! VISIBLE LASER RADIATION WHEN OPEN. AVOID DIRECT EXPOSURE TO BEAM WARNING: NO USER SERVICABLE PARTS INSIDE. REFER SERVICING TO QUALIFIED PERSONNEL
3. Battery label	!!WARNING!! THIS INSTRUMENT WAS DESIGNED TO USE ONLY TSI SUPPLIED BATTERIES, PN 801680 or !!WARNING!! THIS INSTRUMENT WAS DESIGNED TO USE ONLY TSI SUPPLIED BATTERY, PN 801681
4. European symbol for non-disposable item. Item must be recycled.	

Description of Caution/Warning Symbols

Appropriate caution/warning statements are used throughout the manual and on the instrument that require you to take cautionary measures when working with the instrument.

Caution

Caution

Failure to follow the procedures prescribed in this manual might result in irreparable equipment damage. Important information about the operation and maintenance of this instrument is included in this manual.

Warning

WARNING

Warning means that unsafe use of the instrument could result in serious injury to you or cause damage to the instrument. Follow the procedures prescribed.

Caution and Warning Symbols

The following symbols may accompany cautions and warnings to indicate the nature and consequences of hazards:

	Warns that the instrument contains a laser and that important information about its safe operation and maintenance is included in the manual.
	Warns that the instrument is susceptible to electro-static discharge (ESD) and ESD protection should be followed to avoid damage.
	Indicates the connector is connected to earth ground and cabinet ground.

Reusing and Recycling

As part of TSI Incorporated's effort to have a minimal negative impact on the communities in which its products are manufactured and used:

- Do ***not*** dispose of used batteries in the trash. Follow local environmental requirements for battery recycling.
- If instrument becomes obsolete, return to TSI for disassembly and recycling.

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Chapter 1

Unpacking and Parts Identification

Carefully unpack the Model 8533/34 DustTrak DRX Aerosol Monitor from the shipping container. Use the tables and illustrations below to make certain that there are no missing components. Contact TSI immediately if anything is missing or damaged.

Unpacking the DustTrak DRX Aerosol Monitor

Compare all the components you received with those listed in the table below. If any parts are missing, contact TSI.

Item	Qty	Part Number	Description
 or 	1	8533 8534	Desktop DRX Handheld DRX
	1	801670 801669	Desktop DRX Carrying Case Handheld DRX Carrying Case
	1	1090014	Data Analysis Software CD-ROM

Item	Qty	Part Number	Description
	1	800663	Zero Filter
 or 	1	801680 801681	6600 mAH Lithium Ion Rechargeable Battery (Desktop) Rechargeable lithium ion battery (Handheld)
	1	1303740	USB cable
	1	801652	Analog/alarm output cable (Desktop models only)
	1	6001898	Operation and Service Manual
	1	N/A	Calibration Certificate

Item	Qty	Part Number	Description
	1	801688	Conductive Tubing
	1	801668	Filter removal tool (Spanner Driver)
  	4 2 1	801673	Spare Internal Filter Elements Desktop Model Only 37-mm filter includes: Filter body top Filter body bottom Mesh Screen Comes with 37-mm cartridge opening tool.
	8	801666	Spare Internal Filters Handheld Model Only
	1	801671	Calibration Impactor Kit $PM_{2.5}$ which includes: Impactor top Impactor bottom Impaction plate

Item	Qty	Part Number	Description
	1	801692	Power Supply – Desktop
		801694	Power Supply - Handheld
	2	N/A	Stylus When shipped, one stylus will be in the accessory bag, the second stylus is attached to instrument.
	1	3012094	Screwdriver, dual ended. (For Handheld Models only)
	1	801674	Impactor Oil
	2	801698	Inlet cap When shipped, one inlet will be in the accessory bag, the second inlet is attached to instrument.
	1	801675	External Pump Kit *for 8533EP only*

Item	Qty	Part Number	Description
	1	801797	External Pump Power Cable (to DustTrak monitor) *for 8533EP only*
	1	801798	External Pump Flow Tube (to DustTrak monitor) *for 8533EP only*
	1		Exhaust Adapter, DustTrak monitor *for 8533EP only*

Optional Accessories

The following photos and table list optional accessories. If you ordered optional accessories, make certain they have been received and are in working order.

Accessories	Qty	Part Number	Description
	1	801675	External Pump Kit *for 8533EP only*
	2	801795	DustTrak II/DRX External Pump Service Kit for 8533EP only. Contains two filters for External Pump.
	1	801685	Battery Charger, 2-Bay, Battery 801680 for Desktop DustTrak monitor
	1	801686	Battery Charger, Battery 801681 for Handheld DustTrak monitor

Parts Identification for the DustTrak DRX Desktop Aerosol Monitor Model 8533

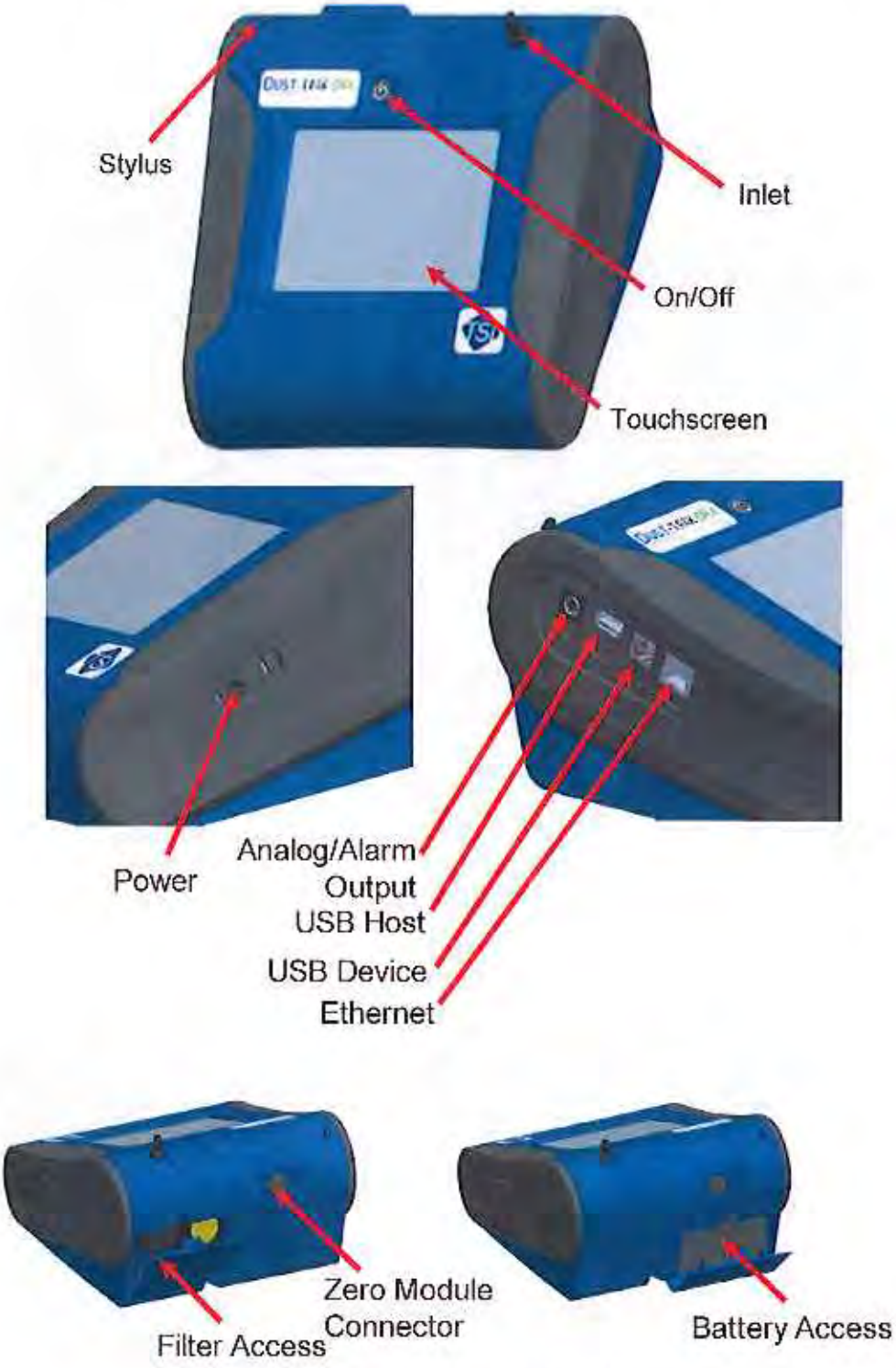
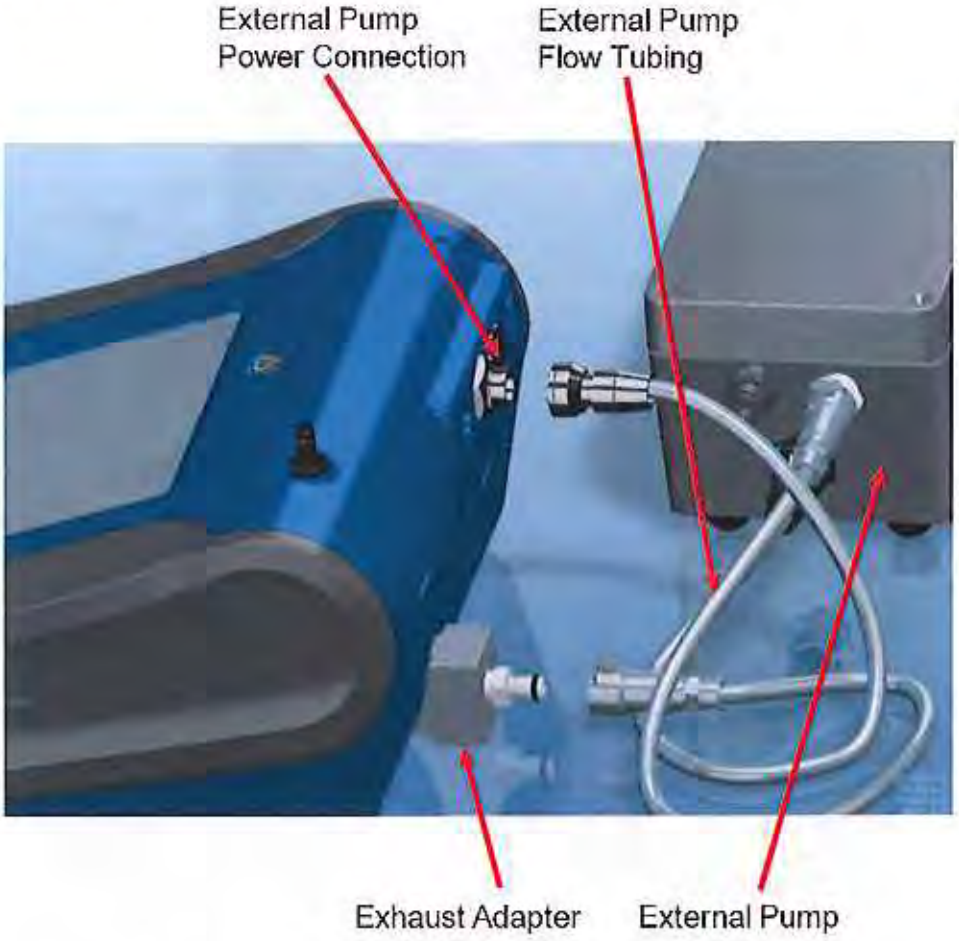


Figure 1-1: Features on Desktop Model

Parts Identification for the DustTrak II Desktop Aerosol Monitor Model 8533EP



External Pump Module (8533EP only)

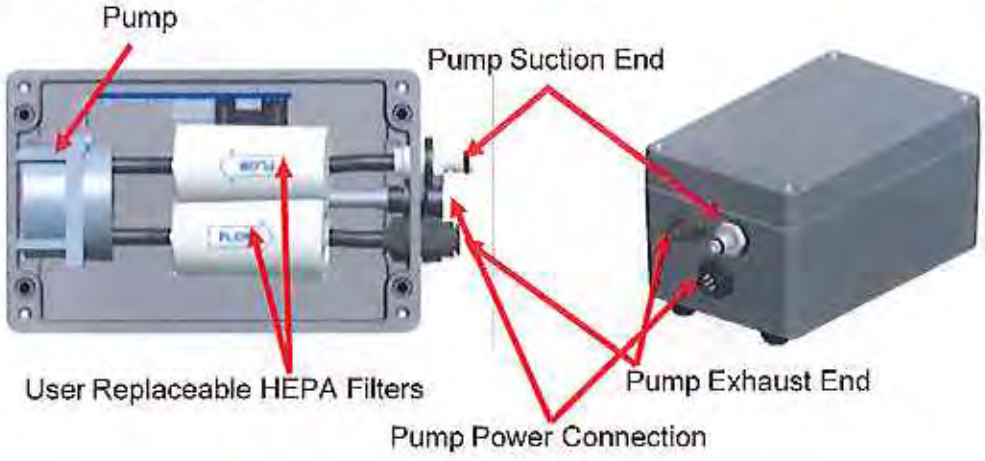


Figure 1-2: Features on Desktop Model 8533EP

Parts Identification for the DustTrak DRX Handheld Aerosol Monitor Model 8534

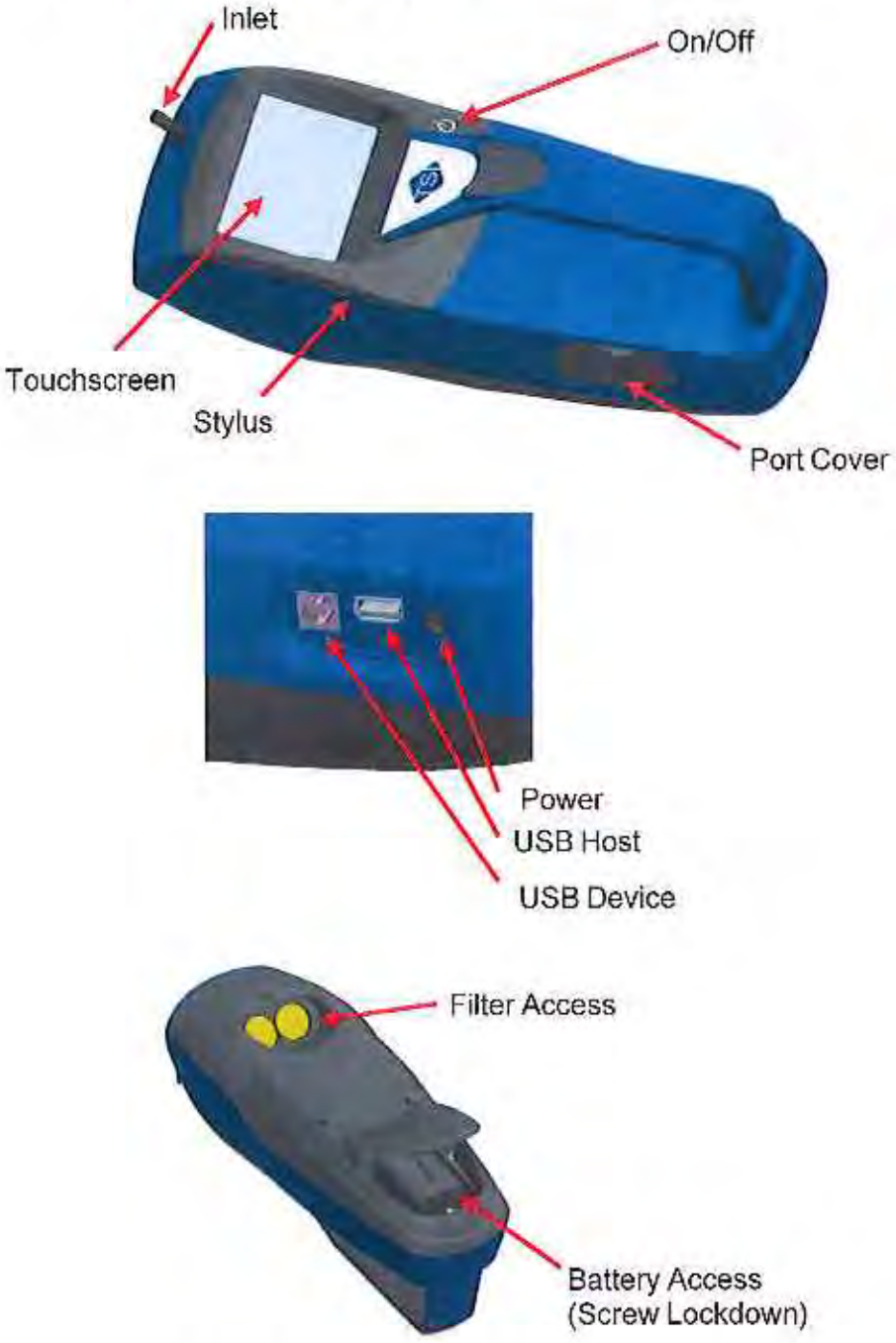


Figure 1-3: Features on Handheld Model

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Chapter 2

Setting Up

Supplying Power to the DustTrak DRX Aerosol Monitor

The Model 8533 and 8534 DustTrak DRX Aerosol Monitor must be powered by either batteries or using the external AC adapter.

WARNING

The instrument has been design to be used with batteries supplied by TSI. Do ***not*** use a substitute.

Disposing of old batteries must be recycled in accordance with the local environmental regulations.

WARNING

Do ***not*** use non-rechargeable batteries in this instrument. Fire, explosions, or other hazards may result.

Installing the Batteries in 8533/8533EP Desktop

Remove the battery cover and slide one or two batteries into the battery slots. A single battery can be put into either slot. Orient the batteries with the label side facing up (see Figure 2-1).

Figure 2-1: Batteries into Desktop Unit

Installing the Batteries in 8534 Handheld

Remove the battery cover by loosening captured screw on the bottom of the unit. Orient battery with brass connectors facing forward. Insert battery into cavity and slide forward to engage into pins. Replace the battery cover and secure by tightening screw (see Figure 2-2).

Figure 2-2: Batteries into Handheld Unit

Connecting the External Pump to DustTrak Model 8533EP

The Model 8533EP is a Desktop DustTrak monitor with an external pump. This DustTrak monitor has no internal pump and will not work with any other external pump other than the one provided by TSI (p/n 801675). The Model 8533EP is intended for applications where the DustTrak monitor is operated continuously over extended periods (several days to months) under wide temperature fluctuations (0 to 50°C). The external pump is designed to be more robust for 24/7 operation of the DustTrak monitor and is warranted to operate continuously for one full year or 8760 hours. The Model 8533EP is ideal for fugitive dust monitoring.

The pump and the DustTrak monitor come separately and require assembly. Follow the steps below to connect the pump with the Model 8533EP DustTrak monitor.

WARNING

Turn the DustTrak monitor OFF before connecting the external pump. Turn the DustTrak monitor ON only after connecting the External Module.

1. Connect the pump end of the quick connect to the pump module (see Figure 2-3).

Figure 2-3: Connect Pump End of Quick Connect to Pump Module

2. Likewise, plug one end of the power connector to the pump module as shown above. Turn the power connector until it clicks and locks in place. This prevents the connector from disconnecting due to vibration or movement.
3. Connect the exhaust adapter to the exhaust of the DustTrak monitor (see Figure 2-4).

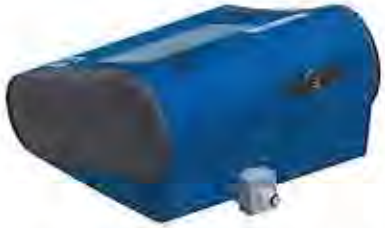

Figure 2-4: Connect Exhaust Adapter to Exhaust of DustTrak Monitor

4. Connect the other end of the flow tubing to the exhaust adapter of the DustTrak monitor.
5. Connect the other end of the power connector to the DustTrak monitor (see Figure 2-5).

Figure 2-5: Connect Power Connector to DustTrak Monitor

WARNING

The Pump module design does not allow for installation outdoors without any protection from the elements. Always operate it within an enclosure.

The DustTrak external pump module does not require an A/C adapter. It is always powered off the DustTrak monitor.

Notes
1. The power connector and the flow quick connect "click" when securely connected. The power connector must be rotated clockwise past the locking pin. 2. Do ***not*** hot-plug the External Pump Module when the DustTrak monitor is turned ON. Always connect the External Pump module first and then turn the DustTrak monitor ON. 3. TSI recommends that the DustTrak monitor with the external pump be operated in the Model 8535 Environmental Enclosure. 4. TSI recommends that the pump module be operated when mounted on its feet and avoid operating at other orientations as much as possible. 5. Pump module and the DustTrak monitor should be at the same electrical potential. 6. The additional port on the external pump module is where the pump exhausts the flow. For applications where the DustTrak monitor is sampling from a chamber or a duct at pressures significantly different from the ambient, TSI recommends plumbing the exhaust of the external pump back in to the chamber/duct.

Using the AC Adapter to Run Instrument

The AC adapter allows you to power the DustTrak monitor from an AC wall outlet. When using the AC adapter, the batteries (if installed) are bypassed

Battery Charging

This instrument will charge the Lithium Ion battery packs. Insert the batteries into the battery compartment, plug the instrument into AC power, and turn the instrument on. Batteries will charge only when the instrument is on and in stand-by mode. Batteries will not charge if the instrument is turned off or is actively taken measurements. Charging will stop when the batteries are fully charged.

WARNING
When Charging Battery the ambient temp must ***not*** exceed 42°C.

Inlet Cap

When using the DustTrak monitor to sample environmental air, the inlet cap should be put over the instrument. This cap will keep large objects from dropping into and plugging the inlet. The cap will also keep direct light from shinning into the chamber and skewing the results.

The inlet cap can simply be pressed onto the instruments inlet.

Figure 2-6: Putting on Inlet Cap

Instrument Setup

The DustTrak DRX monitor can be connected to a computer to download data and upload sampling programs.

Connecting to the Computer

Connect the USB host port of a Microsoft® Windows®-based computer to the USB device port on the side of the DustTrak monitor.

Installing TrakPro™ Data Analysis Software

TrakPro software can preprogram the DustTrak monitor, download data, view and create raw data and statistical reports, create graphs, and combine graphs with data from other TSI instruments that use TrakPro software. The following sections describe how to install the software and set up the computer.

Note
To use TrakPro software with the DustTrak Aerosol Monitor, the PC must be running Microsoft Windows® and the computer must have an available Universal Serial Bus (USB) port.

1. Insert the TrakPro Data Analysis Software CD into the CD-ROM drive. The install screen starts automatically.

Note
If the software does not start automatically after a few minutes, manually run the program listed on the label of the CD using the **Run** command on the Windows Start Menu.

2. Follow the directions to install TrakPro software.

®Microsoft and Windows are registered trademarks of Microsoft Corporation.

TrakPro software contains a comprehensive installation guide. TSI recommends printing out this guide prior to starting the TrakPro software installation on your computer, so it may be consulted during the installation. The TrakPro Software manual is located in the "Help" file in TrakPro software. There is no separately printed TrakPro Data Analysis software manual.

Connecting Analog/Alarm Output

The Analog/Alarm Output Cable plugs into the alarm connection on the side of the instrument. This feature is on the desktop models (II, II HC and 8533) only.

The cable contains a 4-pin, mini-DIN connector. The pin-outs for the connector and the wiring for the cable are shown below.

4-pin miniDIN connector

Cable Wiring Diagram	
Brown Wire	Analog Ground
Orange Wire	Analog Out
Red Wire	Alarm (+)
White Wire	Alarm (-)
Black Wire	Shield

Figure 2-7: Cable Wiring Diagram

Wiring the Analog Output

- Output voltage: 0 to 5 VDC. With a maximum output of 15 mA.
- Output Current 4 mA to 20 mA with a maximum load impendence of 250 ohms.
- Correct polarity must be observed (see pin-outs above).

The output cable supplied by TSI (part no. 801652) is labeled with the pin-out wiring diagram. Additional equipment may be needed for making connections to the system that TSI does not supply. It is your responsibility to specify and supply all additional equipment.

Wiring the Alarm

System specifications:

- Maximum voltage: 15 VDC (**DO NOT USE AC POWER**)
- Maximum current: 1 Amp
- Correct polarity must be observed (see pin-outs above)
- The alarm switch, located inside the DustTrak monitor must be located on the ground side of the alarm system.

WARNING

The DustTrak monitor Alarm Output function should ***not*** be used to detect hazardous conditions or to provide an alarm for protecting human life, health or safety.

Caution

The alarm switch must ***not*** be wired to AC power! Failure to install the user alarm properly could damage the DustTrak instrument and/or void the instrument warranty! Please read and follow all instructions before wiring or operating the user alarm.

WARNING

When connected to the analog out and alarm out connector, you **must** use safety certified equipment and/or power sources.

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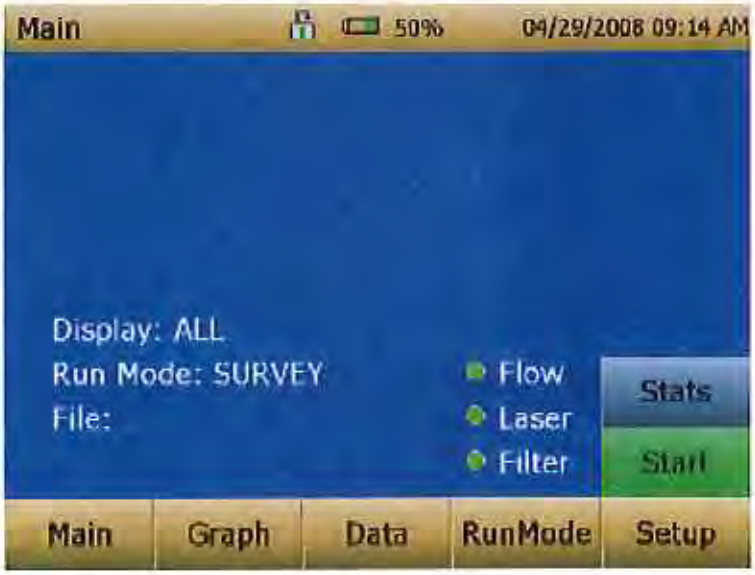
Chapter 3

Operation

Getting Started

The **START UP** screen is displayed initially when the instrument is turned on, following the initial TSI logo splash screen.



Using a stylus or fingertip, touch the "buttons" on the screen to activate different menus.

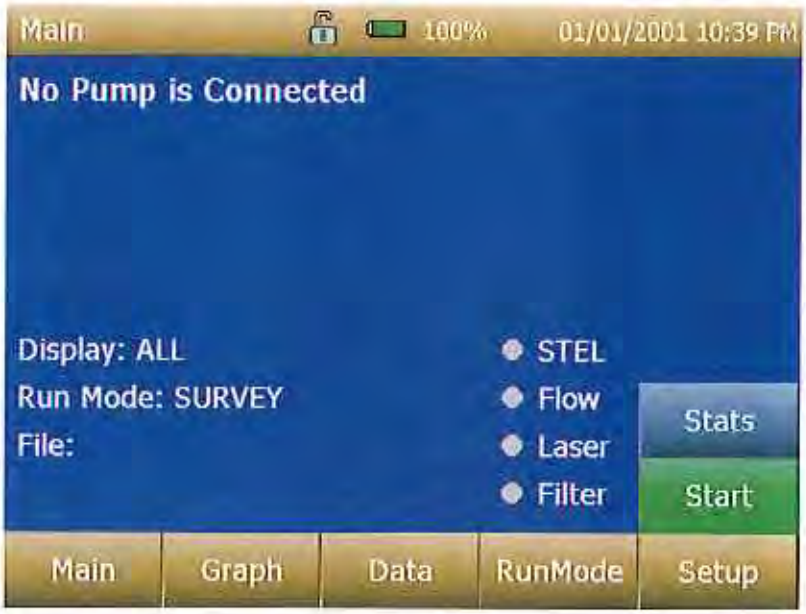
For Model DustTrak 8533EP only

WARNING

Always setup and operate the DustTrak monitor with External Pump Module with the External Pump Module connected to the DustTrak monitor. Failure to do so will result in communication errors.

Communication errors take place under four different scenarios as follows:

1. When the unit is idle and is ***not*** connected to the External Pump Module, a warning displays on the Main screen.

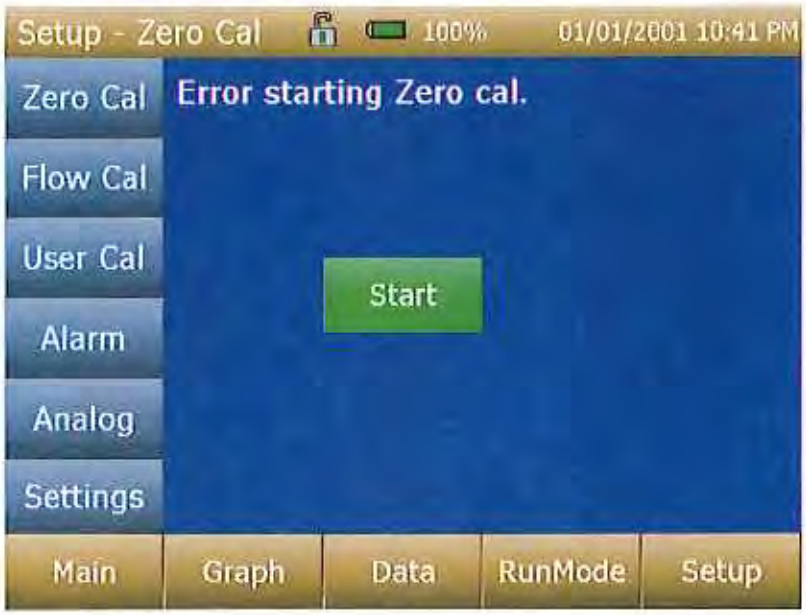


Note

"No Pump is Connected" is a sticky error. Even after the warning message, if the External Pump Module is connected to the DustTrak, the error will not disappear until the screen is refreshed. Refresh the screen by going into a different menu and returning to the Main menu.

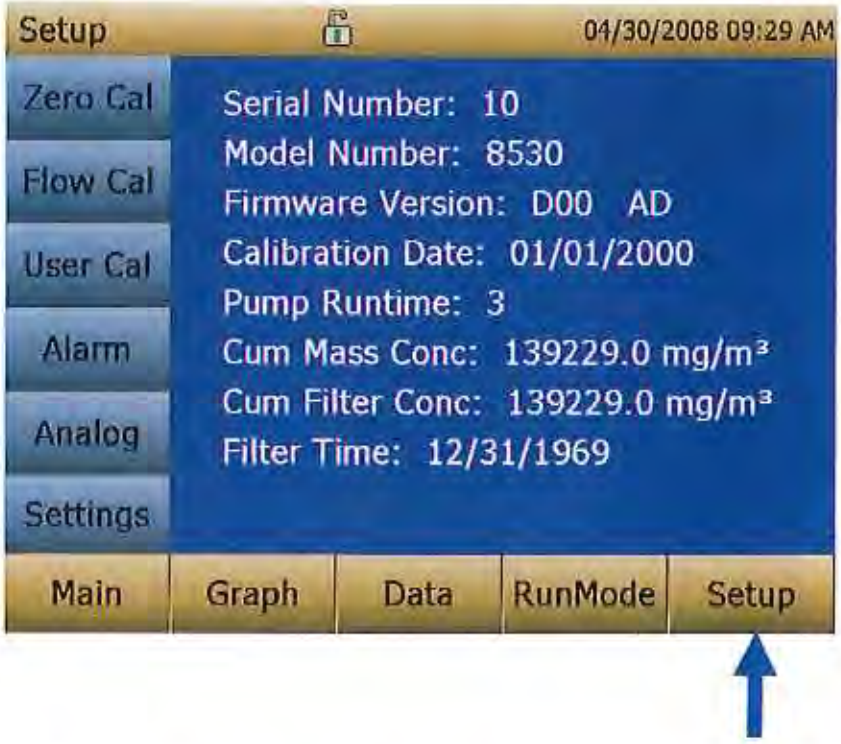
2. When the unit is ***not*** connected to the External Pump Module and an attempt is made to start a run by selecting "Start", an error appears on the Main screen.

3. If the pump is ***not*** connected while attempting to perform a Zero Cal, an error appears on the Setup screen.



4. If the pump is ***not*** connected while attempting to perform a Flow Cal, an error appears on the Setup screen.

Setup Menu

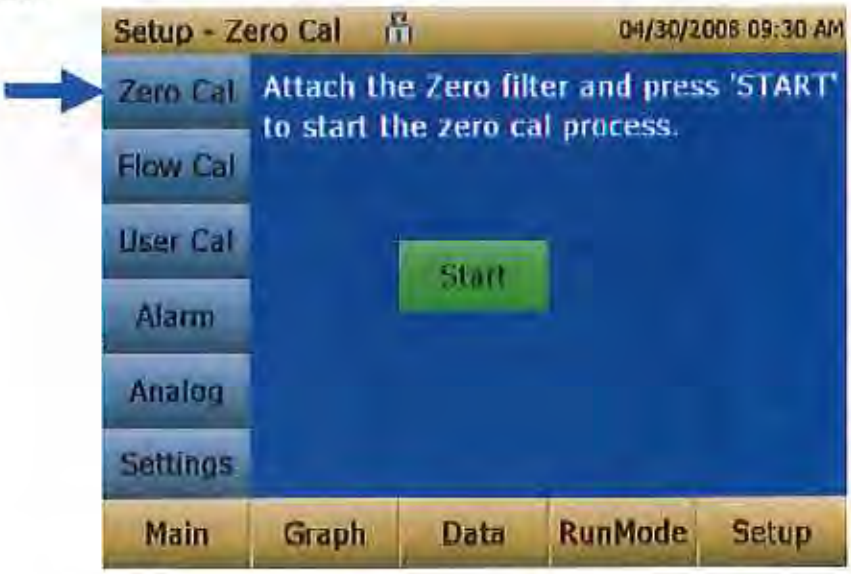


Pressing **Setup** activates the Setup Menu touchscreen buttons along the left edge of the screen. Setup is not accessible when the instrument is sampling.

The main screen of the **Setup** screen displays the following information:

Serial Number	The instruments serial number.
Model Number	The instruments model number.
Firmware Version	Instruments current version of firmware.
Calibration Date	Date of the last factory calibration.
Pump Run Time	Pump running time in hours.
Cum Mass Conc	Amount of mass run through instrument over life.
Cum Filter Conc	Amount of mass run through instrument since last filter change.
Filter Time	Date of last filter change.

Zero Cal



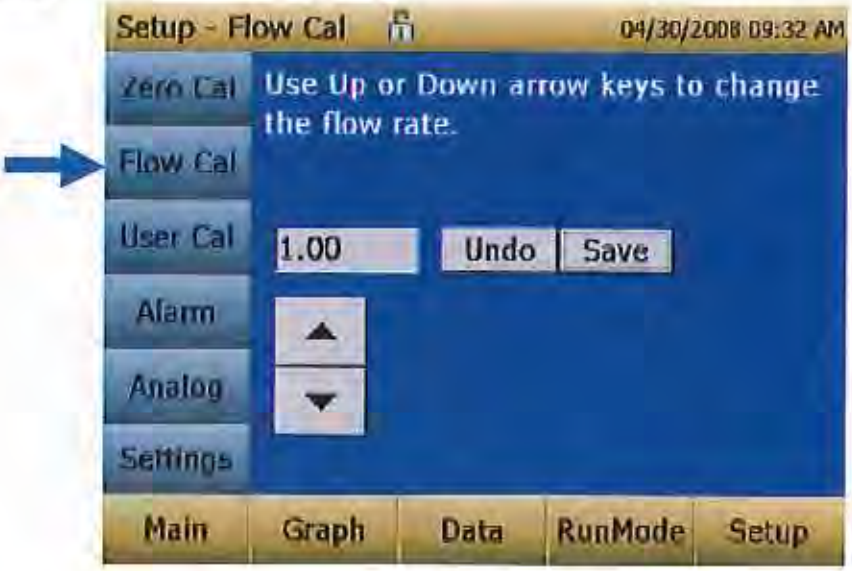
Run **Zero Cal** the first time the instrument is used and repeat prior to every use. Zero Cal requires that the zero filter be attached prior to running. Zero Cal must also be performed if the unit is reading negative concentrations. It is not possible for the DustTrak monitor to read negative concentrations. Negative concentrations are a symptom of zero drift.

Never perform a zero cal without attaching a zero filter.

1. Press Zero Cal Button
2. Attach Zero Filter
3. Press the **Start** button to start Zeroing process.
4. A count-down clock will appear indicating the time remaining. The screen with indicate "Zero Cal Complete" when done.

Remove filter after zeroing has been completed. The instrument is now zero calibrated and ready for use.

Flow Cal



Run **Flow Cal** to change the flow set point. The flow set point is factory set to 3 L/min total flow. 2 L/min of the total flow is measured aerosol flow. 1 L/min of total flow is split off, filtered, and used for sheath flow. There is an internal ΔP flowmeter in the DustTrak DRX instrument that controls flow rate to ±5% if factory setpoint. TSI recommends checking the flows with an external flow reference meter, especially when collecting data. The pump will automatically start when entering the Flow Cal screen.

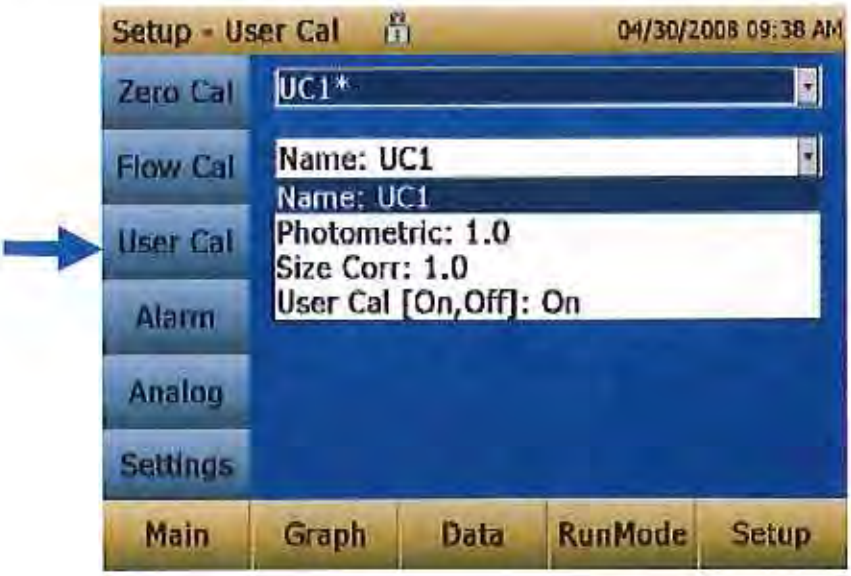
1. Attach a flow calibrator (reference flow meter) to inlet port. You may use a bubble buret, mass flow meter, dry piston or rotameter as flow measurement devices.
2. Move the arrows up or down to achieve desired flow on the reference flowmeter. Each up or down arrow will change the flow about 1%. Allow time between button presses to let pump change to the new flow rate.
3. Select **Save** once the desired flow rate is achieved. Select **Undo** to return to the factory set point.

Note
The flow rate can be adjusted from approximately 1.5 to 4.0 L/min. For Model 8533/8534, the FlowCal feature allows you to re-adjust the flow rate to 3.0 L/min. While the flow rate for Model 8533/8534 is fixed at 3.0 L/min, the flow rate for Model 8530/8532 can be changed. This allows for the use of other size selective inlets like cyclones or impactors with Model 8530/8532. No size-selective inlets should be installed on the inlet of Model 8533/8534 during its normal operation.

User Cal

User Cal allows you to store and use 10 different calibration factors. In addition, there are two factory defaults, one is the "Ambient Cal" and the other is the "Factory Cal". The "Ambient Cal" is appropriate for outdoor ambient dust or fugitive dust monitoring. The "Factory Cal" is the calibration to ISO 12103-1, A1 Arizona test dust for which a calibration certificate is provided with the instrument. The "Factory Cal" is appropriate for most workplace aerosol monitoring. The currently active user calibration is highlighted with an asterisk "*".

Four variables can be set for each user calibration.



Name	User can rename calibration to a description name.
Photometric	Changes the factory calibration of particle signal, based on Arizona Road Dust, to actual aerosol being measured. See below for sets to set this calibration.
Size Corr	Changes the factory calibration of the particle distribution, based on Arizona Road Dust, to actual aerosol being measured. See below for sets to set this calibration.
User Cal [on,off]	Selecting **On** will activate current user calibration and deactivate the previously selected user calibration.

The Size and Photometric Calibration factors can be determine using a standard or advanced calibration method. The standard method is quick and easy to perform and works well in most situations. That method is shown below. The advanced method will give the tightest accuracy and is described in Appendix B.

Standard Calibration Method—Size Correction Factor

The size correction factor is used to improve the relative accuracy between the 5 mass channels (PM_1, $PM_{2.5}$, Resp, PM_{10}, and Total). The instrument has been optimized in the factory calibration to standard ISO 12103-1, A1 test dust (formerly Arizona Test Dust).

Following the steps below, a size correction factor can be determined for the aerosol of interest to better optimize the 5 mass channels relative accuracy.

Note: *The 2.5 µm inlet impactor should be clean before performing the shape calibration. The cleaning procedure is details in the Maintenance section of this manual.*

1. Select **Size Corr** from the drop down list.

2. Press the **Custom Cal** button.

3. Follow the on screen steps to determine the size Corr. The $PM_{2.5}$ impactor is required for this step.

4. Save the calculated value.

Taking a Gravimetric Sample Using the DustTrak Monitor

When sampling with the DustTrak monitor, you can simultaneously take a gravimetric sample either for custom calibration of the DustTrak monitor or for collecting the sample on to the gravimetric filter downstream of the DustTrak monitor without a need for additional gravimetric sampling pump and filter assembly. To accomplish this, follow the instructions given below:

1. Setup the DustTrak monitor to sample how long you want the sample run time to be. The following example shows a sample for 8 hours.
2. Under RunMode menu, put the instrument in Manual Log (Manual Logging is reviewed later in this section), which will enable you to start and stop the pump at any time you choose.
3. Set the logging interval. One minute (i.e., "01:00") is a good choice.
4. Make sure you have a preweighed 37-mm gravimetric filter cassette loaded into the DustTrak monitor. See Chapter 4, "Replacing the Internal Filters" on how to access the filter (see Figure 4-8) and replace it.

Note
Use only the conductive plastic filter cassette holder (SKC Part# 225-308).

5. Under the Setup Menu, make sure the DustTrak monitor is set to the desired flow rate. For DustTrak II Model 8530, the flows can be varied from 1.7 to 4 L/min for use with various inlet conditioners. For DustTrak DRX Model 8533, ***the flow cannot be changed.*** The flows for DustTrak II monitor can be changed by changing the default flow calibration setpoint from 1.0 to any value between 0.5 to 1.5 in the span adjustment. An external flowmeter is needed to measure the total flow. Flow can be changed by clicking on the UP or DOWN arrow keys shown below:

6. Conduct a preflow calibration on the DustTrak monitor using the same kind of sample media you will sample with. Now, attach the sample media you intend to sample with and start sampling aerosol for the desired time. After the desired run time, stop the sampling. Remove the filter from the DustTrak monitor and follow your laboratory's criteria for

filter post weight. Conduct a post-flow calibration with the same sample media done with the pre-flow calibration and determine if these flow calibrations are within ±5% of each other. If they are, use the following to calculate the actual flow rate for the DustTrak monitor. The laboratory will need the following information to calculate mass concentration in mg/m^3:

- Total sample time in minutes.
- Flow rate—flow rate of the DustTrak monitor used for gravimetric analysis is only $^2/_3$ the total flow since $^1/_3$ of the flow is used as sheath flow.
- Total liters of air sampled = total sample time x flow rate.

7. Using this information the laboratory can determine the concentration using the following formula:

$$Concentration, \frac{mg}{m^3} = \frac{\left\{\begin{matrix}(Filter\ Post\ Weight\ (mg) - \\ Filter\ Pre\ Weight\ (mg)\end{matrix}\right\}}{\frac{2}{3} \times \frac{\left\{\begin{matrix}DustTrak™\ Monitor \\ Flow\ Rate\ (L/min)\end{matrix}\right\}}{1000}} \times Total\ Sample\ Time\ (min)$$

Note
The flow rate used for gravimetric analysis is only $^2/_3$ the total flow since $^1/_3$ of the flow is used as sheath flow.

8. For instructions on how to calibrate the DustTrak monitor using this data, see section below on "Determining the Calibration Factor for a Specific Aerosol".

Standard Calibration Method—Photometric Calibration Factor

In most situations, the DustTrak monitor with its built-in data logging capability can provide very good information on how the concentration of an aerosol changes for different processes over time. Factory calibration to the respirable fraction of standard ISO 12103-1, A1 test dust is fairly representative of a wide variety of workplace aerosols. Because optical mass measurements are dependent upon particle size and material properties, there may be times in which a custom calibration would improve your accuracy for a specific aerosol.

Determining a aerosol specific photometric calibration requires that you determine a true mass concentration (e.g., gravimetric analysis) for the aerosol you want to measure. The true mass concentration is used to calculate the custom calibration factor for that aerosol. Once you have a custom calibration factor, you can reuse it each time you make measurements in the same aerosol environment.

Determining the Calibration Factor for a Specific Aerosol

The DustTrak DRX monitor is factory calibrated to the respirable fraction of standard ISO 12103-1, A1 test dust. The DustTrak monitor can be easily calibrated to any arbitrary aerosol by adjusting the custom calibration factor.

The DustTrak monitor's custom calibration factor is assigned the value of 1.00 for the factory calibration to standard ISO test dust. This procedure describes how to determine the calibration factor for a specific aerosol. Using the value of 1.00 will always revert back to the factory calibration.

To determine a new calibration factor you need some way of accurately measuring the concentration of aerosol, hereafter referred to as the reference instrument. A gravimetric analysis is often the best choice, though it is limited to nonvolatile aerosols.

To make an accurate calibration you must simultaneously measure the aerosol concentration with the DustTrak monitor and your reference instrument.

1. Zero the DustTrak DRX monitor.
2. Put the instrument in Manual Log (Manual Logging is reviewed later in this section).
3. Set the logging interval. One minute (i.e., "01:00") is often a good choice.
4. Co-locate the DustTrak DRX monitor and the reference sampler together so that they are measuring from the same area.
5. Start sampling aerosol with both instruments at the same time.

Note

Greater accuracy will be obtained with longer samples. The time you permit for sampling often depends on the reference instrument and characteristics of the measured aerosol. It may take some time to collect sufficient aerosol onto a filter cassette for accurate gravimetric analysis. Refer to instructions of your reference instrument for sampling times.

6. Stop sampling with both instruments at the same time.
7. Record the DustTrak monitor average concentration by viewing the sample average in the Data screen. (Data Screen is reviewed later in this chapter.)
8. Determine the mass concentration in mg/m^3 from your reference instrument. For gravimetric sampling this means weighing the gravimetric sample.

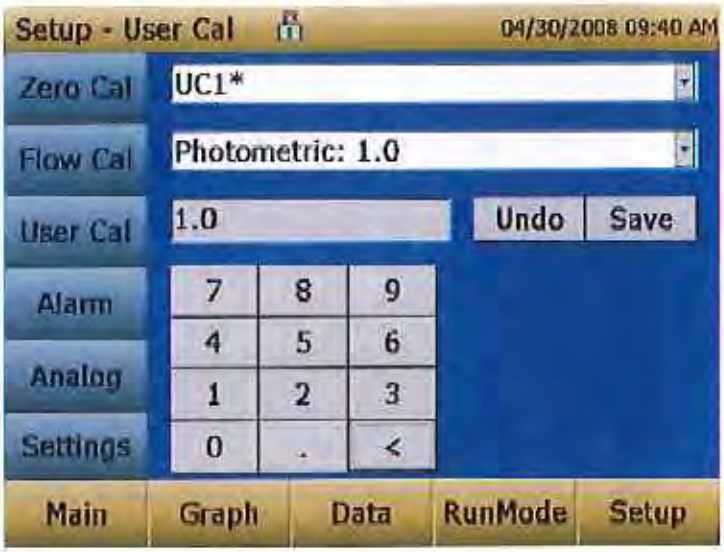
Note

If you used the internal gravimetric filter in the DustTrak Model 8533, the flow rate used to compute the concentration should be 2 L/min, not 3 L/min since only 2 L/min of aerosol flow reaches the filter.

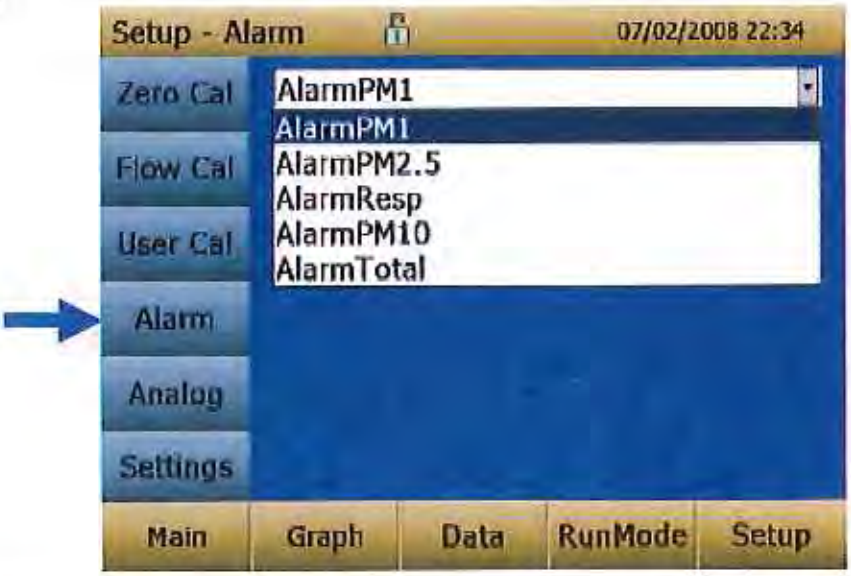
9. Compute the new calibration constant, NewCal, using the following formula:

$$NewCal = \left(\frac{Reference\ Concentraton}{DustTrak\ Concentraton}\right) \cdot CurrentCal$$

10. Select **Photometric** from the User Cal drop down selection and enter the NewCal factor using the onscreen controls.

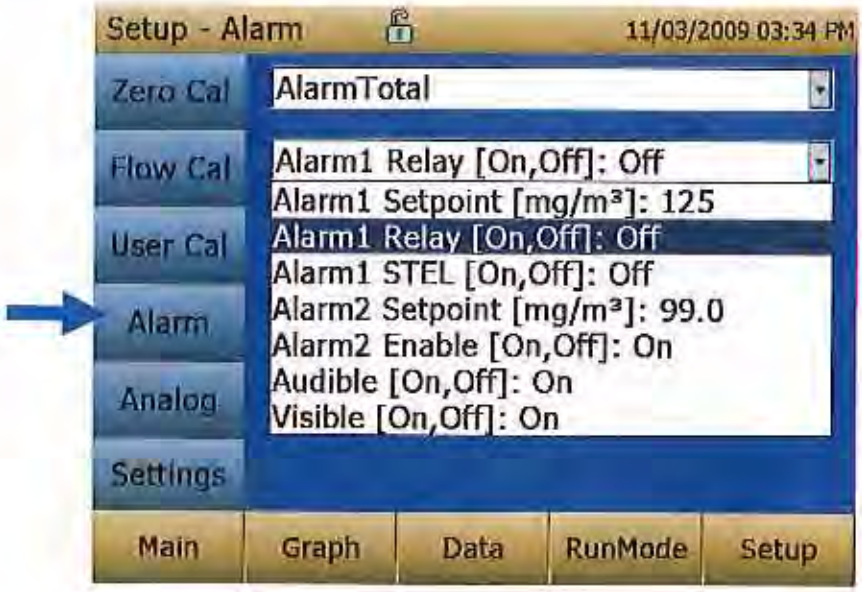


Alarm



Alarm allows you to set alarm levels on any of the 5 mass channels PM_1, $PM_{2.5}$, RESP, PM_{10} and Total. However, the alarm functioning is determined by the logging interval. The alarm will turn ON only if the average concentration over the logging interval exceeds the set point. If the logging interval is too long and the concentration exceeds the set point and stays at that level, the alarm will not turn ON until after the logging interval has passed. Likewise, the alarm will not stop until after the concentration has dropped below 5% of the threshold and after the logging interval has passed.

For each mass channel, an alarm set point level and alarm type can be set.



Note

The Alarm is dependent on the logging interval. For the DustTrak to alarm as soon as the Alarm Setpoint is exceeded, the logging interval must be set as low as possible (i.e., 1 second or 2 seconds). If a long test duration does not permit setting such a short logging interval, use the STEL alarm instead. The STEL is always based on 1 second concentrations and is independent of the logging interval. For more details on the STEL alarm, see section below on STEL.

In Survey mode, the alarm is dependent on the time constant.

Alarm1 Setpoint [mg/m^3]	The alarm1 setpoint is the mass concentration level upon which the alarm1 is triggered. Alarm will trigger if the mass concentration, taken at the logging interval, rises above the setpoint. ***Note**: Alarm 2 must be lower than Alarm 1 when both alarms are enabled.*
Relay1 [On, Off]	When the relay alarm is turned on, unit will close relay switch when Alarm1 level is surpassed. Relay alarm can only be linked to one mass channel at a time. Relay selection is available on the 8533 desktop model only.

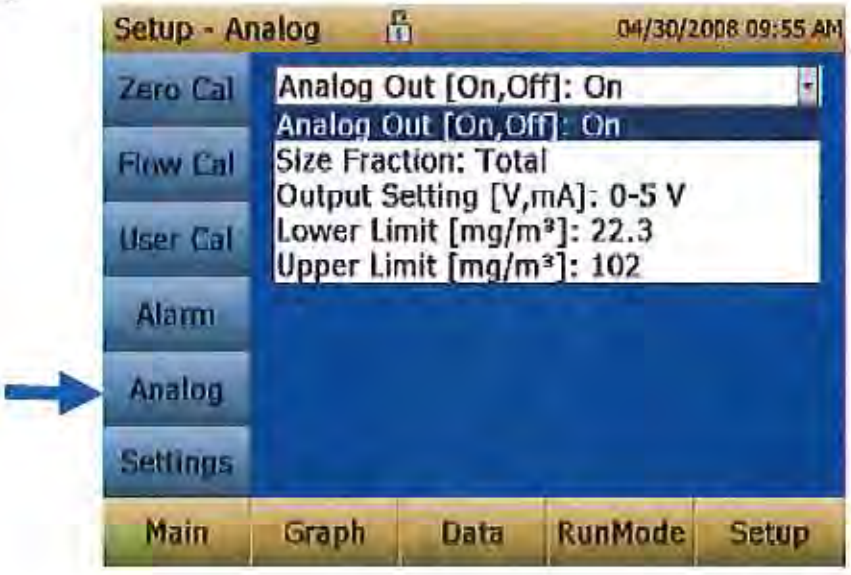
STEL 1 [On, Off]	When the STEL alarm is turned on, STEL data will be collected when Alarm1 level is surpassed. STEL alarm can only be linked to one mass channel at a time. STEL selection is available on the 8533 desktop model only. See following STEL Note.
Alarm2 Setpoint [mg/m^3]	The alarm2 setpoint is the mass concentration level upon which the alarm2 triggers. Alarm triggers if the mass concentration, taken at the logging interval, rises above the setpoint. ***Note**: Alarm 2 must be lower than Alarm 1 when both alarms are enabled.*
Alarm2 Enable [On, Off]	Enables Alarm2 to be logged and will activate the Audible or Visible alarms if they are enabled.
Audible [On, Off]	When the audible alarm is turned on, the instrument will activate internal beeper when Alarm1 or Alarm2 level is surpassed. Audible alarm can only be linked to one mass channel at a time.
Visible [On, Off]	When the visible alarm is turned on, unit will show the alarm icon (Alarm1  , Alarm 2 ) in title bar when Alarm1 or Alarm2 level is surpassed.

STEL Alarm

STEL stands for Short Term Exposure Limit. When a STEL alarm is selected, the instrument will inspect the data on a second by second basis, independent from the selected logging interval. If the mass exceeds the STEL limit, a STEL even triggers and the following actions will be taken.

STEL indicator	The STEL indicator STEL will show Red on the main screen.
Data	Data will be taken of the STEL alarm channel at a 1 minute logging interval for **15 minutes**. This data will be stored in a separate file named STEL_XXX, where XXX will be matched to the logged data file. The instrument will also continue to log the mass concentration data at the logging interval selected.
STEL Alarm repeat	If the instrument remains over the STEL limit after the 15 minute interval, or if the instrument exceeds the STEL limit later during the sample period, additional STEL files will be generated.

Analog

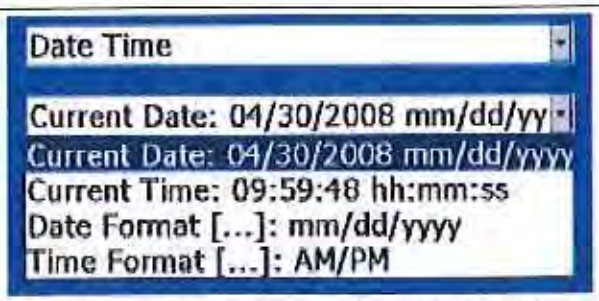


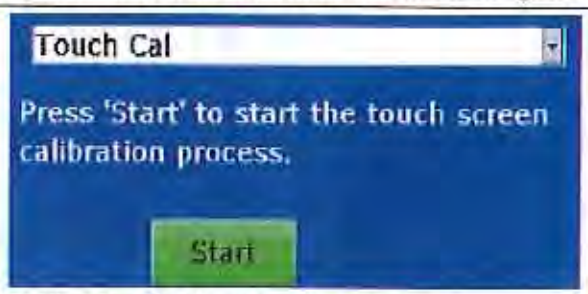
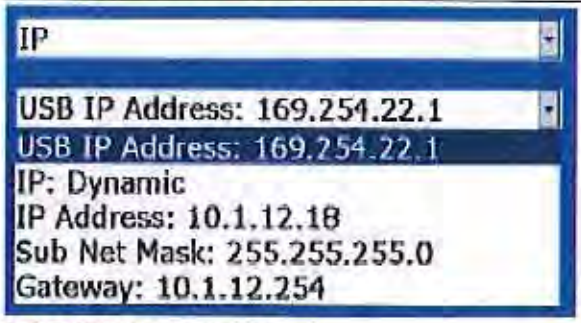
Analog setup screen sets the parameters that will drive the analog out port. Applies to the 8533 Desktop model only.

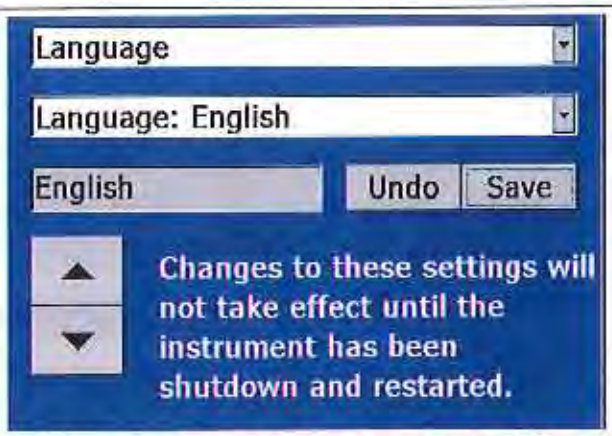
Analog out [On, Off]	Turns analog out port on.
Size Fraction	Selects the size channel that will drive the analog out.
Output Setting [V, mA]	Select between 0 to 5 V and 4 to 20 mA.
Lower Limit [mg/m^3]	Mass concentration reading of the selected channel that will correspond to 0 V or 4 mA.
Upper Limit [mg/m^3]	Mass concentration reading of the selected channel that will correspond to 5 V or 20 mA.

Settings

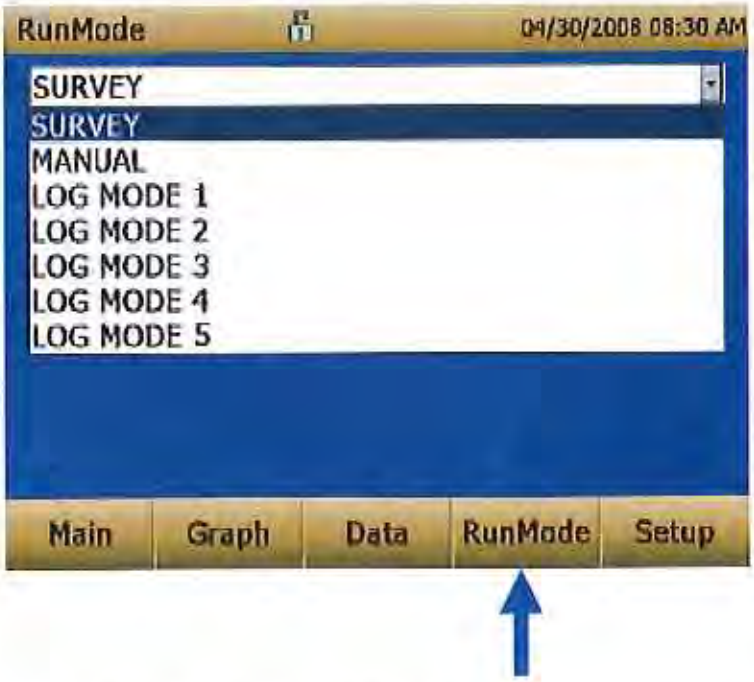
Settings screen sets basic unit parameters.

Date Time	 Sets current date, current time and date/time format. Time can set in 12 or 24 hour format. Date can be set in yyyy/dd/mm, yyyy/mm/dd or yyyy/dd/mm.

Background	 Switches between blue and white backgrounds.
Touch Cal	 Calibrates the touch cal screen.
IP	 **USB PORT IP Address:** USB IP is the address assigned to the instrument by the NDIS driver. It is shown but cannot be changed. **Ethernet Port IP parameters:** (Model 8533 Desktop only.) IP method can be set to static or dynamic. For static IP, IP address, default gateway, and subnet mask can be set. For Dynamic, The IP assigned by the network is shown. This cannot be changed. See Note below. **IP Note** After changing the instrument to Dynamic or Static, reboot the instrument. In Dynamic Mode, the unit will show the IP to which is assigned (after being rebooted).

Language	 Switches between display languages. After changing the display language, reboot the instrument.

Run Mode

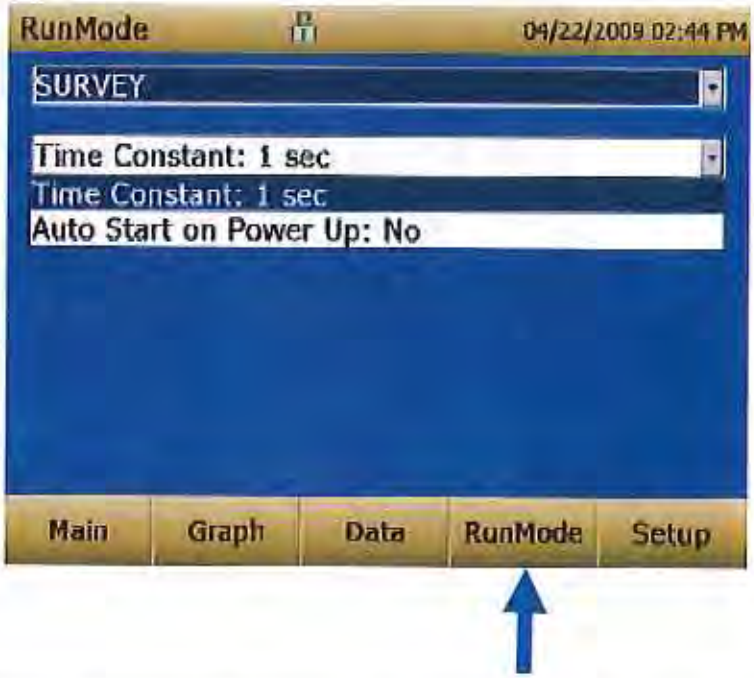


The **RunMode** tab brings up sampling mode options.

Sampling mode options include **Survey Mode**, **Manual Log**, and **Log Mode 1-5**.

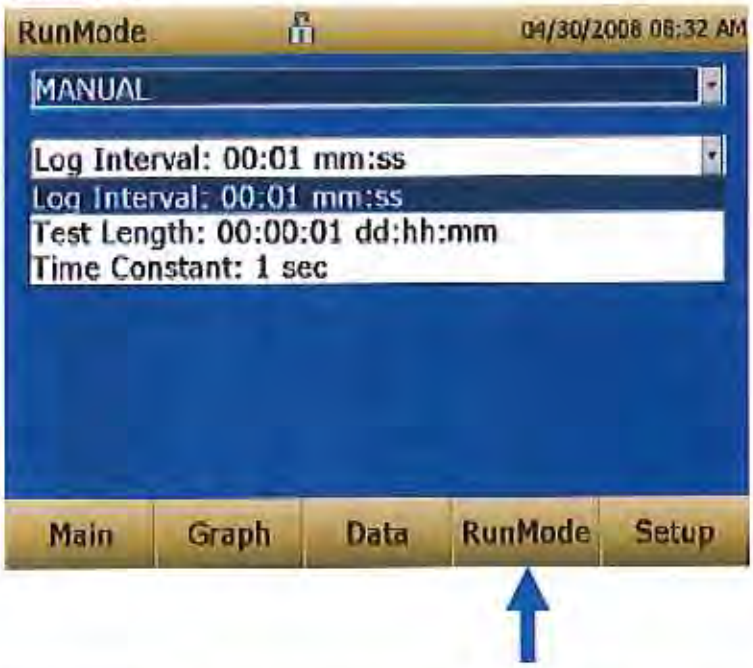
Survey	Survey Mode runs a real time, continuous active sample, but does not log data.
Manual	Manual Log sets the instrument to log data for a specified run time
Log Modes	Log Mode starts and stops the instrument at specified times, run for a specified test length, and perform multiple tests of the same length with a specified time period between tests.

Survey Mode



Time Constant	Time Constant can be set from 1 to 60 seconds. This will control the update rate of the main screen. It is the rolling average of data displayed on the main screen and is not linked to logged data in either Manual or Program Log modes.
Auto Start on Power Up	When set to "Yes", unit will start a measurement upon being powered on, if the unit was set to "Survey" when it was turned off. When set to "No", the unit will be in idle when it is powered on.

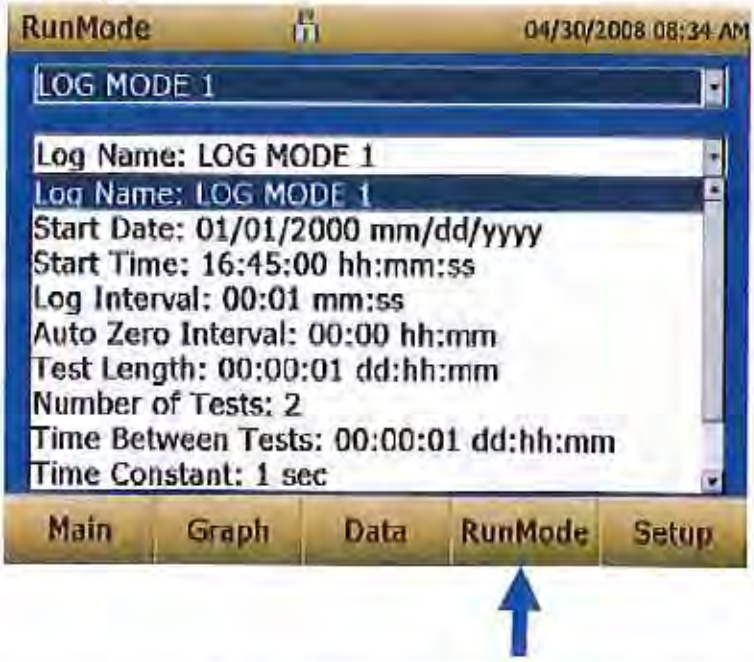
Manual Mode



Log Interval	The log interval can be set from 1 second to 60 minutes. It is the amount of time between logged data points.
Test Length	Test length can be set from 1 minute to the limit of the data storage.
Time Constant	Time Constant can be set from 1 to 60 seconds. This will control the update rate of the main screen. It is the rolling average of data displayed on the main screen and is not linked to logged data in either Manual or Program Log modes.

In Manual mode, data will be stored to a file named "*Manual_XYZ*" where *XYZ* is an incrementing integer.

Log Mode (1–5)



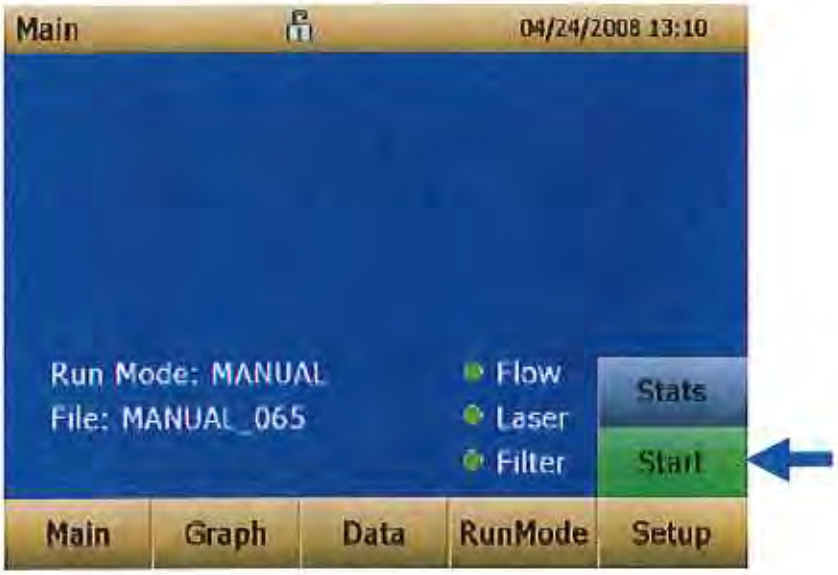
Log Name	Log Name, brings up a virtual keypad to name the Logged Data file.
Start Date	Start Date, select the date the test will start.
Start Time	Start Time, select the time the test will start.
Log Interval	The log interval can be set from 1 second to 60 minutes. It is the amount of time between logged data points.
Auto Zero Interval	Interval between re-zeroing the instrument using the Auto-Zero accessory. Model 8533 desktop only.
Test Length	From 1 minute to the limit of the data storage.
Number of Tests	Number of tests, 1 to 999.
Time between Tests	Time between tests, 1 minute to 30 days.
Time Constant	Time Constant can be set from 1 to 60 seconds. This will control the update rate of the main screen. It is the rolling average of data displayed on the main screen and is not linked to logged data in either Manual or Program Log modes.
Use Start Date	Use Start Date, option to use programmed start date or by pass programmed start date.
Use Start Time	Use Start Time, option to use programmed start time or bypass programmed start time.

In Log mode, data will be stored to a file named "*LogName_XYZ*" where *LogName* is the user entered log name and *XYZ* is an incrementing integer.

Taking Mass Concentration Measurements

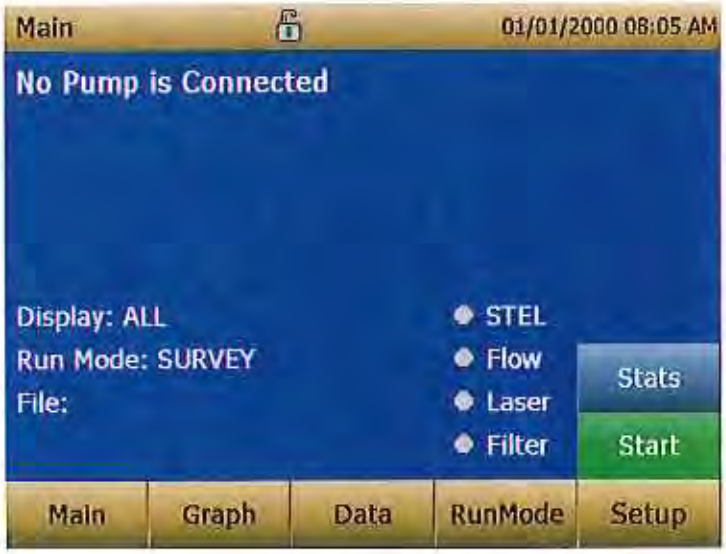
Measurements are started and controlled from the main screen.

Prior to starting a measurement the instrument should be zeroed from the **Setup** screen and the run mode should be configured and selected from the **RunMode** screen.



When the instrument is on, but not taking any mass measurements the start button will be green and instruments pump will not be running. To start taking a measurement, press the green **Start** button.

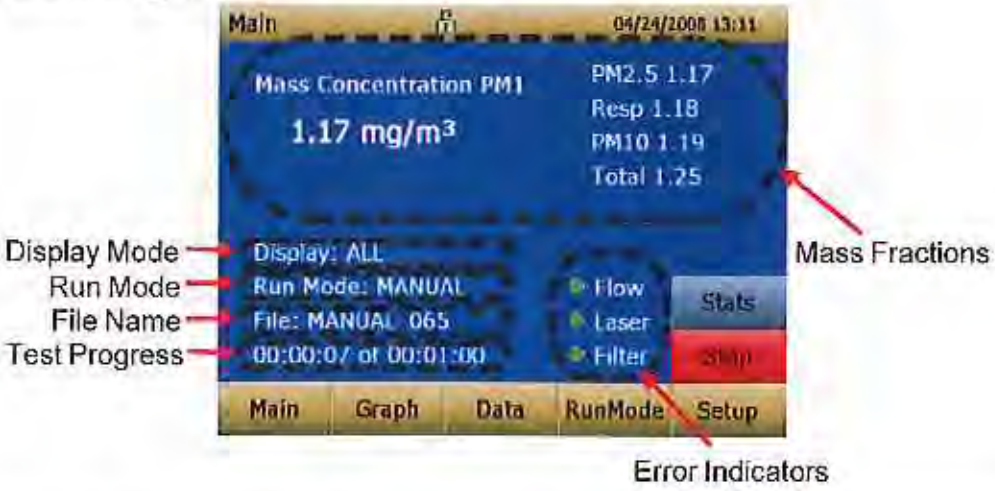
For the Model 8533EP DustTrak monitor with external pump, make sure the external pump is connected to the DustTrak monitor as described in Chapter 2. If the pump is not connected and the green start button is pressed, the DustTrak monitor will identify that the pump is not connected and a warning will be displayed as shown below:



Connect the External Pump Module to the DustTrak monitor and then try again. TSI recommends powering down the DustTrak monitor before connecting the External Pump Module to the DustTrak monitor. Connect the power cable and the flow tubing between the DustTrak monitor and the External pump module, as applicable.

While taking a measurement the screen will display the current measured mass concentration. The various regions of the screen are shown below.

Screen Regions

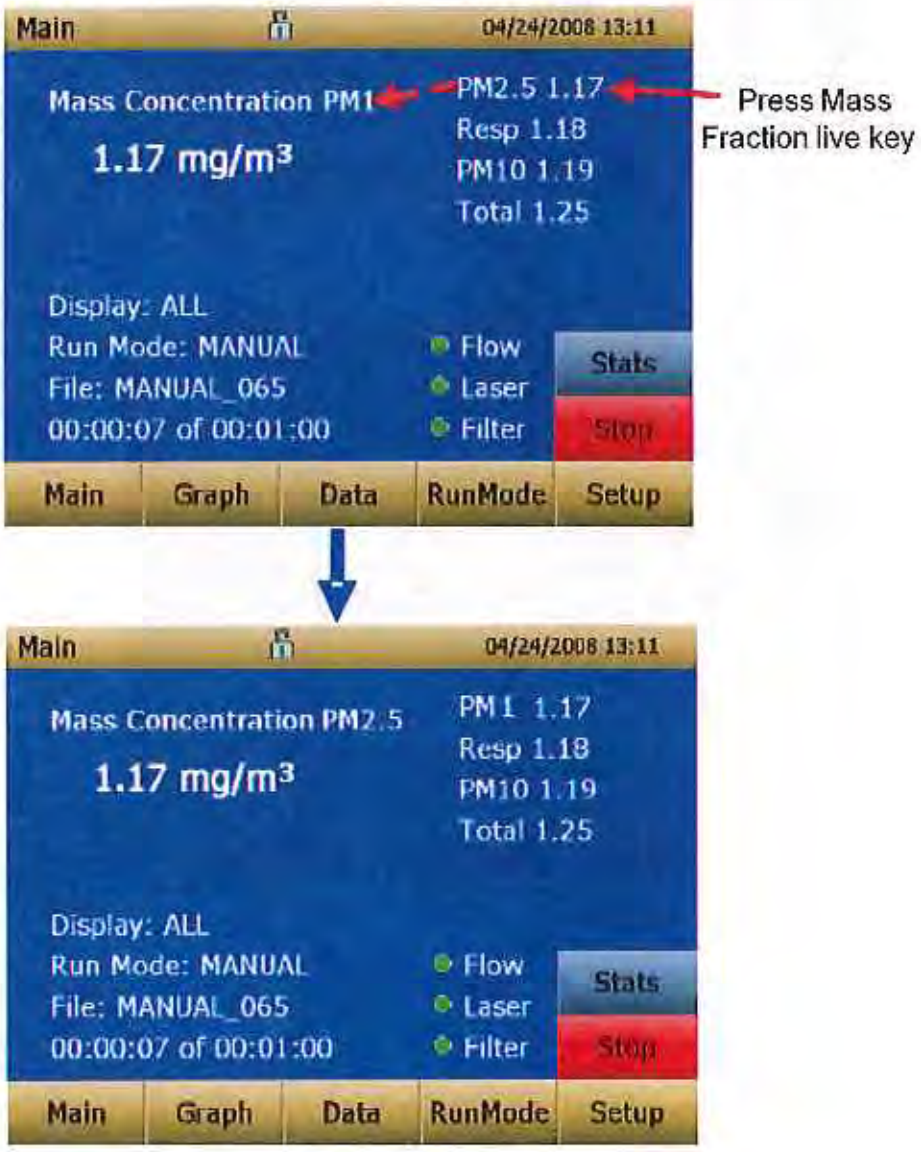


Mass Fractions Region (live keys)	Shows the size segregated mass measurements. The highlighted channel displayed in larger font on the left can be changed by touching on the screen the "measurement of most interest" on the right-hand side of the screen.
Display Mode Region (live key)	The size segregated mass fractions displayed in this area can be selected by touching in the "Display" mode region. The modes that can be selected with this live key are: **All:** PM_1, $PM_{2.5}$, Resp. PM_{10} and Total **IAQ-ENV:** PM_1, $PM_{2.5}$ PM_{10} and Total **IH:** Resp, PM_{10} and Total
Run Mode Region	Shows the run mode selected from the RunMode screen.
File Name Region	Displays the file name to which the data is currently being saved.
Test Progress Region	Shows the time-based progress of the test.

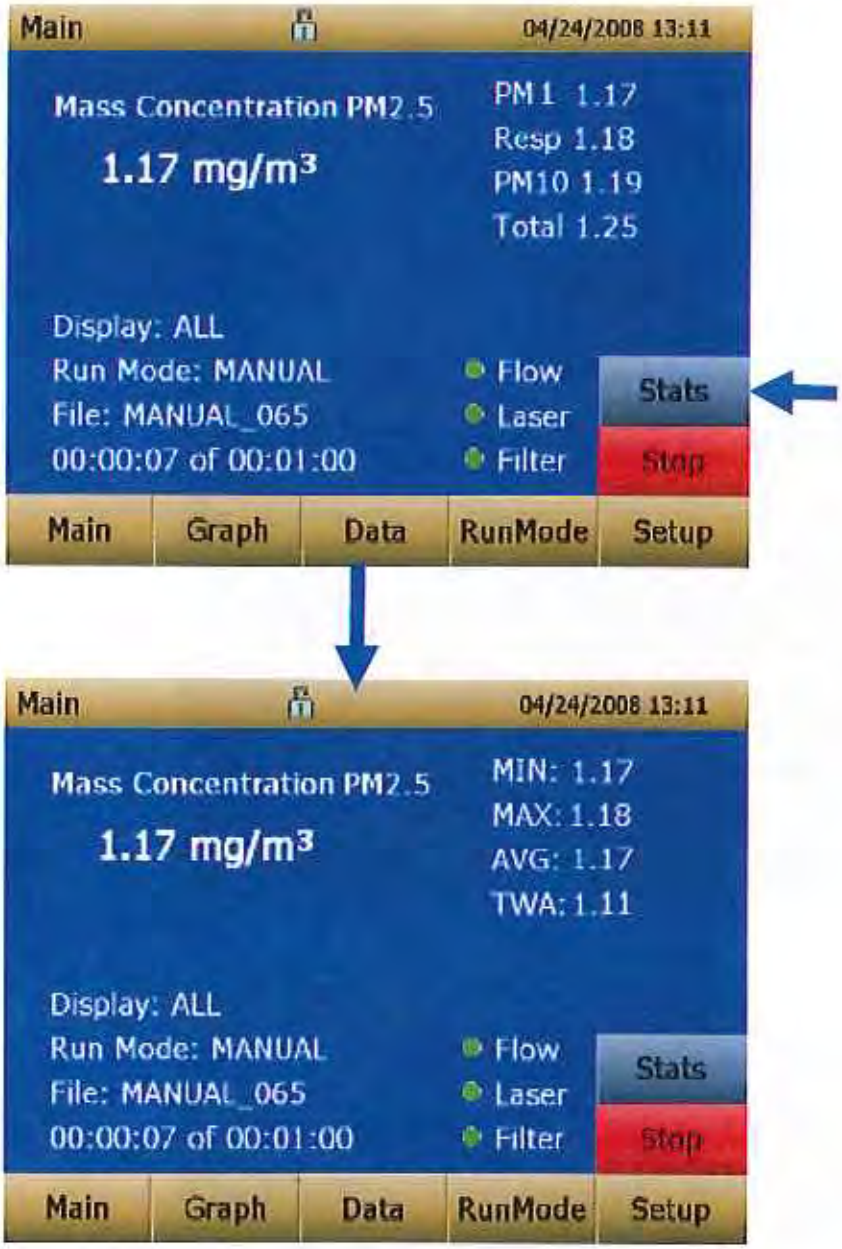
Error Indicator Region	Shows the current stats of the instrument Flow: Status of the flow control Laser: Status of the Laser Filter: Status of the Filter See Chapter 5, "Troubleshooting," to resolve any of these error conditions.

Stats

The Stats button shows the statistics of the highlighted channel. To use the stats feature, first select the channel of interest so it is highlighted in large font on the left of the screen.



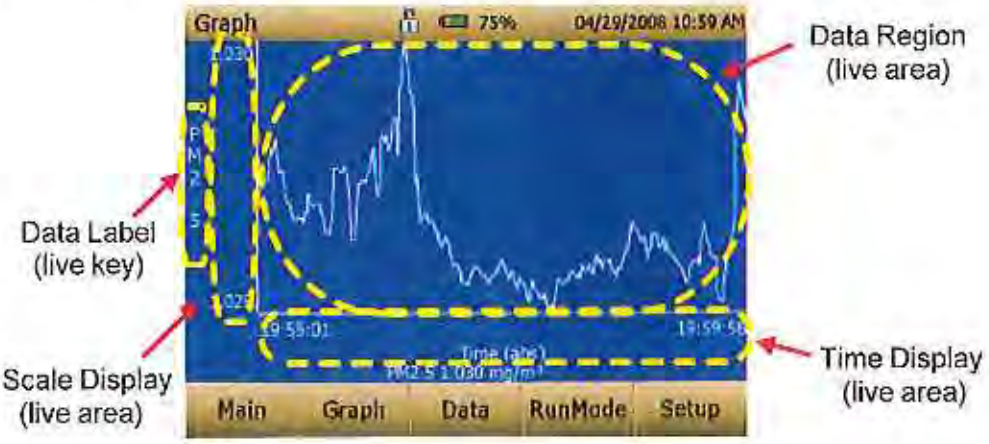
Next, press the Stats button to show the statistics for the highlighted size channel.



Graphing

During sampling, pressing the **Graph** button displays current readings in graphical form.

- During Survey Mode, five (5) minutes of running real-time data is displayed graphically.
- During Logging Mode, the entire log test time is displayed on the graph.



Time Display	Pressing the **Time** x-axis label on the graph screen switches between **Time (s)**, **Time (abs)**, and **Time (rel)**. **Time (s):** Elapsed time from first logged point (log interval) to the last logged point (test length). **Time (rel):** Relative time from zero to last logged point (test length – log interval). **Time (abs):** Absolute time from first logged point (test start + log interval) to last logged point (test stop).
Scale Display	Pressing in the Scale Display area will bring up a dialog that will allow changing between auto scaling and user scaling of the Y-axis. 

Data Label	Pressing the data label will toggle between PM_1, $PM_{2.5}$, Resp, PM_{10} and Total size segregated mass fractions.
Data Region	Pressing the data region will bring up a dialog to show TWA or Average lines.  **TWA:** Will show a secondary line on the graph showing the time weighted average of the data. This line will not show if test time is less then 15 minutes. **Average:** Show a secondary line on the graph of the running average of the data.

In Graphing Mode, pressing **Main** returns the instrument to the Main Screen display.

Viewing Data

The **Data** button opens a list of data files for viewing.

Select File	Press the arrows on the right side of the screen to scroll up or down to the data file to be viewed.
Data Statistics	Statistics on the selected file o File Name o Size Channel o Sample Average o Sample TWA o Sample Maximum Reading o Sample Minimum Reading o Number of Data Points in the File
Channel Button	Toggles between the mass fraction channels PM_1, $PM_{2.5}$, Resp, PM_{10} and Total.
Save All Button	Downloads data to a USB thumb drive. The USB thumb drive must be attached to the USB host port. Data is saved as a .csv file that can be viewed in Microsoft® Excel® spreadsheet software.
Delete Button	Deletes the currently highlighted file.
Delete All Button	Deletes all the files stored on the instrument.
Graph Button	Data can also be viewed in graphical form by pressing the **Graph** button while the data file is highlighted.

Title Bar

The Title Bar shows common instrument information.

Current Screen	Title of the current screen that is being displayed.
Instrument Lock	Icon shows if the instrument touchscreen is in a unlocked or locked condition. Unlocked:  Locked:  To lock the touchscreen controls, touch the "lock" icon, immediately followed by three (3) quick touches on the current screen **(Main)** word along the top tool bar. Repeat the process to unlock the screen.
Battery Status	Show the current % life of the battery and show if the battery is currently being charged: Charging:  (unfilled portion of the icon is filled yellow as well as animated to indicate that the charging is in progress) Not Charging:  (unfilled portion of the icon transparent)
Date and Time	Indicates the instruments current date and time.
Alarm	If the instrument is in a alarm status a alarm icon  will appear in the title bar.

Chapter 4

Maintenance

The DustTrak DRX aerosol monitor can be maintained in the field using the instructions below. Additionally, TSI recommends that you return your DustTrak DRX monitor to the factory for annual calibration. For a reasonable fee, we will quickly clean and calibrate the unit and return it to you in "as new" working condition, along with a Certificate of Calibration. This "annual checkup" helps ensure that the DustTrak DRX monitor is always in good operating condition.

WARNING

There are no user-serviceable parts inside this instrument. The instrument should only be opened by TSI or a TSI approved service technician

Maintenance Schedule

The DustTrak DRX Aerosol Monitor requires maintenance on a regular basis. Table 4–1 lists the factory recommended maintenance schedule.

Some maintenance items are required each time the DustTrak monitor is used or on an annual basis. Other items are scheduled according to how much aerosol is drawn through the instrument. For example, TSI recommends cleaning the inlet sample tube after 350 hours of sampling a 1 mg/m^3 concentration of aerosol. This recommendation should be pro-rated according to how the instrument is used. 350 hours at 1 mg/m^3 is the same amount of aerosol as 700 hours at 0.5 mg/m^3 or 175 hours at 2 mg/m^3, etc.

Table 4–1. Recommended Maintenance Schedule

Item	Frequency
Perform zero check	Before each use.
Clean inlet	350 hr. at 1 mg/m^3*
Clean 2.5 µm calibration impactor	Before every use.
Replace internal filters	350 hr. at 1 mg/m^3* or when indicated by the main screen filter error indicator.
Return to factory for cleaning and calibration (For 8533EP, TSI recommends that both the DustTrak monitor and the External Pump Module be returned to TSI)	Annually
Replace the internal HEPA filters in the External Pump module	Annually

*Pro-rated, see discussion above.

The DustTrak monitor keeps track of the accumulated amount of aerosol drawn through it since its last cleaning. When the internal filter replacement is due, the filter error indicator will turn from green to red.

TSI recommends you perform a zero check prior to each use for the DustTrak monitor and certainly before running any extended tests, and after the instrument experiences a significant environmental change. Examples of significant environmental changes would be ambient temperature changes that exceed 15°F (8°C) or moving from locations with high aerosol concentrations to low concentrations.

Zeroing Instrument

1. Attach the zero filter to the inlet of the instrument.

Figure 4-1: Attach Zero Filter to Inlet

2. Follow zero calibration instructions detailed in the operations section of this manual,

Cleaning the Inlet

The inlet should be cleaned based on the schedule in Table 4–1.

1. Turn the DustTrak monitor off.
2. Unscrew the inlet nozzle from the instrument (Figure 4-2).

Figure 4-2: Unscrew Inlet Nozzle

3. Clean the inlet port. Use a cotton swab to clean the outside of the inlet port. The swabs can be dampened with water or a light solvent (e.g., isopropanol). Clean the inside of the sample tube by using a small brush, along with a light solvent. Dry the tube by blowing it out with compressed air, or let it air-dry thoroughly.

Note
Be *careful* not to blow particles into the DustTrak monitor inlet port.

Figure 4-3: Do NOT Blow into Instrument

4. Screw (hand-tighten) inlet back into instrument.

Cleaning 2.5 µm Calibration Impactor

The calibration impactor should be cleaned prior to every use, using it to perform a Standard Calibration (size correction) on the instrument, as described in the Operations section.

1. Unscrew Impactor. Check O-ring on the impactor base.
2. Clean outside and inside of Impactor and the impactor plate using a clean brush and a light solvent. Dry impactor parts by blowing it out with compressed air, or let it air-dry thoroughly.
3. Apply 2 drops of oil (included) to the impactor plate. Do ***not*** over-fill impaction plate.

Figure 4-4: Apply 2 Drops of Oil to Impactor Plate

4. Screw (hand-tighten) impactor back together.

Replacing the Internal Filters

Replace the internal filters based on the schedule in Table 4–1 or when the filter indicator on the main screen changes to red.

1. Turn the instrument off.
2. Remove old filters from the instrument.

Handheld Model

a. Use the enclosed filter removal tool (PN 801668) tool to unscrew the two filter caps located on the bottom of the instrument.

b. Pull the old filters out of the two filter wells. If filter wells are visibly dirty, blow out with compressed air.

Figure 4-5: Pull Filters Out of Two Filter Wells (Handheld Model)

c. Put two (2) new filters into the filter wells and screw filter caps back into place.

Note
Replacement filters were shipped with the new instrument. Order additional filters from TSI under PN 801666.

Desktop Model

a. Open filter access door on the back of the instrument.

b. Use the enclosed filter removal tool (PN 801668) to unscrew the filter cap.

c. Pull out single cylindrical filter from filter well. If filter well is visibly dirty, blow out with compressed air.

Figure 4-6: Pull out Single Cylindrical Filter from Filter Well (Desktop Model)

d. Put a new filer (P/N 801673) back into filter well and screw filter cap back into place.

e. Open blue retention clip by pinching ends inward and pushing down.

Figure 4-7: Open Blue Retention Clip

f. Remove 37-mm filter cassette by pulling downward and outward.

Figure 4-8: Remove 37-mm Filter Cassette

g. Open filter cassette using enclosed tool PN 7001303.

Figure 4-9: Open Filter using Enclosed Tool

h. Remove screen mesh from filter cassette and blow out using compressed air. Blow in reverse direction to remove captured particulate.

i. Replace mesh in filter cassette and press halves together. Ensure filter has been fully closed. The filter tool PN 7001303 can be used to ensure the filter is fully closed.

Figure 4-20: Replace Mesh in Filter Holder

j. Place filter cassette back into position and close blue retaining clip. Make sure retaining clip snaps back into place.

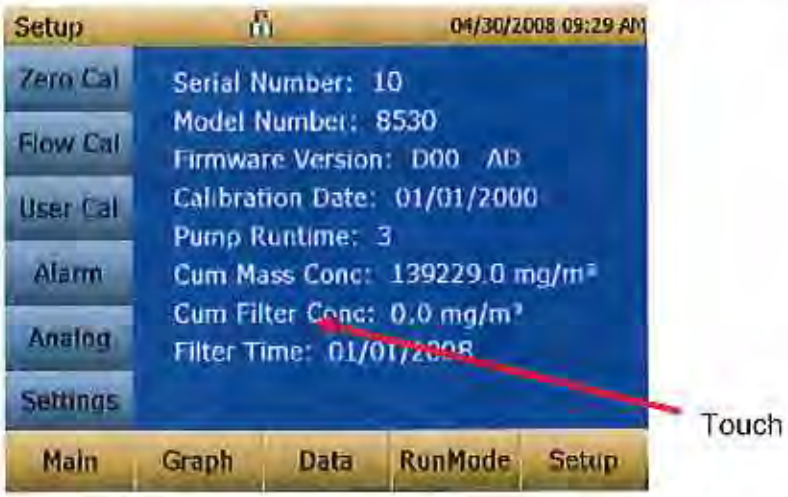
Notes
Replacement filters (HEPA and 3-mm Filter Cassette with mesh filter) were shipped with the new instrument. Order additional filters from TSI under PN 801673. TSI ***does not*** supply any filter media for the filter cassette. Any commercially available 37-mm filter media may be used with the DustTrak II or DRX desktop instruments to collect gravimetric reference samples.

3. **It is important to reset the instruments filter counter after replacing filters. Resetting the counter will clear the filter error condition shown on the main screen.** Reset the counters by the following:

   a. Turn on the instrument.

   b. Press the **Setup** button to go into the setup screen.

   c. Touch the **Cum Filter Conc:** (live key) to reset the aerosol mass.



   d. *Replace user serviceable filters?* Dialog will appear. Press **OK**.

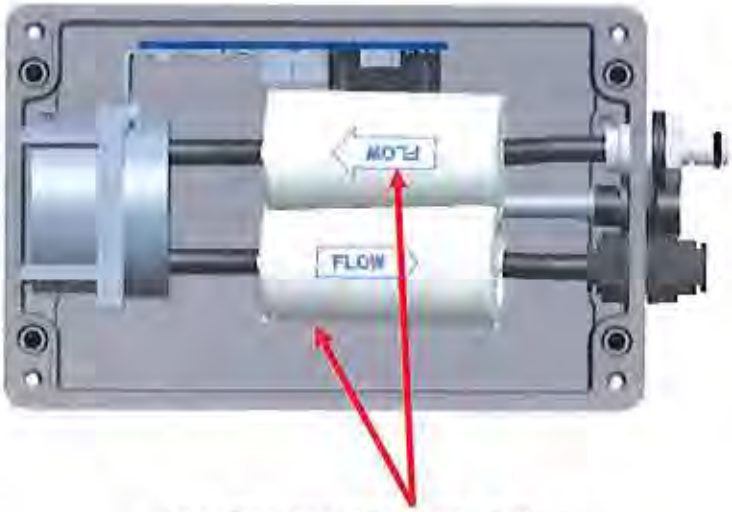
   e. *Reset filter concentration?* Dialog will appear. Press **Yes** to reset the cumulative filter concentration to zero.

   f. The Setup screen will not show zero for the **Cum Filter Concentration and** the current date for the **Filter Time**.

Replacing the Filters in the External Pump Module

The external pump module provided with Model 8533EP is designed to run continuously for about a year (8760 hours). There are two HEPA filters that protect the pump from contamination—one on the suction side of the pump and the other on the discharge side of the pump. The discharge side of the pump collects particles shedding from the vanes of the pump and will turn black over time. The HEPA filters will have to be replaced once a year.

To access the filters open the top cover of the pump module. The two HEPA filters are identified in the figure below. The two filters can be replaced by disconnecting the soft tubing between the filters, pump, and the casing connectors.



User Replaceable HEPA Filters

Caution

When replacing the HEPA filters, make sure they are oriented in the correction direction as shown in the picture above.

Storage Precautions

When storing the DustTrak monitor for more than 30 days, you should charge and remove the batteries. This prevents damage due to battery leakage.

This instrument must be stored in a location where the temperature remains between –20 and 60°C (–4 and 140°F).

Chapter 5

Troubleshooting

The table below lists the symptoms, possible causes, and recommended solutions for common problems encountered with the DustTrak DRX monitor.

Symptom	Possible Cause	Corrective Action
Erratic zero reading	Leak	Check connections for leaks Replace zero filter
	Dirty inlet port and/or sample tube	Clean inlet port. Clean or replace tubing
	Internal filter(s) not installed properly (leaking)	Inspect internal filter wells to make certain the filters and o-rings are seated properly. Replace internal filters if necessary
DustTrak reading negative concentrations	Zero Drift	Perform Zero Cal
	Zero Cal was performed without the Zero Filter in-line	Perform Zero Cal again and make sure the Zero Filter is attached to the DustTrak inlet
Error completing Zero Cal	Too much light scatter in the optics chamber due to dust deposits	Clean the inlet nozzle. Attach the zero filter and sample for about 2 minutes. During sampling, pulse the flow going into the DustTrak monitor by intermittently plugging the zero filter. Any dust in the optics chamber will break loose during flow pulsations and will be cleared out by the pump Perform Zero Cal again. If the Zero Cal still cannot be performed, factory service may be required

Symptom	Possible Cause	Corrective Action
Run Mode Error: The start time has passed	The selected Run Mode program has "Use Start Date" selected, but the start date is prior to the current date	Correct or change the run mode program
Run Mode Error: The selected log mode will exceed the allowed number of samples	The selected Run Mode program is programmed to save more samples then is room in memory	Reduce the number of samples by reducing the test length or increasing the logging interval
Instrument runs slow	Large amount of data in memory	Large data files or many small data files will cause instrument to slow, due to need to read and display large amounts of data
No display	Unit not switched on Low or dead batteries	Switch unit on Recharge the batteries or plug in the AC adapter
No touch - screen response	Instrument currently busy Instrument Touchscreen is locked	The instrument will take time to open large data files and save configuration information. During this time, the instrument will not respond to additional touch-screen touches If the lock in the title bar is red, unlock the instrument following the instructions in the Chapter 3, Operation: Title Bar section of this manual
Analog output does not work	Cable/connector not correctly installed Output wired with reverse polarity	Make sure cable connector is fully seated Make sure analog out (+) and analog ground (-) are wired correctly to data-logger

Symptom	Possible Cause	Corrective Action
Analog output is not in proportion to display	Analog output range in DustTrak monitor may be set incorrectly	Check analog output setting in the Setup->Analog screen. Make sure the channel of interest is selected. Make sure that the correct output (0 to 5V, 4 to 20 mA) is selected
	Data logger scaling factor may be set incorrectly	Review the scaling factor set in the Setup-Analog screen
Alarm output does not work	Alarm function not turned on	Turn the alarm function on in the Settings->Alarm screen
Alarm does not turn on correctly	Alarm setting incorrect	Check the alarm settings in the Settings->Alarm screen Make sure the logging interval and time constant are set as short as possible (30 seconds or lower)
	Alarm output wired with reverse polarity	Alarm wires are polarized. Voltage input must be wired to alarm input (+)
Instrument does not store new data	Memory is full	Delete or transfer historic data
	Instrument is in Survey mode	The instrument does not store data in survey mode. Can to manual or program log mode

Symptom	Possible Cause	Corrective Action
Flow Error is indicated on front screen	If sampling from a duct, instrument may have problems overcoming pressure differences	Attach both the input and the exhaust port into the duct
	Flow obstruction	Remove obstruction if still present. Press any key to bypass
	Internal pump failing, indicated by inability to adjust flow rate to full range	Factory service may be required
	Filter Cassette clogged or has mass loading	Replace the filter cassette. See the maintenance section of the manual
	External pump module (for Model 8533EP only) is not connected to the DustTrak monitor	Make sure both the External Pump cable and the flow tubing connector are connected to the DustTrak monitor and the External pump module. Lock the External Pump Cable in place by rotating the connector clockwise until you hear it snap in place
		Make sure the tubing between the DustTrak monitor and the External pump module is not kinked and is free of any sharp bends
		Make sure the exhaust adapter is connected to the exhaust of the DustTrak monitor
		Make sure the External Pump module filters are not clogged. If found dirty, replace the two HEPA filters
Laser Error indicated on front screen	Laser background is too high	Remove and clean inlet nozzle. Pay close attention to the tip of the nozzle that is inserted into the instrument to ensure it is clear of any contamination
	Laser is failing	Factory service may be required

Symptom	Possible Cause	Corrective Action
Filter Error indicated on front screen	Filters need to be replaced	Replaced the filters per instructions in the maintenance section of this manual. Make sure to reset the filter mass and date once the filters have been changed **Note**: This is only a warning. The unit will continue to operate normally until the increase in pressure drop across the filter is so high that the pump can no longer maintain the set flow rate
System Error has Occurred!	The processor did not receive the input it expected. This can also happen if the optics chamber is saturated with light, or the External Pump Cable is accidentally disconnected during the middle of sampling	Reboot the instrument. If the error does not go away, factory service is required

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Appendix A

Specifications

Specifications are subject to change without notice.

Sensor Type	90° light scattering
Range	8533 Desktop 0.001 to 150 mg/m^3 8534 Handheld 0.001 to 150 mg/m^3
Display	Size Segregated Mass Fractions for PM_1, $PM_{2.5}$, Respirable, PM_{10} and Total. All displayed
Resolution	±0.1% of reading of 0.001 mg/m^3, whichever is greater
Zero Stability	±0.002 mg/m^3 24 hours at 10 sec time constant
Particle Size Range	Approximately 0.1 to 15 µm
Flow Rate	3.0 L/min
Flow Accuracy	±5% Internal flow controlled
Temperature Coefficient	+0.001 mg/m^3 per °C
Operational Temp	0 to 50°C
Storage Temp	-20 to 60°C
Operational Humidity	0-95% RH, non-condensing
Time Constant	Adjustable 1 to 60 seconds
Data Logging	<45 days at 1 minute samples
Log Interval	1 second to 1 hour
Physical Size (HWD)	Handheld: 4.9 x 4.75 x 12.45 in. Desktop: 5.3 x 8.5 x 8.8 in. External Pump: 4.0 x 7.5 x 3.5 in.
Weight	Handheld: 2.9 lb, 3.3 lb with battery Desktop: 3.45 lb, 4.45 lb – 1 battery, 5.45 lb – 2 batteries External Pump: 3.0 lb
Communications	8533: USB (Host and Device) and Ethernet. Stored data accessible using thumb drive 8534: USB (Host and Device). Stored data accessible using thumb drive.
Power—DC	Handheld 12 VDC at 2A Desktop 24 VDC at 2.5A

Battery	8533: Up to 2 Removable Li-Ion External and Internal charging Life, 1 battery: >6.5 hours (9 hours typical for a new battery) for both internal and external pump Desktop DustTrak monitors Life, 2 battery: >13 hours 8534: 1 Removable Li-Ion External and Internal charging Life: 6 hours typical
Analog out	8533 User selectable output 0 to 5 V or 2 to 20 mA User selectable scaling
Alarm Out	8533: STEL Relay or sound buzzer Relay No latching MOSFET User selectable set point 5% deadband Connector 4-pin, Mini-DIN connectors 8534: Sound buzzer
Screen	8533: 5.7" color touchscreen 8534: 3.5" color touchscreen
Gravimetric Sampling	8533: Removable 37 mm Cartridge
EMI/RF Immunity:	Complies with Emissions Directive Standard: EN50081-1:1992 Complies with Immunity Directive Standard: EN50082-1:1992*

*ESD Shock may require instrument reboot

Appendix B

DRX Advanced Calibration

The advanced calibration method is employed to yield high size segregated mass concentration accuracy for $PM_{1.0}$, $PM_{2.5}$, Respirable and PM_{10} size fractions. It involves two gravimetric measurements to obtain PCF and SCF. The two gravimetric measurements can be done in sequence or in parallel, depending on the gravimetric sampling device availability.

Option 1: Serial Gravimetric Calibration

When you have only one set of gravimetric sampling devices, the DustTrak DRX advanced calibration can be performed in two serial steps. The experimental setup is in Figure B-1a. The calibration steps are outlined below:

Step 1: PCF Calibration

- Install a $PM_{2.5}$ impactor at the inlet of the external gravimetric filter.
- Co-locate and run the gravimetric sample and DustTrak DRX monitor simultaneously to collect enough mass on the gravimetric filter.
- Calculate the $PM_{2.5}$ mass concentration ($PM_{2.5\_Grav}$) from the gravimetric filter based on the net mass collected on the filter, sampling time, flow rate, and total liters of air sampled.
- Read the DustTrak DRX monitor average $PM_{2.5}$ mass concentration ($PM_{2.5\_DRX}$) from the screen or through TrakPro Data Analysis Software.
- Calculate the new PCF

$$PCF_{New} = \frac{PM_{2.5\_Grav}}{PM_{2.5\_DRX}} \times PCF_{Old}.$$

- Update the new PCF in user calibration settings.

Step 2: SCF Calibration

- Install a PM_{10} impactor at the inlet of the external gravimetric filter.
- Co-locate and run the gravimetric sample and DustTrak DRX monitor simultaneously to collect enough mass on the gravimetric filter.
- Calculate the PM_{10} mass concentration (PM_{10_Grav}) from the gravimetric filter based on the net mass collected on the filter, sampling time, flow rate, and total liters of air sampled.
- Read the DustTrak DRX monitor average $PM_{2.5}$ ($PM_{2.5\_DRX}$) and PM_{10} (PM_{10_DRX}) mass concentration from the screen or though TrakPro Data Analysis Software.
- Calculate the new SCF

$$SCF_{New} = \left(\frac{PM_{10\_Grav} - PM_{2.5\_DRX}}{PM_{10\_DRX} - PM_{2.5\_DRX}} \right)^{\frac{1}{3}} \times SCF_{Old}.$$

- Update the new SCF in user calibration settings.

Option 2: Parallel Gravimetric Calibration

When you have two sets of gravimetric sampling devices, the DustTrak DRX monitor advanced calibration can be performed in the parallel configuration as shown in Figure B-1b. The calibration steps are outlined below:

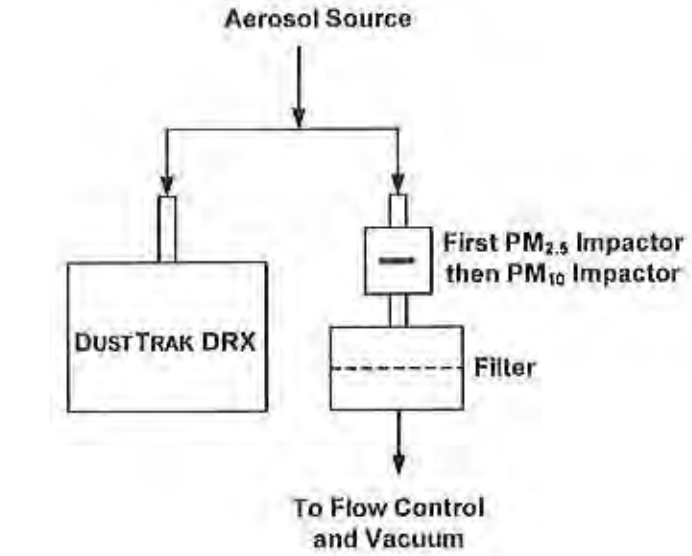
1. Install a $PM_{2.5}$ and a PM_{10} impactor at the inlet of the two external gravimetric filters, respectively.
2. Co-locate and run the gravimetric samples and DustTrak DRX monitor simultaneously to collect enough mass on the gravimetric filters.
3. Calculate the $PM_{2.5}$ ($PM_{2.5\_Grav}$) and PM_{10} (PM_{10_Grav}) mass concentrations from the gravimetric filters based on the net mass collected on the filter, sampling time, flow rate, and total liters of air sampled.
4. Read the DustTrak DRX monitor average $PM_{2.5}$ and PM_{10} mass concentration ($PM_{2.5\_DRX}$ and PM_{10_DRX}) from the DRX screen or through TrakPro Data Analysis Software.
5. Calculate the new PCF

$$PCF_{New} = \frac{PM_{2.5\_Grav}}{PM_{2.5\_DRX}} \times PCF_{Old},$$

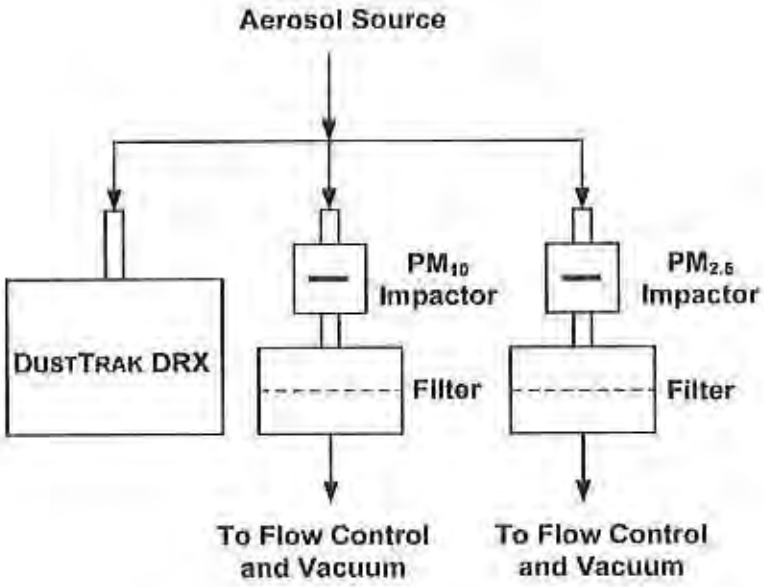
and the new SCF

$$SCF_{New} = \left(\frac{PM_{10\_Grav} - PM_{2.5\_Grav}}{PM_{10\_DRX} - PM_{2.5\_DRX}} \right)^{\frac{1}{3}} \times SCF_{Old}$$

6. Update the new SCF and PCF in the user calibration settings.



(a)



(b)

Figure B-1: Experimental Setup for (a) Serial and (b) Parallel Gravimetric Calibration

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Appendix C

Zero Module

The Zero Module (PN 801690) allows for automatic re-zeroing of the DustTrak Instrument during long sampling runs. The Zero Module works only with the 8533 desktop model.

Attach the AutoZero module to the main instrument in two steps.

1. Place the Zero module over the instrument's inlet and press down. The Zero module has an O-ring seal that will engage with the instrument's inlet.

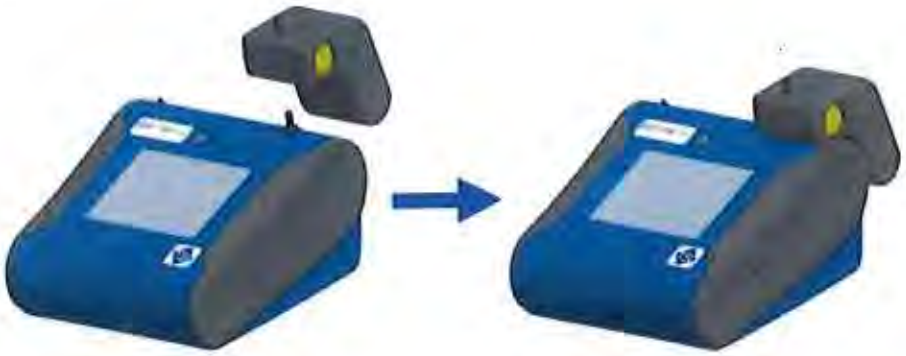

Figure C-1: Place Zero Module Over Inlet and Press Down

2. Attach the cable from the Zero module to the Zero module connector located on the back of the instrument.

Figure C-2: Zero Module Connector

The Zero Module can only be used in a program log mode. The Zero module function is controlled through these two program mode options:

Auto Zero Interval	Interval between re-zeroing the instrument using the Auto-Zero accessory.
Use Auto Zero	Select **Yes** to use the Zero Module. Select **No** to not use the Zero Module.

Important points on Zero Module operation:

- The Zero module will take 1 minute to take a zero reading. The first 45 seconds of that period is used to clear the chamber of particles. Readings from last 15 second of the period, when the chamber is cleared of particles, will be averaged to determine the Zero offset.
- The log interval, when the Zero module is activated, must be 2 minutes or greater. Data will not be recorded to the log file when the Zero module is activated.

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UNDERSTANDING, ACCELERATED

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P/N 6001898 Rev. L

Printed in U.S.A.

JOB SAFETY ANALYSIS

JSA Topic: General Site JSA

Supervisor: Edmond Bourke

Health and Safety Officer: Shinta Aizawa

Company Performing the Job: C2 REM

RECOMMENDED PERSONAL PROTECTIVE EQUIPMENT (PPE) AND/OR PERTINENT JOB SAFETY FORMS:

Minimum PPE: Safety Glasses or Goggles, Steel Toed Boots, Long Pants, Long Sleeve Shirt, Leather Gloves
Additional PPE (as needed): Hard Hat, Ear Plugs/Muffs, Air Purifying Respirator
Monitoring Equipment: NA
Begin work in Level D PPE
Escalate to higher Level PPE when site conditions

Sequence of Job Steps	Potential Hazard	Preventive or Corrective Action
1. Preparation	Inadequate knowledge of work, scope, and site safety requirements	• Hold a tailgate safety meeting reviewing pertinent JSAs • Inform personnel of their obligation to exercise STOP WORK AUTHORITY • Conduct pre-site walk to identify potential hazards • Training: 40 hour HAZWOPER (8 hour refreshers)
2. All Activities	Heat Exhaustion / Heat Stroke	• Review local forecast and notify personnel of current and anticipated temperatures/weather • Personnel will take frequent rest periods in accordance with: 90 F or above after 45 min 87.5 to 90 F after 60 min 82.5 to 87.5 F after 90 min 77.5 to 82.5 F after 120 min 72.5 to 77.5 F after 150 min • Provide and advise personnel to consume adequate fluids

Sequence of Job Steps	Potential Hazard	Preventive or Corrective Action
2. All Activities (Cont.)	Physical injury from biological hazards	• Conduct site walk and be observant of biological hazards • Know and provide knowledge to site personnel of any known allergies to biological hazards • When allergic, have appropriate abatement apparatus (e.g., Epinephrine Pen) • Be aware and avoid the presence of biological hazards prior to commencement of work. When discovered, call for professional remedy • Wear Appropriate PPE • When multiple flying insects/pests are encountered, vacate and secure area immediately and notify Site Safety Officer
	Chemical, Hydrocarbon, Dust and other Site Related Constituents Exposure	• Knowledge of chemicals presence at site • Avoid disturbance to site protective cap • Avoid disturbance of site system • Perform air monitoring as needed • Review JSA #002 for Air Monitoring • Wear appropriate respiratory and dermal PPE based on observed conditions/tasks

Sequence of Job Steps	Potential Hazard	Preventive or Corrective Action
2. All Activities (Cont.)	Slips, Trips, and Falls • Rail road ties at parking area • Gabion Walls • Site slopes • Surface Stormwater V-ditches and drop structures • Trailer stairs • Irrigation and/or system conveyance pipelines • Uneven surfaces • Raised sprinkler heads and well heads/boxes • Vector burrowing holes/piles • Gravel driveway • Transition from concrete to gravel at site entry gate • Wet surfaces	• Conduct careful visual sweep of site • Clearly mark below-grade hazards • Wear appropriate PPE • Use hand rails on stairways • Watch your step and be aware of surroundings • Modify egregious obstacles/unsure footing areas
	Back, Hand or foot injuries during manual handling of materials/equipment (Site examples include) • Portable generator • Pumps/blowers • Hand tools • Monitoring equipment • Building construction materials, (e.g., cement, pipes, steel, well lids, carbon buckets, drums, etc.	• Inspect materials for slivers, jagged or sharp edges, and rough or slippery surfaces • Keep fingers away from pinch and shear points, especially when setting down materials • Wipe off greasy, wet, slippery, or dirty objects before attempting to handle them • Wear appropriate PPE • Maintain three factors in manual lifting (load position, task repetition, and load weight) • Carefully plan the handling/lifting of heavy or bulky objects • Maintain maximum individual lifting load limitation of 50 lbs • Use proper lifting techniques/get assistance or use mechanical lifting devices • Only Project Manager(s), Project Engineer(s), Field Technician(s), and trained /authorized subcontractors to be in contact with mechanical and moving equipment

Sequence of Job Steps	Potential Hazard	Preventive or Corrective Action
2. All Activities (Cont.)	Driving/Traffic Hazard	• Follow Journey Management Plan (JMP) • Use caution when entering/exiting site near the narrow gate area • Ensure that vision is not obstructed when operating vehicles • Cell phone usage is prohibited while operating vehicle at all times • Observe all speed limits and vehicular laws and signage (on-site speed limit max 10 miles/hour) • Maintain safe cushion with vehicle ahead of you

Analyzed by: Mia Zhang
Reviewed by: Shinta Aizawa
Approved by: Edmond Bourke

JSA Topic: Air Monitoring

Supervisor: Edmond Bourke

Health and Safety Officer: Shinta Aizawa

Company Performing the Job: C2 REM

RECOMMENDED PERSONAL PROTECTIVE EQUIPMENT (PPE) AND/OR PERTINENT JOB SAFETY FORMS:

Minimum PPE: Hard Hat, Safety Glasses, Leather gloves, Steel Toed Boots, High Visibility Vest

Additional PPE (as needed): Nitrile Gloves, Face Shield, Ear Plugs/Muffs, Tyvek Suit, Rubber Boots, Full face Pressure Supplied Respirator, Half Face Air Purifying Respirator

Monitoring Equipment: DustTrak DRX Aerosol Monitor

Begin work in Level D PPE

Sequence of Job Steps	Potential Hazard	Preventive or Corrective Action
1. Preparation	Inadequate knowledge of work, scope, site safety requirements, and instruments used	• Review JSA #001 for General Site JSA (Step 1) • Training: 40 hour HAZWOPER (and current 8 hour refresher)
2. Calibrate Aerosol Monitor	Physical injuries due to working around construction activities	• Review JSA #001 for General Site JSA • Conduct calibration outside in designated and marked area

Sequence of Job Steps	Potential Hazard	Preventive or Corrective Action
3. Measure dust concentration at designated locations (i.e., at breathing zone, active construction zone and site downwind perimeter)	Dust exposure	• Review JSA #001 for General Site JSA (Step 2.3) • Establish background levels upwind and assess impact on triggers • Wear Level D PPE when at site boundary and active construction zone locations • When site perimeter/boundary or active construction zone area exceeds background, stop work and investigate mitigation options to control potential release area (e.g., engineering controls, fans) • When concentration is greater than 3 mg/m^3, in the exclusion zone, upgrade to the appropriate PPE level • Adjust to lower protection levels when conditions warrant
	Slips, trips and falls	• Review JSA #001 for General Site JSA (Step 2.4)
	Heat Exhaustion / Heat Stroke	• Adjust rest periods based on ambient temperature • Review JSA #001 for General Site JSA (Step 2.1) • Stay hydrated

Sequence of Job Steps	Potential Hazard	Preventive or Corrective Action
4. Monitoring within active construction zone	Dust exposure	• Review JSA #001 for General Site JSA (Step 2.3) • If no dust engineering controls are in place or dust is visible in the atmosphere, use level C protection (half face air purifying respirator) when monitoring breathing zone at activity area • Adjust to lower protection levels when conditions warrant
	Slips, trips and falls	• Review JSA #001 for General Site JSA (Step 2.4)
	Pinch points, strains, sprains, cuts, scrapes and other injuries associated with heavy equipment	• Personnel to hand signal construction worker's helper(s) to receive authorization to enter their work area (operator will provide hand signal to helper). • Be aware of work activities at monitoring location • Use designated locations for entering and exiting construction zone. • Personnel will not approach machinery/equipment until it's in a neutral state of control
	Heat Exhaustion / Heat Stroke	• Adjust rest periods based on ambient temperature • Review JSA #001 for General Site JSA (Step 2.1) • Stay hydrated
5. Monitoring outside the exclusion zone (exclusion zone perimeter and just inside perimeter fence line)	Personnel and public PM_{10}/total dust exposure	• Review JSA #001 for General Site JSA (Step 2.3) • Level D PPE • When site perimeter/boundary or construction zone boundary exceeds background, stop work and investigate mitigation options to control potential release area (e.g., engineering controls, fans)
	Slips, trips and falls	• Review JSA #001 for General Site JSA (Step 2.4)
	Heat Exhaustion / Heat Stroke	• Adjust rest periods based on ambient temperature • Review JSA #001 for General Site JSA (Step 2.1) • Stay hydrated

Analyzed by: Seamus McGeough
Reviewed by: Shinta Aizawa
Approved by: Edmond Bourke

PROPOSED SAMPLING ANALYSIS PLAN

PROPOSED SAMPLING AND ANALYSIS PLAN

DEL AMO NEIGHBORHOOD PARK
LOS ANGELES COUNTY, CALIFORNIA

PREPARED FOR:

DEPARTMENT OF TOXIC SUBSTANCES CONTROL

PREPARED ON BEHALF OF:

DEL AMO NEIGHBORHOOD PARK LLC

PREPARED BY:

MARCH 2017

LIST OF ACRONYMS

ATTACHMENTS

DANP	Del Amo Neighborhood Park LLC
DTSC	Department of Toxic Substances Control
DQO	Data Quality Objectives
QA/QC	quality assurance/quality control
QAPP	Quality Assurance Project Plan
RAW	Removal Action Workplan
SAP	Sampling and Analysis Plan
Site	Del Amo Neighborhood Park
SOPs	Standard Operating Procedures

1.0 INTRODUCTION

This Sampling and Analysis Plan (SAP) has been prepared by C2 REM in support of the upcoming fill material placement activities to be conducted on the Del Amo Neighborhood Park (Site) located at 1000 West 204th Street, Los Angeles County, California (see Figure 1.0 of the Removal Action Workplan [RAW]) on behalf of the Del Amo Neighborhood Park, LLC (DANP, a limited liability company. This SAP outlines the scope of work, data objectives, and procedures of the sampling and analyses activities for the fill material and potential excavation sampling that is described in the Soil Management Plan. These activities for the Site will be conducted at the direction of the California Department of Toxic Substances Control (DTSC). This work will constitute the field data collection activities conducted in order to ensure that clean fill materials imported to the Site will not create environmental risk concerns and the existing soils and materials potentially subject to excavation will not contain Constituents Of Interest (COIs) above the levels that pose a health risk for the construction workers and neighborhood residents.

1.1 PURPOSE AND OBJECTIVES

The overall purpose of this SAP is to establish the specific steps to be undertaken in obtaining the quantity and quality of data necessary to meet the Data Quality Objectives (DQOs) described in Section 4.2 of the Quality Assurance Project Plan (QAPP) (see Appendix F of the RAW). This SAP describes sampling objectives, planned sampling locations and number of samples, sample collection, handling and documentation procedures, and analytical methods to be used pursuant to the accompanying *Del Amo Neighborhood Park Removal Action Workplan*, prepared by C2 REM.

The project tasks include the collection of soil matrix samples at a designated fill material source location and subject area for the potential excavation of the off-site disposal or unknown materials, if required during grading activity. The overall program goals and objectives, as well as the methods of data use and analysis are described further in this SAP.

The remainder of this SAP has been organized as follows:

Section 2.0 Site Location and Description
Section 3.0 Scope of Work
Section 4.0 Locations and Sample Nomenclature
Section 5.0 Sampling Equipment and Procedures

2.0 SITE LOCATION AND DESCRIPTION

The Site is located at 1000 W. 204th Street, Los Angeles County, California and consists of 62 adjoining parcels. The Site is contained by an unpaved road (proposed right-of-way for West Del Amo Boulevard extension) to the north; residences along Budlong Avenue, Berendo Avenue, South New Hampshire Avenue and Catalina Street to the south; South New Hampshire Avenue to the east; and West 204th Street residences to the west.

The Site, owned by the DANP is approximately 8.1 acres. The Site is currently vacant and covered with low-lying vegetation. The elevation of the Site is approximately 31-41 feet above mean sea level (see Attachment E-1). The topography of the Site is generally flat with a slight slope dipping to the east.

3.0 SCOPE OF WORK

The principal elements of the activities include the sampling and laboratory analysis of soil samples obtained from fill material source that will be imported to the Site and existing soils potentially subject to excavation. Fill material should be chemically analyzed when detailed information on the source of the fill is not available or is inadequate through documentations.

It is anticipated to have minimum shallow soil disturbance during the RAW implementation. However, as a contingency plan, in the event that excavation for off-site disposal or unknown materials is required during grading, soil samples will be collected and analyzed for COIs to ensure the soils subject to excavation do not pose a health risk for the construction works and neighborhood residents. No disturbing activities of the shallow soil rather than the anticipated activities described in the RAW shall be allowed prior to DTSC's approval.

4.0 LOCATIONS AND SAMPLE NOMENCLATURE

A unique sample numbering scheme will be used to identify each sample collected and designated for laboratory analysis. The purpose of this numbering scheme is to provide a tracking system for the retrieval of analytical and field data on each sample. Sample identification numbers will be recorded on sample labels, field datasheet, and/or logbooks, chain-of-custody records and all other applicable documentation used during the project.

Example: **SS-SP**1-**A-0.5**
Soil **S**ample collected from **S**tock **P**ile1 at location **A** at 0.5 feet from surface

4.1 NUMBER AND LOCATION OF SAMPLE POINTS

Sampling locations for sample collection will be documented in a field log book appended in the Completion Report submitted to DTSC upon completion of the field activities.

The number of samples will be determined in accordance with procedures described in DTSC's Information Advisory Clean Imported Fill Material.

In the event when excavation for off-site disposal or unknown materials is required during grading, the soil samples will be collected proportional to extend of disturbed area for characterization.

5.0 SAMPLING EQUIPMENT AND PROCEDURES

This section provides Standard Operating Procedures (SOPs) for tasks to be performed during the Site activities. SOPs are provided for the following program elements:

- Section 5.1 – SAMPLE COLLECTION
- Section 5.2 – EQUIPMENT AND CALIBRATION
- Section 5.3 – EQUIPMENT DECONTAMINATION
- Section 5.4 – OTHER FIELD EQUIPMENT
- Section 5.5 – SAMPLE HANDLING
- Section 5.6 – CONTAINERS AND LABELING
- Section 5.7 – CHAIN OF CUSTODY
- Section 5.8 – PACKAGING
- Section 5.9 – FIELD LOG BOOK AND FIELD REPORT FORM
- Section 5.10 – SAMPLE DOCUMENTATION

5.1 SAMPLE COLLECTION

Sample collection will be conducted by or under the direct supervision of a California Registered Professional Civil Engineer or Professional Geologist. Sample locations will be recorded in the field logbook as sampling is completed. A sketch of the sample location will be documented in the field log book appended in the Completion Report and any physical reference points will be labeled. If feasible, distances to the reference points will be measured and recorded.

Prior to beginning soil sampling, equipment will be decontaminated in accordance with the procedures outlined in Section 5.3. The date and time of arrival, general site conditions, and other applicable field observations about the site will be recorded in the field logbook.

Soil matrix samples shall be collected using clean sampling shovels. Samples will be analyzed for potential contaminants in accordance with DTSC's Information Advisory Clean Imported Fill Material. All samples will be placed in closed, chilled containers under chain of custody protocol and processed for shipment to a California-certified laboratory. Additionally, soil samples will be collected for geotechnical analysis to assess soil properties to meet local codes, geotechnical standards for construction, and the requirements of the Grading Plan (see Figure 7.0 of the RAW).

5.2 EQUIPMENT AND CALIBRATION

Equipment used at the laboratory shall be cleaned and calibrated pursuant to the procedure and protocols as presented in the QAPP (see Appendix F of the RAW).

Equipment that has not been or cannot be appropriately calibrated will not be used until such condition has been corrected. The calibration policies and procedures set forth below and in the QAPP will apply to measuring and test equipment, including tools, gauges, instruments and other devices/systems used in field investigation activities.

5.3 EQUIPMENT DECONTAMINATION

When reusing equipment to obtain soil samples, equipment should be triple rinsed (first scrubbed clean in a solution of water and a non-phosphate detergent; second rinsed in water; and third rinsed in distilled water). Single-use, disposable materials (clear acetate and nylon covers) used during soil sample collection procedures will ensure that representative data are obtained from each sampling location.

The following list is an example of the equipment and materials that may be used to decontaminate sampling equipment:

- Deionized water rinse
- Tap water rinse (supplied by a municipal treatment water system)
- 5-gallon garden sprayer
- 5-gallon pails
- Scrub brush (wireless)
- Non-phosphate detergent

New disposable latex gloves will be worn when handling clean sampling equipment material to help reduce the potential for these items to become contaminated. Decontamination water shall be contained, labeled, and analyzed as needed for appropriate disposal.

5.4 OTHER FIELD EQUIPMENT

Field vehicles will be maintained cleaned both internally and externally. A thorough cleaning of the interior and exterior will be conducted at the conclusion of the field program. Each field vehicle will be equipped with a trash bag and trashcan. Trash will be removed from the vehicles on a daily basis. Contaminated trash will be kept separate from ordinary trash and debris, and will remain onsite in properly identified containers until disposed of appropriately.

5.5 SAMPLE HANDLING

Numerous soil samples will be collected at the quarry. To help ensure that samples will be properly tracked and that analytical data obtained are defensible and of known quality, the following guidelines for sampling handling will be strictly followed.

Personnel collecting soil samples will take the following precautions to minimize the potential for sample cross-contamination:

- Latex gloves will be worn during collection of all samples. A new set of gloves will be used for each sampling event;
- The inside of sampling containers will not be touched;
- Sampling equipment used for collection of all soil samples shall be decontaminated and/or certified cleaned;
- Immediately following soil sample collection, the container will be

sealed, labeled, recorded in the field log, and temporarily stored in an enclosed chilled container.

5.6 CONTAINERS AND LABELING

Soil matrix samples will be collected in appropriate containers. Sample labels will include the following information: client, project number, sample ID, analysis, preservative, date of collection and time (see Attachment E-2). Field personnel will also record sample designation and collection information, documented in the field log book appended in the Completion Report.

5.7 CHAIN OF CUSTODY

The soil sample measurements will be taken at a laboratory. Sample custody will be maintained by field personnel until transfer of collected materials to the laboratory personnel under rigorous chain-of-custody procedures (see Attachment E-3).

5.8 PACKAGING

Following collection and labeling, all soil samples will be immediately placed into pre-chilled enclosed containers for storage and transport to the laboratory. The pre-chilled containers shall be maintained at 4 degrees centigrade, plus or minus 2 degrees centigrade. A temperature blank shall be placed in each cooler as a quality assurance check.

5.9 FIELD LOG BOOK AND FIELD REPORT FORM

A bound field logbook will be maintained by the sampling team to provide a daily record of events and included as an appendix in the Completion Report. At the beginning of each entry, the following will be recorded:

- Date;
- Time;
- Meteorological conditions;
- Field personnel present;
- Level of personnel protection;
- List of onsite visitors and the level of personal protection; and
- Signature of the person making the entry.

Field logbook entries will be in as much detail as necessary to document essential information. All documentation in field books will be in ink. If an error is made, corrections will be made by crossing a line through the error and entering the correct information. Corrections will be dated and initialed. No entries will be obliterated or rendered unreadable. The cover of each logbook used will contain:

- Person and organization to whom the book is assigned;
- Book number;
- Start date of entries; and,
- End date of entries.

Entries in the logbook will include at a minimum the following for each sample location:

- Site identification;
- Location of sampling points;
- Description of sampling points;
- References to photographs and brief sketch of sampling points (if applicable);
- Sample identification number;
- Number of samples taken;
- Time of sample collection;
- Reference to sample location map;
- Number of Quality Assurance/Quality Control (QA/QC) samples taken;
- Collector's names;
- Field observations;
- Sample distribution (i.e., split samples, analytical lab);
- Daily activities, including travel time and time at the Site; and any relevant observations by field personnel.

5.10 SAMPLE DOCUMENTATION

Record keeping activities for sample documentation will include documentation of sampling activities in a field memorandum and labeling of samples for identification. The following information will be recorded in the field for each sample collected:

- Facility name or project number;
- Name of sampler;
- Sample number;
- Sampling method;
- Container types and volumes;
- Appearance of each sample; and,
- Sample storage.

While collecting samples, field personnel will keep field notes containing information on any special circumstances encountered during sampling. Field personnel will sign field notes at the end of each working day. The field supervisor will maintain all field documentation and included as an appendix in the Completion Report.

ALTA SURVEY

DATE OF FIELD SURVEY

DECEMBER 9, 2014

TAX PARCEL NO.

7350-007-016	7350-015-051	7350-016-017	7350-016-038
7350-007-017	7350-015-052	7350-016-019	7350-016-041
7350-007-018	7350-015-053	7350-016-020	7350-017-035
7350-007-019	7350-015-054	7350-016-025	7350-017-036
7350-007-020	7350-015-055	7350-016-026	7350-017-037
7350-007-045	7350-015-056	7350-016-027	7350-017-038
7350-015-001	7350-015-057	7350-016-028	7350-017-039
7350-015-043	7350-016-002	7350-016-029	7350-017-040
7350-015-058	7350-016-003	7350-016-030	7350-018-001
7350-015-045	7350-016-004	7350-016-031	7350-018-002
7350-015-059	7350-016-005	7350-016-032	7350-018-003
7350-015-046	7350-016-012	7350-016-033	7350-018-004
7350-015-047	7350-016-018	7350-016-034	7350-018-005
7350-015-048	7350-016-014	7350-016-035	7350-018-006
7350-015-049	7350-016-015	7350-016-036	
7350-015-050	7350-016-016	7350-016-037	

TITLE INFORMATION

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TRITON DIAGNOSTIC, INC. AS TO PARCELS TWO, EIGHT, TWENTY, THIRTY-FOUR, THIRTY-FIVE

LEGAL DESCRIPTION

PARCEL ONE:
LOTS 170 THROUGH 175 IN THE HAMMERTON TRACT, CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE(S) 2-4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL TWO:
THAT PORTION OF LOT "A" OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGES 2, 3 AND 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, INCLUDED WITHIN THE FOLLOWING DESCRIBED BOUNDARIES:

BEGINNING AT A POINT IN THE NORTH LINE OF LOT "A", NORTH 89° 56' EAST, 1326.09 FEET FROM A TWO INCH IRON PIPE MARKING THE NORTHWEST CORNER OF SAID LOT "A"; THENCE SOUTH 0° 34' EAST, 215.23 FEET TO THE SOUTHERLY LINE OF SAID LOT "B", DISTANT NORTH 89° 26' EAST, 1328.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT "B"; THENCE ALONG THE SOUTH LINE OF SAID LOT "B" NORTH 89° 26' EAST, 100 FEET; THENCE NORTH 0° 34' WEST, 214.38 FEET TO THE NORTH LINE OF SAID LOT "A"; THENCE ALONG THE NORTH LINE OF SAID LOT "A" SOUTH 89° 56' WEST, 100 FEET TO THE POINT OF BEGINNING.

PARCEL THREE:
THE EAST 50 FEET OF THOSE PORTIONS OF LOTS A AND B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE(S) 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF SAID LOT A, NORTH 89° 56' EAST 1126.09 FEET FROM THE NORTHWEST CORNER OF SAID LOT A; THENCE SOUTH 0° 34' EAST 216.91 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID LOT B, DISTANT THEREON NORTH 89° 26' EAST, 1128.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT B; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT B, NORTH 89° 26' EAST 100 FEET; THENCE NORTH 0° 34' WEST 216.07 FEET TO A POINT IN THE NORTHERLY LINE OF SAID LOT A; THENCE ALONG THE NORTHERLY LINE OF SAID LOT A, SOUTH 89° 56' WEST 100 FEET TO A POINT OF BEGINNING.

PARCEL FOUR:
THAT PORTION OF LOTS "A" AND "B" OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE(S) 2, 3 AND 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF LOT "A", NORTH 89° 56' EAST 1226.09 FEET FROM A 2 INCH PIPE MARKING THE NORTHWEST CORNER OF SAID LOT "A"; THENCE FROM THIS POINT OF BEGINNING SOUTH 0° 34' EAST 216.07 FEET TO A POINT IN THE SOUTHERLY LINE OF LOT "B" SAID LAST MENTIONED POINT BEING NORTH 89° 26' EAST 1228.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT "B"; THENCE ALONG THE SOUTH LINE OF SAID LOT "B" NORTH 89° 26' EAST 100 FEET TO A POINT; THENCE NORTH 0° 34' WEST 215.23 FEET TO A POINT IN THE NORTH LINE OF SAID LOT "A"; THENCE ALONG THE NORTH LINE OF SAID LOT "A", SOUTH 89° 56' WEST 100 FEET TO THE POINT OF BEGINNING.

EXCEPT THE EASTERLY 50 FEET THEREOF.

PARCEL FIVE:
THE EASTERLY 50 FEET OF THAT PORTION OF LOTS "A" AND "B" OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE(S) 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF LOT "A", NORTH 89° 56' EAST 1226.09 FEET FROM A TWO INCH PIPE, MARKING THE NORTHWEST CORNER OF SAID LOT "A"; THENCE FROM THIS POINT IF BEGINNING SOUTH 0° 34' EAST 216.07 FEET TO A POINT IN THE SOUTHERLY LINE OF LOT "B" SAID LAST MENTIONED POINT BEING NORTH 89° 26' EAST 1228.05 FROM THE SOUTHWEST CORNER OF SAID LOT "B"; THENCE ALONG THE SOUTH LINE OF SAID LOT "B" NORTH 89° 26' EAST 100 FEET TO A POINT; THENCE NORTH 0° 34' WEST 215.23 FEET TO A POINT IN THE NORTH LINE OF SAID LOT "A"; THENCE ALONG – THE NORTH LINE OF SAID LOT "A", SOUTH 89° 56' WEST 100 FEET TO THE POINT OF BEGINNING.

PARCEL SIX:
THE WESTERLY 50 FEET OF THAT PORTION OF LOT "B" OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE(S) 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, INCLUDED WITHIN THE FOLLOWING DESCRIBED BOUNDARIES:

BEGINNING AT A POINT IN THE NORTH LINE OF LOT "A" OF SAID TRACT, NORTH 89° 56' EAST 1326.09 FEET FROM A TWO INCH IRON PIPE, MARKING THE NORTHWEST CORNER OF SAID LOT "A"; THENCE SOUTH 0° 34' EAST 215.23 FEET TO THE SOUTHERLY LINE OF LOT "B", DISTANCE NORTH 89° 26' EAST 1328.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT "B"; THENCE ALONG THE SOUTH LINE OF SAID LOT "B" NORTH 89° 26' EAST 100 FEET; THENCE NORTH 0° 34' WEST 214.38 FEET TO THE NORTH LINE OF LOT "A"; THENCE ALONG THE NORTH LINE OF SAID LOT "A", SOUTH 89° 56' WEST 100 FEET TO THE POINT OF BEGINNING.

PARCEL SEVEN:
THAT PORTION OF LOT "B" OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGES 2, 3 AND 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, INCLUDED WITHIN THE FOLLOWING DESCRIBED BOUNDARIES:

BEGINNING AT A POINT IN THE NORTH LINE OF LOT "A" OF SAID OF TRACT, NORTH 89° 56' EAST, 1326.09 FEET FROM A TWO INCH IRON PIPE MARKING THE NORTHWEST CORNER OF SAID LOT "A"; THENCE SOUTH 0° 34' EAST, 215.23 FEET TO THE SOUTHERLY LINE OF SAID LOT "B", DISTANT NORTH 89° 26' EAST, 1328.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT "B"; THENCE ALONG THE SOUTH LINE OF SAID LOT "B" NORTH 89° 26' EAST, 100 FEET; THENCE NORTH 0° 34' WEST, 214.38 FEET TO THE NORTH LINE OF SAID LOT "A"; THENCE ALONG THE NORTH LINE OF SAID LOT "A" SOUTH 89° 36' WEST, 100 FEET TO THE POINT OF BEGINNING.

EXCEPT THE WESTERLY 50 FEET THEREOF.

PARCEL EIGHT:
THE WESTERLY 33.33 FEET OF THE SOUTHERLY 150.00 FEET OF THAT PORTION OF LOTS "A" AND "B" OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40, PAGES 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF LOT "A" DISTANT THEREON, NORTH 89° 36' EAST 1426.09 FEET FROM TWO INCH IRON PIPE MARKING THE NORTHWEST CORNER OF SAID LOT "A"; THENCE SOUTH 0° 34' EAST 214.38 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID LOT "B", SAID LAST MENTIONED POINT BEING DISTANT ALONG SAID SOUTHERLY LINE, NORTH 89° 26' EAST 1428.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT "B"; THENCE ALONG SAID SOUTHERLY LINE, NORTH 89° 26' EAST 200.00 FEET; THENCE NORTH 0° 34' WEST 212.68 FEET TO SAID NORTH LINE; THENCE ALONG SAID NORTH LINE SOUTH 89° 56' WEST 200.00 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION (CONTINUED)

PARCEL NINE:
THE EASTERLY 33.33 FEET OF THE WESTERLY 66.66 FEET TO THE SOUTHERLY 150 FEET OF THAT PORTION OF LOTS A & B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE 2 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT TO THE NORTH LINE OF LOT A DISTANT THEREON NORTH 89° 56' EAST 1426.09 FEET FROM A 2 INCH PIPE MARKING THE NORTHWEST CORNER OF SAID LOT A, THENCE SOUTH 0° 34' EAST 214.38 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID LOT B, SAID LAST MENTIONED POINT BEING DISTANT ALONG THE SOUTHERLY LINE NORTH 89° 26' EAST 1428.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT B; THENCE ALONG SAID SOUTHERLY LINE, NORTH 89° 26' EAST 200.00 FEET; THENCE NORTH 0° 34' WEST 212.68 FEET TO SAID NORTH LINE; THENCE ALONG SAID NORTH LINE SOUTH 89° 56' WEST 200.00 FEET TO THE POINT OF BEGINNING.

PARCEL TEN:
THAT PORTION OF LOTS "A" AND "B" OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE(S) 2 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EASTERLY 33.34 FEET OF THE WESTERLY 100.00 FEET OF THE SOUTHERLY 150.00 FEET OF THAT PORTION OF LOTS "A" AND "B" OF THE HAMMERTON TRACT, AS PER MAP RECORDED IN BOOK 40 PAGE(S) 2 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF LOT "A" DISTANT THEREON NORTH 89° 56' EAST 1,426.09 FEET FROM A TWO INCH IRON PIPE MARKING THE NORTHWEST CORNER OF SAID LOT "A"; THENCE SOUTH 0° 34' EAST 214.38 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID LOT "B", SAID LAST MENTIONED POINT BEING DISTANT ALONG SAID SOUTHERLY LINE, NORTH 89° 26' EAST 1,428.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT "B"; THENCE ALONG SAID SOUTHERLY LINE, NORTH 89° 26' EAST 200.00 FEET; THENCE NORTH 0° 34' WEST 212.68 FEET TO SAID NORTH LINE; THENCE ALONG SAID NORTH LINE, SOUTH 89° 56' WEST 200.00 FEET TO THE POINT OF BEGINNING.

PARCEL ELEVEN:
THE WESTERLY 50 FEET OF THOSE PORTIONS OF LOTS "A" AND "B" OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE(S) 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BEGINNING AT A POINT IN THE NORTHERLY LINE OF SAID LOT A" DISTANT NORTH 89° 56' EAST 1626.09 FEET FROM THE NORTHWESTERLY CORNER OF SAID LOT "A"; THENCE SOUTH 0° 34' EAST 212.68 FEET, TO A POINT IN THE SOUTHERLY LINE OF SAID LOT "B" THAT IS DISTANT NORTH 89° 26' EAST 1628.05 FEET FROM THE SOUTHWESTERLY CORNER OF SAID LOT "B", THENCE ALONG THE SOUTHERLY LINE OF SAID LOT "B" NORTH 89° 26' EAST 100 FEET; THENCE NORTH 0° 34' WEST 211.83 FEET TO A POINT IN THE NORTHERLY LINE OF LOT "A"; THENCE ALONG SAID NORTHERLY LINE SOUTH 89° 86' WEST 100 FEET TO THE POINT OF BEGINNING.

EXCEPT THE SOUTHERLY HALF OF SAID LAND.

PARCEL TWELVE:
THE NORTHERLY 106 FEET OF THE EASTERLY 50 FEET OF THOSE PORTIONS OF LOTS "A" AND "B" OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE(S) 2, 3 AND 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY LINE OF SAID LOT "A" DISTANT NORTH 89° 56' EAST 1626.09 FEET FROM THE NORTHWESTERLY CORNER OF SAID LOT "A"; THENCE SOUTH 0° 34' EAST 212.68 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID LOT "B" THAT IS DISTANT NORTH 89° 26' EAST 1628.05 FEET FROM THE SOUTHWESTERLY CORNER OF SAID LOT "B"; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT "B" NORTH 89° 26' EAST 100 FEET; THENCE NORTH 0° 34' WEST 211.83 FEET TO A POINT IN THE NORTHERLY LINE OF LOT "A"; THENCE ALONG SAID NORTHERLY LINE SOUTH 89° 56' WEST 100 FEET TO THE POINT OF BEGINNING.

PARCEL THIRTEEN:
THE SOUTHERLY ONE HALF OF THE PARCEL OF LAND DESCRIBED AS:

THE WESTERLY FIFTY FEET OF THOSE PORTIONS OF LOTS "A" AND "B" OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE (S) 2, 3 AND 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY LINE OF SAID LOT "A", DISTANT NORTH 89° 56' EAST 1626.09 FEET FROM THE NORTHWESTERLY CORNER OF SAID LOT "A"; THENCE SOUTH 0° 34' EAST 212.68 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID LOT "B" THAT IS DISTANT NORTH 89° 26' EAST 1628.05 FEET FROM THE SOUTHWESTERLY CORNER OF SAID LOT "B"; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT "B" NORTH 89° 26' EAST 100 FEET; THENCE NORTH 0° 34' WEST 211.83 FEET TO A POINT IN THE NORTHERLY LINE OF LOT "A"; THENCE ALONG SAID NORTHERLY LINE SOUTH 89° 56' WEST 100 FEET TO THE POINT OF BEGINNING.

PARCEL FOURTEEN:
THE EASTERLY 50 FEET OF THOSE PORTIONS OF LOTS "A AND B" OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE(S) 2 TO 4, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF SAID LOT "A", DISTANT THEREON NORTH 89° 56' EAST 1626.09 FEET FROM THE NORTHWEST CORNER OF SAID LOT "A"; THENCE SOUTH 0° 34' EAST 212.68 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT "B", DISTANT THEREON NORTH 89° 26' EAST 1628.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT "B"; THENCE ALONG SAID SOUTHERLY LINE, NORTH 89° 26' EAST 100 FEET; THENCE NORTH 0° 34' WEST 211.83 FEET TO SAID NORTHERLY LINE OF LOT "A"; THENCE ALONG SAID NORTHERLY LINE, SOUTH 89° 56' WEST 100 FEET TO THE POINT OF BEGINNING.

EXCEPT THE NORTHERLY 106 FEET.

PARCEL FIFTEEN:
THE WEST HALF OF THOSE PORTIONS OF LOTS "A" AND "B" OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE(S) 2 TO 4, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF LOT "A" NORTH 89° 56' EAST 2026.09 FEET FROM A 2 INCH IRON PIPE, MAKING THE NORTHWEST CORNER OF SAID LOT "A"; THENCE FROM THIS POINT OF BEGINNING SOUTH 0° 34' EAST 209.30 FEET TO A POINT IN THE SOUTHERLY LINE OF LOT "B", SAID LAST MENTIONED POINT BEING NORTH 89° 26' EAST 2028.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT "B"; THENCE ALONG THE SOUTH LINE OF SAID LOT "B" NORTH 89° 26' EAST 100 FEET TO A POINT WHICH LAST MENTIONED POINT IS ALSO SOUTH 89° 26' WEST 100 FEET FROM THE SOUTHEAST CORNER OF SAID LOT "B"; THENCE NORTH 0° 34' WEST 208.46 FEET TO A POINT IN THE NORTH LINE OF LOT "A"; THENCE ALONG THE NORTH LINE OF SAID LOT "A", SOUTH 89° 56' WEST 100 FEET TO THE POINT OF BEGINNING.

PARCEL SIXTEEN:
THE NORTHERLY 58 FEET OF THOSE PORTIONS OF LOTS A AND B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGES 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY LINE OF SAID LOT A, DISTANT NORTH 89° 56' EAST 2126.09 FEET THEREON FROM THE NORTHWEST CORNER OF SAID LOT; THENCE SOUTH 0° 34' EAST 208.46 FEET, MORE OR LESS, TO A POINT IN THE SOUTHERLY LINE OF SAID LOT B, DISTANT THEREON NORTH 89° 26' EAST 2128.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT B; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT B, NORTH 89° 26' EAST 100 FEET TO THE SOUTHEAST CORNER OF SAID LOT; THENCE NORTH 0° 34' WEST, ALONG THE EASTERLY LINE OF SAID LOT B, 183.21 FEET TO THE NORTHEAST CORNER OF SAID LOT IN THE SOUTHERLY LINE OF SAID LOT A; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT A, NORTH 89° 56' EAST 30 FEET TO THE SOUTHEAST CORNER OF SAID LOT A; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT A, 24 FEET TO THE NORTHEAST CORNER OF SAID LOT; THENCE ALONG THE NORTHERLY LINE OF SAID LOT A, SOUTH 89° 56' WEST 130 FEET TO THE POINT OF BEGINNING.

PARCEL SEVENTEEN:
THE NORTHERLY 50 FEET OF THE SOUTHERLY 150 FEET OF THAT PORTION OF LOT "B" OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGES 2, 3 AND 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY LINE OF SAID LOT "A" OF SAID TRACT, DISTANT NORTH 89° 56' EAST 2126.09 FEET THEREON FROM THE NORTHWEST CORNER OF SAID LOT; THENCE SOUTH 0° 34' EAST 208.46 FEET, MORE OR LESS, TO A POINT IN THE SOUTHERLY LINE OF SAID LOT "B", DISTANT THEREON NORTH 89° 26' EAST 2128.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT "B"; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT "B" NORTH 89° 26' EAST 100 FEET TO THE SOUTHEAST CORNER OF SAID LOT; THENCE NORTH 0° 34' WEST ALONG THE EASTERLY LINE OF SAID LOT "B", 183.21 FEET TO THE NORTHEAST CORNER OF SAID LOT "B" IN THE SOUTHERLY LINE OF SAID LOT "A"; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT "A" NORTH 89° 56' EAST 30 FEET TO THE SOUTHEAST CORNER OF SAID LOT "A"; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT "A", 24 FEET TO THE NORTHEAST CORNER OF SAID LOT; THENCE ALONG THE NORTHERLY LINE OF SAID LOT "A", SOUTH 89° 56' WEST 130 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION (CONTINUED)

PARCEL EIGHTEEN:
THE NORTHERLY 50 FEET OF THE SOUTHERLY 100 FEET OF THAT PORTION OF LOT "B" OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGES 2, 3 AND 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY LINE OF SAID LOT "A" OF SAID TRACT, DISTANT NORTH 89° 56' EAST 2126.09 FEET THEREON FROM THE NORTHWEST CORNER OF SAID LOT; THENCE SOUTH 0° 34' EAST 208.46 FEET, MORE OR LESS, TO A POINT IN THE SOUTHERLY LINE OF SAID LOT "B", A DISTANCE THEREON NORTH 89° 26' EAST 2128.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT "B"; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT "B", NORTH 89° 26' EAST 100 FEET TO THE SOUTHEAST CORNER OF SAID LOT; THENCE NORTH 0° 34' WEST ALONG THE EASTERLY LINE OF SAID LOT "B" 183.21 FEET TO THE NORTHEAST CORNER OF SAID LOT "B" IN THE SOUTHERLY LINE OF SAID LOT "A"; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT "A" NORTH 89° 5' EAST 30 FEET TO THE SOUTHEAST CORNER OF SAID LOT "A"; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT "A", 24 FEET TO THE NORTHEAST CORNER OF SAID LOT; THENCE ALONG THE NORTHERLY LINE OF SAID LOT "A", SOUTH 89° 56' WEST 130 FEET TO THE POINT OF BEGINNING.

EXCEPT 60 PERCENT OF THE OIL, GAS MINERALS, PETROLEUM, ASPHALTUM AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND BELOW A DEPTH OF 200 FEET BUT NO PART OF THE SURFACE RIGHTS, AS RESERVED BY ESTATE MORTGAGE CO., IN DEED RECORDED AUGUST 31, 1961, IN BOOK D-1340 PAGE 555, OFFICIAL RECORDS.

PARCEL NINETEEN:
THE SOUTHERLY 104 FEET OF THOSE PORTIONS OF LOTS "A AND B" OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE(S) 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF SAID LOT "A", DISTANT NORTH 89° 56' EAST 2126.09 FEET THEREON FROM THE NORTHWEST CORNER THEREOF; THENCE SOUTH 0° 34' EAST 208.46 FEET MORE OR LESS TO A POINT ON THE SOUTHERLY LINE OF SAID LOT "B" DISTANT THEREON NORTH 89° 26' EAST 2128.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT "B"; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT "B", NORTH 89° 26' EAST 100 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 0° 34' WEST ALONG THE EASTERLY LINE OF SAID LOT "B", 183.21 FEET TO THE NORTHEAST CORNER OF SAID LOT "B" AND THE SOUTHERLY LINE OF SAID LOT "A"; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT "A", NORTH 89° 56' EAST 30 FEET TO THE SOUTHEAST CORNER OF SAID LOT "A"; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT "A", 24 FEET TO THE NORTHEAST CORNER THEREOF; THENCE ALONG THE NORTHERLY LINE OF SAID LOT "A" SOUTH 89° 56' WEST 130 FEET TO THE POINT OF BEGINNING.

EXCEPT THE NORTHERLY 54 FEET OF SAID SOUTHERLY 104 FEET.

PARCEL TWENTY:
THE EAST HALF OF THOSE PORTIONS OF LOTS "A AND B" OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGES 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF LOT "A" NORTH 89° 56' EAST 1926.09 FEET FROM 0.2 INCH IRON PIPE MARKING THE NORTHWEST CORNER OF SAID LOT "A" THENCE FROM THIS POINT OF BEGINNING SOUTH 0° 34' EAST 210.15 FEET TO A POINT IN THE SOUTHERLY LINE OF LOT "B" SAID LAST MENTIONED POINT BEING NORTH 89° 26' EAST 1928.05 FEET, FROM THE SOUTHWEST CORNER OF SAID LOT "B" THENCE ALONG THE SOUTH LINE OF SAID LOT "B" THENCE NORTH 89° 26' EAST 100 FEET TO A POINT, THENCE NORTH 0° 34' WEST 209.30 FEET TO A POINT IN THE NORTH LINE OF LOT "A" THENCE ALONG THE NORTH LINE OF SAID LOT "A" SOUTH 89° 56' WEST 100 FEET TO THE POINT OF BEGINNING.

EXCEPT THE SOUTH 100 FEET THEREOF.

PARCEL TWENTY-ONE:
THE SOUTH 100 FEET OF THE EAST HALF OF THOSE PORTIONS OF LOTS A AND B OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE(S) 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF LOT A; NORTH 89° 56' EAST 1926.09 FEET FROM A 2 INCH IRON PIPE MARKING THE NORTHWEST CORNER OF SAID LOT A; THENCE FROM THIS POINT OF BEGINNING; SOUTH 0° 34' EAST 210.15 FEET TO A POINT IN THE SOUTHERLY LINE OF LOT B AS SAID LAST MENTIONED POINT BEING NORTH 89° 26' EAST 1928.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT B; THENCE ALONG THE SOUTH LINE OF SAID LOT B; THENCE NORTH 89° 26' EAST 100 FEET TO A POINT; THENCE NORTH 0° 34' WEST 209.30 FEET TO A POINT IN THE NORTH LINE OF LOT A; THENCE ALONG THE NORTH LINE OF SAID LOT A; SOUTH 89° 56' WEST 100 FEET TO THE POINT OF BEGINNING.

PARCEL TWENTY-TWO:
THE SOUTHERLY 147 FEET OF THE EASTERLY 50 FEET OF THE WESTERLY 150 FEET OF THAT PORTION OF LOTS "A" AND "B" OF THE HAMMERTON TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE(S) 2 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF LOT "A" NORTH 89° 56' EAST 1426.09 FEET FROM A TWO INCH IRON PIPE, MARKING THE NORTHWEST CORNER OF SAID LOT "A"; THENCE FROM THIS POINT OF BEGINNING SOUTH 0° 34' EAST 214.28 FEET TO A POINT IN THE SOUTHERLY LINE OF LOT "B"; SAID LAST MENTIONED POINT BEING NORTH 89° 26' EAST 1428.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT "B"; THENCE ALONG THE SOUTH LINE OF SAID LOT "B" NORTH 89° 26' EAST 200 FEET TO A POINT; THENCE NORTH 0° 34' WEST 212.68 FEET TO A POINT IN THE NORTH LINE OF LOT "A"; THENCE ALONG THE NORTH LINE OF SAID LOT "A" SOUTH 89° 56' WEST 200 FEET TO THE POINT OF BEGINNING.

PARCEL TWENTY-THREE:
THE SOUTHERLY 140 FEET OF THAT PORTION OF LOTS "A" AND "B" OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE(S) 2 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF LOT "A" NORTH 89° 56' EAST 1426.09 FEET FROM A 2 INCH IRON PIPE, MARKING THE NORTHWEST CORNER OF SAID LOT "A", THENCE FROM THIS POINT OF BEGINNING SOUTH 0° 34' EAST 214.38 FEET TO A POINT IN THE SOUTH LINE OF LOT "B", SAID LAST MENTIONED POINT BEING NORTH 89° 26' EAST 1428.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT "B", THENCE ALONG THE SOUTH LINE OF SAID LOT "B" NORTH 89° 26' EAST 200 FEET TO A POINT; THENCE NORTH 0° 34' WEST 212.68 FEET TO A POINT IN THE NORTH LINE OF LOT "A"; THENCE ALONG THE NORTH LINE OF SAID LOT "A" SOUTH 89° 56' WEST 200 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THE WESTERLY 150 FEET TO SAID LAND.

PARCEL TWENTY-FOUR:
THE WEST HALF OF THOSE PORTIONS OF LOTS "A" AND "B" OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGES 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF "A" NORTH 89° 56' EAST 1726.09 FEET FROM A 2 INCH IRON PIPE, MARKING THE NORTHWEST CORNER OF LOT "A"; THENCE FROM THIS POINT OF BEGINNING SOUTH 0° 34' EAST 211.83 FEET TO A POINT IN THE SOUTHERLY LINE OF LOT "B" OF SAID MENTIONED POINT BEING NORTH 89° 26' EAST 1728.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT "B"; THENCE ALONG THE SOUTH LINE OF SAID LOT "B" NORTH 89° 26' EAST 100 FEET TO A POINT; THENCE NORTH 0° 34' WEST 210.99 FEET TO A POINT IN THE NORTH LINE OF LOT "A"; THENCE ALONG THE NORTH LINE OF SAID LOT "A" SOUTH 89° 56' WEST 100 FEET TO THE POINT OF BEGINNING.

PARCEL TWENTY-FIVE:
THE EAST ONE-HALF OF THE THOSE PORTIONS OF LOTS "A" AND "B" OF HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE(S) 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF LOT "A", NORTH 89° 56' EAST 1,726.09 FEET FROM A 2 INCH IRON PIPE MARKING THE NORTHWEST CORNER OF SAID LOT "A"; THENCE FROM THIS POINT OF BEGINNING, SOUTH 0° 34' EAST 211.83 FEET TO A POINT IN THE SOUTHERLY LINE OF LOT "B", SAID LAST MENTIONED POINT BEING NORTH 89° 26' EAST 1,728.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT "B"; THENCE ALONG THE SOUTH LINE OF SAID LOT "B", NORTH 89° 26' EAST 100 FEET TO A POINT; THENCE NORTH 0° 34' WEST 210.99 FEET TO A POINT IN THE NORTH LINE OF LOT "A"; THENCE ALONG THE NORTH LINE OF SAID LOT "A", SOUTH 89° 56' WEST, 100 FEET TO THE POINT OF BEGINNING.

PARCEL TWENTY-SIX:
THE WEST 50 FEET OF THAT PORTION OF LOTS "A" AND "B" OF HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE(S) 2, 3 AND 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF LOT "A", NORTH 89° 56' EAST 1826.09 FEET FROM A 2 INCH IRON PIPE, MARKING THE NORTHWEST CORNER OF SAID LOT "A"; THENCE FROM THIS POINT OF BEGINNING, SOUTH 0° 34' EAST 210.99 FEET TO A POINT IN THE SOUTHERLY LINE OF LOT "B", SAID LAST MENTIONED POINT BEING NORTH 89° 26' EAST 1828.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT "B"; THENCE ALONG THE SOUTH LINE OF SAID LOT "B" NORTH 89° 26' EAST 100 FEET TO A POINT; THENCE NORTH 0° 34' WEST 210.15 FEET TO A POINT IN THE NORTH LINE OF LOT "A"; THENCE ALONG THE NORTH LINE OF SAID LOT "A", SOUTH 89° 56' WEST 100 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION (CONTINUED)

PARCEL TWENTY-SEVEN:
THE EAST 50 FEET OF THOSE PORTIONS OF LOTS "A" AND "B" OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGES 2 TO 4, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BEGINNING AT A POINT IN THE NORTH LINE OF LOT "A" NORTH 89° 56' EAST 1826.09 FEET FROM A 2 INCH IRON PIPE, MARKING THE NORTHWEST CORNER OF LOT "A"; THENCE FROM THIS POINT OF BEGINNING, SOUTH 0° 34' EAST 210.99 FEET TO A POINT IN THE SOUTHERLY LINE OF LOT "B", SAID LAST MENTIONED POINT BEING NORTH 89° 26' EAST 1828.05 FEET FROM THE SOUTHWEST CORNER OF LOT "B"; THENCE ALONG THE SOUTH LINE OF LOT "B" NORTH 89° 26' EAST 100 FEET TO A POINT; THENCE NORTH 0° 34' WEST 210.15 FEET TO A POINT IN THE NORTH LINE OF LOT "A"; THENCE ALONG THE NORTH LINE OF LOT "A"; SOUTH 89° 56' WEST 100 FEET TO THE POINT OF BEGINNING.

PARCEL TWENTY-EIGHT:
THE WEST 1/2 OF THOSE PORTIONS OF LOTS "A" AND "B" OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE(S) 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF LOT "A" NORTH 89° 56' EAST 1926.09 FEET FROM A 2 INCH IRON PIPE, MARKING THE NORTHWEST CORNER OF LOT "A"; THENCE FROM THIS POINT OF BEGINNING SOUTH 0° 34' EAST 210.15 FEET TO A POINT IN THE SOUTHERLY LINE OF LOT "B" SAID LAST MENTIONED POINT BEING NORTH 89° 26' EAST 1928.05 FEET FROM THE SOUTHWEST CORNER OF LOT "B"; THENCE ALONG THE SOUTH LINE OF LOT "B" NORTH 89° 26' EAST 100 FEET TO A POINT; THENCE NORTH 0° 34' WEST 209.30 FEET TO A POINT IN THE NORTH LINE OF LOT "A"; THENCE ALONG THE NORTH LINE OF LOT "A", SOUTH 89° 56' WEST 100 FEET TO THE POINT OF BEGINNING.

PARCEL TWENTY-NINE:
THE EAST HALF OF THOSE PORTIONS OF LOTS "A AND B" OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE(S) 2 TO 4, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF LOT "A", NORTH 89° 56' EAST 2026.09 FEET FROM A 2 INCH IRON PIPE, MARKING THE NORTHWEST CORNER OF LOT "A"; THENCE FROM THIS POINT OF BEGINNING, SOUTH 0° 34' EAST 209.30 FEET TO A POINT IN THE SOUTHERLY LINE OF LOT "B", SAID LAST MENTIONED POINT BEING NORTH 89° 26' EAST 2028.05 FEET FROM THE SOUTHWEST CORNER OF SAID LOT "B"; THENCE NORTH 89° 26' EAST 100 FEET TO A POINT (WHICH LAST MENTIONED POINT IS ALSO SOUTH 89° 26' WEST 100 FEET FROM THE CORNER OF SAID LOT "B"); THENCE NORTH 0° 34' WEST 208.46 FEET TO A POINT IN THE NORTH LINE OF LOT "A"; THENCE ALONG THE NORTH LINE OF SAID LOT "A"; THENCE SOUTH 89° 36' WEST 100 FEET TO THE POINT OF BEGINNING.

PARCEL THIRTY:
LOT 278 OF HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGE(S) 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM ALL OIL, GAS AND MINERALS AND RIGHTS PERTAINING THERETO BUT WITHOUT RIGHT OF ENTRY ON THE SURFACE THEREOF, AS RESERVED IN DEED RECORDED SEPTEMBER 08, 1958 IN BOOK D208 PAGE 783, OFFICIAL RECORDS.

PARCEL THIRTY-ONE:
LOT 279 OF HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40, PAGE(S) 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL THIRTY-TWO:
LOT 280, IN OF TRACT HAMMERTON, AS PER MAP RECORDED IN BOOK 40, PAGE(S) 2 TO 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL THIRTY-THREE:
LOT 281 OF HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40, PAGE(S) 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM ALL OIL, GAS AND MINERALS AND RIGHTS PERTAINING THERETO BUT WITHOUT RIGHT OF ENTRY ON THE SURFACE THEREOF, AS RESERVED IN DEED RECORDED SEPTEMBER 08, 1958, IN BOOK D108, PAGE 783, OFFICIAL RECORDS.

PARCEL THIRTY-FOUR:
LOT 282 OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40, PAGES 2, 3, AND 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL THIRTY-FIVE:
LOT 283 OF HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40, PAGE(S) 2 TO 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL THIRTY-SIX:
LOT 224 OF HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40, PAGE(S) 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

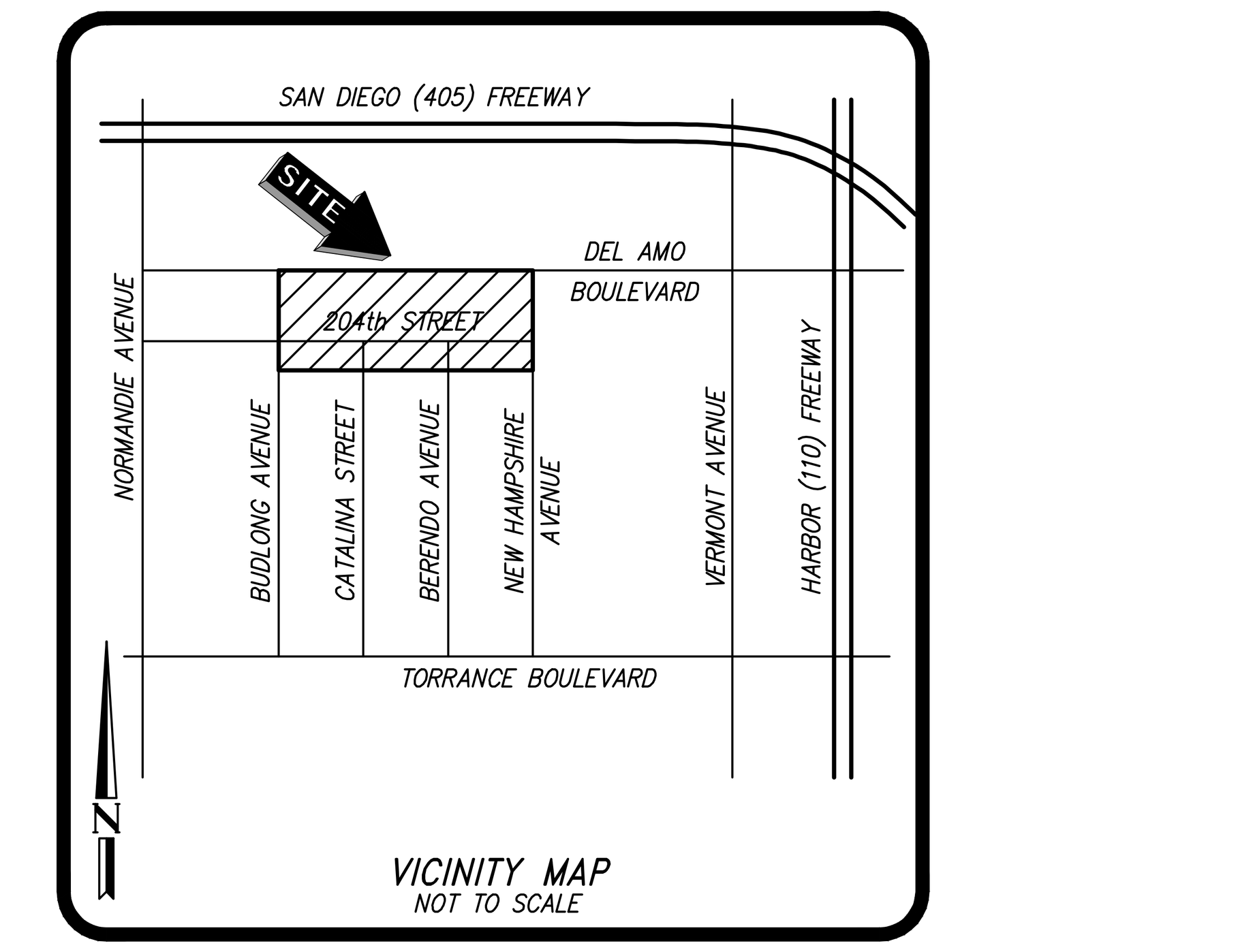
PARCEL THIRTY-SEVEN:
LOT 225 OF HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40, PAGE(S) 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL THIRTY-EIGHT:
LOT 226 OF HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40, PAGE(S) 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL THIRTY-NINE:
LOT 227 OF HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40, PAGE(S) 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL FORTY:
LOT 228 OF HAMMERTON TRACT, AS PER MAP RECORDED IN BOOK 40, PAGE(S) 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL FORTY-ONE:
LOT 229 OF THE HAMMERTON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40, PAGE(S) 2 TO 4 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



VICINITY MAP
NOT TO SCALE

SHEET INDEX

SHEET 1 DATE OF SURVEY, TAX PARCEL NUMBER, TITLE INFORMATION AND LEGAL DESCRIPTION, VICINITY MAP AND SURVEYOR'S CERTIFICATE.
SHEET 2 TITLE EXCEPTIONS AND EASEMENTS.
SHEET 3 TABLE A ITEMS, BOUNDARY ESTABLISHMENT, AND PLAT.
SHEET 4 LEGAL DESCRIPTION OF TEMPORARY/PROPOSED STREET VACATION, AND PLAT OF BOUNDARY & TEMPORARY/PROPOSED STREET VACATION.

Attachment E-1

ALTA/ACSM LAND TITLE SURVEY
SWC OF DEL AMO BLVD & NEW HAMPSHIRE AVE
UNINCORPORATED LOS ANGELES COUNTY, CA

TITLE INFORMATION

SURVEYOR'S NOTES

1) SHEET 4 OF THIS ALTA SURVEY HAS BEEN ADDED AT THE REQUEST OF THE CLIENT. IT SHOWS DATA FROM AN UNRECORDED DOCUMENT PROVIDED BY THE CLIENT. THE DOCUMENT IS FROM THE COUNTY OF LOS ANGELES, DEPARTMENT OF PUBLIC WORKS, DATED MARCH 23, 2006, FILE MP-5, AND IS ENTITLED "RESOLUTION TO VACATE PORTIONS OF 204TH STREET, ET AL. VICINITY OF CARSON – FUTURE PUBLIC HEARING SUPERVISORIAL DISTRICT 2". THE VACATION IN SAID DOCUMENT IS NOT FINAL AND IS SUBJECT TO CHANGE.

SURVEYOR'S CERTIFICATE

TO: TRITON DIAGNOSTIC, INC., A DELAWARE CORPORATION; SHELL OIL COMPANY, A DELAWARE COMPANY; AND FIRST AMERICAN TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 8, 11(b), 13, 14 AND 15 OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 15, 2014.

PASCAL APOTHELOZ, PLS 7734
EMAIL: papotheloz@drc-eng.com

10/06/2015
DATE

LICENSED LAND SURVEYOR PASCAL R. APOTHELOZ LS 7734 STATE OF CALIFORNIA

NO.:	REVISION:	DATE:
1	UPDATED PER NEW REPORT DATED 08-28-15	09-24-15
2	UPDATED PER NEW REPORT DATED 08-28-15, UPDATED 09/17/15 & AMENDED 10/01/15	10-06-15

ISSUE: FINAL
DATE: 01/26/2015
CHECKED: JMS DRAWN: JMR
DRAWING FILE: 13204alta01
PROJECT NO.: 13-204
SHEET NUMBER: 1
OF 4 SHEETS

DRC Engineering, Inc.
Civil Engineering/Land Surveying/Land Planning
160 S. Old Springs Road, Ste. 210
Anaheim Hills, California 92808
(714) 685-6860

L:\2013\13-204 C2REM Carson Mapping\ALTA\13204alta01.dwg; Oct 06, 2015 – 6:48am

TITLE EXCEPTIONS AND EASEMENTS

1–2 TAXES

3 THIS ITEM HAS BEEN INTENTIONALLY DELETED.

4 THIS ITEM HAS BEEN INTENTIONALLY DELETED.

5 THIS ITEM HAS BEEN INTENTIONALLY DELETED.

6 AN EASEMENT IN FAVOR OF COUNTY OF LOS ANGELES, A BODY CORPORATE AND POLITIC, FOR PUBLIC ROAD AND HIGHWAY PURPOSES AND INCIDENTAL PURPOSES, RECORDED JUNE 14, 2005 AS INSTRUMENT NO. 05–1389470 OF OFFICIAL RECORDS.
(DOCUMENT AFFECTS – PLOTTED HEREON AS [A])

7 WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.

8 RIGHTS OF PARTIES IN POSSESSION.

8a THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "MEMORANDUM OF EASEMENT AGREEMENT" RECORDED AUGUST 7, 2013 AS INSTRUMENT NO. 20131161316 OF OFFICIAL RECORDS.
(DOCUMENT AFFECTS – PLOTTED HEREON AS [B])

9 AN EASEMENT FOR PIPE LINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS BOOK 2764, PAGE 305 OF OFFICIAL RECORDS.
(DOCUMENT AFFECTS – PLOTTED HEREON AS [C])

10 AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS BOOK 2354, PAGE 205 OF OFFICIAL RECORDS.
(DOCUMENT AFFECTS – PLOTTED HEREON AS [D])

11 AN EASEMENT IN FAVOR OF PACIFIC–SOUTHWEST TRUST AND SAVINGS BANK FOR CONSTRUCTING AND MAINTAINING PIPES AND POLES AND TO GRADE THE SURFACES AND INCIDENTAL PURPOSES, RECORDED AS BOOK 2354, PAGE 205 OF OFFICIAL RECORDS.
(DOCUMENT AFFECTS – PLOTTED HEREON AS [D])

12 THIS ITEM HAS BEEN INTENTIONALLY DELETED.

13 AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS BOOK 3915, PAGE 338 OF OFFICIAL RECORDS.
(DOCUMENT AFFECTS – PLOTTED HEREON AS [E])

14 AN EASEMENT FOR PUBLIC HIGHWAY AND ROAD AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED MAY 11, 1971 AS INSTRUMENT NO. 1945 OF OFFICIAL RECORDS.
(DOCUMENT AFFECTS – PLOTTED HEREON AS [F])

15 AN EASEMENT FOR WATER PIPES, GAS PIPES, ELECTRIC AND TELEPHONE POLES, TOGETHER WITH RIGHT OF ENTRY THERE UPON FOR PURPOSES OF CONSTRUCTING AND MAINTAINING SAME AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS BOOK 48, PAGE 142 OF OFFICIAL RECORDS.
(DOCUMENT AFFECTS – PLOTTED HEREON AS [G])

16 THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "RESOLUTION ORDERING TEMPORARY CLOSURE OF PORTIONS OF 204TH STREET, BERENDO AVENUE, CATALINA STREET, AND DEL AMO BOULEVARD" RECORDED AUGUST 17, 1999 AS INSTRUMENT NO. 99–1545401 OF OFFICIAL RECORDS.
(DOCUMENT AFFECTS – NOTHING TO PLOT)

17 AN EASEMENT IN FAVOR OF: LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, A BODY CORPORATE AND POLITIC, FOR THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, AND OPERATION OF A COVERED STORM DRAIN AND APPURTENANT STRUCTURES AND FOR INGRESS AND EGRESS PURPOSES AND INCIDENTAL PURPOSES, RECORDED APRIL 15, 2004 AS INSTRUMENT NO. 04–0919192 OF OFFICIAL RECORDS.
(DOCUMENT AFFECTS – PLOTTED HEREON AS [H])

18 AN EASEMENT IN FAVOR OF COUNTY OF LOS ANGELES, A BODY CORPORATE AND POLITIC, FOR PUBLIC ROAD AND HIGHWAY PURPOSES AND INCIDENTAL PURPOSES, RECORDED JUNE 14, 2005 AS INSTRUMENT NO. 05–1389470 OF OFFICIAL RECORDS.
(DOCUMENT AFFECTS – PLOTTED HEREON AS [A])

19 COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED AS BOOK 9285, PAGE 8 OF OFFICIAL RECORDS, WHICH PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT OR RENDER INVALID THE LIEN OF ANY FIRST MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE.
(DOCUMENT AFFECTS – PLOTTED HEREON AS [I])

20 COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED AS BOOK 4710, PAGE 155 OF OFFICIAL RECORDS. AN EASEMENT AS CONTAINED IN THE DOCUMENT FOR CONSTRUCTING AND MAINTAINING WATER PIPES, GAS PIPES, ELECTRIC & TELEPHONE POLES, ALSO THE RIGHT TO ENTER IN AND UPON SAID PROPERTIES AND TO GRADE THE SURFACE AND INCIDENTAL PURPOSES.
(SAID EASEMENT CANNOT BE PLOTTED FROM RECORD)

21 AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JULY 22, 1953 AS INSTRUMENT NO. 2453 IN BOOK 42274, PAGE 80 OF OFFICIAL RECORDS.
(DOCUMENT AFFECTS – PLOTTED HEREON AS [J])

22 AN EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS BOOK 6124, PAGE 365 OF OFFICIAL RECORDS.
(DOCUMENT AFFECTS – PLOTTED HEREON AS [K])

23 THIS ITEM HAS BEEN INTENTIONALLY DELETED.

24 THIS ITEM HAS BEEN INTENTIONALLY DELETED.

25 THIS ITEM HAS BEEN INTENTIONALLY DELETED.

26 COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED FEBRUARY 15, 1950 AS BOOK 9285, PAGE 8 OF OFFICIAL RECORDS, WHICH PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT OR RENDER INVALID THE LIEN OF ANY FIRST MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE.
(DOCUMENT AFFECTS – PLOTTED HEREON AS [I])

27 THIS ITEM HAS BEEN INTENTIONALLY DELETED.

28 THIS ITEM HAS BEEN INTENTIONALLY DELETED.

29 THIS ITEM HAS BEEN INTENTIONALLY DELETED.

30 COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED AS BOOK 5667, PAGE 193 OF OFFICIAL RECORDS. AN EASEMENT AS CONTAINED IN THE DOCUMENT FOR POLE LINES, PIPE LINES AND INCIDENTAL PURPOSES.
(DOCUMENT AFFECTS – PLOTTED HEREON AS [L])

31 COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED AS BOOK 5667, PAGE 193 OF OFFICIAL RECORDS. AN EASEMENT AS CONTAINED IN THE DOCUMENT FOR POLE LINES, PIPE LINES AND INCIDENTAL PURPOSES.
(DOCUMENT AFFECTS – PLOTTED HEREON AS [L])

32 THE EFFECT OF A DOCUMENT REGARDING MAINTENANCE AND REPAIR OF A COMMON DRIVEWAY RECORDED ON OCTOBER 02, 1986 AS INSTRUMENT NO. 86–1327416.
(DOCUMENT AFFECTS – NOTHING TO PLOT)

33 THE EFFECT OF A DOCUMENT ENTITLED "EASEMENT" FOR AN 18 FOOT WIDE EASEMENT FOR INGRESS, EGRESS, AND PUBLIC UTILITIES, RECORDED ON OCTOBER 02, 1986 AS INSTRUMENT NO. 86–1327417 OF OFFICIAL RECORDS.
(DOCUMENT AFFECTS – PLOTTED HEREON AS [M])

34 THE EFFECT OF A DOCUMENT ENTITLED "EASEMENT" FOR INGRESS, EGRESS AND PUBLIC UTILITIES, RECORDED ON OCTOBER 07, 1986 AS INSTRUMENT NO. 86–1348388 OF OFFICIAL RECORDS.
(DOCUMENT AFFECTS – PLOTTED HEREON AS [M])

35 AN EASEMENT FOR POLE LINES, PIPE LINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS BOOK 5667, PAGE 193 OF OFFICIAL RECORDS.
(DOCUMENT AFFECTS – PLOTTED HEREON AS [L])

36 AN EASEMENT FOR INGRESS AND EGRESS AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED FEBRUARY 13, 1948 AS INSTRUMENT NO. 2586 IN BOOK 26443, PAGE 261 OF OFFICIAL RECORDS.
(DOCUMENT AFFECTS – PLOTTED HEREON AS [N])

TITLE EXCEPTIONS AND EASEMENTS (CONTINUED)

37 THE EFFECT OF A DOCUMENT REGARDING MAINTENANCE AND REPAIR OF A COMMON DRIVEWAY RECORDED MARCH 30, 1987 AS INSTRUMENT NO. 87–481601 OF OFFICIAL RECORDS.
(DOCUMENT AFFECTS – NOTHING TO PLOT)

38 AN EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS BOOK 4677, PAGE 37 OF OFFICIAL RECORDS.
(DOCUMENT AFFECTS – PLOTTED HEREON AS [O])

39 THE EFFECT OF A DOCUMENT REGARDING MAINTENANCE AND REPAIR OF A COMMON DRIVEWAY RECORDED OCTOBER 02, 1986 AS INSTRUMENT NO. 86–1327416 OF OFFICIAL RECORDS.
(DOCUMENT AFFECTS – NOTHING TO PLOT)

40 AN EASEMENT FOR PUBLIC UTILITIES, INGRESS/EGRESS AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED OCTOBER 02, 1986 AS INSTRUMENT NO. 86–1327417 OF OFFICIAL RECORDS.
(DOCUMENT AFFECTS – PLOTTED HEREON AS [M])

41 AN EASEMENT FOR INGRESS AND EGRESS, PUBLIC UTILITIES AND SANITARY SEWER AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED OCTOBER 07, 1986 AS INSTRUMENT NO. 86–1348388 OF OFFICIAL RECORDS.
(DOCUMENT AFFECTS – PLOTTED HEREON AS [M])

42 AN EASEMENT FOR INGRESS AND EGRESS, PUBLIC UTILITIES AND SANITARY SEWER AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JANUARY 30, 1987 AS INSTRUMENT NO. 87–143900 OF OFFICIAL RECORDS.
(DOCUMENT AFFECTS – PLOTTED HEREON AS [M])

43 THIS ITEM HAS BEEN INTENTIONALLY DELETED.

44 AN EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS BOOK 4679, PAGE 74 OF OFFICIAL RECORDS.
(DOCUMENT AFFECTS – PLOTTED HEREON AS [P])

45 AN EASEMENT FOR SEWER LINE AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED SEPTEMBER 04, 1956 AS BOOK 52205, PAGE 71 OF OFFICIAL RECORDS.
(DOCUMENT AFFECTS – PLOTTED HEREON AS [Q])

46 THIS ITEM HAS BEEN INTENTIONALLY DELETED.

47 THIS ITEM HAS BEEN INTENTIONALLY DELETED.

48 AN EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS BOOK 4677, PAGE 37 OF OFFICIAL RECORDS.
(DOCUMENT AFFECTS – PLOTTED HEREON AS [O])

49 AN EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS BOOK 4677, PAGE 37 OF OFFICIAL RECORDS.
(DOCUMENT AFFECTS – PLOTTED HEREON AS [O])

50 COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED AS BOOK 4677, PAGE 37 OF OFFICIAL RECORDS, WHICH PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT OR RENDER INVALID THE LIEN OF ANY FIRST MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE. AN EASEMENT AS CONTAINED IN THE DOCUMENT FOR UTILITIES AND INCIDENTAL PURPOSES.
(DOCUMENT AFFECTS – PLOTTED HEREON AS [O])

51 AN EASEMENT FOR POLE LINES AND CONDUITS AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED OCTOBER 15, 1926 AS BOOK 4677, PAGE 37 OF OFFICIAL RECORDS.
(DOCUMENT AFFECTS – PLOTTED HEREON AS [O])

52 COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED AUGUST 12, 1926 AS BOOK 6030, PAGE 311 OF OFFICIAL RECORDS, WHICH PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT OR RENDER INVALID THE LIEN OF ANY FIRST MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE. AN EASEMENT AS CONTAINED IN THE DOCUMENT FOR CONSTRUCTING AND MAINTAINING WATER PIPES, GAS PIPES, ELECTRIC AND TELEPHONE POLES, ALSO THE RIGHT TO ENTER IN AND UPON SAID PREMISES AND TO GRADE THE SURFACE THEREOF TO ENFORM TO ADJOINING PROPERTIES AND INCIDENTAL PURPOSES.
(DOCUMENT AFFECTS – PLOTTED HEREON AS [R])

53 AN EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS BOOK 4679, PAGE 74 OF OFFICIAL RECORDS.
(DOCUMENT AFFECTS – PLOTTED HEREON AS [P])

54 AN EASEMENT FOR SEWER LINE AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS BOOK 52205, PAGE 71 OF OFFICIAL RECORDS.
(DOCUMENT AFFECTS – PLOTTED HEREON AS [Q])

55 THIS ITEM HAS BEEN INTENTIONALLY DELETED.

56 THIS ITEM HAS BEEN INTENTIONALLY DELETED.

57 THIS ITEM HAS BEEN INTENTIONALLY DELETED.

58 COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED AS BOOK 6067, PAGE 121 OF OFFICIAL RECORDS, WHICH PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT OR RENDER INVALID THE LIEN OF ANY FIRST MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE. AN EASEMENT AS CONTAINED IN THE DOCUMENT FOR POLE LINES AND CONDUITS AND INCIDENTAL PURPOSES.
(DOCUMENT AFFECTS – PLOTTED HEREON AS [S])

59 THIS ITEM HAS BEEN INTENTIONALLY DELETED.

60 COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED AS BOOK 7297, PAGE 253 OF OFFICIAL RECORDS, WHICH PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT OR RENDER INVALID THE LIEN OF ANY FIRST MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE. AN EASEMENT AS CONTAINED IN THE DOCUMENT FOR POLE LINES AND CONDUITS AND INCIDENTAL PURPOSES.
(DOCUMENT AFFECTS – PLOTTED HEREON AS [T])

61 THIS ITEM HAS BEEN INTENTIONALLY DELETED.

62 THIS ITEM HAS BEEN INTENTIONALLY DELETED.

63 THIS ITEM HAS BEEN INTENTIONALLY DELETED.

64 THIS ITEM HAS BEEN INTENTIONALLY DELETED.

65 AN EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED BOOK 4679, PAGE 74 AS OF OFFICIAL RECORDS.
(DOCUMENT AFFECTS – PLOTTED HEREON AS [P])

66 THIS ITEM HAS BEEN INTENTIONALLY DELETED.

67 THIS ITEM HAS BEEN INTENTIONALLY DELETED.

68 AN EASEMENT IN FAVOR OF COUNTY OF LOS ANGELES FOR PUBLIC ROAD AND HIGHWAY AND INCIDENTAL PURPOSES, RECORDED MAY 11, 1971 AS INSTRUMENT NO. 1941 OF OFFICIAL RECORDS.
(DOCUMENT AFFECTS – PLOTTED HEREON AS [U])

69 THIS ITEM HAS BEEN INTENTIONALLY DELETED.

70 THIS ITEM HAS BEEN INTENTIONALLY DELETED.

71 THIS ITEM HAS BEEN INTENTIONALLY DELETED.

TITLE EXCEPTIONS AND EASEMENTS (CONTINUED)

72 COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED AS BOOK 15771, PAGE 240 OF OFFICIAL RECORDS. AN EASEMENT AS CONTAINED IN THE DOCUMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES.
(DOCUMENT AFFECTS – NOT PLOTTABLE FROM RECORD)

73 COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED MAY 22, 1929 AS BOOK 8148, PAGE 162 OF OFFICIAL RECORDS, WHICH PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT OR RENDER INVALID THE LIEN OF ANY FIRST MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE. AN EASEMENT AS CONTAINED IN THE DOCUMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES.
(DOCUMENT AFFECTS – PLOTTED HEREON AS [V])

74 THIS ITEM HAS BEEN INTENTIONALLY DELETED.

75 THIS ITEM HAS BEEN INTENTIONALLY DELETED.

76 AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS BOOK 3860, PAGE 3 OF OFFICIAL RECORDS.
(DOCUMENT AFFECTS – PLOTTED HEREON AS [W])

77 THIS ITEM HAS BEEN INTENTIONALLY DELETED.

78 THIS ITEM HAS BEEN INTENTIONALLY DELETED.

79 COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED AS BOOK 7464, PAGE 370 OF OFFICIAL RECORDS, WHICH PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT OR RENDER INVALID THE LIEN OF ANY FIRST MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE. AN EASEMENT AS CONTAINED IN THE DOCUMENT FOR POLE LINES AND CONDUITS AND INCIDENTAL PURPOSES.
(DOCUMENT AFFECTS – PLOTTED HEREON AS [FF])

80 AN EASEMENT FOR POLE LINES AND PIPES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS BOOK 3460, PAGE 156 OF OFFICIAL RECORDS.
(DOCUMENT AFFECTS – PLOTTED HEREON AS [X])

81 COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED AS BOOK 4658, PAGE 261 OF OFFICIAL RECORDS, WHICH PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT OR RENDER INVALID THE LIEN OF ANY FIRST MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE. AN EASEMENT AS CONTAINED IN THE DOCUMENT FOR UTILITIES AND INCIDENTAL PURPOSES.
(DOCUMENT AFFECTS – PLOTTED HEREON AS [Y])

82 AN EASEMENT IN FAVOR OF COUNTY OF LOS ANGELES FOR PUBLIC ROAD AND HIGHWAY PURPOSES AND INCIDENTAL PURPOSES, RECORDED OCTOBER 22, 1970 AS INSTRUMENT NO. 3013 OF OFFICIAL RECORDS.
(DOCUMENT AFFECTS – PLOTTED HEREON AS [Z])

83 COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED AS BOOK 10026, PAGE 230 OF OFFICIAL RECORDS, WHICH PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT OR RENDER INVALID THE LIEN OF ANY FIRST MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE. AN EASEMENT AS CONTAINED IN THE DOCUMENT FOR UTILITIES, PUBLIC AND/OR PRIVATE AND INCIDENTAL PURPOSES.
(SAID EASEMENT CANNOT BE PLOTTED FROM RECORD)

84 AN EASEMENT FOR UTILITIES, PUBLIC AND/OR PRIVATE AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS BOOK 2994, PAGE 97 OF OFFICIAL RECORDS.
(DOCUMENT AFFECTS – PLOTTED HEREON AS [AA])

85 THIS ITEM HAS BEEN INTENTIONALLY DELETED.

86 COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED AS BOOK 7424, PAGE 315 OF OFFICIAL RECORDS, WHICH PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT OR RENDER INVALID THE LIEN OF ANY FIRST MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE.
(DOCUMENT AFFECTS – PLOTTED HEREON AS [BB])

87 AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS BOOK 7464, PAGE 370 OF OFFICIAL RECORDS.
(DOCUMENT AFFECTS – PLOTTED HEREON AS [FF])

88 THIS ITEM HAS BEEN INTENTIONALLY DELETED.

89 THIS ITEM HAS BEEN INTENTIONALLY DELETED.

90 AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS BOOK 1537, PAGE 21 OF OFFICIAL RECORDS.
(DOCUMENT AFFECTS – PLOTTED HEREON AS [CC])

91 AN EASEMENT FOR PUBLIC ROAD AND HIGHWAY PURPOSES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED MAY 11, 1971 AS INSTRUMENT NO. 1943 OF OFFICIAL RECORDS.
(DOCUMENT AFFECTS – PLOTTED HEREON AS [DD])

92 THIS ITEM HAS BEEN INTENTIONALLY DELETED.

93 AN EASEMENT FOR PUBLIC ROAD AND HIGHWAY PURPOSES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED MAY 11, 1971 AS INSTRUMENT NO. 1961 OF OFFICIAL RECORDS.
(DOCUMENT AFFECTS – PLOTTED HEREON AS [EE])

94 THIS ITEM HAS BEEN INTENTIONALLY DELETED.

95 TITLE COMPANY STATEMENT.

SHEET INDEX

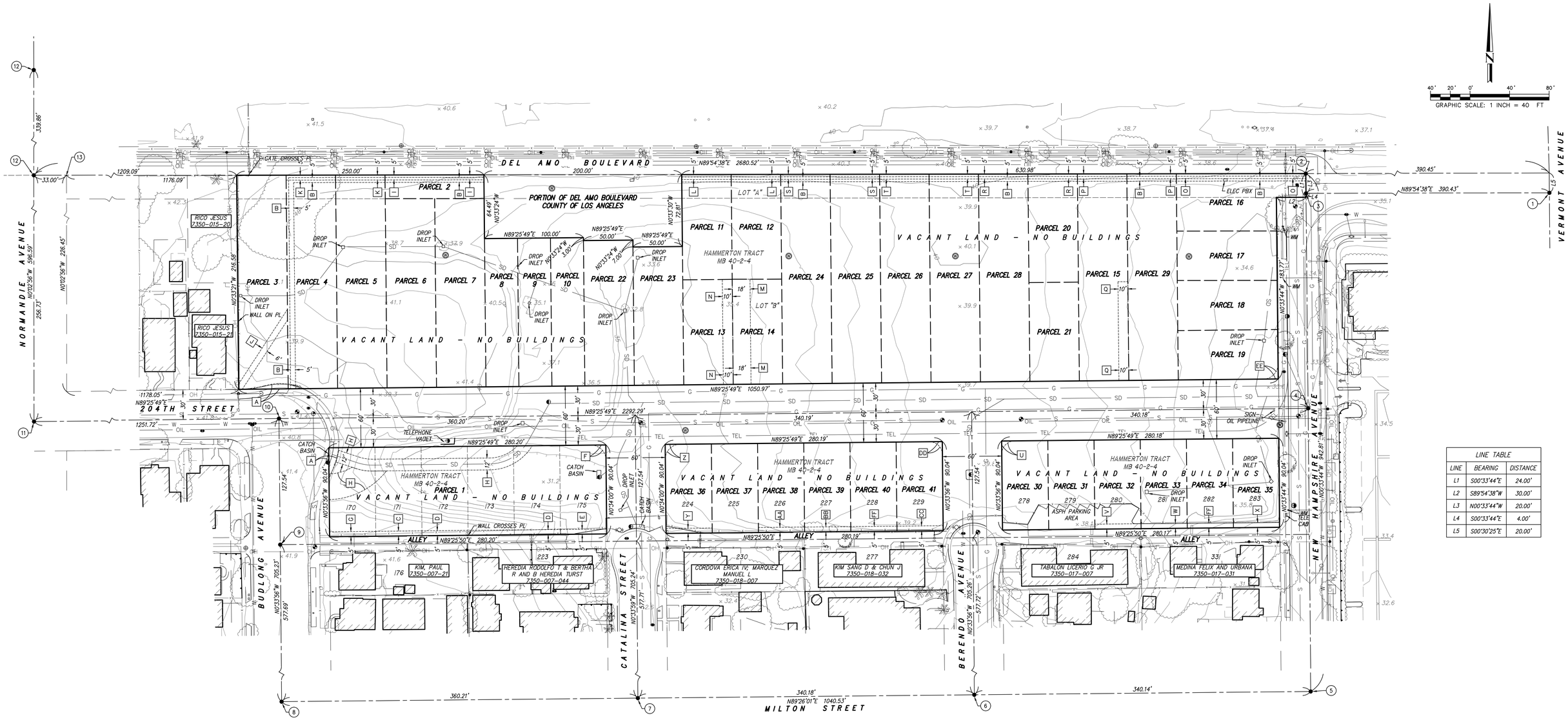
ALTA/ACSM LAND TITLE SURVEY
SWC OF DEL AMO BLVD & NEW HAMPSHIRE AVE
UNINCORPORATED LOS ANGELES COUNTY, CA

TITLE INFORMATION

NO.:	REVISION:	DATE:
1	UPDATED PER NEW REPORT DATED 8–28–5	9–24–15
2	UPDATED PER NEW REPORT DATED 08–28–15, UPDATED 09/11/15 & AMENDED 10/01/15	10–06–15

RBF Engineering, Inc.
Civil Engineering/Land Surveying/Land Planning
160 S. Old Springs Road, Ste. 210
Anaheim Hills, California 92808
(714) 685–6860

ISSUE: FINAL
DATE: 01/26/2015
CHECKED: JMS DRAWN: JMR
DRAWING FILE: 13204alta01
PROJECT NO.: 13–204
SHEET NUMBER: 2 OF 4 SHEETS



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S00°33'44"E	24.00'
L2	S89°54'38"W	30.00'
L3	N00°33'44"W	20.00'
L4	S00°33'44"E	4.00'
L5	S00°30'25"E	20.00'

ALTA/ACSM TABLE A ITEM NOTES

ITEM 2 — THE SITE ADDRESS OBSERVED WHILE CONDUCTING THE SURVEY IS: VACANT LAND, UNINCORPORATED LOS ANGELES COUNTY, CA.

ITEM 3 — THE LAND SHOWN ON THIS SURVEY LIES ENTIRELY WITHIN FLOOD ZONE "X" (UNSHADED), BEING DESCRIBED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" PER FLOOD INSURANCE RATE MAP (FIRM) – COMMUNITY PANEL NUMBER 06037C1935F, DATED SEPTEMBER 26, 2008.

ITEM 4 — THE GROSS LAND AREA IS: 286,012 SF / 6.565 ACRES

ITEM 5 — THE CONTOURS AND ELEVATIONS SHOWN HEREON ARE BASED ON THE FOLLOWING BENCHMARK:

BM No.: 7137 ELEV.: 24.809 (LOS ANGELES COUNTY PUBLIC WORKS SURVEY SECTION BENCHMARK)
DATUM: NAVD 88
DESCRIPTION: RDBM TAG IN S CB 10.7M(35') E/O BCR @ SE COR VERMONT AVE & TORRANCE BLVD

CONTOUR INTERVAL=1'

ITEM 8 — SEE THE SURVEY PLAT FOR ANY SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY.

ITEM 11(b) — SEE THE SURVEY PLAT FOR THE LOCATION OF UTILITY EVIDENCE OBSERVED WHILE CONDUCTING THE SURVEY. THE EXISTENCE AND APPROXIMATE LOCATION OF UNDERGROUND UTILITIES OR SUBSTRUCTURES SHOWN ON THIS SURVEY ARE FROM PLANS PROVIDED BY THE CLIENT'S ENGINEER. CERTIFICATION OF THIS SURVEY BY THE LAND SURVEYOR DOES NOT CONSTITUTE A REPRESENTATION AS TO THE ACCURACY OF THE LOCATIONS OR THE EXISTENCE, OR NON-EXISTENCE, OF ANY UNDERGROUND UTILITY, PIPE OR SUBSTRUCTURE WITHIN OR ADJACENT TO THE LIMITS OF THE SUBJECT PROPERTY.

TWO WORKING DAYS BEFORE ANY EXCAVATIONS, CALL UNDERGROUND SERVICE ALERT (USA) OF SOUTHERN CALIFORNIA AT 1-800-227-2600.

ITEM 13 — SEE THE SURVEY PLAT FOR THE NAMES OF ADJOINING OWNERS.

ITEM 14 — SEE THE SURVEY PLAT FOR THE DISTANCE TO THE NEAREST INTERSECTING STREET.

ITEM 15 — THE TOPOGRAPHIC INFORMATION SHOWN HEREON WAS COMPILED PHOTOGRAMMETRICALLY FROM AERIAL PHOTOGRAPHY DATED DECEMBER 19, 2014 BY INLAND AERIAL SURVEYS INC AND SUPPLEMENTED BY A FIELD SURVEY COMPLETED IN DECEMBER, 2014.

THE PHOTOGRAMMETRIC MAPPING SHOWN HEREON HAS BEEN CHECKED FOR ACCURACY AND MEETS OR EXCEEDS THE UNITED STATES NATIONAL MAP ACCURACY STANDARDS FOR HORIZONTAL AND VERTICAL ACCURACY AS ISSUED BY THE NATIONAL GEOSPATIAL PROGRAM EXCEPT IN AREAS OBSCURED BY SHADOWS, DENSE TREES OR BRUSH, CANOPIES, ROOF OVERHANGS, AND OTHER OVERHEAD OBSTRUCTIONS.

MONUMENT AND ESTABLISHMENT NOTES

● — INDICATES FOUND MONUMENT AS NOTED BELOW.

① — INDICATES FOUND SPIKE AND DPW WASHER PER PWFB 0519-1223.

② — INDICATES FOUND COUNTY SURVEYOR'S MONUMENT IN WELL PER PWFB 0519-1538.

③ — INDICATES FOUND SPIKE AND R.D. WASHER PER PWFB 0519-1538.

④ — INDICATES FOUND SPIKE AND L.A.C.E. WASHER PER TRACT NO. 36371, MB 948-19-21.

⑤ — INDICATES FOUND COUNTY SURVEYOR'S MONUMENT IN WELL PER PWFB 0519-1539.

⑥ — INDICATES FOUND COUNTY ENGINEER'S MONUMENT IN WELL PER PWFB 0519-1219.

⑦ — INDICATES FOUND COUNTY ENGINEER'S MONUMENT IN WELL PER PWFB 0519-795A.

⑧ — INDICATES FOUND COUNTY ENGINEER'S MONUMENT IN WELL PER PWFB 0519-794A.

⑨ — INDICATES FOUND SPIKE AND WASHER PER PWFB 0519-1028.

⑩ — INDICATES FOUND COUNTY ENGINEER'S MONUMENT IN WELL PER PWFB 0519-809A.

⑪ — INDICATES FOUND COUNTY ENGINEER'S MONUMENT IN WELL PER PWFB 0519-1550.

⑫ — INDICATES FOUND COUNTY ENGINEER'S MONUMENT IN WELL PER RECORD OF SURVEY FILED IN RSB 98-3.

⑬ — INDICATES THE NORTHWEST CORNER OF LOT A OF THE HAMMERTON TRACT, SEARCHED, NOTHING FOUND, ESTABLISHED BY INTERSECTION.

SYMBOL LEGEND

MISCELLANEOUS

- EXISTING BUILDING
- FIRE HYDRANT
- GATE
- GUY ANCHOR
- LIGHT POLE
- PALM TREE
- POWER POLE
- SIGN
- STREET LIGHT
- TREE
- OBSERVATION MONITORING WELL

MANHOLES

- ELECTRIC
- SEWER
- STORM DRAIN
- TELEPHONE
- UNKNOWN UTILITY

VALVES

- GAS
- WATER

ABBREVIATIONS

ASPH	ASPHALT
CAB	CABINET
CONC	CONCRETE
ELEC	ELECTRIC
PBX	PULLBOX
PL	PROPERTY LINE
SF	SQUARE FEET
WM	WATER METER

LINE LEGEND

- PROPERTY LINE
- CENTER LINE
- EASEMENT
- FENCE
- OVERHEAD LINES

UNDERGROUND UTILITY LEGEND

- G — GAS
- OIL — OIL
- SD — STORM DRAIN
- S — SEWER
- TEL — TELEPHONE
- W — WATER

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE BEARING OF NEW HAMPSHIRE AVENUE (FORMERLY NORTH WALNUT AVENUE) AS SHOWN ON THE MAP OF HAMMERTON TRACT, FILED IN MAP BOOK 40, PAGES 2 THROUGH 4, IN THE OFFICE OF THE REGISTRAR-RECORDER/COUNTY CLERK OF LOS ANGELES COUNTY, BEING NORTH 00°34'00" WEST.

SHEET INDEX

ALTA/ACSM LAND TITLE SURVEY
SWC OF DEL AMO BLVD & NEW HAMPSHIRE AVE
UNINCORPORATED LOS ANGELES COUNTY, CA
BOUNDARY & TOPOGRAPHIC INFORMATION

NO.:	REVISION:	DATE:
1	UPDATED PER NEW REPORT DATED 8-28-5	9-24-15
2	UPDATED PER NEW REPORT DATED 08-28-15, UPDATED 09/17/15 & AMENDED 10/01/15	10-06-15

ISSUE: FINAL
DATE: 01/26/2015
CHECKED: JMS DRAWN: JMR
DRAWING FILE: 13204alta01
PROJECT NO.: 13-204
SHEET NUMBER: 3 OF 4 SHEETS
SCALE: 1" = 40'

ORC Engineering, Inc.
Civil Engineering/Land Surveying/Land Planning
160 S. Old Springs Road, Ste. 210
Anaheim Hills, California 92808
(714) 685-6860

LEGAL DESCRIPTION FOR PROPOSED STREET VACATION

NOTE: THE FOLLOWING LEGAL DESCRIPTION IS FROM AN UNRECORDED DOCUMENT PROVIDED BY THE CLIENT. THE DOCUMENT IS FROM THE COUNTY OF LOS ANGELES, DEPARTMENT OF PUBLIC WORKS, DATED MARCH 23, 2006, FILE MP–5, AND IS ENTITLED "RESOLUTION TO VACATE PORTIONS OF 204TH STREET, ET AL. VICINITY OF CARSON – FUTURE PUBLIC HEARING SUPERVISORIAL DISTRICT 2".

LEGAL DESCRIPTION

THOSE PORTIONS OF 204TH STREET (FORMERLY KNOWN AS MAPLE STREET), CATALINA STREET (FORMERLY KNOWN AS NORTH LAWRENCE AVENUE), BERENDO AVENUE (FORMERLY KNOWN AS NORTH OAK AVENUE), ALL 60 FEET AND VARIABLE WIDTH AND THOSE CERTAIN ALLEYS, 15 FEET WIDE, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON AND DEDICATED TO THE PUBLIC USE BY MAP OF HAMMERTON TRACT, RECORDED IN BOOK 40, PAGES 2, 3, AND 4, OF MAPS, IN THE REGISTRAR–RECORDER/ COUNTY CLERK'S OFFICE OF SAID COUNTY AND DESCRIBED IN DEEDS TO SAID COUNTY FOR PUBLIC ROAD AND HIGHWAY PURPOSES, RECORDED ON OCTOBER 22, 1970, IN BOOK D4868, PAGE 351, AND ON MAY 11, 1971, IN BOOK D5053, PAGE 643; IN BOOK D5053, PAGE 647; IN BOOK D5053, PAGE 651; AND IN BOOK D5053, PAGE 683, ALL OF OFFICIAL RECORDS, IN SAID REGISTRAR–RECORDER/COUNTY CLERK'S OFFICE LYING WITHIN THE FOLLOWING DESCRIBED BOUNDARIES.

BEGINNING AT THE NORTHWESTERLY CORNER OF LOT 176 OF SAID TRACT; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT AND ITS EASTERLY PROLONGATION TO THE NORTHEASTERLY CORNER OF LOT 223 OF SAID TRACT; THENCE NORTHERLY ALONG THE NORTHERLY PROLONGATION OF THE EASTERLY LINE OF SAID LAST–MENTIONED LOT TO A LINE PARALLEL WITH AND 15.00 FEET NORTHERLY, MEASURED AT RIGHT ANGLES, FROM THE NORTHERLY LINE OF THAT CERTAIN ALLEY ADJACENT TO LOTS 170 TO 175 INCLUSIVE OF SAID TRACT; THENCE EASTERLY ALONG SAID PARALLEL LINE TO THE WESTERLY LINE OF LOT 224 OF SAID TRACT; THENCE SOUTHERLY ALONG SAID WESTERLY LINE AND ITS SOUTHERLY PROLONGATION TO THE NORTHWESTERLY CORNER OF LOT 230 OF SAID TRACT; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LAST–MENTIONED LOT AND ITS EASTERLY PROLONGATION TO THE NORTHEASTERLY CORNER OF LOT 277 OF SAID TRACT; THENCE NORTHERLY ALONG THE NORTHERLY PROLONGATION OF THE EASTERLY LINE OF SAID LAST–MENTIONED LOT TO A LINE PARALLEL WITH AND 15.00 FEET NORTHERLY, MEASURED AT RIGHT ANGLES, FROM THE NORTHERLY LINE OF THAT CERTAIN ALLEY ADJACENT TO LOTS 224 TO 229 INCLUSIVE OF SAID TRACT, THENCE EASTERLY ALONG SAID LAST–MENTIONED PARALLEL LINE TO THE WESTERLY LINE OF LOT 278 OF SAID TRACT; THENCE NORTHERLY ALONG SAID LAST–MENTIONED WESTERLY LINE TO THE MOST SOUTHERLY POINT OF THAT CERTAIN PARCEL OF LAND DESCRIBED AS PARCEL 2–1 AND DEDICATED TO SAID COUNTY FOR ROAD PURPOSES IN SAID ABOVE–MENTIONED DEED RECORDED MAY 11, 1971, AS INSTRUMENT NO. 1941 IN BOOK D5053, PAGE 643 OF SAID OFFICIAL RECORDS; THENCE NORTHEASTERLY ALONG THE EASTERLY BOUNDARY OF SAID CERTAIN PARCEL OF LAND TO THE SOUTHERLY LINE OF SAID 204TH STREET; THENCE EASTERLY ALONG SAID SOUTHERLY LINE TO THE NORTHEASTERLY CORNER OF LOT 283 OF SAID TRACT; THENCE NORTHERLY ALONG THE NORTHERLY PROLONGATION OF THE EASTERLY LINE OF SAID LAST–MENTIONED LOT TO THE MOST NORTHERLY POINT OF THAT CERTAIN PARCEL OF LAND DESCRIBED AS PARCEL 2–1 AND DEDICATED TO SAID COUNTY FOR ROAD PURPOSES IN SAID ABOVE–MENTIONED DEED RECORDED MAY 11, 1971, AS INSTRUMENT NO. 1961, IN BOOK D5053, PAGE 683 OF SAID OFFICIAL RECORDS; THENCE SOUTHWESTERLY ALONG THE WESTERLY BOUNDARY OF SAID CERTAIN PARCEL OF LAND TO THE NORTHERLY LINE OF SAID 204TH STREET; THENCE WESTERLY ALONG SAID LAST–MENTIONED NORTHERLY LINE SOUTH 89°26'00" WEST 980.30 FEET TO A POINT OF CUSP WITH THAT CERTAIN CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 60.00 FEET, A RADIAL OF SAID CURVE TO SAID LAST–MENTIONED POINT BEARS NORTH 23°54'18" EAST; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°01'41" AN ARC DISTANCE OF 93.23 FEET; THENCE TANGENT TO SAID LAST MENTIONED CURVE SOUTH 22°55'59" WEST 14.50 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 170, DISTANT SOUTHERLY ALONG SAID WESTERLY LINE SOUTH 00°33'55" EAST 31.81 FEET FROM THE WESTERLY CORNER OF SAID LAST–MENTIONED LOT; THENCE SOUTHERLY IN A DIRECT TO–THE POINT OF BEGINNING.

RESERVING ALL EASEMENTS AND RIGHTS TO THE SOUTHERN CALIFORNIA EDISON COMPANY, SOUTHERN CALIFORNIA GAS COMPANY, PACIFIC BELL TELEPHONE COMPANY (DBA SBC), DOMINQUEZ WATER CORPORATION, TOSCO REFINING COMPANY, AND MOBIL OIL CORPORATION IN, ON, OVER, AND ACROSS THE ABOVE–DESCRIBED PORTIONS OF 204TH STREET, CATALINA STREET BERENDO AVENUE AND ALLEYS HEREIN BEING VACATED.

ALSO RESERVING TO THE COUNTY OF LOS ANGELES AN EASEMENT FOR SANITARY SEWER PURPOSES IN, ON, OVER, AND ACROSS THE ABOVE–MENTIONED PORTIONS OF 204TH STREET, CATALINA STREET, BERENDO AVENUE, AND ALLEYS HEREIN BEING VACATED.

ALSO RESERVING TO THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT AN EASEMENT FOR STORM DRAIN AND APPURTENANT STRUCTURES, AND INGRESS AND EGRESS PURPOSES IN, ON, OVER, AND ACROSS THE ABOVE–MENTIONED PORTIONS OF 204TH STREET, CATALINA STREET, BERENDO AVENUE; AND ALLEYS HEREIN BEING VACATED.

THE RESERVATIONS HEREIN BEING MADE ARE DONE IN ACCORDANCE WITH THE PROVISIONS OF SECTIONS 8340 AND 8341 OF THE STREET AND HIGHWAYS CODE OF THE STATE OF CALIFORNIA.

TOTAL AREA CONTAINS: ± 75,590 ± SQUARE FEET.

EASEMENT RESERVATIONS WITHIN PROPOSED VACATION AREA

NOTE: THE FOLLOWING LIST OF ENTITIES AND AGENCIES IS FROM AN UNRECORDED DOCUMENT PROVIDED BY THE CLIENT. THE DOCUMENT IS FROM THE COUNTY OF LOS ANGELES, DEPARTMENT OF PUBLIC WORKS, DATED MARCH 23, 2006, FILE MP–5, AND IS ENTITLED "RESOLUTION TO VACATE PORTIONS OF 204TH STREET, ET AL. VICINITY OF CARSON – FUTURE PUBLIC HEARING SUPERVISORIAL DISTRICT 2".

EASEMENT RESERVATIONS FOR ANY EXISTING RIGHTS
SOUTHERN CALIFORNIA EDISON COMPANY
SOUTHERN CALIFORNIA GAS COMPANY
PACIFIC BELL TELEPHONE COMPANY (DBA SBC)
DOMINQUEZ WATER CORPORATION
TOSCO REFINING COMPANY
MOBIL OIL CORPORATION

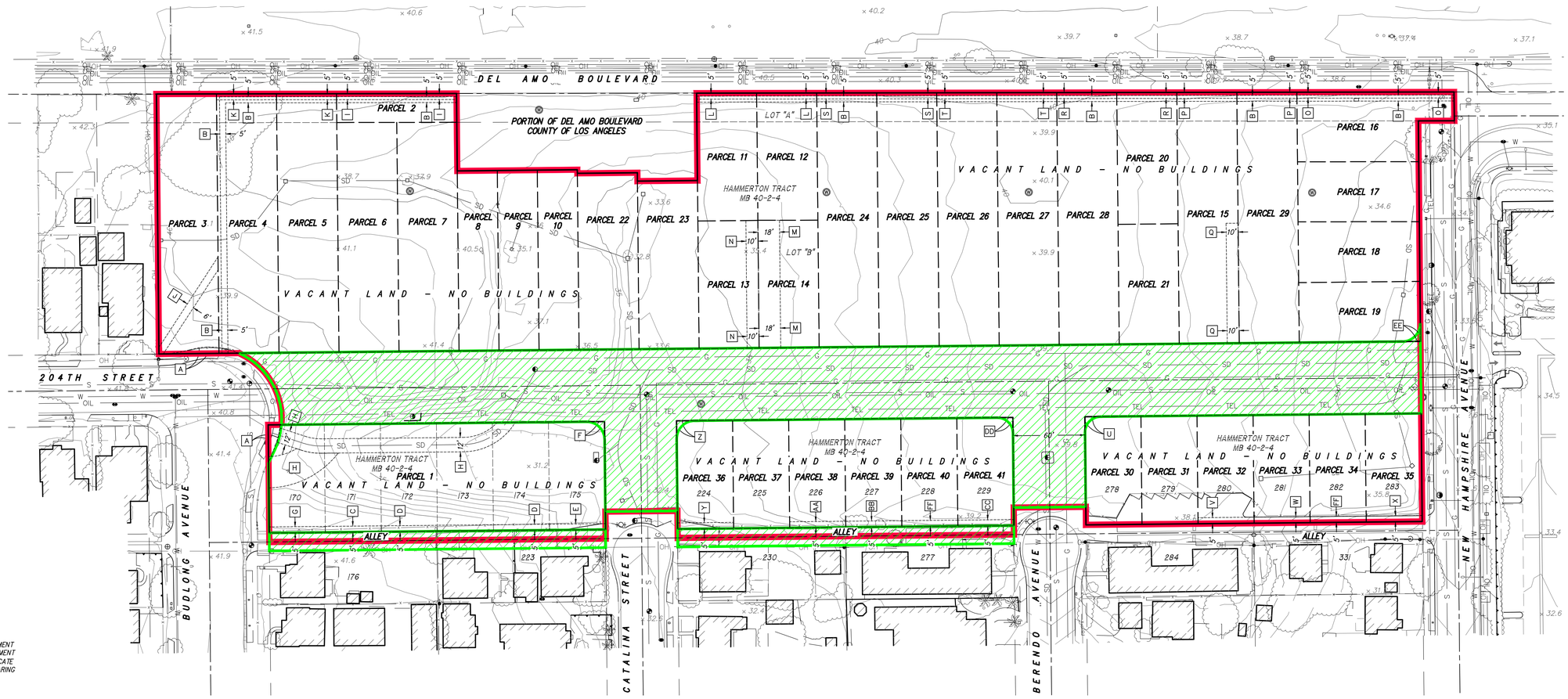
EASEMENT RESERVATION FOR SANITARY SEWER PURPOSES
COUNTY OF LOS ANGELES

EASEMENT RESERVATION FOR STORM DRAIN AND APPURTENANT STRUCTURES, INGRESS, AND EGRESS
LOS ANGELES COUNTY FLOOD CONTROL DISTRICT

INDICATES THE AREAS ENCUMBERED BY THE ABOVE EASEMENT RESERVATIONS.

AREA OF ULTIMATE BOUNDARY POST VACATION

GROSS AREA: 356,714 SF / 8.189 ACRES



LINE LEGEND

- COMMITMENT PROPERTY LINE
- PROPOSED VACATION AREA
- ULTIMATE BOUNDARY – POST VACATION
- CENTERLINE
- EASEMENT
- FENCE
- OH — OVERHEAD LINES

UNDERGROUND UTILITY LEGEND

- G — GAS
- SD — STORM DRAIN
- S — SEWER
- TEL — TELEPHONE
- W — WATER

SYMBOL LEGEND

MISCELLANEOUS

- EXISTING BUILDING
- FIRE HYDRANT
- GATE
- GUY ANCHOR
- LIGHT POLE
- PALM TREE
- POWER POLE
- SIGN
- STREET LIGHT
- TREE
- OBSERVATION MONITORING WELL

MANHOLES

- SEWER
- SEWER CLEANOUT
- STORM DRAIN
- UNKNOWN UTILITY

VALVES

- GAS
- WATER

ABBREVIATIONS

ASPH	ASPHALT
CAB	CABINET
CONC	CONCRETE
ELEC	ELECTRIC
PBX	PULLBOX
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WM	WATER METER

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE BEARING OF NEW HAMPSHIRE AVENUE (FORMERLY NORTH WALNUT AVENUE) AS SHOWN ON THE MAP OF HAMMERTON TRACT, FILED IN MAP BOOK 40, PAGES 2 THROUGH 4, IN THE OFFICE OF THE REGISTRAR–RECORDER/COUNTY CLERK OF LOS ANGELES COUNTY, BEING NORTH 00°34'00" WEST.

SHEET INDEX

ALTA/ACSM LAND TITLE SURVEY
SWC OF DEL AMO BLVD & NEW HAMPSHIRE AVE
UNINCORPORATED LOS ANGELES COUNTY, CA
PROPOSED VACATION AREA

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DRC Engineering, Inc.
Civil Engineering/Land Surveying/Land Planning
160 S. Old Springs Road, Ste. 210
Anaheim Hills, California 92808
(714) 685–6860

SAMPLE LABELS

C2 REM
AN ENVIRONMENTAL MANAGEMENT
& DEVELOPMENT COMPANY
Newport Beach, CA 949-261-8098

CLIENT ____DANP____________________
PROJECT NO:__________ NAME:_______________
SAMPLE ID:______________________________
ANALYSIS________________________________
DATE_________________TIME_______________
Preservative ☐ HNO_3 ☐ HCl ☐ H_2SO_4 ☐ NaOH ☐ Other

C2 REM
AN ENVIRONMENTAL MANAGEMENT
& DEVELOPMENT COMPANY
Newport Beach, CA 949-261-8098

CLIENT ____DANP____________________
PROJECT NO:__________ NAME:_______________
SAMPLE ID:______________________________
ANALYSIS________________________________
DATE_________________TIME_______________
Preservative ☐ HNO_3 ☐ HCl ☐ H_2SO_4 ☐ NaOH ☐ Other

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PROJECT NO:__________ NAME:_______________
SAMPLE ID:______________________________
ANALYSIS________________________________
DATE_________________TIME_______________
Preservative ☐ HNO_3 ☐ HCl ☐ H_2SO_4 ☐ NaOH ☐ Other

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Newport Beach, CA 949-261-8098

CLIENT ____DANP____________________
PROJECT NO:__________ NAME:_______________
SAMPLE ID:______________________________
ANALYSIS________________________________
DATE_________________TIME_______________
Preservative ☐ HNO_3 ☐ HCl ☐ H_2SO_4 ☐ NaOH ☐ Other

C2 REM
AN ENVIRONMENTAL MANAGEMENT
& DEVELOPMENT COMPANY
Newport Beach, CA 949-261-8098

CLIENT ____DANP____________________
PROJECT NO:__________ NAME:_______________
SAMPLE ID:______________________________
ANALYSIS________________________________
DATE_________________TIME_______________
Preservative ☐ HNO_3 ☐ HCl ☐ H_2SO_4 ☐ NaOH ☐ Other

C2 REM
AN ENVIRONMENTAL MANAGEMENT
& DEVELOPMENT COMPANY
Newport Beach, CA 949-261-8098

CLIENT ____DANP____________________
PROJECT NO:__________ NAME:_______________
SAMPLE ID:______________________________
ANALYSIS________________________________
DATE_________________TIME_______________
Preservative ☐ HNO_3 ☐ HCl ☐ H_2SO_4 ☐ NaOH ☐ Other

C2 REM
AN ENVIRONMENTAL MANAGEMENT
& DEVELOPMENT COMPANY
Newport Beach, CA 949-261-8098

CLIENT ____DANP____________________
PROJECT NO:__________ NAME:_______________
SAMPLE ID:______________________________
ANALYSIS________________________________
DATE_________________TIME_______________
Preservative ☐ HNO_3 ☐ HCl ☐ H_2SO_4 ☐ NaOH ☐ Other

C2 REM
AN ENVIRONMENTAL MANAGEMENT
& DEVELOPMENT COMPANY
Newport Beach, CA 949-261-8098

CLIENT ____DANP____________________
PROJECT NO:__________ NAME:_______________
SAMPLE ID:______________________________
ANALYSIS________________________________
DATE_________________TIME_______________
Preservative ☐ HNO_3 ☐ HCl ☐ H_2SO_4 ☐ NaOH ☐ Other

C2 REM
AN ENVIRONMENTAL MANAGEMENT
& DEVELOPMENT COMPANY
Newport Beach, CA 949-261-8098

CLIENT ____DANP____________________
PROJECT NO:__________ NAME:_______________
SAMPLE ID:______________________________
ANALYSIS________________________________
DATE_________________TIME_______________
Preservative ☐ HNO_3 ☐ HCl ☐ H_2SO_4 ☐ NaOH ☐ Other

SAMPLE CHAIN OF CUSTODY FORM

ATTACHMENT E-3
SAMPLE CHAIN OF CUSTODY FORM

CHAIN OF CUSTODY RECORDS					ANALYSES REQUIRED								
CLIENT:			PROJECT NUMBER:										
ADDRESS:			PHONE #										
CITY, STATE, ZIP			REPORT ATTENTION										
Date Sampled	Time Sampled	Type* See Key Below	Sampled By / Sample Description	Number of Containers									Remarks

Signature	Print Name	Company	Date	Time
Relinquished By				
Received By				
Relinquished By				
Received By				
Relinquished By				
Received By Laboratory				

Special Instructions / Shipment / Handling / Storage Requirements:

* Key:
AQ - Aqueous
NA - Nonaqueous
SL - Sludge
GW - Groundwater
SO - Soil
PE - Petroleum
WW - Wastewater

The material(s) listed are received for analysis and/or treatability evaluation and remain the property of the client and not C2 REM

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PROPOSED QUALITY ASSURANCE PROJECT PLAN

PROPOSED QUALITY ASSURANCE PROJECT PLAN

DEL AMO NEIGHBORHOOD PARK
LOS ANGELES COUNTY, CALIFORNIA

PREPARED FOR:

DEPARTMENT OF TOXIC SUBSTANCES CONTROL

PREPARED ON BEHALF OF:

DEL AMO NEIGHBORHOOD PARK LLC

PREPARED BY:

MARCH 2017

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CFR	Code of Federal Regulations
CLP	California Laboratory Protocol
COC	constituents of concern
CoC	Chain-of-Custody
DANP	Del Amo Neighborhood Park LLC
DTSC	California Department of Toxic Substances Control
DQOs	Data Quality Objectives
HHRA	Human Health Risk Assessment
HASP	Health and Safety Plan
OSHA	Occupational Safety & Health Administration
PEA	Preliminary Endangerment Assessment
PM	Project Manager
QA	Quality Assurance
QAOs	Quality Assurance Objectives
QAP	Quality Assurance Plan
QAPP	Quality Assurance Project Plan
QA/QC	Quality Assurance/Quality Control
QC	Quality Control
RAW	Removal Action Workplan
RPD	Relative Percent Difference
SAP	Sampling Analysis Plan
Site	Del Amo Neighborhood Park Project
USEPA	United States Environmental Protection Agency
VOC	volatile organic compounds

1.0 INTRODUCTION

This Quality Assurance Project Plan (QAPP) has been prepared in support of the soil sampling and analysis activities, including sampling conducted for clean imported fill material, and excavation soil or unknown materials for potential off-site disposal for the Del Amo Neighborhood Park (Site) located at 1000 West 204th Street, Los Angeles County, California (see Figures 1.0 and 2.0 of the Removal Action Workplan [RAW] on behalf of the Del Amo Neighborhood Park, LLC (DANP, a limited liability company). This QAPP describes the Quality Assurance /Quality Control (QA/QC) procedures and policies of the proposed field activities to be implemented during the collection and analysis of soil samples. These sampling activities are being conducted in accordance with Department of Toxic Substances Control's (DTSC) Information Advisory Clean Imported Fill Material as well as the Soil Management Plan (see Appendix C of the RAW).

This QAPP has been developed in conjunction with the Sampling and Analysis Plan (SAP) prepared by C2 REM, as presented in Appendix E of the RAW for use by field personnel in collecting the information required to adequately evaluate the collected samples. The QA/QC procedures in this document govern sampling and analysis activities to provide chemical and physical data that are representative of conditions encountered during the field activities and that ensure they are valid and accurately reported.

1.1 PURPOSE AND OBJECTIVES

The overall purpose of this QAPP is to establish the specific steps to be followed in obtaining the quantity and quality of data necessary to meet the Data Quality Objectives (DQOs). The QAPP describes project-specific sampling objectives, planned sampling locations, sample collection, handling and documentation procedures, and analytical methods to be used in evaluating collected samples. Analytical results indicating detectable amounts of constituents of concern (COCs) within the fill material should be evaluated for risk in accordance with the DTSC Preliminary Endangerment Assessment (PEA) Guidance Manual.

1.2 REPORT ORGANIZATION

The remainder of this QAPP is organized as follows:

- 2.0 Site Location and Description
- 3.0 Project Organization and Responsibility
- 4.0 Investigative Task and Data Quality Objectives
- 5.0 Sampling Procedures
- 6.0 Sample Custody
- 7.0 Equipment, Calibration Procedures and Frequency
- 8.0 Analytical Procedures
- 9.0 Data Reduction, Validation, and Reporting
- 10.0 Internal Quality Control
- 11.0 Performance and System Audits
- 12.0 Preventative Maintenance Procedures and Schedules
- 13.0 Routine Procedures Used to Assess Data Precision, Accuracy, and Completion

14.0 Corrective Actions

2.0 SITE LOCATION AND DESCRIPTION

The Site is located at 1000 W. 204th Street, Los Angeles County, California and consists of 62 adjoining parcels (see Figure 1.0 of the RAW). The Site is contained by an unpaved road (proposed right-of-way for West Del Amo Boulevard extension) to the north; residences along Budlong Avenue, Berendo Avenue, South New Hampshire Avenue and Catalina Street to the south; South New Hampshire Avenue to the east; and West 204th Street residences to the west.

The Site is owned by the DANP and is approximately 8.1acres. The elevation of the Site ranges from approximately 31-41 feet above mean sea level. The topography is generally flat with a slight slope dipping to the east. The Site is currently vacant and covered with low-lying vegetation (see Figure 2.0 of the RAW).

3.0 PROJECT ORGANIZATION AND RESPONSIBLITY

A schematic of key personnel is presented in Figure F-1. The responsibilities of key personnel are as follows:

John Scandura, Branch Chief
Department of Toxic Substances Control
Safouh Sayed, Project Manager (DTSC)

Responsible for authorizing project plans and commencement of field activities. The regulatory agency Manager will interact with the Respondents Project Director and Manager during the field activities and will be informed progressively of project activities.

Project Director: **Mark Glassock, DANP**
(Respondent)

Project Director: **Edmond Bourke, C2 REM**
(On Behalf of Respondent)

The Project Director (on behalf of respondent) will have overall responsibility for the project fulfilling regulatory requirements pursuant to the DTSC approved RAW. The Project Director will serve as the key contact between the DTSC and Respondent.

Project Manager (PM): **C2 REM PM**

The PM will assist the Respondents' Project Director. The PM will be responsible for assuring that the field work implementations are being conducted pursuant to the DTSC approved RAW.

QA/QC Officer: **Shinta Aizawa, C2 REM**

The QA/QC Officer is responsible for developing and managing the procedures described in this QAPP and assuring that these procedures are properly implemented by the selected DANP contractors.

DANP PM:

The DANP PM will be the lead field Project Manager overseeing the implementation of the field activities as detailed in the final Grading Plan.

General Contractor PM:

The General Contractor PM will be responsible for managing all field personnel, and assure that all program specific DQOs are properly implemented. Additionally, the General Contractor PM will communicate with the DANP PM field progress.

4.0 INVESTIGATIVE TASKS AND DATA QUALITY OBJECTIVES

The following sections provide an overview of the investigative tasks to be undertaken as part of the Site sampling and monitoring activities. Additionally, the program-specific DQOs will be defined in order to guide data acquisition, interpretation activities and decision-making regarding sampling and monitoring activities for the on Site soils.

4.1 INVESTIGATIVE TASKS

In order to minimize the potential of introducing contaminated fill material onto the Site, it is necessary to verify through documentation that the fill source is appropriate and/or to have the fill material analyzed for potential contaminations based on the location and history of the source area. Fill documentation should include detailed information on the previous land use from where the fill is taken, whether an environmental site assessment was performed by an appropriately experienced individual. If such documentation is not available, or is inadequate, sample of the fill materials will be chemically analyzed. Analysis of the fill material should be based on the source of the fill and knowledge of the prior land use. Analytical results indicating detectable amounts of COC's within the fill material should be evaluated for risk in accordance with the DTSC PEA Guidance Manual.

4.2 DATA QUALITY OBJECTIVES

The following sections address the DQOs developed specifically for the investigation activities to be conducted for this Site. Project-specific DQOs were developed in accordance with U.S. Environmental Protection Agency (USEPA) guidance to assist in determining the type, quantity and quality of data needed to support decisions to be made regarding the Site activities. The project-specific DQO process is detailed below and summarized in Table F-1 with respect to the following seven elements:

- State the Problem

- Identify the Decision
- Identify Inputs to the Decision
- Define the Study Boundaries
- Develop Decision Rule
- Specify Limits on Decision Errors
- Optimize the Design for Obtaining Data

4.2.1 State the Problem

The presence or absence of contaminants in imported fill material is unknown.

4.2.2 Identify the Decision

Data collected during the investigative activities will be used to characterize the fill material prior to transportation to Site and minimize the possibility of introducing contaminated soil onto the Site.

4.2.3 Identify Inputs to the Decision

The following data will be generated using USEPA approved methodologies and will be consistent with the requirements contained within the USEPA Risk Assessment Guidance for Superfund and DTSC's PEA guidance manual:

- Contaminant soil concentrations in fill materials

4.2.4 Define the Study Boundaries

- The fill source area should be located in nonindustrial areas, and not from sites undergoing an environmental cleanup.
- Once a fill source is determined, a sketch of sample location and stock pile location, and any other bench marks will be illustrated in a field logbook.

4.2.5 Develop Decision Rule

The obtained and validated data shall be used to determine if fill material is suitable for site. Detectable amounts of COC's in fill material should be evaluated for risk in accordance with the DTSC PEA guidance manual. If fill material does not satisfy requirements, alternative fill source consideration will be required.

4.2.6 Specify Limits on Decision Errors

Samples shall be collected, preserved, stored, and analyzed based on the requirements and specifications of each methodology (see Table F-2).

4.2.7 Optimize the Design for Obtaining Data

In order to minimize the potential of introducing contaminated fill material onto a site, it is necessary to verify through documentation that the fill source is appropriate and/or to

have the fill material analyzed for potential contaminants based on the location and history of the source area. Fill documentation should include detailed information on the previous use of the land from where the fill is taken, whether an environmental site assessment was performed, and the results of any testing performed. If such documentation is not available or is inadequate, samples of the fill material should be chemically analyzed. Analysis of the fill material should be based on the source of the fill and knowledge of the prior land use. Representative samples should be collected at the borrow area while the potential fill material is still in place, and analyzed prior to removal from the borrow area. An appropriate number of samples should also be determined based on the appropriate volume or area of soil to be used as fill material. Table F-3 can be used as a guide to determine the number of samples and analyses needed to adequately characterize the fill material when sampled at the borrow site.

4.3 ANALYTICAL OBJECTIVES AND RATIONALE

The overall objective of the analytical plan is to obtain analytical results, which satisfy the DQOs outlined in this Plan. In an effort to optimize analytic efforts, the types of analytical data are categorized and include Levels I, II, III and IV. The definition of each analytical level includes:

Level I:	Field screening, or analysis using portable hand-held instruments. Results are often not compound specific and not quantitative, but results are available in real-time.
Level II:	Field analysis using more sophisticated portable analytical instruments set up in an on Site laboratory. Results are quantitative and are available in real-time or several hours.
Level III:	Analyses performed in an offsite analytical laboratory. Level III analyses are USEPA analytical methodologies that are not California Laboratory Protocol (CLP) procedures. The validation and documentation procedures are similar to CLP requirements but are not equivalent.
Level IV:	Analyses performed in an offsite analytical laboratory utilizing standard USEPA analytical methods. CLP-equivalent analytical data packages are provided. CLP data documentation objective are met.

The intended use of each analytical level is discussed below. Level III data will be used to support the assessment of the potential contaminants in fill materials.

4.3.1 Level III

The laboratory analytical data will be used to characterize the fill material prior to transportation to Site and minimize the possibility of introducing contaminated soil onto the Site. The rationale for the selection of the most appropriate laboratory analytical

methodology for use during the investigation activities was based on the DTSC's Information Advisory Clean Imported Fill Material.

An appropriate laboratory will be selected to perform analysis of soil sample. The Quality Assurance Plan (QAP) for this laboratory should be obtained and reviewed.

4.3.2 Measurement Quality Assurance Objectives

Quantitative QAOs for the measurement of analytical methodologies discussed above are based on method detection limits, precision, accuracy, and completeness. The definition of each term is provided below.

Method Detection Limit: The lowest concentration for which it can be stated that a measurement indicates that an analyte is present in the sample with 95 percent confidence.

Precision: Precision is the agreement of a set of results among themselves and is a measure of the ability to reproduce a result.

Accuracy: The accuracy of a method is an estimate of the difference between the true value and the determined mean value. The accuracy of a result is affected by both systematic and random errors.

Representativeness: Representativeness expresses the degree to which sample data accurately and precisely represents a characteristic of a population, parameter variations at the sampling point, or an environmental condition. It is a qualitative parameter that is most concerned with the proper design of the sampling program.

Comparability: Comparability is a qualitative parameter expressing the confidence with which one data set can be compared with another. This goal is achieved through using standard techniques to collect and analyze representative samples and reporting analytical results in appropriate units.

Completeness: Completeness is defined as the total number of samples collected for which acceptable analytical data are generated divided by the total number of samples analyzed and multiplied by 100.

Quantitative QAOs for the analytical methodologies including method detection limits, precision, and accuracy should be provided in the selected laboratory QA Manual and in accordance with the USEPA SW-846 Methods.

Qualitative objectives include evaluation of the representativeness and comparability of the data to be collected. Representativeness is established by selecting procedures that will produce results that accurately, precisely, and reliably depict the measured matrix and conditions. The representativeness of a result is associated with developing and following proper protocols for selection of sampling locations and sampling schedule; sample collection; sample handling (storage, preservation, packaging, custody, and transportation); sample documentation; and laboratory sample handling, storage, and documentation procedures.

Comparability of the data will be maintained using established USEPA procedures for sampling activities and the analytical methods used. The lists of compounds and related detection limits that will be used for comparability are provided in the USEPA SW-846 Methods. Actual detection limits reported by the laboratory may vary due to the nature of individual samples.

5.0 SAMPLING PROCEDURES

5.1 SAMPLE CONTAINERS, PRESERVATION, STORAGE, AND HOLDING TIME

The types of sample containers that will be used are based on the analytical plan for soil samples. The subcontracting laboratories will provide pre-cleaned sample containers for the soil laboratory analyses. Table F-2 lists the type of analysis, sample preservation, storage, and holding time requirements that will govern sample-handling procedures.

5.2 FIELD SAMPLING QUALITY CONTROL SAMPLES

5.2.1 Fixed Laboratory Samples

Field QA/QC samples may be collected during the investigation activities. As this QAPP is prepared specifically for soil sampling for clean fill material, QA/QC sample is limited to trip blank for volatile organic compound analysis. Other field QA/QC samples, including trip blanks, field blank, equipment blanks, and field duplicate, matrix spike and matrix spike duplicate samples may be collected as needed during field sampling efforts if excavation sample collection is required for potential off-site disposal or characterization of unknown materials. The summary of QA/QC samples are presented in Table F-4 and the definitions in details are as follows:

Field Duplicate: A field duplicate may be prepared at a frequency of one per day per matrix. The field duplicate is an independent sample, which is collected as close as possible to the same point in time and space as the primary field sample. Field duplicates are used to estimate the reproducibility (precision) of the sampling process.

Trip blank: Trip blank should be prepared at a frequency of one per day of sampling during which samples will be collected and analyzed for herbicides, pesticides, and metals. Trip blanks are prepared using reagent water prior to the Site visit at the time sample containers and kits are transported to the Site. The trip blank will accompany the field samples throughout all sample collection and transport operations. This blank will not be opened during sampling activities and will be used to assess sample contamination originating from sample transport or shipping.

Field blank: A field blank conversely is prepared on Site during the sample collection activities using the same reagent water source used to prepare the trip blank. The field blank should be collected and preserved in the same manner as the environmental samples. The results from this analysis are used to assess sample contamination originating predominantly from field sampling conditions.

Equipment blank: An equipment rinsate blank should be collected from sample collection devices used for each distinct sample matrix. The equipment blanks are obtained either prior to or during sample collection activities. The results from these analyses are used to assess possible sample contamination from sampling equipment.

Matrix spike and matrix spike duplicate:

Additional sample aliquots should be collected when matrix spike and matrix spike duplicate analyses are required. Matrix spikes are aliquots of environmental samples to which known concentrations or certain target analyses have been added before sample manipulation from the preparation, cleanup, and determination procedures has been implemented. The matrix spike analysis is used to assess the performance of the method by measuring the effects of interferences caused by the sample matrix and reflects the accuracy of the method for the particular matrix in question.

6.0 SAMPLE CUSTODY

Sample custody and documentation procedures will include completion of chain-of custody (CoC) forms, tracking transportation methodologies, and laboratory acceptance procedures. Sample integrity will be maintained through strict adherence to these procedures. Sample custody is also discussed in the SAP (see Appendix E of the RAW).

6.1 CHAIN OF CUSTODY

The CoC forms will be completed on a daily basis and will be maintained separately from all other documentation. An example of a CoC form, which contains three carbon copies, is shown in Figure F-2. The CoC forms will be filled out by the sample collector or sample custodian before releasing the cooler containing samples for transportation to the field screening laboratory or the fixed laboratory. Analytical requests will be identified on the CoC form when appropriate. The information (for each sample) provided on the CoC will duplicate the information provided on the sample label of each sample container, sample labeling is discussed in the SAP (see Appendix E of the RAW). A carbon-copy of the CoC form completed by the field team will be submitted to the QA/QC Manager.

The CoC form will be taped to the inside lid of the cooler containing samples prior to transportation to the laboratory. The laboratory will receive the original CoC form plus a carbon copy. The CoC forms will be retained in the central job files. Container labels and the CoC form, and analytical request discrepancies will be noted on the CoC form. The laboratory will contact the QA/QC Manager for problem notification and resolution. Detailed log entries, identification, and CoC procedures will be used to facilitate the evidentiary validity of the data generated. The number of personnel assuming custody of the sample will be minimized to reduce the possibility of error.

7.0 EQUIPMENT, CALIBRATION PROCEDURES AND FREQUENCY

7.1 EQUIPMENT

If necessary, field equipment will be calibrated in accordance with the procedures in the operations manuals supplied by the manufacturer. Health and safety monitoring equipment calibration procedures will be followed according to the operation manual provided by the manufacturer and presented in the Health and Safety Plan (HASP). Calibration procedures and frequency for laboratory equipment should be provided in the laboratory QAP.

8.0 ANALYTICAL PROCEDURES

8.1 LABORATORY ANALYSIS

The selected laboratory will perform Level III organic and inorganic analyses of collected soil samples. The analytical procedures that will be used during the investigation activities should be provided in the laboratory QAP. The standard operating procedure and QA/QC procedures will be conducted as specified in each published methodology.

9.0 DATA EVALUATION VALIDATION, AND REPORTING

Data obtained in the field will be recorded daily in the field logbook and documented as an appendix in the Completion Report. The field data package will be reviewed by the QA/QC Manager to evaluate if the field records are complete. If the field records are incomplete, corrective actions will be implemented as described in Section 14.0.

9.1 DATA VALIDATION

Level III analytical data packages will include summaries of Quality Control (QC) data and sample data.

Two types of data validation reviews will be performed by C2 REM and reviewed by the QA/QC Manager: a "standard" review refers to conducting a data validation review, which requires spot-checking the laboratory's raw data package and calculations in accordance with USEPA data validation guidelines and a "summary" data validation review refers to conducting reviews, which involve evaluating the data summary and QA/QC summary sheets.

Summary data validation reviews will be performed on each of the Level III data packages. If summary reviews indicate a potential problematic area within a data set(s), the associated raw data may be obtained from the laboratory and a standard data validation review may be conducted. The QA/QC Manager will contact the laboratory to discuss the problematic areas; however, if questions still exist, the QA/QC Manager may elect to conduct additional standard reviews of the Level III data. The laboratories will provide C2 REM complete data packages including raw data for sample results upon request.

In addition to the USEPA data validation guidelines, the analytical methods will be used as guidelines in performing QA/QC reviews. The data qualifiers that will be used for Level III and data packages will be the same data qualifiers that are used in the data validation guidelines. A data validation memorandum will be prepared for each analytical data package. Completed QA/QC memoranda will be submitted to the Project Manager and copies will be retained in the project files.

9.2 FIELD QA/QC SAMPLE EVALUATION

Following the data validation reviews of each set of analytical data, field QA/QC sample results will be evaluated. Field QA/QC sample results will provide information regarding the potential for introducing artificial contaminants during the sample collection process, cross contamination, and field variability. If the introduction of contaminants is evident due to problems with sample containers, sample collection procedures and/or sampling equipment, the QA/QC Manager will notify the Project Manager. The QA/QC Manager will provide recommendations to implement sampling procedural changes to rectify the problem prior to additional sample collection efforts.

Upon approval by the Project Manager, procedural changes will be documented and included as an addendum to this QAPP. DTSC will be notify of the procedure changes by sending a letter outlining the findings and specific changes.

9.3 DATA REPORTING

Data collected during the investigative activities will be stored, compiled, and managed on a computer database system. Soil analysis and physical test results will be stored in the database. In addition to hard copy deliverables, the laboratory will provide Level III soil analysis data on computer disk. Chemical parameters, concentrations, and data qualifiers for each sample analysis will be entered into the database. Regular backups of the database will be performed to avoid data loss due to equipment failure. Quality assured data will be provided to DTSC within the Completion Report. Laboratory data reporting will be according to the USEPA Region IX Laboratory Documentation for Data Validation, January 1990.

10.0 INTERNAL QUALITY CONTROL

Internal QC checks will be performed for field sampling activities and laboratory activities. Internal QC checks of sampling procedures will be performed by continual submittal and evaluation of field QA/QC samples. The definitions and use of each field QA/QC sample and result were provided in Section 5.0.

Laboratory analytical internal QC checks will consist of QA/QC criteria and QC limits specified for each methodology and QC checks outlined in each analytical methodology and in the laboratory QAP.

11.0 PERFORMANCE AND SYSTEM AUDITS

Performance and system audits for field sampling and analysis activities include onsite review of field quality assurance systems and review of onsite sampling, calibration, and measurement procedures. The audits also include evaluation of offsite laboratory quality assurance systems, calibration, and measurement procedures.

11.1 FIELD SYSTEM AUDIT

The Project Manager and/or the QA/QC Manager may conduct non-scheduled visits to the Site on a periodic random basis to evaluate field operations. The audit will include but will not be limited to observations of field sampling activities, sampling handling procedures, oversight activities, and decontamination procedures. When Field Audit is performed during the field activities, observation and comments will be documented using field audit check list provided in Figure F-3.

11.2 LABORATORY SYSTEM AUDIT

The QA/QC Manager may conduct a non-scheduled laboratory system audit during the project execution. The audit will be designed to evaluate the overall system including but not limited to sample handling procedures, analytical methodology procedures, and

QA/QC performance. An example of the Laboratory Audit Checklist to be used during the investigative activities is provided in Figure F-4.

12.0 PREVENTATIVE MAINTENANCE PROCEDURES AND SCHEDULES

Field instruments including sampling equipment and health and safety instrumentation require preventative maintenance and calibration as required by the manufacturer's recommendations. Records of calibration and maintenance activities for each instrument will be maintained in individual log books assigned to each instrument. Figure F-5 shows a typical equipment calibration, maintenance, and repair log. The laboratory preventative maintenance procedures should be provided in the laboratory QAP.

13.0 ROUTINE PROCEDURES USED TO ASSESS DATA PRECISION, ACCURACY, AND COMPLETION

Precision is estimated by several statistical tests including: the standard deviation of the error distribution, and the coefficient of variation and the relative percent difference between duplicate samples. The arithmetic mean and standard deviation of duplicate samples will be obtained. Specific statistical comparisons of duplicate sample results (as a measure of evaluating the precision of both sample collection procedures and laboratory instrument procedures) can be performed by comparing the duplicate sample results with the published USEPA criteria for method precision. If not available, the relative percent difference (RPD) may be calculated and compared to the laboratory precision criteria. The determined precision value can then be compared with the stated precision of a particular analyte to assess the overall precision of the result.

The accuracy of a method is an estimate of the difference between the true value and the determined mean value. QA parameters such as laboratory control samples and spike samples contain known concentrations prior to analysis. By comparing the percent recovery of the analysis to the known true value, the accuracy of the measurement can be obtained. Specific statistical comparison of percent recovery reported by the laboratory will be compared with the published USEPA QC criteria for the accuracy of an analytical method. Data that do not meet the USEPA criteria will be considered unusable.

Data completeness will be expressed both as the percentage of total tests conducted which are valid and as the percentage of the total required valid tests specified in the QAPP. The analytical data will also be evaluated to determine if the DQOs of the project have been achieved.

14.0 CORRECTIVE ACTIONS

The following procedures have been established to provide that conditions averse to quality, such as malfunctions, deficiencies, deviations, and errors, are promptly investigated, documented, evaluated, and corrected.

When a significant non-conforming condition is noted at the Site or at the laboratory or subcontractor locations, the cause of the condition will be evaluated and corrective action will be taken to preclude recurrence. Condition identification, cause**,** reference documents, and corrective actions planned to be taken will be documented and reported

to the Project Manager, QA/QC Manager, and subcontractor management, at a minimum. Implementation of corrective action will be verified by documented follow up to the QA/QC Manager. All project personnel have the responsibility, as part of their normal work duties, to promptly identify, solicit approved correction, and report non-conforming conditions. Project management and staff, such as field investigation teams, remedial response planning personnel, QA auditors, document and sample control personnel, and laboratory groups must monitor ongoing work performance in the normal course of daily responsibilities. An example of the Corrective Action Request form to be used during the investigative activities is provided in Figure F-6.

DATA QUALITY ELEMENT	DESCRIPTION
State the Problem	• The presence or absence of contaminants in imported fill material is unknown.
Identify the Decision	• Data collected during the investigative activities will be used to characterize the fill material prior to transportation to Site and minimize the possibility of introducing contaminated soil onto the Site
Identify Inputs to the Decision	• Contaminant soil concentrations in fill materials.
Define the Study Boundaries	• The fill source area should be located in nonindustrial areas, and not from sites undergoing an environmental cleanup. • Once fill source is determined, a sketch of sample location and stock pile location, and any other bench marks will be illustrated in a field logbook
Develop Decision Rule:	• The obtained and validated data shall be used to determine if fill material is suitable for site. Detectable amounts of COC's in fill material should be evaluated for risk in accordance with the DTSC PEA guidance manual. If fill material does not satisfy requirements alternative fill source consideration will be required.
Specify Limits on Decision Errors	• Samples shall be collected, preserved, stored, and analyzed based on the requirements and specifications of each methodology
Optimize the Design for Obtaining Data	• Obtain fill documentations that include detailed information on the previous use of the land, whether an environmental site assessment was performed to determine if sample and chemical analysis is required. • If sampling is required, analysis of the fill material should be based on the source of the fill and knowledge of the prior land use. • Representative samples should be collected at the borrow area while the potential fill materials is still in place, and analyzed prior to removal from the borrow area. • An appropriate number of samples should also be determined based on the appropriate volume or area of soil to be used as fill material. • Table F-3 can be used as a guide to determine the number of samples needed to adequately characterize the fill material when sampled at the borrow site. (See Table F-3)

TABLE F-2
SAMPLE CONTAINERS, PRESERVATION AND HOLDING TIMES
DEL AMO NEIGHBORHOOD PARK
TORRANCE, CALIFORNIA

Fill Source	Target Compounds	Analytical Method	Container	Preservation	Holding Time (days)
Land near to an existing freeway	Lead	EPA 6010B or 7471A	4-oz glass jar w/Teflon lid	4˚ C	180
	PAHs	EPA8310	4-oz glass jar w/Teflon lid	4˚ C	20
Land near a mining area or rock quarry	Heavy Metals	EPA6010B and 7471A	4-oz glass jar w/Teflon lid	4˚ C	180
	Asbestos	OSHA ID-191	4-oz glass jar w/Teflon lid	4˚ C	-
	pH	EPA 9045D	4-oz glass jar w/Teflon lid	4˚ C	1
Agricultural land	Organochlorine Pesticide	EPA8081A or 8080A	4-oz glass jar w/Teflon lid	4˚ C	14
	Organophosphorus Pesticides	EPA 8141A	4-oz glass jar w/Teflon lid	4˚ C	7
	Chrorinated Herbicides	EPA 8151A	4-oz glass jar w/Teflon lid	4˚ C	14
	Heavy Metals	EPA6010B and 7471A	4-oz glass jar w/Teflon lid	4˚ C	180
Residential/acceptable commercial land	VOCs	EPA 8260B	3 EnCores or 3 TerraCores	4˚ C	2 or 14
	SVOCs	EPA 8270C	4-oz glass jar w/Teflon lid	4˚ C	14
	TPH	EPA 8015	4-oz glass jar w/Teflon lid	4˚ C	14
	PCBs	EPA 8082 or 8080A	4-oz glass jar w/Teflon lid	4˚ C	14
	Heavy Metals including lead	EPA6010B and 7471A	4-oz glass jar w/Teflon lid	4˚ C	180
	Asbestos	OSHA ID-191	4-oz glass jar w/Teflon lid	4˚ C	-

TABLE F-3
RECOMMENDED FILL MATERIAL SAMPLING SCHEDULE
DEL AMO NEIGHBORHOOD PARK
TORRANCE, CALIFORNIA

Individual Borrow Area	Sampling Requirement
1 acres or less	Minimum of 4 samples
2 to 4 acres	Minimum of 1 samples every 1/2 acre
4 to 10 acres	Minimum of 8 samples
Greater than 10 acres	Minimum of 8 locations with 4 subsamples per location
Volume of Borrow Area Stockpile	**Sampling Requirement**
Up to 1,000 cubic yards	1 sample per 250 cubic yards
1,000 to 5,000 cubic yards	4 samples for the first 1,000 cubic yards +1 sample per each additional 500 cubic yards
Greater than 5,000 cubic yards	12 samples for the first 5,000 cubic yards +1 sample per each additional 1,000 cubic yards

TABLE F-4
QUALITY ASSURANCE/QUALITY CONTROL SAMPLES
DEL AMO NEIGHBORHOOD PARK
TORRANCE, CALIFORNIA

SAMPLE TYPE	RATIOS
Field Duplicate	5% to total # of samples, used to estimate the reproducibility (precision) of the sampling process
Trip Blank	1 per sample shipment (volatiles), used to assess sample contamination originating from sample transport or shipping
Field Blank	as needed, in order to assess effectiveness of assess sample contamination originating predominantly from field sampling conditions.
Equipment Blank	as needed, in order to assess effectiveness of decontamination procedures
Matrix spike and matrix spike duplicate	as needed, in order to assess the performance of the method by measuring the effects of interferences caused by the sample matrix and reflects the accuracy of the method for the particular matrix in question.

Figure F-1
RAW Project Organizational Diagram
Del Amo Neighborhood Park
Los Angeles County, California

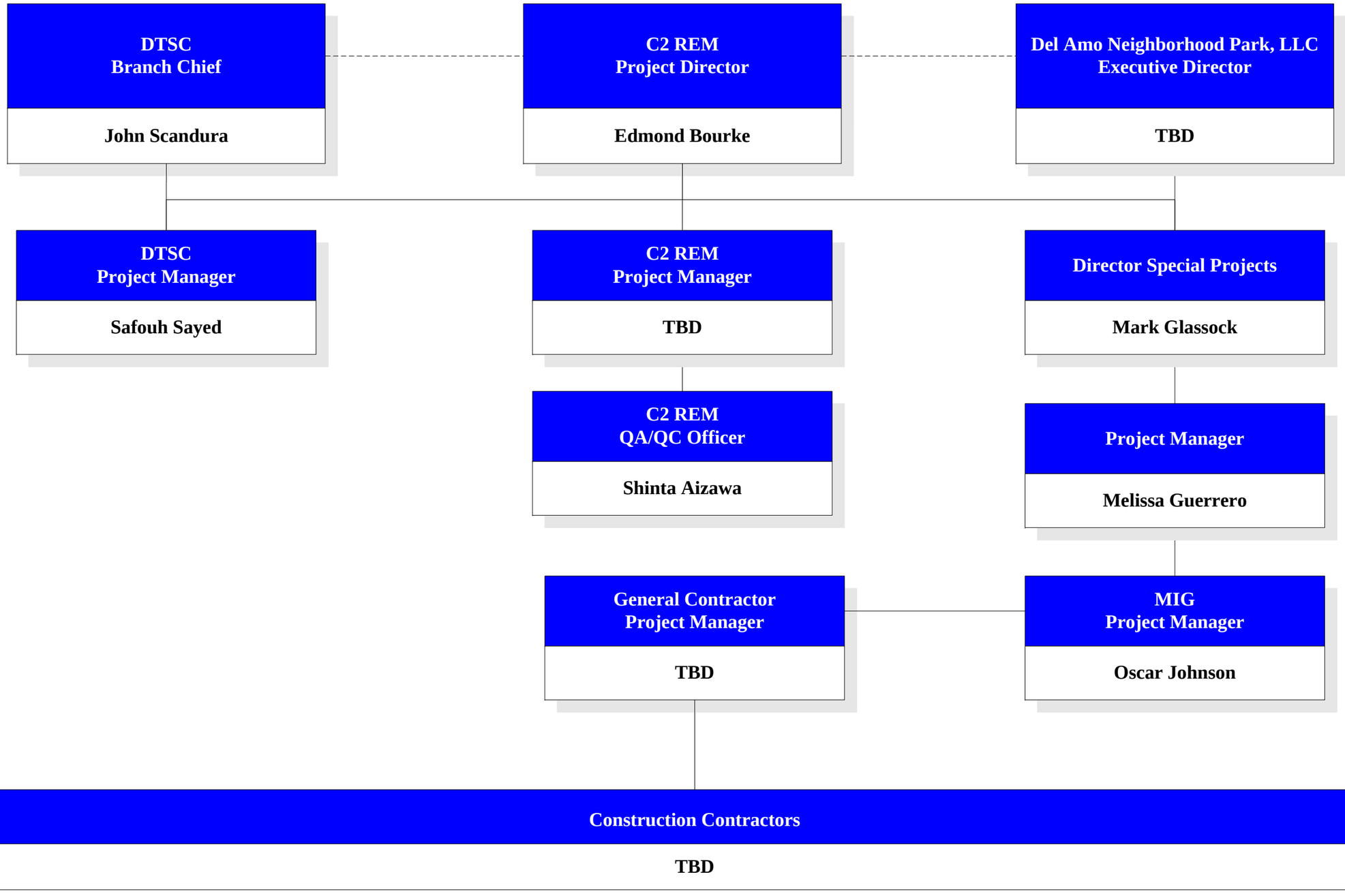


FIGURE F-2
CHAIN OF CUSTODY FORM

CHAIN OF CUSTODY RECORDS					ANALYSES REQUIRED								
CLIENT NAME			PROJECT OR PO#										
ADDRESS			PHONE #										
CITY, STATE, ZIP			REPORT ATTENTION										
Date Sampled	Time Sampled	Type* See Key Below	Sampled By / Sample Description	Number of Containers									Remarks

Signature	Print Name	Company	Date	Time
Relinquished By				
Received By				
Relinquished By				
Received By				
Relinquished By				
Received By Laboratory				

Special Instructions / Shipment / Handling / Storage Requirements:

* Key:
AQ - Aqueous
NA - Nonaqueous
SL - Sludge
GW - Groundwater
SO - Soil
PE - Petroleum
WW - Wastewater

The material(s) listed are received for analysis and/or treatability evaluation and remain the property of the client and not C2 REM

C2 REM
An Environmental Management and Development Company

2382 SE Bristol Street, Suite B
Newport Beach, California 92660
Ph: (949) 261-8098, Fax: (949) 261-8097

FIGURE F-3
FIELD AUDIT CHECKLIST

Question	Yes	No	Comment/Documentation
Field			
1. Was an onsite safety officer appointed?			
2. Did site personnel receive a copy of the site-specific sampling and analytical plan in a timely manner to allow for sufficient review?			
3. Are copies available in the field during sampling?			
4. Was a briefing held off site, before any site work was begun, to acquaint personnel with sampling equipment, assign field responsibilities and review safety procedures?			
5. Do field personnel have a field notebook?			
6. Are the site survey grid stakes present?			
7. Are the number and location of samples collected following procedures as specified in the site-specific sampling and analytical plan?			
8. Are samples labeled as described in the Work Plan?			
9. Are samples being collected following the procedures specified in the Work Plan?			
10. Was a chain-of-custody form filled out for all samples collected?			
11. Are samples preserved as specified in the Work Plan?			
12. Are the number, frequency, and type of samples (including blanks and duplicates) collected as described in the Work Plan?			
13. Are the number, frequency, and type of measurements and observations taken as specified in the site-specific sampling and analytical plan?			
14. Are operating procedures for field equipment available?			
15. Is a record maintained of calibration of field equipment?			
16. Is field equipment being calibrated as required?			
17. Is safety equipment being used by field personnel?			
18. Is emergency safety equipment available as required in the Health & Safety Plan?			
19. Are well designations clearly labeled? (i.e. well numbers)			
20. Are caps on wells locked if not being used?			
21. Are laboratory data verification sheets signed and filed?			
22. Are sampling sheet records completed and filed?			
23. Are laboratory QA data on file?			
24. Is field calibration of instruments documented?			
25. Are Chain-Of-Custody forms completed and on file?			
26. Are originals of all procedures which form the Work Plan retained in the Quality Assurance file?			
27. Are revisions to procedures adequately documented?			
28. Is a file for Chain-Of-Custody records and other sample traffic control forms maintained?			
29. Have any accountable documents been lost?			

FIGURE F-4
LABORATORY AUDIT CHECKLIST

	Acceptable Yes	No	Comments
1.0 Receipt of Samples	___	___	_____
Log in Procedure	___	___	_____
Sample Storage Procedure	___	___	_____
2.0 Material Control			
Solvent Grades	___	___	_____
Gas Grades	___	___	_____
Water	___	___	_____
	___	___	_____
3.0 Standard Preparation Type:_____			
	___	___	_____
4.0 Extraction /Digestion Procedure	___	___	_____
5.0 Instrument Tuning			
Type:_____			
Analyses:_____			
	___	___	_____
6.0 Calibration	___	___	_____
7.0 Preventative Maintenance			
Log Books	___	___	_____
Service Records	___	___	_____
8.0 Analytical Procedures			
Analysis Type:_____			
Holding Times Performed as Prescribed	___	___	_____
9.0 Quality Control			
Computation	___	___	_____
Independent Validation	___	___	_____
	___	___	_____
10.0 Corrective Action	___	___	_____
11.0 Reporting	___	___	_____
12.0 Records Management	___	___	_____

FIGURE F-5
EQUIPMENT CALIBRATION, MAINTENANCE AND REPAIR LOG

TYPE OF EQUIPMENT: _____

MANUFACTURER: _____

MODEL: _____ SERIAL #: _____

MAINTENANCE PROCEDURES: _____

DATE USED	BY	JOB #	CALIBRATION YES/NO	OPERATING PROCEDURES ATTACHED YES/NO	MAINTENANCE PERFORMED, WORKING CONDITION, PARTS REPLACED: DESCRIBE (i.e., replaced membrane, cleaned hoses, etc.)

FIGURE F-6
CORRECTIVE ACTION REQUEST

NUMBER:_____ DATE:_____

TO_____ YOU ARE HEREBY REQUESTED TO TAKE ACTIONS INDICATED BELOW AND AS OTHERWISE DETERMINED BY YOU (A) TO RESOLVE THE NOTED CONDITION AND (B) TO PREVENT IT FROM RECURRING. YOUR WRITTEN RESPONSE IS TO BE RETURNED TO THE PROJECT QUALITY ASSURANCE MANAGER BY _____.
CONDITION
REFERENCE DOCUMENTS
RECOMMENDED CORRECTIVE ACTIONS
_____ _____ _____ _____ _____ _____ ORIGINATOR DATE APPROVAL DATE APPROVAL DATE
RESPONSE
CAUSE OF CONDITION
CORRECTIVE ACTION
(A) RESOLUTION (B) PREVENTION (C) AFFECTED DOCUMENTS SIGNATURE _____ DATE _____
Q.A. FOLLOW-UP CORRECTIVE ACTION VERIFIED: BY _____ DATE _____

PROPOSED HEALTH AND SAFETY PLAN

PROPOSED HEALTH & SAFETY PLAN

DEL AMO NEIGHBORHOOD PARK
1000 W. 204th STREET
LOS ANGELES COUNTY, CALIFORNIA

PREPARED FOR:

DEPARTMENT OF TOXIC SUBSTANCES CONTROL

PREPARED ON BEHALF OF:

DEL AMO NEIGHBORHOOD PARK, LLC

PREPARED BY:

C2REM
An Environmental Management & Development Company

MARCH 2017

The final HASP will be submitted to DTSC for approval prior to construction and the approved HASP will be available to all field personnel at the Site during field activities.

The proposed HASP is intended to give the public and reviewers the framework for the final HASP.

ATTACHMENTS

APR	Air-Purifying Respirator
Cal-OSHA	California OSHA
CCR	California Code of Regulations
CFR	Code of Federal Regulations
DANP	Del Amo Neighborhood Park, LLC
DTSC	Department of Toxic Substances Control
EAP	Employee Assistance Program
HASP	Health and Safety Plan
IDLH	Immediately Dangerous to Life or Health
IIPP	Illness and Injury Prevention Program
JSA	Job Safety Analysis
NIOSH	National Institute for Occupational Safety and Health
OSHA	Occupational Safety and Health Administration
OSO	Onsite Safety Officer
PEL	permissible exposure limit
PID	Photoionization Detector
PM	Project Manager
PPE	Personal Protective Equipment
PSO	Project Safety Officer
RAW	Removal Action Workplan
REL	Recommended Exposure Levels
SAR	supplied air respirator
Site	Del Amo Neighborhood Park
SOP	standard operating procedure
STEL	short term exposure limit
TLVs	threshold limit values
TWA	time weighted averages
USEPA	United States Environmental Protection Agency
VOC	volatile organic compounds

1.0 INTRODUCTION

The Occupational Safety and Health Administration (OSHA) requires employers involved in hazardous waste activities to comply with OSHA Title 29 of the Code of Federal Regulations (CFR), Part 1910, Section 120 (29 CFR 1910.120), Hazardous Waste Operations and Emergency Response. Recently OSHA has included the Hazardous Waste Operations and Emergency Response standards under the construction safety orders under 29 CFR 1926.65 or Cal/OSHA Title 8 of the California Code of Regulations, Section 5192 (8 CCR 5192).

This Health and Safety Plan (HASP) has been prepared by C2 REM on behalf of the Del Amo Neighborhood Park, LLC (DANP, a limited liability company) to provide the general health and safety program support to all activities likely to be encountered at the Del Amo Neighborhood Park (Site) located at 1000 West 204th Street, Los Angeles County, California (see Figures 1.0 and 2.0 of the Removal Action Workplan [RAW]).

This document has been designed to meet Federal or California OSHA standards (whichever is applicable for general industry or construction), United States Environmental Protection Agency (USEPA), and other local health requirements. Working conditions may necessitate modifications of this plan. **Except in emergency situations, no deviations from this plan may be implemented without the prior notification and approval of the designated C2 REM Onsite Safety Officer (OSO).**

The purpose of this plan is to provide the field team including any subcontractors, with a safe working environment during field activities. Specifically, the HASP is developed to prevent and minimize personal injuries and illnesses, and physical damage to equipment, supplies and property. It emphasizes management responsibilities, preplanning, as well as the following elements:

- General Health and Safety Policy Statement
- Safety and health risk or hazard analysis
- An organizational structure
- Safety and Health Training Program
- Personal Protective Equipment to be used for this project
- Emergency response procedures, including equipment and first aid
- Site control measures
- Personnel and equipment decontamination procedures
- Contingency plan for severe weather, including heat and cold stress
- Spill containment program
- Plans for maintaining a clean job site

Employees and subcontractors are required at all times to employ safe work practices and comply with all Federal and California Occupational Safety and Health Administration (Cal/OSHA), C2 REM and any subcontractor-specific requirements.

This HASP is presented in two parts. Part I refers to Site-specific health and safety procedures while Part II refers to general health and safety procedures common to all field efforts. These combined sections constitute the site HASP.

2.0 SITE-SPECIFIC HEALTH AND SAFETY PROCEDURES SUMMARY

2.1 SITE DESCRIPTION AND OVERVIEW

The Site is located at 1000 W. 204th Street, Los Angeles County, California and consists of 62 adjoining parcels (see Figure 1.0 of the RAW). The Site is contained by an unpaved road (proposed right-of-way for West Del Amo Boulevard extension) to the north; residences along Budlong Avenue, Berendo Avenue, South New Hampshire Avenue and Catalina Street to the south; South New Hampshire Avenue to the east; and West 204th Street residences to the west. The Site, owned by DANP, is approximately 8.1 acres and is currently vacant.

This HASP is developed to support DANP field activities undertaken at the site and to accompany the Removal Action Workplan prepared for the placement of clean fill soil. These activities are conducted as a part of Del Amo Neighborhood Park development, and the scope of this HASP is limited to importation of clean fill materials, grading activities, and limited excavation activities described in the RAW.

C2 REM is responsible for the following tasks to be performed for this project:

- Overall Site coordination and management

Site contractors are responsible for the following tasks to be performed for this project:

- Clean soil transport, importation, excavation, and grading

2.2 TRAINING

Site-specific training will be provided for all employees, contractors, and subcontractors who plan to enter the exclusion zone and who have met the requirements of 29 CFR 1910.120/29 CFR 1926.65. Training will be conducted prior to job start-up and as needed thereafter. A Project Safety Officer (PSO) and/or the OSO will be designated for the Site and will conduct initial Site-specific training prior to job start-up to ensure that employees have a thorough understanding of the HASP, standard operating procedures (SOPs), job safety analysis (JSA) for the task performed, physical, biological, and chemical hazards, and safety practices of the Site. This training will be conducted as necessary when new employees enter the exclusion zones. Topics addressed in the initial health and safety training will include:

- names of employees and others responsible for health and safety;
- employee rights and responsibilities under OSHA;
- acute and chronic effects of exposure to hazardous substances that may be present, the potential routes of exposure and symptoms of exposure for these substances, the regulated exposure threshold (e.g., PEL, STEL, and IDLH values), and the level of personal exposure that can be anticipated;

- air monitoring procedures, including the functions, limitations, use, and maintenance of monitoring equipment;
- discussion of action levels for changing Site PPE or evacuating the Site;
- review of the HASP;
- contractor's Illness and Injury Prevention Program;
- SOPs prepared specifically to address various aspects of each task;
- engineering controls, such as: dust suppression techniques;
- location and use of emergency equipment;
- evacuation signals, and procedures;
- personal cleanliness and restrictions on eating, drinking, and smoking;
- Personal Protective Equipment;
- medical surveillance program;
- decontamination;
- emergencies and review of emergency procedures and facilities, including bloodborne pathogens and universal precautions;
- fire prevention measures;
- Site control measures;
- Confined space entry;
- spill containment program for chemical handling locations;
- proper use of heavy equipment and machinery;
- other physical hazards such as slip/trip/falls, noise, electrocution, being struck-by something and being caught in or between something; and
- heat and/or cold stress prevention, treatment and monitoring.

The OSO will maintain documentation verifying that each Site worker has successfully completed this training program. Each Site worker must sign and date a Personal Acknowledgment Form (Attachment G-1).

Subsequent Site safety briefings will be conducted prior to entry by new personnel to review pertinent safety issues, and discuss any problems and unique site situations. When additional chemicals are brought onsite by subcontractor's personnel, the hazards associated with their use shall be included in the following day's Daily Tailgate Meeting & Job Clearance Form (Attachment G-2) and all subsequent safety briefings.

2.3 CONTAMINANTS OR SAFETY ISSUES OF POTENTIAL CONCERN

This section provides information pertaining to the nature and extent of chemical, biological and radiological hazards at the Site.

2.3.1 Chemical Contaminants of Concern

This project Site contains hot spots where soil is impacted by residual lead. The residual lead concentrations for the sample data with less than 3 feet bgs ranged from 2.9 to 450 mg/kg and the 95% UCL was 121.5 mg/kg, which is greater than the Department of Toxic Substances Control (DTSC) residential risk based screening level of 80 mg/kg.

The toxicological information and exposure limits for lead include:

- OSHA Action Level – 0.03 mg/m^3
- CAL OSHA permissible exposure limit (PEL) - 0.05 mg/m^3
- National Institute for Occupational Safety and Health (NIOSH) recommended exposure levels (REL) - 0.05 mg/m^3 TWA
- American Conference of Government Industrial Hygienist (ACGIH) threshold limit values (TLV) - 0.05 mg/m^3 TWA
- OSHA short term exposure limit (STEL) - Not Available
- OSHA Immediately Dangerous of Life or Health (IDLH) – 100 mg/m^3
- Route of exposure - inhalation, ingestion and dermal contact.
- Symptoms of prolonged exposure - dullness, irritability, poor attention span, epigastric pain, constipation, vomiting, convulsions

2.3.2 Biological Hazards

No Biological hazards specific to the project Site have been identified.

2.3.3 Radiological Hazard

No radiological hazards are known to exist for this site.

2.4 ACTIVITY HAZARD ANALYSIS

Hazard identification is a critical step in completing daily activities and tasks safely and reliably. A hazard is a condition or action that has the potential for an unplanned release of, or unwanted contact with, an energy source that may result in harm or injury to people, property or the environment. Based upon the anticipated field activities, a task specific JSA shall be prepared to provide information concerning the potential hazards associated with the planned field activities and recommended controls to minimize risk to Site personnel. In particular, the activities that may require JSA are presented in Section 13.17. All subcontractors are required to have task-specific JSAs for their respective work.

2.5 SITE PERSONNEL

This section presents the roles and responsibilities of the key personnel involved with health and safety for Site activities.

Project Director: Edmond Bourke, C2 REM
(On Behalf of Respondent)

The Project Director (on behalf of respondent) will have overall responsibility for the project fulfilling regulatory requirements pursuant to the DTSC approved RAW. The Project Director will serve as the key contact between the DTSC and Respondent.

Project Manager (PM): C2 REM PM

The PM will assist the Respondents' Project Director. The PM will be responsible for assuring that the field work implementations are being conducted pursuant to the DTSC approved RAW.

QA/QC Officer: **Shinta Aizawa, C2 REM**

The QA/QC Officer is responsible for developing and managing the procedures described in this HASP and assuring that these procedures are properly implemented by the selected DANP contractors.

DANP PM:

The DANP PM will be the lead field Project Manager overseeing the implementation of the field activities as detailed in the final Grading Plan.

General Contractor PM:

The General Contractor PM will be responsible for managing all field personnel, and assure that all program specific DQOs are properly implemented. Additionally, the General Contractor PM will communicate with the DANP PM field progress.

2.6 PERSONAL PROTECTIVE EQUIPMENT

Level D has been chosen as the initial level of protection for all field tasks. For Level D, personnel will incorporate the following into the standard Level D ensemble:

- Gloves (Nitrile inner and outer gloves will be used when handling potential contaminated soil, or other materials and leather gloves when operating equipment);
- Hard hats;
- Safety glasses;
- Steel-toe boots;
- Hearing protection, if required.

2.7 MONITORING REQUIREMENT AND INSTRUMENTATION

Monitoring is a critical part of the on-site safety program for field activities. The following pieces of equipment will be used during assessment activities at the site:

1) Photoionization Detectors

A photoionization detector (PID) with an appropriate lamp specification may be used on site whenever organic vapor contaminants are thought to be present during the work is taking place. PID readings should be taken at the well heads, ground surfaces and worker breathing zone levels as needed. PID readings shall be collected continuously during the removal activities to adequately characterize any vapor emitted volatile organic compounds (VOCs). Calibrations will be performed in accordance with the manufacturer's recommended schedule. The PID will be operated in accordance with the manufacturer's instructions. During regular use, the meter will be kept on the most sensitive scale.

2) Dust Meter

A dust meter will be used to measure real-time dust levels. Action levels will be in accordance with the revised lead in dust potential (revised to 3.0 milligram per meter cubed [3.0 mg/m3] from 10.0 mg/m3 of the OSHA PEL. If dust levels exceed 3.0 mg/m^3 for one minute or more, then work will be stopped and mitigation measures undertaken before work resumes.

2.6 Action Levels

This section provides a rationale for selecting action levels for site contaminants. The Employee Assistance Program (EPA) in the Standard Operating Safety Guides for hazardous waste site work prescribes default values for determining the appropriate level of personal protective equipment, or evacuation of a site.

1) Organic Vapors

Although the presence of organic vapor is not expected onsite, there are vapor probes and groundwater wells located within the property to monitor vapors and groundwater which may contain VOCs due to the close proximity to the Del Amo Superfund Site. The OSHA standard for action levels to implement engineering controls, work practice controls, or protective equipment is one half the PEL. The EPA default values are very conservative and could result in personnel trading physical hazards (heat stress, decreased visibility, and decreased communication) for a perceived chemical protection. When information is known about the site contaminants, it is preferable to derive an action level based upon the OSHA action levels and professional judgment regarding acceptable exposure concentrations. Thus, site-specific organic vapor action levels are set for the site work, as follows:

- VOC contamination: Use a PID with an appropriate lamp for the subject compounds.
- At 1 ppm above background (sustained for 15 minutes) on the PID, don half-face air purifying respirator (APR – Level C respiratory protection). Change cartridges in accordance with the manufactures recommended schedule.
- At 10 ppm organic vapor, don full-face APR.
- At 100 ppm upgrade to Level B.
- At 500 ppm evacuate the site.

2) Airborne Lead in Dust

The OSHA standard for action levels of lead to implement engineering controls, work practice controls, or protective equipment is 0.03 mg/m^3 calculated as an 8-hour time-weighted average. Site-specific action levels for airborne lead in fugitive dust are set for the site work, as follows:

- Airborne lead contamination in dust: Use DustTrak DRX aerosol meter 8534 model or equivalent.
- At 3.0 mg/m^3 above background (sustained for 15 minutes) dust level, don a half-face APR/dust mask. Change cartridges in accordance with the manufactures recommended schedule.

- At 50 mg/m^3 dust level, don full-face APR.
- At 250 mg/m^3 dust level, don half mask supplied air respirator (SAR) operated in pressure demand or other positive-pressure mode
- At 5,000 mg/m^3 dust level, upgrade to Level B (full -face SAR with positive-pressure mode, hood, helmet, or suit)
- At 10,000 mg/m^3 dust level, evacuate the site.

3) Heat Stress Monitors

Heat stress will be monitored qualitatively. Qualitative heat stress monitoring instructions appear in Section 12.1 of the HASP.

2.7 JOB CLEARANCE FORMS AND PERMITS TO WORK

A Daily Tailgate Meeting & Job Clearance Form (see Attachment G-2) shall be completed by the contractor and reviewed and signed by the Site Representative before work commences. For work that will take longer than one (1) day, the work crew shall identify themselves to the Site Representative and a new job clearance form completed each day.

All permits to work will be kept at the Site until the project is complete or as required by federal, state, or local regulations. Permits should contain a description of work, date of expiration, location, PPE requirements, safety requirements, possible contaminates, special considerations due to nature of work, other regulatory requirements, time of commencement of work and approval signatures at a minimum. Please see Exhibits 1 through 3 for Permit examples, consisting of:

- Confined Space Entry;
- Excavation/Trenching Work;
- Working at heights

2.8 EMERGENCY ASSISTANCE INFORMATION

****ALWAYS PROVIDE YOUR EXACT LOCATION TO THE 911 OPERATOR****

1000 West 204th Street
Torrance, California 90502

The OSO will be responsible for taking necessary action and contacting the appropriate emergency contacts including C2 REM personnel in case of an emergency.

Emergency Contact Numbers

Ambulance	911
Fire Department	911
Police Department	911
Poison Control	(800) 222-1222
National Response Center	(800) 424-8802
Utilities Underground Service Alert	(800) 422-4133
Client:	(213) 572-0188

Key Project Personnel

Contact Person	**Work Number**
TBD, DANP Executive Director	(213) 572-0188 work
Mark Glassock, DANP Director Special Projects	(213) 337-2702 work
Melissa Guerrero, DANP Project Manager	(213) 797-6541 work
Edmond Bourke, C2 REM Project Director	(949) 261-8098 work
TBD, C2 REM Project Manager	(949) 261-8098 work TBD
Shinta Aizawa, C2 REM QA/QC Officer	(949) 261-8098 work (949) 838-7716 cell
Oscar Johnson MIG Project Manager	(714) 871-3638 work

Non-Urgent Clinic

US Healthworks

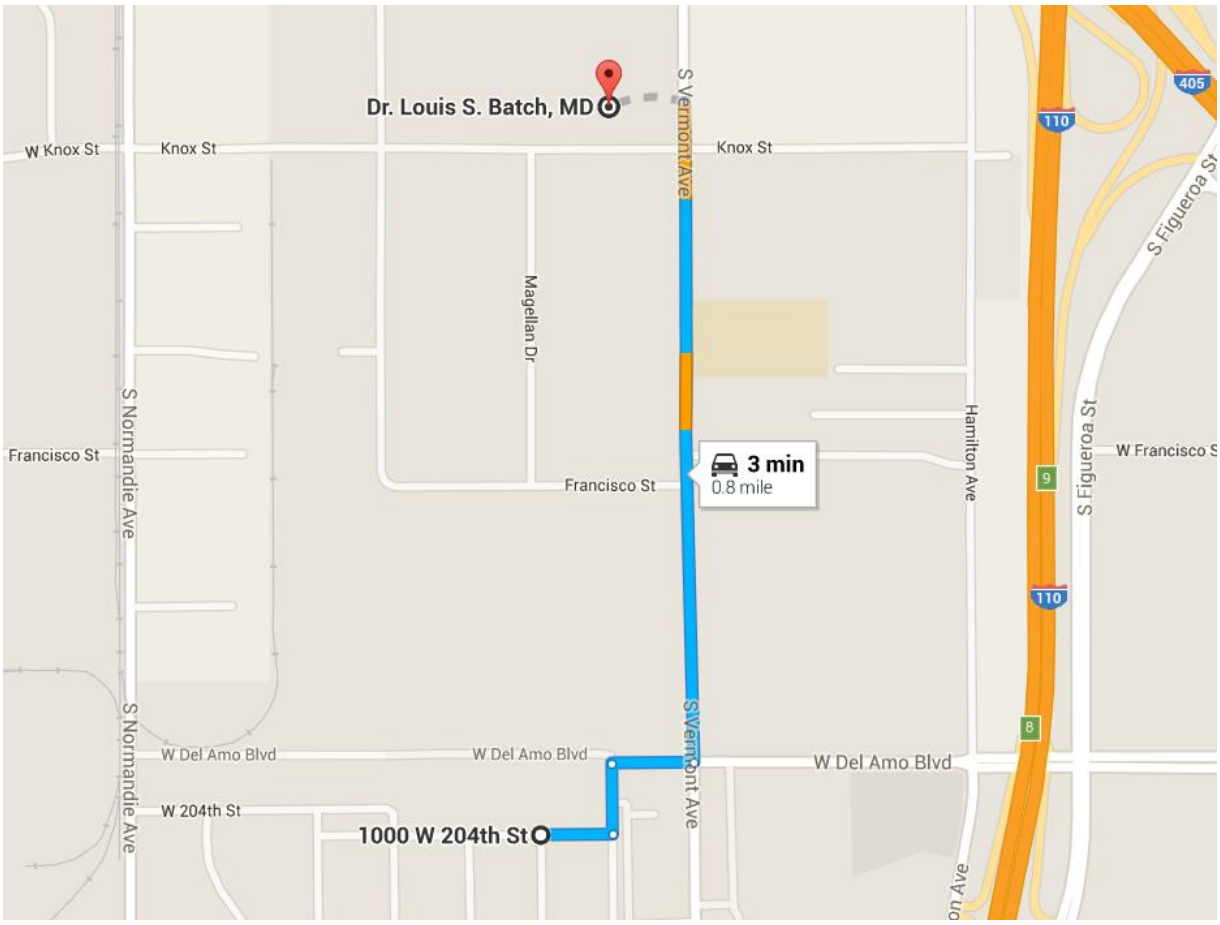
1149 W 190 Street, S. Vermont Ave

Torrance, CA 90220

(310) 324-5777

DIRECTIONS:

Head north on S. Vermont Ave toward Knox St. Make a left turn on W. 190th Street (just past Knox). Destination will be on the right.



24-Hour Emergency Hospital

Emergency Room and General Number (310) 222-2345

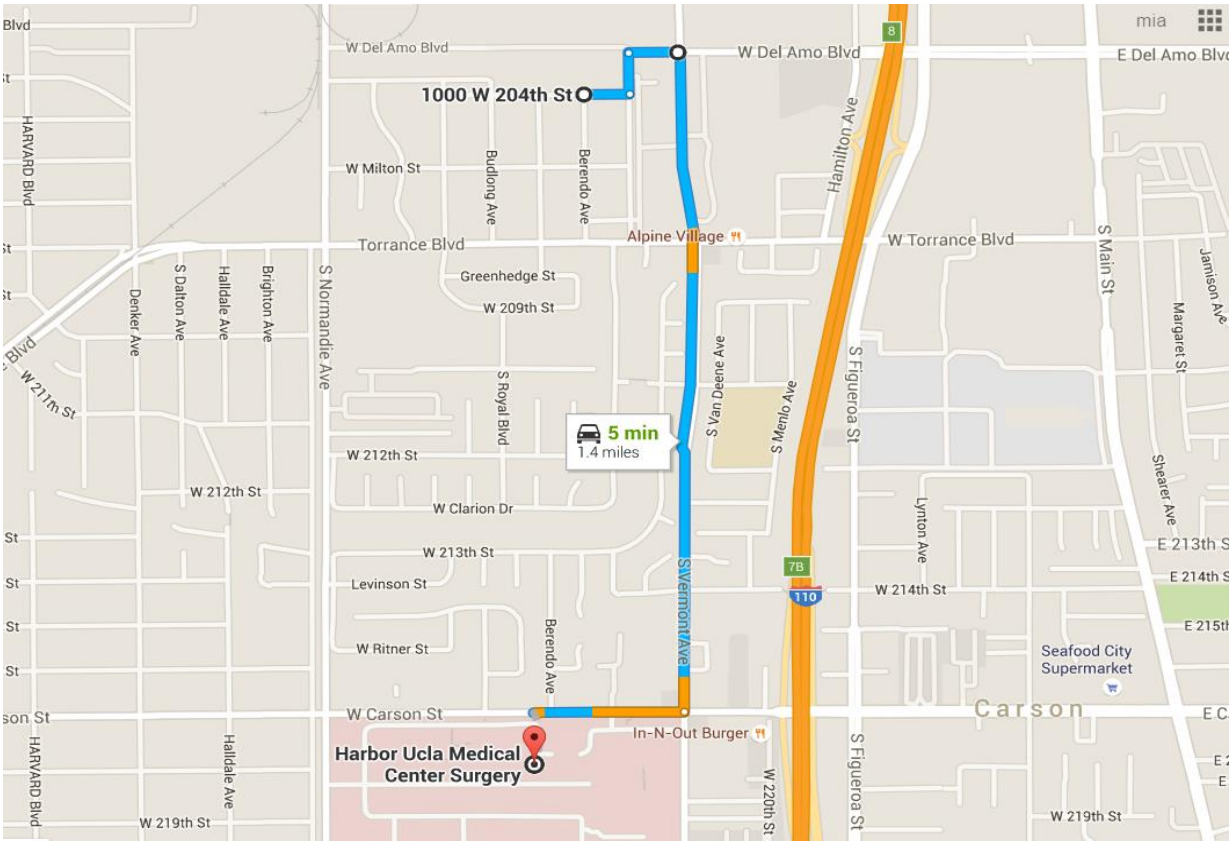
Los Angeles County Harbor – UCLA Medical Center

1000 W. Carson Street

Torrance, CA 90502

DIRECTIONS:

Proceed south on S. Vermont Avenue toward Carson Street. Turn right (west) on Carson Street. The Hospital is located on the left-hand (south) side of Carson Street just west of S. Vermont Avenue (see Figure below).



PERSONAL ACKNOWLEDGEMENT FORM

C2 REM PERSONAL ACKNOWLEDGEMENT FORM

Project Name: _____

Project Location: _____

C2 REM Onsite Safety Officer (OSO): _____

I, the undersigned, acknowledge that I have:

-completed the minimum training and hold current certificates in order to perform work at the facility mentioned above for:

- 40-hour HAZWOPER training per OSHA 29 CFR 1910.120 (or 24-hour HAZWOPER, when appropriate); and/or
- 8-hour Supervisory Training Course; and/or
- 8-hour Hazardous Material Refresher Course

-been properly fit tested for respiratory equipment;
-been given medical clearance within the last 12 months; and
-given copies of the documentation and certificates to the C2 REM OSO.

I additionally acknowledge that I have received the necessary training to perform the duties as explained to me by my supervisor for this project.

_____ _____

Sign Company

_____ _____

Print Date

DAILY TAILGATE MEETING & JOB CLEARANCE FORM

Job Location:		Date:	
C2REM Site Supervisor:		C2REM Project Manager:	

List activities to be performed today:	
Permitted Activities (specific permit to be competed):	☐ Not Applicable ☐ Confined Space Entry ☐ Excavation/Trenching ☐ Hot Work ☐ Hoisting/Rigging (any lifting with equipment, excluding drill rigs) ☐ Natural Gas System Maintenance

Muster Point:		Spill Kit Location:	
First Aid Kit Location:		Fire Extinguisher Location:	
Emergency cut-off switches:		Designated cell phone use area(s):	

Has the Site Manager/Owner been notified of our activities and/or participated in a pre-work site walk?	☐ Yes ☐ No ☐ N/A
Is a fuel delivery scheduled for today?	☐ Yes ☐ No ☐ N/A
Have all personnel reviewed and understand the site specific HASP?	☐ Yes ☐ No*
Does each activity have a Job Safety Analysis (JSA)?	☐ Yes ☐ No*
Does each subcontractor have JSAs for their activities?	☐ Yes ☐ No* ☐ N/A
Have JSAs been reviewed by all affected personnel on-site?	☐ Yes ☐ No*
Has a site walk been performed to identify additional hazards?	☐ Yes ☐ No*
Have any newly identified hazards been documented on the JSA?	☐ Yes ☐ No* ☐ N/A
Have all members of the work team confirmed understanding of the work, hazards, and controls/ mitigation?	☐ Yes ☐ No*
Has each person on the work team discussed all hazards and mitigation measures associated with any task which will require their feet to leave the ground?	☐ Yes ☐ No* ☐ N/A
Have work areas been properly cordoned-off to protect workers, site staff, and the public?	☐ Yes ☐ No* ☐ N/A
Have equipment checks been completed, documented, and reviewed?	☐ Yes ☐ No* ☐ N/A
Have there been any equipment modifications made by subcontractor(s)? Is yes, discuss modifications.	☐ Yes ☐ No ☐ N/A
Do all members of the work team have API Safety Keys	☐ Yes ☐ No* ☐ N/A
Do all site workers understand injury/ intervention reporting requirements including immediately notifying the C2REM Site Supervisor of any injury near miss, unsafe condition or hazard observation?	☐ Yes ☐ No*
If permits are required, have they been reviewed and permit conditions understood by the Team?	☐ Yes ☐ No* ☐ N/A
If drilling, did driller physically point out all pinch points to entire team (C2REM and all subs)?	☐ Yes ☐ No* ☐ N/A
If drilling, has the driller & crew agreed the audible and visible signals for “all clear” prior to engaging controls?	☐ Yes ☐ No* ☐ N/A

** If No, then work cannot be performed until corrective action is completed and documented.*

Title of C2REM JSAs reviewed today:		Title of Subcontractor’s JSAs reviewed today:	

All personnel are wearing (regardless of activity):	☐ Hard Hat ☐ Safety Glasses ☐ Safety Vest ☐ Steel-Toed Boots ☐ Gloves (appropriate for task) See JSA for additional task specific PPE requirements.

Other Items Discussed Today:	**Stop Work Authority & Obligation**
	* All employees will stop the job any time anyone is concerned or uncertain about safety. * All employees will stop the job if anyone identifies a hazard or additional mitigation not recorded on the JSA. * All employees will be alerted to any changes in personnel or conditions at the worksite. * All employees will stop the job and reassess a task, hazards, and mitigations, and then amend the JSA as needed.

SITE WORKERS (including C2REM Contractors and Subcontractors): By signing here, you are stating the following:

* You have been involved in reviewing the JSAs and understand the hazards and control measures associated with each task you are about to perform.
* You understand the permit to work requirements applicable to the work you are about to perform (if it includes permitted activities).
* You understand that tasks or work that is not risk-assessed shall not be performed.
* You are aware of your authority and obligation to 'Stop Work'.

I arrived and departed fit for duty:

* You are physically and mentally fit for duty,
* You are not under the influence of any type of medication, drugs, or alcohol that could affect your ability to work safely.
* You are aware of your responsibility to immediately report any illness, injury (regardless of where or when it occurred), or fatigue issue you may have to the C2REM Site Supervisor.
* You will sign-out uninjured unless you have otherwise informed the C2REM Site Supervisor.

Print Name & Company	Signature	Initials & Sign In Time	Initials & Sign Out Time
		In & Fit	Out & Fit
		In & Fit	Out & Fit
		In & Fit	Out & Fit
		In & Fit	Out & Fit
		In & Fit	Out & Fit

(Attach additional Site Worker sign-in/out sheets if needed)

PERSONAL SAFETY COMMITMENT (Attach additional Personal Safety Commitment sheets, if needed)

Print Name	"I will personally commit to do the following to positively improve site safety today":

SITE VISITORS (attach additional Site Visitor sign-in/out sheets if needed)

Print Name	Company Name	Arrival Time	Departure Time	Signature

SITE REPRESENTATIVE Sign In/Out (operating sites only, and signature must be requested. If the operator refuses to sign, note this on the Form)

Sign In: *I have discussed this Job Clearance Form with the contractor*		**Sign Out:** *I have discussed this Job Clearance Form with the contractor*	
Site Representative Name	**Site Representative Signature**	**Site Representative Name**	**Site Representative Signature**

TWILIGHT TOOL BOX TALK (Complete the following once field activities for the day have been concluded):

Were there any Incidents, Near Misses, Potential Incidents, or Positive Interventions today?	☐ Yes ☐ No	If yes, provide details:
Were there any 'Stop Work' interventions?	☐ Yes ☐ No	If yes, provide details:
Were there any areas for improvement noted?	☐ Yes ☐ No	If yes, provide details:
Is the Site Manager/Owner happy with the way you left the site (including the location of waste drums and/or equipment)?	☐ Yes ☐ No	If no, provide details:
I certify that the above information is true and the job site is being left in a safe condition	☐ Yes ☐ No	C2REM Site Supervisor Signature:

COMMUNITY PROFILE

COMMUNITY PROFILE

Del Amo Neighborhood Park
Los Angeles County, California

Prepared for:

Department of Toxic Substances Control

Prepared on Behalf of:

Del Amo Neighborhood Park, LLC

Prepared by:

Approved by:

_____

Philip McPhaul
Public Participation Specialist
Department of Toxic Substances Control
5796 Corporate Avenue
Cypress, CA 90630

MARCH 2017

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ATSDR	Agency for Toxic Substances and Disease Registry
bgs	below ground surface
BTEX	benzene, toluene, ethylbenzene, xylene
CDHS	California Department of Health Services
CLRRA	California's Land Reuse and Revitalization Act
COIs	Constituents of Interest
CP	Community Profile
DANP	Del Amo Neighborhood Park, LLC
DDT	dichlorodiphenyltrichloroethane
DTSC	Department of Toxic Substances Control
ESA	Environmental Site Assessment
NPL	National Priority List
msl	mean sea level
ppm	parts per million
RAW	Removal Action Workplan
RCRA	The Resource Conservation and Recovery Act
SCAQMD	South Coast Air Quality Management District
Site	Del Amo Neighborhood Park
SVOCs	Semi Volatile Organic Compounds
USEPA	United States Environmental Protection Agency
VOCs	Volatile Organic Compounds
Workplan	Removal Action Workplan

1.0 INTRODUCTION

This Community Profile (CP) has been prepared by C2 REM, on behalf of the Del Amo Neighborhood Park, LLC (DANP a limited liability company, a California non-profit public benefit corporation), for the Department of Toxic Substances Control (DTSC) in compliance with the Standard Agreement Under California's Land Reuse and Revitalization Act (CLRRA) (Program, Docket No. HSA-FY15/16-063), and the Prospective Purchaser Agreement (PPA) (Agreement and Covenant Not To Sue, Docket No. HSA-FY15/16-062) for the Del Amo Neighborhood Park (Site) located at 1000 W. 204th Street, Los Angeles County, California (see Figure H-1). The CLRRA and PPA, were entered to enable DTSC to oversee the field activities for the Site.

The DTSC defines a RAW, pursuant to California HSC 25323.1, as "*a workplan prepared or approved by the Department (DTSC) or a California Regional Water Quality Control Board (RWQCB) which is developed to carry out a removal action, in an effective manner, which is protective of the public health and safety and the environment*"; to be specific, and for purposes of this RAW, "removal action" does not imply removal of soil or other materials from the property but simply defines any action to mitigate site observed conditions.

The DANP has developed a strong working-relationship with the community immediately surrounding the Site, which consists mostly of residential home owners. Several community design meetings have been scheduled for the community to obtain their input in the design and development of the park. These consistent interactions with the community over issues of interest has built a positive working relationship between DANP and the adjacent community. It is DTSC's and DANP's desire to ensure that future proposed remedial work done on the Site is conducted in an open and transparent manner with opportunities for public involvement. This CP helps create a roadmap to ensure transparent community involvement is implemented.

1.1 PURPOSE

The purpose of this CP is to identify the community, consider potential community interests and concerns, document key city and government contacts, and propose future public participation activities. This CP outlines the community outreach activities that may be conducted during removal activities at the Site. The information compiled to complete this CP is the basis for the CP, as required by DTSC.

The objectives of the CP include:

- Inform community members and other stakeholders of the proposed removal activities; and,
- Providing opportunities for community members and other stakeholders to participate in the decision making process.

This CP is designed to encourage public participation in this project and ensure opportunities for the community to become aware of and informed about the proposed activities of the Site.

1.2 AGENCY OVERSIGHT

DTSC is the lead agency for the Site activities and will continue to oversee the proposed activities for the Site until completion. All activities shall be conducted at the direction of and in accordance with the CLRRA, PPA and DTSC's Public Participation Policy and Procedures Manual (DTSC, 2001). Additionally, the United States Environmental Protection Agency (USEPA) issued a Reasonable Steps Requirement Letter (USEPA, 2015) outlining certain activities that should be taken, in response to DANP's inquiry of obtaining BFPP protection with regards to the prospective purchasers of the 204th Street park development (former location of 204th Street residential properties, from S. New Hampshire Boulevard to Budlong Avenue in Torrance, CA). Specifically, the USEPA issued the following: "*Based on the information that EPA has evaluated to date and the assumption that the Site will be used as a park, EPA believes that the following would be appropriate reasonable steps with respect to the Site:*

1. *Provide access for EPA, DTSC, and Responsible Parties acting under the direction of EPA or DTSC, for investigation and monitoring activities related to the Montrose and Del Amo Superfund Sites;*
2. *Protect the integrity of any monitoring wells or other infrastructure associated with the remediation of the Montrose or Del Amo Superfund sites; and*
3. *If any buildings are built upon the Site, install and maintain appropriate vapor barriers."*

Other regulatory agencies with specific oversight responsibilities may also provide input. These entities include the South Coast Air Quality Management District (SCAQMD), the City of Torrance, and the County of Los Angeles.

2.0 SITE BACKGROUND

2.1 SITE HISTORY

The Site is located at 1000 W. 204th Street, Los Angeles County, California and consists of 62 adjoining parcels. The Site is contained by an unpaved road (proposed right-of-way for West Del Amo Boulevard extension) to the north; residences along Budlong Avenue, Berendo Avenue, South New Hampshire Avenue and Catalina Street to the south; South New Hampshire Avenue to the east; and West 204th Street residences to the west. The Site is currently owned by DANP; the property was previously owned by Triton Diagnostics, Inc. (a subsidiary of Shell Oil Company) from 1998 to 2015.

The current elevation of the Site ranges from approximately 31-41 feet above mean sea level (msl). Topography of the Site is generally flat with a slight slope dipping to the east. The Site is currently vacant and covered with low-lying vegetation (see Figure H-1).

The Site occupies approximately 8.1 acres and is located in a mixed commercial and residential area zoned as Two Family Residences (R-2) by the Los Angeles County Department of Regional Planning. The Site was undeveloped land until construction of the adjoining residential properties started in 1938. In the 1950's, fill materials were placed into natural drainage depressions before additional residences could be built.

In 1982, public concern regarding potential contaminant migration onto residences initiated investigations by State authorities and in 1991, oversight was transferred to the USEPA. In 1993, as part of remedial investigations, a surface soil sampling event was conducted and elevated concentrations of total dichlorodiphenyltrichloroethane (DDT) were discovered (Environmental Chemical Corporation 1999). A series of environmental investigations were conducted from 1983 to 2006 by various entities and are discussed in section 2.2.

In 1998, Triton Diagnostics Inc. (Triton) purchased the Site with existing structures as part of a buy-out area, and the structures were razed by C2 REM later that year. In 2001, C2 REM, in anticipation of developing a park, conducted road demolition and grading activities as well as stormwater infrastructure management excavation and installation at the Site. The Site has remained in its current condition as a vacant parcel since completing the above discussed activities in 2001.

2.2 PREVIOUS ENVIRONMENTAL INVESTIGATIONS

A series of environmental investigations were conducted from 1983 to 2006 by various entities to; 1) confirm that migration of waste materials was not occurring from the adjacent Site (Del Amo Pits Site); 2) to delineate constituents of interest (COIs) from previous deposition onsite; 3) confirmation sampling to confirm removal of DDT material; and, and 4) Site post-grading activities and evaluation by potential future land owners during due diligence periods. Figure 4.0 (of the RAW) provide the sample locations.

An initial investigation was conducted by the State of California Department of Health Services (CDHS) on December 14 and 15, 1983. The purpose of the sampling was to detect potential surface migration of wastes originating from the Del Amo Superfund Site onto adjacent residential properties. Analytical results indicated no detectable concentrations of volatile organic compounds (VOCs) or semi volatile organic compounds (SVOCs) and DDT concentrations were reported to be in excess of background samples (LACDPW, 2003). Subsequently, in 1993 an investigation was performed to evaluate surface soil conditions in residential backyards and undeveloped land adjacent to Del Amo Boulevard right-of-way extension for contaminants related to the Del Amo and Montrose Superfund Sites (LACDPW, 2003). Laboratory analyses did not detect concentrations of VOCs and SVOCs but elevated (above background) concentrations of chlorinated pesticides (DDT) were reported in the backyards at 1051 and 1055 204th Street. Elevated metal concentrations included lead, arsenic, and selenium (LACDPW, 2003).

An initial removal action occurred at the properties of 1051 and 1055 204th Street, during April and May of 1994, including excavation and offsite disposal of approximately 1,538 tons of material. Further subsurface soil sampling was conducted during June and July of 1994 to determine the lateral and vertical extent of DDT contamination. The 1993 and 1994

sampling events detected total DDT at concentrations ranging from 29-606 parts per million (ppm) laterally and 0.005-4,530 ppm vertically inside the properties of 1051 and 1055 W. 204th Street (Environmental Chemical Corporation, 1999). On March 1994, USEPA signed an Action Memorandum approving a removal action for the two residential properties at 1051 and 1055 W. 204th Street. On May 6th 1994, "nuggets" of white material were first observed in the fill. Analytical results indicated that the white material contained more than 75% total DDT. As a result of USEPA's determination, 1,032 tons of DDT-contaminated soil were transported for disposal via incineration (Environmental Chemical Corporation, 1999). This removal action effectively removed all DDT-contaminated soils present in the backyards at 1051 and 1055 W. 204th Street within the property lines. However, visual observations of the excavation faces indicated that the DDT-contamination may exist north and east of the excavated area beyond the property limits. Further investigations found that total DDT concentrations ranged from 1- 4,100 ppm in two fill areas, including one DDT impacted area beneath undeveloped land behind the two properties, and one non-DDT impacted area in the front yards from the subject properties (Environmental Chemical Corporation, 1999).

In 1995 additional surface soil samples were obtained from areas adjacent to the structures and from previous removal activities. DDT concentrations of some locations were found above 26 ppm (Environmental Chemical Corporation, 1999). Following the demolition of these structures in 1998, a second removal action occurred and approximately 1,391 cubic yard of DDT-impacted soils were excavated from the properties located at 1051 and 1055 W. 204th Street. Confirmation sampling was conducted along with removal actions confirming DDT concentrations below 26 ppm at depths of 0.5 and 1.5 ft. below ground surface (bgs) (Environmental Chemical Corporation, 1999).

In an attempt to further characterize potential metal-containing soil, the County of Los Angeles (County) performed a limited Site assessment in November 2001 (LACDPW, 2003). The results of testing found lead levels in two samples (one boring location) exceeding acceptable concentrations of 2420 and 2340 ppm at depths of 3 feet and 5 feet bgs, respectively. Additional samples were taken surrounding the borings with elevated lead concentrations and results indicated that the elevated lead concentrations were localized, and/or located at a depth greater than 3 feet. The post grading surface soils were sampled and results indicated that the DDT soil concentrations in surface soils at the proposed park were found to be significantly lower than regulatory threshold limit (LACDPW, 2003).

In May 2015, Weston Solutions, Inc. (Weston) conducted a Phase I Environmental Site Assessment (ESA). The ESA identified the following:

- Soil located in the western portion of the subject property is contaminated with the DDT at concentrations below regulatory threshold limits (26 mg/kg).
- Metal slag material or "blue lava rock" is buried seven feet bgs in a trench located in the western portion of the subject property (adjacent to and below the southern portion of the proposed basketball court). The rock contains arsenic, copper, lead and zinc in concentrations of potential concern.

- The groundwater and soil gas beneath the subject property is contaminated with chlorobenzene and other chemicals predominately originating from the Montrose Superfund Site and limited benzene potentially from the Del Amo Superfund Site, with contamination extending downward through several water bearing units.

The Phase I ESA revealed no evidence of hazardous substances beyond those noted previously. No further inquiry is needed for purposes of all appropriate inquiries; therefore, the property is suitable for exchange and/or acquisition (Weston, 2015).

2.3 PROPOSED ACTIVITIES

The draft RAW proposes to address the existing lead concentration (>80 mg/kg) in surface soil by placing clean fill throughout the Site (approx. 8.01 acres), see Figure 8.0 of the RAW. Risk-based cleanup levels were selected for the Site based upon the DTSC residential risk based screening level and background concentrations. The cleanup goal for lead is an average concentration of 80 mg/kg at 95 percent upper confidence level. Clean fill material will be selected from an approved clean fill source, approved by DTSC, and delivered to the Site by truck and offloaded directly into the Site. Approximately, 50,700 tons of soil will be imported to the Site and compacted to meet local codes and geotechnical standards for park development. During the clean fill placement process, dust control measures will be utilized to prevent particle emissions in accordance with SCAQMD procedures.

2.4 SURROUNDING LAND USES AND ENVIRONMENTAL SETTING

The immediate surrounding properties include residences to the south and light industrial properties to the north. The property north of the subject Site, beyond the paved road (proposed Del Amo Boulevard right-of-way extension) is the Del Amo Superfund Site, a former synthetic rubber manufacturing plant built during World War II and owned by the United States government (see Figure H-2). After closure in 1972, the property was sold to a development company, demolished, subdivided and mostly developed as a light industrial park (ATSDR 2004).

The Del Amo Waste Pits Site (approximately 8 acres) is part of the greater Del Amo Superfund Site currently listed on the United States Environmental Protection Agency (USEPA) National Priority List (NPL). Investigations at the Del Amo Waste Pits Site address soils and groundwater impacts from historic operations. The Site is currently covered with a Resource Conservation and Recovery Act (RCRA)-equivalent cap, constructed in 1999 and surrounded by a perimeter fence.

Additionally, the Montrose Superfund Site is located approximately 0.5 mile northwest of the subject Site and is currently listed on the USEPA NPL (see Figure H-2). From 1947 to 1982, the Montrose Chemical Corporation manufactured and distributed the insecticide DDT (Environmental Chemical Corporation 1999). Investigations at the Montrose Superfund Site address soils and groundwater impacts from historic operations. The Montrose Superfund Site is vacant and currently capped with asphalt.

2.5 DEMOGRAPHICS

The demographic characteristics profile for the City of Torrance represents a diverse and culturally rich community. Based on public information available through the U.S. Census Bureau, Census 2006-2010, the community in the vicinity of the Site is predominantly represented by White, African-American, Asian, and other ethnicities (see Attachment H-1). For a relative ethnic breakdown according to the categories established by the U.S. Census Bureau please see Figure H-3 for Site vicinity information.

A profile of select housing characteristics for the City of Torrance indicates the community housing structures in the vicinity of the Site include single family units and multi-family residences (see Figure H-3). Additional housing characteristics, as well as social and economic characteristics for the City of Torrance are available in Attachment H-1.

A population radius of ¼ mile from the Site has been identified for this CP in order to conduct outreach communications. See Figure H-4 for a Radius Map identifying the selected area.

2.6 SCHOOLS AND CHURCHES

The Site is located within the City of Los Angeles Unified School District boundaries. The Van Deene Elementary School, grades K-6, is the closest elementary school located at 826 W. Javelin Street, approximately 0.6 miles SE of the Site. Van Deene Avenue Elementary School Grades K-6, has the following student percentages by ethnicity: Hispanic (73%), Asian (14%) and Black (5%). Halldale Elementary School is located at 21514 Halldale Avenue approximately 1.0-mile SW of the Site. Halldale Elementary School Grades K-5, has the following student percentages by ethnicity: Hispanic (76%), Asian (13%) and Black (6%).

2.7 DAY CARE CENTERS

There are two known day-care centers within approximately 1.7 miles of the Site. Children's Institute Inc. is located at 21810 Normandie Avenue, Torrance 90502 and Golden Wings, Academy Inc. located at 20715 S. Avalon Boulevard, Carson 90746.

2.8 PARKS, FORESTS, WILDLIFE PRESERVES

No national parks, state parks, forests, or wildlife reserves are located within one mile of the Site.

The Site has no natural wildlife habitat and is not anticipated to contain any special status plants or wildlife. Additionally, there is no indication of coastal or fresh-water wetlands, wildlife areas, preserves, reserves, and sanctuaries, State or Federal parks, conservation areas or other protected places within 1.0-mile radius from the Site.

3.0 COMMUNITY OUTREACH PROCESS

Public participation is an important part of the environmental investigation and removal process at the Site. DTSC and DANP encourages public involvement in the review and decision-making process. The proposed removal activities planned for the Site are not expected to produce significant noise, air emissions, traffic or other impact to adjacent properties. Despite that expectation, community notification of planned activities at the Site will be implemented.

3.1 PUBLIC OUTREACH ACTIVITIES

The following sections provide a description of public participation activities that may be conducted to provide timely and accurate information to the community, while also providing interested stakeholders multiple opportunities to ask questions, provide comments, and give feedback on project plans.

3.1.1 Community Profile

This CP has been prepared to provide information on the environmental setting of the Site, surrounding land uses, current and planned activities at the Site, and the demographics of the area including sensitive receptors. This information has been compiled into this CP that provides a "thumbnail sketch" of the community.

3.1.2 Project Mailing List (Key Contacts List)

A complete project mailing list including key contacts and other stakeholders has been established and will continue to be updated as necessary. The complete project mailing list for this Site includes:

- Residences and businesses located within ¼ mile radius of the Site
- Local elected officials (City/County)
- State elected officials
- Local and state government agency officials
- Other interested community stakeholders
- Local businesses within ¼ mile radius of the Site
- Sensitive receptors (schools, hospitals, daycare, eldercare, etc.)

3.1.3 Review and Comment on the draft Workplan

The draft RAW prepared by C2 REM, on behalf of Del Amo Neighborhood Park, LLC shall be available for public review and comment for no less than 30 days. A Public Notice announcing the availability of the draft RAW shall be published in the local newspaper, the Daily Breeze on the first day of the public comment period for public review and comment. The public comment period shall last a minimum of thirty (30) days.

3.1.4 Community Open House

An introductory celebration was hosted by DANP on January 23, 2016 to discuss the upcoming activities and development of the Site as a proposed park with the community.

Approximately 100 community members attended the introductory ceremony to discuss the current proposed design plan obtain input on Site amenities the community would like to see incorporated in the park design (see Figure H-5).

3.1.5 Fact Sheet

A draft fact sheet summarizing the current status of the proposed Site removal action, the announcement of pending field work, and opportunities for public involvement has be prepared for DTSC review (see Attachment H-2). Upon DTSC's approval of the draft fact sheet, a final fact sheet will be mailed to the surrounding community and established project mailing list. Additional fact sheets, if necessary, may be prepared to provide periodic updates to the community.

3.1.6 Public Meetings

A series of public meetings will be scheduled by DANP to inform the community of project design and periodic updates. DTSC may consider additional public meetings based upon the response and or interest received from the public's review of the draft RAW.

3.1.7 Other Potential Community Outreach Actions

If DTSC determines that further community outreach is deemed appropriate, DTSC will determine which outreach activities can be conducted to meet the community's informational needs:

- Provide Additional Fact sheets – If additional project information is necessary, additional fact sheets may be developed and mailed to the surrounding community and key stakeholders providing updates of the current project status.
- Response to Comments – At the close of the 30-day public comment period, DTSC will evaluate all public comments received and prepare a Response to Comments document. This document will be DTSC's official responses to public comments received. Anyone who submits a public comment will be mailed a copy of the Response to Comments document. The Response to Comments document will also be available at the Information Repositories.
- Prepare any revisions to the RAW – If necessary, based on public comments and comments received, DTSC may require alterations of the draft RAW. If this occurs, an additional Public Notice announcing another 30-day public comment period will be implemented.
- Prepare Work Notice – When the draft RAW is approved, DTSC will prepare a Start Work Notice to notify surrounding residents of the start of approved Workplan field work activities.

3.2 INFORMATION SOURCES

Information related to this Site is available on DTSC's website, which can be accessed at the following link: www.dtsc.ca.gov/SiteCleanup. Additionally, a hard copy of the Workplan and other related project documents will be available to the public and can be

accessed at the Carson Regional Library located at 151 E. Carson Street, Carson, CA 90745-2797.

3.3 CONTACT PERSONS

Formal information distributed to the public regarding the removal actions will be coordinated by DTSC. DTSC's Public Participation Specialist is responsible for responding to public inquiries and coordinating the distribution of public outreach information, as well as organizing other public participation activities.

DTSC encourages interested parties to contact the Public Participation Specialist or the Project Manager with questions or concerns regarding the project. Contact information for DTSC is indicated as follows:

Safouh Sayed
5796 Corporate Avenue
Cypress, CA 90630
(714) 484-5478
E-mail: Safouh.Sayed@dtsc.ca.gov

Philip McPhaul, Public Participation Specialist
5796 Corporate Avenue
Cypress, CA 90630
(714) 484-5488
E-mail: Philip.McPhaul@dtsc.ca.gov

4.0 SCHEDULE

The schedule for the CP has been coordinated to coincide with the activities outlined in the draft RAW. The schedule is provided for completeness and will require close coordination with DTSC and the community. Figure 11.0 of the RAW presents the detailed schedule for the project.

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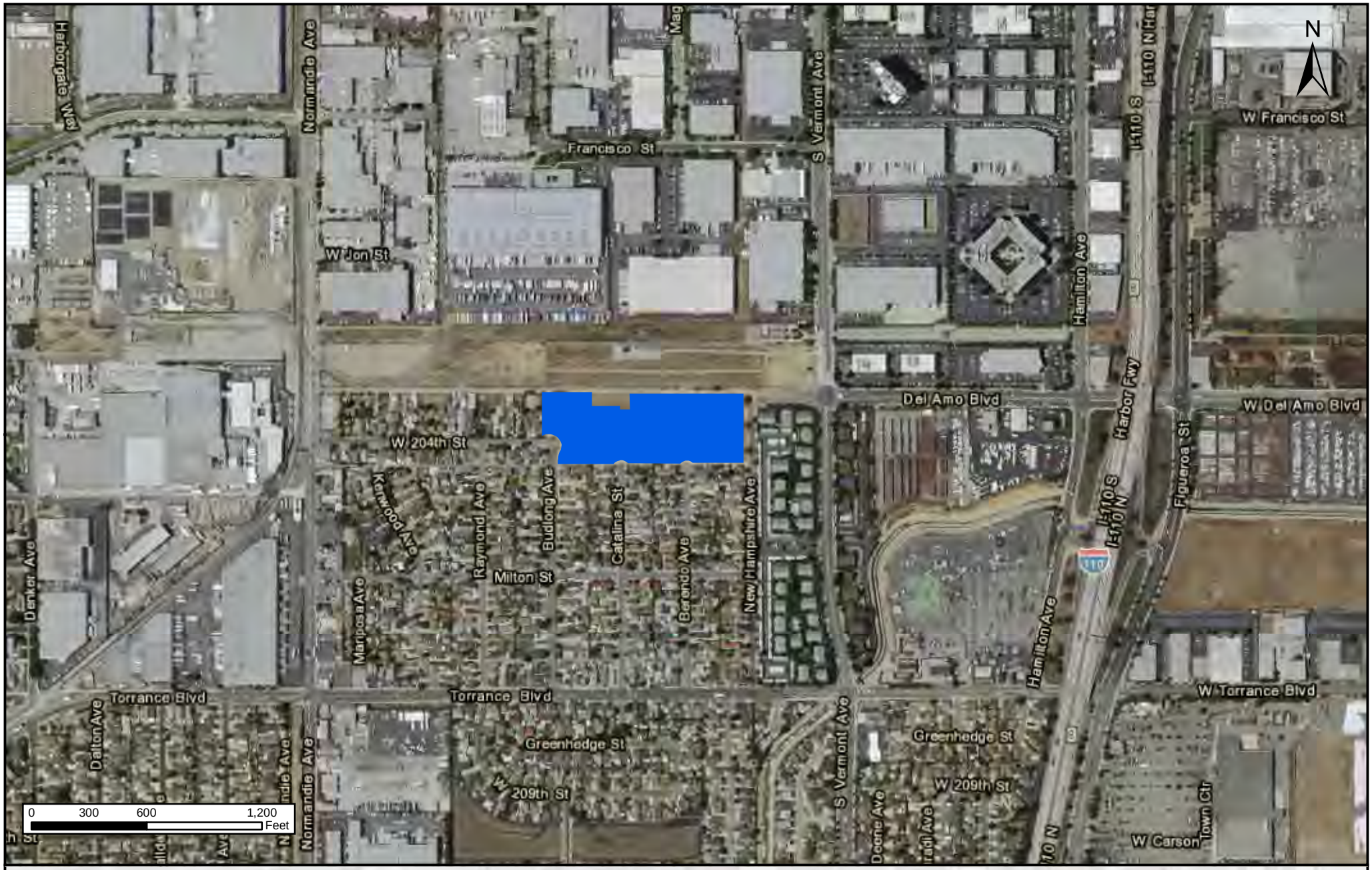


Legend

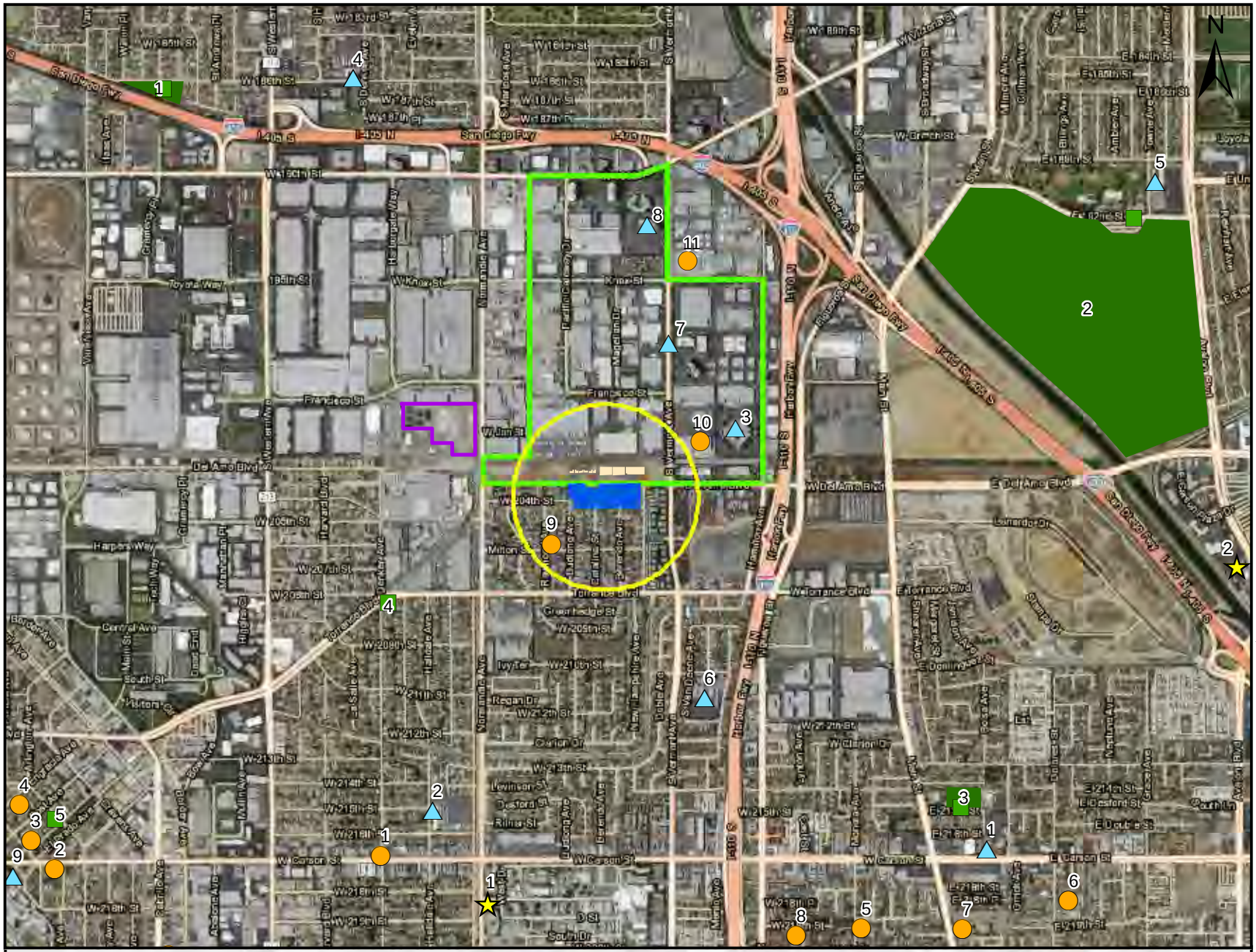
Site Boundary

Site Location Map

Del Amo Neighborhood Park
Torrance, California

Figure H-1

C2REM
An Environmental Management & Development Company
NEWPORT BEACH, CA 949.261.8098


N
Churches
1. Bethel Baptist Church
2. First Baptist Church
3. First United Methodist Church
4. Saint Andrews Episcopal Church
5. Keystone Assembly Of God Church
6. Pentecostal Church Of God
7. Saint Philomena Church
8. United Baptist Church
9. Calvary Community
10. Shalom Church
11. Calvary Chapel South Bay
Schools
1. Carson Street Elementary School
2. Halldale Elementary School
3. Center for Autism Related Disorders
4. 186th Street Elementary School
5. Towne Avenue Elementary School
6. Van Deene Ave Elementary School
7. Westwood College-South Bay
8. University of Redlands
9. Torrance High School
Parks
1. La Carretera Park
2. Victoria Commity Regional Park
3. Carson Park
4. Denker & Torrance Pocket Park
Child Care
1. Children's Institute Inc.
2. Goldenwings Inc.
Del Amo Waste Pits
Montrose Superfund
Del Amo Superfund Site
Legend
1/4 Mile Radius
Site Boundary
SITE PROXIMITY TO SENSITIVE RECEPTORS
Del Amo Neighborhood Park
Torrance, California
Figure H-2
C2REM
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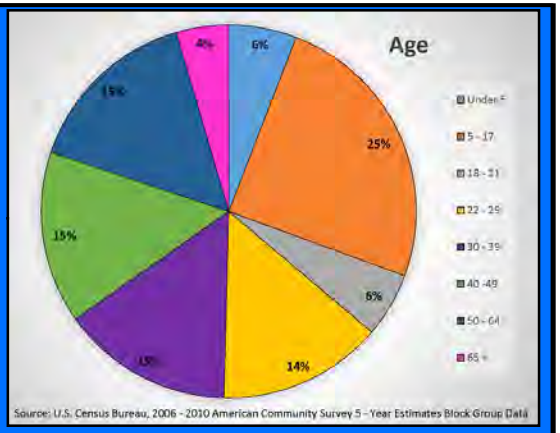
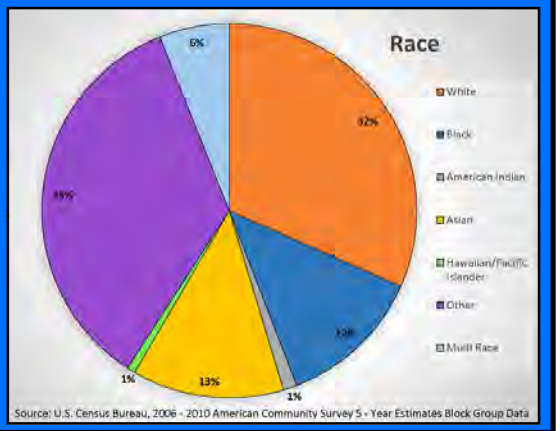
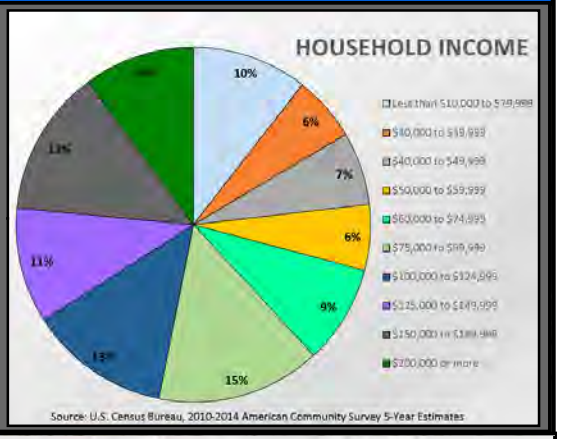
949.261.8098
0 500 1,000 2,000
Feet

1/4/Mile Area Specific Data





City Specific Data



Legend

- 1/4 Mile Radius
- Site Boundary

Relevant Site Vicinity Demographics

Del Amo Neighborhood Park
Torrance, California

Figure H-3

C2REM
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Legend

- 1/4 Mile Radius
- Site Boundary
- Households

HOUSEHOLDS - 1/4 MILE RADIUS MAP

Del Amo Neighborhood Park
Torrance, California

Figure H-4

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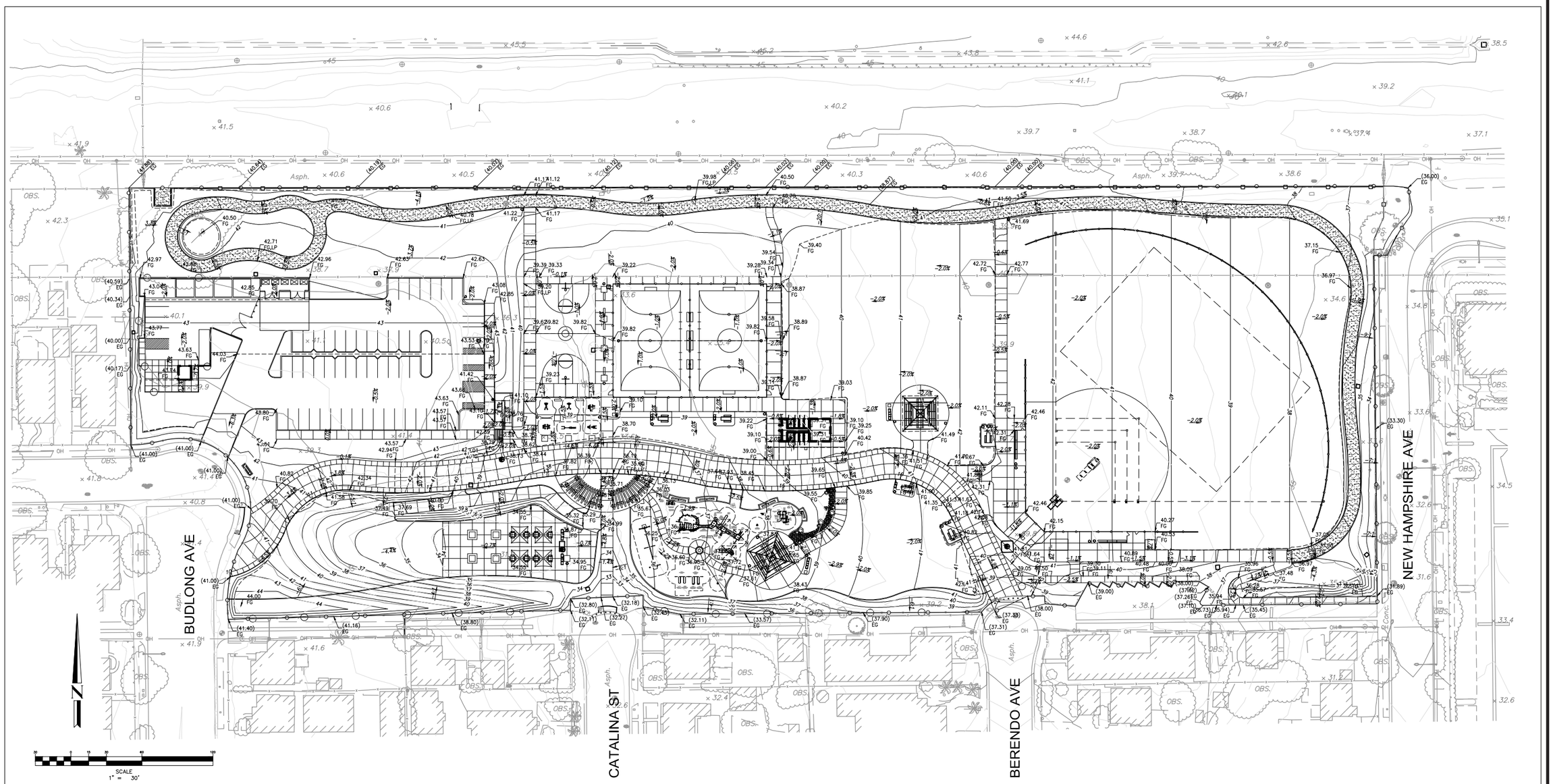

Reference: Huitt-Zollars/MIG

GRADING PLAN

Del Amo Neighborhood Park
Torrance, California

Figure H-5

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An Environmental Management & Development Company
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US CENSUS BUREAU DEMOGRAPHIC

ATTACHMENT H-1
U.S. CENSUS BUREAU DEMOGRAPHICS

2006-2010 American Community Survey Selected Population Tables

Geographic Area: Torrance, city, California

Total population	**143,951**	**143,951**
SEX AND AGE		
	Subject Number	**Percent**
Male	70,777	49.2%
Female	73,174	50.8%
Under 5 years	7,516	5.2%
5 to 9 years	7,742	5.4%
10 to 14 years	9,834	6.8%
15 to 19 years	9,497	6.6%
20 to 24 years	7,479	5.2%
25 to 34 years	16,791	11.7%
35 to 44 years	22,882	15.9%
45 to 54 years	23,697	16.5%
55 to 59 years	9,287	6.5%
60 to 64 years	7,664	5.3%
65 to 74 years	10,955	7.6%
75 to 84 years	7,775	5.4%
85 years and over	2,832	2.0%
Median age (years)	41.1	(X)
18 years and over	112,585	78.2%
21 years and over	107,536	74.7%
62 years and over	25,737	17.9%
65 years and over	21,562	15.0%
RACE		
Total population	143,951	143,951
One race	135,608	94.2%
Two or more races	8,343	5.8%
One race	135,608	94.2%
White	72,175	50.1%
Black or African American	4,092	2.8%
American Indian and Alaska Native	343	0.2%
Cherokee tribal grouping	59	0.0%
Chippewa tribal grouping	7	0.0%
Navajo tribal grouping	22	0.0%
Sioux tribal grouping	0	0.0%
Asian	50,001	34.7%
Asian Indian	3,724	2.6%
Chinese	6,990	4.9%
Filipino	5,696	4.0%
Japanese	15,109	10.5%
Korean	13,224	9.2%
Vietnamese	1,544	1.1%

ATTACHMENT H-1
U.S. CENSUS BUREAU DEMOGRAPHICS

	Subject Number	Percent
Other Asian	3,714	2.6%
Native Hawaiian and Other Pacific	301	0.2%
Native Hawaiian	113	0.1%
Guamanian or Chamorro	56	0.0%
Samoan	11	0.0%
Other Pacific Islander	121	0.1%
Some other race	8,696	6.0%
Two or more races	8,343	5.8%
White and Black or African American	549	0.4%
White and American Indian and Alaska	774	0.5%
White and Asian	3,969	2.8%
Black or African American and	22	0.0%
Race alone or in combination with one or more other races		
Total population	143,951	143,951
White	79,550	55.3%
Black or African American	5,171	3.6%
American Indian and Alaska Native	1,486	1.0%
Asian	55,080	38.3%
Native Hawaiian and Other Pacific	849	0.6%
Some other race	10,800	7.5%
HISPANIC OR LATINO AND RACE		
Total population	143,951	143,951
Hispanic or Latino (of any race)	22,441	15.6%
Mexican	13,811	9.6%
Puerto Rican	938	0.7%
Cuban	966	0.7%
Other Hispanic or Latino	6,726	4.7%
Not Hispanic or Latino	121,510	84.4%
White alone	61,567	42.8%
Black or African American alone	3,954	2.7%
American Indian and Alaska Native	190	0.1%
Asian alone	49,828	34.6%
Native Hawaiian and Other Pacific	285	0.2%
Some other race alone	381	0.3%
Two or more races	5,305	3.7%
Two races including some other race	250	0.2%
Two races excluding some other race,	5,055	3.5%
ECONOMIC CHARACTERISTICS		
Median household income (dollars)	74,163	(X)
Per capita income (dollars)	36,007	(X)
Median family income (dollars)	89,302	(X)

ATTACHMENT H-1
U.S. CENSUS BUREAU DEMOGRAPHICS

	Subject Number	Percent
SCHOOL ENROLLMENT		
Population 3 years and over enrolled in school	37,869	37,869
Nursery school, preschool	2,479	6.5%
Kindergarten	1,397	3.7%
Elementary school (grades 1-8)	14,272	37.7%
High school (grades 9-12)	8,444	22.3%
College or graduate school	11,277	29.8%
EDUCATIONAL ATTAINMENT		
Population 25 years and over	101,883	101,883
Less than 9th grade	3,115	3.1%
9th to 12th grade, no diploma	4,653	4.6%
High school graduate (includes	19,195	18.8%
Some college, no degree	20,029	19.7%
Associate's degree	9,438	9.3%
Bachelor's degree	30,011	29.5%
Graduate or professional degree	15,442	15.2%
Percent bachelor's degree or higher	(X)	44.6%
LANGUAGE SPOKEN AT HOME		
Population 5 years and over	136,435	136,435
English only	83,043	60.9%
Language other than English	53,392	39.1%
Speak English less than "very well"	26,597	19.5%
Spanish	12,583	9.2%
Speak English less than "very well"	4,703	3.4%
Other Indo-European languages	7,139	5.2%
Speak English less than "very well"	2,926	2.1%
Asian and Pacific Islander languages	32,199	23.6%
Speak English less than "very well"	18,401	13.5%
Other languages	1,471	1.1%
Speak English less than "very well"	567	0.4%

FACT SHEET

COMMUNITY Notice

The mission of DTSC is to protect California's people and environment from harmful effects of toxic substances through the restoration of contaminated resources, enforcement, regulation and pollution prevention.

Del Amo Neighborhood Park Proposed Workplan Available for Public Review and Comment

A draft final Removal Action Workplan (RAW) for the placement of a clean soil cover at the proposed Del Amo Neighborhood Park (Site), generally located at 1000 W. 204th Street in unincorporated West Carson is available for public review and comment. The Site is contained by an unpaved road as well as light industrial properties to the north. The South, East and Western portions of the site are bordered by residences. The draft final RAW activities are being implemented to ensure that there will be no completed exposure pathways to the metals impacted soils located within the proposed park. During the initial phase of park development, DANP will establish a soil cover over the existing park surface, as part of the Final RAW. This soil cover will ensure that there will be no direct exposure to impacted soil remaining under the park. Additionally, the RAW recommends the installation of vapor barrier systems under onsite structure. Finally, the draft final RAW proposes post-grading soil management below clean fill in support of park development (e.g., utility installation, deep plantings, building foundation, etc.). With these implementation measures under the RAW in place, The Department of Toxic Substances Control (DTSC) believes that protection of human health and the environment can be ensured now, and into the future. The draft final RAW, if approved, will allow for the development of a neighborhood park.

The objective of the removal action is to address the existing lead concentrations present at the property, which are at levels greater than the DTSC residential risk based screening level of 80 mg/kg. Consistent with DTSC's latest risk assessment guidelines, concentrations of lead below this screening level are safe for sensitive receptors under a park and recreation scenario. The proposed soil placement will not have a significant effect on public health and the environment.

Our agency, the DTSC is a department within the California Environmental Protection Agency, and is responsible for overseeing environmental investigations and cleanup activities for sites such as the Del Amo Neighborhood Park. This provides information on:

- Why Cleanup Is Necessary
- Site Location and History
- Previous Site Actions
- Proposed Cleanup Plan – draft RAW
- Safety and Dust Control Measures
- The California Environmental Quality Act (CEQA)
- How You Can Participate & Where to Find Site Documents
- Who to Contact at DTSC for Information
- Next Steps

Public Comment Period

March 29, 2017
Through
April 28, 2017

A ***30-day public comment period*** is being held to receive public comments on the draft RAW. **The public comment period begins March 29th, and ends April 28th, 2017. All public comments must be post-marked or e-mailed by April 28, 2017, and sent to:**

Safouh Sayed
Department of Toxic Substances Control
5796 Corporate Avenue
Cypress, CA 90630-4732
E-mail: Safouh.Sayed@dtsc.ca.gov

The draft final RAW and other project documents are available for review at the Information Repository locations listed on page 3 inside this Fact Sheet.

A Public Meeting is scheduled for 6:00 PM Wednesday, April 12, 2017 at the Carson Regional Library
151 East Carson Street
Carson, CA 90745-2703
Phone: (310) 830-0901

Why Cleanup is Necessary. Removal Action Objectives (RAOs) have been established that are protective of human health and the environment and reduce the potential for exposure to the constituents of interest (COIs). The RAO is to prevent potential exposure exceeding the DTSC residential risk based screening level of 80 mg/kg for lead. The goals developed and adopted for potential exposure to polluted soil at the Site will be responsive to these RAOs.

The most likely source of impact to the soil is historic land use. The pathways and potential exposure routes are dermal contact with COI's in the soil, inhalation of dust, and incidental ingestion of soil. Lead is the primary COI for the Site.

Site Location and History. The Site is generally located at 1000 W. 204th Street, unincorporated West Carson and currently owned by the Del Amo Neighborhood Park LLC. The park will be developed by the Los Angeles Neighborhood Land Trust, a non-profit organization that builds parks and gardens in communities historically impacted by environmental and social injustice. The immediate surrounding properties include residences to the south, west and east, and light industrial properties to the north. To the north is the Del Amo Superfund Site, a former synthetic rubber manufacturing plant built during World War II and the Del Amo Waste Pits, which is part of the greater Del Amo Superfund Site. The Waste Pits Site is currently covered with a Resource Conservation and Recovery Act (RCRA)-equivalent cap, constructed in 1999 and surrounded by a perimeter fence.

Additionally, the Montrose Superfund Site is located approximately 0.5-mile northwest of the subject Site and is currently listed on the USEPA's National Priority List (NPL). From 1947 to 1982, the Montrose Chemical Corporation manufactured and distributed the insecticide DDT.

Previous Site Actions A series of environmental investigations were conducted from 1983 to 2006 by various entities to confirm that 1) migration of waste was not occurring from Del Amo Waste Pits, 2) COI's have been identified from previous deposition onsite, 3) sampling was performed to confirm removal of DDT material Site post-grading activities, and 4) evaluation has been performed by potential future land owners during due diligence periods.

In 1983, an initial investigation was conducted by the State of California Department of Health Services (CDHS). The purpose was to detect potential surface migration of wastes originating from the Del Amo Superfund Site onto residential properties. Analytical results indicated no detectable concentrations of volatile organic compounds (VOCs) or semi-volatile organic compounds (SVOCs); DDT concentrations were reported to be in excess of background samples. In 1993 an investigation was performed to evaluate surface soil conditions in residential backyards and undeveloped land adjacent to Del Amo Boulevard right-of-way extension for contaminants related to the Del Amo and Montrose Superfund sites.

Laboratory analysis did not detect concentrations of VOCs and SVOCs but did report elevated above background concentrations of chlorinated pesticides (DDT) and metals, including lead, arsenic and selenium. As a result of the numerous sampling events, excavation and removal of impacted soils from the Site, the following agencies and entities; USEPA, LA County Department of Health Services, DTSC, LA County Department of Public Works and the Trust for Public Land have determined the appropriateness of the end land use as a park.

In 2015, DTSC further concluded that the property has been remediated of the DDT to levels acceptable for a park use. However, DTSC finds that lead exists at the property at levels greater than the DTSC residential risk based screening level of 80 mg/kg and is the primary chemical of concern in shallow soils at the Site. DTSC decided to use the residential risk based screen level of 80 mg/kg due to the close proximity of residences in the area and concerns express by local advocates. While cadmium and lead exist in deeper soil, a Land Use Covenant will be placed on the property to restrict excavations to 2- feet below ground surface (with proposed remedy alternative) that would pose a potential human health risk. No other chemicals have been identified as potential risks at the Site.

Proposed Cleanup Plan – draft final RAW

To address the shallow impacted soils at the Site, the draft final RAW proposes the placement of two feet of clean soil over the entire Site, approximately 8.1 acres, resulting in approximately 50,700 tons of imported soil (about 1,990~2,817 roundtrip truckloads depending on truck size).

Safety and Dust Control Measures

To protect on-site workers and the surrounding community during the proposed cleanup activities, the following safety measures will be implemented under DTSC oversight:

Dust Controls – Water will be sprayed when soil is unloaded to reduce dust. Any stockpiled soil will be covered and secured with plastic sheeting.

Storm Water Control – To control storm water runoff, storm water controls will be implemented and monitoring will be conducted to ensure there is no migration (run-off) of contaminated soil, if it rains.

Monitoring – Wind conditions will be monitored. In the event winds exceed 25 mph for more than 5 minutes in any one hour, all work will cease until wind speeds fall below 25 mph. Air monitoring will be conducted to ensure dust stays at safe levels.

Traffic Control – To protect the public, traffic control using flagmen to direct truck traffic and flow on and off-site will be conducted. Trucks exiting the Site will use only preplanned and authorized routes, as approved by Los Angeles County.

Site Security – The Site will be secured with a perimeter fence and lockable gates; only authorized personnel will be allowed on-site.

The California Environmental Quality Act (CEQA)

DTSC is required by CEQA to consider projects that have the potential to impact the environment before approval. A CEQA Environmental Checklist Form (Initial Study) is being prepared concurrently with the RAW and it will analyze the project's environmental impacts. The Los Angeles County Department of Parks and Recreation, will complete the environmental review process (as the lead Agency) as required by CEQA to ensure that CEQA requirements have been satisfied and make the necessary determination of granting a mitigated negative declaration that explains why the proposed RAW would not have a significant effect on the environment. For more information on the Initial Study/ Mitigated Negative Declaration, visit http://parks.lacounty.gov (please scroll to the bottom of the webpage to find the link to the Draft MND) or email Ms. Julie Yom at jyom@parks.lacounty.gov.

How You Can Participate – Public Comment Period

DTSC encourages you to review the draft RAW. The 30-day public comment period for draft RAW begins March 29, 2017 and ends April 28, 2017. All public comments must be postmarked or e-mailed no later than April 28, 2017 and sent to:

Safouh Sayed

Department of Toxic Substances Control

5796 Corporate Avenue

Cypress, CA 90630-4732

E-mail: Safouh.Sayed@dtsc.ca.gov

DTSC will consider and respond to all public comments received during the public comment period.

Where to Find Site Documents

Copies of the draft final RAW are available for public review at the following Information Repositories:

Carson Regional Library
151 East Carson Street
Carson, CA 90745-2703
Phone: (310) 830-0901
Hours: 10 a.m. – 8 p.m., Monday – Thursday
10 a.m. – 6 p.m. Friday
10 a.m. – 5 p.m. Saturday
1 p.m. – 5 p.m. Sunday

Department of Toxic Substances Control
Regional Records Office
5796 Corporate Avenue
Cypress, CA 90630-4732
Phone: (714) 484-5337
Hours: 8 a.m. – 5 p.m. Monday – Friday
Please Contact Ms. Julie Johnson at the number above to make an appointment.

Additional Information Sources

Site documents are also available for electronic review on DTSC's EnviroStor website at www.EnviroStor.ca.gov.

Whom to Contact at DTSC for Information

If you have any questions about the proposed Del Amo Neighborhood Park Project, the draft RAW or other related project activities, please contact the following DTSC staff:

Safouh Sayed, Project Manager
Department of Toxic Substances Control
5796 Corporate Avenue
Cypress, CA 90630-4732
(714) 484-5478
E-mail: Safouh.Sayed@dtsc.ca.gov

Phil McPhaul, Public Participation Specialist
Department of Toxic Substances Control
5796 Corporate Avenue
Cypress, CA 90630-4732
(714) 484-5488 or toll free 1-866-495-5651
E-mail: Philip.McPhaul@dtsc.ca.gov

Next Steps

Upon DTSC approval of the draft final RAW, field work will take approximately 15 months to complete. Field equipment may include an excavator, back-hoe, surface grader (or similar equipment), rubber-tire loader, water truck, and/or water hose.

A Public Meeting is scheduled for 6:00 PM on Wednesday, April 12, 2017 at the Carson Regional Library
151 East Carson Street
Carson, CA 90745-2703
Phone: (310) 830-0901

Notice to Hearing Impaired

TDD users can use the California Relay Service at 1-888-877-5378 to reach Phil McPhaul, DTSC Public Participation Specialist (714) 484-5488 or toll-free 1-866-495-5651.

Media Inquiries

Sandy Nax
Public Information Officer
Department of Toxic Substances Control
P.O. Box 806
Sacramento, CA 95812-0806
(916) 327-6114

PUBLIC COMMENT FORM AND MAILING COUPON

DRAFT FINAL REMOVAL ACTION WORK PLAN
AND 30-DAY PUBLIC COMMENT PERIOD
THE DEL AMO NEIGHBORHOOD PARK, WEST CARSON, CALIFORNIA

You can use this form to send in your written public comments on the draft final Removal Action Workplan (RAW). You may also ask to be added or deleted from the Del Amo Neighborhood Park mailing list. If you know of anyone or any organizations that would like to be on the project mailing list, please use this form to notify us. Please address all mailings to: Safouh Sayed, Department of Toxic Substances Control, 5796 Corporate Avenue, Cypress, CA 90630-4732. You may also e-mail this same information to: Safouh.Sayed@dtsc.ca.gov

Reminder: All public comments on the draft final RAW must be postmarked or e-mailed by April 28, 2017.

NAME: _____

AGENCY OR ORGANIZATION (if applicable): _____

ADDRESS: _____

Telephone #_____

____ Please add me to the Del Amo Neighborhood Park mailing list.

_____ Please delete from the Del Amo Neighborhood Park mailing list.

Comments: _____

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DTSC mailings are solely for the purpose of keeping persons informed of DTSC activities. Mailing lists are not routinely released to outside parties. However, they are considered public records and, if requested, may be subject to release.

Phil McPhaul, Public Participation Specialist
Department of Toxic Substances Control
5796 Corporate Avenue
Cypress, California 90630-4732

Inside: Information on the Del Amo Neighborhood Park Proposed Workplan

For more information about the DTSC, please visit our web site at www.dtsc.ca.gov

PROPOSED CEQA MITIGATION MEASURES

DRAFT

Initial Study and Mitigated Negative Declaration

Del Amo Neighborhood Park Project

March 2017

Lead Agency:

County of Los Angeles, Department of Parks and Recreation

510 South Vermont Avenue

Los Angeles, CA 90020

Prepared by:

109 West Union Avenue

Fullerton, CA 92832

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Draft Mitigated Negative Declaration

County of Los Angeles, Department of Parks and Recreation

Project title: Del Amo Neighborhood Park Project

Lead Agency name and address: County of Los Angeles, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, CA 90020

Contact person and phone number: Julie Yom, AICP, Park Planner (213) 351-5127

Project location: The proposed approximately 8.1-acre park site is located at 1000 West 204th Street in the unincorporated community of West Carson, near the intersection of Del Amo Boulevard and South Vermont. Torrance Boulevard is approximately 1,200 feet (0.23) miles south of the park site. South Vermont Avenue and Interstate 110 are approximately 380 feet (0.07 miles) and 1,900 feet (0.35 miles) east of the site, respectively. The project site is generally bound by an unpaved road to the north, residences on Budlong Avenue, Berendo Avenue, and Catalina Street to the south, and residences on South New Hampshire Avenue and West 204th Street border the park site to the east and west, respectively.

Description of project: The Del Amo Neighborhood Park LLC (DANP) in coordination with the County of Los Angeles, Department of Parks and Recreation propose the construction and operation of the Del Amo Neighborhood Park Project (Project). Park facilities would include a variety of playing fields and courts (e.g., baseball, soccer, futsal), play areas, lawn and turf areas, a walking trail, a restroom building with an office/community meeting room, a maintenance building, pedestrian plaza, shade structures, outdoor fitness equipment, landscaping, and parking. The Project would also include amenities such as benches, picnic tables, drinking fountains, BBQs, bike racks, and litter receptacles. Project construction would begin in the fourth quarter of 2017 and take approximately 15 months to complete.

The Project would incorporate environmental mitigation measures to ensure protection of park users. Implementation of these measures related to environmental media would be conducted under the jurisdiction of the Department of Toxic Substances Control (DTSC) through a Removal Action Workplan. These measures are detailed below and would principally include: a durable cover over the existing ground surface composed of hardscaped material, such as asphalt or concrete, or clean soil underlain by a marker material; vapor barriers under enclosed structures; and a requirement that ensures that the durable cover be maintained and groundwater not be used.

Proposed Finding: Based on the information contained in the Initial Study, the County of Los Angeles finds that there would not be a significant effect to the environment because the mitigation measures described herein would be incorporated as part of the Project.

Public Review Period: March 29, 2017 to April 28, 2017

(continued on next page)

Mitigation Measures Incorporated into the Project to Avoid Significant Effects:

Air Quality

AIR-1: If 12 cubic yard trucks are used to import or export soil to the project site, to reduce NOx emissions generated during park construction to a less than significant level, a minimum of 66% of the diesel fueled off-road construction equipment used during project construction shall have engines certified to meet US EPA Tier 2 emission standards (or higher). This may be achieved by using engine retrofit technology, after-treatment products, add-on exhaust gas management devices, and/or other options as such become available.

AIR-2 (Draft Final RAW, Section 6.5.2): The DANP shall prepare and implement a dust control plan that includes the following dust control strategies:

- Water shall be misted or sprayed by a water truck at least twice per day but also as often as needed to prevent formation of visible dust while clearing the Site, excavating, transferring soil on-Site, stockpiling, or loading or decontaminating transportation vehicles.
- Vehicle speeds shall be limited to 15 miles per hour on the Site.
- Soil shall be sprayed or misted as it is unloaded from transport vehicles if minimizing the drop heights does not adequately prevent dust generation.
- Vehicle tires shall be cleaned prior to leaving the Site.
- Adjacent public streets shall be inspected at least three times per day including once at the end of the shift and shall be swept using a vacuum street sweeper if necessary.
- Dust monitoring will be conducted to ensure that workers and other individuals in the vicinity, including community members, are not affected by fugitive dust. Dust monitoring will be conducted in compliance with Site-specific Air Monitoring Plan (see Appendix D of the Draft Final RAW). In the event that wind speeds exceed 25 miles per hour for more than 5 minutes in any one hour or when dust control measures are not able to prevent visible dust emissions, soil moving activities shall be halted until wind speeds decrease and no visible emissions are observed.
- All stockpiled soil that is not actively handled shall be securely covered with plastic sheeting.

Biological Resources

BIO-1: To avoid impacts to nesting birds and violation of state and federal laws pertaining to birds, if construction and construction noise occurs within the avian nesting season (from February 1 to September 15 or per local requirements), all suitable habitats located within the project's area of disturbance including staging and storage areas plus a 250-foot buffer for non-raptors and 1,000-foot buffer for raptors shall be thoroughly surveyed, as feasible, for the presence of active nests by a qualified biologist. Surveys for nesting birds shall occur no more than five days before commencement of any site disturbance activities and equipment mobilization. If project activities are delayed by more than five days, an additional nesting bird survey shall be performed. Active nesting is present if a bird is sitting in a nest, a nest has eggs or chicks in it, or adults are observed carrying food to the nest. The results of the surveys shall be documented. If it is determined that birds are actively nesting within the survey area, Mitigation Measure BIO-2 shall apply. Conversely, if the survey area is found to be absent of nesting birds, Mitigation Measure BIO-2 shall not be required.

BIO-2: If pre-construction nesting bird surveys result in the location of active nests, no site disturbance and mobilization of heavy equipment including, but not limited to, equipment staging, fence installation, clearing, grubbing, vegetation removal/modification, fence installation, demolition, and grading shall take place within 250 feet of non-raptor nests and 1,000 feet of raptor nests, or as determined by a qualified

biologist. Monitoring shall be required to ensure compliance with the Migratory Bird Treaty Act (MBTA) and relevant California Fish and Game Code requirements. Monitoring dates and findings shall be documented.

Mitigation Measure BIO-3/HAZ-6 (Draft Final RAW, Section 6.4): Existing Eucalyptus trees in the northwest corner of the property shall be preserved for the community and therefore the clean fill soil shall not be placed within the tree's vicinity and the existing grade adjustments to these trees will be maintained. Based on historic field investigation and sampling activities, lead concentrations (above the DTSC residential risk based screening level of 80 mg/kg) may exist within the vicinity of the tree. To avoid potential future exposure, a licensed landscape architect and/or arborist shall identify an appropriate cover material that will not harm the tree and will reduce the potential exposure of future site occupants to the impacted soil. Such cover material may include mulch, tan bark, or gravel.

Cultural Resources

CUL-1: In the event that archaeological, non-tribal, resources are unearthed during ground-disturbing activities, ground-disturbing activities shall be halted or diverted away from the vicinity of the find so that the find can be evaluated. A buffer area of at least 50 feet shall be established around the find where construction activities shall not be allowed to continue until a qualified archaeologist has examined the newly discovered artifact(s) and has evaluated the area of the find. Work shall be allowed to continue outside of the buffer area. All archaeological resources unearthed by project construction activities shall be evaluated by a qualified professional archaeologist, who meets the U.S. Secretary of the Interior's Professional Qualifications and Standards. Archaeological Sensitivity Training will be carried out by a qualified archaeologist for all personnel who will engage in ground moving activities on the site. DPR shall coordinate with the archaeologist to develop an appropriate treatment plan for the resources. The plan may include implementation of archaeological data recovery excavations to address treatment of the resource along with subsequent laboratory processing and analysis. If appropriate, the archaeologist may introduce archaeological monitoring on all or part of the site. An archaeological report will be written detailing all archaeological finds. Should the newly discovered artifacts be determined to be prehistoric, Mitigation Measure TRC-1 will be implemented as provided in Section 17, "Tribal Cultural Resources."

CUL-2: If the find includes human remains, or remains that are potentially human, he or she shall ensure reasonable protection measures are taken to protect the discovery from disturbance (AB 2641). The archaeologist shall notify the County Coroner (per §7050.5 of the Health and Safety Code). The provisions of §7050.5 of the California Health and Safety Code, Section 5097.98 of the California Public Resources Code, and Assembly Bill 2641 will be implemented. If the Coroner determines the remains are Native American and not the result of a crime scene, then the Coroner will notify the Native American Heritage Commission (NAHC), which then will designate a Native American Most Likely Descendant (MLD) for the project (§5097.98 of the Public Resources Code). The designated MLD will have 48 hours from the time access to the property is granted to make recommendations concerning treatment of the remains. If the landowner does not agree with the recommendations of the MLD, then the NAHC can mediate (§5097.94 of the Public Resources Code). If no agreement is reached, the landowner must rebury the remains where they will not be further disturbed (Section 5097.98 of the Public Resources Code). This will also include either recording the site with the NAHC or the appropriate Information Center; using an open space or conservation zoning designation or easement; or recording a reinternment document with the County in which the property is located (AB 2641). Work may not resume within the no-work radius until the lead agency, through consultation as appropriate, determines that the treatment measures have been completed to their satisfaction.

Hazards and Hazardous Materials

HAZ-1: To reduce the risks to human health and the environment from the release or potential release of site contamination, DANP shall obtain DTSC approval and implement a Final Removal Action Workplan, consistent with DTSC's approved *Technical Memorandum Data Evaluation Summary of Findings Justification for Land Use Covenant & Restrictions* and EPA's recommendations included in its September 2015 *Reasonable Steps Letter* for the proposed Del Amo Neighborhood Park Project prior to the start of any site remediation or construction work.

HAZ-2 (Draft Final RAW, Section 6.5.1): Entry of personnel and equipment into the construction areas (exclusion zones) will be controlled to avoid contact with constituents of interest (COIs) (e.g. lead) and related transfer of site soil. The surfaces of construction equipment will be brushed off to remove loose soil prior to their removal from the site. Prior to leaving the site, trucks will go through a decontamination process to ensure that site soils are not spread beyond the borders of the site. Specifics of the decontamination process will be finalized upon selection of subcontractors, but will adhere to specifications as set forth in the transportation plan. The anticipated decontamination procedure would include a dry procedure with "rumble strips" to shake off large particles and brooms and brushes to remove smaller particles. Daily street sweeping will be conducted to minimize impacts to the community. It is not anticipated that wet decontamination will be required. However, contingencies for inclement weather will include wet decontamination and the subsequent onsite collection of any excess water.

HAZ-3 (Draft Final RAW, Section 9.0 and Appendix G): A site-specific Health and Safety Plan (HASP) has been prepared for the site in accordance with current health and safety standards as specified by the federal and California OSHAs and submitted to DTSC prior to initiation of field work. The DANP shall require the on-site contractor and its subcontractors doing fieldwork in association with the project to either adopt and abide by the HASP, or develop their own safety plans which, at a minimum, meet the requirements of the HASP. All onsite personnel shall read the HASP and confirm their acceptance in writing before starting site activities.

HAZ-4 (Draft Final RAW, Appendix C, Section 4.2, and Appendix E, Section 3.0): The DANP shall implement a soil management plan to address potential adverse impacts related to disturbed, contaminated soils. The soil management plan shall address the following components:

- While excavation activities are taking place during grading, removed soil will be utilized as fill material at the site and placed below import cover fill material, underlain with a visual barrier. If the volume is greater than needed, it may be taken off site.

In the event that excavation for off-site disposal or unknown materials is required during grading, soil samples will be collected and analyzed for COIs to ensure the soils subject to excavation do not pose a health risk for the construction workers and neighborhood residents. No disturbing activities of the shallow soil rather than the anticipated activities described in the RAW shall be allowed prior to DTSC's approval.

HAZ-5 (Draft Final RAW, Section 6.5.5): The DANP shall install and maintain vapor barriers in any enclosed buildings built on site.

Mitigation Measure BIO-3/HAZ-6 (Draft Final RAW, Section 6.4): Existing Eucalyptus trees in the northwest corner of the property shall be preserved for the community and therefore the clean fill soil shall not be placed within the tree's vicinity and the existing grade adjustments to these trees will be maintained.

Based on historic field investigation and sampling activities, lead concentrations (above the DTSC residential risk based screening level of 80 mg/kg) may exist within the vicinity of the tree. To avoid potential future exposure, a licensed landscape architect and/or arborist shall identify an appropriate cover material that will not harm the tree and will reduce the potential exposure of future site occupants to the impacted soil. Such cover material may include mulch, tan bark, or gravel.

Hydrology and Water Quality

HYD-1 (Draft Final RAW, Section 6.5.3): Prior to removal action activities, any storm drains located near the site (offsite) will be identified and temporarily protected by placing waterproof covers over the drains or berms (e.g., straw wattles and fiber rolls) around them to prevent an unauthorized release. These temporary controls will be inspected daily to ensure proper placement and integrity.

HYD-2 (Draft Final RAW, Section 6.5.3): During soil importation activities, surface water shall be prevented from ponding or causing excessive erosion in the earthwork areas by placing berms (e.g., soil berms, straw wattles, or fiber rolls) around the areas to prevent water run-on or run-off. Soil piles will also be covered with plastic sheets and surrounded by berms.

HYD-3 (Draft Final RAW, Section 6.5.3): Excess stormwater may be diverted or containerized on-site in order to continue the field work. Depending on the risk level and potential contacts with the residual soil, the diverted or containerized water may be sampled for COIs in accordance with Stormwater Pollution Prevention Plan (SWPPP) and based upon the results of the analysis, disposed of, through existing stormwater inlets on-site, at a pre-approved treatment facility, or any other suitable manner that is approved by DTSC. A list of COIs for characterization of the diverted/containerized water will be provided to DTSC. The characterization of the water will be sufficient for DTSC to evaluate and determine if the method of disposal is appropriate.

Noise

NOI-1: To reduce potential temporary, construction-related increase in ambient noise levels at sensitive residential receptors:

- All construction occurring on the Del Amo Neighborhood Park Project shall occur in compliance with the requirements of the County of Los Angeles Construction Noise Standards set forth in Los Angeles County Code Section 12.08.400, including but not limited to the requirement for all internal combustion engines to be equipped with suitable exhaust and air intake silencers.
- Construction work hours shall be restricted to the hours of 7:00 AM to 7:00 PM, Monday to Saturday.
- Truck trips shall be routed to minimize travel on neighborhood residential roads to the maximum extent feasible.
- Construction and equipment staging areas shall be setup as far away as possible from adjacent residential areas. If feasible, staging areas shall be at least 175 feet from all adjacent residences. However, factors such as site specific ingress and egress requirements and the final planned sequence of construction activities may require staging areas to be located closer than 175 feet from adjacent residential areas.
- The following best management practices shall apply to equipment used on-site:

- If feasible electrical service connections are available, electrical power shall be used to run air compressors and similar power tools as much as possible. If electric power is not feasible, use "quiet" generators (e.g., MQ Whisperwatt or equivalent) rates no greater than 60 dBA at 50 feet or 67 dBA at 23 feet.
- All diesel compression-ignition equipment greater than 50 horsepower shall be operated with closed engine doors/mechanical compartments and equipped with factory-recommended mufflers.

- Prior to issuance of grading permits, the DANP shall submit a mitigation plan prepared by a qualified engineer or other acoustical expert for review and approval by the County's Departments of Regional Planning and Public Health that identifies the additional noise control measures that would be implemented construction activities within 175 feet of adjacent residences. These measures shall be designed to achieve compliance with the County's construction noise control requirements contained in Los Angeles County Code Section 12.08.440, and shall be designed to achieve a minimum 16 dB reduction from combined construction noise levels. Additional measures may include:
  - Restrict engine idling to no more than five minutes.
  - Use of temporary sound barriers at the property boundary or adjoining property lines. However, the inside face of any such barrier installed in close proximity to construction equipment shall be absorptive so that sound energy is not reflected back into the ambient environment.
  - Use of a sound enclosure (e.g., three sides with a partial top) to shield stationary noise sources (generators, pumps, compressors).
  - Provide notification to residential occupants adjacent to the project site at least 48 hours prior to initiation of construction activities that could significantly affect outdoor or indoor living areas (e.g., work activities within 50 feet of residences). This notification shall include the anticipated hours and duration of construction and a description of noise reduction measures. The notification shall include a contact name and telephone number for the construction contractor and DANP staff member responsible for receiving and resolving construction-related noise complaints.

Tribal Cultural Resources

TRC-1: If subsurface deposits believed to be Tribal Cultural Resources or human in origin are discovered during construction, all work must halt within a 100-foot radius of the discovery. A qualified professional archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards for prehistoric and historic archaeologist, shall be retained to evaluate the significance of the find, and shall have the authority to modify the no-work radius as appropriate, using professional judgment. The following notifications shall apply, depending on the nature of the find:

- If the professional archaeologist determines that the find does not represent a cultural resource, work may resume immediately and no agency notifications are required.

- If the professional archaeologist determines that the find does represent a Tribal Cultural Resource from any time period or cultural affiliation, he or she shall immediately notify the County. The agency shall consult on a finding of eligibility and implement appropriate treatment measures, if the find is determined to be eligible for inclusion in the National Register of Historic Places (NRHP) or

California Register of Historical Resources (CRHR). Work may not resume within the no-work radius until the lead agencies, through consultation as appropriate, determine that the site either: 1) is not eligible for the NRHP or CRHR; or 2) that the treatment measures have been completed to their satisfaction.

- If the find represents a Native American or potentially Native American resource that does not include human remains, then he or she shall further notify the Kizh Nation and the NAHC. The agency shall consult with the NAHC on a finding of eligibility and implement appropriate treatment measures, if the find is determined to be eligible for inclusion in the NRHP or CRHR. Work cannot resume within the no-work radius until the lead agencies, through consultation as appropriate, determine that the site either: 1) is not eligible for the NRHP or CRHR; or 2) that the treatment measures have been completed to their satisfaction.

TRC-2: At the southwest side of the project site (where a driveway is proposed), the southeast side of the project site (where a sidewalk is proposed), and all other areas where grading and excavation activities are proposed, shall be monitored by one tribal monitor representing the Kizh Nation. The tribal monitor shall have the authority to temporarily halt construction activities within 100 feet of a TCR or a potential TCR to determine if significant or potentially significant resources will be adversely affected by continuing construction activities. The tribal monitor shall use flagging tape, rope, or some other means, as necessary, to delineate the area of the find within which construction shall halt and the procedures in TRC-1 shall apply. Construction shall not take place within the delineated find area until the County consults on appropriate treatment. Tribal monitor may suggest options for treatment of finds for consideration. The County shall have ultimate authority over the treatment of new finds.

TRC-3: Consider All Potential Tribal Resources to be Significant. All Native American artifacts and finds suspected to be Native American in nature are to be considered as significant tribal cultural resources until the DPR has determined otherwise with the consultation of a qualified archaeologist and local tribal representative of the Kizh Nation and any other tribe as designated by the NAHC.

Transportation/Traffic

TRA-1 (Draft Final RAW, Sections 6.5.6 and 8.2, and Figure 9). DANP and/or its contractor will implement the Traffic Control Plan that has been prepared for the proposed project. During soil transport activities, trucks will enter the site though Del Amo Boulevard. A flagman will be located at the site to assist the truck drivers to safely drive into the site. Transportation will be coordinated in such a manner that at any given time, on-site trucks will be in communication with the site trucking coordinator. In addition, all vehicles will be required to maintain slow speeds (i.e., less than 15 mph) for safety and for dust control purposes (see Mitigation Measure AIR-2).

Prior to exiting the site, the site manager will be responsible for inspecting each truck to ensure that the trucks are empty of clean soil, the trucks do not contain extra soil from site areas, and that the truck's manifest has been completed and signed by the generator (or its agent) and the transporter. As the trucks leave the site, the flagman will assist the truck drivers so that they can safely merge with traffic on Del Amo Boulevard.

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Del Amo Neighborhood Park Project
Initial Study / Mitigated Negative Declaration

Appendix B
CalEEMod Emissions Estimate

Del Amo Neighborhood Park Project (Aug. 12cy)

South Coast AQMD Air District, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
City Park	8.10	Acre	8.10	352,836.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	31
Climate Zone	11			**Operational Year**	2019
Utility Company	Pacific Gas & Electric Company				
CO2 Intensity (lb/MWhr)	641.35	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - PTG - Model run for construction begining in August 2017 and the project utilizies 12cy trucks for hauling.

Land Use -

Construction Phase - PTG - model run updated to reflect longer hauling period based on the amount of soil that will need to be imported.

Grading - PTG - model run updated to reflect material imported and exported.

Trips and VMT - PTG - Model run updated to reflect additional haul trips from 12cy trucks.

Construction Off-road Equipment Mitigation - PTG - Model updated to reflect 66% of fleet mitigated for Tier II engines to reduce NOx emissions.

Del Amo Neighborhood Park Project (Aug. 12cy) - South Coast AQMD Air District, Annual

Table Name	Column Name	Default Value	New Value
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	40	0
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	4.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	6.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	9.00
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstructionPhase	NumDays	20.00	50.00
tblConstructionPhase	PhaseEndDate	10/22/2018	12/20/2018
tblConstructionPhase	PhaseEndDate	8/27/2018	10/5/2018
tblConstructionPhase	PhaseEndDate	10/9/2017	11/20/2017
tblConstructionPhase	PhaseEndDate	9/24/2018	11/23/2018
tblConstructionPhase	PhaseStartDate	9/25/2018	11/23/2018
tblConstructionPhase	PhaseStartDate	10/10/2017	11/20/2017
tblConstructionPhase	PhaseStartDate	8/28/2018	10/28/2018
tblGrading	MaterialExported	0.00	40.00
tblGrading	MaterialImported	0.00	33,800.00
tblProjectCharacteristics	OperationalYear	2018	2019
tblTripsAndVMT	HaulingTripNumber	4,230.00	5,642.00

2.0 Emissions Summary

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2017	0.2390	3.0340	1.4084	4.5400e-003	0.3412	0.1139	0.4551	0.1573	0.1058	0.2631	0.0000	430.1471	430.1471	0.0637	0.0000	431.7386
2018	0.3936	3.3177	2.8210	6.2300e-003	0.2039	0.1676	0.3715	0.0550	0.1575	0.2125	0.0000	566.5134	566.5134	0.0808	0.0000	568.5325
Maximum	**0.3936**	**3.3177**	**2.8210**	**6.2300e-003**	**0.3412**	**0.1676**	**0.4551**	**0.1573**	**0.1575**	**0.2631**	**0.0000**	**566.5134**	**566.5134**	**0.0808**	**0.0000**	**568.5325**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2017	0.1393	2.6423	1.4672	4.5400e-003	0.2003	0.0646	0.2649	0.0835	0.0632	0.1467	0.0000	430.1469	430.1469	0.0637	0.0000	431.7384
2018	0.3651	3.4067	2.8223	6.2300e-003	0.2039	0.1523	0.3562	0.0550	0.1457	0.2007	0.0000	566.5131	566.5131	0.0808	0.0000	568.5321
Maximum	**0.3651**	**3.4067**	**2.8223**	**6.2300e-003**	**0.2039**	**0.1523**	**0.3562**	**0.0835**	**0.1457**	**0.2007**	**0.0000**	**566.5131**	**566.5131**	**0.0808**	**0.0000**	**568.5321**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**20.27**	**4.76**	**-1.42**	**0.00**	**25.84**	**22.95**	**24.86**	**34.75**	**20.66**	**26.95**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	8-1-2017	10-31-2017	2.1178	1.7024
2	11-1-2017	1-31-2018	1.5193	1.4500
3	2-1-2018	4-30-2018	1.1065	1.1258
4	5-1-2018	7-31-2018	1.1406	1.1605
5	8-1-2018	9-30-2018	0.7563	0.7695
		Highest	2.1178	1.7024

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	3.3300e-003	0.0000	1.0000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.0000e-004	2.0000e-004	0.0000	0.0000	2.1000e-004
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	0.0198	0.1069	0.2546	8.0000e-004	0.0619	9.4000e-004	0.0629	0.0166	8.8000e-004	0.0175	0.0000	74.1878	74.1878	4.0800e-003	0.0000	74.2898
Waste						0.0000	0.0000		0.0000	0.0000	0.1421	0.0000	0.1421	8.4000e-003	0.0000	0.3520
Water						0.0000	0.0000		0.0000	0.0000	0.0000	31.1923	31.1923	1.4100e-003	2.9000e-004	31.3145
Total	**0.0231**	**0.1069**	**0.2547**	**8.0000e-004**	**0.0619**	**9.4000e-004**	**0.0629**	**0.0166**	**8.8000e-004**	**0.0175**	**0.1421**	**105.3802**	**105.5223**	**0.0139**	**2.9000e-004**	**105.9565**

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	3.3300e-003	0.0000	1.0000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.0000e-004	2.0000e-004	0.0000	0.0000	2.1000e-004
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	0.0198	0.1069	0.2546	8.0000e-004	0.0619	9.4000e-004	0.0629	0.0166	8.8000e-004	0.0175	0.0000	74.1878	74.1878	4.0800e-003	0.0000	74.2898
Waste						0.0000	0.0000		0.0000	0.0000	0.1421	0.0000	0.1421	8.4000e-003	0.0000	0.3520
Water						0.0000	0.0000		0.0000	0.0000	0.0000	31.1923	31.1923	1.4100e-003	2.9000e-004	31.3145
Total	**0.0231**	**0.1069**	**0.2547**	**8.0000e-004**	**0.0619**	**9.4000e-004**	**0.0629**	**0.0166**	**8.8000e-004**	**0.0175**	**0.1421**	**105.3802**	**105.5223**	**0.0139**	**2.9000e-004**	**105.9565**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	8/1/2017	8/28/2017	5	20	
2	Site Preparation	Site Preparation	8/29/2017	9/11/2017	5	10	
3	Grading	Grading	9/12/2017	11/20/2017	5	50	
4	Building Construction	Building Construction	11/20/2017	10/5/2018	5	230	
5	Paving	Paving	10/28/2018	11/23/2018	5	20	
6	Architectural Coating	Architectural Coating	11/23/2018	12/20/2018	5	20	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 25

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Del Amo Neighborhood Park Project (Aug. 12cy) - South Coast AQMD Air District, Annual

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Demolition	Excavators	3	8.00	158	0.38
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Grading	Excavators	1	8.00	158	0.38
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Paving	Pavers	2	8.00	130	0.42
Paving	Rollers	2	8.00	80	0.38
Demolition	Rubber Tired Dozers	2	8.00	247	0.40
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Grading	Graders	1	8.00	187	0.41
Grading	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Paving	Paving Equipment	2	8.00	132	0.36
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Building Construction	Welders	1	8.00	46	0.45

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Architectural Coating	1	30.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	148.00	58.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Demolition	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	6	15.00	0.00	5,642.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Use Cleaner Engines for Construction Equipment

Water Exposed Area

Clean Paved Roads

3.2 Demolition - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0410	0.4275	0.2301	3.9000e-004		0.0219	0.0219		0.0204	0.0204	0.0000	35.6005	35.6005	9.7300e-003	0.0000	35.8438
Total	**0.0410**	**0.4275**	**0.2301**	**3.9000e-004**		**0.0219**	**0.0219**		**0.0204**	**0.0204**	**0.0000**	**35.6005**	**35.6005**	**9.7300e-003**	**0.0000**	**35.8438**

3.2 Demolition - 2017

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	9.0000e-004	7.5000e-004	7.9800e-003	2.0000e-005	1.6500e-003	1.0000e-005	1.6600e-003	4.4000e-004	1.0000e-005	4.5000e-004	0.0000	1.6243	1.6243	6.0000e-005	0.0000	1.6259
Total	**9.0000e-004**	**7.5000e-004**	**7.9800e-003**	**2.0000e-005**	**1.6500e-003**	**1.0000e-005**	**1.6600e-003**	**4.4000e-004**	**1.0000e-005**	**4.5000e-004**	**0.0000**	**1.6243**	**1.6243**	**6.0000e-005**	**0.0000**	**1.6259**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0160	0.3197	0.2456	3.9000e-004		0.0102	0.0102		0.0102	0.0102	0.0000	35.6005	35.6005	9.7300e-003	0.0000	35.8438
Total	**0.0160**	**0.3197**	**0.2456**	**3.9000e-004**		**0.0102**	**0.0102**		**0.0102**	**0.0102**	**0.0000**	**35.6005**	**35.6005**	**9.7300e-003**	**0.0000**	**35.8438**

3.2 Demolition - 2017

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	9.0000e-004	7.5000e-004	7.9800e-003	2.0000e-005	1.6500e-003	1.0000e-005	1.6600e-003	4.4000e-004	1.0000e-005	4.5000e-004	0.0000	1.6243	1.6243	6.0000e-005	0.0000	1.6259
Total	**9.0000e-004**	**7.5000e-004**	**7.9800e-003**	**2.0000e-005**	**1.6500e-003**	**1.0000e-005**	**1.6600e-003**	**4.4000e-004**	**1.0000e-005**	**4.5000e-004**	**0.0000**	**1.6243**	**1.6243**	**6.0000e-005**	**0.0000**	**1.6259**

3.3 Site Preparation - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0903	0.0000	0.0903	0.0497	0.0000	0.0497	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0248	0.2614	0.1173	1.9000e-004		0.0144	0.0144		0.0132	0.0132	0.0000	17.6672	17.6672	5.4100e-003	0.0000	17.8025
Total	**0.0248**	**0.2614**	**0.1173**	**1.9000e-004**	**0.0903**	**0.0144**	**0.1047**	**0.0497**	**0.0132**	**0.0629**	**0.0000**	**17.6672**	**17.6672**	**5.4100e-003**	**0.0000**	**17.8025**

3.3 Site Preparation - 2017

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.4000e-004	4.5000e-004	4.7900e-003	1.0000e-005	9.9000e-004	1.0000e-005	1.0000e-003	2.6000e-004	1.0000e-005	2.7000e-004	0.0000	0.9746	0.9746	4.0000e-005	0.0000	0.9755
Total	**5.4000e-004**	**4.5000e-004**	**4.7900e-003**	**1.0000e-005**	**9.9000e-004**	**1.0000e-005**	**1.0000e-003**	**2.6000e-004**	**1.0000e-005**	**2.7000e-004**	**0.0000**	**0.9746**	**0.9746**	**4.0000e-005**	**0.0000**	**0.9755**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0407	0.0000	0.0407	0.0223	0.0000	0.0223	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	6.3900e-003	0.1687	0.1149	1.9000e-004		4.9500e-003	4.9500e-003		4.9100e-003	4.9100e-003	0.0000	17.6672	17.6672	5.4100e-003	0.0000	17.8025
Total	**6.3900e-003**	**0.1687**	**0.1149**	**1.9000e-004**	**0.0407**	**4.9500e-003**	**0.0456**	**0.0223**	**4.9100e-003**	**0.0273**	**0.0000**	**17.6672**	**17.6672**	**5.4100e-003**	**0.0000**	**17.8025**

3.3 Site Preparation - 2017

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.4000e-004	4.5000e-004	4.7900e-003	1.0000e-005	9.9000e-004	1.0000e-005	1.0000e-003	2.6000e-004	1.0000e-005	2.7000e-004	0.0000	0.9746	0.9746	4.0000e-005	0.0000	0.9755
Total	**5.4000e-004**	**4.5000e-004**	**4.7900e-003**	**1.0000e-005**	**9.9000e-004**	**1.0000e-005**	**1.0000e-003**	**2.6000e-004**	**1.0000e-005**	**2.7000e-004**	**0.0000**	**0.9746**	**0.9746**	**4.0000e-005**	**0.0000**	**0.9755**

3.4 Grading - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.1657	0.0000	0.1657	0.0845	0.0000	0.0845	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0768	0.8472	0.4276	7.4000e-004		0.0444	0.0444		0.0409	0.0409	0.0000	68.8987	68.8987	0.0211	0.0000	69.4264
Total	**0.0768**	**0.8472**	**0.4276**	**7.4000e-004**	**0.1657**	**0.0444**	**0.2102**	**0.0845**	**0.0409**	**0.1254**	**0.0000**	**68.8987**	**68.8987**	**0.0211**	**0.0000**	**69.4264**

3.4 Grading - 2017

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0284	0.9708	0.1790	2.2500e-003	0.0485	5.1000e-003	0.0536	0.0133	4.8800e-003	0.0182	0.0000	219.4078	219.4078	0.0157	0.0000	219.8009
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.2400e-003	1.8700e-003	0.0200	5.0000e-005	4.1100e-003	3.0000e-005	4.1500e-003	1.0900e-003	3.0000e-005	1.1200e-003	0.0000	4.0608	4.0608	1.5000e-004	0.0000	4.0646
Total	**0.0307**	**0.9726**	**0.1989**	**2.3000e-003**	**0.0526**	**5.1300e-003**	**0.0578**	**0.0144**	**4.9100e-003**	**0.0193**	**0.0000**	**223.4685**	**223.4685**	**0.0159**	**0.0000**	**223.8655**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0746	0.0000	0.0746	0.0380	0.0000	0.0380	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0265	0.6573	0.4752	7.4000e-004		0.0201	0.0201		0.0200	0.0200	0.0000	68.8986	68.8986	0.0211	0.0000	69.4263
Total	**0.0265**	**0.6573**	**0.4752**	**7.4000e-004**	**0.0746**	**0.0201**	**0.0947**	**0.0380**	**0.0200**	**0.0580**	**0.0000**	**68.8986**	**68.8986**	**0.0211**	**0.0000**	**69.4263**

3.4 Grading - 2017

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0284	0.9708	0.1790	2.2500e-003	0.0485	5.1000e-003	0.0536	0.0133	4.8800e-003	0.0182	0.0000	219.4078	219.4078	0.0157	0.0000	219.8009
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.2400e-003	1.8700e-003	0.0200	5.0000e-005	4.1100e-003	3.0000e-005	4.1500e-003	1.0900e-003	3.0000e-005	1.1200e-003	0.0000	4.0608	4.0608	1.5000e-004	0.0000	4.0646
Total	**0.0307**	**0.9726**	**0.1989**	**2.3000e-003**	**0.0526**	**5.1300e-003**	**0.0578**	**0.0144**	**4.9100e-003**	**0.0193**	**0.0000**	**223.4685**	**223.4685**	**0.0159**	**0.0000**	**223.8655**

3.5 Building Construction - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0467	0.3983	0.2727	4.0000e-004		0.0268	0.0268		0.0252	0.0252	0.0000	36.0739	36.0739	8.8900e-003	0.0000	36.2961
Total	**0.0467**	**0.3983**	**0.2727**	**4.0000e-004**		**0.0268**	**0.0268**		**0.0252**	**0.0252**	**0.0000**	**36.0739**	**36.0739**	**8.8900e-003**	**0.0000**	**36.2961**

3.5 Building Construction - 2017

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	4.2800e-003	0.1147	0.0308	2.3000e-004	5.4800e-003	9.8000e-004	6.4600e-003	1.5800e-003	9.3000e-004	2.5200e-003	0.0000	21.7996	21.7996	1.6300e-003	0.0000	21.8404
Worker	0.0133	0.0111	0.1182	2.7000e-004	0.0244	2.0000e-004	0.0246	6.4700e-003	1.9000e-004	6.6600e-003	0.0000	24.0398	24.0398	9.1000e-004	0.0000	24.0625
Total	**0.0176**	**0.1258**	**0.1489**	**5.0000e-004**	**0.0298**	**1.1800e-003**	**0.0310**	**8.0500e-003**	**1.1200e-003**	**9.1800e-003**	**0.0000**	**45.8394**	**45.8394**	**2.5400e-003**	**0.0000**	**45.9029**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0407	0.3970	0.2709	4.0000e-004		0.0230	0.0230		0.0220	0.0220	0.0000	36.0739	36.0739	8.8900e-003	0.0000	36.2961
Total	**0.0407**	**0.3970**	**0.2709**	**4.0000e-004**		**0.0230**	**0.0230**		**0.0220**	**0.0220**	**0.0000**	**36.0739**	**36.0739**	**8.8900e-003**	**0.0000**	**36.2961**

3.5 Building Construction - 2017

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	4.2800e-003	0.1147	0.0308	2.3000e-004	5.4800e-003	9.8000e-004	6.4600e-003	1.5800e-003	9.3000e-004	2.5200e-003	0.0000	21.7996	21.7996	1.6300e-003	0.0000	21.8404
Worker	0.0133	0.0111	0.1182	2.7000e-004	0.0244	2.0000e-004	0.0246	6.4700e-003	1.9000e-004	6.6600e-003	0.0000	24.0398	24.0398	9.1000e-004	0.0000	24.0625
Total	**0.0176**	**0.1258**	**0.1489**	**5.0000e-004**	**0.0298**	**1.1800e-003**	**0.0310**	**8.0500e-003**	**1.1200e-003**	**9.1800e-003**	**0.0000**	**45.8394**	**45.8394**	**2.5400e-003**	**0.0000**	**45.9029**

3.5 Building Construction - 2018

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.2680	2.3390	1.7580	2.6900e-003		0.1500	0.1500		0.1410	0.1410	0.0000	237.7672	237.7672	0.0583	0.0000	239.2236
Total	**0.2680**	**2.3390**	**1.7580**	**2.6900e-003**		**0.1500**	**0.1500**		**0.1410**	**0.1410**	**0.0000**	**237.7672**	**237.7672**	**0.0583**	**0.0000**	**239.2236**

3.5 Building Construction - 2018

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0251	0.7171	0.1848	1.5000e-003	0.0366	5.1700e-003	0.0417	0.0106	4.9400e-003	0.0155	0.0000	144.8746	144.8746	0.0103	0.0000	145.1324
Worker	0.0787	0.0644	0.6907	1.7300e-003	0.1624	1.3200e-003	0.1637	0.0431	1.2200e-003	0.0443	0.0000	155.7704	155.7704	5.3200e-003	0.0000	155.9033
Total	**0.1038**	**0.7815**	**0.8755**	**3.2300e-003**	**0.1989**	**6.4900e-003**	**0.2054**	**0.0537**	**6.1600e-003**	**0.0598**	**0.0000**	**300.6450**	**300.6450**	**0.0156**	**0.0000**	**301.0357**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.2395	2.4281	1.7593	2.6900e-003		0.1347	0.1347		0.1292	0.1292	0.0000	237.7670	237.7670	0.0583	0.0000	239.2233
Total	**0.2395**	**2.4281**	**1.7593**	**2.6900e-003**		**0.1347**	**0.1347**		**0.1292**	**0.1292**	**0.0000**	**237.7670**	**237.7670**	**0.0583**	**0.0000**	**239.2233**

3.5 Building Construction - 2018

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0251	0.7171	0.1848	1.5000e-003	0.0366	5.1700e-003	0.0417	0.0106	4.9400e-003	0.0155	0.0000	144.8746	144.8746	0.0103	0.0000	145.1324
Worker	0.0787	0.0644	0.6907	1.7300e-003	0.1624	1.3200e-003	0.1637	0.0431	1.2200e-003	0.0443	0.0000	155.7704	155.7704	5.3200e-003	0.0000	155.9033
Total	**0.1038**	**0.7815**	**0.8755**	**3.2300e-003**	**0.1989**	**6.4900e-003**	**0.2054**	**0.0537**	**6.1600e-003**	**0.0598**	**0.0000**	**300.6450**	**300.6450**	**0.0156**	**0.0000**	**301.0357**

3.6 Paving - 2018

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0164	0.1752	0.1480	2.3000e-004		9.5600e-003	9.5600e-003		8.8000e-003	8.8000e-003	0.0000	20.8116	20.8116	6.4800e-003	0.0000	20.9736
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0164**	**0.1752**	**0.1480**	**2.3000e-004**		**9.5600e-003**	**9.5600e-003**		**8.8000e-003**	**8.8000e-003**	**0.0000**	**20.8116**	**20.8116**	**6.4800e-003**	**0.0000**	**20.9736**

3.6 Paving - 2018

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	8.0000e-004	6.5000e-004	7.0000e-003	2.0000e-005	1.6500e-003	1.0000e-005	1.6600e-003	4.4000e-004	1.0000e-005	4.5000e-004	0.0000	1.5788	1.5788	5.0000e-005	0.0000	1.5801
Total	**8.0000e-004**	**6.5000e-004**	**7.0000e-003**	**2.0000e-005**	**1.6500e-003**	**1.0000e-005**	**1.6600e-003**	**4.4000e-004**	**1.0000e-005**	**4.5000e-004**	**0.0000**	**1.5788**	**1.5788**	**5.0000e-005**	**0.0000**	**1.5801**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0164	0.1752	0.1480	2.3000e-004		9.5600e-003	9.5600e-003		8.8000e-003	8.8000e-003	0.0000	20.8116	20.8116	6.4800e-003	0.0000	20.9736
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0164**	**0.1752**	**0.1480**	**2.3000e-004**		**9.5600e-003**	**9.5600e-003**		**8.8000e-003**	**8.8000e-003**	**0.0000**	**20.8116**	**20.8116**	**6.4800e-003**	**0.0000**	**20.9736**

3.6 Paving - 2018

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	8.0000e-004	6.5000e-004	7.0000e-003	2.0000e-005	1.6500e-003	1.0000e-005	1.6600e-003	4.4000e-004	1.0000e-005	4.5000e-004	0.0000	1.5788	1.5788	5.0000e-005	0.0000	1.5801
Total	**8.0000e-004**	**6.5000e-004**	**7.0000e-003**	**2.0000e-005**	**1.6500e-003**	**1.0000e-005**	**1.6600e-003**	**4.4000e-004**	**1.0000e-005**	**4.5000e-004**	**0.0000**	**1.5788**	**1.5788**	**5.0000e-005**	**0.0000**	**1.5801**

3.7 Architectural Coating - 2018

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.9900e-003	0.0201	0.0185	3.0000e-005		1.5100e-003	1.5100e-003		1.5100e-003	1.5100e-003	0.0000	2.5533	2.5533	2.4000e-004	0.0000	2.5593
Total	**2.9900e-003**	**0.0201**	**0.0185**	**3.0000e-005**		**1.5100e-003**	**1.5100e-003**		**1.5100e-003**	**1.5100e-003**	**0.0000**	**2.5533**	**2.5533**	**2.4000e-004**	**0.0000**	**2.5593**

3.7 Architectural Coating - 2018

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.5900e-003	1.3000e-003	0.0140	3.0000e-005	3.2900e-003	3.0000e-005	3.3200e-003	8.7000e-004	2.0000e-005	9.0000e-004	0.0000	3.1575	3.1575	1.1000e-004	0.0000	3.1602
Total	**1.5900e-003**	**1.3000e-003**	**0.0140**	**3.0000e-005**	**3.2900e-003**	**3.0000e-005**	**3.3200e-003**	**8.7000e-004**	**2.0000e-005**	**9.0000e-004**	**0.0000**	**3.1575**	**3.1575**	**1.1000e-004**	**0.0000**	**3.1602**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.9900e-003	0.0201	0.0185	3.0000e-005		1.5100e-003	1.5100e-003		1.5100e-003	1.5100e-003	0.0000	2.5533	2.5533	2.4000e-004	0.0000	2.5593
Total	**2.9900e-003**	**0.0201**	**0.0185**	**3.0000e-005**		**1.5100e-003**	**1.5100e-003**		**1.5100e-003**	**1.5100e-003**	**0.0000**	**2.5533**	**2.5533**	**2.4000e-004**	**0.0000**	**2.5593**

3.7 Architectural Coating - 2018

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.5900e-003	1.3000e-003	0.0140	3.0000e-005	3.2900e-003	3.0000e-005	3.3200e-003	8.7000e-004	2.0000e-005	9.0000e-004	0.0000	3.1575	3.1575	1.1000e-004	0.0000	3.1602
Total	**1.5900e-003**	**1.3000e-003**	**0.0140**	**3.0000e-005**	**3.2900e-003**	**3.0000e-005**	**3.3200e-003**	**8.7000e-004**	**2.0000e-005**	**9.0000e-004**	**0.0000**	**3.1575**	**3.1575**	**1.1000e-004**	**0.0000**	**3.1602**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.0198	0.1069	0.2546	8.0000e-004	0.0619	9.4000e-004	0.0629	0.0166	8.8000e-004	0.0175	0.0000	74.1878	74.1878	4.0800e-003	0.0000	74.2898
Unmitigated	0.0198	0.1069	0.2546	8.0000e-004	0.0619	9.4000e-004	0.0629	0.0166	8.8000e-004	0.0175	0.0000	74.1878	74.1878	4.0800e-003	0.0000	74.2898

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
City Park	15.31	184.28	135.59	162,957	162,957
Total	15.31	184.28	135.59	162,957	162,957

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
City Park	16.60	8.40	6.90	33.00	48.00	19.00	66	28	6

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
City Park	0.546418	0.044132	0.199182	0.124467	0.017484	0.005870	0.020172	0.031831	0.001999	0.002027	0.004724	0.000704	0.000991

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
NaturalGas Mitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
NaturalGas Unmitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
City Park	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
City Park	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
City Park	0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

5.3 Energy by Land Use - Electricity

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
City Park	0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	3.3300e-003	0.0000	1.0000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.0000e-004	2.0000e-004	0.0000	0.0000	2.1000e-004
Unmitigated	3.3300e-003	0.0000	1.0000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.0000e-004	2.0000e-004	0.0000	0.0000	2.1000e-004

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	3.3200e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	1.0000e-005	0.0000	1.0000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.0000e-004	2.0000e-004	0.0000	0.0000	2.1000e-004
Total	**3.3300e-003**	**0.0000**	**1.0000e-004**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**2.0000e-004**	**2.0000e-004**	**0.0000**	**0.0000**	**2.1000e-004**

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	3.3200e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	1.0000e-005	0.0000	1.0000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.0000e-004	2.0000e-004	0.0000	0.0000	2.1000e-004
Total	**3.3300e-003**	**0.0000**	**1.0000e-004**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**2.0000e-004**	**2.0000e-004**	**0.0000**	**0.0000**	**2.1000e-004**

7.0 Water Detail

7.1 Mitigation Measures Water

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	31.1923	1.4100e-003	2.9000e-004	31.3145
Unmitigated	31.1923	1.4100e-003	2.9000e-004	31.3145

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
City Park	0 / 9.651	31.1923	1.4100e-003	2.9000e-004	31.3145
Total		**31.1923**	**1.4100e-003**	**2.9000e-004**	**31.3145**

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
City Park	0 / 9.651	31.1923	1.4100e-003	2.9000e-004	31.3145
Total		**31.1923**	**1.4100e-003**	**2.9000e-004**	**31.3145**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	0.1421	8.4000e-003	0.0000	0.3520
Unmitigated	0.1421	8.4000e-003	0.0000	0.3520

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
City Park	0.7	0.1421	8.4000e-003	0.0000	0.3520
Total		**0.1421**	**8.4000e-003**	**0.0000**	**0.3520**

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
City Park	0.7	0.1421	8.4000e-003	0.0000	0.3520
Total		**0.1421**	**8.4000e-003**	**0.0000**	**0.3520**

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

Del Amo Neighborhood Park Project (Aug. 12cy)

South Coast AQMD Air District, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
City Park	8.10	Acre	8.10	352,836.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	31
Climate Zone	11			**Operational Year**	2019
Utility Company	Pacific Gas & Electric Company				
CO2 Intensity (lb/MWhr)	641.35	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - PTG - Model run for construction begining in August 2017 and the project utilizies 12cy trucks for hauling.

Land Use -

Construction Phase - PTG - model run updated to reflect longer hauling period based on the amount of soil that will need to be imported.

Grading - PTG - model run updated to reflect material imported and exported.

Trips and VMT - PTG - Model run updated to reflect additional haul trips from 12cy trucks.

Construction Off-road Equipment Mitigation - PTG - Model updated to reflect 66% of fleet mitigated for Tier II engines to reduce NOx emissions.

Table Name	Column Name	Default Value	New Value
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	40	0
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	4.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	6.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	9.00
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstructionPhase	NumDays	20.00	50.00
tblConstructionPhase	PhaseEndDate	10/22/2018	12/20/2018
tblConstructionPhase	PhaseEndDate	8/27/2018	10/5/2018
tblConstructionPhase	PhaseEndDate	10/9/2017	11/20/2017
tblConstructionPhase	PhaseEndDate	9/24/2018	11/23/2018
tblConstructionPhase	PhaseStartDate	9/25/2018	11/23/2018
tblConstructionPhase	PhaseStartDate	10/10/2017	11/20/2017
tblConstructionPhase	PhaseStartDate	8/28/2018	10/28/2018
tblGrading	MaterialExported	0.00	40.00
tblGrading	MaterialImported	0.00	33,800.00
tblProjectCharacteristics	OperationalYear	2018	2019
tblTripsAndVMT	HaulingTripNumber	4,230.00	5,642.00

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2017	8.5770	106.2217	53.4279	0.1829	18.2675	3.8477	21.1477	9.9840	3.5840	12.6339	0.0000	19,099.5943	19,099.5943	2.4563	0.0000	19,161.0017
2018	3.7237	30.9905	26.7568	0.0602	2.0255	1.5644	3.5899	0.5456	1.4712	2.0168	0.0000	6,041.7922	6,041.7922	0.8137	0.0000	6,062.1337
Maximum	**8.5770**	**106.2217**	**53.4279**	**0.1829**	**18.2675**	**3.8477**	**21.1477**	**9.9840**	**3.5840**	**12.6339**	**0.0000**	**19,099.5943**	**19,099.5943**	**2.4563**	**0.0000**	**19,161.0017**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2017	6.1627	98.5373	55.2075	0.1829	8.3310	2.6213	9.7694	4.5222	2.5376	5.5055	0.0000	19,099.5943	19,099.5943	2.4563	0.0000	19,161.0017
2018	3.4390	31.8811	26.7695	0.0602	2.0255	1.4114	3.4369	0.5456	1.3534	1.8990	0.0000	6,041.7922	6,041.7922	0.8137	0.0000	6,062.1337
Maximum	**6.1627**	**98.5373**	**55.2075**	**0.1829**	**8.3310**	**2.6213**	**9.7694**	**4.5222**	**2.5376**	**5.5055**	**0.0000**	**19,099.5943**	**19,099.5943**	**2.4563**	**0.0000**	**19,161.0017**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**21.94**	**4.95**	**-2.24**	**0.00**	**48.96**	**25.49**	**46.61**	**51.87**	**23.03**	**49.46**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.0183	1.0000e-005	8.4000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		1.7700e-003	1.7700e-003	0.0000		1.8900e-003
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	0.3799	1.8370	4.7518	0.0150	1.1275	0.0167	1.1442	0.3017	0.0157	0.3174		1,522.5694	1,522.5694	0.0810		1,524.5935
Total	**0.3981**	**1.8370**	**4.7526**	**0.0150**	**1.1275**	**0.0167**	**1.1442**	**0.3017**	**0.0157**	**0.3174**		**1,522.5712**	**1,522.5712**	**0.0810**	**0.0000**	**1,524.5954**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.0183	1.0000e-005	8.4000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		1.7700e-003	1.7700e-003	0.0000		1.8900e-003
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	0.3799	1.8370	4.7518	0.0150	1.1275	0.0167	1.1442	0.3017	0.0157	0.3174		1,522.5694	1,522.5694	0.0810		1,524.5935
Total	**0.3981**	**1.8370**	**4.7526**	**0.0150**	**1.1275**	**0.0167**	**1.1442**	**0.3017**	**0.0157**	**0.3174**		**1,522.5712**	**1,522.5712**	**0.0810**	**0.0000**	**1,524.5954**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	8/1/2017	8/28/2017	5	20	
2	Site Preparation	Site Preparation	8/29/2017	9/11/2017	5	10	
3	Grading	Grading	9/12/2017	11/20/2017	5	50	
4	Building Construction	Building Construction	11/20/2017	10/5/2018	5	230	
5	Paving	Paving	10/28/2018	11/23/2018	5	20	
6	Architectural Coating	Architectural Coating	11/23/2018	12/20/2018	5	20	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 25

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Demolition	Excavators	3	8.00	158	0.38
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Grading	Excavators	1	8.00	158	0.38
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Paving	Pavers	2	8.00	130	0.42
Paving	Rollers	2	8.00	80	0.38
Demolition	Rubber Tired Dozers	2	8.00	247	0.40
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Grading	Graders	1	8.00	187	0.41
Grading	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Paving	Paving Equipment	2	8.00	132	0.36
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Building Construction	Welders	1	8.00	46	0.45

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Architectural Coating	1	30.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	148.00	58.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Demolition	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	6	15.00	0.00	5,642.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Use Cleaner Engines for Construction Equipment

Water Exposed Area

Clean Paved Roads

3.2 Demolition - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	4.1031	42.7475	23.0122	0.0388		2.1935	2.1935		2.0425	2.0425		3,924.2833	3,924.2833	1.0730		3,951.1070
Total	**4.1031**	**42.7475**	**23.0122**	**0.0388**		**2.1935**	**2.1935**		**2.0425**	**2.0425**		**3,924.2833**	**3,924.2833**	**1.0730**		**3,951.1070**

3.2 Demolition - 2017

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0908	0.0665	0.8549	1.8900e-003	0.1677	1.3800e-003	0.1691	0.0445	1.2800e-003	0.0457		188.1527	188.1527	7.0900e-003		188.3299
Total	**0.0908**	**0.0665**	**0.8549**	**1.8900e-003**	**0.1677**	**1.3800e-003**	**0.1691**	**0.0445**	**1.2800e-003**	**0.0457**		**188.1527**	**188.1527**	**7.0900e-003**		**188.3299**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.6027	31.9714	24.5644	0.0388		1.0199	1.0199		1.0199	1.0199	0.0000	3,924.2833	3,924.2833	1.0730		3,951.1070
Total	**1.6027**	**31.9714**	**24.5644**	**0.0388**		**1.0199**	**1.0199**		**1.0199**	**1.0199**	**0.0000**	**3,924.2833**	**3,924.2833**	**1.0730**		**3,951.1070**

3.2 Demolition - 2017

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0908	0.0665	0.8549	1.8900e-003	0.1677	1.3800e-003	0.1691	0.0445	1.2800e-003	0.0457		188.1527	188.1527	7.0900e-003		188.3299
Total	**0.0908**	**0.0665**	**0.8549**	**1.8900e-003**	**0.1677**	**1.3800e-003**	**0.1691**	**0.0445**	**1.2800e-003**	**0.0457**		**188.1527**	**188.1527**	**7.0900e-003**		**188.3299**

3.3 Site Preparation - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					18.0663	0.0000	18.0663	9.9307	0.0000	9.9307			0.0000			0.0000
Off-Road	4.9608	52.2754	23.4554	0.0380		2.8786	2.8786		2.6483	2.6483		3,894.9500	3,894.9500	1.1934		3,924.7852
Total	**4.9608**	**52.2754**	**23.4554**	**0.0380**	**18.0663**	**2.8786**	**20.9448**	**9.9307**	**2.6483**	**12.5790**		**3,894.9500**	**3,894.9500**	**1.1934**		**3,924.7852**

3.3 Site Preparation - 2017

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.1090	0.0798	1.0259	2.2700e-003	0.2012	1.6600e-003	0.2029	0.0534	1.5300e-003	0.0549		225.7832	225.7832	8.5100e-003		225.9959
Total	**0.1090**	**0.0798**	**1.0259**	**2.2700e-003**	**0.2012**	**1.6600e-003**	**0.2029**	**0.0534**	**1.5300e-003**	**0.0549**		**225.7832**	**225.7832**	**8.5100e-003**		**225.9959**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					8.1298	0.0000	8.1298	4.4688	0.0000	4.4688			0.0000			0.0000
Off-Road	1.2781	33.7362	22.9807	0.0380		0.9891	0.9891		0.9818	0.9818	0.0000	3,894.9500	3,894.9500	1.1934		3,924.7852
Total	**1.2781**	**33.7362**	**22.9807**	**0.0380**	**8.1298**	**0.9891**	**9.1189**	**4.4688**	**0.9818**	**5.4506**	**0.0000**	**3,894.9500**	**3,894.9500**	**1.1934**		**3,924.7852**

3.3 Site Preparation - 2017

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.1090	0.0798	1.0259	2.2700e-003	0.2012	1.6600e-003	0.2029	0.0534	1.5300e-003	0.0549		225.7832	225.7832	8.5100e-003		225.9959
Total	**0.1090**	**0.0798**	**1.0259**	**2.2700e-003**	**0.2012**	**1.6600e-003**	**0.2029**	**0.0534**	**1.5300e-003**	**0.0549**		**225.7832**	**225.7832**	**8.5100e-003**		**225.9959**

3.4 Grading - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					6.6289	0.0000	6.6289	3.3791	0.0000	3.3791			0.0000			0.0000
Off-Road	3.0705	33.8868	17.1042	0.0297		1.7774	1.7774		1.6352	1.6352		3,037.9107	3,037.9107	0.9308		3,061.1809
Total	**3.0705**	**33.8868**	**17.1042**	**0.0297**	**6.6289**	**1.7774**	**8.4063**	**3.3791**	**1.6352**	**5.0143**		**3,037.9107**	**3,037.9107**	**0.9308**		**3,061.1809**

3.4 Grading - 2017

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	1.1241	37.5712	6.9052	0.0905	1.9719	0.2027	2.1746	0.5404	0.1939	0.7343		9,745.3250	9,745.3250	0.6793		9,762.3061
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0908	0.0665	0.8549	1.8900e-003	0.1677	1.3800e-003	0.1691	0.0445	1.2800e-003	0.0457		188.1527	188.1527	7.0900e-003		188.3299
Total	**1.2149**	**37.6377**	**7.7601**	**0.0924**	**2.1396**	**0.2041**	**2.3437**	**0.5849**	**0.1952**	**0.7801**		**9,933.4777**	**9,933.4777**	**0.6863**		**9,950.6360**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					2.9830	0.0000	2.9830	1.5206	0.0000	1.5206			0.0000			0.0000
Off-Road	1.0607	26.2903	19.0061	0.0297		0.8047	0.8047		0.7992	0.7992	0.0000	3,037.9107	3,037.9107	0.9308		3,061.1809
Total	**1.0607**	**26.2903**	**19.0061**	**0.0297**	**2.9830**	**0.8047**	**3.7877**	**1.5206**	**0.7992**	**2.3198**	**0.0000**	**3,037.9107**	**3,037.9107**	**0.9308**		**3,061.1809**

3.4 Grading - 2017

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	1.1241	37.5712	6.9052	0.0905	1.9719	0.2027	2.1746	0.5404	0.1939	0.7343		9,745.3250	9,745.3250	0.6793		9,762.3061
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0908	0.0665	0.8549	1.8900e-003	0.1677	1.3800e-003	0.1691	0.0445	1.2800e-003	0.0457		188.1527	188.1527	7.0900e-003		188.3299
Total	**1.2149**	**37.6377**	**7.7601**	**0.0924**	**2.1396**	**0.2041**	**2.3437**	**0.5849**	**0.1952**	**0.7801**		**9,933.4777**	**9,933.4777**	**0.6863**		**9,950.6360**

3.5 Building Construction - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	3.1149	26.5546	18.1825	0.0269		1.7879	1.7879		1.6791	1.6791		2,650.9797	2,650.9797	0.6531		2,667.3078
Total	**3.1149**	**26.5546**	**18.1825**	**0.0269**		**1.7879**	**1.7879**		**1.6791**	**1.6791**		**2,650.9797**	**2,650.9797**	**0.6531**		**2,667.3078**

3.5 Building Construction - 2017

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.2807	7.4864	1.9461	0.0152	0.3712	0.0647	0.4360	0.1069	0.0619	0.1688		1,620.7862	1,620.7862	0.1161		1,623.6887
Worker	0.8960	0.6562	8.4350	0.0187	1.6543	0.0137	1.6679	0.4387	0.0126	0.4513		1,856.4400	1,856.4400	0.0699		1,858.1882
Total	**1.1767**	**8.1426**	**10.3811**	**0.0339**	**2.0255**	**0.0784**	**2.1039**	**0.5456**	**0.0745**	**0.6201**		**3,477.2262**	**3,477.2262**	**0.1860**		**3,481.8770**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.7104	26.4668	18.0602	0.0269		1.5342	1.5342		1.4687	1.4687	0.0000	2,650.9797	2,650.9797	0.6531		2,667.3078
Total	**2.7104**	**26.4668**	**18.0602**	**0.0269**		**1.5342**	**1.5342**		**1.4687**	**1.4687**	**0.0000**	**2,650.9797**	**2,650.9797**	**0.6531**		**2,667.3078**

3.5 Building Construction - 2017

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.2807	7.4864	1.9461	0.0152	0.3712	0.0647	0.4360	0.1069	0.0619	0.1688		1,620.7862	1,620.7862	0.1161		1,623.6887
Worker	0.8960	0.6562	8.4350	0.0187	1.6543	0.0137	1.6679	0.4387	0.0126	0.4513		1,856.4400	1,856.4400	0.0699		1,858.1882
Total	**1.1767**	**8.1426**	**10.3811**	**0.0339**	**2.0255**	**0.0784**	**2.1039**	**0.5456**	**0.0745**	**0.6201**		**3,477.2262**	**3,477.2262**	**0.1860**		**3,481.8770**

3.5 Building Construction - 2018

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.6795	23.3900	17.5804	0.0269		1.4999	1.4999		1.4099	1.4099		2,620.9351	2,620.9351	0.6421		2,636.9883
Total	**2.6795**	**23.3900**	**17.5804**	**0.0269**		**1.4999**	**1.4999**		**1.4099**	**1.4099**		**2,620.9351**	**2,620.9351**	**0.6421**		**2,636.9883**

3.5 Building Construction - 2018

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.2468	7.0287	1.7504	0.0152	0.3712	0.0514	0.4226	0.1069	0.0491	0.1560		1,616.2166	1,616.2166	0.1100		1,618.9666
Worker	0.7975	0.5718	7.4260	0.0181	1.6543	0.0132	1.6675	0.4387	0.0122	0.4509		1,804.6405	1,804.6405	0.0615		1,806.1788
Total	**1.0442**	**7.6004**	**9.1764**	**0.0333**	**2.0255**	**0.0645**	**2.0901**	**0.5456**	**0.0613**	**0.6069**		**3,420.8571**	**3,420.8571**	**0.1715**		**3,425.1454**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.3948	24.2807	17.5931	0.0269		1.3469	1.3469		1.2921	1.2921	0.0000	2,620.9351	2,620.9351	0.6421		2,636.9883
Total	**2.3948**	**24.2807**	**17.5931**	**0.0269**		**1.3469**	**1.3469**		**1.2921**	**1.2921**	**0.0000**	**2,620.9351**	**2,620.9351**	**0.6421**		**2,636.9883**

3.5 Building Construction - 2018

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.2468	7.0287	1.7504	0.0152	0.3712	0.0514	0.4226	0.1069	0.0491	0.1560		1,616.2166	1,616.2166	0.1100		1,618.9666
Worker	0.7975	0.5718	7.4260	0.0181	1.6543	0.0132	1.6675	0.4387	0.0122	0.4509		1,804.6405	1,804.6405	0.0615		1,806.1788
Total	**1.0442**	**7.6004**	**9.1764**	**0.0333**	**2.0255**	**0.0645**	**2.0901**	**0.5456**	**0.0613**	**0.6069**		**3,420.8571**	**3,420.8571**	**0.1715**		**3,425.1454**

3.6 Paving - 2018

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.6437	17.5209	14.7964	0.0228		0.9561	0.9561		0.8797	0.8797		2,294.0887	2,294.0887	0.7142		2,311.9432
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.6437**	**17.5209**	**14.7964**	**0.0228**		**0.9561**	**0.9561**		**0.8797**	**0.8797**		**2,294.0887**	**2,294.0887**	**0.7142**		**2,311.9432**

3.6 Paving - 2018

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0808	0.0580	0.7526	1.8400e-003	0.1677	1.3400e-003	0.1690	0.0445	1.2300e-003	0.0457		182.9028	182.9028	6.2400e-003		183.0587
Total	**0.0808**	**0.0580**	**0.7526**	**1.8400e-003**	**0.1677**	**1.3400e-003**	**0.1690**	**0.0445**	**1.2300e-003**	**0.0457**		**182.9028**	**182.9028**	**6.2400e-003**		**183.0587**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.6437	17.5209	14.7964	0.0228		0.9561	0.9561		0.8797	0.8797	0.0000	2,294.0887	2,294.0887	0.7142		2,311.9432
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.6437**	**17.5209**	**14.7964**	**0.0228**		**0.9561**	**0.9561**		**0.8797**	**0.8797**	**0.0000**	**2,294.0887**	**2,294.0887**	**0.7142**		**2,311.9432**

3.6 Paving - 2018

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0808	0.0580	0.7526	1.8400e-003	0.1677	1.3400e-003	0.1690	0.0445	1.2300e-003	0.0457		182.9028	182.9028	6.2400e-003		183.0587
Total	**0.0808**	**0.0580**	**0.7526**	**1.8400e-003**	**0.1677**	**1.3400e-003**	**0.1690**	**0.0445**	**1.2300e-003**	**0.0457**		**182.9028**	**182.9028**	**6.2400e-003**		**183.0587**

3.7 Architectural Coating - 2018

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2986	2.0058	1.8542	2.9700e-003		0.1506	0.1506		0.1506	0.1506		281.4485	281.4485	0.0267		282.1171
Total	**0.2986**	**2.0058**	**1.8542**	**2.9700e-003**		**0.1506**	**0.1506**		**0.1506**	**0.1506**		**281.4485**	**281.4485**	**0.0267**		**282.1171**

3.7 Architectural Coating - 2018

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.1617	0.1159	1.5053	3.6800e-003	0.3353	2.6700e-003	0.3380	0.0889	2.4600e-003	0.0914		365.8055	365.8055	0.0125		366.1173
Total	**0.1617**	**0.1159**	**1.5053**	**3.6800e-003**	**0.3353**	**2.6700e-003**	**0.3380**	**0.0889**	**2.4600e-003**	**0.0914**		**365.8055**	**365.8055**	**0.0125**		**366.1173**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2986	2.0058	1.8542	2.9700e-003		0.1506	0.1506		0.1506	0.1506	0.0000	281.4485	281.4485	0.0267		282.1171
Total	**0.2986**	**2.0058**	**1.8542**	**2.9700e-003**		**0.1506**	**0.1506**		**0.1506**	**0.1506**	**0.0000**	**281.4485**	**281.4485**	**0.0267**		**282.1171**

3.7 Architectural Coating - 2018

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.1617	0.1159	1.5053	3.6800e-003	0.3353	2.6700e-003	0.3380	0.0889	2.4600e-003	0.0914		365.8055	365.8055	0.0125		366.1173
Total	**0.1617**	**0.1159**	**1.5053**	**3.6800e-003**	**0.3353**	**2.6700e-003**	**0.3380**	**0.0889**	**2.4600e-003**	**0.0914**		**365.8055**	**365.8055**	**0.0125**		**366.1173**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.3799	1.8370	4.7518	0.0150	1.1275	0.0167	1.1442	0.3017	0.0157	0.3174		1,522.5694	1,522.5694	0.0810		1,524.5935
Unmitigated	0.3799	1.8370	4.7518	0.0150	1.1275	0.0167	1.1442	0.3017	0.0157	0.3174		1,522.5694	1,522.5694	0.0810		1,524.5935

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
City Park	15.31	184.28	135.59	162,957	162,957
Total	15.31	184.28	135.59	162,957	162,957

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
City Park	16.60	8.40	6.90	33.00	48.00	19.00	66	28	6

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
City Park	0.546418	0.044132	0.199182	0.124467	0.017484	0.005870	0.020172	0.031831	0.001999	0.002027	0.004724	0.000704	0.000991

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
NaturalGas Unmitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
City Park	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
City Park	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.0183	1.0000e-005	8.4000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		1.7700e-003	1.7700e-003	0.0000		1.8900e-003
Unmitigated	0.0183	1.0000e-005	8.4000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		1.7700e-003	1.7700e-003	0.0000		1.8900e-003

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.0182					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	8.0000e-005	1.0000e-005	8.4000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		1.7700e-003	1.7700e-003	0.0000		1.8900e-003
Total	**0.0183**	**1.0000e-005**	**8.4000e-004**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**		**1.7700e-003**	**1.7700e-003**	**0.0000**		**1.8900e-003**

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.0182					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	8.0000e-005	1.0000e-005	8.4000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		1.7700e-003	1.7700e-003	0.0000		1.8900e-003
Total	**0.0183**	**1.0000e-005**	**8.4000e-004**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**		**1.7700e-003**	**1.7700e-003**	**0.0000**		**1.8900e-003**

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

Del Amo Neighborhood Park Project (Aug. 12cy)

South Coast AQMD Air District, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
City Park	8.10	Acre	8.10	352,836.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	31
Climate Zone	11			**Operational Year**	2019
Utility Company	Pacific Gas & Electric Company				
CO2 Intensity (lb/MWhr)	641.35	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - PTG - Model run for construction begining in August 2017 and the project utilizies 12cy trucks for hauling.

Land Use -

Construction Phase - PTG - model run updated to reflect longer hauling period based on the amount of soil that will need to be imported.

Grading - PTG - model run updated to reflect material imported and exported.

Trips and VMT - PTG - Model run updated to reflect additional haul trips from 12cy trucks.

Construction Off-road Equipment Mitigation - PTG - Model updated to reflect 66% of fleet mitigated for Tier II engines to reduce NOx emissions.

Table Name	Column Name	Default Value	New Value
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	40	0
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	4.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	6.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	9.00
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstructionPhase	NumDays	20.00	50.00
tblConstructionPhase	PhaseEndDate	10/22/2018	12/20/2018
tblConstructionPhase	PhaseEndDate	8/27/2018	10/5/2018
tblConstructionPhase	PhaseEndDate	10/9/2017	11/20/2017
tblConstructionPhase	PhaseEndDate	9/24/2018	11/23/2018
tblConstructionPhase	PhaseStartDate	9/25/2018	11/23/2018
tblConstructionPhase	PhaseStartDate	10/10/2017	11/20/2017
tblConstructionPhase	PhaseStartDate	8/28/2018	10/28/2018
tblGrading	MaterialExported	0.00	40.00
tblGrading	MaterialImported	0.00	33,800.00
tblProjectCharacteristics	OperationalYear	2018	2019
tblTripsAndVMT	HaulingTripNumber	4,230.00	5,642.00

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2017	8.7053	106.8868	53.3708	0.1796	18.2675	3.8519	21.1477	9.9840	3.5880	12.6339	0.0000	18,754.0163	18,754.0163	2.4918	0.0000	18,816.3115
2018	3.8041	31.0568	26.2441	0.0586	2.0255	1.5652	3.5907	0.5456	1.4720	2.0176	0.0000	5,879.5277	5,879.5277	0.8179	0.0000	5,899.9754
Maximum	**8.7053**	**106.8868**	**53.3708**	**0.1796**	**18.2675**	**3.8519**	**21.1477**	**9.9840**	**3.5880**	**12.6339**	**0.0000**	**18,754.0163**	**18,754.0163**	**2.4918**	**0.0000**	**18,816.3115**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2017	6.2911	99.2024	55.1503	0.1796	8.3310	2.6255	9.7736	4.5222	2.5416	5.5055	0.0000	18,754.0163	18,754.0163	2.4918	0.0000	18,816.3115
2018	3.5194	31.9474	26.2567	0.0586	2.0255	1.4122	3.4377	0.5456	1.3542	1.8998	0.0000	5,879.5277	5,879.5277	0.8179	0.0000	5,899.9754
Maximum	**6.2911**	**99.2024**	**55.1503**	**0.1796**	**8.3310**	**2.6255**	**9.7736**	**4.5222**	**2.5416**	**5.5055**	**0.0000**	**18,754.0163**	**18,754.0163**	**2.4918**	**0.0000**	**18,816.3115**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**21.58**	**4.93**	**-2.25**	**0.00**	**48.96**	**25.46**	**46.60**	**51.87**	**23.01**	**49.46**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.0183	1.0000e-005	8.4000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		1.7700e-003	1.7700e-003	0.0000		1.8900e-003
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	0.3625	1.8774	4.4883	0.0142	1.1275	0.0168	1.1444	0.3017	0.0158	0.3176		1,440.5123	1,440.5123	0.0810		1,442.5361
Total	**0.3807**	**1.8774**	**4.4891**	**0.0142**	**1.1275**	**0.0168**	**1.1444**	**0.3017**	**0.0158**	**0.3176**		**1,440.5141**	**1,440.5141**	**0.0810**	**0.0000**	**1,442.5380**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.0183	1.0000e-005	8.4000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		1.7700e-003	1.7700e-003	0.0000		1.8900e-003
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	0.3625	1.8774	4.4883	0.0142	1.1275	0.0168	1.1444	0.3017	0.0158	0.3176		1,440.5123	1,440.5123	0.0810		1,442.5361
Total	**0.3807**	**1.8774**	**4.4891**	**0.0142**	**1.1275**	**0.0168**	**1.1444**	**0.3017**	**0.0158**	**0.3176**		**1,440.5141**	**1,440.5141**	**0.0810**	**0.0000**	**1,442.5380**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	8/1/2017	8/28/2017	5	20	
2	Site Preparation	Site Preparation	8/29/2017	9/11/2017	5	10	
3	Grading	Grading	9/12/2017	11/20/2017	5	50	
4	Building Construction	Building Construction	11/20/2017	10/5/2018	5	230	
5	Paving	Paving	10/28/2018	11/23/2018	5	20	
6	Architectural Coating	Architectural Coating	11/23/2018	12/20/2018	5	20	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 25

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Del Amo Neighborhood Park Project (Aug. 12cy) - South Coast AQMD Air District, Winter

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Demolition	Excavators	3	8.00	158	0.38
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Grading	Excavators	1	8.00	158	0.38
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Paving	Pavers	2	8.00	130	0.42
Paving	Rollers	2	8.00	80	0.38
Demolition	Rubber Tired Dozers	2	8.00	247	0.40
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Grading	Graders	1	8.00	187	0.41
Grading	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Paving	Paving Equipment	2	8.00	132	0.36
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Building Construction	Welders	1	8.00	46	0.45

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Architectural Coating	1	30.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	148.00	58.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Demolition	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	6	15.00	0.00	5,642.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Use Cleaner Engines for Construction Equipment

Water Exposed Area

Clean Paved Roads

3.2 Demolition - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	4.1031	42.7475	23.0122	0.0388		2.1935	2.1935		2.0425	2.0425		3,924.2833	3,924.2833	1.0730		3,951.1070
Total	**4.1031**	**42.7475**	**23.0122**	**0.0388**		**2.1935**	**2.1935**		**2.0425**	**2.0425**		**3,924.2833**	**3,924.2833**	**1.0730**		**3,951.1070**

3.2 Demolition - 2017

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0987	0.0729	0.7775	1.7700e-003	0.1677	1.3800e-003	0.1691	0.0445	1.2800e-003	0.0457		176.0472	176.0472	6.6600e-003		176.2136
Total	**0.0987**	**0.0729**	**0.7775**	**1.7700e-003**	**0.1677**	**1.3800e-003**	**0.1691**	**0.0445**	**1.2800e-003**	**0.0457**		**176.0472**	**176.0472**	**6.6600e-003**		**176.2136**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.6027	31.9714	24.5644	0.0388		1.0199	1.0199		1.0199	1.0199	0.0000	3,924.2833	3,924.2833	1.0730		3,951.1070
Total	**1.6027**	**31.9714**	**24.5644**	**0.0388**		**1.0199**	**1.0199**		**1.0199**	**1.0199**	**0.0000**	**3,924.2833**	**3,924.2833**	**1.0730**		**3,951.1070**

3.2 Demolition - 2017

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0987	0.0729	0.7775	1.7700e-003	0.1677	1.3800e-003	0.1691	0.0445	1.2800e-003	0.0457		176.0472	176.0472	6.6600e-003		176.2136
Total	**0.0987**	**0.0729**	**0.7775**	**1.7700e-003**	**0.1677**	**1.3800e-003**	**0.1691**	**0.0445**	**1.2800e-003**	**0.0457**		**176.0472**	**176.0472**	**6.6600e-003**		**176.2136**

3.3 Site Preparation - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					18.0663	0.0000	18.0663	9.9307	0.0000	9.9307			0.0000			0.0000
Off-Road	4.9608	52.2754	23.4554	0.0380		2.8786	2.8786		2.6483	2.6483		3,894.9500	3,894.9500	1.1934		3,924.7852
Total	**4.9608**	**52.2754**	**23.4554**	**0.0380**	**18.0663**	**2.8786**	**20.9448**	**9.9307**	**2.6483**	**12.5790**		**3,894.9500**	**3,894.9500**	**1.1934**		**3,924.7852**

3.3 Site Preparation - 2017

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.1184	0.0875	0.9330	2.1200e-003	0.2012	1.6600e-003	0.2029	0.0534	1.5300e-003	0.0549		211.2566	211.2566	7.9900e-003		211.4563
Total	**0.1184**	**0.0875**	**0.9330**	**2.1200e-003**	**0.2012**	**1.6600e-003**	**0.2029**	**0.0534**	**1.5300e-003**	**0.0549**		**211.2566**	**211.2566**	**7.9900e-003**		**211.4563**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					8.1298	0.0000	8.1298	4.4688	0.0000	4.4688			0.0000			0.0000
Off-Road	1.2781	33.7362	22.9807	0.0380		0.9891	0.9891		0.9818	0.9818	0.0000	3,894.9500	3,894.9500	1.1934		3,924.7852
Total	**1.2781**	**33.7362**	**22.9807**	**0.0380**	**8.1298**	**0.9891**	**9.1189**	**4.4688**	**0.9818**	**5.4506**	**0.0000**	**3,894.9500**	**3,894.9500**	**1.1934**		**3,924.7852**

3.3 Site Preparation - 2017

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.1184	0.0875	0.9330	2.1200e-003	0.2012	1.6600e-003	0.2029	0.0534	1.5300e-003	0.0549		211.2566	211.2566	7.9900e-003		211.4563
Total	**0.1184**	**0.0875**	**0.9330**	**2.1200e-003**	**0.2012**	**1.6600e-003**	**0.2029**	**0.0534**	**1.5300e-003**	**0.0549**		**211.2566**	**211.2566**	**7.9900e-003**		**211.4563**

3.4 Grading - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					6.6289	0.0000	6.6289	3.3791	0.0000	3.3791			0.0000			0.0000
Off-Road	3.0705	33.8868	17.1042	0.0297		1.7774	1.7774		1.6352	1.6352		3,037.9107	3,037.9107	0.9308		3,061.1809
Total	**3.0705**	**33.8868**	**17.1042**	**0.0297**	**6.6289**	**1.7774**	**8.4063**	**3.3791**	**1.6352**	**5.0143**		**3,037.9107**	**3,037.9107**	**0.9308**		**3,061.1809**

3.4 Grading - 2017

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	1.1553	38.1440	7.4843	0.0890	1.9719	0.2059	2.1778	0.5404	0.1970	0.7374		9,576.0417	9,576.0417	0.7110		9,593.8154
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0987	0.0729	0.7775	1.7700e-003	0.1677	1.3800e-003	0.1691	0.0445	1.2800e-003	0.0457		176.0472	176.0472	6.6600e-003		176.2136
Total	**1.2540**	**38.2169**	**8.2618**	**0.0907**	**2.1396**	**0.2073**	**2.3469**	**0.5849**	**0.1983**	**0.7832**		**9,752.0888**	**9,752.0888**	**0.7176**		**9,770.0290**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					2.9830	0.0000	2.9830	1.5206	0.0000	1.5206			0.0000			0.0000
Off-Road	1.0607	26.2903	19.0061	0.0297		0.8047	0.8047		0.7992	0.7992	0.0000	3,037.9107	3,037.9107	0.9308		3,061.1809
Total	**1.0607**	**26.2903**	**19.0061**	**0.0297**	**2.9830**	**0.8047**	**3.7877**	**1.5206**	**0.7992**	**2.3198**	**0.0000**	**3,037.9107**	**3,037.9107**	**0.9308**		**3,061.1809**

3.4 Grading - 2017

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	1.1553	38.1440	7.4843	0.0890	1.9719	0.2059	2.1778	0.5404	0.1970	0.7374		9,576.0417	9,576.0417	0.7110		9,593.8154
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0987	0.0729	0.7775	1.7700e-003	0.1677	1.3800e-003	0.1691	0.0445	1.2800e-003	0.0457		176.0472	176.0472	6.6600e-003		176.2136
Total	**1.2540**	**38.2169**	**8.2618**	**0.0907**	**2.1396**	**0.2073**	**2.3469**	**0.5849**	**0.1983**	**0.7832**		**9,752.0888**	**9,752.0888**	**0.7176**		**9,770.0290**

3.5 Building Construction - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	3.1149	26.5546	18.1825	0.0269		1.7879	1.7879		1.6791	1.6791		2,650.9797	2,650.9797	0.6531		2,667.3078
Total	**3.1149**	**26.5546**	**18.1825**	**0.0269**		**1.7879**	**1.7879**		**1.6791**	**1.6791**		**2,650.9797**	**2,650.9797**	**0.6531**		**2,667.3078**

3.5 Building Construction - 2017

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.2925	7.5095	2.1511	0.0148	0.3712	0.0657	0.4369	0.1069	0.0629	0.1697		1,576.0384	1,576.0384	0.1246		1,579.1532
Worker	0.9735	0.7191	7.6712	0.0175	1.6543	0.0137	1.6679	0.4387	0.0126	0.4513		1,736.9986	1,736.9986	0.0657		1,738.6406
Total	**1.2660**	**8.2285**	**9.8223**	**0.0323**	**2.0255**	**0.0794**	**2.1049**	**0.5456**	**0.0754**	**0.6210**		**3,313.0371**	**3,313.0371**	**0.1903**		**3,317.7938**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.7104	26.4668	18.0602	0.0269		1.5342	1.5342		1.4687	1.4687	0.0000	2,650.9797	2,650.9797	0.6531		2,667.3078
Total	**2.7104**	**26.4668**	**18.0602**	**0.0269**		**1.5342**	**1.5342**		**1.4687**	**1.4687**	**0.0000**	**2,650.9797**	**2,650.9797**	**0.6531**		**2,667.3078**

3.5 Building Construction - 2017

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.2925	7.5095	2.1511	0.0148	0.3712	0.0657	0.4369	0.1069	0.0629	0.1697		1,576.0384	1,576.0384	0.1246		1,579.1532
Worker	0.9735	0.7191	7.6712	0.0175	1.6543	0.0137	1.6679	0.4387	0.0126	0.4513		1,736.9986	1,736.9986	0.0657		1,738.6406
Total	**1.2660**	**8.2285**	**9.8223**	**0.0323**	**2.0255**	**0.0794**	**2.1049**	**0.5456**	**0.0754**	**0.6210**		**3,313.0371**	**3,313.0371**	**0.1903**		**3,317.7938**

3.5 Building Construction - 2018

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.6795	23.3900	17.5804	0.0269		1.4999	1.4999		1.4099	1.4099		2,620.9351	2,620.9351	0.6421		2,636.9883
Total	**2.6795**	**23.3900**	**17.5804**	**0.0269**		**1.4999**	**1.4999**		**1.4099**	**1.4099**		**2,620.9351**	**2,620.9351**	**0.6421**		**2,636.9883**

3.5 Building Construction - 2018

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.2576	7.0404	1.9431	0.0148	0.3712	0.0521	0.4234	0.1069	0.0499	0.1568		1,570.3874	1,570.3874	0.1182		1,573.3417
Worker	0.8671	0.6264	6.7206	0.0170	1.6543	0.0132	1.6675	0.4387	0.0122	0.4509		1,688.2052	1,688.2052	0.0576		1,689.6454
Total	**1.1246**	**7.6668**	**8.6637**	**0.0317**	**2.0255**	**0.0653**	**2.0908**	**0.5456**	**0.0620**	**0.6076**		**3,258.5926**	**3,258.5926**	**0.1758**		**3,262.9871**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.3948	24.2807	17.5931	0.0269		1.3469	1.3469		1.2921	1.2921	0.0000	2,620.9351	2,620.9351	0.6421		2,636.9883
Total	**2.3948**	**24.2807**	**17.5931**	**0.0269**		**1.3469**	**1.3469**		**1.2921**	**1.2921**	**0.0000**	**2,620.9351**	**2,620.9351**	**0.6421**		**2,636.9883**

3.5 Building Construction - 2018

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.2576	7.0404	1.9431	0.0148	0.3712	0.0521	0.4234	0.1069	0.0499	0.1568		1,570.3874	1,570.3874	0.1182		1,573.3417
Worker	0.8671	0.6264	6.7206	0.0170	1.6543	0.0132	1.6675	0.4387	0.0122	0.4509		1,688.2052	1,688.2052	0.0576		1,689.6454
Total	**1.1246**	**7.6668**	**8.6637**	**0.0317**	**2.0255**	**0.0653**	**2.0908**	**0.5456**	**0.0620**	**0.6076**		**3,258.5926**	**3,258.5926**	**0.1758**		**3,262.9871**

3.6 Paving - 2018

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.6437	17.5209	14.7964	0.0228		0.9561	0.9561		0.8797	0.8797		2,294.0887	2,294.0887	0.7142		2,311.9432
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.6437**	**17.5209**	**14.7964**	**0.0228**		**0.9561**	**0.9561**		**0.8797**	**0.8797**		**2,294.0887**	**2,294.0887**	**0.7142**		**2,311.9432**

3.6 Paving - 2018

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0879	0.0635	0.6811	1.7200e-003	0.1677	1.3400e-003	0.1690	0.0445	1.2300e-003	0.0457		171.1019	171.1019	5.8400e-003		171.2479
Total	**0.0879**	**0.0635**	**0.6811**	**1.7200e-003**	**0.1677**	**1.3400e-003**	**0.1690**	**0.0445**	**1.2300e-003**	**0.0457**		**171.1019**	**171.1019**	**5.8400e-003**		**171.2479**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.6437	17.5209	14.7964	0.0228		0.9561	0.9561		0.8797	0.8797	0.0000	2,294.0887	2,294.0887	0.7142		2,311.9432
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.6437**	**17.5209**	**14.7964**	**0.0228**		**0.9561**	**0.9561**		**0.8797**	**0.8797**	**0.0000**	**2,294.0887**	**2,294.0887**	**0.7142**		**2,311.9432**

3.6 Paving - 2018

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0879	0.0635	0.6811	1.7200e-003	0.1677	1.3400e-003	0.1690	0.0445	1.2300e-003	0.0457		171.1019	171.1019	5.8400e-003		171.2479
Total	**0.0879**	**0.0635**	**0.6811**	**1.7200e-003**	**0.1677**	**1.3400e-003**	**0.1690**	**0.0445**	**1.2300e-003**	**0.0457**		**171.1019**	**171.1019**	**5.8400e-003**		**171.2479**

3.7 Architectural Coating - 2018

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2986	2.0058	1.8542	2.9700e-003		0.1506	0.1506		0.1506	0.1506		281.4485	281.4485	0.0267		282.1171
Total	**0.2986**	**2.0058**	**1.8542**	**2.9700e-003**		**0.1506**	**0.1506**		**0.1506**	**0.1506**		**281.4485**	**281.4485**	**0.0267**		**282.1171**

3.7 Architectural Coating - 2018

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.1758	0.1270	1.3623	3.4400e-003	0.3353	2.6700e-003	0.3380	0.0889	2.4600e-003	0.0914		342.2038	342.2038	0.0117		342.4957
Total	**0.1758**	**0.1270**	**1.3623**	**3.4400e-003**	**0.3353**	**2.6700e-003**	**0.3380**	**0.0889**	**2.4600e-003**	**0.0914**		**342.2038**	**342.2038**	**0.0117**		**342.4957**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2986	2.0058	1.8542	2.9700e-003		0.1506	0.1506		0.1506	0.1506	0.0000	281.4485	281.4485	0.0267		282.1171
Total	**0.2986**	**2.0058**	**1.8542**	**2.9700e-003**		**0.1506**	**0.1506**		**0.1506**	**0.1506**	**0.0000**	**281.4485**	**281.4485**	**0.0267**		**282.1171**

3.7 Architectural Coating - 2018

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.1758	0.1270	1.3623	3.4400e-003	0.3353	2.6700e-003	0.3380	0.0889	2.4600e-003	0.0914		342.2038	342.2038	0.0117		342.4957
Total	**0.1758**	**0.1270**	**1.3623**	**3.4400e-003**	**0.3353**	**2.6700e-003**	**0.3380**	**0.0889**	**2.4600e-003**	**0.0914**		**342.2038**	**342.2038**	**0.0117**		**342.4957**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.3625	1.8774	4.4883	0.0142	1.1275	0.0168	1.1444	0.3017	0.0158	0.3176		1,440.5123	1,440.5123	0.0810		1,442.5361
Unmitigated	0.3625	1.8774	4.4883	0.0142	1.1275	0.0168	1.1444	0.3017	0.0158	0.3176		1,440.5123	1,440.5123	0.0810		1,442.5361

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
City Park	15.31	184.28	135.59	162,957	162,957
Total	15.31	184.28	135.59	162,957	162,957

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
City Park	16.60	8.40	6.90	33.00	48.00	19.00	66	28	6

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
City Park	0.546418	0.044132	0.199182	0.124467	0.017484	0.005870	0.020172	0.031831	0.001999	0.002027	0.004724	0.000704	0.000991

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
NaturalGas Unmitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
City Park	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
City Park	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.0183	1.0000e-005	8.4000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		1.7700e-003	1.7700e-003	0.0000		1.8900e-003
Unmitigated	0.0183	1.0000e-005	8.4000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		1.7700e-003	1.7700e-003	0.0000		1.8900e-003

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.0182					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	8.0000e-005	1.0000e-005	8.4000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		1.7700e-003	1.7700e-003	0.0000		1.8900e-003
Total	**0.0183**	**1.0000e-005**	**8.4000e-004**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**		**1.7700e-003**	**1.7700e-003**	**0.0000**		**1.8900e-003**

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.0182					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	8.0000e-005	1.0000e-005	8.4000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		1.7700e-003	1.7700e-003	0.0000		1.8900e-003
Total	**0.0183**	**1.0000e-005**	**8.4000e-004**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**		**1.7700e-003**	**1.7700e-003**	**0.0000**		**1.8900e-003**

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

Del Amo Neighborhood Park Project (Aug. 17cy)

South Coast AQMD Air District, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
City Park	8.10	Acre	8.10	352,836.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	31
Climate Zone	11			**Operational Year**	2019
Utility Company	Pacific Gas & Electric Company				
CO2 Intensity (lb/MWhr)	641.35	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - PTG - Model run for construction beginning in August 2017 and the project utilizes 17cy trucks for hauling.

Land Use -

Construction Phase - PTG - Model run updated to reflect longer hauling period based on the amount of soil that will need to be imported.

Grading -

Trips and VMT - PTG - Model updated to reflect 17cy trucks for hauling.

Energy Use -

Construction Off-road Equipment Mitigation -

Del Amo Neighborhood Park Project (Aug. 17cy) - South Coast AQMD Air District, Annual

Table Name	Column Name	Default Value	New Value
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	40	0
tblConstructionPhase	NumDays	20.00	50.00
tblConstructionPhase	PhaseEndDate	10/22/2018	12/20/2018
tblConstructionPhase	PhaseEndDate	8/27/2018	10/5/2018
tblConstructionPhase	PhaseEndDate	10/9/2017	11/20/2017
tblConstructionPhase	PhaseEndDate	9/24/2018	11/23/2018
tblConstructionPhase	PhaseStartDate	9/25/2018	11/23/2018
tblConstructionPhase	PhaseStartDate	10/10/2017	11/20/2017
tblConstructionPhase	PhaseStartDate	8/28/2018	10/28/2018
tblGrading	MaterialExported	0.00	40.00
tblGrading	MaterialImported	0.00	33,800.00
tblProjectCharacteristics	OperationalYear	2018	2019
tblTripsAndVMT	HaulingTripNumber	4,230.00	3,980.00

2.0 Emissions Summary

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2017	0.2306	2.7480	1.3556	3.8800e-003	0.3269	0.1124	0.4393	0.1534	0.1044	0.2577	0.0000	365.5147	365.5147	0.0590	0.0000	366.9905
2018	0.3936	3.3177	2.8210	6.2300e-003	0.2039	0.1676	0.3715	0.0550	0.1575	0.2125	0.0000	566.5134	566.5134	0.0808	0.0000	568.5325
Maximum	**0.3936**	**3.3177**	**2.8210**	**6.2300e-003**	**0.3269**	**0.1676**	**0.4393**	**0.1534**	**0.1575**	**0.2577**	**0.0000**	**566.5134**	**566.5134**	**0.0808**	**0.0000**	**568.5325**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2017	0.2306	2.7480	1.3556	3.8800e-003	0.1860	0.1124	0.2985	0.0796	0.1044	0.1840	0.0000	365.5145	365.5145	0.0590	0.0000	366.9903
2018	0.3936	3.3177	2.8210	6.2300e-003	0.2039	0.1676	0.3715	0.0550	0.1575	0.2125	0.0000	566.5131	566.5131	0.0808	0.0000	568.5321
Maximum	**0.3936**	**3.3177**	**2.8210**	**6.2300e-003**	**0.2039**	**0.1676**	**0.3715**	**0.0796**	**0.1575**	**0.2125**	**0.0000**	**566.5131**	**566.5131**	**0.0808**	**0.0000**	**568.5321**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**26.54**	**0.00**	**17.37**	**35.41**	**0.00**	**15.69**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	8-1-2017	10-31-2017	1.9123	1.9123
2	11-1-2017	1-31-2018	1.4366	1.4366
3	2-1-2018	4-30-2018	1.1065	1.1065
4	5-1-2018	7-31-2018	1.1406	1.1406
5	8-1-2018	9-30-2018	0.7563	0.7563
		Highest	1.9123	1.9123

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	3.3300e-003	0.0000	1.0000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.0000e-004	2.0000e-004	0.0000	0.0000	2.1000e-004
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	0.0198	0.1069	0.2546	8.0000e-004	0.0619	9.4000e-004	0.0629	0.0166	8.8000e-004	0.0175	0.0000	74.1878	74.1878	4.0800e-003	0.0000	74.2898
Waste						0.0000	0.0000		0.0000	0.0000	0.1421	0.0000	0.1421	8.4000e-003	0.0000	0.3520
Water						0.0000	0.0000		0.0000	0.0000	0.0000	31.1923	31.1923	1.4100e-003	2.9000e-004	31.3145
Total	**0.0231**	**0.1069**	**0.2547**	**8.0000e-004**	**0.0619**	**9.4000e-004**	**0.0629**	**0.0166**	**8.8000e-004**	**0.0175**	**0.1421**	**105.3802**	**105.5223**	**0.0139**	**2.9000e-004**	**105.9565**

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	3.3300e-003	0.0000	1.0000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.0000e-004	2.0000e-004	0.0000	0.0000	2.1000e-004
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	0.0198	0.1069	0.2546	8.0000e-004	0.0619	9.4000e-004	0.0629	0.0166	8.8000e-004	0.0175	0.0000	74.1878	74.1878	4.0800e-003	0.0000	74.2898
Waste						0.0000	0.0000		0.0000	0.0000	0.1421	0.0000	0.1421	8.4000e-003	0.0000	0.3520
Water						0.0000	0.0000		0.0000	0.0000	0.0000	31.1923	31.1923	1.4100e-003	2.9000e-004	31.3145
Total	**0.0231**	**0.1069**	**0.2547**	**8.0000e-004**	**0.0619**	**9.4000e-004**	**0.0629**	**0.0166**	**8.8000e-004**	**0.0175**	**0.1421**	**105.3802**	**105.5223**	**0.0139**	**2.9000e-004**	**105.9565**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	8/1/2017	8/28/2017	5	20	
2	Site Preparation	Site Preparation	8/29/2017	9/11/2017	5	10	
3	Grading	Grading	9/12/2017	11/20/2017	5	50	
4	Building Construction	Building Construction	11/20/2017	10/5/2018	5	230	
5	Paving	Paving	10/28/2018	11/23/2018	5	20	
6	Architectural Coating	Architectural Coating	11/23/2018	12/20/2018	5	20	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 25

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Del Amo Neighborhood Park Project (Aug. 17cy) - South Coast AQMD Air District, Annual

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Demolition	Excavators	3	8.00	158	0.38
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Grading	Excavators	1	8.00	158	0.38
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Paving	Pavers	2	8.00	130	0.42
Paving	Rollers	2	8.00	80	0.38
Demolition	Rubber Tired Dozers	2	8.00	247	0.40
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Grading	Graders	1	8.00	187	0.41
Grading	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Paving	Paving Equipment	2	8.00	132	0.36
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Building Construction	Welders	1	8.00	46	0.45

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Architectural Coating	1	30.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	148.00	58.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Demolition	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	6	15.00	0.00	3,980.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

Clean Paved Roads

3.2 Demolition - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0410	0.4275	0.2301	3.9000e-004		0.0219	0.0219		0.0204	0.0204	0.0000	35.6005	35.6005	9.7300e-003	0.0000	35.8438
Total	**0.0410**	**0.4275**	**0.2301**	**3.9000e-004**		**0.0219**	**0.0219**		**0.0204**	**0.0204**	**0.0000**	**35.6005**	**35.6005**	**9.7300e-003**	**0.0000**	**35.8438**

3.2 Demolition - 2017

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	9.0000e-004	7.5000e-004	7.9800e-003	2.0000e-005	1.6500e-003	1.0000e-005	1.6600e-003	4.4000e-004	1.0000e-005	4.5000e-004	0.0000	1.6243	1.6243	6.0000e-005	0.0000	1.6259
Total	**9.0000e-004**	**7.5000e-004**	**7.9800e-003**	**2.0000e-005**	**1.6500e-003**	**1.0000e-005**	**1.6600e-003**	**4.4000e-004**	**1.0000e-005**	**4.5000e-004**	**0.0000**	**1.6243**	**1.6243**	**6.0000e-005**	**0.0000**	**1.6259**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0410	0.4275	0.2301	3.9000e-004		0.0219	0.0219		0.0204	0.0204	0.0000	35.6005	35.6005	9.7300e-003	0.0000	35.8438
Total	**0.0410**	**0.4275**	**0.2301**	**3.9000e-004**		**0.0219**	**0.0219**		**0.0204**	**0.0204**	**0.0000**	**35.6005**	**35.6005**	**9.7300e-003**	**0.0000**	**35.8438**

3.2 Demolition - 2017

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	9.0000e-004	7.5000e-004	7.9800e-003	2.0000e-005	1.6500e-003	1.0000e-005	1.6600e-003	4.4000e-004	1.0000e-005	4.5000e-004	0.0000	1.6243	1.6243	6.0000e-005	0.0000	1.6259
Total	**9.0000e-004**	**7.5000e-004**	**7.9800e-003**	**2.0000e-005**	**1.6500e-003**	**1.0000e-005**	**1.6600e-003**	**4.4000e-004**	**1.0000e-005**	**4.5000e-004**	**0.0000**	**1.6243**	**1.6243**	**6.0000e-005**	**0.0000**	**1.6259**

3.3 Site Preparation - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0903	0.0000	0.0903	0.0497	0.0000	0.0497	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0248	0.2614	0.1173	1.9000e-004		0.0144	0.0144		0.0132	0.0132	0.0000	17.6672	17.6672	5.4100e-003	0.0000	17.8025
Total	**0.0248**	**0.2614**	**0.1173**	**1.9000e-004**	**0.0903**	**0.0144**	**0.1047**	**0.0497**	**0.0132**	**0.0629**	**0.0000**	**17.6672**	**17.6672**	**5.4100e-003**	**0.0000**	**17.8025**

3.3 Site Preparation - 2017

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.4000e-004	4.5000e-004	4.7900e-003	1.0000e-005	9.9000e-004	1.0000e-005	1.0000e-003	2.6000e-004	1.0000e-005	2.7000e-004	0.0000	0.9746	0.9746	4.0000e-005	0.0000	0.9755
Total	**5.4000e-004**	**4.5000e-004**	**4.7900e-003**	**1.0000e-005**	**9.9000e-004**	**1.0000e-005**	**1.0000e-003**	**2.6000e-004**	**1.0000e-005**	**2.7000e-004**	**0.0000**	**0.9746**	**0.9746**	**4.0000e-005**	**0.0000**	**0.9755**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0407	0.0000	0.0407	0.0223	0.0000	0.0223	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0248	0.2614	0.1173	1.9000e-004		0.0144	0.0144		0.0132	0.0132	0.0000	17.6672	17.6672	5.4100e-003	0.0000	17.8025
Total	**0.0248**	**0.2614**	**0.1173**	**1.9000e-004**	**0.0407**	**0.0144**	**0.0550**	**0.0223**	**0.0132**	**0.0356**	**0.0000**	**17.6672**	**17.6672**	**5.4100e-003**	**0.0000**	**17.8025**

3.3 Site Preparation - 2017

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.4000e-004	4.5000e-004	4.7900e-003	1.0000e-005	9.9000e-004	1.0000e-005	1.0000e-003	2.6000e-004	1.0000e-005	2.7000e-004	0.0000	0.9746	0.9746	4.0000e-005	0.0000	0.9755
Total	**5.4000e-004**	**4.5000e-004**	**4.7900e-003**	**1.0000e-005**	**9.9000e-004**	**1.0000e-005**	**1.0000e-003**	**2.6000e-004**	**1.0000e-005**	**2.7000e-004**	**0.0000**	**0.9746**	**0.9746**	**4.0000e-005**	**0.0000**	**0.9755**

3.4 Grading - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.1657	0.0000	0.1657	0.0845	0.0000	0.0845	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0768	0.8472	0.4276	7.4000e-004		0.0444	0.0444		0.0409	0.0409	0.0000	68.8987	68.8987	0.0211	0.0000	69.4264
Total	**0.0768**	**0.8472**	**0.4276**	**7.4000e-004**	**0.1657**	**0.0444**	**0.2102**	**0.0845**	**0.0409**	**0.1254**	**0.0000**	**68.8987**	**68.8987**	**0.0211**	**0.0000**	**69.4264**

3.4 Grading - 2017

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0201	0.6848	0.1263	1.5800e-003	0.0342	3.6000e-003	0.0378	9.3900e-003	3.4400e-003	0.0128	0.0000	154.7754	154.7754	0.0111	0.0000	155.0527
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.2400e-003	1.8700e-003	0.0200	5.0000e-005	4.1100e-003	3.0000e-005	4.1500e-003	1.0900e-003	3.0000e-005	1.1200e-003	0.0000	4.0608	4.0608	1.5000e-004	0.0000	4.0646
Total	**0.0223**	**0.6867**	**0.1462**	**1.6300e-003**	**0.0383**	**3.6300e-003**	**0.0420**	**0.0105**	**3.4700e-003**	**0.0140**	**0.0000**	**158.8362**	**158.8362**	**0.0112**	**0.0000**	**159.1173**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0746	0.0000	0.0746	0.0380	0.0000	0.0380	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0768	0.8472	0.4276	7.4000e-004		0.0444	0.0444		0.0409	0.0409	0.0000	68.8986	68.8986	0.0211	0.0000	69.4263
Total	**0.0768**	**0.8472**	**0.4276**	**7.4000e-004**	**0.0746**	**0.0444**	**0.1190**	**0.0380**	**0.0409**	**0.0789**	**0.0000**	**68.8986**	**68.8986**	**0.0211**	**0.0000**	**69.4263**

3.4 Grading - 2017

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0201	0.6848	0.1263	1.5800e-003	0.0342	3.6000e-003	0.0378	9.3900e-003	3.4400e-003	0.0128	0.0000	154.7754	154.7754	0.0111	0.0000	155.0527
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.2400e-003	1.8700e-003	0.0200	5.0000e-005	4.1100e-003	3.0000e-005	4.1500e-003	1.0900e-003	3.0000e-005	1.1200e-003	0.0000	4.0608	4.0608	1.5000e-004	0.0000	4.0646
Total	**0.0223**	**0.6867**	**0.1462**	**1.6300e-003**	**0.0383**	**3.6300e-003**	**0.0420**	**0.0105**	**3.4700e-003**	**0.0140**	**0.0000**	**158.8362**	**158.8362**	**0.0112**	**0.0000**	**159.1173**

3.5 Building Construction - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0467	0.3983	0.2727	4.0000e-004		0.0268	0.0268		0.0252	0.0252	0.0000	36.0739	36.0739	8.8900e-003	0.0000	36.2961
Total	**0.0467**	**0.3983**	**0.2727**	**4.0000e-004**		**0.0268**	**0.0268**		**0.0252**	**0.0252**	**0.0000**	**36.0739**	**36.0739**	**8.8900e-003**	**0.0000**	**36.2961**

3.5 Building Construction - 2017

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	4.2800e-003	0.1147	0.0308	2.3000e-004	5.4800e-003	9.8000e-004	6.4600e-003	1.5800e-003	9.3000e-004	2.5200e-003	0.0000	21.7996	21.7996	1.6300e-003	0.0000	21.8404
Worker	0.0133	0.0111	0.1182	2.7000e-004	0.0244	2.0000e-004	0.0246	6.4700e-003	1.9000e-004	6.6600e-003	0.0000	24.0398	24.0398	9.1000e-004	0.0000	24.0625
Total	**0.0176**	**0.1258**	**0.1489**	**5.0000e-004**	**0.0298**	**1.1800e-003**	**0.0310**	**8.0500e-003**	**1.1200e-003**	**9.1800e-003**	**0.0000**	**45.8394**	**45.8394**	**2.5400e-003**	**0.0000**	**45.9029**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0467	0.3983	0.2727	4.0000e-004		0.0268	0.0268		0.0252	0.0252	0.0000	36.0739	36.0739	8.8900e-003	0.0000	36.2961
Total	**0.0467**	**0.3983**	**0.2727**	**4.0000e-004**		**0.0268**	**0.0268**		**0.0252**	**0.0252**	**0.0000**	**36.0739**	**36.0739**	**8.8900e-003**	**0.0000**	**36.2961**

3.5 Building Construction - 2017

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	4.2800e-003	0.1147	0.0308	2.3000e-004	5.4800e-003	9.8000e-004	6.4600e-003	1.5800e-003	9.3000e-004	2.5200e-003	0.0000	21.7996	21.7996	1.6300e-003	0.0000	21.8404
Worker	0.0133	0.0111	0.1182	2.7000e-004	0.0244	2.0000e-004	0.0246	6.4700e-003	1.9000e-004	6.6600e-003	0.0000	24.0398	24.0398	9.1000e-004	0.0000	24.0625
Total	**0.0176**	**0.1258**	**0.1489**	**5.0000e-004**	**0.0298**	**1.1800e-003**	**0.0310**	**8.0500e-003**	**1.1200e-003**	**9.1800e-003**	**0.0000**	**45.8394**	**45.8394**	**2.5400e-003**	**0.0000**	**45.9029**

3.5 Building Construction - 2018

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.2680	2.3390	1.7580	2.6900e-003		0.1500	0.1500		0.1410	0.1410	0.0000	237.7672	237.7672	0.0583	0.0000	239.2236
Total	**0.2680**	**2.3390**	**1.7580**	**2.6900e-003**		**0.1500**	**0.1500**		**0.1410**	**0.1410**	**0.0000**	**237.7672**	**237.7672**	**0.0583**	**0.0000**	**239.2236**

3.5 Building Construction - 2018

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0251	0.7171	0.1848	1.5000e-003	0.0366	5.1700e-003	0.0417	0.0106	4.9400e-003	0.0155	0.0000	144.8746	144.8746	0.0103	0.0000	145.1324
Worker	0.0787	0.0644	0.6907	1.7300e-003	0.1624	1.3200e-003	0.1637	0.0431	1.2200e-003	0.0443	0.0000	155.7704	155.7704	5.3200e-003	0.0000	155.9033
Total	**0.1038**	**0.7815**	**0.8755**	**3.2300e-003**	**0.1989**	**6.4900e-003**	**0.2054**	**0.0537**	**6.1600e-003**	**0.0598**	**0.0000**	**300.6450**	**300.6450**	**0.0156**	**0.0000**	**301.0357**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.2680	2.3390	1.7580	2.6900e-003		0.1500	0.1500		0.1410	0.1410	0.0000	237.7670	237.7670	0.0583	0.0000	239.2233
Total	**0.2680**	**2.3390**	**1.7580**	**2.6900e-003**		**0.1500**	**0.1500**		**0.1410**	**0.1410**	**0.0000**	**237.7670**	**237.7670**	**0.0583**	**0.0000**	**239.2233**

3.5 Building Construction - 2018

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0251	0.7171	0.1848	1.5000e-003	0.0366	5.1700e-003	0.0417	0.0106	4.9400e-003	0.0155	0.0000	144.8746	144.8746	0.0103	0.0000	145.1324
Worker	0.0787	0.0644	0.6907	1.7300e-003	0.1624	1.3200e-003	0.1637	0.0431	1.2200e-003	0.0443	0.0000	155.7704	155.7704	5.3200e-003	0.0000	155.9033
Total	**0.1038**	**0.7815**	**0.8755**	**3.2300e-003**	**0.1989**	**6.4900e-003**	**0.2054**	**0.0537**	**6.1600e-003**	**0.0598**	**0.0000**	**300.6450**	**300.6450**	**0.0156**	**0.0000**	**301.0357**

3.6 Paving - 2018

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0164	0.1752	0.1480	2.3000e-004		9.5600e-003	9.5600e-003		8.8000e-003	8.8000e-003	0.0000	20.8116	20.8116	6.4800e-003	0.0000	20.9736
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0164**	**0.1752**	**0.1480**	**2.3000e-004**		**9.5600e-003**	**9.5600e-003**		**8.8000e-003**	**8.8000e-003**	**0.0000**	**20.8116**	**20.8116**	**6.4800e-003**	**0.0000**	**20.9736**

3.6 Paving - 2018

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	8.0000e-004	6.5000e-004	7.0000e-003	2.0000e-005	1.6500e-003	1.0000e-005	1.6600e-003	4.4000e-004	1.0000e-005	4.5000e-004	0.0000	1.5788	1.5788	5.0000e-005	0.0000	1.5801
Total	**8.0000e-004**	**6.5000e-004**	**7.0000e-003**	**2.0000e-005**	**1.6500e-003**	**1.0000e-005**	**1.6600e-003**	**4.4000e-004**	**1.0000e-005**	**4.5000e-004**	**0.0000**	**1.5788**	**1.5788**	**5.0000e-005**	**0.0000**	**1.5801**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0164	0.1752	0.1480	2.3000e-004		9.5600e-003	9.5600e-003		8.8000e-003	8.8000e-003	0.0000	20.8116	20.8116	6.4800e-003	0.0000	20.9736
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0164**	**0.1752**	**0.1480**	**2.3000e-004**		**9.5600e-003**	**9.5600e-003**		**8.8000e-003**	**8.8000e-003**	**0.0000**	**20.8116**	**20.8116**	**6.4800e-003**	**0.0000**	**20.9736**

3.6 Paving - 2018

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	8.0000e-004	6.5000e-004	7.0000e-003	2.0000e-005	1.6500e-003	1.0000e-005	1.6600e-003	4.4000e-004	1.0000e-005	4.5000e-004	0.0000	1.5788	1.5788	5.0000e-005	0.0000	1.5801
Total	**8.0000e-004**	**6.5000e-004**	**7.0000e-003**	**2.0000e-005**	**1.6500e-003**	**1.0000e-005**	**1.6600e-003**	**4.4000e-004**	**1.0000e-005**	**4.5000e-004**	**0.0000**	**1.5788**	**1.5788**	**5.0000e-005**	**0.0000**	**1.5801**

3.7 Architectural Coating - 2018

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.9900e-003	0.0201	0.0185	3.0000e-005		1.5100e-003	1.5100e-003		1.5100e-003	1.5100e-003	0.0000	2.5533	2.5533	2.4000e-004	0.0000	2.5593
Total	**2.9900e-003**	**0.0201**	**0.0185**	**3.0000e-005**		**1.5100e-003**	**1.5100e-003**		**1.5100e-003**	**1.5100e-003**	**0.0000**	**2.5533**	**2.5533**	**2.4000e-004**	**0.0000**	**2.5593**

3.7 Architectural Coating - 2018

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.5900e-003	1.3000e-003	0.0140	3.0000e-005	3.2900e-003	3.0000e-005	3.3200e-003	8.7000e-004	2.0000e-005	9.0000e-004	0.0000	3.1575	3.1575	1.1000e-004	0.0000	3.1602
Total	**1.5900e-003**	**1.3000e-003**	**0.0140**	**3.0000e-005**	**3.2900e-003**	**3.0000e-005**	**3.3200e-003**	**8.7000e-004**	**2.0000e-005**	**9.0000e-004**	**0.0000**	**3.1575**	**3.1575**	**1.1000e-004**	**0.0000**	**3.1602**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.9900e-003	0.0201	0.0185	3.0000e-005		1.5100e-003	1.5100e-003		1.5100e-003	1.5100e-003	0.0000	2.5533	2.5533	2.4000e-004	0.0000	2.5593
Total	**2.9900e-003**	**0.0201**	**0.0185**	**3.0000e-005**		**1.5100e-003**	**1.5100e-003**		**1.5100e-003**	**1.5100e-003**	**0.0000**	**2.5533**	**2.5533**	**2.4000e-004**	**0.0000**	**2.5593**

3.7 Architectural Coating - 2018

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.5900e-003	1.3000e-003	0.0140	3.0000e-005	3.2900e-003	3.0000e-005	3.3200e-003	8.7000e-004	2.0000e-005	9.0000e-004	0.0000	3.1575	3.1575	1.1000e-004	0.0000	3.1602
Total	**1.5900e-003**	**1.3000e-003**	**0.0140**	**3.0000e-005**	**3.2900e-003**	**3.0000e-005**	**3.3200e-003**	**8.7000e-004**	**2.0000e-005**	**9.0000e-004**	**0.0000**	**3.1575**	**3.1575**	**1.1000e-004**	**0.0000**	**3.1602**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.0198	0.1069	0.2546	8.0000e-004	0.0619	9.4000e-004	0.0629	0.0166	8.8000e-004	0.0175	0.0000	74.1878	74.1878	4.0800e-003	0.0000	74.2898
Unmitigated	0.0198	0.1069	0.2546	8.0000e-004	0.0619	9.4000e-004	0.0629	0.0166	8.8000e-004	0.0175	0.0000	74.1878	74.1878	4.0800e-003	0.0000	74.2898

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
City Park	15.31	184.28	135.59	162,957	162,957
Total	15.31	184.28	135.59	162,957	162,957

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
City Park	16.60	8.40	6.90	33.00	48.00	19.00	66	28	6

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
City Park	0.546418	0.044132	0.199182	0.124467	0.017484	0.005870	0.020172	0.031831	0.001999	0.002027	0.004724	0.000704	0.000991

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
NaturalGas Mitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
NaturalGas Unmitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
City Park	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
City Park	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
City Park	0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

5.3 Energy by Land Use - Electricity

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
City Park	0	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	3.3300e-003	0.0000	1.0000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.0000e-004	2.0000e-004	0.0000	0.0000	2.1000e-004
Unmitigated	3.3300e-003	0.0000	1.0000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.0000e-004	2.0000e-004	0.0000	0.0000	2.1000e-004

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	3.3200e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	1.0000e-005	0.0000	1.0000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.0000e-004	2.0000e-004	0.0000	0.0000	2.1000e-004
Total	**3.3300e-003**	**0.0000**	**1.0000e-004**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**2.0000e-004**	**2.0000e-004**	**0.0000**	**0.0000**	**2.1000e-004**

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	3.3200e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	1.0000e-005	0.0000	1.0000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.0000e-004	2.0000e-004	0.0000	0.0000	2.1000e-004
Total	**3.3300e-003**	**0.0000**	**1.0000e-004**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**2.0000e-004**	**2.0000e-004**	**0.0000**	**0.0000**	**2.1000e-004**

7.0 Water Detail

7.1 Mitigation Measures Water

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	31.1923	1.4100e-003	2.9000e-004	31.3145
Unmitigated	31.1923	1.4100e-003	2.9000e-004	31.3145

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
City Park	0 / 9.651	31.1923	1.4100e-003	2.9000e-004	31.3145
Total		**31.1923**	**1.4100e-003**	**2.9000e-004**	**31.3145**

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
City Park	0 / 9.651	31.1923	1.4100e-003	2.9000e-004	31.3145
Total		**31.1923**	**1.4100e-003**	**2.9000e-004**	**31.3145**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	0.1421	8.4000e-003	0.0000	0.3520
Unmitigated	0.1421	8.4000e-003	0.0000	0.3520

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
City Park	0.7	0.1421	8.4000e-003	0.0000	0.3520
Total		**0.1421**	**8.4000e-003**	**0.0000**	**0.3520**

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
City Park	0.7	0.1421	8.4000e-003	0.0000	0.3520
Total		**0.1421**	**8.4000e-003**	**0.0000**	**0.3520**

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

Del Amo Neighborhood Park Project (Aug. 17cy)

South Coast AQMD Air District, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
City Park	8.10	Acre	8.10	352,836.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	31
Climate Zone	11			**Operational Year**	2019
Utility Company	Pacific Gas & Electric Company				
CO2 Intensity (lb/MWhr)	641.35	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - PTG - Model run for construction beginning in August 2017 and the project utilizes 17cy trucks for hauling.

Land Use -

Construction Phase - PTG - Model run updated to reflect longer hauling period based on the amount of soil that will need to be imported.

Grading -

Trips and VMT - PTG - Model updated to reflect 17cy trucks for hauling.

Energy Use -

Construction Off-road Equipment Mitigation -

Table Name	Column Name	Default Value	New Value
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	40	0
tblConstructionPhase	NumDays	20.00	50.00
tblConstructionPhase	PhaseEndDate	10/22/2018	12/20/2018
tblConstructionPhase	PhaseEndDate	8/27/2018	10/5/2018
tblConstructionPhase	PhaseEndDate	10/9/2017	11/20/2017
tblConstructionPhase	PhaseEndDate	9/24/2018	11/23/2018
tblConstructionPhase	PhaseStartDate	9/25/2018	11/23/2018
tblConstructionPhase	PhaseStartDate	10/10/2017	11/20/2017
tblConstructionPhase	PhaseStartDate	8/28/2018	10/28/2018
tblGrading	MaterialExported	0.00	40.00
tblGrading	MaterialImported	0.00	33,800.00
tblProjectCharacteristics	OperationalYear	2018	2019
tblTripsAndVMT	HaulingTripNumber	4,230.00	3,980.00

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2017	8.2459	95.1541	51.3938	0.1563	18.2675	3.7880	21.1477	9.9840	3.5269	12.6339	0.0000	16,228.8516	16,228.8516	2.2562	0.0000	16,285.2568
2018	3.7237	30.9905	26.7568	0.0602	2.0255	1.5644	3.5899	0.5456	1.4712	2.0168	0.0000	6,041.7922	6,041.7922	0.8137	0.0000	6,062.1337
Maximum	**8.2459**	**95.1541**	**51.3938**	**0.1563**	**18.2675**	**3.7880**	**21.1477**	**9.9840**	**3.5269**	**12.6339**	**0.0000**	**16,228.8516**	**16,228.8516**	**2.2562**	**0.0000**	**16,285.2568**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2017	8.2459	95.1541	51.3938	0.1563	8.3310	3.7880	11.2112	4.5222	3.5269	7.1720	0.0000	16,228.8516	16,228.8516	2.2562	0.0000	16,285.2568
2018	3.7237	30.9905	26.7568	0.0602	2.0255	1.5644	3.5899	0.5456	1.4712	2.0168	0.0000	6,041.7922	6,041.7922	0.8137	0.0000	6,062.1337
Maximum	**8.2459**	**95.1541**	**51.3938**	**0.1563**	**8.3310**	**3.7880**	**11.2112**	**4.5222**	**3.5269**	**7.1720**	**0.0000**	**16,228.8516**	**16,228.8516**	**2.2562**	**0.0000**	**16,285.2568**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**48.96**	**0.00**	**40.17**	**51.87**	**0.00**	**37.28**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.0183	1.0000e-005	8.4000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		1.7700e-003	1.7700e-003	0.0000		1.8900e-003
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	0.3799	1.8370	4.7518	0.0150	1.1275	0.0167	1.1442	0.3017	0.0157	0.3174		1,522.5694	1,522.5694	0.0810		1,524.5935
Total	**0.3981**	**1.8370**	**4.7526**	**0.0150**	**1.1275**	**0.0167**	**1.1442**	**0.3017**	**0.0157**	**0.3174**		**1,522.5712**	**1,522.5712**	**0.0810**	**0.0000**	**1,524.5954**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.0183	1.0000e-005	8.4000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		1.7700e-003	1.7700e-003	0.0000		1.8900e-003
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	0.3799	1.8370	4.7518	0.0150	1.1275	0.0167	1.1442	0.3017	0.0157	0.3174		1,522.5694	1,522.5694	0.0810		1,524.5935
Total	**0.3981**	**1.8370**	**4.7526**	**0.0150**	**1.1275**	**0.0167**	**1.1442**	**0.3017**	**0.0157**	**0.3174**		**1,522.5712**	**1,522.5712**	**0.0810**	**0.0000**	**1,524.5954**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	8/1/2017	8/28/2017	5	20	
2	Site Preparation	Site Preparation	8/29/2017	9/11/2017	5	10	
3	Grading	Grading	9/12/2017	11/20/2017	5	50	
4	Building Construction	Building Construction	11/20/2017	10/5/2018	5	230	
5	Paving	Paving	10/28/2018	11/23/2018	5	20	
6	Architectural Coating	Architectural Coating	11/23/2018	12/20/2018	5	20	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 25

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Demolition	Excavators	3	8.00	158	0.38
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Grading	Excavators	1	8.00	158	0.38
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Paving	Pavers	2	8.00	130	0.42
Paving	Rollers	2	8.00	80	0.38
Demolition	Rubber Tired Dozers	2	8.00	247	0.40
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Grading	Graders	1	8.00	187	0.41
Grading	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Paving	Paving Equipment	2	8.00	132	0.36
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Building Construction	Welders	1	8.00	46	0.45

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Architectural Coating	1	30.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	148.00	58.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Demolition	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	6	15.00	0.00	3,980.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

Clean Paved Roads

3.2 Demolition - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	4.1031	42.7475	23.0122	0.0388		2.1935	2.1935		2.0425	2.0425		3,924.2833	3,924.2833	1.0730		3,951.1070
Total	**4.1031**	**42.7475**	**23.0122**	**0.0388**		**2.1935**	**2.1935**		**2.0425**	**2.0425**		**3,924.2833**	**3,924.2833**	**1.0730**		**3,951.1070**

3.2 Demolition - 2017

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0908	0.0665	0.8549	1.8900e-003	0.1677	1.3800e-003	0.1691	0.0445	1.2800e-003	0.0457		188.1527	188.1527	7.0900e-003		188.3299
Total	**0.0908**	**0.0665**	**0.8549**	**1.8900e-003**	**0.1677**	**1.3800e-003**	**0.1691**	**0.0445**	**1.2800e-003**	**0.0457**		**188.1527**	**188.1527**	**7.0900e-003**		**188.3299**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	4.1031	42.7475	23.0122	0.0388		2.1935	2.1935		2.0425	2.0425	0.0000	3,924.2833	3,924.2833	1.0730		3,951.1070
Total	**4.1031**	**42.7475**	**23.0122**	**0.0388**		**2.1935**	**2.1935**		**2.0425**	**2.0425**	**0.0000**	**3,924.2833**	**3,924.2833**	**1.0730**		**3,951.1070**

3.2 Demolition - 2017

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0908	0.0665	0.8549	1.8900e-003	0.1677	1.3800e-003	0.1691	0.0445	1.2800e-003	0.0457		188.1527	188.1527	7.0900e-003		188.3299
Total	**0.0908**	**0.0665**	**0.8549**	**1.8900e-003**	**0.1677**	**1.3800e-003**	**0.1691**	**0.0445**	**1.2800e-003**	**0.0457**		**188.1527**	**188.1527**	**7.0900e-003**		**188.3299**

3.3 Site Preparation - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					18.0663	0.0000	18.0663	9.9307	0.0000	9.9307			0.0000			0.0000
Off-Road	4.9608	52.2754	23.4554	0.0380		2.8786	2.8786		2.6483	2.6483		3,894.9500	3,894.9500	1.1934		3,924.7852
Total	**4.9608**	**52.2754**	**23.4554**	**0.0380**	**18.0663**	**2.8786**	**20.9448**	**9.9307**	**2.6483**	**12.5790**		**3,894.9500**	**3,894.9500**	**1.1934**		**3,924.7852**

3.3 Site Preparation - 2017

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.1090	0.0798	1.0259	2.2700e-003	0.2012	1.6600e-003	0.2029	0.0534	1.5300e-003	0.0549		225.7832	225.7832	8.5100e-003		225.9959
Total	**0.1090**	**0.0798**	**1.0259**	**2.2700e-003**	**0.2012**	**1.6600e-003**	**0.2029**	**0.0534**	**1.5300e-003**	**0.0549**		**225.7832**	**225.7832**	**8.5100e-003**		**225.9959**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					8.1298	0.0000	8.1298	4.4688	0.0000	4.4688			0.0000			0.0000
Off-Road	4.9608	52.2754	23.4554	0.0380		2.8786	2.8786		2.6483	2.6483	0.0000	3,894.9500	3,894.9500	1.1934		3,924.7852
Total	**4.9608**	**52.2754**	**23.4554**	**0.0380**	**8.1298**	**2.8786**	**11.0084**	**4.4688**	**2.6483**	**7.1171**	**0.0000**	**3,894.9500**	**3,894.9500**	**1.1934**		**3,924.7852**

3.3 Site Preparation - 2017

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.1090	0.0798	1.0259	2.2700e-003	0.2012	1.6600e-003	0.2029	0.0534	1.5300e-003	0.0549		225.7832	225.7832	8.5100e-003		225.9959
Total	**0.1090**	**0.0798**	**1.0259**	**2.2700e-003**	**0.2012**	**1.6600e-003**	**0.2029**	**0.0534**	**1.5300e-003**	**0.0549**		**225.7832**	**225.7832**	**8.5100e-003**		**225.9959**

3.4 Grading - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					6.6289	0.0000	6.6289	3.3791	0.0000	3.3791			0.0000			0.0000
Off-Road	3.0705	33.8868	17.1042	0.0297		1.7774	1.7774		1.6352	1.6352		3,037.9107	3,037.9107	0.9308		3,061.1809
Total	**3.0705**	**33.8868**	**17.1042**	**0.0297**	**6.6289**	**1.7774**	**8.4063**	**3.3791**	**1.6352**	**5.0143**		**3,037.9107**	**3,037.9107**	**0.9308**		**3,061.1809**

3.4 Grading - 2017

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.7930	26.5036	4.8711	0.0639	1.3910	0.1430	1.5340	0.3812	0.1368	0.5180		6,874.5823	6,874.5823	0.4792		6,886.5612
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0908	0.0665	0.8549	1.8900e-003	0.1677	1.3800e-003	0.1691	0.0445	1.2800e-003	0.0457		188.1527	188.1527	7.0900e-003		188.3299
Total	**0.8838**	**26.5701**	**5.7260**	**0.0658**	**1.5587**	**0.1444**	**1.7031**	**0.4257**	**0.1381**	**0.5638**		**7,062.7350**	**7,062.7350**	**0.4863**		**7,074.8911**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					2.9830	0.0000	2.9830	1.5206	0.0000	1.5206			0.0000			0.0000
Off-Road	3.0705	33.8868	17.1042	0.0297		1.7774	1.7774		1.6352	1.6352	0.0000	3,037.9107	3,037.9107	0.9308		3,061.1809
Total	**3.0705**	**33.8868**	**17.1042**	**0.0297**	**2.9830**	**1.7774**	**4.7604**	**1.5206**	**1.6352**	**3.1558**	**0.0000**	**3,037.9107**	**3,037.9107**	**0.9308**		**3,061.1809**

3.4 Grading - 2017

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.7930	26.5036	4.8711	0.0639	1.3910	0.1430	1.5340	0.3812	0.1368	0.5180		6,874.5823	6,874.5823	0.4792		6,886.5612
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0908	0.0665	0.8549	1.8900e-003	0.1677	1.3800e-003	0.1691	0.0445	1.2800e-003	0.0457		188.1527	188.1527	7.0900e-003		188.3299
Total	**0.8838**	**26.5701**	**5.7260**	**0.0658**	**1.5587**	**0.1444**	**1.7031**	**0.4257**	**0.1381**	**0.5638**		**7,062.7350**	**7,062.7350**	**0.4863**		**7,074.8911**

3.5 Building Construction - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	3.1149	26.5546	18.1825	0.0269		1.7879	1.7879		1.6791	1.6791		2,650.9797	2,650.9797	0.6531		2,667.3078
Total	**3.1149**	**26.5546**	**18.1825**	**0.0269**		**1.7879**	**1.7879**		**1.6791**	**1.6791**		**2,650.9797**	**2,650.9797**	**0.6531**		**2,667.3078**

3.5 Building Construction - 2017

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.2807	7.4864	1.9461	0.0152	0.3712	0.0647	0.4360	0.1069	0.0619	0.1688		1,620.7862	1,620.7862	0.1161		1,623.6887
Worker	0.8960	0.6562	8.4350	0.0187	1.6543	0.0137	1.6679	0.4387	0.0126	0.4513		1,856.4400	1,856.4400	0.0699		1,858.1882
Total	**1.1767**	**8.1426**	**10.3811**	**0.0339**	**2.0255**	**0.0784**	**2.1039**	**0.5456**	**0.0745**	**0.6201**		**3,477.2262**	**3,477.2262**	**0.1860**		**3,481.8770**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	3.1149	26.5546	18.1825	0.0269		1.7879	1.7879		1.6791	1.6791	0.0000	2,650.9797	2,650.9797	0.6531		2,667.3078
Total	**3.1149**	**26.5546**	**18.1825**	**0.0269**		**1.7879**	**1.7879**		**1.6791**	**1.6791**	**0.0000**	**2,650.9797**	**2,650.9797**	**0.6531**		**2,667.3078**

3.5 Building Construction - 2017

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.2807	7.4864	1.9461	0.0152	0.3712	0.0647	0.4360	0.1069	0.0619	0.1688		1,620.7862	1,620.7862	0.1161		1,623.6887
Worker	0.8960	0.6562	8.4350	0.0187	1.6543	0.0137	1.6679	0.4387	0.0126	0.4513		1,856.4400	1,856.4400	0.0699		1,858.1882
Total	**1.1767**	**8.1426**	**10.3811**	**0.0339**	**2.0255**	**0.0784**	**2.1039**	**0.5456**	**0.0745**	**0.6201**		**3,477.2262**	**3,477.2262**	**0.1860**		**3,481.8770**

3.5 Building Construction - 2018

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.6795	23.3900	17.5804	0.0269		1.4999	1.4999		1.4099	1.4099		2,620.9351	2,620.9351	0.6421		2,636.9883
Total	**2.6795**	**23.3900**	**17.5804**	**0.0269**		**1.4999**	**1.4999**		**1.4099**	**1.4099**		**2,620.9351**	**2,620.9351**	**0.6421**		**2,636.9883**

3.5 Building Construction - 2018

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.2468	7.0287	1.7504	0.0152	0.3712	0.0514	0.4226	0.1069	0.0491	0.1560		1,616.2166	1,616.2166	0.1100		1,618.9666
Worker	0.7975	0.5718	7.4260	0.0181	1.6543	0.0132	1.6675	0.4387	0.0122	0.4509		1,804.6405	1,804.6405	0.0615		1,806.1788
Total	**1.0442**	**7.6004**	**9.1764**	**0.0333**	**2.0255**	**0.0645**	**2.0901**	**0.5456**	**0.0613**	**0.6069**		**3,420.8571**	**3,420.8571**	**0.1715**		**3,425.1454**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.6795	23.3900	17.5804	0.0269		1.4999	1.4999		1.4099	1.4099	0.0000	2,620.9351	2,620.9351	0.6421		2,636.9883
Total	**2.6795**	**23.3900**	**17.5804**	**0.0269**		**1.4999**	**1.4999**		**1.4099**	**1.4099**	**0.0000**	**2,620.9351**	**2,620.9351**	**0.6421**		**2,636.9883**

3.5 Building Construction - 2018

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.2468	7.0287	1.7504	0.0152	0.3712	0.0514	0.4226	0.1069	0.0491	0.1560		1,616.2166	1,616.2166	0.1100		1,618.9666
Worker	0.7975	0.5718	7.4260	0.0181	1.6543	0.0132	1.6675	0.4387	0.0122	0.4509		1,804.6405	1,804.6405	0.0615		1,806.1788
Total	**1.0442**	**7.6004**	**9.1764**	**0.0333**	**2.0255**	**0.0645**	**2.0901**	**0.5456**	**0.0613**	**0.6069**		**3,420.8571**	**3,420.8571**	**0.1715**		**3,425.1454**

3.6 Paving - 2018

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.6437	17.5209	14.7964	0.0228		0.9561	0.9561		0.8797	0.8797		2,294.0887	2,294.0887	0.7142		2,311.9432
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.6437**	**17.5209**	**14.7964**	**0.0228**		**0.9561**	**0.9561**		**0.8797**	**0.8797**		**2,294.0887**	**2,294.0887**	**0.7142**		**2,311.9432**

3.6 Paving - 2018

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0808	0.0580	0.7526	1.8400e-003	0.1677	1.3400e-003	0.1690	0.0445	1.2300e-003	0.0457		182.9028	182.9028	6.2400e-003		183.0587
Total	**0.0808**	**0.0580**	**0.7526**	**1.8400e-003**	**0.1677**	**1.3400e-003**	**0.1690**	**0.0445**	**1.2300e-003**	**0.0457**		**182.9028**	**182.9028**	**6.2400e-003**		**183.0587**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.6437	17.5209	14.7964	0.0228		0.9561	0.9561		0.8797	0.8797	0.0000	2,294.0887	2,294.0887	0.7142		2,311.9432
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.6437**	**17.5209**	**14.7964**	**0.0228**		**0.9561**	**0.9561**		**0.8797**	**0.8797**	**0.0000**	**2,294.0887**	**2,294.0887**	**0.7142**		**2,311.9432**

3.6 Paving - 2018

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0808	0.0580	0.7526	1.8400e-003	0.1677	1.3400e-003	0.1690	0.0445	1.2300e-003	0.0457		182.9028	182.9028	6.2400e-003		183.0587
Total	**0.0808**	**0.0580**	**0.7526**	**1.8400e-003**	**0.1677**	**1.3400e-003**	**0.1690**	**0.0445**	**1.2300e-003**	**0.0457**		**182.9028**	**182.9028**	**6.2400e-003**		**183.0587**

3.7 Architectural Coating - 2018

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2986	2.0058	1.8542	2.9700e-003		0.1506	0.1506		0.1506	0.1506		281.4485	281.4485	0.0267		282.1171
Total	**0.2986**	**2.0058**	**1.8542**	**2.9700e-003**		**0.1506**	**0.1506**		**0.1506**	**0.1506**		**281.4485**	**281.4485**	**0.0267**		**282.1171**

3.7 Architectural Coating - 2018

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.1617	0.1159	1.5053	3.6800e-003	0.3353	2.6700e-003	0.3380	0.0889	2.4600e-003	0.0914		365.8055	365.8055	0.0125		366.1173
Total	**0.1617**	**0.1159**	**1.5053**	**3.6800e-003**	**0.3353**	**2.6700e-003**	**0.3380**	**0.0889**	**2.4600e-003**	**0.0914**		**365.8055**	**365.8055**	**0.0125**		**366.1173**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2986	2.0058	1.8542	2.9700e-003		0.1506	0.1506		0.1506	0.1506	0.0000	281.4485	281.4485	0.0267		282.1171
Total	**0.2986**	**2.0058**	**1.8542**	**2.9700e-003**		**0.1506**	**0.1506**		**0.1506**	**0.1506**	**0.0000**	**281.4485**	**281.4485**	**0.0267**		**282.1171**

3.7 Architectural Coating - 2018

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.1617	0.1159	1.5053	3.6800e-003	0.3353	2.6700e-003	0.3380	0.0889	2.4600e-003	0.0914		365.8055	365.8055	0.0125		366.1173
Total	**0.1617**	**0.1159**	**1.5053**	**3.6800e-003**	**0.3353**	**2.6700e-003**	**0.3380**	**0.0889**	**2.4600e-003**	**0.0914**		**365.8055**	**365.8055**	**0.0125**		**366.1173**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.3799	1.8370	4.7518	0.0150	1.1275	0.0167	1.1442	0.3017	0.0157	0.3174		1,522.5694	1,522.5694	0.0810		1,524.5935
Unmitigated	0.3799	1.8370	4.7518	0.0150	1.1275	0.0167	1.1442	0.3017	0.0157	0.3174		1,522.5694	1,522.5694	0.0810		1,524.5935

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
City Park	15.31	184.28	135.59	162,957	162,957
Total	15.31	184.28	135.59	162,957	162,957

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
City Park	16.60	8.40	6.90	33.00	48.00	19.00	66	28	6

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
City Park	0.546418	0.044132	0.199182	0.124467	0.017484	0.005870	0.020172	0.031831	0.001999	0.002027	0.004724	0.000704	0.000991

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
NaturalGas Unmitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
City Park	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
City Park	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.0183	1.0000e-005	8.4000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		1.7700e-003	1.7700e-003	0.0000		1.8900e-003
Unmitigated	0.0183	1.0000e-005	8.4000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		1.7700e-003	1.7700e-003	0.0000		1.8900e-003

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.0182					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	8.0000e-005	1.0000e-005	8.4000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		1.7700e-003	1.7700e-003	0.0000		1.8900e-003
Total	**0.0183**	**1.0000e-005**	**8.4000e-004**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**		**1.7700e-003**	**1.7700e-003**	**0.0000**		**1.8900e-003**

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.0182					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	8.0000e-005	1.0000e-005	8.4000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		1.7700e-003	1.7700e-003	0.0000		1.8900e-003
Total	**0.0183**	**1.0000e-005**	**8.4000e-004**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**		**1.7700e-003**	**1.7700e-003**	**0.0000**		**1.8900e-003**

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

Del Amo Neighborhood Park Project (Aug. 17cy)

South Coast AQMD Air District, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
City Park	8.10	Acre	8.10	352,836.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	31
Climate Zone	11			**Operational Year**	2019
Utility Company	Pacific Gas & Electric Company				
CO2 Intensity (lb/MWhr)	641.35	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - PTG - Model run for construction beginning in August 2017 and the project utilizes 17cy trucks for hauling.

Land Use -

Construction Phase - PTG - Model run updated to reflect longer hauling period based on the amount of soil that will need to be imported.

Grading -

Trips and VMT - PTG - Model updated to reflect 17cy trucks for hauling.

Energy Use -

Construction Off-road Equipment Mitigation -

Table Name	Column Name	Default Value	New Value
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	40	0
tblConstructionPhase	NumDays	20.00	50.00
tblConstructionPhase	PhaseEndDate	10/22/2018	12/20/2018
tblConstructionPhase	PhaseEndDate	8/27/2018	10/5/2018
tblConstructionPhase	PhaseEndDate	10/9/2017	11/20/2017
tblConstructionPhase	PhaseEndDate	9/24/2018	11/23/2018
tblConstructionPhase	PhaseStartDate	9/25/2018	11/23/2018
tblConstructionPhase	PhaseStartDate	10/10/2017	11/20/2017
tblConstructionPhase	PhaseStartDate	8/28/2018	10/28/2018
tblGrading	MaterialExported	0.00	40.00
tblGrading	MaterialImported	0.00	33,800.00
tblProjectCharacteristics	OperationalYear	2018	2019
tblTripsAndVMT	HaulingTripNumber	4,230.00	3,980.00

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2017	8.3650	95.6505	51.1661	0.1534	18.2675	3.7913	21.1477	9.9840	3.5300	12.6339	0.0000	15,933.1405	15,933.1405	2.2824	0.0000	15,990.2000
2018	3.8041	31.0568	26.2441	0.0586	2.0255	1.5652	3.5907	0.5456	1.4720	2.0176	0.0000	5,879.5277	5,879.5277	0.8179	0.0000	5,899.9754
Maximum	**8.3650**	**95.6505**	**51.1661**	**0.1534**	**18.2675**	**3.7913**	**21.1477**	**9.9840**	**3.5300**	**12.6339**	**0.0000**	**15,933.1405**	**15,933.1405**	**2.2824**	**0.0000**	**15,990.2000**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2017	8.3650	95.6505	51.1661	0.1534	8.3310	3.7913	11.2112	4.5222	3.5300	7.1720	0.0000	15,933.1405	15,933.1405	2.2824	0.0000	15,990.2000
2018	3.8041	31.0568	26.2441	0.0586	2.0255	1.5652	3.5907	0.5456	1.4720	2.0176	0.0000	5,879.5277	5,879.5277	0.8179	0.0000	5,899.9754
Maximum	**8.3650**	**95.6505**	**51.1661**	**0.1534**	**8.3310**	**3.7913**	**11.2112**	**4.5222**	**3.5300**	**7.1720**	**0.0000**	**15,933.1405**	**15,933.1405**	**2.2824**	**0.0000**	**15,990.2000**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**48.96**	**0.00**	**40.17**	**51.87**	**0.00**	**37.28**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.0183	1.0000e-005	8.4000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		1.7700e-003	1.7700e-003	0.0000		1.8900e-003
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	0.3625	1.8774	4.4883	0.0142	1.1275	0.0168	1.1444	0.3017	0.0158	0.3176		1,440.5123	1,440.5123	0.0810		1,442.5361
Total	**0.3807**	**1.8774**	**4.4891**	**0.0142**	**1.1275**	**0.0168**	**1.1444**	**0.3017**	**0.0158**	**0.3176**		**1,440.5141**	**1,440.5141**	**0.0810**	**0.0000**	**1,442.5380**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.0183	1.0000e-005	8.4000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		1.7700e-003	1.7700e-003	0.0000		1.8900e-003
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	0.3625	1.8774	4.4883	0.0142	1.1275	0.0168	1.1444	0.3017	0.0158	0.3176		1,440.5123	1,440.5123	0.0810		1,442.5361
Total	**0.3807**	**1.8774**	**4.4891**	**0.0142**	**1.1275**	**0.0168**	**1.1444**	**0.3017**	**0.0158**	**0.3176**		**1,440.5141**	**1,440.5141**	**0.0810**	**0.0000**	**1,442.5380**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	8/1/2017	8/28/2017	5	20	
2	Site Preparation	Site Preparation	8/29/2017	9/11/2017	5	10	
3	Grading	Grading	9/12/2017	11/20/2017	5	50	
4	Building Construction	Building Construction	11/20/2017	10/5/2018	5	230	
5	Paving	Paving	10/28/2018	11/23/2018	5	20	
6	Architectural Coating	Architectural Coating	11/23/2018	12/20/2018	5	20	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 25

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Del Amo Neighborhood Park Project (Aug. 17cy) - South Coast AQMD Air District, Winter

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Demolition	Excavators	3	8.00	158	0.38
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Grading	Excavators	1	8.00	158	0.38
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Paving	Pavers	2	8.00	130	0.42
Paving	Rollers	2	8.00	80	0.38
Demolition	Rubber Tired Dozers	2	8.00	247	0.40
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Grading	Graders	1	8.00	187	0.41
Grading	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Paving	Paving Equipment	2	8.00	132	0.36
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Building Construction	Welders	1	8.00	46	0.45

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Architectural Coating	1	30.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	148.00	58.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Demolition	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	6	15.00	0.00	3,980.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

Clean Paved Roads

3.2 Demolition - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	4.1031	42.7475	23.0122	0.0388		2.1935	2.1935		2.0425	2.0425		3,924.2833	3,924.2833	1.0730		3,951.1070
Total	**4.1031**	**42.7475**	**23.0122**	**0.0388**		**2.1935**	**2.1935**		**2.0425**	**2.0425**		**3,924.2833**	**3,924.2833**	**1.0730**		**3,951.1070**

3.2 Demolition - 2017

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0987	0.0729	0.7775	1.7700e-003	0.1677	1.3800e-003	0.1691	0.0445	1.2800e-003	0.0457		176.0472	176.0472	6.6600e-003		176.2136
Total	**0.0987**	**0.0729**	**0.7775**	**1.7700e-003**	**0.1677**	**1.3800e-003**	**0.1691**	**0.0445**	**1.2800e-003**	**0.0457**		**176.0472**	**176.0472**	**6.6600e-003**		**176.2136**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	4.1031	42.7475	23.0122	0.0388		2.1935	2.1935		2.0425	2.0425	0.0000	3,924.2833	3,924.2833	1.0730		3,951.1070
Total	**4.1031**	**42.7475**	**23.0122**	**0.0388**		**2.1935**	**2.1935**		**2.0425**	**2.0425**	**0.0000**	**3,924.2833**	**3,924.2833**	**1.0730**		**3,951.1070**

3.2 Demolition - 2017

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0987	0.0729	0.7775	1.7700e-003	0.1677	1.3800e-003	0.1691	0.0445	1.2800e-003	0.0457		176.0472	176.0472	6.6600e-003		176.2136
Total	**0.0987**	**0.0729**	**0.7775**	**1.7700e-003**	**0.1677**	**1.3800e-003**	**0.1691**	**0.0445**	**1.2800e-003**	**0.0457**		**176.0472**	**176.0472**	**6.6600e-003**		**176.2136**

3.3 Site Preparation - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					18.0663	0.0000	18.0663	9.9307	0.0000	9.9307			0.0000			0.0000
Off-Road	4.9608	52.2754	23.4554	0.0380		2.8786	2.8786		2.6483	2.6483		3,894.9500	3,894.9500	1.1934		3,924.7852
Total	**4.9608**	**52.2754**	**23.4554**	**0.0380**	**18.0663**	**2.8786**	**20.9448**	**9.9307**	**2.6483**	**12.5790**		**3,894.9500**	**3,894.9500**	**1.1934**		**3,924.7852**

3.3 Site Preparation - 2017

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.1184	0.0875	0.9330	2.1200e-003	0.2012	1.6600e-003	0.2029	0.0534	1.5300e-003	0.0549		211.2566	211.2566	7.9900e-003		211.4563
Total	**0.1184**	**0.0875**	**0.9330**	**2.1200e-003**	**0.2012**	**1.6600e-003**	**0.2029**	**0.0534**	**1.5300e-003**	**0.0549**		**211.2566**	**211.2566**	**7.9900e-003**		**211.4563**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					8.1298	0.0000	8.1298	4.4688	0.0000	4.4688			0.0000			0.0000
Off-Road	4.9608	52.2754	23.4554	0.0380		2.8786	2.8786		2.6483	2.6483	0.0000	3,894.9500	3,894.9500	1.1934		3,924.7852
Total	**4.9608**	**52.2754**	**23.4554**	**0.0380**	**8.1298**	**2.8786**	**11.0084**	**4.4688**	**2.6483**	**7.1171**	**0.0000**	**3,894.9500**	**3,894.9500**	**1.1934**		**3,924.7852**

3.3 Site Preparation - 2017

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.1184	0.0875	0.9330	2.1200e-003	0.2012	1.6600e-003	0.2029	0.0534	1.5300e-003	0.0549		211.2566	211.2566	7.9900e-003		211.4563
Total	**0.1184**	**0.0875**	**0.9330**	**2.1200e-003**	**0.2012**	**1.6600e-003**	**0.2029**	**0.0534**	**1.5300e-003**	**0.0549**		**211.2566**	**211.2566**	**7.9900e-003**		**211.4563**

3.4 Grading - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					6.6289	0.0000	6.6289	3.3791	0.0000	3.3791			0.0000			0.0000
Off-Road	3.0705	33.8868	17.1042	0.0297		1.7774	1.7774		1.6352	1.6352		3,037.9107	3,037.9107	0.9308		3,061.1809
Total	**3.0705**	**33.8868**	**17.1042**	**0.0297**	**6.6289**	**1.7774**	**8.4063**	**3.3791**	**1.6352**	**5.0143**		**3,037.9107**	**3,037.9107**	**0.9308**		**3,061.1809**

3.4 Grading - 2017

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.8150	26.9077	5.2796	0.0628	1.3910	0.1453	1.5363	0.3812	0.1390	0.5202		6,755.1659	6,755.1659	0.5015		6,767.7039
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0987	0.0729	0.7775	1.7700e-003	0.1677	1.3800e-003	0.1691	0.0445	1.2800e-003	0.0457		176.0472	176.0472	6.6600e-003		176.2136
Total	**0.9136**	**26.9805**	**6.0571**	**0.0645**	**1.5587**	**0.1466**	**1.7053**	**0.4257**	**0.1402**	**0.5659**		**6,931.2130**	**6,931.2130**	**0.5082**		**6,943.9175**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					2.9830	0.0000	2.9830	1.5206	0.0000	1.5206			0.0000			0.0000
Off-Road	3.0705	33.8868	17.1042	0.0297		1.7774	1.7774		1.6352	1.6352	0.0000	3,037.9107	3,037.9107	0.9308		3,061.1809
Total	**3.0705**	**33.8868**	**17.1042**	**0.0297**	**2.9830**	**1.7774**	**4.7604**	**1.5206**	**1.6352**	**3.1558**	**0.0000**	**3,037.9107**	**3,037.9107**	**0.9308**		**3,061.1809**

3.4 Grading - 2017

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.8150	26.9077	5.2796	0.0628	1.3910	0.1453	1.5363	0.3812	0.1390	0.5202		6,755.1659	6,755.1659	0.5015		6,767.7039
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0987	0.0729	0.7775	1.7700e-003	0.1677	1.3800e-003	0.1691	0.0445	1.2800e-003	0.0457		176.0472	176.0472	6.6600e-003		176.2136
Total	**0.9136**	**26.9805**	**6.0571**	**0.0645**	**1.5587**	**0.1466**	**1.7053**	**0.4257**	**0.1402**	**0.5659**		**6,931.2130**	**6,931.2130**	**0.5082**		**6,943.9175**

3.5 Building Construction - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	3.1149	26.5546	18.1825	0.0269		1.7879	1.7879		1.6791	1.6791		2,650.9797	2,650.9797	0.6531		2,667.3078
Total	**3.1149**	**26.5546**	**18.1825**	**0.0269**		**1.7879**	**1.7879**		**1.6791**	**1.6791**		**2,650.9797**	**2,650.9797**	**0.6531**		**2,667.3078**

3.5 Building Construction - 2017

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.2925	7.5095	2.1511	0.0148	0.3712	0.0657	0.4369	0.1069	0.0629	0.1697		1,576.0384	1,576.0384	0.1246		1,579.1532
Worker	0.9735	0.7191	7.6712	0.0175	1.6543	0.0137	1.6679	0.4387	0.0126	0.4513		1,736.9986	1,736.9986	0.0657		1,738.6406
Total	**1.2660**	**8.2285**	**9.8223**	**0.0323**	**2.0255**	**0.0794**	**2.1049**	**0.5456**	**0.0754**	**0.6210**		**3,313.0371**	**3,313.0371**	**0.1903**		**3,317.7938**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	3.1149	26.5546	18.1825	0.0269		1.7879	1.7879		1.6791	1.6791	0.0000	2,650.9797	2,650.9797	0.6531		2,667.3078
Total	**3.1149**	**26.5546**	**18.1825**	**0.0269**		**1.7879**	**1.7879**		**1.6791**	**1.6791**	**0.0000**	**2,650.9797**	**2,650.9797**	**0.6531**		**2,667.3078**

3.5 Building Construction - 2017

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.2925	7.5095	2.1511	0.0148	0.3712	0.0657	0.4369	0.1069	0.0629	0.1697		1,576.0384	1,576.0384	0.1246		1,579.1532
Worker	0.9735	0.7191	7.6712	0.0175	1.6543	0.0137	1.6679	0.4387	0.0126	0.4513		1,736.9986	1,736.9986	0.0657		1,738.6406
Total	**1.2660**	**8.2285**	**9.8223**	**0.0323**	**2.0255**	**0.0794**	**2.1049**	**0.5456**	**0.0754**	**0.6210**		**3,313.0371**	**3,313.0371**	**0.1903**		**3,317.7938**

3.5 Building Construction - 2018

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.6795	23.3900	17.5804	0.0269		1.4999	1.4999		1.4099	1.4099		2,620.9351	2,620.9351	0.6421		2,636.9883
Total	**2.6795**	**23.3900**	**17.5804**	**0.0269**		**1.4999**	**1.4999**		**1.4099**	**1.4099**		**2,620.9351**	**2,620.9351**	**0.6421**		**2,636.9883**

3.5 Building Construction - 2018

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.2576	7.0404	1.9431	0.0148	0.3712	0.0521	0.4234	0.1069	0.0499	0.1568		1,570.3874	1,570.3874	0.1182		1,573.3417
Worker	0.8671	0.6264	6.7206	0.0170	1.6543	0.0132	1.6675	0.4387	0.0122	0.4509		1,688.2052	1,688.2052	0.0576		1,689.6454
Total	**1.1246**	**7.6668**	**8.6637**	**0.0317**	**2.0255**	**0.0653**	**2.0908**	**0.5456**	**0.0620**	**0.6076**		**3,258.5926**	**3,258.5926**	**0.1758**		**3,262.9871**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.6795	23.3900	17.5804	0.0269		1.4999	1.4999		1.4099	1.4099	0.0000	2,620.9351	2,620.9351	0.6421		2,636.9883
Total	**2.6795**	**23.3900**	**17.5804**	**0.0269**		**1.4999**	**1.4999**		**1.4099**	**1.4099**	**0.0000**	**2,620.9351**	**2,620.9351**	**0.6421**		**2,636.9883**

3.5 Building Construction - 2018

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.2576	7.0404	1.9431	0.0148	0.3712	0.0521	0.4234	0.1069	0.0499	0.1568		1,570.3874	1,570.3874	0.1182		1,573.3417
Worker	0.8671	0.6264	6.7206	0.0170	1.6543	0.0132	1.6675	0.4387	0.0122	0.4509		1,688.2052	1,688.2052	0.0576		1,689.6454
Total	**1.1246**	**7.6668**	**8.6637**	**0.0317**	**2.0255**	**0.0653**	**2.0908**	**0.5456**	**0.0620**	**0.6076**		**3,258.5926**	**3,258.5926**	**0.1758**		**3,262.9871**

3.6 Paving - 2018

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.6437	17.5209	14.7964	0.0228		0.9561	0.9561		0.8797	0.8797		2,294.0887	2,294.0887	0.7142		2,311.9432
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.6437**	**17.5209**	**14.7964**	**0.0228**		**0.9561**	**0.9561**		**0.8797**	**0.8797**		**2,294.0887**	**2,294.0887**	**0.7142**		**2,311.9432**

3.6 Paving - 2018

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0879	0.0635	0.6811	1.7200e-003	0.1677	1.3400e-003	0.1690	0.0445	1.2300e-003	0.0457		171.1019	171.1019	5.8400e-003		171.2479
Total	**0.0879**	**0.0635**	**0.6811**	**1.7200e-003**	**0.1677**	**1.3400e-003**	**0.1690**	**0.0445**	**1.2300e-003**	**0.0457**		**171.1019**	**171.1019**	**5.8400e-003**		**171.2479**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.6437	17.5209	14.7964	0.0228		0.9561	0.9561		0.8797	0.8797	0.0000	2,294.0887	2,294.0887	0.7142		2,311.9432
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.6437**	**17.5209**	**14.7964**	**0.0228**		**0.9561**	**0.9561**		**0.8797**	**0.8797**	**0.0000**	**2,294.0887**	**2,294.0887**	**0.7142**		**2,311.9432**

3.6 Paving - 2018

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0879	0.0635	0.6811	1.7200e-003	0.1677	1.3400e-003	0.1690	0.0445	1.2300e-003	0.0457		171.1019	171.1019	5.8400e-003		171.2479
Total	**0.0879**	**0.0635**	**0.6811**	**1.7200e-003**	**0.1677**	**1.3400e-003**	**0.1690**	**0.0445**	**1.2300e-003**	**0.0457**		**171.1019**	**171.1019**	**5.8400e-003**		**171.2479**

3.7 Architectural Coating - 2018

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2986	2.0058	1.8542	2.9700e-003		0.1506	0.1506		0.1506	0.1506		281.4485	281.4485	0.0267		282.1171
Total	**0.2986**	**2.0058**	**1.8542**	**2.9700e-003**		**0.1506**	**0.1506**		**0.1506**	**0.1506**		**281.4485**	**281.4485**	**0.0267**		**282.1171**

3.7 Architectural Coating - 2018

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.1758	0.1270	1.3623	3.4400e-003	0.3353	2.6700e-003	0.3380	0.0889	2.4600e-003	0.0914		342.2038	342.2038	0.0117		342.4957
Total	**0.1758**	**0.1270**	**1.3623**	**3.4400e-003**	**0.3353**	**2.6700e-003**	**0.3380**	**0.0889**	**2.4600e-003**	**0.0914**		**342.2038**	**342.2038**	**0.0117**		**342.4957**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2986	2.0058	1.8542	2.9700e-003		0.1506	0.1506		0.1506	0.1506	0.0000	281.4485	281.4485	0.0267		282.1171
Total	**0.2986**	**2.0058**	**1.8542**	**2.9700e-003**		**0.1506**	**0.1506**		**0.1506**	**0.1506**	**0.0000**	**281.4485**	**281.4485**	**0.0267**		**282.1171**

3.7 Architectural Coating - 2018

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.1758	0.1270	1.3623	3.4400e-003	0.3353	2.6700e-003	0.3380	0.0889	2.4600e-003	0.0914		342.2038	342.2038	0.0117		342.4957
Total	**0.1758**	**0.1270**	**1.3623**	**3.4400e-003**	**0.3353**	**2.6700e-003**	**0.3380**	**0.0889**	**2.4600e-003**	**0.0914**		**342.2038**	**342.2038**	**0.0117**		**342.4957**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.3625	1.8774	4.4883	0.0142	1.1275	0.0168	1.1444	0.3017	0.0158	0.3176		1,440.5123	1,440.5123	0.0810		1,442.5361
Unmitigated	0.3625	1.8774	4.4883	0.0142	1.1275	0.0168	1.1444	0.3017	0.0158	0.3176		1,440.5123	1,440.5123	0.0810		1,442.5361

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
City Park	15.31	184.28	135.59	162,957	162,957
Total	15.31	184.28	135.59	162,957	162,957

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
City Park	16.60	8.40	6.90	33.00	48.00	19.00	66	28	6

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
City Park	0.546418	0.044132	0.199182	0.124467	0.017484	0.005870	0.020172	0.031831	0.001999	0.002027	0.004724	0.000704	0.000991

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
NaturalGas Unmitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
City Park	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
City Park	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.0183	1.0000e-005	8.4000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		1.7700e-003	1.7700e-003	0.0000		1.8900e-003
Unmitigated	0.0183	1.0000e-005	8.4000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		1.7700e-003	1.7700e-003	0.0000		1.8900e-003

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.0182					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	8.0000e-005	1.0000e-005	8.4000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		1.7700e-003	1.7700e-003	0.0000		1.8900e-003
Total	**0.0183**	**1.0000e-005**	**8.4000e-004**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**		**1.7700e-003**	**1.7700e-003**	**0.0000**		**1.8900e-003**

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.0182					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	8.0000e-005	1.0000e-005	8.4000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		1.7700e-003	1.7700e-003	0.0000		1.8900e-003
Total	**0.0183**	**1.0000e-005**	**8.4000e-004**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**		**1.7700e-003**	**1.7700e-003**	**0.0000**		**1.8900e-003**

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

Appendix D

Cultural/Tribal Cultural Resources Consultation Information

October 10, 2016

Ms. Stacy St. James, Coordinator
South Coastal Information Center
Dept. of Anthropology, MH 477
CSU Fullerton
P.O. Box 6846
800 North State College Boulevard
Fullerton, CA 92834-6846

Subject: CHRIS records search; Del Amo Neighborhood Park Project, 05422

CHRIS access number: 442

Dear Ms. St. James:

I am writing to request a CHRIS records search for the project located at 1000 West 204th Street, Unincorporated Los Angeles County 90502 (see Attachment A, USGS Torrence Quadrangle).

The site is approximately 8.5 acres and consists of 62 undeveloped land parcels and other land areas on the 900 and 1000 blocks of West 204th Street, near the intersections of Del Amo Boulevard and South Vermont Avenue (UTM 11S; 380323 mn.N ; 3745816 mn.E). There are currently no structures standing on any of the land parcels. No previously known historical resources are located within the site boundary or within a half mile radius.

The project plans call for approximately 27,000 cubic yards of clean fill, which would be placed within the surface of the park area and compacted to create a barrier between park attendees and the soil contamination; Minimal export of soil, approximately 75 cubic yards, (contaminated or otherwise) is anticipated. The site has a history of prior residential occupation and the soil disturbance is not anticipated to encounter virgin soil at any depth or strata.

The Lead Agency is the Los Angeles County Department of Parks and Recreation. The project sponsor is the Los Angeles Neighborhood Land Trust (LANLT). The LANLT is a nonprofit organization that works to create urban parks and gardens in the Los Angeles region. The LANLT is proposing to construct a community park at 1000 West 204th Street, which would include a variety of playing fields and courts (e.g., baseball, soccer, futsal), play areas, lawn and turf areas, a trail, a restroom building, a maintenance building, and landscaping and parking. The park would also include amenities such as benches, picnic tables, drinking fountains, BBQs, bike racks, and litter receptacles. Upon completion of the park, the LANLT would lease the property to the Los Angeles County Department of Park and Recreation for operation and maintenance.

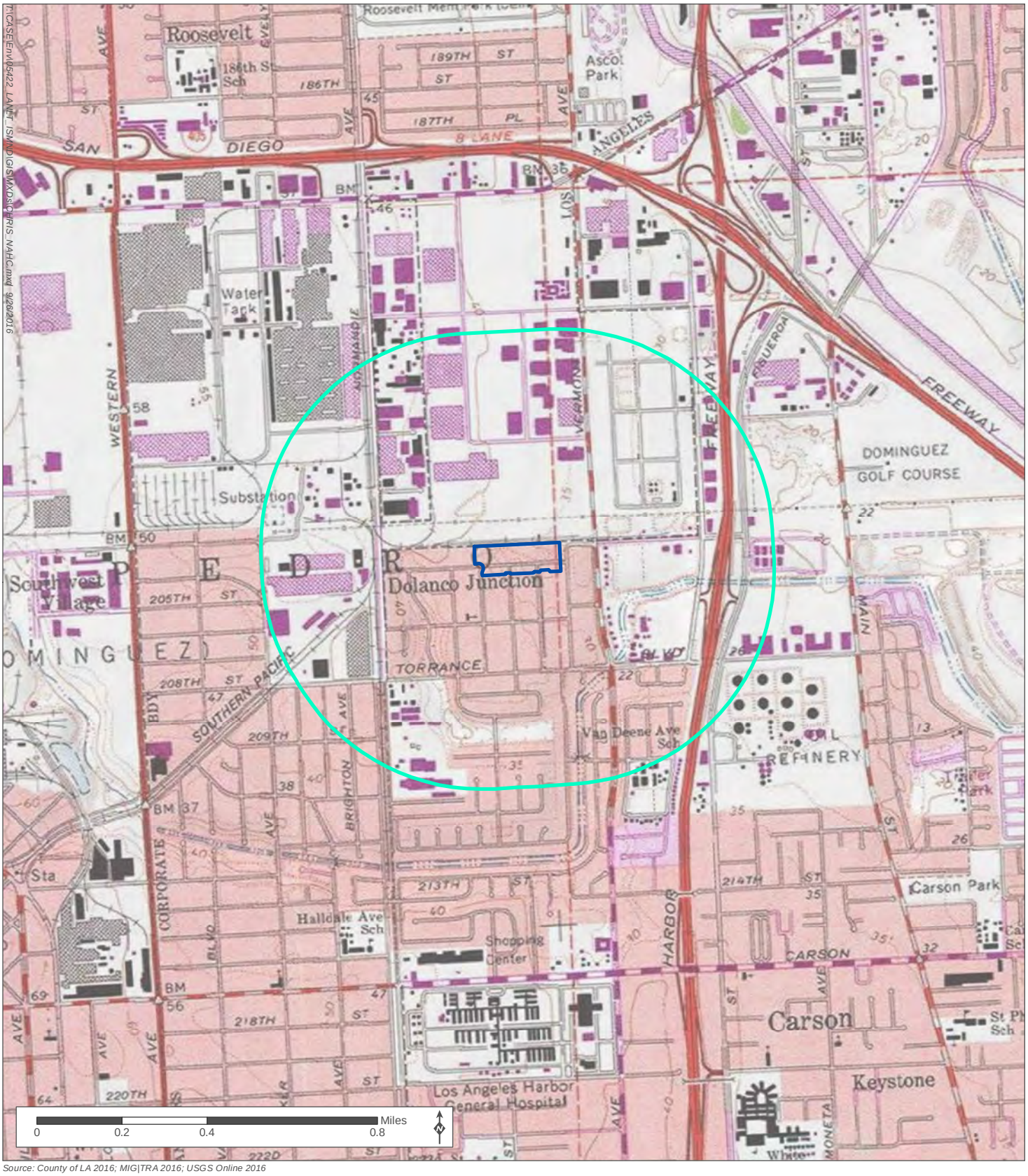
The proposed park site has a history of soil contamination and remediation associated with the nearby Montrose Chemical Corporation Superfund Site and adjacent Del Amo Superfund Site. Due to the DDT contamination at the project site that came from the Montrose Chemical Corporation Superfund Site,

permanent buy-out and relocation of residents was negotiated and completed in February 1998 and 65 residences in the area were subsequently demolished. Following USEPA's completion of DDR removal activities in 1998, the County proposed development of a neighborhood park. The project was approved by the County of Los Angeles' Planning Commission in 2000; however, the park was never constructed.

I hereby authorize the South Coastal Information Center to conduct a regular Records Search under CHRIS access number 442. Please contact me at the below contact information/billing address if work for this project will exceed $750.

Sincerely,

Robert Templar, M.A.
Project Archaeologist
MIG
2635 North First Street, Ste. 149
San Jose, CA 95134
(650) 327-0429 ext. 554
rtemplar@migcom.com



Source: County of LA 2016; MIG|TRA 2016; USGS Online 2016

Site boundary

one-half mile buffer

Torrence 7.5 Minute USGS Quadrangle
Township 4S : Range 14W/13W
UTM: 11S; 380323 mn.N ; 3745816 mn.E
Scale 1:24,000

Attachment A:
USGS Topographic Location and half mile buffer

South Central Coastal Information Center
California State University, Fullerton
Department of Anthropology MH-426
800 North State College Boulevard
Fullerton, CA 92834-6846
657.278.5395 / FAX 657.278.5542
sccic@fullerton.edu
California Historical Resources Information System
Orange, Los Angeles, and Ventura Counties

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11/16/2016

Records Search File No.: 16986.3045

Robert Templar
MIG
2635 N First St, Ste. 149
San Jose, CA 95134

Re: Records Search Results for the Del Amo Neighborhood Park Project, #05422

The South Central Coastal Information Center received your records search request for the project area referenced above, located on the Torrance, CA USGS 7.5' quadrangle. The following reflects the results of the records search for the project area and a ½-mile radius:

As indicated on the data request form, the locations of resources and reports are provided in the following format: ☒ custom GIS maps ☐ shape files ☐ hand-drawn maps

Resources within project area: 0	None
Resources within ½-mile radius: 1	19-000099
Reports within project area: 0	None
Reports within ¼-mile radius: 16	See attached map. 6 are overview reports.

Resource Database Printout (list):	☐ enclosed	☒ not requested	☐ nothing listed
Resource Database Printout (details):	☐ enclosed	☒ not requested	☐ nothing listed
Resource Digital Database (spreadsheet):	☐ enclosed	☒ not requested	☐ nothing listed
Report Database Printout (list):	☒ enclosed	☐ not requested	☐ nothing listed
Report Database Printout (details):	☐ enclosed	☒ not requested	☐ nothing listed
Report Digital Database (spreadsheet):	☐ enclosed	☒ not requested	☐ nothing listed
Resource Record Copies:	☐ enclosed	☒ not requested	☐ nothing listed
Report Copies:	☐ enclosed	☒ not requested	☐ nothing listed
OHP Historic Properties Directory:	☒ enclosed	☐ not requested	☐ nothing listed
Archaeological Determinations of Eligibility:	☐ enclosed	☐ not requested	☒ nothing listed
Los Angeles Historic-Cultural Monuments	☐ enclosed	☐ not requested	☒ nothing listed

Historical Maps: ☐ enclosed ☒ not requested ☐ nothing listed

Ethnographic Information: ☒ not available at SCCIC

Historical Literature: ☒ not available at SCCIC

GLO and/or Rancho Plat Maps: ☒ not available at SCCIC

Caltrans Bridge Survey: ☒ not available at SCCIC; please go to http://www.dot.ca.gov/hq/structur/strmaint/historic.htm

Shipwreck Inventory: ☒ not available at SCCIC; please go to http://shipwrecks.slc.ca.gov/ShipwrecksDatabase/Shipwrecks_Database.asp

Soil Survey Maps: (see below) ☒ not available at SCCIC; please go to http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx

Please forward a copy of any resulting reports from this project to the office as soon as possible. Due to the sensitive nature of archaeological site location data, we ask that you do not include resource location maps and resource location descriptions in your report if the report is for public distribution. If you have any questions regarding the results presented herein, please contact the office at the phone number listed above.

The provision of CHRIS Data via this records search response does not in any way constitute public disclosure of records otherwise exempt from disclosure under the California Public Records Act or any other law, including, but not limited to, records related to archeological site information maintained by or on behalf of, or in the possession of, the State of California, Department of Parks and Recreation, State Historic Preservation Officer, Office of Historic Preservation, or the State Historical Resources Commission.

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the CHRIS Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

Should you require any additional information for the above referenced project, reference the record search number listed above when making inquiries. Requests made after initial invoicing will result in the preparation of a separate invoice.

Thank you for using the California Historical Resources Information System,

Michelle Galaz
Assistant Coordinator

Enclosures:

(X) Custom Maps – 1 page

(X) Report Database Printout (list) – 5 pages

(X) OHP Historic Properties Directory – 3 pages

(X) Invoice #16986.3045

Report List

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
LA-03511		1977	Romani, John F.	Assessment of the Archaeological Impact by the Development of the Waste Water Facilities Plan W.o. 31389	Northridge Archaeological Research Center, CSUN	19-000009, 19-000043, 19-000053, 19-000055, 19-000056, 19-000057, 19-000058, 19-000061, 19-000062, 19-000064, 19-000065, 19-000068, 19-000203, 19-000204, 19-000206, 19-000211, 19-000212, 19-000343

Report List

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
LA-03583		1974	Bucknam, Bonnie M.	The Los Angeles Basin and Vicinity: a Gazetteer and Compilation of Archaeological Site Information	Archaeological Research, Inc.	19-000001, 19-000002, 19-000003, 19-000004, 19-000005, 19-000007, 19-000009, 19-000010, 19-000011, 19-000012, 19-000013, 19-000015, 19-000016, 19-000017, 19-000018, 19-000019, 19-000023, 19-000024, 19-000027, 19-000028, 19-000029, 19-000030, 19-000031, 19-000033, 19-000037, 19-000038, 19-000039, 19-000040, 19-000044, 19-000045, 19-000046, 19-000047, 19-000048, 19-000049, 19-000050, 19-000051, 19-000052, 19-000053, 19-000054, 19-000055, 19-000056, 19-000057, 19-000058, 19-000059, 19-000060, 19-000061, 19-000062, 19-000063, 19-000064, 19-000065, 19-000066, 19-000067, 19-000068, 19-000069, 19-000070, 19-000071, 19-000072, 19-000073, 19-000074, 19-000078, 19-000080, 19-000088, 19-000090, 19-000091, 19-000092, 19-000094, 19-000096, 19-000097, 19-000098, 19-000099, 19-000100, 19-000101, 19-000102, 19-000103, 19-000104, 19-000105, 19-000106, 19-000107, 19-000108, 19-000109, 19-000110, 19-000112, 19-000113, 19-000114, 19-000115, 19-000116, 19-000117, 19-000118, 19-000119, 19-000120, 19-000121, 19-000122, 19-000123, 19-000124, 19-000125, 19-000126, 19-000127, 19-000131, 19-000133, 19-000134, 19-000135, 19-000136, 19-000137, 19-000138, 19-000139, 19-000140, 19-000141, 19-000142, 19-000143, 19-000144, 19-000145, 19-000146, 19-000147, 19-000148, 19-000149, 19-000150, 19-000151, 19-000152, 19-000153, 19-000154, 19-000155, 19-000156, 19-000159, 19-000161, 19-000162, 19-000170, 19-000171, 19-000172, 19-000174, 19-000175, 19-000178, 19-000179, 19-000180, 19-000181, 19-000182, 19-000183, 19-000184, 19-000185,

Report List

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
						19-000187, 19-000189, 19-000190, 19-000191, 19-000193, 19-000194, 19-000195, 19-000196, 19-000197, 19-000198, 19-000199, 19-000200, 19-000201, 19-000202, 19-000203, 19-000204, 19-000205, 19-000206, 19-000207, 19-000210, 19-000211, 19-000212, 19-000213, 19-000214, 19-000215, 19-000216, 19-000217, 19-000219, 19-000220, 19-000222, 19-000224, 19-000225, 19-000226, 19-000227, 19-000229, 19-000231, 19-000232, 19-000233, 19-000234, 19-000235, 19-000236, 19-000245, 19-000255, 19-000263, 19-000264, 19-000265, 19-000266, 19-000267, 19-000268, 19-000269, 19-000270, 19-000271, 19-000272, 19-000273, 19-000274, 19-000275, 19-000276, 19-000277, 19-000278, 19-000279, 19-000280, 19-000281, 19-000282, 19-000283, 19-000284, 19-000285, 19-000286, 19-000287, 19-000288, 19-000289, 19-000291, 19-000292, 19-000303, 19-000306, 19-000307, 19-000308, 19-000309, 19-000310, 19-000311, 19-000316, 19-000317, 19-000319, 19-000322, 19-000330, 19-000331, 19-000332, 19-000333, 19-000335, 19-000340, 19-000341, 19-000344, 19-000350, 19-000352, 19-000353, 19-000354, 19-000356, 19-000382, 19-000383, 19-000385, 19-000386, 19-000387, 19-000388, 19-000389, 19-000390, 19-000398, 19-000400, 19-000401, 19-000403, 19-000404, 19-000406, 19-000415, 19-000423, 19-000424, 19-000425, 19-000448, 19-000454, 19-000468, 19-000469, 19-000470, 19-000472, 19-000478, 19-000483, 19-000484, 19-000494, 19-000495, 19-000496, 19-000497, 19-000499, 19-000500, 19-000501, 19-000505, 19-000506, 19-000512, 19-000513, 19-000514, 19-000515, 19-000516, 19-000517,

Report List

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
						19-000519, 19-000520, 19-000523, 19-000525, 19-000526, 19-000527, 19-000528, 19-167019, 19-179270
LA-03810	Caltrans -	1978	Anonymous	Historic Property Survey, Del Amo Blvd.-normandie Ave to Harbor Freeway	Caltrans	
LA-04323		1985	Hill, James N.	Cultural Evolution in the Archaic/mesolithic: a Research Design for the Los Angeles Basin	Archaeological Resource Management Corp.	
LA-04512		1977	Eggers, A.V.	Cultural Resources Inventory of the City of Carson, California		19-000088, 19-000098, 19-000099, 19-000106, 19-000794, 19-000795
LA-04758		1999	Duke, Curt	Cultural Resource Assessment for Pacific Bell Mobile Services Facility La 564-02, County of Los Angeles, California	LSA Associates, Inc.	
LA-05331		1982	Romani, John F.	Archaeological Survey Report for the 07-la-110 Harbor Freeway Transitway Corridor Project	Caltrans District 7	19-000119, 19-000146, 19-000151
LA-06193		2002	Holson, John	Archaeological Survey and Record Search for Ospc-0036, La/torrance, Torrance and Los Angeles, Los Angeles County (800-39)	Pacific Legacy, Inc.	
LA-06194		2002	White, Laura S.	Records Search Results for the Carson Town Center Project Eda Grant, City of Carson, Los Angeles County, California	Archaeological Associates, Ltd.	
LA-06874		2001	Bell, Heather	Nepa Screening for Wireless Telecommunication Site-magellan, 736 West Del Amo Boulevard, Torrance, Los Angeles County, California	Clayton Group Services, Inc.	
LA-09626		2008	Bonner, Wayne H.	Cultural Resources Records Search and Site Visit Results for T-Mobile USA Candidate LA33310B (Pico Normandie), 20900 Normandie Ave., Torrance, Los Angeles County, California.	Michael Brandman Associates	19-000122
LA-11482			Racer, F.H.	Camp Sites in Harbor District		19-000057, 19-000060, 19-000088, 19-000091, 19-000094, 19-000096, 19-000097, 19-000098, 19-000099, 19-000100, 19-000101, 19-000103, 19-000104, 19-000105, 19-000106, 19-000107, 19-000138, 19-000276, 19-000279, 19-000285, 19-000288

Report List

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
LA-11484			Walker, E.F. and Robinson, Eugene	Partial List of Indian Village Sites in Lost [sic] Angeles County, with a few in Orange County. (Information from Eugene Robinson, Handwritten, in "Reconnaissance Sites 15F" looseleaf notbook of Mr. E.F. Walker, Southwest Museum, Los Angeles, California	Southwest Museum	
LA-11747		2006	Sakai, Rodney	Programmatic Agreement Compliance Report, twenty-first Reporting Period, July 1, 2005-- March 31, 2006	Historic Resources Group	
LA-11748		2003	Sakai, Rodney	Programmatic Agreement Compliance Report Fifteenth Reporting Period July 1-- December 31, 2002	SHPO & Advisory Council on Hitsoric Preservation	
LA-12870			McKenna, Jeanette A.	CULTURAL RESOURCES OVERVIEW AND ASSESSMENT:THE CITY OF LOS ANGELES, WEST CARSON TRANSIT ORIENTED DISTRICT (TOD) SPECIFIC PLAN PROJECT AREA, LOS ANGELES COUNTY, CALIFORNIA	McKenna et al.	19-192344

PERTY-NUMBER	PRIMARY-#	STREET.ADDRESS.....	NAMES.....	CITY.NAME.....	OWN	YR-C	OHP-PROG..	PRG-REFERENCE-NUMBER	STAT-DAT	NRS	CRIT
022392	19-168417	6123 FOUNTAIN AVE		LOS ANGELES	P	1922	HIST.SURV.	0053-0709-0010		5D2	
022393	19-168418	6135 FOUNTAIN AVE		LOS ANGELES	P	1920	HIST.SURV.	0053-0709-0011		5D2	
022394	19-168419	6139 FOUNTAIN AVE		LOS ANGELES	P	1921	HIST.SURV.	0053-0709-0012		5D2	
022395	19-168420	6143 FOUNTAIN AVE		LOS ANGELES	P	1921	HIST.SURV.	0053-0709-0013		5D2	
022396	19-168421	6200 FOUNTAIN AVE		LOS ANGELES	P	1919	HIST.SURV.	0053-0709-0014		5D2	
022397	19-168422	6206 FOUNTAIN AVE		LOS ANGELES	P	1920	HIST.SURV.	0053-0709-0015		5D2	
022398	19-168423	6210 FOUNTAIN AVE		LOS ANGELES	P	1920	HIST.SURV.	0053-0709-0016		5D2	
022399	19-168424	6216 FOUNTAIN AVE		LOS ANGELES	P	1924	HIST.SURV.	0053-0709-0017		5D2	
022400	19-168425	6217 FOUNTAIN AVE		LOS ANGELES	P	1920	HIST.SURV.	0053-0709-0018		5D2	
022401	19-168426	6221 FOUNTAIN AVE		LOS ANGELES	P	1920	HIST.SURV.	0053-0709-0019		5D2	
022402	19-168427	6222 FOUNTAIN AVE		LOS ANGELES	P	1920	HIST.SURV.	0053-0709-0020		5D2	
022403	19-168428	6227 FOUNTAIN AVE		LOS ANGELES	P	1922	HIST.SURV.	0053-0709-0021		5D2	
022404	19-168429	6228 FOUNTAIN AVE		LOS ANGELES	P	1921	HIST.SURV.	0053-0709-0022		5D2	
022405	19-168430	6233 FOUNTAIN AVE		LOS ANGELES	P	1919	HIST.SURV.	0053-0709-0023		5D2	
022406	19-168431	6234 FOUNTAIN AVE		LOS ANGELES	P	1920	HIST.SURV.	0053-0709-0024		5D2	
022408	19-168433	6328 FOUNTAIN AVE		LOS ANGELES	P	1921	HIST.SURV.	0053-0710-0001		5D2	
022409	19-168434	6340 FOUNTAIN AVE		LOS ANGELES	P	1921	HIST.SURV.	0053-0710-0002		5D2	
022410	19-168435	6341 FOUNTAIN AVE		LOS ANGELES	P	1925	HIST.SURV.	0053-0710-0003		5D2	
022411	19-168436	6344 FOUNTAIN AVE		LOS ANGELES	P	1920	HIST.SURV.	0053-0710-0004		5D2	
022412	19-168437	6350 FOUNTAIN AVE		LOS ANGELES	P	1920	HIST.SURV.	0053-0710-0005		5D2	
022413	19-168438	6356 FOUNTAIN AVE		LOS ANGELES	P	1921	HIST.SURV.	0053-0710-0006		5D2	
022414	19-168439	6406 FOUNTAIN AVE		LOS ANGELES	P	1921	HIST.SURV.	0053-0710-0007		5D2	
022415	19-168440	6407 FOUNTAIN AVE		LOS ANGELES	P	1920	HIST.SURV.	0053-0710-0008		5D2	
022416	19-168441	6411 FOUNTAIN AVE		LOS ANGELES	P	1920	HIST.SURV.	0053-0710-0009		5D2	
022417	19-168442	6412 FOUNTAIN AVE		LOS ANGELES	P	1920	HIST.SURV.	0053-0710-0010		5D2	
022418	19-168443	6417 FOUNTAIN AVE		LOS ANGELES	P	1923	HIST.SURV.	0053-0710-0011		5D2	
022419	19-168444	6421 FOUNTAIN AVE		LOS ANGELES	P	1923	HIST.SURV.	0053-0710-0012		5D2	
022421	19-168446	6422 FOUNTAIN AVE		LOS ANGELES	P	1920	HIST.SURV.	0053-0710-0014		5D2	
022422	19-168447	6440 FOUNTAIN AVE		LOS ANGELES	P	1921	HIST.SURV.	0053-0710-0015		5D2	
022424	19-168449	6444 FOUNTAIN AVE		LOS ANGELES	P	1921	HIST.SURV.	0053-0710-0017		5D2	
022425	19-168450	6500 FOUNTAIN AVE		LOS ANGELES	P	1948	HIST.SURV.	0053-0710-0018		5D2	
022427	19-168452	6531 FOUNTAIN AVE		LOS ANGELES	P	1920	HIST.SURV.	0053-0710-0020		5D2	
022428	19-168453	6534 FOUNTAIN AVE	SAINT KATHERINE APARTMENTS	LOS ANGELES	P	1925	HIST.SURV.	0053-0710-0021		5D2	
022429	19-168454	6537 FOUNTAIN AVE		LOS ANGELES	P	1920	HIST.SURV.	0053-0710-0022		5D2	
022430	19-168455	6541 FOUNTAIN AVE		LOS ANGELES	P	1921	HIST.SURV.	0053-0710-0023		5D2	
022431	19-168456	6547 FOUNTAIN AVE		LOS ANGELES	P	1922	HIST.SURV.	0053-0710-0024		5D2	
022432	19-168457	6550 FOUNTAIN AVE		LOS ANGELES	P	1921	HIST.SURV.	0053-0710-0025		5D2	
022433	19-168458	6551 FOUNTAIN AVE		LOS ANGELES	P	1921	HIST.SURV.	0053-0710-0026		5D2	
022434	19-168459	6554 FOUNTAIN AVE		LOS ANGELES	P	1922	HIST.SURV.	0053-0710-0027		5D2	
022435	19-168460	6560 FOUNTAIN AVE		LOS ANGELES	P	1920	HIST.SURV.	0053-0710-0028		5D2	
022436	19-168461	6571 FOUNTAIN AVE		LOS ANGELES	P	1920	HIST.SURV.	0053-0710-0029		5D2	
022437	19-168462	6575 FOUNTAIN AVE		LOS ANGELES	P	1919	HIST.SURV.	0053-0710-0030		5D2	
022581	19-168606	6635 FOUNTAIN AVE		LOS ANGELES	P	1925	HIST.SURV.	0053-0717-0028		5D2	
022196	19-168222	6679 FOUNTAIN AVE		LOS ANGELES	P	1915	HIST.SURV.	0053-0701-0031		5D2	
022729	19-168754	6681 FOUNTAIN AVE		LOS ANGELES	P	1926	HIST.SURV.	0053-0722-0023		5D2	
022726	19-168751	6718 FOUNTAIN AVE		LOS ANGELES	P	1912	HIST.SURV.	0053-0722-0020		5D2	
022439	19-168464	6817 FOUNTAIN AVE		LOS ANGELES	P	1921	HIST.SURV.	0053-0711-0001		5D2	
022440	19-168465	6856 FOUNTAIN AVE		LOS ANGELES	P	1920	HIST.SURV.	0053-0711-0002		5D2	
022441	19-168466	6866 FOUNTAIN AVE		LOS ANGELES	P	1922	HIST.SURV.	0053-0711-0003		5D2	
098011	19-175412	13974 FOX ST		LOS ANGELES	M	1925	HIST.RES.	DOE-19-94-0004-0000	04/29/94	6Y	
							PROJ.REVW.	HRG9402023	04/29/94	6Y	
131114		25425 FRAMPTON AVE		LOS ANGELES		1922	HIST.RES.	DOE-19-02-0189-0000	04/02/02	6Y	
							PROJ.REVW.	HUD020402AC	04/02/02	6Y	
027250	**19-173182**	**922 FRANCISCO ST**	**WATER & POWER SUBSTATION #9**	**LOS ANGELES**	**M**	**1922**	**HIST.SURV.**	**0053-4546-0000**		**3S**	
021449	19-167483	FRANKLIN AVE	WHITLEY HEIGHTS HISTORIC DIST	LOS ANGELES	P	1906	HIST.RES.	NRS-82002189-9999	08/19/82	1S	AC

PROPERTY-NUMBER	PRIMARY-#	STREET.ADDRESS.....	NAMES.....	CITY.NAME.....	OWN	YR-C	OHP-PROG..	PRG-REFERENCE-NUMBER	STAT-DAT	NRS	CRIT
134427		6002 GOLDENWEST AVE		TEMPLE CITY			HIST.RES.	DOE-19-02-1017-0000	10/09/02	6U	
							PROJ.REVW.	HUD021009N	10/09/02	6U	
125721		5937 IVAR AVE		TEMPLE CITY	U	1926	HIST.RES.	DOE-19-99-0362-0000	07/29/99	6Y	
							PROJ.REVW.	HUD990729D	07/29/99	6Y	
153103		10052 LA ROSA AVE		TEMPLE CITY		1948	PROJ.REVW.	HUD030710C	11/14/03	6U	
153851		1941 LONGDEN AVE		TEMPLE CITY		1941	PROJ.REVW.	HUD040329B	04/21/04	6U	
179953		9428 LOWER AZUSA RD		TEMPLE CITY	P	1953	PROJ.REVW.	HUD080630B	07/22/08	6U	
179964		5807 MYDA AVE		TEMPLE CITY	P	1939	PROJ.REVW.	HUD080630B	07/22/08	6U	
095267		5004 N DOREEN AVE		TEMPLE CITY		1939	PROJ.REVW.	HUD940620FF	09/19/94	6Y	
095261		6243 N RENO AVE		TEMPLE CITY		1924	PROJ.REVW.	HUD940620EE	09/19/94	6Y	
179963		9671 NADINE ST		TEMPLE CITY	P	1957	PROJ.REVW.	HUD080630B	07/22/08	6U	
179948		10129 NADINE ST		TEMPLE CITY	P	1957	PROJ.REVW.	HUD080630B	07/22/08	6U	
153102		6513 OAK AVE		TEMPLE CITY		1937	PROJ.REVW.	HUD030710C	11/14/03	6U	
179954		5356 PARMERTON AVE		TEMPLE CITY	P	1948	PROJ.REVW.	HUD080630B	07/22/08	6U	
125728		5520 PARMERTON AVE		TEMPLE CITY	U	1948	HIST.RES.	DOE-19-99-0369-0000	07/29/99	6Y	
							PROJ.REVW.	HUD990729D	07/29/99	6Y	
134455		4956 PERSIMMON AVE		TEMPLE CITY		1896	HIST.RES.	DOE-19-02-1045-0000	10/09/02	6U	
							PROJ.REVW.	HUD021009N	10/09/02	6U	
179987		6253 RENO AVE		TEMPLE CITY	P	1924	PROJ.REVW.	HUD090209C	02/10/09	6U	
180391		10628 SPARKLETT ST		TEMPLE CITY	P	1954	PROJ.REVW.	HUD100802K	08/05/10	6U	
179955		5509 SULTANA AVE		TEMPLE CITY	P	1951	PROJ.REVW.	HUD080630B	07/22/08	6U	
179966		9256 WEDGEWOOD ST		TEMPLE CITY	P	1924	PROJ.REVW.	HUD080630B	07/22/08	6U	
153943		5310 ZADELL DR		TEMPLE CITY		1938	PROJ.REVW.	HUD031103B	12/01/03	6U	
180383		5714 CLARA ST		TERRA BELLA	P	1947	PROJ.REVW.	HUD100802K	08/05/10	6U	
095909			HERMAN HETHKE BOULDER HOUSE, COLD	TOPANGA		1909	PROJ.REVW.	FEMA950514A	05/23/94	6Y	
090806		20421 CALLON DR	SYLVIA PARK COUNTRY CLUB CLUBHOUSE	TOPANGA	P	1930	HIST.RES.	SPHI-LAN-057	08/16/93	7L	
155427		269 OLD TOPANGA CANYON RD	TOPANGA CHRISTIAN FELLOWSHIP CHURC	TOPANGA	P	1953	HIST.RES.	SPHI-LAN-065	08/05/05	1CL	
160574		1126 OLD TOPANGA CANYON RD	UTILITY POLE/1199346E	TOPANGA	P	1958	PROJ.REVW.	FCC060214M	02/28/06	6Y	
156590		177TH ST	EL NIDO-LA FRESA TRANSMISSION TOWE	TORRANCE	P	1930	PROJ.REVW.	FCC051014S	11/08/05	6Y	
180277		3516 182ND ST	CLEARWIRE CA-LOS5602A/LA55XC682	TORRANCE	P		PROJ.REVW.	FCC100524M	10/20/10	6Y	
029190	19-178511	4203 182ND ST	SOUTHERN CAL EDISON SUBSTATION	TORRANCE	P	1928	HIST.SURV.	0501-0094-0000		3S	
029163	19-178484	2306 235TH ST	CHICKEN SHEDS	TORRANCE	P	1921	HIST.SURV.	0501-0067-0000		5S2	
029164	19-178485	2310 235TH ST	CHICKEN SHED	TORRANCE	P	1921	HIST.SURV.	0501-0068-0000		5S2	
029205	19-178526	1805 ABALONE AVE	SALM MANUFACTURING, EBW INCORPORAT	TORRANCE	P	1913	HIST.SURV.	0501-0109-0000		3S	
029095	19-178416	918 ACACIA AVE		TORRANCE	P	1939	HIST.SURV.	0501-0002-0000		5S2	
029096	19-178417	1020 ACACIA AVE		TORRANCE	P	0	HIST.SURV.	0501-0003-0000		5S2	
029097	19-178418	2102 ANDREO AVE		TORRANCE	P	1923	HIST.SURV.	0501-0004-0000		5S2	
029098	19-178419	2112 ANDREO AVE		TORRANCE	P	1923	HIST.SURV.	0501-0005-0000		5S2	
029099	19-178420	2121 ANDREO AVE		TORRANCE	P	1930	HIST.SURV.	0501-0006-0000		5S2	
029166	19-178487	908 ARLINGTON AVE	BENNY'S MARKET	TORRANCE	P	1919	HIST.SURV.	0501-0070-0000		5S2	
029100	19-178421	1552 ARLINGTON AVE	VILLA SONDORRA	TORRANCE	P	1927	HIST.SURV.	0501-0007-0000		5S2	
029101	19-178422	1226 BEECH AVE		TORRANCE	P	1928	HIST.SURV.	0501-0008-0000		5S2	
083919		20529 BERENDO AVE		TORRANCE	U	1920	PROJ.REVW.	HUD920117F	08/30/93	6Y	
029104	19-178505	1524 BORDER AVE	UNION TOOL COMPANY, ARMCO STEEL CO	TORRANCE	P	1912	HIST.SURV.	0501-0088-0000		3S	
029094	19-178415	1200 CABRILLO AVE	PACIFIC ELECTRIC STATION, S P RAIL	TORRANCE	P	1912	HIST.SURV.	0501-0001-0000		3S	
029167	19-178488	1420 CABRILLO AVE	DODGE BROTHERS MOTOR, RETAIL STORE	TORRANCE	P	1928	HIST.SURV.	0501-0071-0000		5S2	
029206	19-178527	1601 CABRILLO AVE	UNITED CIGAR STORE COLONIAL HOTEL	TORRANCE	P	1912	HIST.SURV.	0501-0110-0000		3S	
029207	19-178528	1639 CABRILLO AVE	BRIGHTON HOTEL	TORRANCE	P	1912	HIST.SURV.	0501-0111-0000		3S	
029102	19-178423	1729 CABRILLO AVE	IDEAL HOTEL, HINES HOTEL	TORRANCE	P	1923	HIST.SURV.	0501-0009-0000		5S2	
029103	19-178424	1819 CABRILLO AVE		TORRANCE	P	1923	HIST.SURV.	0501-0010-0000		5S2	
144514		500 CALLE DE ARBOLES		TORRANCE	P	1949	HIST.RES.	DOE-19-03-0274-0000	10/16/03	6Y	
							PROJ.REVW.	FCC031007A	10/16/03	6Y	

OPERTY-NUMBER	PRIMARY-#	STREET.ADDRESS.....	NAMES.....	CITY.NAME.....	OWN	YR-C	OHP-PROG..	PRG-REFERENCE-NUMBER	STAT-DAT	NRS	CRIT
029148	19-178469	1116 SARTORI AVE	GAYLORD, GAULORD APARTMENTS	TORRANCE	P	1927	HIST.SURV.	0501-0052-0000		7N	
029176	19-178497	1261 SARTORI AVE	THARIFT VILLAGE	TORRANCE	P	1940	HIST.SURV.	0501-0080-0000		5S2	
029177	19-178498	1266 SARTORI AVE	PACIFIC TELEPHONE & TELEGRAPH, TOR	TORRANCE	P	1928	HIST.SURV.	0501-0081-0000		5S2	
029178	19-178499	1309 SARTORI AVE	LEVY APARTMENTS, SAM LEVY DEPARTME	TORRANCE	P	1923	HIST.SURV.	0501-0082-0000		5S2	
029179	19-178500	1403 SARTORI AVE	TORRANCE THEATER, UNITED CALIFORNI	TORRANCE	P	1917	HIST.SURV.	0501-0083-0000		5S2	
029218	19-178539	1800 TORRANCE BLVD	PACIFIC ELECTRIC RAILROAD BRIDGE/E	TORRANCE	M	1912	HIST.RES.	NPS-89000854-0000	07/13/89	1S	
							HIST.SURV.	0501-0122-0000	07/13/89	1S	
							NAT.REG.	19-0022	07/13/89	1S	
							ST.FND.PRG	619.0-HP-88-19-051			
029188	19-178509	1819 TORRANCE BLVD		TORRANCE	P	1943	HIST.SURV.	0501-0092-0000		7N	
029219	19-178540	1860 TORRANCE BLVD	FULLER SHOE MANUFACTURING COMPANY,	TORRANCE	P	1912	HIST.SURV.	0501-0123-0000		3S	
029180	19-178501	1885 TORRANCE BLVD	ABLE MUFFLER	TORRANCE	P	1939	HIST.SURV.	0501-0084-0000		5S2	
029149	19-178470	2014 TORRANCE BLVD	MAYFAIR APARTMENTS	TORRANCE	U	1927	HIST.SURV.	0501-0053-0000		5S2	
029150	19-178471	2256 TORRANCE BLVD		TORRANCE	P	1920	HIST.SURV.	0501-0054-0000		5S2	
029189	19-178510	840 VAN NESS AVE	LLEWELLYN IRONWKS/COLUMBIA STEEL,U	TORRANCE	P	1918	HIST.SURV.	0501-0093-0000		3S	
029181	19-178502	1128 VAN NESS AVE	AURELLI FLAGS	TORRANCE	P	1936	HIST.SURV.	0501-0085-0000		5S2	
029135	19-178456	121 VIA LOS ALTOS		TORRANCE	P	1952	HIST.SURV.	0501-0039-0000		5S2	
029136	19-178457	155 VIA LOS MIRADORES		TORRANCE	P	1930	HIST.SURV.	0501-0040-0000		5S2	
029137	19-178458	106 VIA MONTE D'ORO		TORRANCE	P	1929	HIST.SURV.	0501-0041-0000		5S2	
029138	19-178459	124 VIA MONTE D'ORO	REID MANSION, RICE MANSION	TORRANCE	P	1928	HIST.SURV.	0501-0042-0000		3S	
029139	19-178460	408 VIA MONTE D'ORO	SCHINDLER HOUSE	TORRANCE	P	1932	HIST.SURV.	0501-0043-0000		3S	
127952		4550 W 182ND ST	SOUTH BAY EVANGELICAL FREE CHURCH	TORRANCE	P	1902	HIST.SURV.	0501-0126-0000		3S	
084133		**1175 W 204TH ST**	**DUNN HOUSE**	**TORRANCE**	**P**	**1894**	**ST.PT.INT.**	**19-0136**	**02/05/95**	**7L**	
029220	19-178541	1800 W 220TH ST	RUBBERCRAFT CORPORATION OF CALIFOR	TORRANCE	P	1913	HIST.SURV.	0501-0124-0000		3S	
029165	19-178486	2021 W 236 TH ST	OIL COMPANY OFFICE, RESIDENCE	TORRANCE	P	1925	HIST.SURV.	0501-0069-0000		5S2	
096132		1000 W CARSON ST	HARBOR-UCLA MEDICAL CENTER	TORRANCE	C	1958	HIST.RES.	DSA-19-SPS-3292	05/24/95	6J	
074538		2200 W CARSON ST	TORRANCE HIGH SCHOOL CLASSROOMS	TORRANCE	M	0	HIST.SURV.	0501-0096-0008	03/02/92	3D	C
074526		2200 W CARSON ST	TORRANCE HIGH SCHOOL GIRLS' GYM	TORRANCE	M	0	HIST.SURV.	0501-0096-0002	03/02/92	3D	C
074546		2200 W CARSON ST	TORRANCE HIGH SCHOOL SENIOR PATIO	TORRANCE	M	0	HIST.SURV.	0501-0096-0012	03/02/92	3D	C
074530		2200 W CARSON ST	TORRANCE HIGH SCHOOL SCIENCE AND I	TORRANCE	M	0	HIST.SURV.	0501-0096-0004	03/02/92	3D	C
074532		2200 W CARSON ST	TORRANCE HIGH SCHOOL BOYS' GYM	TORRANCE	M	0	HIST.SURV.	0501-0096-0005	03/02/92	3D	C
074542		2200 W CARSON ST	TORRANCE HIGH SCHOOL COLLONADE	TORRANCE	M	0	HIST.SURV.	0501-0096-0010	03/02/92	3D	C
074540		2200 W CARSON ST	TORRANCE HIGH SCHOOL HOME ECONOMIC	TORRANCE	M	1922	HIST.RES.	NPS-83003542-0002	10/13/83	1D	AC
							HIST.RES.	NPS-83003536-0000	10/13/83	1S	
							HIST.SURV.	0501-0096-0009		3D	C
074524		2200 W CARSON ST	TORRANCE HIGH SCHOOL ANNEX	TORRANCE	M	1923	HIST.RES.	NPS-83003542-0003	10/13/83	1D	AC
							HIST.SURV.	0501-0096-0001		3D	C
074536		2200 W CARSON ST	TORRANCE HIGH SCHOOL ADMINTSTRATIO	TORRANCE	M	0	HIST.SURV.	0501-0096-0007	03/02/92	3D	C
074534		2200 W CARSON ST	TORRANCE HIGH SCHOOL LIBRARY	TORRANCE	M	0	HIST.SURV.	0501-0096-0006	03/02/92	3D	C
074528		2200 W CARSON ST	TORRANCE HIGH SCHOOL INDUSTRIAL AR	TORRANCE	M	0	HIST.SURV.	0501-0096-0003	03/02/92	3D	C
074550		2200 W CARSON ST	TORRANCE HIGH SCHOOL AUDITORIUM	TORRANCE	M	1930	HIST.RES.	NPS-83003499-0000	10/13/83		
							HIST.RES.	NPS-83003542-0004	10/13/83	1D	AC
							HIST.SURV.	0501-0096-0014		3D	C
074552		2200 W CARSON ST	TORRANCE HIGH SCHOOL MUSIC BLDG	TORRANCE	M	0	HIST.SURV.	0501-0096-0015	03/02/92	3D	C
074554		2200 W CARSON ST	TORRANCE HIGH SCHOOL CORRIDOR	TORRANCE	M	0	HIST.SURV.	0501-0096-0016	03/02/92	3D	C
074548		2200 W CARSON ST	TORRANCE HIGH SCHOOL ADMINISTRATIO	TORRANCE	M	0	HIST.SURV.	0501-0096-0013	03/02/92	3D	C
101680		2200 W CARSON ST	TORRANCE HIGH SCHOOL/MAIN BUILDING	TORRANCE	D	1917	HIST.RES.	DOE-19-94-0367-0000	08/08/94	2D2	AC
							PROJ.REVW.	HRG9402022	08/08/94	2D2	AC
							HIST.RES.	NPS-83003542-0001	10/13/83	1D	AC
							HIST.RES.	NPS-83003538-0000	10/13/83	1S	
							HIST.SURV.	0501-0096-0011		3D	
029192	19-178513	2200 W CARSON ST	TORRANCE SCHOOL/TORRANCE HIGH SCHO	TORRANCE	M	1917	HIST.RES.	NPS-83003542-9999	10/13/83	1S	AC
							HIST.SURV.	0501-0096-9999		3S	
029221	19-178542	2500 W REDONDO BEACH BLVD	McDONALD TRACT, RANCHO SAN PEDRO,	TORRANCE	P	1949	HIST.SURV.	0501-0125-0000		5S2	
029162	19-178483	24344 WARD ST	GEDDES HOUSE	TORRANCE	P	1952	HIST.SURV.	0501-0066-0000		5S2	

California Historical Resource Status Codes

1 Properties listed in the National Register (NR) or the California Register (CR)

1D Contributor to a district or multiple resource property listed in NR by the Keeper. Listed in the CR.
1S Individual property listed in NR by the Keeper. Listed in the CR.

1CD Listed in the CR as a contributor to a district or multiple resource property by the SHRC
1CS Listed in the CR as individual property by the SHRC.
1CL Automatically listed in the California Register – Includes State Historical Landmarks 770 and above and Points of Historical Interest nominated after December 1997 and recommended for listing by the SHRC.

2 Properties determined eligible for listing in the National Register (NR) or the California Register (CR)

2B Determined eligible for NR as an individual property and as a contributor to an eligible district in a federal regulatory process. Listed in the CR.
2D Contributor to a district determined eligible for NR by the Keeper. Listed in the CR.
2D2 Contributor to a district determined eligible for NR by consensus through Section 106 process. Listed in the CR.
2D3 Contributor to a district determined eligible for NR by Part I Tax Certification. Listed in the CR.
2D4 Contributor to a district determined eligible for NR pursuant to Section 106 without review by SHPO. Listed in the CR.
2S Individual property determined eligible for NR by the Keeper. Listed in the CR.
2S2 Individual property determined eligible for NR by a consensus through Section 106 process. Listed in the CR.
2S3 Individual property determined eligible for NR by Part I Tax Certification. Listed in the CR.
2S4 Individual property determined eligible for NR pursuant to Section 106 without review by SHPO. Listed in the CR.

2CB Determined eligible for CR as an individual property and as a contributor to an eligible district by the SHRC.
2CD Contributor to a district determined eligible for listing in the CR by the SHRC.
2CS Individual property determined eligible for listing in the CR by the SHRC.

3 Appears eligible for National Register (NR) or California Register (CR) through Survey Evaluation

3B Appears eligible for NR both individually and as a contributor to a NR eligible district through survey evaluation.
3D Appears eligible for NR as a contributor to a NR eligible district through survey evaluation.
3S Appears eligible for NR as an individual property through survey evaluation.

3CB Appears eligible for CR both individually and as a contributor to a CR eligible district through a survey evaluation.
3CD Appears eligible for CR as a contributor to a CR eligible district through a survey evaluation.
3CS Appears eligible for CR as an individual property through survey evaluation.

4 Appears eligible for National Register (NR) or California Register (CR) through other evaluation

4CM Master List - State Owned Properties – PRC §5024.

5 Properties Recognized as Historically Significant by Local Government

5D1 Contributor to a district that is listed or designated locally.
5D2 Contributor to a district that is eligible for local listing or designation.
5D3 Appears to be a contributor to a district that appears eligible for local listing or designation through survey evaluation.

5S1 Individual property that is listed or designated locally.
5S2 Individual property that is eligible for local listing or designation.
5S3 Appears to be individually eligible for local listing or designation through survey evaluation.

5B Locally significant both individually (listed, eligible, or appears eligible) and as a contributor to a district that is locally listed, designated, determined eligible or appears eligible through survey evaluation.

6 Not Eligible for Listing or Designation as specified

6C Determined ineligible for or removed from California Register by SHRC.
6J Landmarks or Points of Interest found ineligible for designation by SHRC.
6L Determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning.
6T Determined ineligible for NR through Part I Tax Certification process.
6U Determined ineligible for NR pursuant to Section 106 without review by SHPO.
6W Removed from NR by the Keeper.
6X Determined ineligible for the NR by SHRC or Keeper.
6Y Determined ineligible for NR by consensus through Section 106 process – Not evaluated for CR or Local Listing.
6Z Found ineligible for NR, CR or Local designation through survey evaluation.

7 Not Evaluated for National Register (NR) or California Register (CR) or Needs Revaluation

7J Received by OHP for evaluation or action but not yet evaluated.
7K Resubmitted to OHP for action but not reevaluated.
7L State Historical Landmarks 1-769 and Points of Historical Interest designated prior to January 1998 – Needs to be reevaluated using current standards.
7M Submitted to OHP but not evaluated - referred to NPS.
7N Needs to be reevaluated (Formerly NR Status Code 4)
7N1 Needs to be reevaluated (Formerly NR SC4) – may become eligible for NR w/restoration or when meets other specific conditions.
7R Identified in Reconnaissance Level Survey: Not evaluated.
7W Submitted to OHP for action – withdrawn.

a LAn-99 **ARCHEOLOGICAL SURVEY OF SOUTHERN CALIFORNIA** RACER'S SITE #11

b SITE LA-99 LAT. ____ ALT. ____ LOS ANGELES CO.
LONG. ____ QUAD. ____ SECTION ____ T ____ R ____ B&M ____

c TYPE: artifact area[1] house[2] burial[3] cremation[4] shell midden[5] midden[6] workshop[7] fire[8] mourning cer.[9] effigy[10] trail[11] maze[12] bedrock mortars[13] do. metates[14] pictographs[15] petroglyphs[16] village site[17] quarry[18] other[19] ____

d Area of site: ____ Deep deposit[1] shallow[2] surf. only[3] overburden?[4] ____

e Water source: spring[1] stream[2] lake[3] tank[4] lagoon[5] ____ Location: ____

f Location of site: beach[1] terrace[2] bluff[3] shore[4] mesa[5] cave[6] rock shelter[7] dune[8] alluv. fan[9] ____[10]

g Access to site: [redacted] Dist. from road: ____

h Condition: wind eroded[1] water eroded[2] cultivated[3] overgrown[4] construction[5] pitted[6] ____

i Owner: gov't.[1] private[2] ____ Permission?[3] ____

j Artifacts: pottery[1] bone[2] shell[3] asphaltum[4] pigment[5] vegetal[6] European[7] food remains[8] other[9] ____

k Chipped Stone: points[1] knives[2] scrapers[3] drills[4] ornaments[5] other.[6] ____

l Pecked: metates[1] manos[2] mortars[3] pestles[4] bowls[5] other.[6] ____ ground?[7] polished?[8]

m Loc. of coll: LA[1] SB[2] SD[3] SW[4] KH[5] AV[6] SH[7] PS[8] other[9] ____ Photos.[10] ____ Report.[11] ____

n Date: RACER - Apr. 1929 Recorded by: F.H. RACER (4/39), LOMITA, CALIF. (REVISED - 3/51) Excavation? ____

j. 9. "I WAS TOLD BY A JAPANESE THAT FARMED THIS SEVERAL YEARS AGO THAT HE HAD FOUND SOME PECULIAR SHAPED STONES AND DUMPED THEM IN RAVINE WHICH WAS LATER FILLED IN BY CONSTRUCTION OF [redacted]"

l. 2&3. "BROKEN MANOS AND MORTARS. I HAVE ONE COMPLETE MORTAR SIMILAR IN SHAPE TO THE ONES I FOUND IN THE SITE AT [redacted] BUT OF HARDER STONE AND A LITTLE DIFFERENT SHAPE."

rr. 11. RACER, F.H. - Apr. 1939. "INDIAN CAMP SITES IN THE HARBOR DISTRICT." LOMITA, CALIF. (mss.)

LOCATION OF COLLECTION | REPT. PHOTO m | o OTHER STONE WORK | k CHIPPED STONE WORK | j MATERIALS USED BY INHABITANTS | e WATER | GEOLOGIC LOCATION | h CONDITION | OWNER

can not locate

MAPPED

University of California

ARCHAEOLOGICAL SITE SURVEY RECORD [redacted]

1. Site LAn 99 2. Map Torrance 7.5' 3. County L.A.

4. Twp. 4S Range 14W; ____ 1/4 of ____ 1/4 of Sec. ____

5. Location [redacted]

(Site location on map may be wrong)

6. On contour elevation ____

7. Previous designations for site LA-99 (Racer's Site #11)

8. Owner ____ 9. Address ____

10. Previous owners, dates ____

11. Present tenant ____

12. Attitude toward excavation ____

13. Description of site ____

14. Area ____ 15. Depth ____ 16. Height ____

17. Vegetation ____ 18. Nearest water ____

19. Soil of site ____ 20. Surrounding soil type ____

21. Previous excavation ____

22. Cultivation Yes 23. Erosion ____

24. Buildings, roads, etc. ____

25. Possibility of destruction ____

26. House pits ____

27. Other features ____

28. Burials ____

29. Artifacts "I was told by a Japanese who farmed this area several years ago that he had found some peculiar shaped stones and dumped them in ravine which was later filled in by construction of Vermont Ave." "Broken manos and mortars. I have one complete mortar similar ⅛ in shape to the ones I found on the site at Struikman's Ranch, but of harder stone and a little different shape."

30. Remarks ____

31. Published references /Camp/ Racer, F.H. (April, 1939): "Indian Sites in the Harbor District" Lomita, Calif. (Mss)

32. Accession No. ____ 33. Sketch map ____

34. Date April, 1939 35. Recorded by F.H. Racer 36. Photos ____

October 10, 2016
Native American Heritage Commission
915 Capitol Mall, Room 364
Sacramento, CA 95814

Good morning,

I am writing to request a Sacred Lands search for the project located at 1000 West 204th Street, Unincorporated Los Angeles County 90502 (see Attachment A, USGS Torrence Quadrangle).

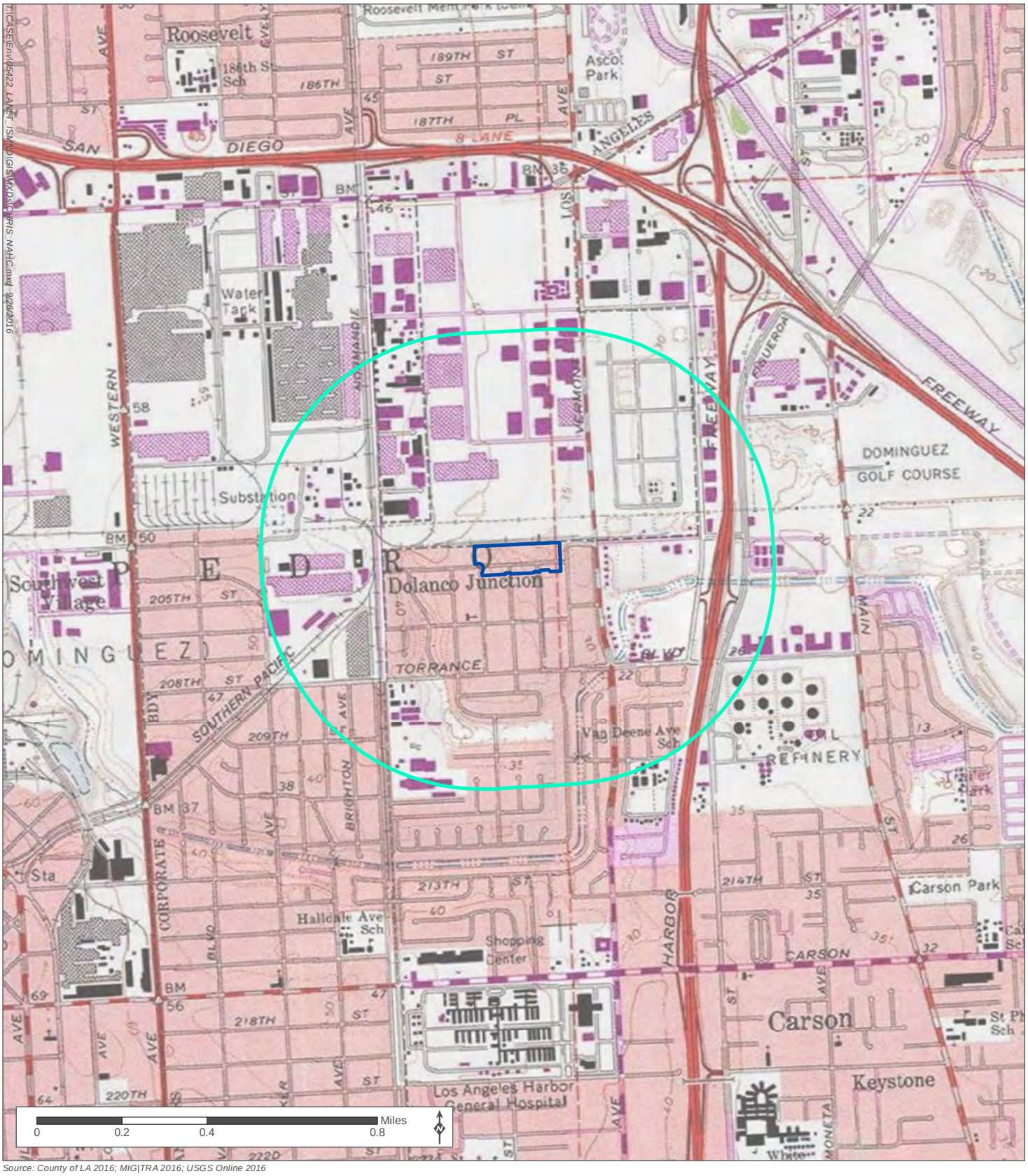
The site is approximately 8.5 acres and consists of 62 undeveloped land parcels and other land areas on the 900 and 1000 blocks of West 204th Street, near the intersections of Del Amo Boulevard and South Vermont Avenue (UTM 11S; 380323 mn.N ; 3745816 mn.E). There are currently no structures standing on any of the land parcels. A CHRIS search has been requested for historical, cultural or archaeological remains within a half mile radius of the project site.

The project plans call for approximately 27,000 cubic yards of clean fill, which would be placed within the surface of the park area and compacted to create a barrier between park attendees and the soil contamination; Minimal export of soil, approximately 75 cubic yards, (contaminated or otherwise) is anticipated. The site has a history of prior residential occupation and the soil disturbance is not anticipated to encounter virgin soil at any depth or strata.

The Lead Agency is the Los Angeles County Department of Parks and Recreation. The project sponsor is the Los Angeles Neighborhood Land Trust (LANLT). The LANLT is a nonprofit organization that works to create urban parks and gardens in the Los Angeles region. The LANLT is proposing to construct a community park at 1000 West 204th Street, which would include a variety of playing fields and courts (e.g., baseball, soccer, futsal), play areas, lawn and turf areas, a trail, a restroom building, a maintenance building, and landscaping and parking. The park would also include amenities such as benches, picnic tables, drinking fountains, BBQs, bike racks, and litter receptacles. Upon completion of the park, the LANLT would lease the property to the Los Angeles County Department of Park and Recreation for operation and maintenance.

The proposed park site has a history of soil contamination and remediation associated with the nearby Montrose Chemical Corporation Superfund Site and adjacent Del Amo Superfund Site. Due to the DDT contamination at the project site that came from the Montrose Chemical Corporation Superfund Site, permanent buy-out and relocation of residents was negotiated and completed in February 1998 and 65 residences in the area were subsequently demolished. Following USEPA's completion of DDR removal activities in 1998, the County proposed development of a neighborhood park. The project was approved by the County of Los Angeles' Planning Commission in 2000; however, the park was never constructed.

Robert Templar,
Project Archaeologist
MIG. Inc.
2635 North First Street, Ste. 149
San Jose, CA 95134
650-327-0429 ext. 554
rtemplar@migcom.com



Source: County of LA 2016; MIG|TRA 2016; USGS Online 2016

Site boundary

one-half mile buffer

Torrence 7.5 Minute USGS Quadrangle
Township 4S : Range 14W/13W
UTM: 11S; 380323 mn.N ; 3745816 mn.E
Scale 1:24,000

Attachment A:
USGS Topographic Location and half mile buffer

NATIVE AMERICAN HERITAGE COMMISSION
1550 Harbor Blvd., Suite 100
West Sacramento, CA 95691
(916) 373-3710
(916) 373-5471 FAX

October 11, 2016

Robert Templar
MIG. Inc.

Sent by E-mail: rtemplar@migcom.com

RE: Proposed 1000 West 204th Street Property Project, near the Community of Carson; Torrence USGS Quadrangle, Los Angeles County, California

Dear Mr. Templar:

Attached is a contact list of tribes with traditional lands or cultural places located within the boundaries of the above referenced counties. A search of the SFL was completed for the USGS quadrangle information provided with negative results.

Our records indicate that the lead agency for this project has not requested a Native American Consultation List for the purposes of formal consultation. Lists for cultural resource assessments are different than consultation lists. Please note that the intent of the referenced codes below is to avoid or mitigate impacts to tribal cultural resources, as defined, for California Environmental Quality Act (CEQA) projects under AB-52.

As of July 1, 2015, Public Resources Code Sections 21080.3.1 and 21080.3.2 **require public agencies** to consult with California Native American tribes identified by the Native American Heritage Commission (NAHC) for the purpose mitigating impacts to tribal cultural resources:

> **Within 14 days** of determining that an application for a project is complete or a decision by a public agency to undertake a project, the lead agency shall provide formal notification to the designated contact of, or a tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, which shall be accomplished by means of at least one written notification that includes a brief description of the proposed project and its location, the lead agency contact information, and a notification that the California Native American tribe has 30 days to request consultation pursuant to this section. (Public Resources Code Section 21080.3.1(d))

The law does not preclude agencies from initiating consultation with the tribes that are culturally and traditionally affiliated with their jurisdictions. The NAHC believes that in fact that this is the best practice to ensure that tribes are consulted commensurate with the intent of the law.

In accordance with Public Resources Code Section 21080.3.1(d), formal notification must include a brief description of the proposed project and its location, the lead agency contact information, and a notification that the California Native American tribe has 30 days to request consultation. The NAHC believes that agencies should also include with their notification letters information regarding any cultural resources assessment that has been completed on the APE, such as:

1. The results of any record search that may have been conducted at an Information Center of the California Historical Resources Information System (CHRIS), including, but not limited to:

   - A listing of any and all known cultural resources have already been recorded on or adjacent to the APE;
   - Copies of any and all cultural resource records and study reports that may have been provided by the Information Center as part of the records search response;
   - If the probability is low, moderate, or high that cultural resources are located in the APE.

   - Whether the records search indicates a low, moderate or high probability that unrecorded cultural resources are located in the potential APE; and

- If a survey is recommended by the Information Center to determine whether previously unrecorded cultural resources are present.

2. The results of any archaeological inventory survey that was conducted, including:

   - Any report that may contain site forms, site significance, and suggested mitigation measurers.
   - All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for pubic disclosure in accordance with Government Code Section 6254.10.

3. The results of any Sacred Lands File (SFL) check conducted through Native American Heritage Commission.

4. Any ethnographic studies conducted for any area including all or part of the potential APE; and

5. Any geotechnical reports regarding all or part of the potential APE.

Lead agencies should be aware that records maintained by the NAHC and CHRIS is not exhaustive, and a negative response to these searches does not preclude the existence of a cultural place. A tribe may be the only source of information regarding the existence of a tribal cultural resource.

This information will aid tribes in determining whether to request formal consultation. In the case that they do, having the information beforehand well help to facilitate the consultation process.

The results of these searches and surveys should be included in the "Tribal Cultural Resources" subsection of the Cultural Resources section of the environmental document submitted for review.

If you receive notification of change of addresses and phone numbers from tribes, please notify me. With your assistance we are able to assure that our consultation list contains current information.

If you have any questions, please contact me at my email address: gayle.totton@nahc.ca.gov.

Sincerely,

Gayle Totton, M.A., PhD.
Associate Governmental Program Analyst

Native American Heritage Commission
Native American Contact List
Los Angeles County
10/11/2016

Gabrieleno Band of Mission Indians - Kizh Nation
Andrew Salas, Chairperson
P.O. Box 393
Covina, CA, 91723
Phone: (626)926-4131
gabrielenoindians@yahoo.com

Duplicate

Gabrieleno Band of Mission Indians - Kizh Nation
Andrew Salas, Chairperson
P.O. Box 393 Gabrielino
Covina, CA, 91723
Phone: (626)926-4131
gabrielenoindians@yahoo.com

Gabrieleno/Tongva San Gabriel Band of Mission Indians
Anthony Morales, Chairperson
P.O. Box 693 Gabrielino
San Gabriel, CA, 91778
Phone: (626) 483 - 3564
Fax: (626)286-1262
GTTribalcouncil@aol.com

Gabrielino /Tongva Nation
Sandonne Goad, Chairperson
106 1/2 Judge John Aiso St., #231 Gabrielino
Los Angeles, CA, 90012
Phone: (951)807-0479
sgoad@gabrielino-tongva.com

Gabrielino Tongva Indians of California Tribal Council
Robert F. Dorame, Chairperson
P.O. Box 490 Gabrielino
Bellflower, CA, 90707
Phone: (562)761-6417
Fax: (562)761-6417
gtongva@verizon.net

Gabrielino-Tongva Tribe
Linda Candelaria, Co-Chairperson
1999 Avenue of the Stars, Suite 1100 Gabrielino
Los Angeles, CA, 90067
Phone: (626) 676 - 1184

This list is current only as of the date of this document. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resource Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources assessment for the proposed 1000 West 204th Street Property Project, Los Angeles County.

Example Letter to all Native American Tribal Representatives, as advised by the NAHC.

October 17, 2016

Gabrielino-Tongva Tribe
Linda Candelaria, Co-Chairperson
[redacted]

Subject: The proposed Del Amo Neighborhood Park Project, located at 1000 West 204th Street in Unincorporated Los Angeles County, California.

Dear Ms. Candelaria,

I am writing to you as requested by the Native American Heritage Commision (NAHC) for any Cultural Tribal information you or your tribe may have on the project site or area of potential effects (APE) that is not contained within the NAHC's Sacred Lands records. Please see below for a detailed description of the project, and Attachement A for a detailed map of the project site and APE.

The site is approximately 8.5 acres and consists of 62 undeveloped land parcels and other land areas on the 900 and 1000 blocks of West 204th Street, near the intersections of Del Amo Boulevard and South Vermont Avenue (UTM 11S; 380323 mn.N ; 3745816 mn.E). There are currently no structures standing on any of the land parcels. No previously known historical resources are located within the site boundary. A Sacred Lands search has been completed and has indicated no Native American known resources within the site, or surroundings. A California Historical Resources Information System (CHRIS) search has been undertaken with the South Central Coastal Information Center (SCCIC) for historical and archaeological records within a half mile radius of the site. No resources that would significantly affect the project site are anticipated. In the event of their discovery, additional mitigation measures will be enacted in order to safeguard potential historic, cultural and archaeological resources.

The project plans call for approximately 27,000 cubic yards of clean fill, which would be placed within the surface of the park area and compacted to create a barrier between park attendees and the soil contamination; Minimal export of soil, approximately 75 cubic yards, (contaminated or otherwise) is anticipated. The site has a history of prior residential occupation and the soil disturbance is not anticipated to encounter virgin soil at any depth or strata.

The Lead Agency is the Los Angeles County Department of Parks and Recreation. The project sponsor is the Los Angeles Neighborhood Land Trust (LANLT). The LANLT is a nonprofit organization that works to create urban parks and gardens in the Los Angeles region. The LANLT is proposing to construct a community park at 1000 West 204th Street, which would include a variety of playing fields and courts (e.g., baseball, soccer, futsal), play areas, lawn and turf areas, a trail, a restroom building, a maintenance building, and landscaping and parking. The park would also include amenities such as benches, picnic tables, drinking fountains, BBQs, bike racks, and litter receptacles. Upon completion of the park, the LANLT would lease the property to the Los Angeles County Department of Park and Recreation for operation and maintenance.

The proposed park site has a history of soil contamination and remediation associated with the nearby Montrose Chemical Corporation Superfund Site and adjacent Del Amo Superfund Site. Due to the DDT contamination at the project site that came from the Montrose Chemical Corporation Superfund Site, permanent buy-out and relocation of residents was negotiated and completed in February 1998 and 65 residences in the area were subsequently demolished. Following USEPA's completion of DDR removal activities in 1998, the County proposed development of a neighborhood park. The project was

approved by the County of Los Angeles' Planning Commission in 2000; however, the park was never constructed.

The project occupies portions of Unsectioned Township 4S, Range 14W/13W on the USGS Torrence 7.5 Minute Quadrangle map.

Once again if you have any information that you consider relevant to this site, please contact me using the details below.

Very Respectfully,

Robert Templar, M.A. Archaeologist
2635 North First Street, Ste. 149
San Jose, CA 95134
650-327-0429 ext. 554
rtemplar@migcom.com

Attachment A: USGS Torrence 7.5 Minute Quadrangle

Robert Templar <rtemplar@migcom.com>

Subject: the proposed Del Amo Neighborhood Park Project at 1000 West 204th Street in Unincorporated Los Angeles County, California

Gabrieleno Band of Mission Indians <gabrielenoindians@yahoo.com> Wed, Nov 16, 2016 at 10:38 PM
Reply-To: Gabrieleno Band of Mission Indians <gabrielenoindians@yahoo.com>
To: "rtemplar@migcom.com" <rtemplar@migcom.com>
Cc: Christopher Purtell <cpurtell@migcom.com>, Julie Yom <jyom@parks.lacounty.gov>, "Matt Teutimez.Kizh Gabrieleno" <matt.teutimez@gmail.com>, Henrypedregon <henrypedregon@aol.com>, Gary Stickel <dregarystickel@att.net>

Dear Robert Templar
please see attachment

the following link is in regards to human remains found near by.
https://scahome.org/publications/proceedings/Proceedings.13BonnerW1.pdf

Sincerely,

Andrew Salas, Chairman
Gabrieleno Band of Mission Indians - Kizh Nation
PO Box 393
Covina, CA 91723
cell: (626)926-4131
email: gabrielenoindians@yahoo.com
website: www.gabrielenoindians.org

2 attachments

IMG_4808.jpg
346K

Subject- the proposed Del Amo Neighborhood Park Project at 1000 West 204th Street in Unincorporated Los Angeles County, California. .docx
356K

GABRIELENO BAND OF MISSION INDIANS - KIZH NATION
Historically known as The San Gabriel Band of Mission Indians
Recognized by the State of California as the aboriginal tribe of the Los Angeles basin

Dear Robert Templar, MA. Archaeologist

Subject: the proposed Del Amo Neighborhood Park Project at 1000 West 204th Street in Unincorporated Los Angeles County, California.

"The project locale lies in an area where the Ancestral & traditional territories of the Kizh(Kitc) Gabrieleño villages such as ***Suangna &Engnovangna,*** *adjoined and overlapped with each other, at least during the Late Prehistoric and Protohistoric Periods.* ***This area location was part of the Rancho Dominguez land Grant****. The homeland of the Kizh (Kitc) Gabrieleño , probably the most influential Native American group in aboriginal southern California (Bean and Smith 1978a:538), was centered in the Los Angeles Basin, and reached as far east as the San Bernardino-Riverside area. The homeland of the Serranos was primarily the San Bernardino Mountains, including the slopes and lowlands on the north and south flanks. Whatever the linguistic affiliation, Native Americans in and around the project area exhibited similar organization and resource procurement strategies. Villages were based on clan or lineage groups. Their home/ base sites are marked by midden deposits, often with bedrock mortars. During their seasonal rounds to exploit plant resources, small groups would migrate within their traditional territory in search of specific plants and animals. Their gathering strategies often left behind signs of special use sites, usually grinding slicks on bedrock boulders, at the locations of the resources. Therefore in order to protect our resources we're requesting one of our experienced & certified Native American monitors to be on site during any & all ground disturbances (this includes but is not limited to pavement removal, pot-holing or auguring, boring, grading, excavation and trenching).*

In all cases, when the NAHC states there are "No" records of sacred sites" in the subject area; they always refer the contractors back to the Native American Tribes whose tribal territory the project area is in. This is due to the fact, that the NAHC is only aware of general information on each California NA Tribe they are "NOT " the "experts" on our Tribe. Our Elder Committee & Tribal Historians are the experts and is the reason why the NAHC will always refer contractors to the local tribes.

In addition, we are also often told that an area has been previously developed or disturbed and thus there are no concerns for cultural resources and thus minimal impacts would be expected. I have two major recent examples of how similar statements on other projects were proven very inadequate. An archaeological study claimed there would be no impacts to an area adjacent to the Plaza Church at Olvera Street, the original Spanish settlement of Los Angeles, now in downtown Los Angeles. In fact, this site was the Gabrieleno village of Yangna long before it became what it is now today. The new development wrongfully began their construction and they, in the process, dug up and desecrated 118 burials. The area that was dismissed as culturally sensitive was in fact the First Cemetery of Los Angeles where it had been well documented at the Huntington Library that 400 of our Tribe's ancestors were buried there along with the founding families of Los Angeles (Pico's, Sepulveda's, and Alvarado's to name a few). In addition, there was another inappropriate study for the development of a new sports complex at Fedde Middle School in the City of Hawaiian Gardens could commence. Again, a village and burial site were desecrated despite their mitigation measures. Thankfully, we were able to work alongside the school district to quickly and respectfully mitigate a mutually beneficial resolution.

Given all the above, the proper thing to do for your project would be for our Tribe to monitor ground disturbing construction work. Native American monitors and/or consultant can see that cultural resources are treated appropriately from the Native American point of view. Because we are the lineal descendants of the vast area of Los Angeles and Orange Counties, we hold sacred the ability to protect what little of our culture remains. We thank you for taking seriously your role and responsibility in assisting us in preserving our culture. ***Please Note: I am meeting at 204th street and Budlong Avenue Torrance CA, on November 17, 2016 with Julie Yom from L.A. County Parks. I will be consulting with the Park Area and the sensitivity of the area location.***

With respect,

Please contact our office regarding this project to coordinate a Native American Monitor to be present. Thank You

Andrew Salas, Chairman
Cell (626) 926-4131

Addendum: clarification regarding some confusions regarding consultation under AB52:

AB52 clearly states that consultation must occur with tribes that claim traditional and cultural affiliation with a project site. Unfortunately, this statement has been left open to interpretation so much that neighboring tribes are claiming affiliation with projects well outside their traditional tribal territory. The territories of our surrounding Native American tribes such as the Luiseno, Chumash, and Cahuilla tribal entities. Each of our tribal territories has been well defined by historians, ethnographers, archaeologists, and ethnographers – a list of resources we can provide upon request. Often, each Tribe as well educates the public on their very own website as to the definition of their tribal boundaries. You may have received a consultation request from another Tribe. However we are responding because your project site lies within our Ancestral tribal territory, which, again, has been well documented. What does Ancestrally or Ancestral mean? The people who were in your family in past times, Of, belonging to, inherited from, or denoting an ancestor or ancestors http://www.thefreedictionary.com/ancestral. . If you have questions regarding the validity of the "traditional and cultural affiliation" of another Tribe, we urge you to contact the Native American Heritage Commission directly. Section 5 section 21080.3.1 (c) states "…the Native American Heritage Commission shall assist the lead agency in identifying the California Native American tribes that are traditionally and culturally affiliated with the project area." In addition, ***please see the map below.***

CC: NAHC

APPENDIX 1: Map 1-2; Bean and Smith 1978 map.

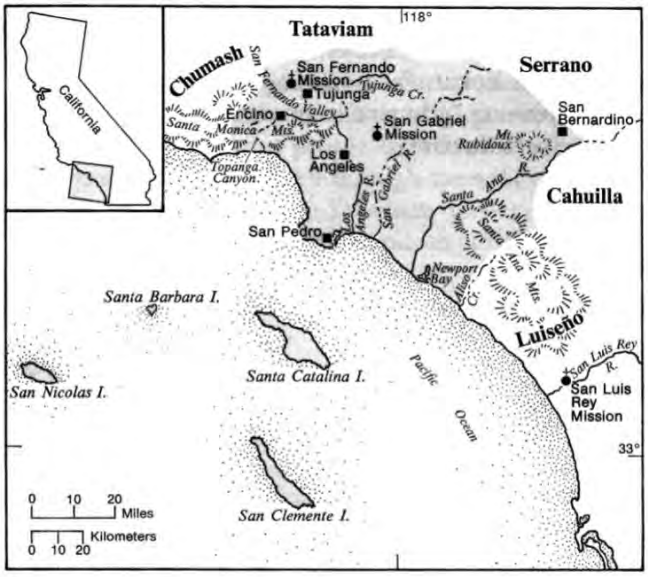


Fig. 1. Tribal territory.

The United States National Museum's Map of Gabrielino Territory:

Bean, Lowell John and Charles R. Smith
1978 Gabrielino IN *Handbook of North American Indians, California,* Vol. 8, edited by R.F. Heizer, Smithsonian Institution Press, Washington, D.C., pp. 538-549

Bean and Smith 1978 map of Kizh Territory

Gabrielino

LOWELL JOHN BEAN AND CHARLES R. SMITH

The Gabrielino (gäbrēəl[1]ēnō) are, in many ways, one of the most interesting—yet least known—of native California peoples. At the time of Spanish contact in 1769 they occupied the "most richly endowed coastal section in southern California" (Blackburn 1962–1963:6), which is most of present-day Los Angeles and Orange counties, plus several offshore islands (San Clemente, Santa Catalina, San Nicolas). With the possible exception of the Chumash, the Gabrielino were the wealthiest, most populous, and most powerful ethnic nationality in aboriginal southern California, their influence spreading as far north as the San Joaquin valley Yokuts, as far east as the Colorado River, and south into Baja California. Unfortunately, most if not all Gabrielinos were dead long before systematic ethnographic studies were instituted; and, as a result, knowledge of them and their lifeways is meager.

Language, Territory, and Environment

Gabrielino was one of the Cupan languages in the Takic family, which is part of the Uto-Aztecan linguistic stock (Bright 1975).* Internal linguistic differences existed, Harrington (1962:viii) suggesting four dialects and Kroeber (1925), six. Harrington's four-part division includes: Gabrielino proper, spoken mainly in the Los Angeles basin area; Fernandeño, spoken by people north of the Los Angeles basin, mainly in the San Fernando valley region; Santa Catalina Island dialect; and San Nicolas Island dialect—although according to Bright (1975) insufficient data exist to be sure of the Cupan affiliation of the San Nicolas speech. There were probably dialectical differences also between many mainland villages, a result not only of geographical separation but also of social, cultural, and linguistic mixing with neighboring non-Gabrielino speakers.

The names Gabrielino and Fernandeño (fernän[1]dā-ˌnyō) refer to the two major Spanish missions established in Gabrielino territory—San Gabriel and San Fernando. It was to these two missions that the majority of the Indians living on the coastal plains and valleys of southern California were removed.

Although the major outlines of Gabrielino territorial occupation are known, the fixing of definitive boundaries is difficult. Generally, Gabrielino territory included the watersheds of the Los Angeles, San Gabriel, and Santa Ana rivers, several smaller intermittent streams in the Santa Monica and Santa Ana mountains, all of the Los Angeles basin, the coast from Aliso Creek in the south to Topanga Creek in the north, and the islands of San Clemente, San Nicolas, and Santa Catalina (fig. 1). The area thus bounded encompassed several biotic zones (such as Coast-Marsh, Coastal Strand, Prairie, Chaparral, Oak Woodland, Pine) and, following Hudson's (1971) studies, can be divided into four macro-environmental zones (excluding the islands): Interior Mountains/Adjacent Foothills, Prairie, Exposed Coast, and Sheltered Coast. Each area is characterized by a particular floral-faunal-geographical relationship that allows delineation of subsistence-settlement patterns "according to the macro-environmental setting." The interior mountains and foothills, according to Hudson, comprise an area of numerous resources including "many small animals, deer, acorns, sage, piñon nuts, and a variety of other plants and animal foods." Settlement-pattern studies

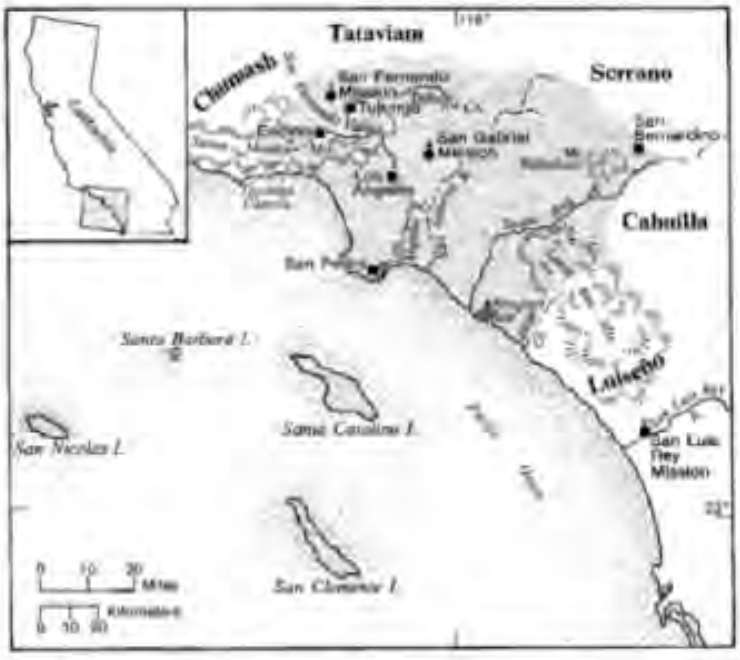


Fig. 1. Tribal territory

* Italicized Gabrielino words have been written in a phonemic alphabet by Kenneth C. Hill, on the basis of John Peabody Harrington's unpublished field notes. The consonants are: (stops and affricate) *p, t, c, k, kʷ, ʔ*; (fricatives) *s, ɣ, x, hʷ*; (nasals) *m, n, ŋ*; (approximants) *y, ð, r, w*. Stressed vowels are *i, e* [ɛ], *a, o* [ɔ], *u*, which may occur long or short; in unstressed syllables the vowels are only *i* [ə], *a*, and *u* [o].

Source: Bean, Lowell John and Charles R. Smith
1978 Gabrielino. *In* Handbook of the North American Indians, Vol. 8 California, edited by R. F. Heizer, Smithsonian Institution, Washington D.C. pp. 538-549.

HUMAN BURIALS

Wayne H. Bonner
W. H. Bonner Associates
15619 Ogram Avenue
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ABSTRACT

During the course of mechanical trenching at the ARCO Refinery in Carson, California, human remains were exposed. It is estimated that some 50 individuals are represented. Within the group are a full age range from infancy to adult. Both genders are represented. Although many of the skeletons were severely impacted by the trenching and earlier excavation, at least 27 were sufficiently intact to permit careful hand excavation. It would appear that there were two distinct burial episodes: the lower grouping, in which the individuals were carefully laid out, sometimes still holding burial items; and an upper grouping in which individuals appear to have been interred hastily in random positions and directions. Recovered artifacts suggest a Protohistoric time frame with prehistoric items predominating, but with some glass beads and other historic items present.

INTRODUCTION

This paper provides a preliminary descriptive and interpretative summary of human remains recovered from LAn-2682 (the ARCO Site) located in Carson, Los Angeles County, California (Figure 1). The principal objectives of this study are to determine demographic elements about the prehistoric population of southwestern Los Angeles County based on osteological evidence.

Taphonomic factors significantly affect the preservation of bone specimens that are ultimately available for examination by the researcher. Burial practices can disturb previous interments, as does rodent burrowing. Soil pH can greatly alter or destroy many smaller bone or bone with less density. Flooding and erosional episodes, as discussed in the last paper, can severely disturb burials. Finally, recovery methods reduce the true sample of bone which can be accounted for in the live population.

THE SITE

LAn-2682, also known as the ARCO Site, was first discovered in September, 1998, during subsurface excavation for replacement of existing underground utility lines. Prior to the archaeological investigation, an estimated 300 cubic meters of soil were mechanically excavated. This was placed in metal containers which were moved to Area 503 within the confines of the refinery property.

Once human bones were observed by construction workers, trenching was halted until a full assessment could be made by the Los Angeles County Coroner and a representative of the Native American community. Archaeologists were called in the following day. Six weeks of near non-stop hand excavation was required to remove the remaining human burials and midden soils that were scheduled to be impacted by further construction activity. Hand excavated midden amounted to less than thirty cubic meters of soil. Native American monitors participated in both the hand excavation of the remaining *in situ* interments and with screening of the 503 soils.

In early November, additional trenching was initiated. This was performed under the supervision of Native American and archaeological monitors. Human bone was exposed with the first scrape of the backhoe bucket, halting

construction for a second time. Hand excavation over the next two days removed three additional burials. Once these were removed, the construction project was resumed. No additional human remains were recovered.

While hand excavation was being performed at the site, the mechanically excavated soil was dry screened through 1/8 mesh in order to recover all cultural and faunal remains. This procedure took approximately six months to complete. Sorting of material recovered from 503 continues as does complete analysis of the faunal and human remains.

History of the Property

In 1784, Juan José Dominguez was granted some 75,000 acres of land north of San Pedro Bay for his services to the King as a loyal soldier (Figure 2). This grant included what today are the communities of Compton, Gardena, Dominguez Hill, Carson, Redondo Beach, Torrance, Palos Verdes Peninsula, and the San Pedro-Wilmington harbor (Grenier, et al. 1987:18).

When José Dominguez's grand nephew Manuel and his wife Maria died in 1882 and 1883 respectively, Rancho San Pedro was deeded to their six surviving daughters. The second oldest, Dolores Simona, was granted that portion of Rancho San Pedro on which LAn-2682 is located. It was her son, Patrick Watson, who sold a portion of his property to the Pan American Refinery Company in 1923. The refinery was later sold to Richfield Oil, now ARCO (Figure 3).

Patrick Watson constructed a home for his family north of what today is Sepulveda Blvd and west of Alameda Street. In other words, in the southeast corner of the ARCO refinery. It was located on high ground between Compton Creek to the east and Watson Lake to the west.

When the property was sold to Pan American, the Watson house was maintained as the offices for the refinery. A 1927 photograph of the new refinery shows the location of LAn-2682 as open field (Figure 4). However, by 1930, when the USGS 6 minute Compton Quad map was drawn, the general location of LAn-2682 had been covered by structures, roads, and a rail line (Figure 5).

Tradition says that the area of the ARCO site was used as a mule or donkey stable. A photograph taken in 1924 shows a number of mule teams that were used to grade the Watson land for use as a refinery (Figure 6). However, no mule or donkey bones were identified in the faunal remains recovered during the archaeological project.

As was discussed in the last paper, the Watson property experienced a series of widespread floods during the years 1914, 1916, and 1938. These episodes likely were preceded by earlier floods. Apparently the archaeological site had been buried by this time.

Records Check

A records check was performed at the South Central Coastal Information Center (UCLA) in October, 1998. Examination of the available information showed that the ARCO Site had not been recorded, though the ARCO Refinery property had been surveyed (Padon 1992). The general area of LAn-2682 is completely covered with pavement as well as several feet of fill soil and fluvial deposit so it is no surprise that there was no evidence of the site during the 1992 survey.

A village site (LAn-98) was recorded about one mile distance early in this century. Commonly referred to as *Suangna*, salvage excavations were conducted by classes from Cal State Dominguez Hills in the 1970s. A final report was never submitted, though the site became listed on the California Points of Historical Interest. Prior to this, F. H. Racer recorded a site in 1939 on "Struikman's Dairy Ranch" about one mile west of the ARCO Site. He described it as a village site covering several acres of level ground. In some places Racer estimated the midden to be four to five feet deep.

Among the items that Racer recorded were, "Two burials the bones so decayed that it was impossible to remove them." Racer thought one of these to be a medicine man because of the association of three tubular stone pipes, four abrading stones, several "donuts" steatite ear stones, and one large perfect crystal besides

several broken ones. Mortars were also found in association with the burials. Racer may have known about this site as early as 1912 (Padon 1992).

Other light scatters of prehistoric cultural material (LAn-389, LAn-795a and b), have been recorded nearby, but none as impressive as LAn-2682. Minimal subsurface archaeological investigation has been carried out in the San Pedro/South Bay area.

METHODS

Each intact burial was assigned a number before being removed from the site. Evidence of burning, disease, or trauma were noted. Determination of sex was made when possible using the sciatic notch and mandibular arch. Age was determined by tooth eruption and fusion stage of long bone epiphyses. Measurements were taken from fused long bones when possible.

THE BURIALS

Despite historic and natural disturbances, it was possible to distinguish two distinct burial levels: (1) an upper component located between 30 to 110 cm in depth below the present ground surface; and (2) a lower component located at a depth ranging from 139 to 195 centimeters.

It would appear that the upper component was more heavily impacted by the trenching operation than the lower component. The maximum depth of the trench did not go below 138 cm, thereby barely disturbing one or two of the burials in the lower component. In contrast, at least fifteen of the burials in the upper component were impacted to some degree by historic ground disturbance.

Upper Component

The remains of at least twenty individuals were recovered from the upper component through hand excavation. In general, these are poorly articulated, sometimes amounting to bone concentrations from which it is not possible to determine minimum number of individuals.

Included in the upper component are at least ten adult males, four adult females, one infant, one sub-adult, and four adults of undetermined sex. Among the more interesting interments are Burials 3 and 16.

Burial 3: Adult Male

Over the right portion of the face surrounding the eye socket was placed what appears to be a poultice composed of non-organic material similar to ground chloride schist. Lab analysis has not been completed to determine the exact components of this patch. The skull in general shows longitudinal crushing, but this may be the result of post-burial factors rather than evidence of injury. The general condition of the skeleton is poor. The individual most likely expired as a result of the injury.

Burial 16: Adult male

The burial consists of a skull articulated to a complete spinal column and pelvis. Portions of femur are nearby, but not attached. What is most unusual about this burial is the orientation of the spinal column. For some as yet undetermined reason, it has been bent backward with the base of the skull nearly touching the pelvis. The trench did not cut into this burial and the curve of the spinal column is not natural as a post mortem state. The body must have been deliberately placed in this position. The limbs were not removed by trenching. Rodent activity could not have re-oriented the vertebrae into this position. The evidence suggests a pre-mortem cause for this.

Lower Component

At least five adult males one child, and one adult of undetermined sex were recovered in the lower component.

Burial 8: Adult Male

The interment lies in an extended supine position with pelvis rotated west. The face, smeared by trenching is oriented north. A deer tibia wand is in the left hand, and there is ochre on the pelvis and sacrum. No trauma; no cremation.

Burial 9: Adult Male

Semi-flexed burial on left side head facing south. Ochre stain over skull. Ochre placed in front of skull. No signs of trauma; no cremation.

Unprovenienced Human Remains

In addition to the interments found *in situ*, over thirty-two thousand human bone fragments were recovered from the mechanically excavated soils. Virtually every part of the human skeleton is represented in the collection. None of the larger bones, such as long bones, scapulae, pelvi, crania, or ribs were recovered intact. Hundreds of loose, adult teeth were found in the screens. Many of the recovered elements are undoubtedly associated with the hand excavated burials since at least 16 of these were impacted to some degree by the trenching procedure. An exact count is not possible due to the fragmentation and mixing of the specimens. It would be safe to state, however, that at least an additional twenty-seven individuals are represented, and that they were associated with the upper component.

Disease and Trauma

Little disease is noted among the specimens. One exception is a right tibia shaft fragment that shows an open channel similar to one created by tuberculosis. There is no evidence of venereal disease in any of the recovered specimens.

In general, the teeth are free of caries or other forms of dental or gum disease. Teeth are all extensively worn. None of the mandibles show evidence of third molar mal occlusion. One adult (?) maxilla exhibits an incisor that has erupted through the bone just below the nasal cavity.

As described earlier, Burial 16 exhibits a contorted spinal column. This is related to unnatural causes rather than osteological spinal degradation. None of the individuals appear to have advanced to an age where osteoporosis had become pronounced.

Burial 15 may show evidence of trauma. Hands are missing, not by trenching. Sternum missing, while the front of mandible is fractured. Incisors appear to have been pulled out. Upper part of right humerus also are missing.

No finite signs of trauma on any of the bones definitely caused by European weapons (i.e. bullets, sword wounds, etc.).

INTERPRETATION

Burial Practices

A number of burial practices are evident in the interments at the ARCO Site. This includes primary inhumation, cremation, and possible reburial. Bodies were extended, flexed, semi-flexed, sitting, and prone. Some appear to have been thrown down in haste. Like the positions, orientation also appears random, but generally, faces west.

Interments in the lower component appear to be less random and well laid out. In contrast, those in the upper component appear to be in haste, with possible signs of trauma which may have contributed to the demise of the individuals.

Significant and crucial information was lost because of several episodes of historic disturbance, but nevertheless, the information that has been gathered from the ARCO Site and results of tests yet to be conducted will provide invaluable data to reconstruct the culture and burial practices of Gabrielino inhabitants living in the Los Angeles Basin during the Protohistoric Period.

CARBON DATING

Charcoal and shell samples were sent to Beta Analytic in Florida for carbon dating. The results support the theory that there are two distinct burial episodes, the lower component dating between AD 1420 and AD 1620, and an upper component dating between AD 1680 and AD 1810 with a sixty year hiatus between the two levels.

EPILOGUE

When hand excavations were complete in early November, 1998, all visible human remains had been removed to the satisfaction of both the archaeological team and the Native American monitors. However, future excavation may expose additional human burials. It is possible that both burial levels may extend further in any or all directions from the portion that was exposed. Due to Native American concerns, no additional

exploratory excavation was performed. Future subsurface soil disturbance will be subject to full time monitoring by both a Native American monitor and an archaeological team.

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Padon, Beth
1992 Archaeological Survey Results: Proposed ARCO Los Angeles Refinery Clean Fuels Project, Carson, California. Prepared for ENSR Consulting and Engineering, Camarillo, California by LSA Associates, Inc., Irvine, California.

Racer, F. H.
1939 Site form for LAn-98. Ms on file South Central Coastal Information Center (UCLA).

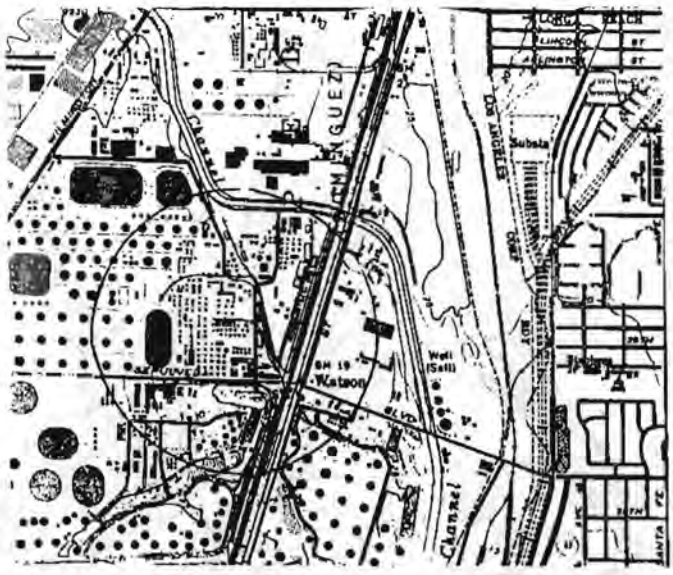


Figure 1. General Location of CA-LAn-2682 (the ARCO SITE). USGS Long Beach, CA (1964 rev. 1981) 7.5 Minute Quad. 1:24,000.

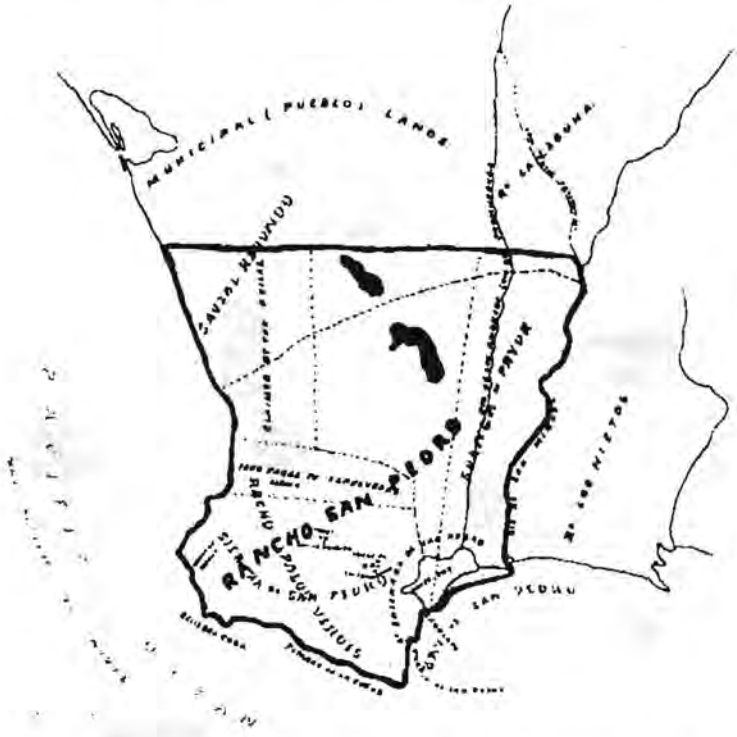


Figure 2. Original 1784 Rancho San Pedro Land Grant (from *Abstract of Title* by Grove and Wilkinson, 1891).

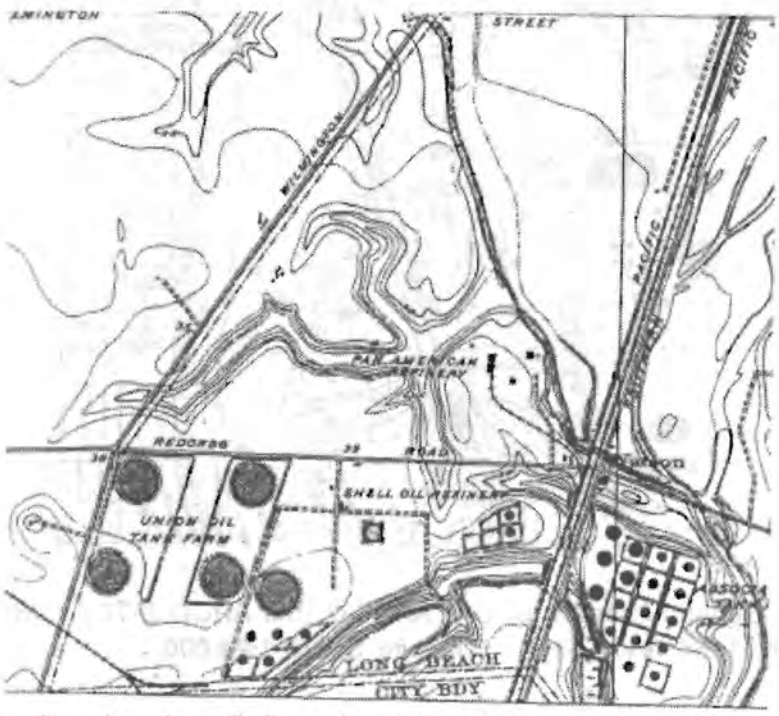


Figure 3. Pan American Refinery in 1923. USGS Compton, CA (1924) 6 Minute Quad. 1:24,000.

Figure 4. Aerial View of Pan American Refinery (1927). Atlantic-Richfield Photo Collection.

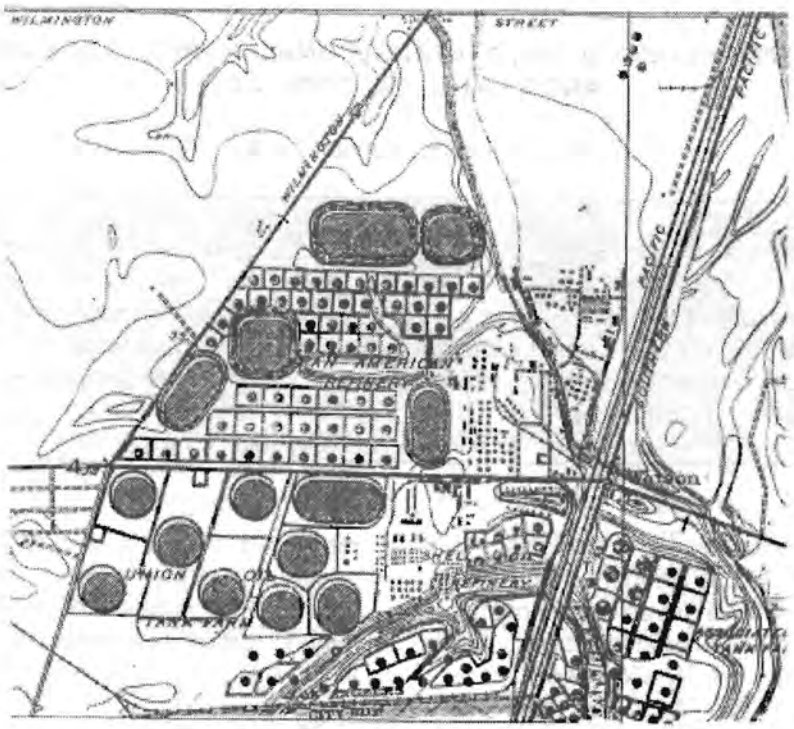
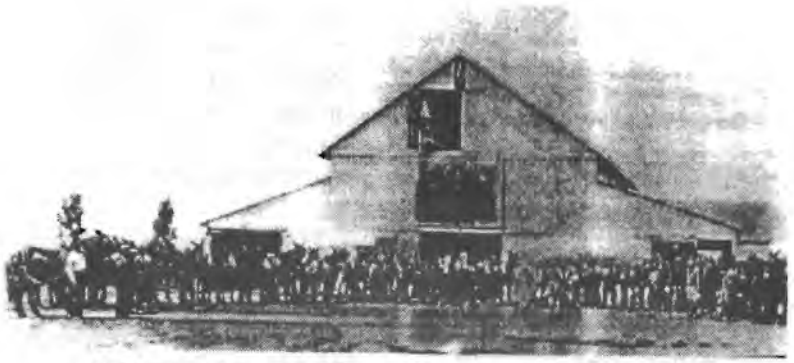


Figure 5. Pan American Refinery in 1930. USGS Compton, CA (1930) 6 Minute Quad. 1:24,000.



Mule teams gather at Patrick Watson's barn to begin leveling land for refinery in 1924.
(Atlantic-Richfield photo)

Figure 6. Mule teams used to level land for Pan American Refinery (1923). Atlantic-Richfield Photo Collection).

COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION
"Parks Make Life Better!"
John Wicker, Director Norma E. Garcia, Chief Deputy Director

October 11, 2016

Sent via email: gabrielenoindians@yahoo.com

Mr. Andrew Salas
Chairman
Gabrieleno Band of Mission Indians- Kizh Nation
P.O. Box 393
Covina, CA 91723

Dear Mr. Salas:

NOTICE OF OPPORTUNITY TO CONSULT FOR THE DEL AMO NEIGHBORHOOD PARK PROJECT IN LOS ANGELES COUNTY

The Los Angeles County Department of Parks and Recreation (the Department) has initiated environmental review under the California Environmental Quality Act (CEQA) for the Del Amo Neighborhood Park Project. The Project is proposed by the Los Angeles Neighborhood Land Trust (LANLT) and involves the construction of a new 8.5-acre park, which would include a variety of playing fields and courts (e.g., baseball, soccer, futsal), play areas, lawn and turf areas, a trail, a restroom building, a maintenance building, and landscaping and parking. The Project would also include amenities such as benches, picnic tables, drinking fountains, BBQs, bike racks, and litter receptacles. Upon completion of the Project, the LANLT would lease the property to the Department for operation and maintenance. The Project is located at 1000 West 204th Street in the unincorporated community of West Carson. Please see attached maps and park concept plan.

In accordance with Assembly Bill 52 (AB52) and Section 21080.3.1 (d) of the California Public Resources Code (PRC), we are responding to your request to be notified of projects in our jurisdiction that will be reviewed under CEQA. Your name was provided to us as the point of contact for the Gabrieleno Band of Mission Indians- Kizh Nation. We are hereby notifying you of an opportunity to consult with us regarding the potential for this project to impact Tribal Cultural Resources, as defined in Section 21074 of the PRC. The purposes of tribal consultation under AB52 are to determine, as part of the CEQA review process, whether or not Tribal Cultural Resources are present within the project area, and if so, whether or not those resources will be significantly impacted by the project. If Tribal Cultural Resources may be significantly impacted, then

consultation will also help to determine the most appropriate way to avoid or mitigate those impacts.

In accordance with Section 21080.3.1 (d) of the PRC, you have 30 days from the receipt of this letter to either request or decline consultation in writing for this project. Please send your written response before November 10, 2016 to 510 South Vermont Avenue, Los Angeles, CA 90020 or by email to jchien@parks.lacounty.gov. In your response, please reference the following project title: Del Amo Neighborhood Park Project AB 52. If we do not receive a response from you within 30 days, we will proceed.

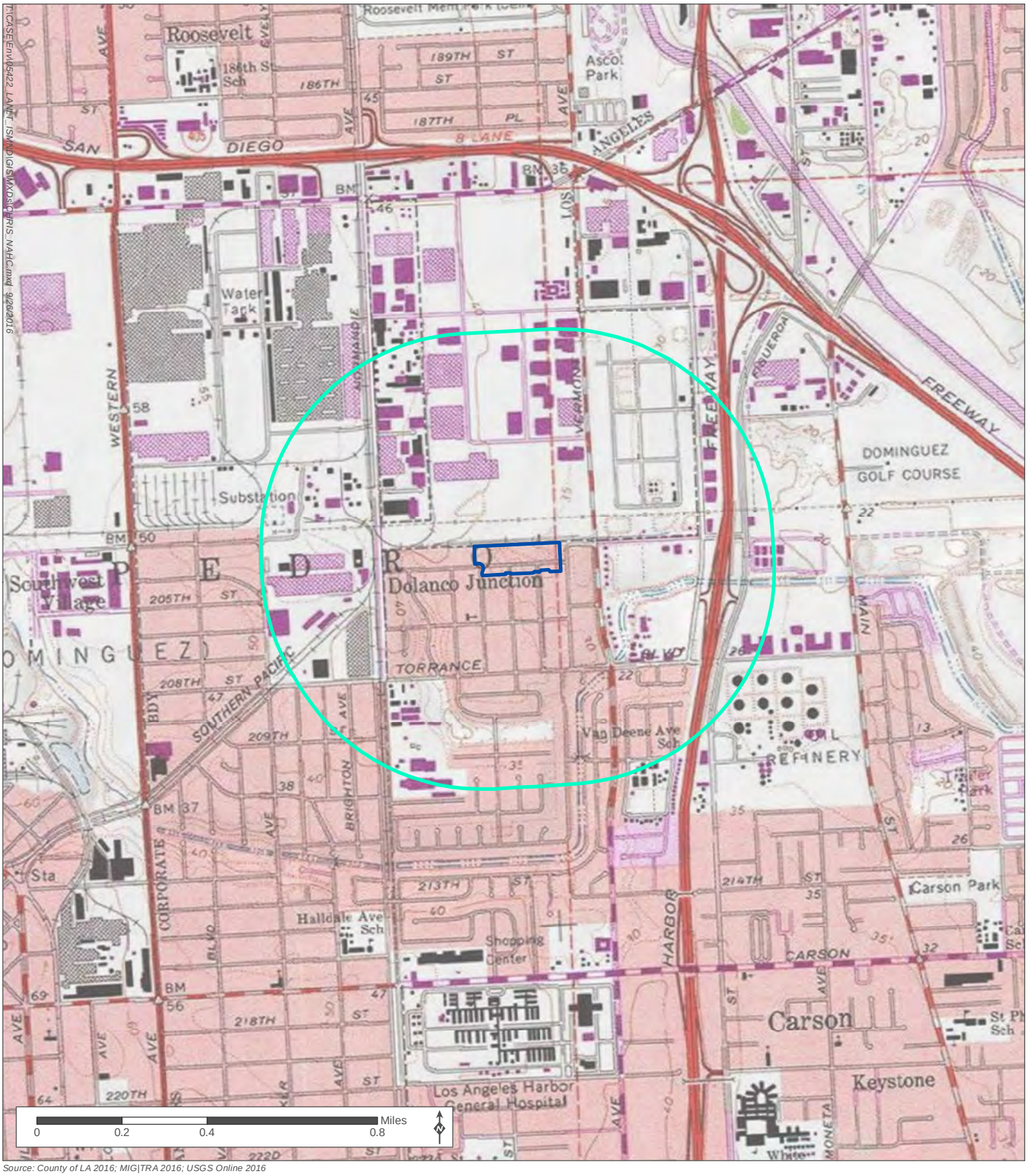
Thank you and we look forward to your response.

Respectfully,

Jui Ing Chien
Park Planner

Attachments

c: Parks and Recreation (K. King, C. Lau, J. Yom)



Source: County of LA 2016; MIG|TRA 2016; USGS Online 2016

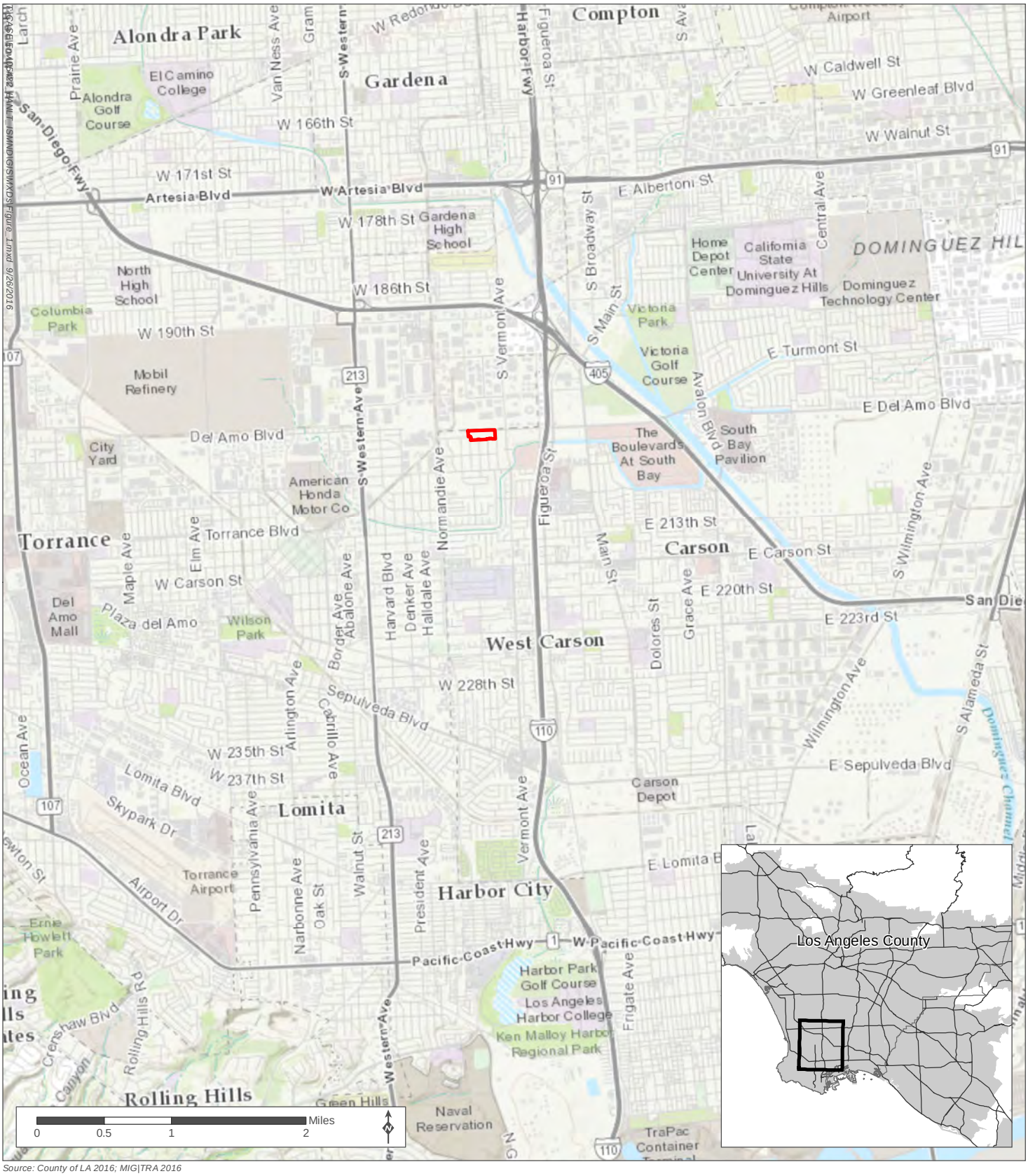
Site boundary

one-half mile buffer

Torrence 7.5 Minute USGS Quadrangle
Unsectioned
Township 4S
Range 14W/13W
UTM: 11S; 380323 mn.N ; 3745816 mn.E
Scale 1:24,000

USGS Topographic Location and half mile buffer

Del Amo Neighborhood Park Project



Source: County of LA 2016; MIG|TRA 2016

Site boundary

Figure 1 Regional Setting

Del Amo Neighborhood Park Project

Source: County of LA 2016; MIG|TRA 2016

Site boundary

Figure 2 Project Location

Del Amo Neighborhood Park Project

Source: Los Angeles Neighborhood Land Trust 2016; MIG|TRA 2016

Figure 3 Proposed Park Design

Del Amo Neighborhood Park Project

November 22, 2016

Sent via email: gabrielenoindians@yahoo.com

Andrew Salas, Chairman
Gabrieleno Band of Mission Indians- Kizh Nation
P.O. Box 393
Covina, CA 91723

Dear Mr. Salas:

CONCLUSION OF AB 52 CONSULTATION FOR THE DEL AMO NEIGHBORHOOD PARK PROJECT IN LOS ANGELES COUNTY

Thank you for the opportunity to consult with you on potential impacts to Tribal Cultural Resources for the Del Amo Neighborhood Park Project, located in the County of Los Angeles. I am writing to you to summarize and conclude the consultation under Assembly Bill (AB) 52 and notify you of our intention to certify a California Environmental Quality Act (CEQA) document for this project, pursuant to Sections 21080.3.1 and 21080.3.2 of the California Public Resources Code.

On October 3, 2016, the Los Angeles County Department of Parks and Recreation (Department) initiated environmental review of the Del Amo Neighborhood Park Project under CEQA. On October 11, 2016, within 14 days of the start of CEQA, the Department notified you by letter of the opportunity to consult on this project. On October 22, 2016, the Department received a written request from you to consult. The Department subsequently initiated consultation with you on November 17, 2016, which included a meeting at the project site. As a part of that consultation, the Department determined that Tribal Cultural Resources (TCR) may be located within the project area and could be significantly impacted by the project. During the site visit meeting, project details and plan were shared with the Kizh Nation noting that most of the project site will be filled with some areas with very minimal grading. The Kizh Nation believes that those areas with proposed grading, which include the southwestern and southeastern sides of project site, may have TCR. Through consultation, the Department and the Kizh Nation came to consensus about the following mitigation measures which will be incorporated into the CEQA document:

> **CUL-1:** If subsurface deposits believed to be cultural or human in origin are discovered during construction, all work must halt within a 100-foot radius of the discovery. A qualified professional archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards for prehistoric and historic archaeologist, shall be retained to evaluate the significance of the find, and shall have the authority to modify the no-work radius as appropriate, using

professional judgment. The following notifications shall apply, depending on the nature of the find:

- If the professional archaeologist determines that the find does not represent a cultural resource, work may resume immediately and no agency notifications are required.
- If the professional archaeologist determines that the find does represent a cultural resource from any time period or cultural affiliation, he or she shall immediately notify the County. The agency shall consult on a finding of eligibility and implement appropriate treatment measures, if the find is determined to be eligible for inclusion in the National Register of Historic Places (NRHP) or California Register of Historical Resources (CRHR). Work may not resume within the no-work radius until the lead agencies, through consultation as appropriate, determine that the site either: 1) is not eligible for the NRHP or CRHR; or 2) that the treatment measures have been completed to their satisfaction.
- If the find represents a Native American or potentially Native American resource that does not include human remains, then he or she shall further notify the Kizh Nation. The agency shall consult with the tribes on a finding of eligibility and implement appropriate treatment measures, if the find is determined to be eligible for inclusion in the NRHP or CRHR. Work cannot resume within the no-work radius until the lead agencies, through consultation as appropriate, determine that the site either: 1) is not eligible for the NRHP or CRHR; or 2) that the treatment measures have been completed to their satisfaction.
- If the find includes human remains, or remains that are potentially human, he or she shall ensure reasonable protection measures are taken to protect the discovery from disturbance (AB 2641). The archaeologist shall notify the County Coroner (per §7050.5 of the Health and Safety Code). The provisions of §7050.5 of the California Health and Safety Code, Section 5097.98 of the California Public Resources Code, and Assembly Bill 2641 will be implemented. If the Coroner determines the remains are Native American and not the result of a crime scene, then the Coroner will notify the Native American Heritage Commission (NAHC), which then will designate a Native American Most Likely Descendant (MLD) for the project (§5097.98 of the Public Resources Code), which may or may not be Kizh Nation. The designated MLD will have 48 hours from the time access to the property is granted to make recommendations concerning treatment of the remains. If the landowner does not agree with the recommendations of the MLD, then the NAHC can mediate (§5097.94 of the Public Resources Code). If no agreement is reached, the landowner must rebury the remains where they will not be further disturbed (Section 5097.98 of the Public Resources Code). This will also include either recording the site with the NAHC or the appropriate Information Center; using an open space or conservation zoning designation or easement; or recording a reinternment document with the County in which

the property is located (AB 2641). Work may not resume within the no-work radius until the lead agency, through consultation as appropriate, determine that the treatment measures have been completed to their satisfaction.

CUL-2: Southwest side of the project site (where a driveway is proposed), southeast side of the project site (where a sidewalk is proposed), and all other areas where grading activities are proposed, shall be monitored by one tribal monitor representing Kizh Nation. The tribal monitor shall have the authority to temporarily halt construction operations within 100 feet of a TCR or a potential TCR to determine if significant or potentially significant resources will be adversely affected by continuing construction operations. The tribal monitor shall use flagging tape, rope, or some other means, as necessary, to delineate the area of the find within which construction shall halt and the procedures in **CUL-1** shall apply. Construction shall not take place within the delineated find area until the County consults on appropriate treatment. Tribal monitor may suggest options for treatment of finds for consideration. The County shall have ultimate authority over the treatment of new finds.

Therefore, pursuant to Section 21082.3(d)(1), the Department hereby concludes consultation under CEQA and AB 52 for this project, and appreciate the opportunity to consult with you.

Respectfully,

Julie Yom, AICP
Park Planner

JY/ AB 52 Consultation for Del Amo Neighborhood Park Closure Letter

c: Parks and Recreation (K. King, C. Lau)
Los Angeles Neighborhood Land Trust (A. Bokde, M. Glassock, M. Guerrero)

Del Amo Neighborhood Park Project
Initial Study / Mitigated Negative Declaration

Appendix C

November 2016 Converse Consultants Geotechnical Report

GEOTECHNICAL STUDY REPORT
Proposed Del Amo Neigborhood Park Project
1000 204th Street
Torrance, California 90502

Converse Project No. 15-32-125-01

November 22, 2016

Prepared For:

MIG, Inc.
109 West Union Avenue
Fullerton, California 92832

Prepared By:

Converse Consultants
717 South Myrtle Avenue
Monrovia, California 91016

Converse Consultants
Geotechnical Engineering, Environmental & Groundwater Science, Inspection & Testing Services

November 22, 2016

Mr. Oscar Johnson
Senior Project Manager
MIG, Inc.
109 West Union Avenue
Fullerton, California 92832

Subject: **GEOTECHNICAL STUDY REPORT**
Proposed Del Amo Neighborhood Park Project
1000 204th Street
Torrance, California 90502
Converse Project No. 15-32-125-01

Dear Mr. Johnson:

Converse Consultants (Converse) is pleased to present this Geotechnical Study Report for the proposed Del Amo Neigborhood Park Project located at 1000 204th Street in Torrance, California. Our services were performed in accordance with our proposal dated September 11, 2015.

The purpose of the study was to generate a report for geotechnical design parameters and geologic evaluation.

Based on our field exploration, laboratory testing, geologic evaluation and geotechnical analysis, the site is suitable from a geotechnical standpoint for the proposed project, provided our conclusions and recommendations are implemented during design and construction.

We appreciate the opportunity to be of service to MIG, Inc. If you should have any questions, please do not hesitate to contact us at (626) 930-1200.

CONVERSE CONSULTANTS

Sivathasan

Siva K. Sivathasan, PhD, PE, GE, DGE, QSD, F. ASCE
Senior Vice President/Principal Engineer

REGISTERED PROFESSIONAL ENGINEER
KATHIRAVETPILLAI SIVATHASAN
No. 2708
Exp. 6-30-18
GEOTECHNICAL
STATE OF CALIFORNIA

Dist: 4/Addressee
MM/MBS/SKS

PROFESSIONAL CERTIFICATION

This report for the proposed Del Amo Neighborhood Park located at 1000 204th Street in Torrance, California has been prepared by the staff of Converse under the professional supervision of the individuals whose seals and signatures appear hereon.

The findings, recommendations, specifications or professional opinions contained in this report were prepared in accordance with generally accepted professional engineering and engineering geologic principles and practice in this area of Southern California. There is no warranty, either expressed or implied.

In the event that changes to the property occur, or additional, relevant information about the property is brought to our attention, the conclusions contained in this report may not be valid unless these changes and additional relevant information are reviewed and the recommendations of this report are modified or verified in writing.

Mohammad-Saad Malim, EIT
Senior Staff Engineer

Mark B. Schluter, PG, CEG
Senior Engineering Geologist

Siva K. Sivathasan, PhD, PE, GE, DGE, QSD, F. ASCE
Senior Vice President / Principal Engineer

EXECUTIVE SUMMARY

The following is the summary of our geotechnical study, findings, conclusions, and recommendations, as presented in the body of this report. Please refer to the appropriate sections of the report for complete conclusions and recommendations. In the event of a conflict between this summary and the report, or an omission in the summary, the report shall prevail.

- The proposed Del Amo Neighborhood Park project site is located at 1000 204th Street in Torrance, California. Planned amenities for the site include picnic areas, shade structures, children's play areas with associated flatwork, a par/fitness course, ball field, a basketball court, futsal courts, maintenance building, a public restroom building, jogging /walking path and a parking lot.

- Nine (9) borings for subsurface exploration (BH-1 through BH-7 & PT-1 and PT-2) were advanced within the project site on October 13 and October 14, 2016. The borings were advanced using a truck mounted 8-inch diameter hollow stem auger drill rig to depths ranging from 11.5 to 51.5 feet below the existing ground surface (bgs).

- The subsurface conditions generally consist of existing fill soils placed during previous site grading operations, and natural alluvial soils, as encountered in the borings drilled to the maximum depth explored of 51.5 feet below the ground surface (bgs). The observed fill soils consist primarily of sandy silt and silty sand. The depth of the fill ranges throughout the site from depths of approximately four (4) to fourteen (14) feet. The alluvial sediments consist predominately of sand, silty sand, clayey sand, sandy silt, clayey silt, sandy clay, and clay to depths to 51.5 feet below ground surface.

- Groundwater was encountered during our subsurface exploration at depths of 48 feet below ground surface (bgs) and 43 feet bgs at borings BH-1 and BH-3, respectively. Groundwater is not anticipated during construction and need not be considered in design.

- The site is not located within a mapped Seismic Hazard Zone for liquefaction potential. Based on the results of our subsurface exploration, including the depth of groundwater encountered at 43 to 48 feet below ground surface, our liquefaction analyses and our experience on similar projects we anticipate liquefaction potential to be very low. The estimated potential seismically induced settlement is approximately 0.40 inches with potential differential settlement of approximately 0.20 inches.

- Due to surficial undocumented soils, remedial grading is recommended for structural support.

- The earth materials at the site should be excavatable with conventional heavy-duty earth-moving equipment.

- Based on the soil corrosivity test results, the pH, chloride content and soluble sulfate concentration are not in the corrosive range to concrete. However, the saturated resistivity is in the corrosive range to ferrous metal. Mitigation measures to protect concrete in contact with the soils should be anticipated.

- Laboratory testing indicates the site soils have a “Low” expansion potential. Mitigation measure for expansive soil may be needed.

- The proposed structures can use conventional shallow foundations supported on new compacted fill.

Results of our study indicate that the site is suitable from a geotechnical standpoint for the proposed development, provided that the recommendations contained in this report are incorporated into the design and construction of the project.

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DRAWINGS

APPENDICES

1.0 INTRODUCTION

This report contains the findings and recommendations of our geotechnical study performed for the proposed Del Amo Neighborhood Park located at 1000 204th Street in Torrance, California as shown on Drawing No. 1, *Site Location Map.* The purpose of this work was to evaluate the subsurface soil conditions and provide geotechnical recommendations and design recommendations for the design and construction of the proposed project, including current standard of practice seismic and geotechnical engineering interpretations.

This report for geologic and geotechnical design parameters for the project described herein and is intended for use solely by the MIG, Inc., Los Angeles Neighborhood Land Trust (LANLT) and the design team. This report should not be used as a bidding document but may be made available to the potential contractors for information on factual data only. For bidding purposes, the contractors should be responsible for making their own interpretation of the data contained in this report.

2.0 SITE AND PROJECT DESCRIPTION

The project site is located at 1000 204th Street in Torrance, California. The site is relatively flat with a ground elevation of approximately 29 feet to 39 feet above Mean Sea Level (MSL). The coordinates of the subject site are North Latitude: 33.8459° and West Longitude: 118.2934°.

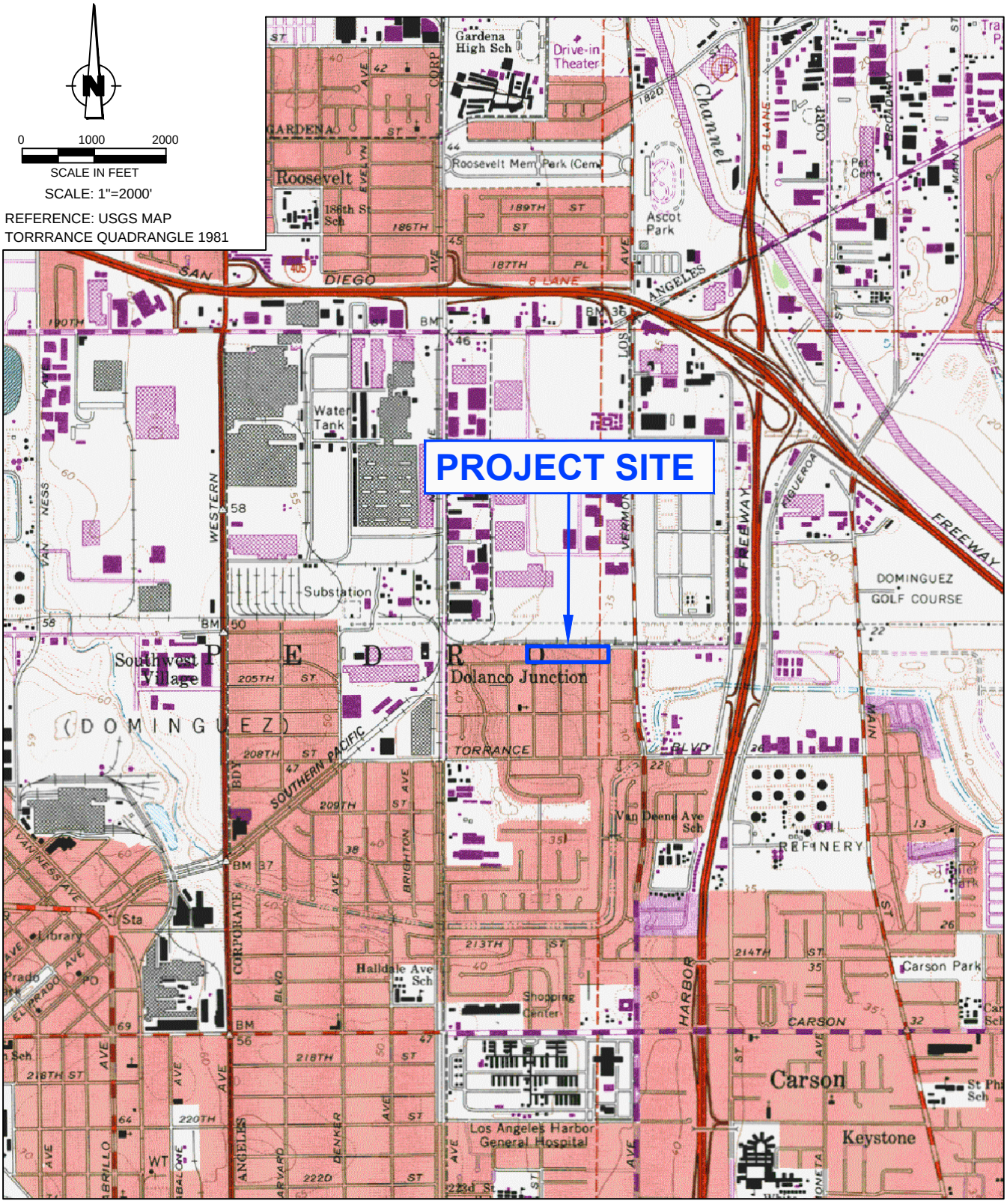
Based on our review of the conceptual site plan, it is our understanding that picnic areas, shade structures, children's play areas with associated flatwork, a par/fitness course, ball field, a basketball court, futsal courts, maintenance building, a public restroom building, jogging/walking path and parking lot are anticipated for the project, as shown on Drawing No. 2, *Site Plan and Approximate Location of Borings.*

3.0 SCOPE OF WORK

The scope of our work included a site reconnaissance, subsurface exploration with soil sampling, laboratory testing, engineering analysis, and preparation of this report.

3.1 Site Reconnaissance

A site reconnaissance was performed by a Converse engineer on August 27, 2016. The purpose of the site reconnaissance was to observe surface conditions and to mark exploratory boring locations. Underground Service Alert (USA) of Southern California was notified of our proposed drilling locations 48 hours prior to initiation of the subsurface field work.



SITE LOCATION MAP

DEL AMO NEIGHBORHOOD PARK
1000 204th STREET
TORRANCE, CALIFORNIA
FOR: MIG, INC.

Project No.

15-32-125-01

Drawing No.

1

Converse Consultants

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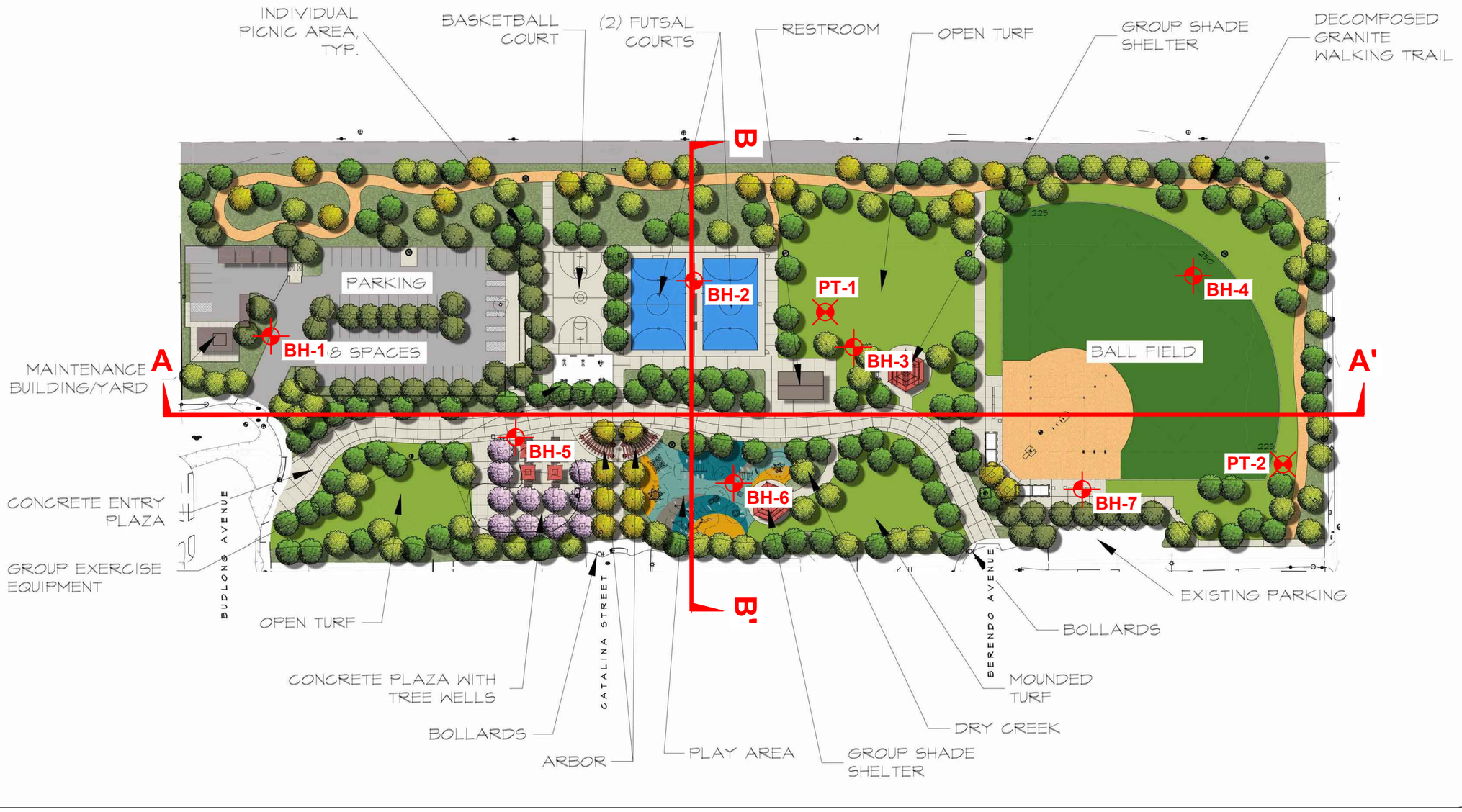

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APPROXIMATE SCALE IN FEET

LEGEND

BH-7 — APPROXIMATE LOCATION OF BORING

PT-2 — APPROXIMATE LOCATION OF PERCOLATION TEST

GEOLOGIC CROSS SECTION

SITE PLAN AND APPROXIMATE LOCATION OF BORINGS

Converse Consultants

DEL AMO NEIGHBORHOOD PARK
1000 204th STREET
TORRANCE, CALIFORNIA
FOR: MIG, INC.

Project No.	Drawing No.
15-32-125-01	2

3.2 Subsurface Exploration

Nine (9) borings for subsurface exploration (BH-1 through BH-7 & PT-1 and PT-2) were advanced within the project site on October 13 and October 14, 2016. The borings were advanced using a truck mounted 8-inch diameter hollow stem auger drill rig to depths ranging from 11.5 to 51.5 feet below the existing ground surface (bgs). Each boring was visually logged by a Converse engineer and sampled at regular intervals and at changes in subsurface soils. Both relatively undisturbed and bulk soil samples were obtained for laboratory testing.

California Modified Sampler (Ring samples), Standard Penetration Test samples, and bulk soil samples were obtained for laboratory testing. Standard Penetration Tests (SPTs) were performed in selected borings at selected intervals using a standard (1.4 inches inside diameter and 2.0 inches outside diameter) split-barrel sampler. Five (5) bore holes were backfilled with bentonite grout slurry following the completion of drilling on October 13, 2016 and four (4) bore holes were backfilled bentonite grout slurry following the completion of drilling on October 14, 2016. The two boreholes utilized for percolation testing were backfilled with 3/8" gravel and bentonite grout slurry after completion of percolation testing on October 14, 2016.

Field activities were conducted in general accordance with the Quality Assurance Project Plan (QAPP) and Health and Safety Plan (HSP) developed for the project by C2REM. Borings were backfilled with bentonite grout slurry and soil cuttings were placed in DOT approved 55-gallon drums.

The approximate locations of the exploratory borings are shown in Drawing No. 2, *Site Plan and Boring Location Map.* Detailed descriptions of the field exploration and sampling program are presented in Appendix A, *Field Exploration*.

3.3 Environmental Testing

Five (5) soil samples were collected for the purpose of soil hazards/environmental analysis. The composite soil samples were collected from each of the 5 drums containing soil cuttings remaining from the drilling fieldwork.

The soil samples were collected in general accordance with standard USEPA protocols, including chain of custody documentation. A portion of the soil from each of the drums was placed into a clean, laboratory supplied 4-ounce glass jar. Samples collected for VOC analysis were collected in accordance with EPA method 5035 using 5-gram encore samplers.

Soil samples were analyzed by American Environmental Testing Laboratory (AETL) in Burbank, California for analysis. AETL is a state of California DPH certified analytical laboratory.

Samples were analyzed in general accordance with the following:

- EPA Method 8015B for Total Petroleum Hydrocarbons (TPH).
- EPA Method 8260B for Volatile organic compounds (VOCs)
- EPA Methods 6010B and 7471A Title 22 metals.

Detailed descriptions of the environmental testing program are presented in Appendix F, *Environmental Testing*.

3.4 Laboratory Testing

Representative samples of the site soils were tested in the laboratory to aid in the classification and to evaluate relevant engineering properties. The tests performed included:

- *In situ* moisture contents and dry densities (ASTM Standard D2216)
- Grain-Size Analysis (ASTM D422)
- Passing Sieve No. 200 (ASTM D1140)
- Maximum dry density and optimum-moisture content relationship (ASTM Standard D1557)
- Direct shear (ASTM Standard D3080)
- Expansion Index (ASTM D4829)
- R-value (ASTM D2844)
- Soil corrosivity tests (Caltrans 643, 422, 417 and 532)

Detailed description of the laboratory test methods and test results are presented in Appendix B, *Laboratory Testing Program*.

3.5 Engineering Analyses and Report

Data obtained from the exploratory fieldwork and laboratory-testing program were analyzed and evaluated with respect to the planned construction. This report was prepared to provide the findings, conclusions and recommendations developed during our study and evaluation.

4.0 GEOLOGIC CONDITIONS

4.1 Regional Geology

The subject site is located along the southwestern edge of the Los Angeles basin along the coastal plain. The coastal plain is part of a broad sediment-filled basin located at the convergence of the Transverse Ranges and Peninsular Ranges Geomorphic

Provinces of California. The project site is underlain by deep alluvial deposits. Locally, the region includes the Torrance Plain that is nearly level with gently sloping and undulating flatlands located northeast and east of the Palos Verdes Peninsula and underlain by Pleistocene and Holocene age (10,000 to 1 million years before present) alluvial and eolian sediments.

The Dominquez Channel and local river drainages have gradually eroded and deposited stream and flood sediments across the coastal plain during the Pleistocene and Holocene time to form the relatively flat and broad area known as the Torrance Plain. The Seismic Hazard Zone Report for the Torrance Quadrangle places the project site on older alluvial sediments and stabilized eolian dune and drift sand deposits consisting of sands, silty sands, sandy silts and silts that are medium dense to very dense. Drawing No. 3, Geologic Map, has been prepared to show the location of the Del Amo Neighborhood Park Project site with respect to regional geology.

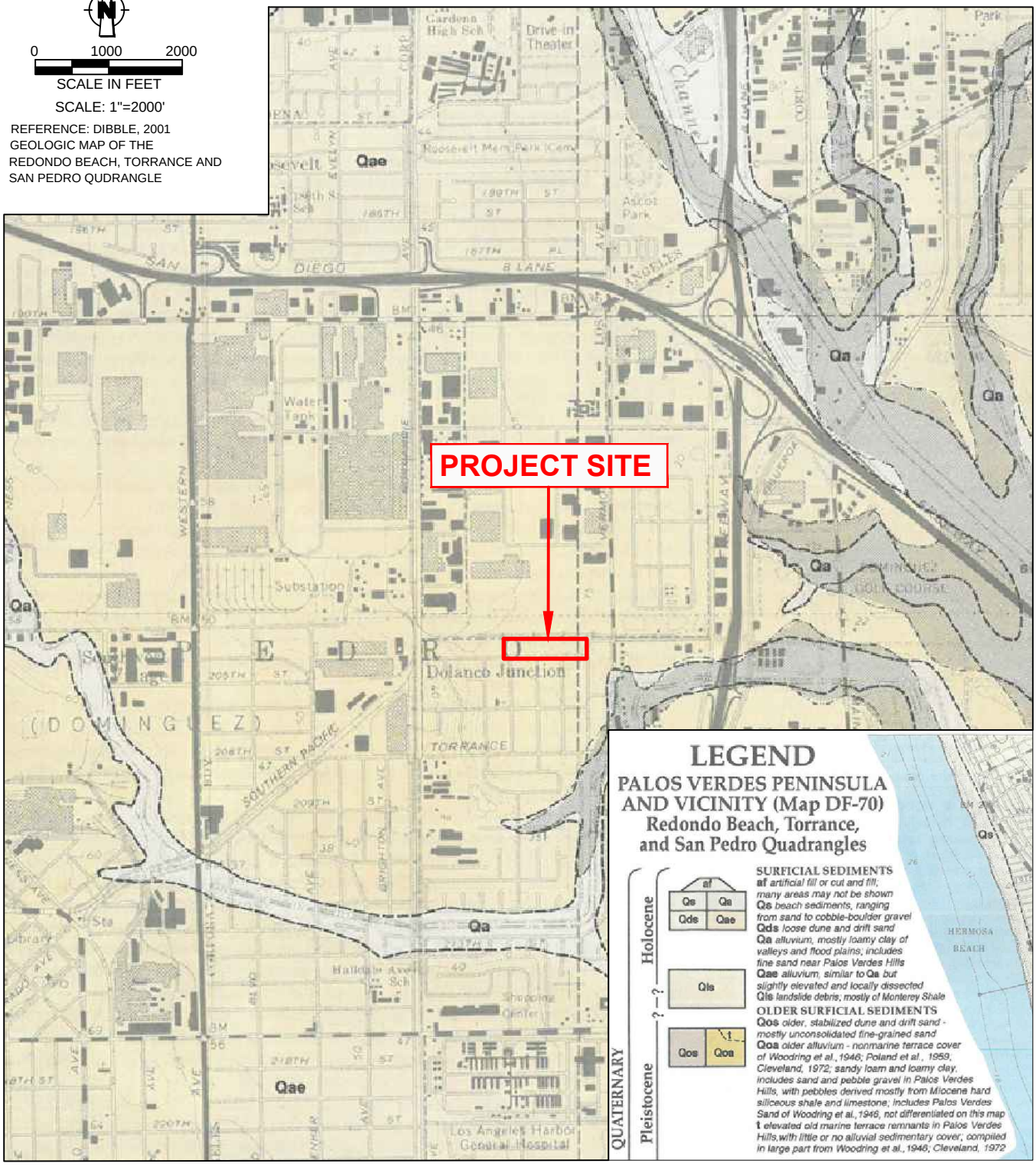
The Los Angeles coastal basin is situated at the junction of two major convergent fault systems. The first group includes the northwest-trending, high angle, strike slip faults of the San Andreas system projecting from the northern terminus of the Peninsular Ranges Province. Faults in this group include the Palos Verdes, Newport-Inglewood, San Jacinto and Whittier-Elsinore fault zones. The second group includes the east-west trending low angle reverse and reverse-oblique faults bounding the southern margin of the Transverse Range Province. Faults in this group include the Malibu-Santa Monica, Hollywood, Raymond, Sierra Madre, San Jose and Cucamonga fault zones and the northeast dipping blind thrust fault systems including the Puente Hills and Elysian Park blind thrusts.

4.2 Subsurface Soil Profile of Project Site

Based on our soil borings drilled at the site on October 13 and October 14, 2016, the subsurface conditions generally consist of existing fill soils placed during previous site grading operations, and natural alluvial soils, as encountered in the borings drilled to the maximum depth explored of 51.5 feet below the ground surface (bgs). The observed fill soils consist primarily of sandy silt and silty sand. The depth of the fill ranges throughout the site from depths of approximately four (4) to fourteen (14) feet. The alluvial sediments consist predominately of sand, silty sand, clayey sand, sandy silt, clayey silt, sandy clay, and clay to depths to 51.5 feet below ground surface. For additional information on the subsurface conditions, see the Logs of Boring Data in Appendix A, *Field Exploration* and Drawings No. 4a and 4b, *Geologic Cross Section A-A' and B-B'.*

4.3 Groundwater

Groundwater was encountered during our subsurface exploration at depths of 48 feet below ground surface (bgs) and 43 feet bgs at borings BH-1 and BH-3, respectively. Based upon regional groundwater data compiled by the Department of Public Works



REGIONAL GEOLOGIC MAP

DEL AMO NEIGHBORHOOD PARK
1000 204th STREET
TORRANCE, CALIFORNIA
FOR: MIG, INC.

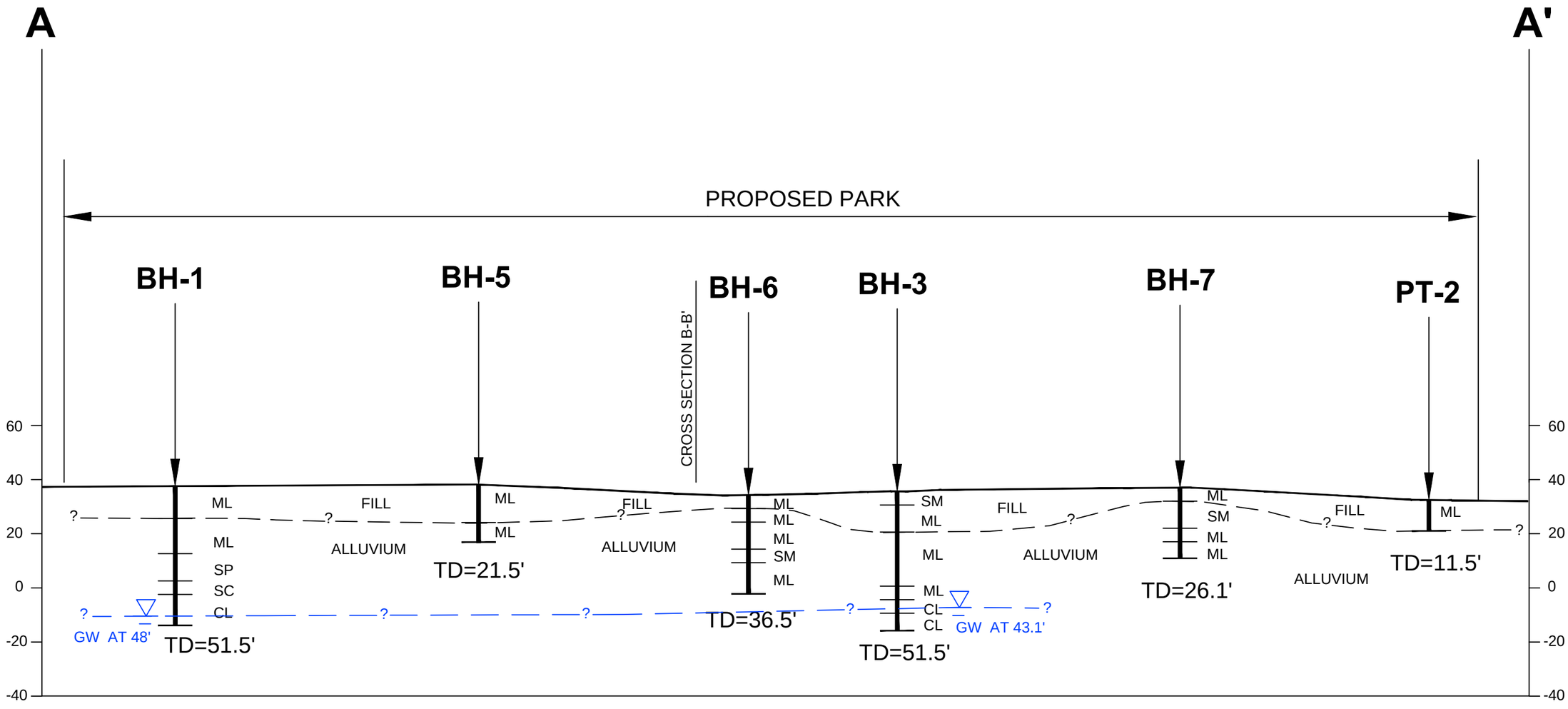
Project No.

15-32-125-01

Drawing No.

3

Converse Consultants



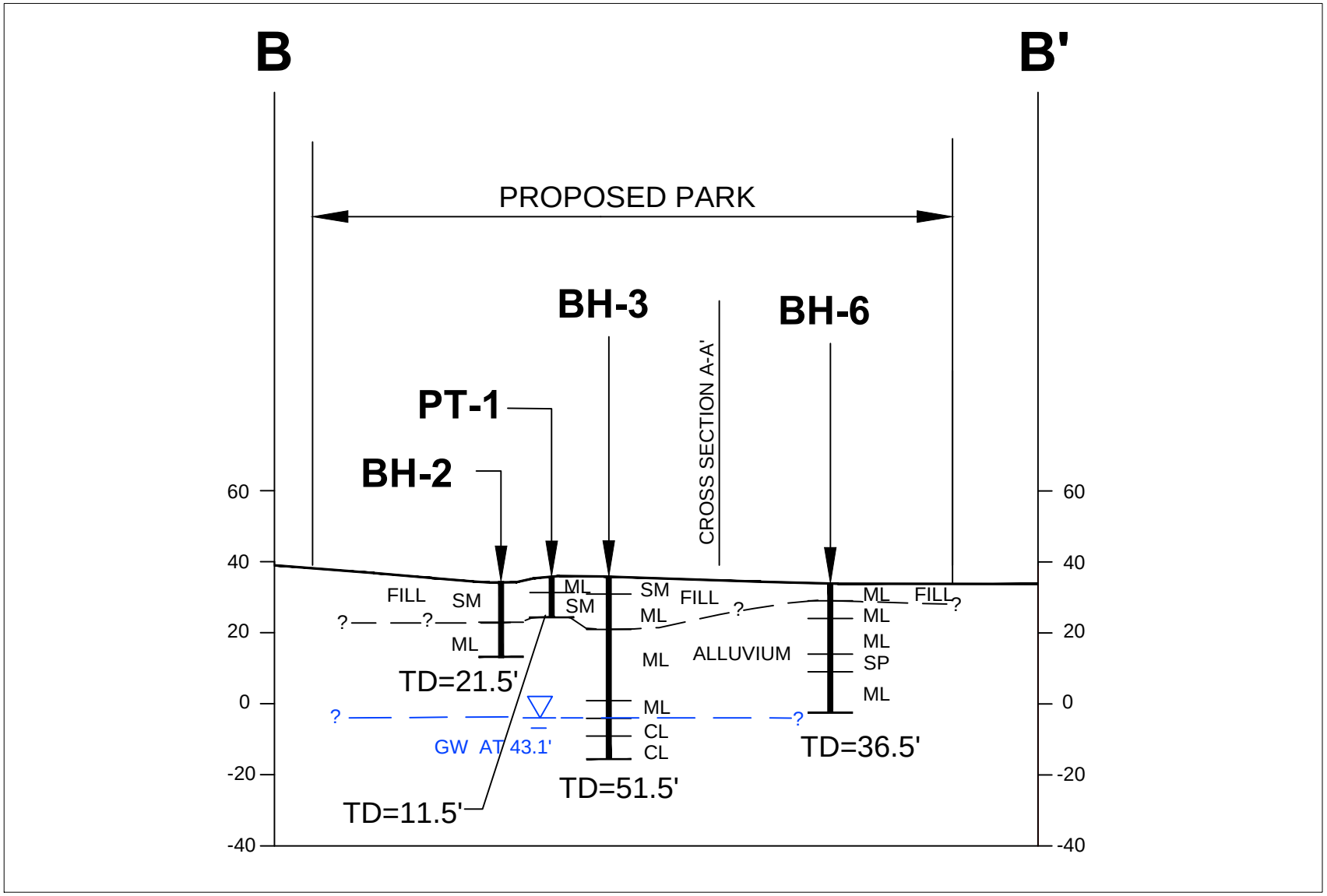
PROFILE
HORIZONTAL: 1"=80'
VERTICAL: 1"=40'

GEOLOGIC CROSS SECTION A-A'

Converse Consultants

DEL AMO NEIGHBORHOOD PARK
1000 204th STREET
TORRANCE, CALIFORNIA
FOR: MIG, INC.

Project No.	Drawing No.
15-32-125-01	4a



PROFILE
HORIZONTAL: 1"=80'
VERTICAL: 1"=40'

GEOLOGIC CROSS SECTION B-B'

Converse Consultants

DEL AMO NEIGHBORHOOD PARK
1000 204th STREET
TORRANCE, CALIFORNIA
FOR: MIG, INC.

Project No. 15-32-125-01

Drawing No. 4b

(DPW) for the County of Los Angeles, the historic high groundwater levels in the vicinity of the subject site are reported to be approximately 44 feet below the ground surface according to data obtained from Well Number 795 located approximately 2,100 feet northwest of the subject site.

In general, groundwater levels fluctuate with the seasons and local zones of perched groundwater and seepage may be present within the near-surface terrace deposits and bedrock fractures due to local conditions or during rainy seasons. Groundwater conditions below any given site vary depending on numerous factors including seasonal rainfall, local irrigation, groundwater recharge, and groundwater pumping, among other factors. The regional groundwater table is not expected to be encountered during the planned construction. However, the possibility of perched groundwater and seepage encountered during future grading and excavation cannot be completely precluded.

4.4 Subsurface Variations

Based on results of the subsurface exploration and our experience with the subject area, some variations in the continuity and nature of subsurface conditions within the project site are anticipated. Due to the uncertainties involved in the nature and depositional characteristics of the earth material at the site, care should be exercised in interpolating or extrapolating subsurface conditions between or beyond the boring locations. If, during construction, subsurface conditions different from those presented in this report are encountered, this office should be notified immediately so that recommendations can be modified, if necessary.

5.0 GEOLOGIC HAZARDS

Geologic hazards are defined as geologically related conditions that may present a potential danger to life and property. Typical geologic hazards in Southern California include earthquake ground shaking, fault surface rupture, liquefaction and seismically induced settlement, lateral spreading, landslides, earthquake induced flooding, tsunamis and seiches, and volcanic eruption hazard.

Results of a site-specific evaluation for each type of possible seismic hazards are discussed in the following sections.

5.1 Seismic Characteristics of Nearby Faults

The subject site is situated within a seismically active region. As is the case for most areas of Southern California, ground-shaking resulting from earthquakes associated with nearby and more distant faults may occur at the project site. During the life of the project, seismic activity associated with active faults can be expected to generate moderate to strong ground shaking at the site.

The nearest active faults with a surface trace is the Newport Inglewood Fault mapped approximately 5 miles east of the site and the Palos Verdes Fault located approximately 4.2 miles southwest from the site, respectively. As a result, the potential for surface rupture resulting from the movement of this fault or other nearby faults is considered to be low.

Newport Inglewood Fault

The Newport Inglewood fault zone is located at approximately 3.1 miles northeast of the project site. The Newport Inglewood fault system is about 66 km long on shore and extends northwest from Huntington Beach through Long Beach to Culver City and Cheviot Hills. The Newport Inglewood fault continues offshore to the southeast of Huntington Beach and makes landfall in La Jolla as the Rose Canyon fault. The Newport Inglewood fault is characterized by a series of uplifts and anticlines including Newport Mesa, Huntington Beach Mesa, Bolsa Chica Mesa, Alamitos Heights and Landing Hill, Signal Hill and Reservoir Hill, Dominguez Hills and Baldwin Hills.

Several earthquakes have occurred along the fault zone including the March 10, 1933 "Long Beach" earthquake of M_W 6.4, with its epicenter off Newport Beach, and smaller earthquakes at Inglewood on June 20, 1920 (M 4.9), Gardena on November 14, 1941 (M 5.4). These earthquakes show evidence of right-lateral strike slip focal mechanisms.

The Newport Inglewood fault is considered to be active and considered capable of producing a maximum moment magnitude (Mw) 7.1 earthquake. The slip rate is considered to be about 1.0 mm/year but may range up to 2 to 3 mm/year along isolated segments (Cao et al., 2003).

Palos Verdes Fault

The concealed trace of the Palos Verdes fault is located approximately 4.5miles southwest of the project site along the base of the Palos Verdes Peninsula. The Palos Verdes Fault forms the boundary between the relatively flat Torrance coastal basin and the elevated Palos Verdes Peninsula. The Palos Verdes fault is approximately 80 km long with onshore and offshore branches. The Palos Verdes fault is not currently zoned as an active fault (a fault considered to have been active during Holocene time, about the last 11,000 years, and to have a potential for surface rupture) by the California Geologic Survey. Although Holocene activity has been demonstrated in the southern offshore segment of the fault, the recurrence interval and magnitude of the most recent displacement is still not well characterized and as such the California Geologic Survey considers it a "Potentially Active" fault. Paleoseismic studies of the 13 emergent marine terraces on the Palos Verdes Hills suggest a constant long-term uplift rate of approximately 0.30 to 1.15 meters per 1,000 years (Bryant, 1982).

The Palos Verdes fault is considered capable of producing a maximum moment magnitude (Mw) 6.0 to 7.0 earthquake depending on the number of fault segments that rupture. The slip rate is considered to be about 0.1 to 3.00 mm/year.

Seismic hazard fault models for the Los Angeles Basin and vicinity will continue to be refined as new information and technology develops and becomes available through time.

5.2 Surface Fault Rupture

The project site is not located within a currently designated State of California Earthquake Fault Zone (formerly Alquist-Priolo Special Studies Zones) for surface fault rupture. No surface faults are known to project through or towards the site.

5.3 Liquefaction and Seismically-Induced Settlement

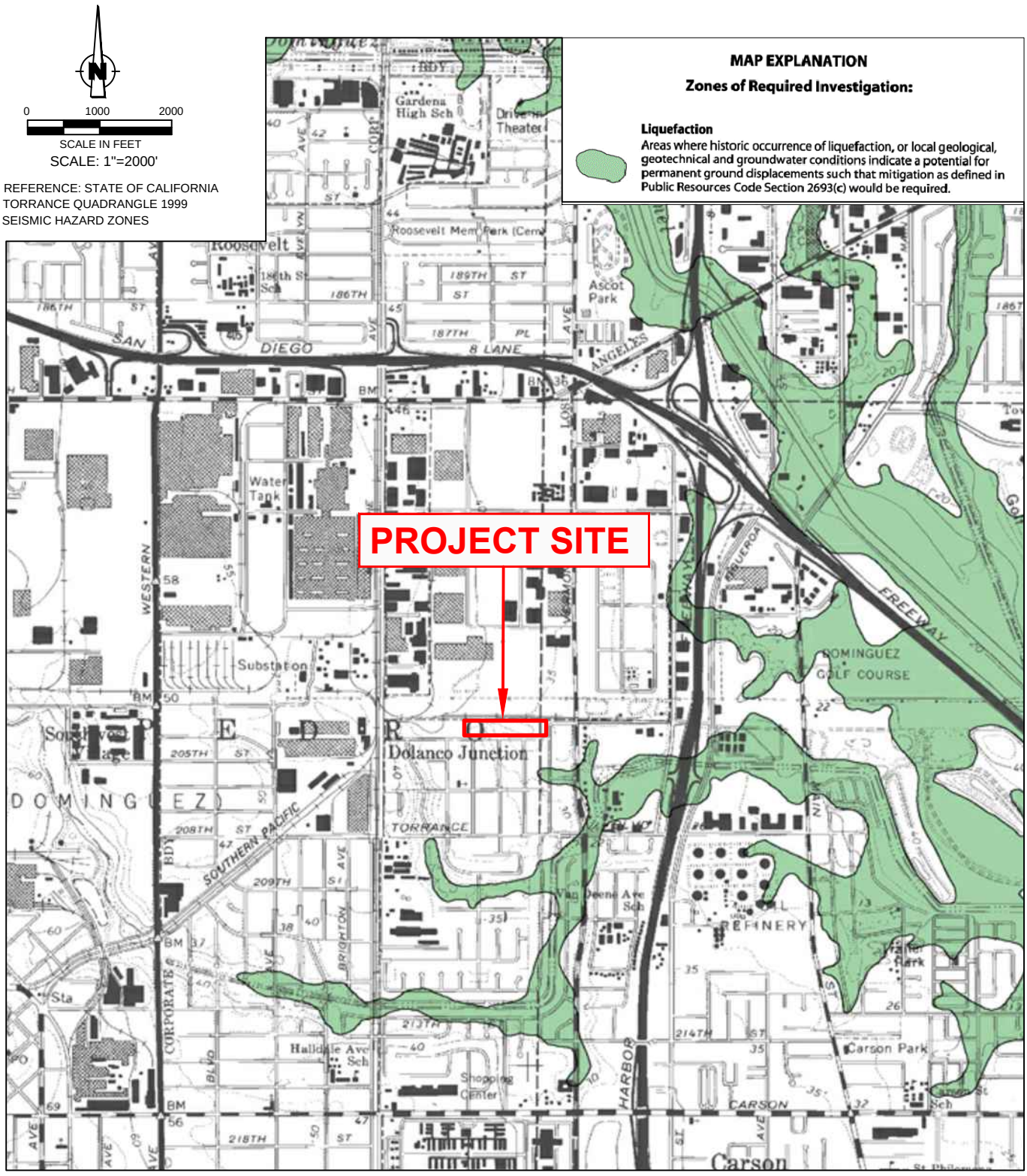
Liquefaction is the sudden decrease in the strength of cohesionless soils due to dynamic or cyclic shaking. Saturated soils behave temporarily as a viscous fluid (liquefaction) and, consequently, lose their capacity to support the structures founded on them. The potential for liquefaction decreases with increasing clay and gravel content, but increases as the ground acceleration and duration of shaking increase. Liquefaction potential has been found to be the greatest where the groundwater level and loose sands occur within 50 feet of the ground surface.

The site is not located within a potential liquefaction zone per the State of California Seismic Hazard Zones Map for the Torrance Quadrangle as shown in Drawing No. 5, *Seismic Hazard Zones Map*. Liquefaction analyses were performed using *LiquefyPro,* Version 5.8n, 2012, by Civil Tech Software for the upper 50 feet below ground surface utilizing BH-3. The results of the liquefaction analysis and a summary of the methods used are presented in Appendix C, *Liquefaction/Seismic Settlement Analysis*.

The results of liquefaction analyses indicate the site soils are not susceptible to liquefaction. The estimated potential seismically induced settlement is approximately 0.40 inches with potential differential settlement of approximately 0.20 inches. The project structural engineer should consider the effect of these settlements on foundation design.

5.4 Lateral Spreading

Seismically induced lateral spreading involves primarily lateral movement of earth materials due to ground shaking. It differs from the slope failure in that complete ground failure involving large movement does not occur due to the relatively smaller gradient of the initial ground surface. Lateral spreading is demonstrated by near-vertical cracks with predominantly horizontal movement of the soil mass involved. The topography at



SEISMIC HAZARD ZONES MAP

DEL AMO NEIGHBORHOOD PARK
1000 204th STREET
TORRANCE, CALIFORNIA
FOR: MIG, INC.

Project No.
15-32-125-01

Drawing No.
5

Converse Consultants

the project site and in the immediate vicinity of the site is relatively flat. Under these circumstances, the potential for lateral spreading at the subject site is considered very low.

5.5 Seismically-Induced Slope Instability

Seismically induced landslides and other slope failures are common occurrences during or after earthquakes in areas of significant relief. The project site is not adjacent to any steep slopes. In the absence of significant ground slopes, the potential for seismically induced landslides to affect the proposed site is considered to be very low.

5.6 Earthquake-Induced Flooding

This is flooding caused by failure of dams or other water-retaining structures as a result of earthquakes. Review of the Flood Insurance Rate Map (FIRM), Panel 06037C1935F, effective date September 26, 2008, from the Map Service Center (MSC) viewer, indicates that the site is designated as Zone "X", "Other Flood Areas", "Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood."

The potential of earthquake induced flooding of the subject site is considered to be remote because of regional flood control structures and the fact the site is listed in a non-flood area by FEMA.

5.7 Tsunami and Seiches

Based on the Tsunami Inundation Map for Emergency Planning for the Torrance Quadrangle, the site is not located within a mapped Tsunami Inundation Area. Seiches are large waves generated in enclosed bodies of water in response to ground shaking. Based on site location away from lakes and reservoirs, seiches do not pose a hazard.

6.0 SEISMIC ANALYSIS

6.1 CBC Seismic Design Parameters

Seismic parameters based on the 2013 California Building Code are calculated using the United States Geological Survey *U.S. Seismic Design Maps* website application and the site coordinates (35.8459 degrees North Latitude, 118.2934 degrees West Longitude). The seismic parameters are presented below.

Table No. 1, 2013 CBC Seismic Parameters

Seismic Parameters	
Site Class	D
Mapped Short period (0.2-sec) Spectral Response Acceleration, S_S	1.599g
Mapped 1-second Spectral Response Acceleration, S_1	0.595g
Site Coefficient (from Table 1613.5.3(1)), F_a	1.0
Site Coefficient (from Table 1613.5.3(2)), F_v	1.5
MCE 0.2-sec period Spectral Response Acceleration, S_{MS}	1.599g
MCE 1-second period Spectral Response Acceleration, S_{M1}	0.892g
Design Spectral Response Acceleration for short period, S_{DS}	1.066 g
Design Spectral Response Acceleration for 1-second period, S_{D1}	0.595g
Seismic Design Category	D

7.0 PERCOLATION TESTING RESULTS

Percolation testing was performed utilizing exploratory borings PT-1 and PT-2. The tests were performed using the falling head test method in accordance with Los Angeles County "Low Impact Development Best Management Practice Guideline for Design, Investigation, and Reporting". The results of the percolation tests are tabulated below and presented in Appendix C, *Percolation Testing*.

Table No. 2, Percolation Testing Results

Boring No.	Depth of Boring* (feet)	Predominant Soil Types (USCS)	Average Percolation Rate (mins/inch)	Lowest Percolation Rate (mins/inch)
PT-1	10	Silty Sand (SM)	0.35	0.33
PT-2	10	Sandy Silt (ML)	0.61	0.33

*Approximate

Based on our review of percolation rates, the site soil has low to moderate percolation rates for infiltration system in general. In accordance with County of Los Angeles requirements, the minimum percolation rate for design of infiltration system for storm water management is 0.3 inch per hour. Based on the test results, the site soils are considered suitable for infiltration drainage systems. The Project Civil Engineer should review the raw data of percolation test presented in Appendix C to determine specific soil layers and percolation rates for design of the proposed infiltration system.

The infiltration system should be properly maintained periodically to minimize sedimentation in the infiltration system. Furthermore, infiltration facilities should not be located on slopes with gradients greater than 20 percent (5:1 horizontal to vertical) or on expansive soil or rock as per County of Los Angeles General Siting Requirements for LID BMP Design. The proposed infiltration system must comply with the following setbacks in accordance with Los Angeles County guideline.

Table No. 3, Infiltration Facility Setback Requirements per Los Angeles County

Setback from	Distance
Property lines and public right of way	5 feet
Any foundation	15 feet or within 1:1 plane drawn up from the bottom of foundation, whichever greater
Face of any slope	H/2, 5 feet minimum (H is height of slope)
Water wells used for drinking water	100 feet

8.0 DESIGN RECOMMENDATIONS

8.1 General Evaluation

Based on the results of our literature review, subsurface exploration, laboratory testing, geotechnical analyses, and understanding of the planned site improvements, it is our opinion that the proposed project is feasible from a geotechnical standpoint, provided the following conclusions and recommendations are incorporated into the project plans, specifications, and are followed during site construction.

Due to surficial undocumented soils, remedial grading is recommended for ground preparation to support the planned structures. Such grading should include over-excavation and re-compaction to mitigate disturbed soils from site demolition, to remove and recompact undocumented fill soils, and to provide a relatively uniform soil condition for the areas of future construction. Following remedial grading, compacted fill soils are anticipated to have similar engineering characteristics with the underlying alluvial soils.

The proposed structures can use conventional shallow foundations supported on competent native alluvial soils or engineered fill. A single structure should not be supported partially on alluvial soils and partially on engineered fill to reduce the effects of differential settlement.

8.2 Shallow Foundations

8.2.1 Vertical Capacity

We recommend continuous and square footings for lightly loaded playground structures and the planned maintenance and restroom buildings be founded at least 18 inches below lowest adjacent final grade on compacted fill or competent native soil. A minimum footing width of 24 inches is recommended for square footings and 15 inches for continuous footings. The allowable bearing value for footings with above minimum sizes is 2,500 psf for dead plus live load. The net allowable bearing pressure can be increase by 300 psf for each additional foot of excavation depth and by 250 psf for each additional foot of excavation width up to a maximum value of 4,000 psf.

The net allowable bearing values indicated above are for the dead loads and frequently applied live loads and are obtained by applying a factor of safety of 3.0 to the net ultimate bearing capacity.

8.2.2 Lateral Capacity

Resistance to lateral loads can be assumed to be provided by friction acting at the base of foundations and by passive earth pressure. A coefficient of friction of 0.3 between concrete and soil may be used with the dead load forces. An allowable passive earth pressure of 300 psf per foot of depth may be used for resistance against compacted fill or native soils. A factor of safety of 1.5 was applied in calculating passive earth pressure. The maximum value of the passive earth pressure should be limited to 3,000 psf for compacted fill or competent native soils.

8.2.3 Dynamic Increases

Vertical and lateral bearing values indicated above are for the total dead loads and frequently applied live loads. If normal code requirements are applied for design, the above vertical bearing and lateral resistance values may be increased by 33 percent for short duration loading, which will include the effect of wind or seismic forces.

8.2.4 Settlement

Based on the maximum allowable net bearing pressures presented above, static settlement is anticipated to be less than 1.0 inch and the differential settlement may be taken as equal to about one half of the total settlement over a horizontal distance of 30 feet. Most of the static footing settlement at the project site is expected to occur immediately after the application of the load.

8.3 Pier Foundations

Cantilever sports lighting poles can be supported on piers (caissons) provided the following recommendations are incorporated into design and construction. The piers can be connected to a grade beam system determined by the project structural engineer to control the deflections of structure under the design tolerance.

8.3.1 Vertical Capacity

Piers should be at least 24-inch in diameter extending at least 8 feet below adjacent final grade on compacted fill or native alluvial soils. Piers can be designed for an allowable skin friction of 250 psf against the perimeter of pier for a minimum embedment of 8 feet below the adjacent grade. Furthermore, sonotubes should be used for the depth of the installed piers equal to that of the depth of fill. The soil skin friction

associated with the depth of installed sonotubes should be neglected in pier capacity calculations.

If end bearing capacity is to be considered for design, the bottom of pier should be cleaned out with appropriate equipment. The allowable end bearing capacity can be designed for 3,000 psf. However, the diameter of pier may be increased and temporary casing may be required to facilitate cleanout.

8.3.2 Lateral Capacity

Resistance to lateral loads can be provided by friction acting at the base of the foundation and by passive earth pressure. A coefficient of friction of 0.30 may be assumed with normal dead load forces. An allowable passive earth pressure of 300 psf per foot of depth up to a maximum of 3,000 psf may be used for foundations poured against compacted fill. The values of coefficient of friction and allowable passive earth pressure include a factor of safety of 1.5. For ground surface restrained by concrete slab, the passive resistance may be calculated from the ground surface. For unrestrained ground condition, the passive resistance of the upper one (1) feet earth material should be neglected in design.

8.3.3 Settlement

The static settlement of structures supported on piers founded on native alluvium will depend on the actual footing dimensions and the imposed vertical loads. Most of the footing settlement at the project site is expected to occur immediately after the application of the load. Based on the maximum allowable net bearing pressures presented above, static settlement is anticipated to be less than 0.5 inch.

8.3.4 Dynamic Increases

Bearing values indicated above are for total dead load and frequently applied live loads. The above vertical bearing may be increased by 33% for short durations of loading which will include the effect of wind or seismic forces. The allowable passive pressure may be increased by 33% for lateral loading due to wind or seismic forces.

8.4 Modulus of Subgrade Reaction

For the project, design of the structures supported on competent native soils and compacted fill subgrade prepared in accordance with the recommendations provided in this report may be based on a soil modulus of subgrade reaction (k_s) of 125 pounds per square inch per inch.

8.5 Lateral Earth Pressure

Although not anticipated, the following provisional design values may be used for any utility vaults and/or walls below grade that are less than 6 feet high. As we understand, basement walls are not currently planned, but there may be some subsurface utility vaults.

The earth pressure behind any buried wall depends primarily on the allowable wall movement, type of soil behind the wall, backfill slopes, wall inclination, surcharges, and any hydrostatic pressure. The following earth pressures are recommended for vertical walls with no hydrostatic pressure.

Table No. 4, Lateral Earth Pressures for Retaining Wall Design

Backfill Slope (H:V)	Cantilever Wall Equivalent Fluid Pressure (pcf)	Restrained Wall (psf)
Level	40 (triangular pressure distribution)	60 (triangular pressure distribution)

The recommended lateral pressures assume that the walls are fully back-drained to prevent build-up of hydrostatic pressure. Adequate drainage could be provided by means of permeable drainage materials wrapped in filter fabric installed behind the walls. The drainage system should consist of perforated pipe surrounded by a minimum one (1) square feet per lineal feet of free draining, uniformly graded, ¾ -inch washed, crushed aggregate, and wrapped in filter fabric such as Mirafi 140N or equivalent. The filter fabric should overlap approximately 12 inches or more at the joints. The subdrain pipe should consist of perforated, four-inch diameter, rigid ABS (SDR-35) or PVC A-2000, or equivalent, with perforations placed down. Alternatively, a prefabricated drainage composite system such as the Miradrain G100N or equivalent can be used. The subdrain should be connected to solid pipe outlets, with a maximum outlet spacing of 100 feet. Waterproofing membranes should be added to the subterranean wall levels for moisture sensitive areas to mitigate moisture migration through the walls.

In addition, walls with inclined backfill should be designed for an additional equivalent fluid pressure of one (1) pound per cubic foot for every two (2) degrees of slope inclination. Walls subjected to surcharge loads located within a distance equal to the height of the wall should be designed for an additional uniform lateral pressure equal to one-third or one-half the anticipated surcharge load for unrestrained or restrained walls, respectively. These values are applicable for backfill placed between the wall stem and an imaginary plane rising 45 degrees from below the edge (heel) of the wall footings.

Retaining walls taller than 6 feet should be designed to resist additional earth pressure caused by seismic ground shaking based on CBC 2013. A seismic earth pressure of 25H (psf), based on an inverted triangular distribution, can be used for design of wall.

8.6 Slabs-on-grade

Slabs-on-grade should be supported on properly compacted fill placed in accordance with earthwork recommendations presented in this report.

Slabs-on-grade should have a minimum thickness of four inches nominal for support of normal ground-floor live loads. Minimum reinforcement for slabs-on-grade should be No. 4 reinforcing bars, spaced at 18 inches on-center each way. The thickness and reinforcement of more heavily-loaded slabs will be dependent upon the anticipated loads and should be designed by a structural engineer. If approved by the owner, equivalent welded wire mesh may be used for reinforcement of concrete slabs-on-grade. However, to be effective, it is imperative that the reinforcement be located within the center third of the slab thickness. The commonly used procedure of “hooking” the reinforcement during concrete placement seldom, if ever, results in proper location of the slab reinforcing. A static modulus of subgrade reaction equal to 125 pounds per square inch per inch may be used in structural design of concrete slabs-on-grade.

It is critical that the exposed subgrade soils should not be allowed to desiccate prior to the slab pour. Care should be taken during concrete placement to avoid slab curling. Slabs should be designed and constructed as promulgated by the ACI and Portland Cement Association (PCA). Prior to the slab pour, all utility trenches should be properly backfilled and compacted.

If moisture-sensitive floor coverings, such as vinyl tile, carpet, or wood floors, are used, slabs should be protected by a minimum 10-mil thick moisture retarder/barrier in conformance with ASTM E 1745 Class A requirements.

8.7 Flexible Pavement Recommendations

The flexible pavement structural section design recommendations were performed in accordance with the method contained in the *CALTRANS Highway Design Manual*, Chapter 630 without the factor of safety. No specific traffic study was performed to determine the Traffic Index (TI) for the proposed project. The recommended flexible pavement structural sections for various TI conditions are presented in the following table:

Table No. 5, Flexible Pavement Structural Sections

Design Subgrade R-value	Design TI	Pavement Structural Sections		Full AC Structural Section
		AC (inches)	AB (inches)	AC (inches)
6	4	3.0	4.5	5.0
	5	4.0	6.0	6.5
	6	5.0	7.5	8.0
	7	6.0	9.5	9.5
	8	7.0	11.0	11.0
	9	8.0	12.0	12.5

Actual traffic index and traffic load should be determined by either Civil Engineer or Traffic Engineer. The above pavement sections are recommended as a guideline for basic usage of the indicated TI values.

Base material shall conform to requirements for a Class 2 Crushed Aggregate Base (CAB) or equivalent (such as crushed miscellaneous base - CMB) and should be placed in accordance with the requirements of the Standard Specifications for Public Works Construction (SSPWC, Latest Edition). Asphaltic materials should conform to Section 203-1, "*Paving Asphalt*," and should be placed in accordance with Section 302-5, "*Asphalt Concrete Pavement*," of the SSPWC.

8.8 Rigid Pavement Recommendations

The rigid pavement structural section design recommendations were performed in accordance with "*Portland Cement Concrete Pavement (PCCP) Design Nomograph for Cities and Counties Roads."* presented by the Portland Cement Association's (PCA's) Southwest Region Publication P-14, "*Portland Cement Concrete Pavement (PCCP) for Light, Medium, and Heavy Traffic*". The recommended rigid pavement structural sections for various TI conditions are presented in the following table:

Table No. 6, Rigid Pavement Structural Sections

Design R-Value	Design Traffic Index (TI)	PCCP Pavement Section (inches)
6	4	7.00
	5	7.25
	6	7.75
	7	8.00
	8	8.25
	9	8.50

The above pavement section is based on a minimum 28-day Modulus of Rupture (M-R) of 550 psi and a compressive strength of 3,750 psi. The third point method of testing

beams should be used to evaluate modulus of rupture. The concrete mix design should contain a minimum cement content of 5.5 sacks per cubic yard. Recommended maximum and minimum values of slump for pavement concrete are three inches to one inch, respectively.

Transverse contraction joints should not be spaced more than 15 feet and should be cut to a depth of ¼ the thickness of the slab. Longitudinal joints should not be spaced more than 12 feet apart. A longitudinal joint is not necessary in the pavement adjacent to the curb and gutter section.

Prior to placement of concrete, at least the upper 12 inches of subgrade soils below rigid pavement sections should be compacted to at least 95 percent relative compaction as defined by the ASTM D 1557 standard test method.

Positive drainage should be provided away from all pavement areas to prevent seepage of surface and/or subsurface water into the pavement base and/or subgrade.

8.9 Soil Corrosivity Evaluation

Based on our review of soil corrosivity test results (see Appendix B), the pH, chloride content and soluble sulfate concentration are not in the corrosive range to concrete. The saturated resistivity is in the corrosive range to ferrous metal. Mitigation measures to protect concrete in contact with the soils are should be anticipated.

A corrosion engineer may be consulted for appropriate mitigation procedures and construction design, if needed. General considerations for corrosion mitigation measures may include the following:

- Steel and wire concrete reinforcement should have at least three inches of concrete cover where cast against soil, unformed.
- Below-grade ferrous metals should be given a high-quality protective coating, such as 18-mil plastic tape, extruded polyethylene, coal-tar enamel, or Portland cement mortar.
- Below-grade metals should be electrically insulated (isolated) from above-grade metals by means of dielectric fittings in ferrous utilities and/or exposed metal structures breaking grade.

8.10 Site Drainage

Adequate positive drainage should be provided away from the structure foundations to prevent ponding and to reduce percolation of water into the foundation soils. We recommend that any landscape areas immediately adjacent to the foundation shall be designed sloped away from the foundation with a minimum 2 percent slope gradient for at least 10 feet measured perpendicular to the face of the foundations. Impervious

surfaces within 10 feet of the structure foundation shall be sloped a minimum of 1 percent away from the structure.

9.0 SITE GRADING AND EARTHWORK RECOMMENDATIONS

9.1 General

Based on our field exploration, laboratory testing, and analyses of subsurface conditions at the site, remedial over-excavation grading is recommended to provide a relatively uniform soil condition across the site for support of at grade slab. To help reduce the potential for differential settlement, variations in the soil type, degree of compaction, and thickness of the compacted fill placed underneath slab and/or footings should be kept uniform. Site grading recommendations provided in this report are based on our experience with similar projects in the area and our site-specific geotechnical evaluation.

The existing soils removed during over-excavation can be placed as compacted fill in structural areas after proper processing (free of vegetation, shrubs, roots and debris). Earthwork should be performed with suitable equipment and techniques to selectively screen/remove debris from soils placed as engineered fill.

9.2 Over-Excavation/Removal

Due to the undocumented fill encountered at the site, we recommend over-excavation for structure footings to be at least 2 feet below bottom of footing or to depth of fill, whichever is deeper. Deeper removal will be needed if firm soil conditions are not exposed on the excavation bottom. The lateral limits of the over-excavation should extend at least 24 inches beyond the slab areas, where space is available.

For pavement and at grade hardscapes, we recommend over-excavation be at least 18 inches below existing grade and extend at least 2 feet laterally, where space is available.

The exposed bottom of the over-excavation area should be scarified at least 6 inches, moisture conditioned as needed to near-optimum moisture content, and compacted to 90 percent relative compaction. Over-excavation should not undermine adjacent off-site improvements. Remedial grading should not extend within a projected 1:1 (horizontal to vertical) plane projected down from the outer edge of adjacent off-site improvements.

If soft, yielding soil conditions are encountered at the excavation bottom, the following options can be considered:

a. Over-excavate until reach firm bottom.

b. Over-excavate additional 18 inches deep, and then place at least 18-inch-thick compacted base material (CAB or equivalent) to bridge the soft bottom. Base should be compacted to 90% relative compaction.

c. Over-excavate additional 18 inches deep, and then place a layer of geofabric (i.e. Marifi HP570, X600 or equivalent), place 18-inch-thick compacted base material (CAB or equivalent) to bridge the soft bottom. Base should be compacted to 90% relative compaction. An additional layer of geofabric may be needed on top of base depending on the actual site conditions.

9.3 Engineered Fill

All engineered fill should be placed on competent, scarified and compacted bottom as evaluated by the geotechnical engineer and in accordance with the specifications presented in this section. Excavated site soils, free of deleterious materials and rock particles larger than three (3) inches in the largest dimension, should be suitable for placement as compacted fill. Any proposed import fill should be evaluated and approved by Converse prior to import to the site. Import fill material should have an expansion index less than 20.

Prior to compaction, fill coarse grained sandy materials should be thoroughly mixed and moisture conditioned within two (2) percent of the optimum moisture content. Fine grained clayey materials should be thoroughly mixed and moisture conditioned to three (3) percent above the optimum moisture content. Fill soils shall be evenly spread in approximately 8-inch lifts, watered or dried as necessary, mixed and compacted to at least the density specified below. The fill shall be placed and compacted on a horizontal plane, unless otherwise approved by the Geotechnical Engineer. All fill, if not specified otherwise elsewhere in this report, should be compacted to at least 90 percent of the laboratory dry density in accordance with the ASTM Standard D1557 test method.

9.4 Excavatability

Based on our field exploration, the earth materials at the site may be excavated with conventional heavy-duty earth moving and trenching equipment. The onsite materials will contain occasional demolition debris and gravel. Earthwork should be performed with suitable equipment and methods for removal of debris from the engineered fill.

9.5 Expansive Soil

The upper five (5) feet of soils have a “Low” expansion potential. Mitigation for expansive soil may be necessary. The on-site soil materials will be mixed during the grading and the expansion potential might change. Therefore, the expansion potential of site soils should be verified after the grading as slabs, foundations and pavement placed directly on expansive subgrade soil will likely crack over time.

The recommendations contained in this report are based on the anticipated expansion soil conditions. Any proposed import fill should have an expansion index less than 20, and should be evaluated and approved by Converse prior to import to the site.

9.6 Pipeline Backfill Recommendations

Any soft and/or unsuitable material encountered at the pipe invert should be removed and replaced with an adequate bedding material. The pipe subgrade should be level, firm, uniform, free of loose materials and properly graded to provide uniform bearing and support to the entire section of the pipe placed on bedding material. Protruding oversize particles larger than two (2) inches in the largest dimension, if any, should be removed from the trench bottom and replaced with compacted materials. During the digging of depressions for proper sealing of the pipe joints, the pipe should rest on a prepared bottom for as near its full length as is practicable. The bedding zone is defined as that portion of the pipe trench from four inches below the pipe invert to one foot above the top of pipe, in accordance with Section 306-1.2.1 of the Latest Edition of the *Standard Specifications for Public Works Construction* (SSPWC).

9.7 Trench Zone Backfill

The following specifications are recommended to provide a basis for quality control during the placement of trench backfill.

Trench excavations to receive backfill shall be free of trash, debris or other unsatisfactory materials at the time of backfill placement. Excavated on-site soils free of oversize particles, defined as larger than one (1) inch in maximum dimension in the upper 12 inches of subgrade soils and larger than three (3) inches in the largest dimension in the trench backfill below, and deleterious matter after proper processing may be used to backfill the trench zone. Imported trench backfill, if used, should be approved by the project soils consultant prior to delivery at the site. No more than 30 percent of the backfill volume should be larger than ¾ inch in the largest dimension.

Trench backfill shall be compacted to 90 percent of the laboratory maximum dry density as per ASTM Standard D1557 test method. At least the upper twelve (12) inches of trench underlying pavements should be compacted to at least 95 percent of the laboratory maximum dry density.

Trench backfill shall be compacted by mechanical methods, such as sheepsfoot, vibrating or pneumatic rollers, or mechanical tampers, to achieve the density specified herein. The backfill materials shall be brought to within two (2) percent of optimum moisture content and then placed in horizontal layers if the expansion index is less than or equal to 30. Should the expansion index be greater than 30, backfill materials shall be brought to approximately 2 percent above optimum moisture content. The thickness of uncompacted layers should not exceed eight (8) inches. Each layer shall be evenly

spread, moistened or dried as necessary, and then tamped or rolled until the specified density has been achieved.

The contractor shall select the equipment and processes to be used to achieve the specified density without damage to adjacent ground and completed work. The field density of the compacted soil shall be measured by the ASTM Standard D1556 or ASTM Standard D2922 test methods or equivalent. Observation and field tests should be performed by Converse during construction to confirm that the required degree of compaction has been obtained. Where compaction is less than that specified, additional compactive effort shall be made with adjustment of the moisture content as necessary, until the specified compaction is obtained. It should be the responsibility of the contractor to maintain safe conditions during cut and/or fill operations. Trench backfill shall not be placed, spread or rolled during unfavorable weather conditions. When the work is interrupted by heavy rain, fill operations shall not be resumed until field tests by the project's geotechnical consultant indicate that the moisture content and density of the fill are as previously specified.

Imported soils, if any, used as compacted trench backfill should be predominantly granular and meet the following criteria:

- Expansion Index less than 20
- Free of all deleterious materials
- Contain no particles larger than 3 inches in the largest dimension
- Contain less than 30 percent by weight retained on ¾-inch sieve
- Contain at least 15 percent fines (passing #200 sieve)
- Have a Plasticity Index of 10 or less

Any import fill should be tested and approved by the geotechnical representative prior to delivery to the site.

9.8 Shrinkage and Subsidence

Soil shrinkage and/or bulking as a result of remedial grading depends on several factors including the depth of over-excavation, and the grading method and equipment utilized, and average relative compaction. For preliminary estimation, bulking and shrinkage factors for various units of earth material at the site may be taken as presented below:

- The approximate shrinkage factor for the undocumented fill soils is estimated to range from ten (10) to fifteen (15) percent.
- The approximate shrinkage factor for the native alluvial soils is estimated to range from five (5) to ten (10) percent.
- For estimation purposes, ground subsidence may be taken as 0.1 feet as a result of remedial grading.

Although these values are only approximate, they represent our best estimates of the factors to be used to calculate lost volume that may occur during grading. If more accurate shrinkage and subsidence factors are needed, it is recommended that field-testing using the actual equipment and grading techniques be conducted.

10.0 CONSTRUCTION CONSIDERATIONS

10.1 General

Site soils should be excavatable using conventional heavy-duty excavating equipment. Temporary sloped excavation is feasible if performed in accordance with the slope ratios provided in Section 10.2, *Temporary Excavations*. Existing utilities should be accurately located and either protected or removed as required. For steeper temporary construction slopes or deeper excavations, shoring should be provided by the contractor as necessary, to protect the workers in the excavation.

10.2 Temporary Excavations

Based on the materials encountered in the exploratory borings, sloped temporary excavations may be constructed according to the slope ratios presented in the following table:

Table No. 7, Slope Ratios for Temporary Excavation

Maximum Depth of Cut (feet)	Maximum Slope Ratio* (horizontal: vertical)
0 – 4	vertical
4 - 8	1:1
8 +	1.5:1

*Slope ratio assumed to be uniform from top to toe of slope.

Any loose utility trench backfill or other fill encountered in excavations will be less stable than the native soils. Temporary cuts encountering loose fill or loose dry sand should be constructed at a flatter gradient than presented in the table above. Surfaces exposed in slope excavations should be kept moist but not saturated to minimize raveling and sloughing during construction. Adequate provisions should be made to protect the slopes from erosion during periods of rainfall. Surcharge loads, including construction, should not be placed within five (5) feet of the unsupported excavation edge.

All applicable requirements of the California Construction and General Industry Safety Orders, the Occupational Safety and Health Act of 1987 and current amendments, and the Construction Safety Act should be met. The soils exposed in cuts should be observed during excavation by the project's geotechnical consultant. If potentially

unstable soil conditions are encountered, modifications of slope ratios for temporary cuts may be required.

If the excavation occurs near existing structures, special construction considerations would be required during excavation to protect these existing structures during construction. The proposed excavation should not cause loss of bearing and/or lateral supports of the existing structures.

10.3 Shoring Design

Although not anticipated, temporary shoring may be required for the excavation due to space limitations and/or adjacent surcharge loading. Temporary shoring may consist of the use of a trench box (where feasible), conventional soldier piles and lagging. Shoring should ultimately be designed by a qualified structural engineer considering the below recommendations in their final design and others which are applicable.

Cantilevered shoring systems may include soldier piles with lagging to maintain temporary support of vertical wall excavations. Shoring design must consider the support of adjacent underground utilities and/or structures, and should consider the effects of shoring deflection on supported improvements. Due to sandy nature of some of the on-site soils, caving during the drilling of soldier-pile borings should be anticipated. A soldier pile system will require continuous lagging to control caving and sloughing in the excavation between soldier piles.

Temporary cantilevered shoring should be designed to resist a lateral earth pressure equivalent to a fluid density of 25 pounds per cubic foot (pcf) for non-surcharged condition. This pressure is valid only for shoring retaining level ground. This equivalent fluid pressure is valid only for shoring supporting level ground.

In addition to the lateral earth pressure, surcharge pressures due to miscellaneous loads, such as soil stockpiles, vehicular traffic or construction equipment located adjacent to the shoring, should be included in the design of the shoring. Surcharge pressures from the existing structures should be added to the above earth pressures for surcharges within a horizontal distance less than or equal to the wall height. Surcharge coefficients of 40% of any uniform vertical surcharge should be added as a horizontal earth pressure for shoring design. All shoring should be designed and installed in accordance with state and federal safety regulations.

The minimum embedment depth for piles is eight (8) feet from the lowest adjacent grade into firm alluvium, below the bottom of the excavation. Vertical skin friction against soldier piles for may be taken as 250 psf. Fixity may be assumed at two (2) feet below the excavation into firm native alluvium. For the design of soldier piles spaced at least 3.0 diameters on-center, the passive resistance of the soils adjacent to the piles may be assumed to be 500 psf per foot of embedment depth. Soldier pile members

placed in drilled holes should be properly backfilled with a sand/cement slurry or lean concrete in order to develop the required passive resistance.

To limit local sloughing, caving soils can be supported by continuous lagging or guniting. The lagging between the soldier piles may consist of pressure-treated wood members or solid steel sheets. In our opinion, steel sheeting is expected to be more expedient than wood lagging to install. Although soldier piles and any bracing used should be designed for the full-anticipated earth pressures and surcharge pressures, the pressures on the lagging are less because of the effect of arching between the soldier piles. Accordingly, the lagging between the piles may be designed for a nominal pressure of up to a maximum of 350 psf. All lumber to be left in the ground should be treated in accordance with Section 204-2 of the "Standard Specifications for Public Works Construction".

10.4 Geotechnical Services during Construction

This report has been prepared to aid in the foundation plans and specifications, and to assist the architect, civil and structural engineers in the design of the proposed structures. It is recommended that this office be provided an opportunity to review final design drawings and specifications to verify that the recommendations of this report have been properly implemented.

Recommendations presented herein are based upon the assumption that adequate earthwork monitoring will be provided by Converse. Footing excavations should be observed by Converse prior to placement of steel and concrete so that footings are founded on satisfactory materials and excavations are free of loose and disturbed materials. Trench backfill should be placed and compacted with observation and field density testing provided by this office.

During construction, the geotechnical engineer and/or their authorized representatives should be present at the site to provide a source of advice to the client regarding the geotechnical aspects of the project and to observe and test the earthwork performed. Their presence should not be construed as an acceptance of responsibility for the performance of the completed work, since it is the sole responsibility of the contractor performing the work to ensure that it complies with all applicable plans, specifications, ordinances, etc.

This firm does not practice or consult in the field of safety engineering. We do not direct the contractor’s operations, and cannot be responsible for other than our own personnel on the site; therefore, the safety of others is the responsibility of the contractor. The contractor should notify the owner if he considers any recommended actions presented herein to be unsafe.

11.0 CLOSURE

The findings and recommendations of this report were prepared in accordance with generally accepted professional engineering and engineering geologic principles and practice. We make no other warranty, either expressed or implied. Our conclusions and recommendations are based on the results of the background review, field and laboratory studies, combined with an interpolation and extrapolation of soil conditions between and beyond boring locations. If conditions encountered during construction appear to be different from those shown by the borings, this office should be notified.

Design recommendations given in this report are based on the assumption that the ground improvement and site grading recommendations contained in this report are implemented. Additional consultation may be prudent to interpret Converse's findings for contractors, or to possibly refine these recommendations based upon the review of the final site grading and actual site conditions encountered during construction. If the scope of the project changes, if project completion is to be delayed, or if the report is to be used for another purpose, this office should be consulted.

12.0 REFERENCES

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APPENDIX A

FIELD EXPLORATION

APPENDIX A
FIELD EXPLORATION

Field exploration included a site reconnaissance and subsurface exploration program. During the site reconnaissance, the surface conditions were noted, and the approximate locations of the boring were determined. The exploratory borings were approximately located using existing boundary and other features as a guide and should be considered accurate only to the degree implied by the method used. The various field study methods performed are discussed below.

Nine (9) borings for subsurface exploration (BH-1 through BH-7 & PT-1 and PT-2) were advanced within the project site on October 13 and October 14, 2016. The borings were advanced using a truck mounted drill rig equipped with an eight (8) inch diameter hollow-stem auger to a maximum depth of 51.5 feet below ground surface (bgs). Encountered earth materials were continuously logged by a Converse geologist and classified in the field by visual examination in accordance with the Unified Soil Classification System (USCS). Where appropriate, field descriptions and classifications have been modified to reflect laboratory test results. Boreholes were backfilled with bentonite slurry.

Ring samples of the subsurface materials were obtained at frequent intervals in the exploratory borings using a drive sampler (2.4-inches inside diameter and 3.0-inches outside diameter) lined with sample rings. The steel ring sampler was driven into the bottom of the borehole with successive drops of a 140-pound driving weight falling 30 inches, using an automatic hammer. Samples were retained in brass rings (2.4-inches inside diameter and 1.0-inch in height). The central portion of the sample was retained and carefully sealed in waterproof plastic containers for shipment to the Converse laboratory. Blow counts for each sample interval are presented on the logs of borings. Bulk samples of typical soil types were also obtained.

Standard Penetration Test (SPT) was also performed using a standard (1.4-inches inside diameter and 2.0-inches outside diameter) split-barrel sampler. The mechanically driven hammer for the SPT sampler was 140 pounds, failing 30 inches for each blow. The recorded blow counts for every six inches for a total of 1.5 feet of sampler penetration are shown on the Logs of Borings in the “BLOWS" column. The standard penetration test was performed in accordance with the ASTM Standard D1586 test method.

It should be noted that the exact depths at which material changes occur cannot always be established accurately. Changes in material conditions that occur between driven samples are indicated in the logs at the top of the next drive sample. A key to soil symbols and terms is presented as Drawing No. A-1, *Soil Classification Chart*. The log of the exploratory boring is presented in Drawing Nos. A-2 through A-10, *Log of Borings*.

SOIL CLASSIFICATION CHART

MAJOR DIVISIONS			SYMBOLS GRAPH	SYMBOLS LETTER	TYPICAL DESCRIPTIONS
COARSE GRAINED SOILS	GRAVEL AND GRAVELLY SOILS	CLEAN GRAVELS (LITTLE OR NO FINES)		GW	WELL-GRADED GRAVELS, GRAVEL - SAND MIXTURES, LITTLE OR NO FINES
	MORE THAN 50% OF COARSE FRACTION RETAINED ON NO. 4 SIEVE			GP	POORLY-GRADED GRAVELS, GRAVEL - SAND MIXTURES, LITTLE OR NO FINES
		GRAVELS WITH FINES (APPRECIABLE AMOUNT OF FINES)		GM	SILTY GRAVELS, GRAVEL - SAND - SILT MIXTURES
				GC	CLAYEY GRAVELS, GRAVEL - SAND - CLAY MIXTURES
MORE THAN 50% OF MATERIAL IS LARGER THAN NO. 200 SIEVE SIZE	SAND AND SANDY SOILS	CLEAN SANDS (LITTLE OR NO FINES)		SW	WELL-GRADED SANDS, GRAVELLY SANDS, LITTLE OR NO FINES
	MORE THAN 50% OF COARSE FRACTION PASSING ON NO. 4 SIEVE			SP	POORLY-GRADED SANDS, GRAVELLY SAND, LITTLE OR NO FINES
		SANDS WITH FINES (APPRECIABLE AMOUNT OF FINES)		SM	SILTY SANDS, SAND - SILT MIXTURES
				SC	CLAYEY SANDS, SAND - CLAY MIXTURES
FINE GRAINED SOILS	SILTS AND CLAYS	LIQUID LIMIT LESS THAN 50		ML	INORGANIC SILTS AND VERY FINE SANDS, ROCK FLOUR, SILTY OR CLAYEY FINE SANDS OR CLAYEY SILTS WITH SLIGHT PLASTICITY
				CL	INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY, GRAVELLY CLAYS, SANDY CLAYS, SILTY CLAYS, LEAN CLAYS
				OL	ORGANIC SILTS AND ORGANIC SILTY CLAYS OF LOW PLASTICITY
MORE THAN 50% OF MATERIAL IS SMALLER THAN NO. 200 SIEVE SIZE	SILTS AND CLAYS	LIQUID LIMIT GREATER THAN 50		MH	INORGANIC SILTS, MICACEOUS OR DIATOMACEOUS FINE SAND OR SILTY SOILS
				CH	INORGANIC CLAYS OF HIGH PLASTICITY
				OH	ORGANIC CLAYS OF MEDIUM TO HIGH PLASTICITY, ORGANIC SILTS
HIGHLY ORGANIC SOILS				PT	PEAT, HUMUS, SWAMP SOILS WITH HIGH ORGANIC CONTENTS

NOTE: DUAL SYMBOLS ARE USED TO INDICATE BORDERLINE SOIL CLASSIFICATIONS

SAMPLE TYPE

STANDARD PENETRATION TEST
Split barrel sampler in accordance with ASTM D-1586-84 Standard Test Method

DRIVE SAMPLE 2.42" I.D. sampler.

DRIVE SAMPLE No recovery

BULK SAMPLE

GRAB SAMPLE

GROUNDWATER WHILE DRILLING

GROUNDWATER AFTER DRILLING

BORING LOG SYMBOLS

NOTE: 10-DCP BLOWS

LW=LIGHT WEIGHT
HW= HEAVY WEIGHT

LABORATORY TESTING ABBREVIATIONS

TEST TYPE
(Results shown in Appendix B)

CLASSIFICATION

Plasticity	pi
Grain Size Analysis	ma
Passing No. 200 Sieve	wa
Sand Equivalent	se
Expansion Index	ei
Compaction Curve	max
Hydrometer	h

STRENGTH

Pocket Penetrometer	p
Direct Shear	ds
Direct Shear (single point)	ds*
Unconfined Compression	uc
Triaxial Compression	tx
Vane Shear	vs
Consolidation	c
Collapse Test	col
Resistance (R) Value	r
Chemical Analysis	ca
Electrical Resistivity	er

UNIFIED SOIL CLASSIFICATION AND KEY TO BORING LOG SYMBOLS

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Project Name
DEL AMO NEIGHBORHOOD PARK
1000 204th STREET
TORRANCE, CALIFORNIA
FOR: MIG, INC.

Project No. **15-32-125-01**

Figure No. **A-1**

Log of Boring No. BH-1

Dates Drilled: 10/13/2016 Logged by: MM Checked By: SKS

Equipment: 8" HOLLOW STEM AUGER Driving Weight and Drop: 140 lbs / 30 in

Ground Surface Elevation (ft): 38 Depth to Water (ft): 48

Depth (ft)	Graphic Log	SUMMARY OF SUBSURFACE CONDITIONS This log is part of the report prepared by Converse for this project and should be read together with the report. This summary applies only at the location of the boring and at the time of drilling. Subsurface conditions may differ at other locations and may change at this location with the passage of time. The data presented is a simplification of actual conditions encountered.	SAMPLES DRIVE	SAMPLES BULK	BLOWS/6"	MOISTURE (%)	DRY UNIT WT. (pcf)	OTHER
		FILL (Af): **SANDY SILT (ML):** fine to medium-grained sand, with remnants of brick, concrete & glass, dark brown.						ca,er,r,max voc=0ppm
5			■		25/27/25	11	109	voc=0ppm
10		-trace organic roots, light brown	■		7/17/28	14	102	ds voc=0ppm
		ALLUVIUM (Qal): **SANDY SILT (ML):** fine-grained sand, few clay, light brown.						
15			⊠		9/13/18			voc=0ppm
20			⊠		7/11/19			voc=0ppm
25		**SAND (SP):** fine-grained, with silt, light grayish brown.	⊠		12/16/16			voc=0ppm
30			⊠		11/13/18			voc=0ppm

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Project No. **15-32-125-01**

Figure No. **A-2a**

Log of Boring No. BH-1

Dates Drilled: 10/13/2016 Logged by: MM Checked By: SKS

Equipment: 8" HOLLOW STEM AUGER Driving Weight and Drop: 140 lbs / 30 in

Ground Surface Elevation (ft): 38 Depth to Water (ft): 48

Depth (ft)	Graphic Log	SUMMARY OF SUBSURFACE CONDITIONS This log is part of the report prepared by Converse for this project and should be read together with the report. This summary applies only at the location of the boring and at the time of drilling. Subsurface conditions may differ at other locations and may change at this location with the passage of time. The data presented is a simplification of actual conditions encountered.	SAMPLES DRIVE	SAMPLES BULK	BLOWS/6"	MOISTURE (%)	DRY UNIT WT. (pcf)	OTHER
		CLAYEY SAND (SC): fine-grained, with silt, olive brown.	X		8/12/16			voc=0ppm
40		**SANDY/SILTY CLAY (CL):** fine-grained sand, olive brown, orangish brown/grayish brown.	X		7/13/14			voc=0ppm
45			X		4/7/11			voc=0ppm
50			X		5/6/12			voc=0ppm
		End of boring at 51.5 feet. Groundwater encountered at 48 feet during drilling. Borehole backfilled with bentonite grout on 10-13-16.						

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TORRANCE, CALIFORNIA
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Project No. **15-32-125-01**

Figure No. **A-2b**

Log of Boring No. BH-2

Dates Drilled: 10/13/2016 Logged by: MM Checked By: SKS

Equipment: 8" HOLLOW STEM AUGER Driving Weight and Drop: 140 lbs / 30 in

Ground Surface Elevation (ft): 33 Depth to Water (ft): NOT ENCOUNTERED

Depth (ft)	Graphic Log	SUMMARY OF SUBSURFACE CONDITIONS	SAMPLES: DRIVE	SAMPLES: BULK	BLOWS/6"	MOISTURE (%)	DRY UNIT WT. (pcf)	OTHER
		This log is part of the report prepared by Converse for this project and should be read together with the report. This summary applies only at the location of the boring and at the time of drilling. Subsurface conditions may differ at other locations and may change at this location with the passage of time. The data presented is a simplification of actual conditions encountered.						
		FILL (Af): **SANDY SILT (ML):** fine to medium-grained sand, few gravels up to 0.5" in maximum dimension, light brown.						ei voc=0ppm
5			■		22/32/48	5	108	voc=0ppm
10		**ALLUVIUM (Qal):** **SANDY SILT (ML):** fine-grained sand, few clay, light grayish brown.	■		22/37/50	16	117	voc=0ppm
15			⊠		9/12/15			voc=0ppm
20			⊠		6/16/21			voc=0ppm
		End of boring at 21.5 feet. Groundwater not encountered during drilling. Borehole backfilled with bentonite grout on 10-13-16.						

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Project No. **15-32-125-01**

Figure No. **A-3**

Log of Boring No. BH-3

Dates Drilled: 10/13/2016 Logged by: MM Checked By: SKS

Equipment: 8" HOLLOW STEM AUGER Driving Weight and Drop: 140 lbs / 30 in

Ground Surface Elevation (ft): 35 Depth to Water (ft): 43.1

Depth (ft)	Graphic Log	SUMMARY OF SUBSURFACE CONDITIONS This log is part of the report prepared by Converse for this project and should be read together with the report. This summary applies only at the location of the boring and at the time of drilling. Subsurface conditions may differ at other locations and may change at this location with the passage of time. The data presented is a simplification of actual conditions encountered.	SAMPLES DRIVE	SAMPLES BULK	BLOWS/6"	MOISTURE (%)	DRY UNIT WT. (pcf)	OTHER
		FILL (Af): **SANDY SILT (ML):** fine to medium-grained sand, with gravel up to 1.5" in maximum dimension, brown.						ca,er,max voc=0ppm
5		-with caliche deposits & organics (roots), light brown	■		32/40/50(4")	16	109	voc=0ppm
10			■		26/54/50(5")	20	115	voc=0ppm
		ALLUVIUM (Qal): **CLAYEY SILT (ML):** few fine-grained sand, brown.						
15			⊠		6/10/13			wa(fc=76%) voc=0ppm
20			⊠		6/9/11			voc=0ppm
25			⊠		8/12/14			wa(fc=86%) voc=0ppm
30			⊠		5/6/8			voc=0ppm

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Project No. **15-32-125-01**

Figure No. **A-4a**

Log of Boring No. BH-3

Dates Drilled: 10/13/2016 Logged by: MM Checked By: SKS

Equipment: 8" HOLLOW STEM AUGER Driving Weight and Drop: 140 lbs / 30 in

Ground Surface Elevation (ft): 35 Depth to Water (ft): 43.1

Depth (ft)	Graphic Log	SUMMARY OF SUBSURFACE CONDITIONS This log is part of the report prepared by Converse for this project and should be read together with the report. This summary applies only at the location of the boring and at the time of drilling. Subsurface conditions may differ at other locations and may change at this location with the passage of time. The data presented is a simplification of actual conditions encountered.	SAMPLES: DRIVE	SAMPLES: BULK	BLOWS/6"	MOISTURE (%)	DRY UNIT WT. (pcf)	OTHER
		SANDY SILT (ML): fine-grained sand, grayish brown.	X		5/9/14			wa(fc=66%) voc=0ppm
40		**CLAY (CL):** trace fine-grained sand, with silt, grayish brown.	X		3/5/6			voc=0ppm
45		**SANDY CLAY (CL):** fine to medium-grained sand, few silt, grayish brown.	X		3/6/7			wa(fc=80%) voc=0ppm
50		**SAND (SP):** fine to coarse-grained, few gravels up to 0.25" in maximum dimension, orangish brown.	X		8/9/42			voc=0ppm
		End of boring at 51.5 feet. Groundwater encountered at 43.1 feet during drilling. Borehole backfilled with bentonite grout on 10-13-16.						

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Project No. **15-32-125-01**

Figure No. **A-4b**

Log of Boring No. BH-4

Dates Drilled: 10/13/2016 Logged by: MM Checked By: SKS

Equipment: 8" HOLLOW STEM AUGER Driving Weight and Drop: 140 lbs / 30 in

Ground Surface Elevation (ft): 34 Depth to Water (ft): NOT ENCOUNTERED

Depth (ft)	Graphic Log	SUMMARY OF SUBSURFACE CONDITIONS	SAMPLES: DRIVE	SAMPLES: BULK	BLOWS/6"	MOISTURE (%)	DRY UNIT WT. (pcf)	OTHER
		This log is part of the report prepared by Converse for this project and should be read together with the report. This summary applies only at the location of the boring and at the time of drilling. Subsurface conditions may differ at other locations and may change at this location with the passage of time. The data presented is a simplification of actual conditions encountered.						
		FILL (Af): **SILTY SAND (SM):** fine-grained, with gravel up to 1.25" in maximum dimension, brown.		■				voc=0ppm
5			■		36/42/50(5")	7	116	voc=0ppm
10		**ALLUVIUM (Qal):** **SILTY CLAY (CL):** few fine-grained sand, light brown.	■		22/33/50(5")	19	114	
15			■		6/9/15	20	115	voc=0ppm
		End of boring at 51.5 feet. Groundwater encountered at 51.5 feet during drilling. Borehole backfilled with bentonite grout on 10-13-16.						

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Project No. **15-32-125-01**

Figure No. **A-5**

Log of Boring No. BH-5

Dates Drilled: 10/13/2016 Logged by: MM Checked By: SKS

Equipment: 8" HOLLOW STEM AUGER Driving Weight and Drop: 140 lbs / 30 in

Ground Surface Elevation (ft): 38 Depth to Water (ft): NOT ENCOUNTERED

Depth (ft)	Graphic Log	SUMMARY OF SUBSURFACE CONDITIONS This log is part of the report prepared by Converse for this project and should be read together with the report. This summary applies only at the location of the boring and at the time of drilling. Subsurface conditions may differ at other locations and may change at this location with the passage of time. The data presented is a simplification of actual conditions encountered.	SAMPLES DRIVE	SAMPLES BULK	BLOWS/6"	MOISTURE (%)	DRY UNIT WT. (pcf)	OTHER
		FILL (Af): **SANDY SILT (ML):** fine to medium-grained sand, with gravel up to 0.5" in maximum dimension, brown.						max
5		-few clay	■		23/25/37	6	111	voc=0ppm
10			■		17/27/39	12	116	voc=0ppm
15		**ALLUVIUM (Qal):** **SANDY SILT (ML):** fine-grained sand, few clay, dark brown.	⊠		7/11/16			voc=0ppm
20			⊠		6/13/18			voc=0ppm
		End of boring at 21.5 feet. Groundwater encountered at 51.5 feet during drilling. Borehole backfilled with bentonite grout on 10-13-16.						

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Project No. **15-32-125-01**

Figure No. **A-6**

Log of Boring No. BH-6

Dates Drilled: 10/14/2016 Logged by: MM Checked By: SKS

Equipment: 8" HOLLOW STEM AUGER Driving Weight and Drop: 140 lbs / 30 in

Ground Surface Elevation (ft): 34 Depth to Water (ft): NOT ENCOUNTERED

Depth (ft)	Graphic Log	SUMMARY OF SUBSURFACE CONDITIONS This log is part of the report prepared by Converse for this project and should be read together with the report. This summary applies only at the location of the boring and at the time of drilling. Subsurface conditions may differ at other locations and may change at this location with the passage of time. The data presented is a simplification of actual conditions encountered.	SAMPLES DRIVE	SAMPLES BULK	BLOWS/6"	MOISTURE (%)	DRY UNIT WT. (pcf)	OTHER
		FILL (Af): **SANDY SILT (ML):** fine to medium-grained sand, with gravel up to 0.75", trace clay, brown.						ma(fc=75%) voc=0ppm
5		**ALLUVIUM (Qal):** **SILT (ML):** with fine to medium-grained sand, few clay, brown.			23/32/50	16	105	ds voc=0ppm
10		**SILTY CLAY (CL):** few fine-grained sand, brown.			25/36/48	25	110	pi voc=0ppm
15		**CLAYEY SILT (ML):** few fine-grained sand, brown.			10/13/21			voc=0ppm
20					8/11/19			voc=0ppm
25		**SILTY SAND (SM):** trace clay, light brown.			5/11/13			voc=0ppm
30		**SANDY SILT (ML):** fine-grained sand, few clay, olive brown.			9/14/13			voc=0ppm

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Project No. **15-32-125-01**

Figure No. **A-7a**

Log of Boring No. BH-6

Dates Drilled: 10/14/2016 Logged by: MM Checked By: SKS

Equipment: 8" HOLLOW STEM AUGER Driving Weight and Drop: 140 lbs / 30 in

Ground Surface Elevation (ft): 34 Depth to Water (ft): NOT ENCOUNTERED

Depth (ft)	Graphic Log	SUMMARY OF SUBSURFACE CONDITIONS This log is part of the report prepared by Converse for this project and should be read together with the report. This summary applies only at the location of the boring and at the time of drilling. Subsurface conditions may differ at other locations and may change at this location with the passage of time. The data presented is a simplification of actual conditions encountered.	SAMPLES: DRIVE	SAMPLES: BULK	BLOWS/6"	MOISTURE (%)	DRY UNIT WT. (pcf)	OTHER
-		**SANDY SILT (ML):** fine-grained sand, few clay, olive brown.	X		13/9/15			voc=0ppm
		End of boring at 36.5 feet. Groundwater not encountered during drilling. Borehole backfilled with bentonite grout on 10-14-16.						

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Project No. **15-32-125-01**

Figure No. **A-7b**

Log of Boring No. BH-7

Dates Drilled: 10/14/2016 Logged by: MM Checked By: SKS

Equipment: 8" HOLLOW STEM AUGER Driving Weight and Drop: 140 lbs / 30 in

Ground Surface Elevation (ft): 36 Depth to Water (ft): NOT ENCOUNTERED

Depth (ft)	Graphic Log	SUMMARY OF SUBSURFACE CONDITIONS This log is part of the report prepared by Converse for this project and should be read together with the report. This summary applies only at the location of the boring and at the time of drilling. Subsurface conditions may differ at other locations and may change at this location with the passage of time. The data presented is a simplification of actual conditions encountered.	SAMPLES DRIVE	SAMPLES BULK	BLOWS/6"	MOISTURE (%)	DRY UNIT WT. (pcf)	OTHER
		FILL (Af): **SANDY SILT (ML):** fine to medium-grained sand, with gravel up to 0.75" in maximum dimension, brown.						ei,r,ca,er max voc=0ppm
5		**ALLUVIUM (Qal):** **SILTY SAND (SM):** fine-grained, light brown.			40/50(5")	8	124	voc=0ppm
10					19/26/44	9	117	voc=0ppm
15		**SANDY SILT (ML):** fine-grained sand, with clay, brown.			8/8/11			voc=0ppm
20		**CLAYEY SILT (ML):** few fine-grained sand, brown.			9/10/16			voc=0ppm
25					5/12/18			voc=0ppm
		End of boring at 26.1 feet. Groundwater not encountered during drilling. Borehole backfilled with bentonite grout on 10-14-16.						

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FOR: MIG, INC.

Project No. **15-32-125-01**

Figure No. **A-8**

Log of Boring No. PT-1

Dates Drilled: 10/14/2016 Logged by: MM Checked By: SKS

Equipment: 8" HOLLOW STEM AUGER Driving Weight and Drop: 140 lbs / 30 in

Ground Surface Elevation (ft): 35 Depth to Water (ft): NOT ENCOUNTERED

Depth (ft)	Graphic Log	SUMMARY OF SUBSURFACE CONDITIONS This log is part of the report prepared by Converse for this project and should be read together with the report. This summary applies only at the location of the boring and at the time of drilling. Subsurface conditions may differ at other locations and may change at this location with the passage of time. The data presented is a simplification of actual conditions encountered.	SAMPLES DRIVE	SAMPLES BULK	BLOWS/6"	MOISTURE (%)	DRY UNIT WT. (pcf)	OTHER
		FILL (Af): **SANDY SILT (ML):** fine to medium-grained sand, few gravel up to 0.75" in maximum dimension, brown.						ma(fc=78%) voc=0ppm
5		**ALLUVIUM (Qal):** **SILTY SAND (SM):** fine-grained, light brown.			25/38/50(5")	7	120	voc=0ppm
10					14/25/36	7	118	voc=0ppm
		End of boring at 11.5 feet. Groundwater not encountered during drilling. Borehole utilized for percolation testing. Borehole backfilled with pea gravel & bentonite grout on 10-14-16						

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DEL AMO NEIGHBORHOOD PARK
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FOR: MIG, INC.

Project No. **15-32-125-01**

Figure No. **A-9**

Log of Boring No. PT-2

Dates Drilled: 10/14/2016 Logged by: MM Checked By: SKS

Equipment: 8" HOLLOW STEM AUGER Driving Weight and Drop: 140 lbs / 30 in

Ground Surface Elevation (ft): 32 Depth to Water (ft): NOT ENCOUNTERED

Depth (ft)	Graphic Log	SUMMARY OF SUBSURFACE CONDITIONS This log is part of the report prepared by Converse for this project and should be read together with the report. This summary applies only at the location of the boring and at the time of drilling. Subsurface conditions may differ at other locations and may change at this location with the passage of time. The data presented is a simplification of actual conditions encountered.	SAMPLES DRIVE	SAMPLES BULK	BLOWS/6"	MOISTURE (%)	DRY UNIT WT. (pcf)	OTHER
		FILL (Af): **SANDY SILT (ML):** fine to medium-grained sand, with gravels up to 0.75" in maximum dimension, remants of brick, dark brown.						ma(fc=64%) voc=0ppm
5			■		18/38/50(5")	9	125	voc=0ppm
10			■		11/17/21	13	109	voc=0ppm
		End of boring at 11.5 feet. Groundwater not encountered during drilling. Borehole utilized for percolation testing. Borehole backfilled with pea gravel & bentonite grout on 10-14-16						

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DEL AMO NEIGHBORHOOD PARK
1000 204th STREET
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FOR: MIG, INC.

Project No. **15-32-125-01**

Figure No. **A-10**

APPENDIX B

LABORATORY TESTING PROGRAM

APPENDIX B
LABORATORY TESTING PROGRAM

Tests were conducted in our laboratory on representative soil samples for the purpose of classification and evaluation of their relevant physical characteristics and engineering properties. The amount and selection of tests were based on the geotechnical requirements of the project. Test results are presented herein and on the Logs of Borings in Appendix A, *Field Exploration*. The following is a summary of the laboratory tests conducted for this project.

Moisture Content and Dry Density

Results of moisture content and dry density tests, performed on relatively undisturbed ring samples were used to aid in the classification of the soils and to provide quantitative measure of the *in situ* dry density. Data obtained from this test provides qualitative information on strength and compressibility characteristics of site soils. For test results, see the Logs of Borings in Appendix A, *Field Exploration*.

Expansion Index Test

Two (2) representative bulk samples were tested to evaluate the expansion potential of materials encountered at the site. Test results are presented in the following table:

Table No. B-1, Expansion Index Test Result

Boring No.	Depth (feet)	Soil Description	Expansion Index	Expansion Potential
BH-2	0-5	Sandy Silty (ML)	22	Low
BH-7	0-5	Sandy Silty (ML)	27	Low

R-value

Two (2) representative bulk soil samples were tested for resistance value (R-value) in accordance with ASTM D2844 Standard. This test is designed to provide a relative measure of soil strength for use in pavement design. The test results are shown in the following table:

Table No. B-2, R-value Test Result

Boring No.	Depth, ft	Soil Classification	Measured R-value
BH-1	0-5	Sandy Silty (ML)	6
BH-7	0-5	Sandy Silty (ML)	9

Soil Corrosivity

Three (3) representative soil samples were tested to evaluate minimum electrical resistivity, pH, and chemical content, including soluble sulfate and chloride concentrations. The purpose of these tests is to determine the corrosion potential of site soils when placed in contact with common construction materials. These tests were performed by Environmental Geotechnology Laboratory, Inc. (EGL), located in Arcadia, California. The test results received from EGL are included in the following table:

Table No. B-3, Corrosivity Test Results

Boring No.	Sample Depth (feet)	pH (Caltrans 643)	Soluble Chlorides (Caltrans 422) ppm	Soluble Sulfate (Caltrans 417) % by weight	Saturated Resistivity (Caltrans 643) Ohm-cm
BH-1	0-5	7.68	245	0.086	460
BH-3	0-5	7.98	240	0.008	970
BH-7	0-5	7.90	230	0.015	980

Grain-Size Analysis

To assist in classification of soils, mechanical grain-size analyses were performed on three (3) selected samples. Testing was performed in general accordance with the ASTM Standard C136 test method. Grain-size curve is shown in Drawing No. B-1, *Grain Size Distribution Results*.

Atterberg Limits

Atterberg limits tests were performed on one (1) sample to assist the classification of the soils according to ASTM Standard D4318 test method. The test results are presented in the following table and are presented on Drawing No. B-2, *Atterberg Limits Results*.

Table No. B-4 Atterberg Limit Test Results

Boring No.	Depth (feet)	Soil Classification	Liquid Limit (%)	Plastic Limit (%)	Plastic Index (%)
BH-4	10	Silty Clay (CL)	37	20	17
BH-6	10	Silty Clay (CL)	45	26	19

Percent Finer Than Sieve No. 200

The percent finer than sieve No. 200 test was performed on four (4) selected soil samples to aid in the classification of the on-site soils and to estimate other engineering parameters. Testing was performed in general accordance with the ASTM Standard D1140 test method. The test results are presented in the following table:

Table No. B-5, Percent Passing Sieve # 200 Results

Boring No.	Depth (feet)	Soil Classification	Percent Passing Sieve No. 200
BH-3	15	Clayey Silt (ML)	76
BH-3	25	Clayey Silt (ML)	86
BH-3	35	Sandy Silt (ML)	66
BH-3	45	Sandy Clay (CL)	80
BH-6*	0-5	Sandy Silt (ML)	75
PT-1*	0-5	Sandy Silt (ML)	78
PT-2*	0-5	Sandy Silt (ML)	64

*Obtained from sieve analysis

Maximum Dry Density Test

Four (4) laboratory maximum dry density-moisture content relationship tests were performed on representative bulk samples of the upper 5 feet of soil material. The testing was conducted in accordance with ASTM Standard D1557 laboratory procedure. The test result is presented on Drawing No. B-3, *Moisture-Density Relationship Results*.

Direct Shear

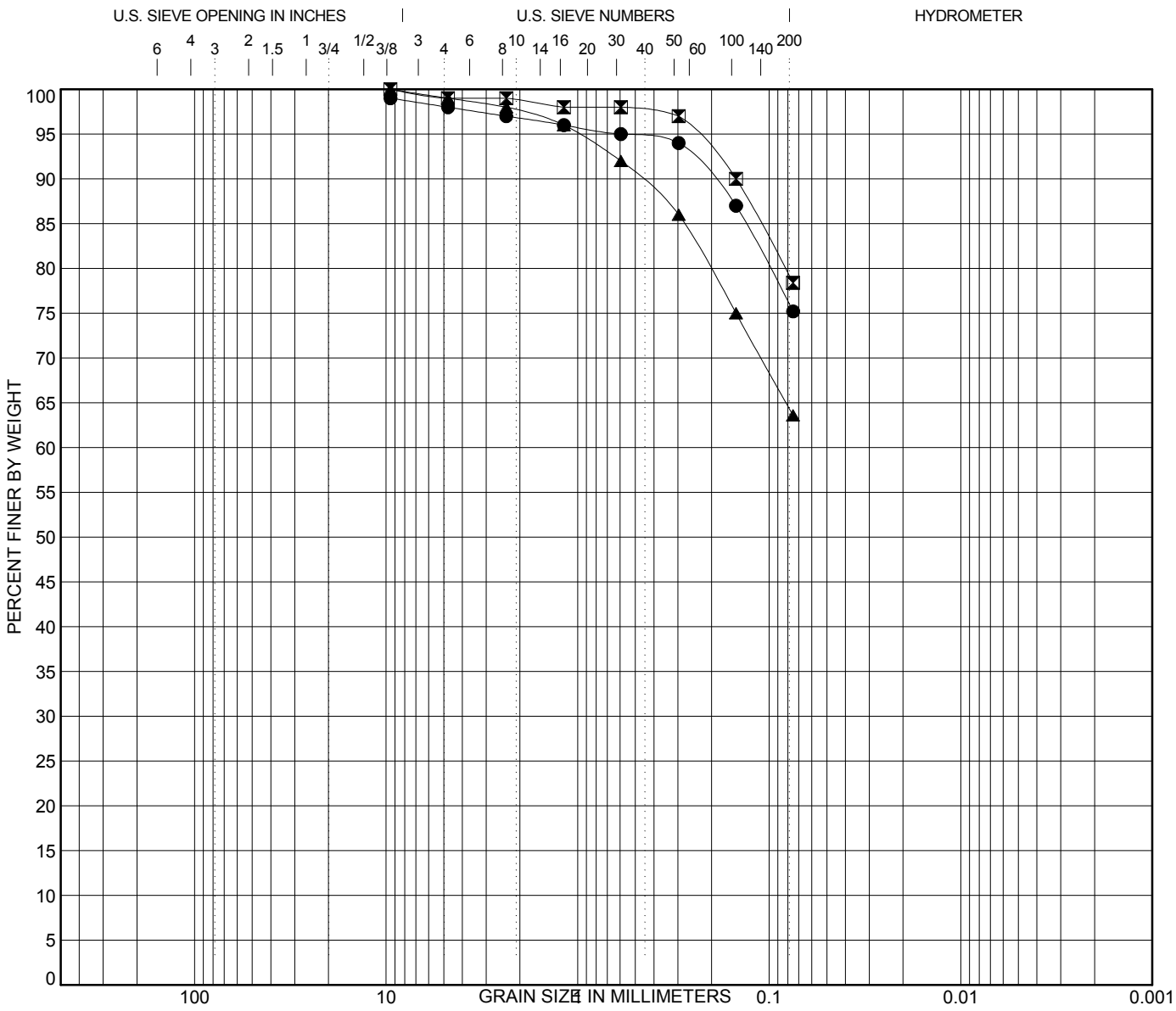
Direct shear tests were performed on two (2) relatively undisturbed in-situ samples. For each test, three brass sampler rings were placed, one at a time, directly into the test apparatus and subjected to a range of normal loads appropriate for the anticipated conditions. The sample was then sheared at a constant strain rate of 0.04 inch/minute. Shear deformation was recorded until a maximum of about 0.25-inch shear displacement was achieved. Ultimate strength was selected from the shear-stress deformation data and plotted to determine the shear strength parameters. For test data, including sample density and moisture content, see Drawing No. B-4a and B-4b, *Direct Shear Test Results.*

Table No. B-6, Direct Shear Test Results

Boring No.	Depth (feet)	Soil Classification	Ultimate Strength Parameters	
			Friction Angle (degrees)	Cohesion (psf)
BH-1	10	Sandy Silt (ML)	26	140
BH-6	5	Silt (ML)	29	150

Sample Storage

Soil samples presently stored in our laboratory will be discarded 30 days after the date of this report, unless this office receives a specific request to retain the samples for a longer period.



COBBLES	GRAVEL		SAND			SILT OR CLAY
	coarse	fine	coarse	medium	fine	

	Boring No.	Depth (ft)	Description	LL	PL	PI	Cc	Cu
●	**BH-6**	**0-5**	**SANDY SILT (ML)**					
⊠	**PT-1**	**0-5**	**SANDY SILT (ML)**					
▲	**PT-2**	**0-5**	**SANDY SILT (ML)**					

	Boring No.	Depth (ft)	D100	D60	D30	D10	%Gravel	%Sand	%Silt	%Clay
●	**BH-6**	**0-5**	**9.5**				**1.0**	**22.8**	**75.2**	
⊠	**PT-1**	**0-5**	**9.5**				**1.0**	**20.6**	**78.4**	
▲	**PT-2**	**0-5**	**9.5**				**1.0**	**35.4**	**63.6**	

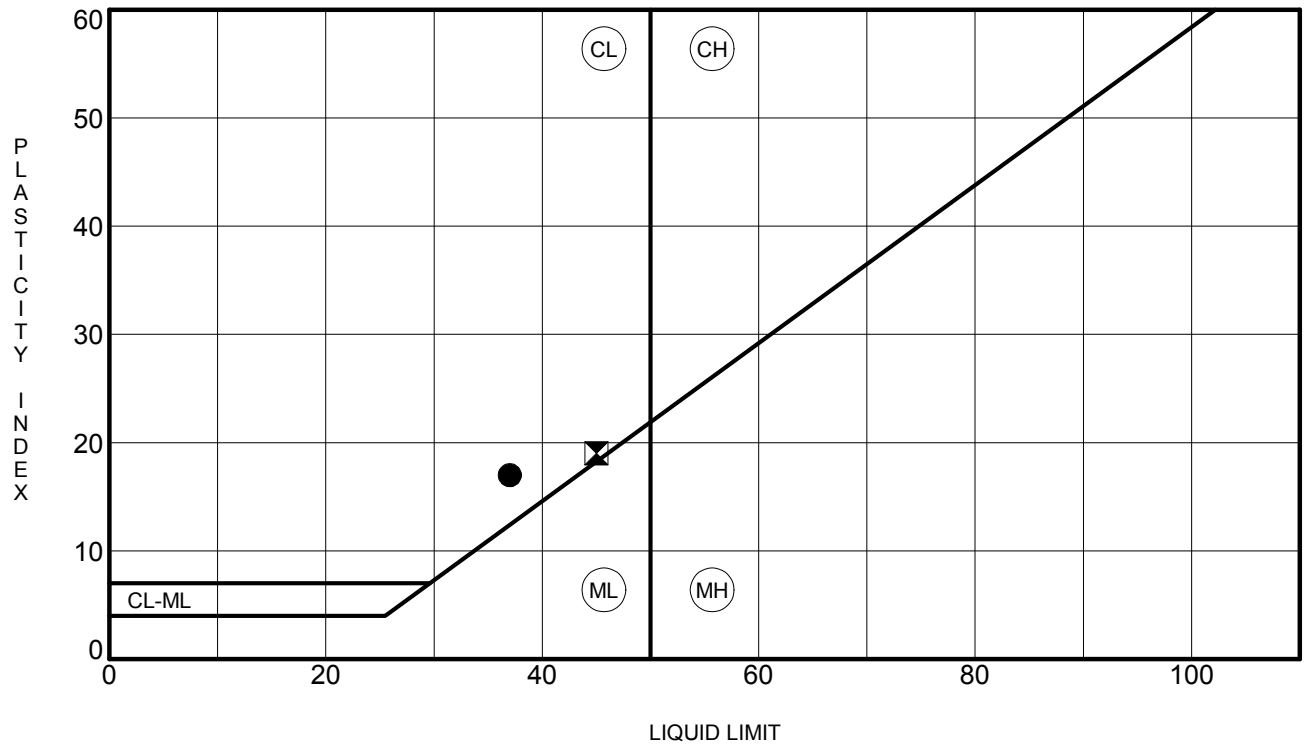
GRAIN SIZE DISTRIBUTION RESULTS

Converse Consultants

Project Name
DEL AMO NEIGHBORHOOD PARK
1000 204th STREET
TORRANCE, CALIFORNIA
FOR: MIG, INC.

Project No. **15-32-125-01**

Figure No. **B-1**



Symbol	Boring No.	Depth (ft)	LL (%)	PL (%)	PI (%)	Description
●	**BH-4**	**10**	**37**	**20**	**17**	**SILTY CLAY (CL)**
⧓	**BH-6**	**10**	**45**	**26**	**19**	**SILTY CLAY (CL)**

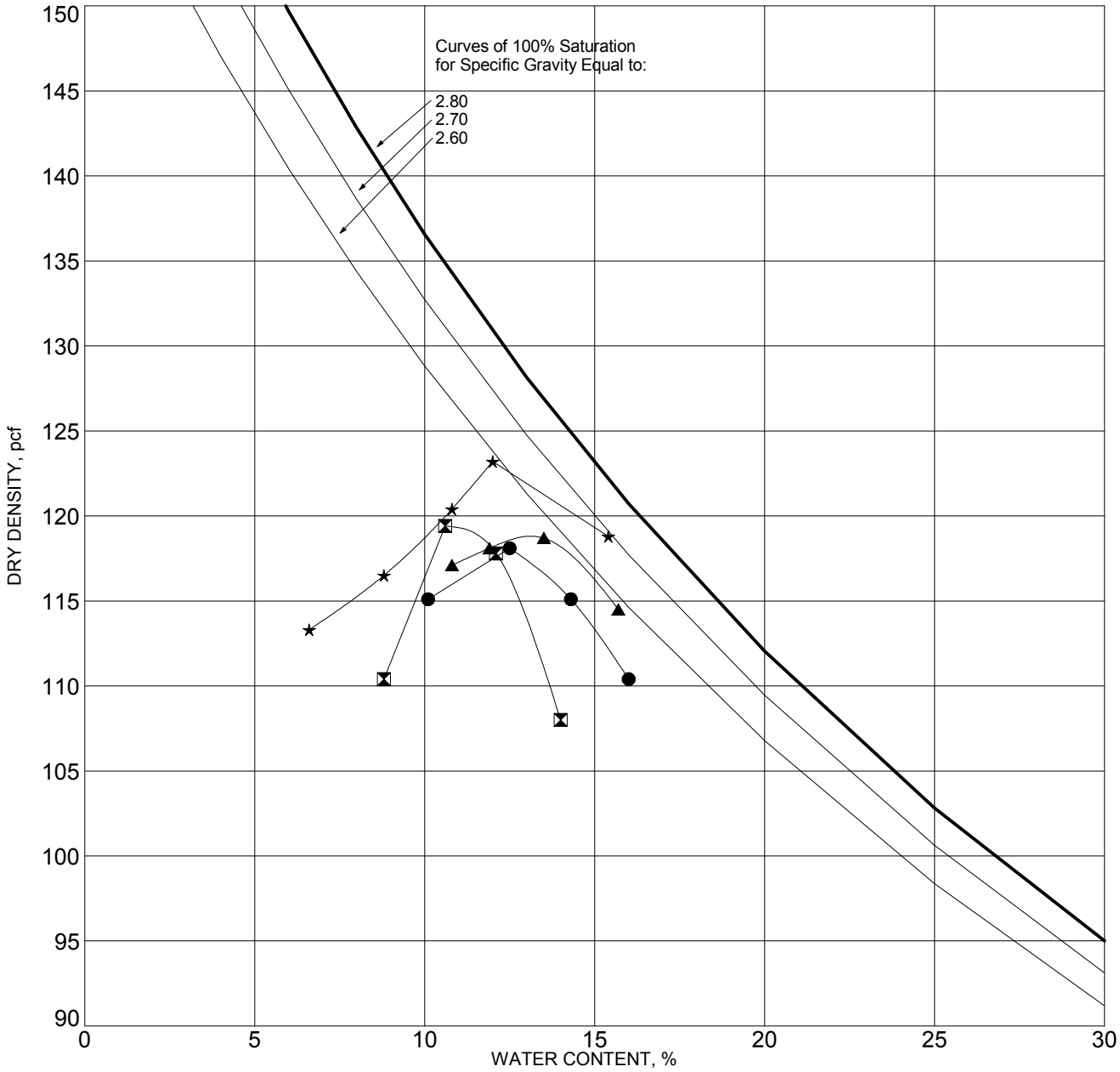
ATTERBERG LIMITS RESULTS

Converse Consultants

Project Name
DEL AMO NEIGHBORHOOD PARK
1000 204th STREET
TORRANCE, CALIFORNIA
FOR: MIG, INC.

Project No.
15-32-125-01

Drawing No.
B-2



SYMBOL	BORING NO.	DEPTH (ft)	DESCRIPTION	ASTM TEST METHOD	OPTIMUM WATER, %	MAXIMUM DRY DENSITY, pcf
●	BH-1	0-5	SANDY SILT (ML)	D1557 Method C	13	118.5
⊠	BH-3	0-5	SANDY SILT (ML)	D1557 Method B	11.5	121.5
▲	BH-5	0-5	SANDY SILT (ML)	D1557 Method C	13.2	119.5
★	BH-7	0-5	SANDY SILT (ML)	D1557 Method C	12	123

NOTE:

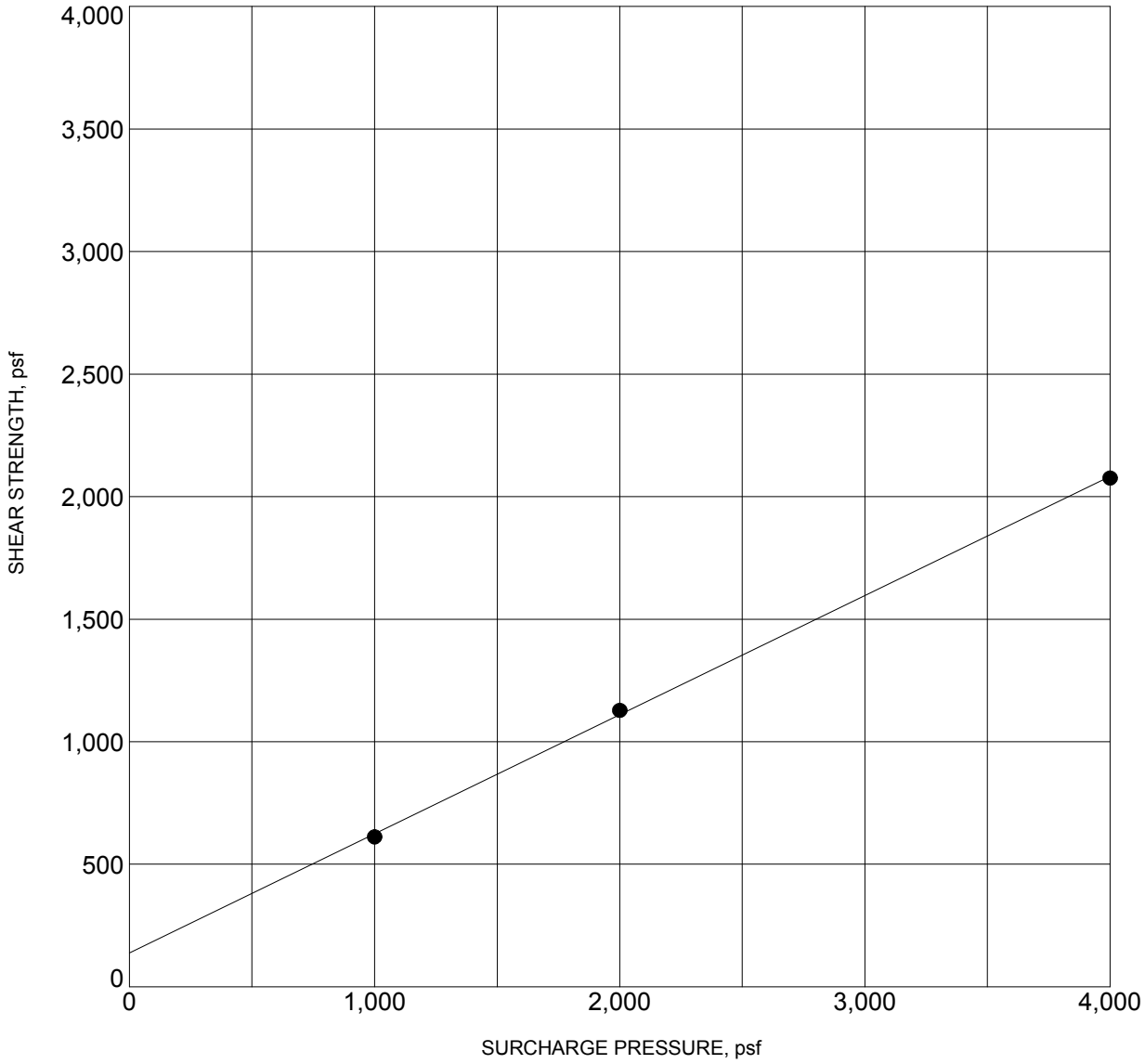
MOISTURE-DENSITY RELATIONSHIP RESULTS

Converse Consultants

Project Name
DEL AMO NEIGHBORHOOD PARK
1000 204th STREET
TORRANCE, CALIFORNIA
FOR: MIG, INC.

Project No.
15-32-125-01

Drawing No.
B-3



BORING NO.	:	**BH-1**	DEPTH (ft)	:	**10**
DESCRIPTION	:	**SANDY SILT (ML)**			
COHESION (psf)	:	**140**	FRICTION ANGLE (degrees):		**26**
MOISTURE CONTENT (%)	:	**14.4**	DRY DENSITY (pcf)	:	**101.7**

NOTE: Ultimate Strength.

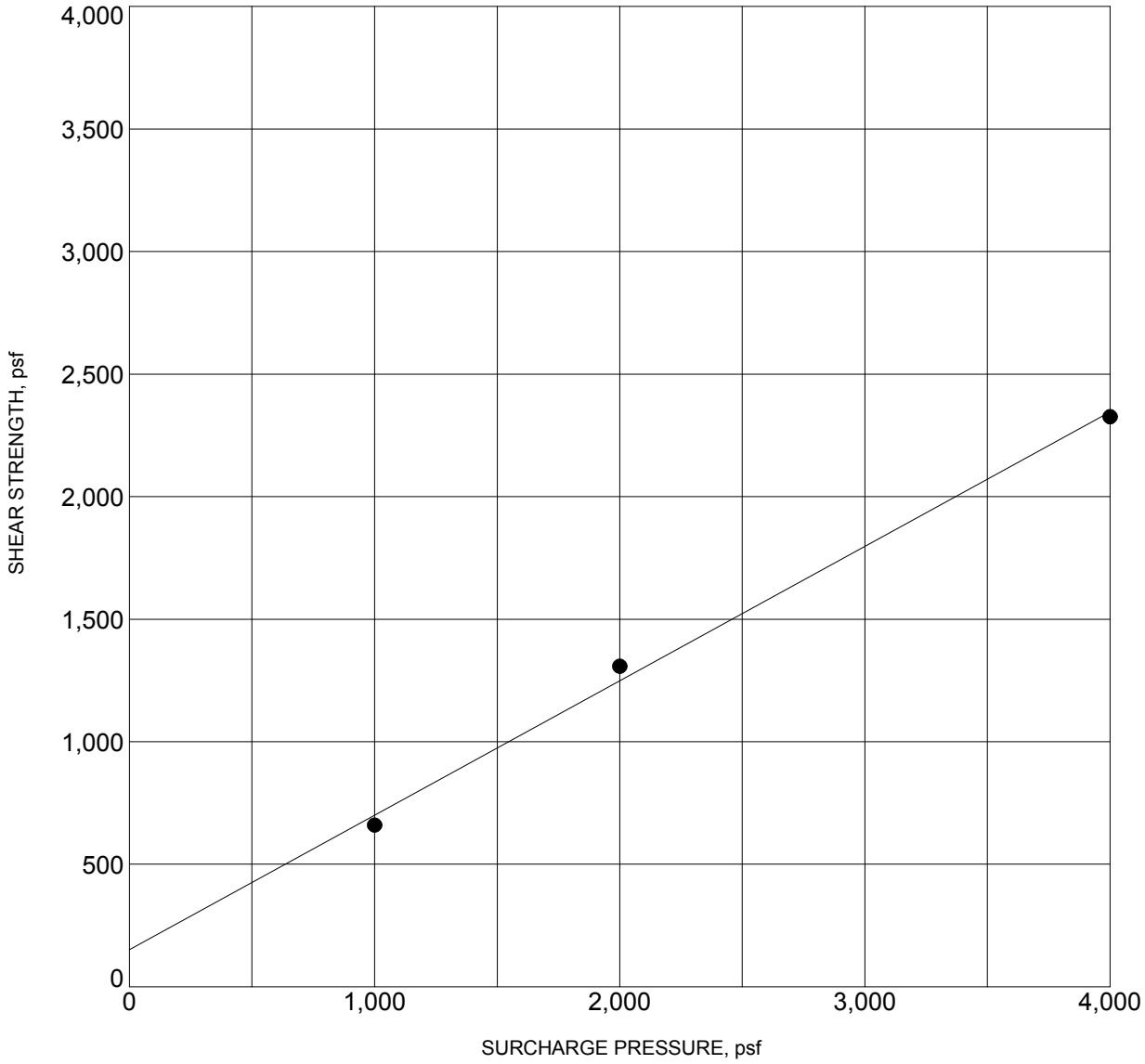
DIRECT SHEAR TEST RESULTS

Converse Consultants

Project Name
DEL AMO NEIGHBORHOOD PARK
1000 204th STREET
TORRANCE, CALIFORNIA
FOR: MIG, INC.

Project No. **15-32-125-01**

Figure No. **B-4a**



BORING NO.	:	**BH-6**	DEPTH (ft)	:	**5**
DESCRIPTION	:	**SILT (ML)**			
COHESION (psf)	:	**150**	FRICTION ANGLE (degrees):		**29**
MOISTURE CONTENT (%)	:	**16.0**	DRY DENSITY (pcf)	:	**104.8**

NOTE: Ultimate Strength.

DIRECT SHEAR TEST RESULTS

Converse Consultants

Project Name
DEL AMO NEIGHBORHOOD PARK
1000 204th STREET
TORRANCE, CALIFORNIA
FOR: MIG, INC.

Project No. **15-32-125-01**

Figure No. **B-4b**

APPENDIX C

PERCOLATION TESTING

APPENDIX C
PERCOLATION TESTING

Percolation testing was performed utilizing exploratory borings PT-1 and PT-2 on March 10, 2015. The continuous pre-soak falling-head test method for water percolation testing was utilized to evaluate soil infiltration rates of the fill and native soils encountered between depths of 0 to 10 feet below the ground surface at the respective boring locations in accordance with LA County Low Impact Development, Best Management Practices Guidelines. The test locations were prepared by placing a perforated 2-inch diameter PVC pipe surrounded by gravel after drilling and sampling. Water was filled to the ground surface to pre-soak prior to testing.

The boring was cased using a two-inch diameter perforated casing. Water was added to the bore hole until the water level was as near the ground surface as could be achieved, and allowed to pre-soak for at least 2 hours. After pre-soak, water was added to the bore hole until the water level was as near the ground surface as could be achieved. The water level was measured to the nearest 1/10-foot and recorded every 10 minutes for 30 minutes. There were four (4) tests taken for PT-1 and PT-2, with each test and each set consisting of at least three (3) measurements (10 minute intervals). The results of the percolation tests are tabulated below.

Table No. C-1, Percolation Test Results

Boring No.	Depth of Boring* (feet)	Predominant Soil Types (USCS)	Average Percolation Rate (mins/inch)	Lowest Percolation Rate (mins/inch)
PT-1	10	Sandy Silt (ML)	0.35	0.33
PT-2	10	Sandy Silt (ML)	0.61	0.33

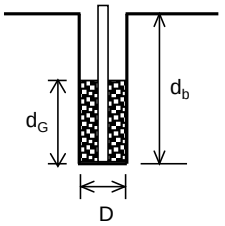
*Approximate

Based on our review of percolation rates, the site soil has low to moderate percolation rates for infiltration system in general. In accordance with County of Los Angeles requirements, the minimum percolation rate for design of infiltration system for storm water management is 0.3 inch per hour. Based on the test results, the site soils are considered suitable for infiltration drainage systems. The project Civil Engineer should review the raw data of percolation test attached with this appendix to determine specific soil layers and percolation rates for design of the proposed infiltration system.

Percolation Testing

Job Name: Del Amo Neighborhood Park
Job No.: 15-32-125-01
Location: PT-1
Test Date: 10.14.16

Test Boring No. **PT-1**
Depth of Boring (d_b): 10.0 feet
Diameter of Boring (D): 0.67 feet
Test Performer: M. Malim



Time of Testing			Water Level Measurement		Water Level Calculations				Percolation Rate Calculations		
Initial Time	Final Time	Time Interval	Initial depth to water	Final depth to water	Initial Height of water column	Final Height of water column	Drop in Height	Average height of water column	Pre-adjusted Percolation Rate	Reduction Factor	Adjusted Percolation Rate
T_i	T_f	ΔT	d_1	d_2	d_i	d_f	$\Delta d = d_i - d_f$	L_{ave}	$k_i = \Delta d / \Delta T$	R_f	$k = k_i / R_f$
		(hr)	(feet)	(feet)	(feet)	(feet)	(feet)	(feet)	(inch/hr)		(inch/hr)
Presoak	10/14/2016	3									
Percolation Test											
12:03:00 PM	12:13:00 PM	0.17	3.00	3.10	7.00	6.90	0.10	6.95	7.20	21.7	0.33
12:13:00 PM	12:23:00 PM	0.17	3.10	3.20	6.90	6.80	0.10	6.85	7.20	21.4	0.34
12:23:00 PM	12:33:00 PM	0.17	3.20	3.30	6.80	6.70	0.10	6.75	7.20	21.1	0.34
12:33:00 PM	12:43:00 PM	0.17	3.30	3.40	6.70	6.60	0.10	6.65	7.20	20.9	0.35
12:43:00 PM	12:53:00 PM	0.17	3.40	3.50	6.60	6.50	0.10	6.55	7.20	20.6	0.35
12:53:00 PM	1:03:00 PM	0.17	3.50	3.60	6.50	6.40	0.10	6.45	7.20	20.3	0.36
1:03:00 PM	1:13:00 PM	0.17	3.60	3.70	6.40	6.30	0.10	6.35	7.20	20.0	0.36
1:13:00 PM	1:23:00 PM	0.17	3.70	3.80	6.30	6.20	0.10	6.25	7.20	19.7	0.37
1:23:00 PM	1:33:00 PM	0.17	3.80	3.90	6.20	6.10	0.10	6.15	7.20	19.4	0.37
1:33:00 PM	1:43:00 PM	0.17	3.50	3.60	6.50	6.40	0.10	6.45	7.20	20.3	0.36
1:43:00 PM	1:53:00 PM	0.17	3.60	3.70	6.40	6.30	0.10	6.35	7.20	20.0	0.36
1:53:00 PM	2:03:00 PM	0.17	3.70	3.80	6.30	6.20	0.10	6.25	7.20	19.7	0.37
2:08:00 PM	2:18:00 PM	0.17	3.20	3.30	6.80	6.70	0.10	6.75	7.20	21.1	0.34
2:18:00 PM	2:28:00 PM	0.17	3.30	3.40	6.70	6.60	0.10	6.65	7.20	20.9	0.35
2:28:00 PM	2:38:00 PM	0.17	3.40	3.50	6.60	6.50	0.10	6.55	7.20	20.6	0.35
2:42:00 PM	2:52:00 PM	0.17	3.50	3.60	6.50	6.40	0.10	6.45	7.20	20.3	0.36
2:52:00 PM	3:02:00 PM	0.17	3.60	3.70	6.40	6.30	0.10	6.35	7.20	20.0	0.36
3:02:00 PM	3:12:00 PM	0.17	3.70	3.80	6.30	6.20	0.10	6.25	7.20	19.7	0.37

Note: Reduction Factor, $R_f = (2*d_i - \Delta d)/D + 1$

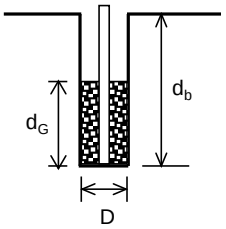
Lowest Percolation Rate = 0.33 inch/hr
Average Percolation Rate = 0.35 inch/hr

Reference: Los Angeles County (2014). Adminstrative Manual - Low Impact Development Best Management Practice Guideline for Design, Investigation, and Reporting, 12/31/14.

Percolation Testing

Job Name: Del Amo Neighborhood Park
Job No.: 15-32-125-01
Location: PT-2
Test Date: 10.14.16

Test Boring No. **PT-2**
Depth of Boring (d_b): 10.0 feet
Diameter of Boring (D): 0.67 feet
Test Performer: M. Malim



Time of Testing			Water Level Measurement		Water Level Calculations				Percolation Rate Calculations		
Initial Time	Final Time	Time Interval	Initial depth to water	Final depth to water	Initial Height of water column	Final Height of water column	Drop in Height	Average height of water column	Pre-adjusted Percolation Rate	Reduction Factor	Adjusted Percolation Rate
T_i	T_f	ΔT	d_1	d_2	d_i	d_f	$\Delta d = d_i - d_f$	L_{ave}	$k_i = \Delta d / \Delta T$	R_f	$k = k_i / R_f$
		(hr)	(feet)	(feet)	(feet)	(feet)	(feet)	(feet)	(inch/hr)		(inch/hr)
Presoak	10/14/2016	3									
Percolation Test											
12:16:00 PM	12:26:00 PM	0.17	3.00	3.10	7.00	6.90	0.10	6.95	7.20	21.7	0.33
12:26:00 PM	12:36:00 PM	0.17	3.10	3.30	6.90	6.70	0.20	6.80	14.40	21.3	0.68
12:36:00 PM	12:46:00 PM	0.17	3.30	3.50	6.70	6.50	0.20	6.60	14.40	20.7	0.70
12:46:00 PM	12:56:00 PM	0.17	3.50	3.70	6.50	6.30	0.20	6.40	14.40	20.1	0.72
12:56:00 PM	1:06:00 PM	0.17	3.70	3.90	6.30	6.10	0.20	6.20	14.40	19.5	0.74
1:06:00 PM	1:16:00 PM	0.17	3.90	4.10	6.10	5.90	0.20	6.00	14.40	18.9	0.76
1:16:00 PM	1:26:00 PM	0.17	4.10	4.30	5.90	5.70	0.20	5.80	14.40	18.3	0.79
1:26:00 PM	1:36:00 PM	0.17	4.30	4.50	5.70	5.50	0.20	5.60	14.40	17.7	0.81
1:36:00 PM	1:46:00 PM	0.17	4.50	4.70	5.50	5.30	0.20	5.40	14.40	17.1	0.84
1:46:00 PM	1:56:00 PM	0.17	4.70	4.80	5.30	5.20	0.10	5.25	7.20	16.7	0.43
1:56:00 PM	2:06:00 PM	0.17	4.80	4.90	5.20	5.10	0.10	5.15	7.20	16.4	0.44
2:06:00 PM	2:16:00 PM	0.17	4.90	5.00	5.10	5.00	0.10	5.05	7.20	16.1	0.45
2:18:00 PM	2:28:00 PM	0.17	5.00	5.10	5.00	4.90	0.10	4.95	7.20	15.8	0.46
2:28:00 PM	2:38:00 PM	0.17	5.10	5.20	4.90	4.80	0.10	4.85	7.20	15.5	0.47
2:38:00 PM	2:48:00 PM	0.17	5.20	5.30	4.80	4.70	0.10	4.75	7.20	15.2	0.47
2:52:00 PM	3:02:00 PM	0.17	3.50	3.70	6.50	6.30	0.20	6.40	14.40	20.1	0.72
3:02:00 PM	3:12:00 PM	0.17	3.70	3.90	6.30	6.10	0.20	6.20	14.40	19.5	0.74
3:12:00 PM	3:22:00 PM	0.17	3.90	4.00	6.10	6.00	0.10	6.05	7.20	19.1	0.38

Note: Reduction Factor, $R_f = (2*d_i - \Delta d)/D + 1$

Lowest Percolation Rate = 0.33 inch/hr
Average Percolation Rate = 0.61 inch/hr

Reference: Los Angeles County (2014). Adminstrative Manual - Low Impact Development Best Management Practice Guideline for Design, Investigation, and Reporting, 12/31/14.

APPENDIX D

LIQUEFACTION/SEISMIC SETTLEMENT ANALYSIS

APPENDIX D: LIQUEFACTION/SEISMIC SETTLEMENT ANALYSIS

Liquefaction is defined as the phenomenon where a soil mass exhibits a substantial reduction in its shear strength. This strength reduction is due to the development of excess pore pressure in a soil mass caused by earthquake induced ground motions. Saturated soils behave temporarily as a viscous fluid (liquefaction) and, consequently, lose their capacity to support the structures founded on them. The potential for liquefaction decreases with increasing clay and gravel content, but increases as the ground acceleration and duration of shaking increase. Liquefaction potential has been found to be the greatest where the groundwater level and loose sands occur within 50 feet of the ground surface.

Our liquefaction analyses are based on the *Special Publication 117A: Guidelines for Evaluating and Mitigating Seismic Hazards in California* (9/2008), *Recommended Procedures for Implementation of DMG Special Publication 117, Guidelines for Analyzing and Mitigating Liquefaction Hazards in California* (3/1999), and *2013 California Building Code*.

The subsurface data obtained from the upper 50 feet of soil from exploratory boring BH-3, presented in Appendix A, *Field Exploration* were used to evaluate the liquefaction/seismic settlement potential of the site. The analyses were performed using *LiquefyPro,* Version 5.8n, 2012, by Civil Tech Software. The following seismic parameters are used for liquefaction potential analyses.

Table No. C-1 Seismic Parameters Used in Liquefaction Analysis

Groundwater Depth* (feet)	Earthquake Magnitude** Mw	Peak Ground Acceleration*** (g)
43	6.77	0.604

* Based on Los Angeles County DPW Groundwater Data
** Based on the 2008 NSHMP PSHA Interactive Deaggregation web site for a return period of 2475 years
******* Based on PGA_M per section 21.5 of ASCE 7-10.

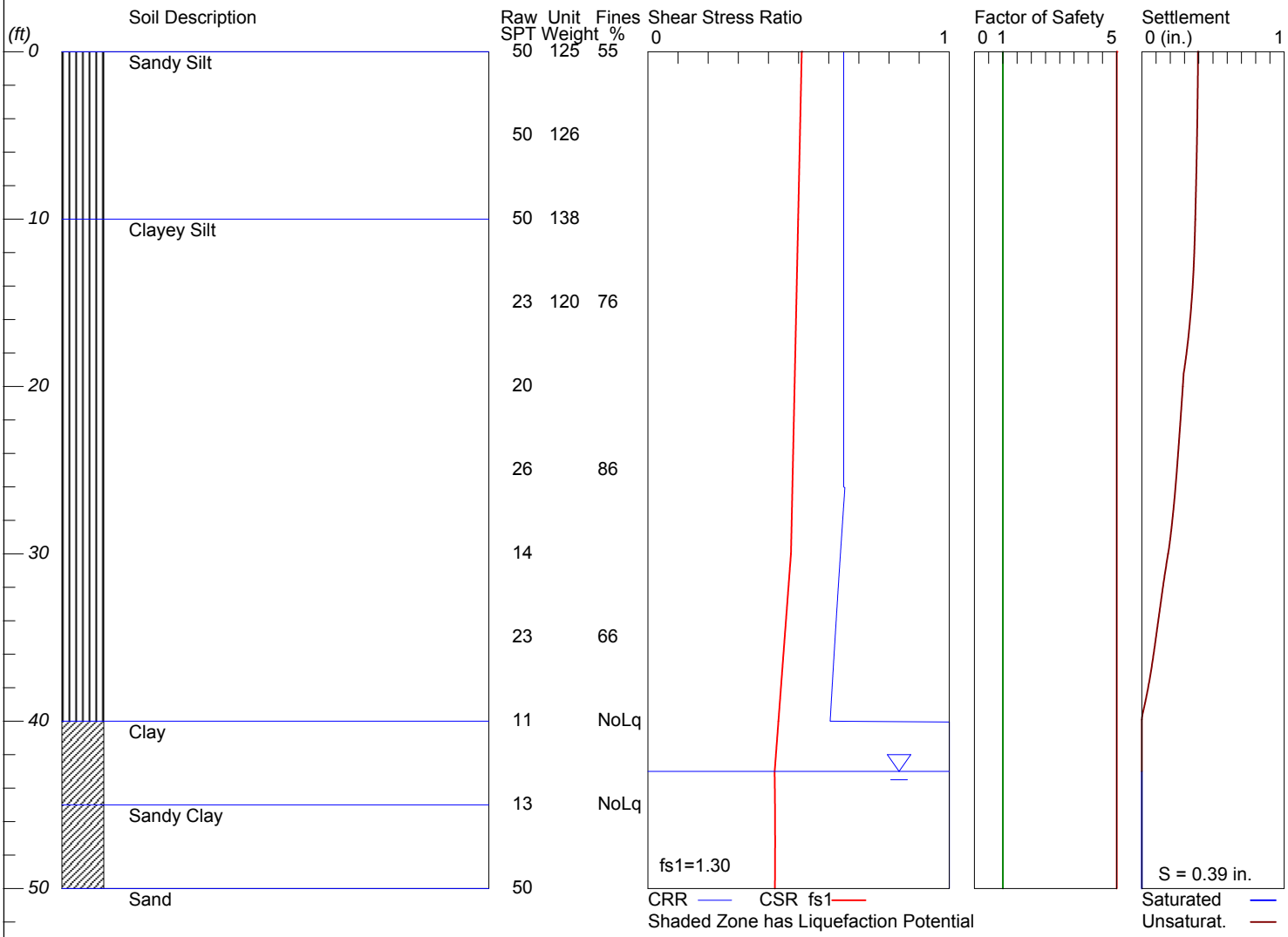
The results of liquefaction analyses indicate the site soils are not susceptible to liquefaction. However, dry seismically-induced settlement is approximately 0.40 inches with potential differential settlement of approximately 0.20 inches. The project structural engineer should consider the effect of this settlement in foundation design.

LIQUEFACTION ANALYSIS

Del Amo Neighborhood Park

Hole No.=BH-3 Water Depth=43 ft Surface Elev.=35

Magnitude=6.77
Acceleration=0.604g



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LIQUEFACTION ANALYSIS SUMMARY
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Input File Name: J:\Liquefy5\15-32-125-01-LQ-BH3.liq
Title: Del Amo Neighborhood Park
Subtitle: 15-32-125-01

Surface Elev.=35
Hole No.=BH-3
Depth of Hole= 50.00 ft
Water Table during Earthquake= 43.00 ft
Water Table during In-Situ Testing= 43.00 ft
Max. Acceleration= 0.6 g
Earthquake Magnitude= 6.77

Input Data:
Surface Elev.=35
Hole No.=BH-3
Depth of Hole=50.00 ft
Water Table during Earthquake= 43.00 ft
Water Table during In-Situ Testing= 43.00 ft
Max. Acceleration=0.6 g
Earthquake Magnitude=6.77
No-Liquefiable Soils: CL, OL are Non-Liq. Soil

1. SPT or BPT Calculation.
2. Settlement Analysis Method: Tokimatsu/Seed
3. Fines Correction for Liquefaction: Modify Stark/Olson
4. Fine Correction for Settlement: During Liquefaction*
5. Settlement Calculation in: All zones*
6. Hammer Energy Ratio, Ce = 1.25
7. Borehole Diameter, Cb= 1.15
8. Sampling Method, Cs= 1.2
9. User request factor of safety (apply to CSR) , User= 1.3
   Plot one CSR curve (fs1=User)
10. Use Curve Smoothing: Yes*
* Recommended Options

In-Situ Test Data:

Depth ft	SPT	gamma pcf	Fines %
0.00	50.00	125.00	55.00
5.00	50.00	126.00	55.00
10.00	50.00	138.00	55.00
15.00	23.00	120.00	76.00
20.00	20.00	120.00	76.00
25.00	26.00	120.00	86.00
30.00	14.00	120.00	86.00
35.00	23.00	120.00	66.00
40.00	11.00	120.00	NoLiq
45.00	13.00	120.00	NoLiq
50.00	50.00	120.00	80.00

Output Results:
Settlement of Saturated Sands=0.00 in.
Settlement of Unsaturated Sands=0.39 in.
Total Settlement of Saturated and Unsaturated Sands=0.39 in.
Differential Settlement=0.197 to 0.260 in.

Depth	CRRm	CSRfs	F.S.	S_sat.	S_dry	S_all

ft				in.	in.	Liquefy.sum in.
0.00	0.65	0.51	5.00	0.00	0.39	0.39
0.50	0.65	0.51	5.00	0.00	0.39	0.39
1.00	0.65	0.51	5.00	0.00	0.39	0.39
1.50	0.65	0.51	5.00	0.00	0.39	0.39
2.00	0.65	0.51	5.00	0.00	0.39	0.39
2.50	0.65	0.51	5.00	0.00	0.39	0.39
3.00	0.65	0.51	5.00	0.00	0.39	0.39
3.50	0.65	0.51	5.00	0.00	0.39	0.39
4.00	0.65	0.51	5.00	0.00	0.39	0.39
4.50	0.65	0.51	5.00	0.00	0.39	0.39
5.00	0.65	0.50	5.00	0.00	0.39	0.39
5.50	0.65	0.50	5.00	0.00	0.39	0.39
6.00	0.65	0.50	5.00	0.00	0.39	0.39
6.50	0.65	0.50	5.00	0.00	0.38	0.38
7.00	0.65	0.50	5.00	0.00	0.38	0.38
7.50	0.65	0.50	5.00	0.00	0.38	0.38
8.00	0.65	0.50	5.00	0.00	0.38	0.38
8.50	0.65	0.50	5.00	0.00	0.38	0.38
9.00	0.65	0.50	5.00	0.00	0.38	0.38
9.50	0.65	0.50	5.00	0.00	0.38	0.38
10.00	0.65	0.50	5.00	0.00	0.38	0.38
10.50	0.65	0.50	5.00	0.00	0.37	0.37
11.00	0.65	0.50	5.00	0.00	0.37	0.37
11.50	0.65	0.50	5.00	0.00	0.37	0.37
12.00	0.65	0.50	5.00	0.00	0.37	0.37
12.50	0.65	0.50	5.00	0.00	0.37	0.37
13.00	0.65	0.49	5.00	0.00	0.36	0.36
13.50	0.65	0.49	5.00	0.00	0.36	0.36
14.00	0.65	0.49	5.00	0.00	0.36	0.36
14.50	0.65	0.49	5.00	0.00	0.35	0.35
15.00	0.65	0.49	5.00	0.00	0.35	0.35
15.50	0.65	0.49	5.00	0.00	0.34	0.34
16.00	0.65	0.49	5.00	0.00	0.34	0.34
16.50	0.65	0.49	5.00	0.00	0.33	0.33
17.00	0.65	0.49	5.00	0.00	0.33	0.33
17.50	0.65	0.49	5.00	0.00	0.32	0.32
18.00	0.65	0.49	5.00	0.00	0.31	0.31
18.50	0.65	0.49	5.00	0.00	0.31	0.31
19.00	0.65	0.49	5.00	0.00	0.30	0.30
19.50	0.65	0.49	5.00	0.00	0.29	0.29
20.00	0.65	0.49	5.00	0.00	0.29	0.29
20.50	0.65	0.49	5.00	0.00	0.28	0.28
21.00	0.65	0.49	5.00	0.00	0.28	0.28
21.50	0.65	0.48	5.00	0.00	0.28	0.28
22.00	0.65	0.48	5.00	0.00	0.27	0.27
22.50	0.65	0.48	5.00	0.00	0.27	0.27
23.00	0.65	0.48	5.00	0.00	0.26	0.26
23.50	0.65	0.48	5.00	0.00	0.26	0.26
24.00	0.65	0.48	5.00	0.00	0.25	0.25
24.50	0.65	0.48	5.00	0.00	0.25	0.25
25.00	0.65	0.48	5.00	0.00	0.25	0.25
25.50	0.65	0.48	5.00	0.00	0.24	0.24
26.00	0.65	0.48	5.00	0.00	0.24	0.24
26.50	0.65	0.48	5.00	0.00	0.23	0.23
27.00	0.65	0.48	5.00	0.00	0.23	0.23
27.50	0.65	0.48	5.00	0.00	0.22	0.22
28.00	0.65	0.48	5.00	0.00	0.21	0.21
28.50	0.64	0.48	5.00	0.00	0.21	0.21
29.00	0.64	0.48	5.00	0.00	0.20	0.20
29.50	0.64	0.48	5.00	0.00	0.19	0.19
30.00	0.64	0.47	5.00	0.00	0.18	0.18
30.50	0.64	0.47	5.00	0.00	0.17	0.17
31.00	0.64	0.47	5.00	0.00	0.17	0.17
31.50	0.63	0.47	5.00	0.00	0.16	0.16
32.00	0.63	0.47	5.00	0.00	0.15	0.15

						Liquefy.sum
32.50	0.63	0.46	5.00	0.00	0.14	0.14
33.00	0.63	0.46	5.00	0.00	0.13	0.13
33.50	0.63	0.46	5.00	0.00	0.12	0.12
34.00	0.62	0.46	5.00	0.00	0.12	0.12
34.50	0.62	0.46	5.00	0.00	0.11	0.11
35.00	0.62	0.45	5.00	0.00	0.10	0.10
35.50	0.62	0.45	5.00	0.00	0.09	0.09
36.00	0.62	0.45	5.00	0.00	0.08	0.08
36.50	0.62	0.45	5.00	0.00	0.07	0.07
37.00	0.61	0.45	5.00	0.00	0.06	0.06
37.50	0.61	0.44	5.00	0.00	0.05	0.05
38.00	0.61	0.44	5.00	0.00	0.04	0.04
38.50	0.61	0.44	5.00	0.00	0.03	0.03
39.00	0.61	0.44	5.00	0.00	0.02	0.02
39.50	0.61	0.44	5.00	0.00	0.01	0.01
40.00	0.60	0.43	5.00	0.00	0.00	0.00
40.50	2.00	0.43	5.00	0.00	0.00	0.00
41.00	2.00	0.43	5.00	0.00	0.00	0.00
41.50	2.00	0.43	5.00	0.00	0.00	0.00
42.00	2.00	0.42	5.00	0.00	0.00	0.00
42.50	2.00	0.42	5.00	0.00	0.00	0.00
43.00	2.00	0.42	5.00	0.00	0.00	0.00
43.50	2.00	0.42	5.00	0.00	0.00	0.00
44.00	2.00	0.42	5.00	0.00	0.00	0.00
44.50	2.00	0.42	5.00	0.00	0.00	0.00
45.00	2.00	0.42	5.00	0.00	0.00	0.00
45.50	2.00	0.42	5.00	0.00	0.00	0.00
46.00	2.00	0.42	5.00	0.00	0.00	0.00
46.50	2.00	0.42	5.00	0.00	0.00	0.00
47.00	2.00	0.42	5.00	0.00	0.00	0.00
47.50	2.00	0.42	5.00	0.00	0.00	0.00
48.00	2.00	0.42	5.00	0.00	0.00	0.00
48.50	2.00	0.42	5.00	0.00	0.00	0.00
49.00	2.00	0.42	5.00	0.00	0.00	0.00
49.50	2.00	0.42	5.00	0.00	0.00	0.00
50.00	2.00	0.42	5.00	0.00	0.00	0.00

---

* F.S.<1, Liquefaction Potential Zone
(F.S. is limited to 5, CRR is limited to 2, CSR is limited to 2)

Units: Unit: qc, fs, Stress or Pressure = atm (1.0581tsf); Unit Weight = pcf; Depth = ft; Settlement = in.

---

1 atm (atmosphere) = 1 tsf (ton/ft2)
CRRm Cyclic resistance ratio from soils
CSRsf Cyclic stress ratio induced by a given earthquake (with user request factor of safety)
F.S. Factor of Safety against liquefaction, F.S.=CRRm/CSRsf
S_sat Settlement from saturated sands
S_dry Settlement from Unsaturated Sands
S_all Total Settlement from Saturated and Unsaturated Sands
NoLiq No-Liquefy Soils

APPENDIX E

EARTHWORK SPECIFICATIONS

APPENDIX E: EARTHWORK SPECIFICATIONS

Scope of Work

The work includes all labor, supplies and construction equipment required to construct the proposed booster station and chemical building pads in a good, workmanlike manner, as shown on the drawings and herein specified. The major items of work covered in this section include the following:

- Site Inspection
- Authority of Geotechnical Engineer
- Site Clearing
- Excavations
- Preparation of Fill Areas
- Placement and Compaction of Fill
- Observation and Testing

Site Inspection

1. The Contractor shall carefully examine the site and make all inspections necessary, in order to determine the full extent of the work required to make the completed work conform to the drawings and specifications. The Contractor shall satisfy himself as to the nature and location of the work, ground surface and the characteristics of equipment and facilities needed prior to and during prosecution of the work. The Contractor shall satisfy himself as to the character, quality, and quantity of surface and subsurface materials or obstacles to be encountered. Any inaccuracies or discrepancies between the actual field conditions and the drawings, or between the drawings and specifications must be brought to the Owner's attention in order to clarify the exact nature of the work to be performed.

2. This *Geotechnical Study Report* by Converse Consultants may be used as a reference to the surface and subsurface conditions on this project. The information presented in this report is intended for use in design and is subject to confirmation of the conditions encountered during construction. The exploration logs and related information depict subsurface conditions only at the particular time and location designated on the boring logs. Subsurface conditions at other locations may differ from conditions encountered at the exploration locations. In addition, the passage of time may result in a change in subsurface conditions at the exploration locations. Any review of this information shall not relieve the Contractor from performing such independent investigation and evaluation to satisfy himself as to the nature of the surface and subsurface conditions to be encountered and the procedures to be used in performing his work.

Authority of the Geotechnical Engineer

1. The Geotechnical Engineer will observe the placement of compacted fill and will take sufficient tests to evaluate the uniformity and degree of compaction of filled ground.

2. As the Owner's representative, the Geotechnical Engineer will (a) have the authority to cause the removal and replacement of loose, soft, disturbed and other unsatisfactory soils and uncontrolled fill; (b) have the authority to approve the preparation of native ground to receive fill material; and (c) have the authority to approve or reject soils proposed for use in building areas.

3. The Civil Engineer and/or Owner will decide all questions regarding (a) the interpretation of the drawings and specifications, (b) the acceptable fulfillment of the contract on the part of the Contractor and (c) the matters of compensation.

Site Clearing

1. Clearing and grubbing shall consist of the removal from building areas to be graded of all existing structures, pavement, utilities, and vegetation.

2. Organic and inorganic materials resulting from the clearing and grubbing operations shall be hauled away from the areas to be graded.

Excavations

1. Based on observations made during our field explorations, the surficial soils can be excavated with conventional earthwork equipment.

Preparation of Fill Areas

1. All organic material, organic soils, incompetent alluvium, undocumented fill soils and debris should be removed from the proposed building areas.

2. In order to provide a relatively uniform bearing material below shallow foundations, over-excavation and re-compaction below the foundations and slab-on-grade are recommended. We recommend a minimum of 5 feet below existing grade, 3 feet of onsite soils below the bottom of foundations, or depth of fill, whichever is greater should be removed, moisture-conditioned if necessary, and replaced as compacted fill. At least the six (6) inches of soil at bottom of over-excavation, cut and transition areas should be scarified and compacted. All undocumented fill should be removed and replaced with compacted fill. The excavation to remove unsuitable soils should be extended to five (5) feet beyond the building limits and appendages where space is available. All loose, soft or

disturbed earth materials should be removed from the bottom of excavations before placing structural fill. The actual depth of removal should be determined based on observations made during grading. After the required removals have been made, the exposed native earth materials shall be excavated to provide a zone of structural fill for the support of footings, slabs-on-grade, and exterior flatwork. The fill thickness under structures should not vary.

3. The subgrade in all areas to receive fill shall be scarified to a minimum depth of six (6) inches, the soil moisture adjusted within three (3) percent of the optimum moisture for granular soils and above approximately three (3) percent of the optimum moisture for fine-grained soils, then compacted to at least 90 percent of the laboratory maximum dry density as determined by ASTM Standard D1557 test method. Scarification may be terminated on moderately hard to hard, cemented earth materials with the approval of the Geotechnical Engineer.

4. Compacted fill may be placed on native soils that have been properly scarified and recompacted as discussed above.

5. All areas to receive compacted fill will be observed and approved by the Geotechnical Engineer before the placement of fill.

Placement and Compaction of Fill

1. Compacted fill placed for the support of footings, slabs-on-grade, exterior concrete flatwork, and driveways will be considered structural fill. Structural fill may consist of approved on-site soils or imported fill that meets the criteria indicated below.

2. Fill consisting of selected on-site earth materials or imported soils approved by the Geotechnical Engineer shall be placed in layers on approved earth materials. Soils used as compacted structural fill shall have the following characteristics:

    a. All fill soil particles shall not exceed three (3) inches in nominal size, and shall be free of organic matter and miscellaneous inorganic debris and inert rubble.
    b. Imported fill materials shall have an Expansion Index (EI) less than 20. All imported fill should be compacted to at least 90 percent of the laboratory maximum dry density (ASTM Standard D1557) at about three (3) percent above optimum moisture for fine grained soils, and within three (3) percent of optimum for granular soils.

3. Fill soils shall be evenly spread in maximum 8-inch lifts, watered or dried as necessary, mixed and compacted to at least the density specified below. The fill shall be placed and compacted on a horizontal plane, unless otherwise approved by the Geotechnical Engineer.

4. All fill placed at the site shall be compacted to at least 90 percent of the laboratory maximum dry density as determined by ASTM Standard D1557 test method. The on-site soils shall be moisture conditioned within three (3) percent of the optimum moisture for granular soils and at above approximately three (3) percent of the optimum moisture for fine-grained soils. At least the upper 12 inches of subgrade soils underneath the concrete apron, pavement and parking areas should be compacted to a minimum of 95 percent relative compaction.

5. Fill exceeding five (5) feet in height shall not be placed on native slopes that are steeper than 5:1 horizontal:vertical (H:V). Where native slopes are steeper than 5:1 H:V, and the height of the fill is greater than five (5) feet, the fill shall be benched into competent materials. The height and width of the benches shall be at least two (2) feet.

6. Representative samples of materials being used, as compacted fill will be analyzed in the laboratory by the Geotechnical Engineer to obtain information on their physical properties. Maximum laboratory density of each soil type used in the compacted fill will be determined by the ASTM Standard D1557 compaction method.

7. Fill materials shall not be placed, spread or compacted during unfavorable weather conditions. When site grading is interrupted by heavy rain, filling operations shall not resume until the Geotechnical Engineer approves the moisture and density conditions of the previously placed fill.

8. It shall be the Grading Contractor's obligation to take all measures deemed necessary during grading to provide erosion control devices in order to protect slope areas and adjacent properties from storm damage and flood hazard originating on this project. It shall be the contractor's responsibility to maintain slopes in their as-graded form until all slopes are in satisfactory compliance with job specifications, all berms have been properly constructed, and all associated drainage devices meet the requirements of the Civil Engineer.

Trench Backfill

The following specifications are recommended to provide a basis for quality control during the placement of trench backfill.

1. Trench excavations to receive backfill shall be free of trash, debris or other unsatisfactory materials at the time of backfill placement.

2. Trench backfill shall be compacted to a minimum relative compaction of 90 percent as per ASTM Standard D1557 test method.

3. Rocks larger than one (1) inch should not be placed within 12 inches of the top of the pipeline or within the upper 12 inches of pavement or structure subgrade. No more than 30 percent of the backfill volume shall be larger than 3/4-inch in largest dimension diameter, and rocks shall be well mixed with finer soil.

4. The pipe design engineer should select bedding material for the pipe. Bedding materials generally should have a Sand Equivalent (SE) greater than or equal to 30, as determined by the ASTM Standard D2419 test method.

5. Trench backfill shall be compacted by mechanical methods, such as sheepsfoot, vibrating or pneumatic rollers, or mechanical tampers, to achieve the density specified herein. The backfill materials shall be brought to within three (3) percent of optimum moisture content for granular soils and fine-grained soils, then placed in horizontal layers. The thickness of uncompacted layers should not exceed eight (8) inches. Each layer shall be evenly spread, moistened or dried as necessary, and then tamped or rolled until the specified density has been achieved.

6. The contractor shall select the equipment and processes to be used to achieve the specified density without damage to adjacent ground and completed work.

7. The field density of the compacted soil shall be measured by the ASTM Standard D1556 or ASTM Standard D2922 test methods or equivalent.

8. Observation and field tests should be performed by Converse during construction to confirm that the required degree of compaction has been obtained. Where compaction is less than that specified, additional compactive effort shall be made with adjustment of the moisture content as necessary, until the specified compaction is obtained.

9. It should be the responsibility of the Contractor to maintain safe conditions during cut and/or fill operations.

10. Trench backfill shall not be placed, spread or rolled during unfavorable weather conditions. When the work is interrupted by heavy rain, fill operations shall not be resumed until field tests by the project's geotechnical consultant indicate that the moisture content and density of the fill are as previously specified.

Observation and Testing

1. During the progress of grading, the Geotechnical Engineer will provide observation of the fill placement operations.

2. Field density tests will be made during grading to provide an opinion on the degree of compaction being obtained by the contractor. Where compaction of less than specified herein is indicated, additional compactive effort with adjustment of the moisture content shall be made as necessary, until the required degree of compaction is obtained.

3. A sufficient number of field density tests will be performed to provide an opinion to the degree of compaction achieved. In general, density tests will be performed on each one-foot lift of fill, but not less than one for each 500 cubic yards of fill placed.

APPENDIX F

ENVIRONMENTAL TESTING

APPENDIX F

ENVIRONMENTAL TESTING

Soil Boring Program

Nine (9) exploratory borings (BH-1 through BH-7 & PT-1 and PT-2) were drilled within the project site on October 13 and October 14, 2016. Soil cuttings from the borings were stored in DOT approved 55-gallon drums. Five (5) soil samples were collected for the purpose of soil hazards/environmental analysis. The composite soil samples were collected from each of the 5 drums containing soil cuttings remaining from the drilling fieldwork.

The soil samples were collected in general accordance with standard USEPA protocols, including chain of custody documentation. A portion of the soil from each of the drums was placed into a clean, laboratory supplied 4-ounce glass jar. Samples collected for VOC analysis were collected in accordance with EPA method 5035 using 5-gram encore samplers.

The sample containers were sealed, labeled and placed on ice for transport, under chain of custody documentation, to a State of California certified laboratory.

Chemical Analytical Methods

Soil samples were analyzed by American Environmental Testing Laboratory (AETL) in Burbank, California for analysis. AETL is a California DPH certified analytical laboratory.

Samples were analyzed in general accordance with the following:

- EPA Method 8015B for Total Petroleum Hydrocarbons (TPH).
- EPA Method 8260B for Volatile organic compounds (VOCs)
- EPA Methods 6010B and 7471A Title 22 metals.

Analytical Results

- TPH in the gasoline range was reported as non detect in all samples.
- TPH in the diesel range was reported as non detect in all samples.
- VOCs were reported as non detect for all analytes in all samples.
- Nine (9) metals were reported in the samples analyzed: Arsenic, Barium, Chromium, cobalt, copper, lead, nickel vanadium and zinc were reported in each of the samples. Each were reported at concentrations less than their respective screening levels and less than regulatory thresholds.

Please see the end of Appendix F for the laboratory analytical report.

American Environmental Testing Laboratory Inc.
2834 & 2908 North Naomi Street Burbank, CA 91504 • DOHS NO: 1541, LACSD NO: 10181
Tel: (888) 288-AETL • (818) 845-8200 • Fax: (818) 845-8840 • www.aetlab.com

Ordered By

Converse Consultants **717 S Myrtle Ave** **Monrovia, CA 91016-**

Telephone: (626)930-1200
Attention: Mohammad Malim

Number of Pages	**17**
Date Received	**10/18/2016**
Date Reported	**10/24/2016**

Job Number	Order Date	Client
84875	10/18/2016	CONVRS

Project ID: 15-32-125-01
Project Name: Del Amo Neighborhood Park
Site: Del Amo Neighborhood Park
1000 204th Street
Torrance, CA 90502

Enclosed please find results of analyses of 2 soil samples which were analyzed as specified on the attached chain of custody. If there are any questions, please do not hesitate to call.

Checked By: _____ Approved By: C. Razmara

Cyrus Razmara, Ph.D.
Laboratory Director

American Environmental Testing Laboratory Inc.

2834 North Naomi Street Burbank, CA 91504 • DOHS NO: 1541, LACSD NO: 10181
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CHAIN OF CUSTODY RECORD

COMPANY: CONVERSE CONSULTANTS | PHONE: (626) 930-1200
PROJECT MANAGER: MOHAMMAD MALIM | FAX: (626) 930-1212
PROJECT NAME: DEL AMO NEIGHBORHOOD PARK | PROJECT #: 15-32-125-01
SITE NAME AND ADDRESS: DEL AMO NEIGHBORHOOD PARK 4000 204th St, TORRANCE, CA 90503

AETL JOB No. 94875 | Page 1 of 1

SAMPLE ID	LAB ID	DATE	TIME	MATRIX	CONTAINER NUMBER/SIZE	PRES.
DRUM 1	94875-01	10/13/16	10:40AM	SOIL	6 liners SAR / 2 ENCORE	ICE
DRUM 2	94875-02	10/13/16	11:39 AM			
DRUM 3	94875-03	10/13/16	2:30 PM			
DRUM 4	94875-04	10/14/16	11:03 AM			
DRUM 5	94875-05	10/14/16	12:28 PM			
COMP 1	94875-06	10/14/16				
COMP 2	94875-07	10/14/16				

ANALYSIS REQUESTED

EPA 8015 TPH-d	EPA 8260 VOCs	EPA 8270 SVOCs	CAM METALS EPA 6010/7470	
X	X	X	X	COMP 1
X	X	X	X	COMP 2

TEST INSTRUCTIONS & COMMENTS

SAMPLE RECEIPT - TO BE FILLED BY LABORATORY

TOTAL NUMBER OF CONTAINERS	10	PROPERLY COOLED Y / N / NA	
CUSTODY SEALS Y / N / NA		SAMPLES INTACT Y / N / NA	
RECEIVED IN GOOD COND. Y / N		SAMPLES ACCEPTED Y / N	

TURN AROUND TIME

☒ NORMAL ☐ RUSH ☐ SAME DAY ☐ 24 HRS. ☐ 48 HRS. ☐ 72 HRS.

RELINQUISHED BY SAMPLER: 1.	RELINQUISHED BY: 2.	RELINQUISHED BY: 3.
Signature:	Signature:	Signature:
Printed Name: MOHAMMAD MALIM	Printed Name:	Printed Name: DAVID SP
Date: 10-18-16 Time: 0820	Date: Time:	Date: 10-18-16 Time: 0945
RECEIVED BY: 1.	RECEIVED BY: 2.	RECEIVED BY LABORATORY: AETL 3.
Signature:	Signature:	Signature:
Printed Name:	Printed Name:	Printed Name:
Date: 10-18-16 Time: 0820	Date: Time:	Date: 10/18/16 Time: 0945

DISTRIBUTION: WHITE - Laboratory, CANARY - Laboratory, PINK - Project/Account Manager, YELLOW - Sampler/Originator

American Environmental Testing Laboratory Inc.
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Ordered By

Converse Consultants
717 S Myrtle Ave
Monrovia, CA 91016-

Project ID: 15-32-125-01
Date Received 10/18/2016
Date Reported 10/24/2016

Telephone: (626)930-1200
Attention: Mohammad Malim

Job Number	Order Date	Client
84875	10/18/2016	CONVRS

CERTIFICATE OF ANALYSIS
CASE NARRATIVE

AETL received 7 samples with the following specification on 10/18/2016.

Lab ID	Sample ID	Sample Date	Matrix	Quantity Of Containers
84875.01	Drum 1	10/13/2016	Soil	2
84875.02	Drum 2	10/13/2016	Soil	2
84875.03	Drum 3	10/13/2016	Soil	2
84875.04	Drum 4	10/14/2016	Soil	2
84875.05	Drum 5	10/14/2016	Soil	2

Method ^ Submethod	Req Date	Priority	TAT	Units
ARCHIVE	10/25/2016	2	Normal	--

84875.06	Comp 1 (Drum 1,2,3)	10/13/2016	Soil	1
84875.07	Comp 2 (Drum 4,5)	10/14/2016	Soil	1

Method ^ Submethod	Req Date	Priority	TAT	Units
(6010B/7000CAM)	10/25/2016	2	Normal	mg/Kg
(8260B)	10/25/2016	2	Normal	ug/Kg
(8270C)	10/25/2016	2	Normal	mg/Kg
(M8015D) ^ C13-C40	10/25/2016	2	Normal	mg/Kg
(M8015G)	10/25/2016	2	Normal	mg/Kg

The samples were analyzed as specified on the enclosed chain of custody.
No analytical non-conformances were encountered.

Unless otherwise noted, all results of soil and solid samples are based on wet weight.

Checked By: _____ Approved By: C. Razmara

Cyrus Razmara, Ph.D.
Laboratory Director

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ANALYTICAL RESULTS

Ordered By

Converse Consultants
717 S Myrtle Ave
Monrovia, CA 91016-

Telephone: (626)930-1200
Attn: Mohammad Malim

Site

Del Amo Neighborhood Park
1000 204th Street
Torrance, CA 90502

Page: **2**

Project ID: 15-32-125-01
Project Name: Del Amo Neighborhood Park

AETL Job Number	Submitted	Client
84875	10/18/2016	CONVRS

Method: (8260B), Volatile Organic Compounds by GC/MS (SW846)

QC Batch No: 1019162A1

Our Lab I.D.			Method Blank	**84875.06**	**84875.07**		
Client Sample I.D.				Comp 1 (Drum 1,2,3)	Comp 2 (Drum 4,5)		
Date Sampled				10/13/2016	10/14/2016		
Date Prepared			10/19/2016	10/14/2016	10/14/2016		
Preparation Method			5030	5035A	5035A		
Date Analyzed			10/19/2016	10/19/2016	10/19/2016		
Matrix			Soil	Soil	Soil		
Units			ug/Kg	ug/Kg	ug/Kg		
Dilution Factor			1	1	1		
Analytes	**MDL**	**PQL**	**Results**	**Results**	**Results**		
Acetone	25	50	ND	ND	ND		
Benzene	1.0	10.0	ND	ND	ND		
Bromobenzene (Phenyl bromide)	5.0	10.0	ND	ND	ND		
Bromochloromethane	5.0	10.0	ND	ND	ND		
Bromodichloromethane	5.0	10.0	ND	ND	ND		
Bromoform (Tribromomethane)	25	50	ND	ND	ND		
Bromomethane (Methyl bromide)	15	30	ND	ND	ND		
2-Butanone (MEK)	25	50	ND	ND	ND		
n-Butylbenzene	5.0	10.0	ND	ND	ND		
sec-Butylbenzene	5.0	10.0	ND	ND	ND		
tert-Butylbenzene	5.0	10.0	ND	ND	ND		
Carbon Disulfide	25	50	ND	ND	ND		
Carbon tetrachloride	5.0	10.0	ND	ND	ND		
Chlorobenzene	5.0	10.0	ND	ND	ND		
Chloroethane	15	30	ND	ND	ND		
2-Chloroethyl vinyl ether	50	50	ND	ND	ND		
Chloroform (Trichloromethane)	5.0	10.0	ND	ND	ND		
Chloromethane (Methyl chloride)	15	30	ND	ND	ND		
2-Chlorotoluene	5.0	10.0	ND	ND	ND		
4-Chlorotoluene	5.0	10.0	ND	ND	ND		
1,2-Dibromo-3-chloropropane (DBCP)	25	50	ND	ND	ND		
Dibromochloromethane	5.0	10.0	ND	ND	ND		
1,2-Dibromoethane (EDB)	5.0	10.0	ND	ND	ND		
Dibromomethane	5.0	10.0	ND	ND	ND		
1,2-Dichlorobenzene	5.0	10.0	ND	ND	ND		
1,3-Dichlorobenzene	5.0	10.0	ND	ND	ND		
1,4-Dichlorobenzene	5.0	10.0	ND	ND	ND		

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ANALYTICAL RESULTS

Project ID: 15-32-125-01
Project Name: Del Amo Neighborhood Park

AETL Job Number	Submitted	Client
84875	10/18/2016	CONVRS

Method: (8260B), Volatile Organic Compounds by GC/MS (SW846)

QC Batch No: 1019162A1

Our Lab I.D.			Method Blank	**84875.06**	**84875.07**		
Client Sample I.D.				Comp 1 (Drum 1,2,3)	Comp 2 (Drum 4,5)		
Date Sampled				10/13/2016	10/14/2016		
Date Prepared			10/19/2016	10/14/2016	10/14/2016		
Preparation Method			5030	5035A	5035A		
Date Analyzed			10/19/2016	10/19/2016	10/19/2016		
Matrix			Soil	Soil	Soil		
Units			ug/Kg	ug/Kg	ug/Kg		
Dilution Factor			1	1	1		
Analytes	**MDL**	**PQL**	**Results**	**Results**	**Results**		
Dichlorodifluoromethane	15	30	ND	ND	ND		
1,1-Dichloroethane	5.0	10.0	ND	ND	ND		
1,2-Dichloroethane (EDC)	5.0	10.0	ND	ND	ND		
1,1-Dichloroethene	5.0	10.0	ND	ND	ND		
cis-1,2-Dichloroethene	5.0	10.0	ND	ND	ND		
trans-1,2-Dichloroethene	5.0	10.0	ND	ND	ND		
1,2-Dichloropropane	5.0	10.0	ND	ND	ND		
1,3-Dichloropropane	5.0	10.0	ND	ND	ND		
2,2-Dichloropropane	5.0	10.0	ND	ND	ND		
1,1-Dichloropropene	5.0	10.0	ND	ND	ND		
cis-1,3-Dichloropropene	5.0	10.0	ND	ND	ND		
trans-1,3-Dichloropropene	5.0	10.0	ND	ND	ND		
Ethylbenzene	1.0	10.0	ND	ND	ND		
Hexachlorobutadiene	15	30	ND	ND	ND		
2-Hexanone	25	50	ND	ND	ND		
Iodomethane	5.0	10.0	ND	ND	ND		
Isopropylbenzene	5.0	10.0	ND	ND	ND		
p-Isopropyltoluene	5.0	10.0	ND	ND	ND		
4-Methyl-2-pentanone (MIBK)	25	50	ND	ND	ND		
Methyl-tert-butyl ether (MTBE)	2.0	10.0	ND	ND	ND		
Methylene chloride (DCM)	25	50	ND	ND	ND		
Naphthalene	5.0	10.0	ND	ND	ND		
n-Propylbenzene	5.0	10.0	ND	ND	ND		
Styrene	5.0	10.0	ND	ND	ND		
1,1,1,2-Tetrachloroethane	5.0	10.0	ND	ND	ND		
1,1,2,2-Tetrachloroethane	5.0	10.0	ND	ND	ND		
Tetrachloroethene	2.0	10.0	ND	ND	ND		
Toluene (Methyl benzene)	1.0	10.0	ND	ND	ND		
1,2,3-Trichlorobenzene	5.0	10.0	ND	ND	ND		
1,2,4-Trichlorobenzene	5.0	10.0	ND	ND	ND		
1,1,1-Trichloroethane	5.0	10.0	ND	ND	ND		
1,1,2-Trichloroethane	5.0	10.0	ND	ND	ND		
Trichloroethene	1.5	10.0	ND	ND	ND		

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ANALYTICAL RESULTS

Project ID: 15-32-125-01
Project Name: Del Amo Neighborhood Park

AETL Job Number	Submitted	Client
84875	10/18/2016	CONVRS

Method: (8260B), Volatile Organic Compounds by GC/MS (SW846)

QC Batch No: 1019162A1

Our Lab I.D.			Method Blank	**84875.06**	**84875.07**		
Client Sample I.D.				Comp 1 (Drum 1,2,3)	Comp 2 (Drum 4,5)		
Date Sampled				10/13/2016	10/14/2016		
Date Prepared			10/19/2016	10/14/2016	10/14/2016		
Preparation Method			5030	5035A	5035A		
Date Analyzed			10/19/2016	10/19/2016	10/19/2016		
Matrix			Soil	Soil	Soil		
Units			ug/Kg	ug/Kg	ug/Kg		
Dilution Factor			1	1	1		
Analytes	**MDL**	**PQL**	**Results**	**Results**	**Results**		
Trichlorofluoromethane	5.0	10.0	ND	ND	ND		
1,2,3-Trichloropropane	5.0	10.0	ND	ND	ND		
1,2,4-Trimethylbenzene	5.0	10.0	ND	ND	ND		
1,3,5-Trimethylbenzene	5.0	10.0	ND	ND	ND		
Vinyl Acetate	25	50	ND	ND	ND		
Vinyl chloride (Chloroethene)	5.0	10.0	ND	ND	ND		
o-Xylene	1.0	10.0	ND	ND	ND		
m,p-Xylenes	1.0	20.0	ND	ND	ND		
Our Lab I.D.			Method Blank	**84875.06**	**84875.07**		
Surrogates	**%Rec.Limit**		**% Rec.**	**% Rec.**	**% Rec.**		
Bromofluorobenzene	75-125		95.5	92.7	91.1		
Dibromofluoromethane	75-125		88.0	86.8	88.4		
Toluene-d8	75-125		108	108	107		

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ANALYTICAL RESULTS

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Project ID: 15-32-125-01
Project Name: Del Amo Neighborhood Park

AETL Job Number	Submitted	Client
84875	10/18/2016	CONVRS

Method: (M8015G), TPH as Gasoline and Light Hydrocarbons Using GC/FID

QC Batch No: 101916OB1

Our Lab I.D.			Method Blank	**84875.06**	**84875.07**		
Client Sample I.D.				Comp 1 (Drum 1,2,3)	Comp 2 (Drum 4,5)		
Date Sampled				10/13/2016	10/14/2016		
Date Prepared			10/19/2016	10/14/2016	10/14/2016		
Preparation Method			5030	5035A	5035A		
Date Analyzed			10/19/2016	10/19/2016	10/19/2016		
Matrix			Soil	Soil	Soil		
Units			mg/Kg	mg/Kg	mg/Kg		
Dilution Factor			1	1	1		
Analytes	**MDL**	**PQL**	**Results**	**Results**	**Results**		
TPH as Gasoline and Light HC. (C4-C12)	0.100	1.000	ND	ND	ND		
Our Lab I.D.			Method Blank	**84875.06**	**84875.07**		
Surrogates	**%Rec.Limit**		**% Rec.**	**% Rec.**	**% Rec.**		
Bromofluorobenzene	75-125		95.0	93.4	94.2		

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Project ID: 15-32-125-01
Project Name: Del Amo Neighborhood Park

AETL Job Number	Submitted	Client
84875	10/18/2016	CONVRS

Method: (M8015D), TPH as Diesel and Heavy Hydrocarbons Using GC/FID

QC Batch No: 101916PB1

Our Lab I.D.			Method Blank	**84875.06**	**84875.07**		
Client Sample I.D.				Comp 1 (Drum 1,2,3)	Comp 2 (Drum 4,5)		
Date Sampled				10/13/2016	10/14/2016		
Date Prepared			10/19/2016	10/19/2016	10/19/2016		
Preparation Method			3550B	3550B	3550B		
Date Analyzed			10/19/2016	10/19/2016	10/19/2016		
Matrix			Soil	Soil	Soil		
Units			mg/Kg	mg/Kg	mg/Kg		
Dilution Factor			1	1	1		
Analytes	**MDL**	**PQL**	**Results**	**Results**	**Results**		
TPH as Diesel (C13-C22)	1.0	5.0	ND	ND	ND		
TPH as Heavy Hydrocarbons (C23-C40)	1.0	5.0	ND	ND	ND		
TPH Total as Diesel and Heavy HC.C13-C40	1.0	5.0	ND	ND	ND		
Our Lab I.D.			Method Blank	**84875.06**	**84875.07**		
Surrogates	**%Rec.Limit**		**% Rec.**	**% Rec.**	**% Rec.**		
Chlorobenzene	75-125		99.4	103	103		

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Project ID: 15-32-125-01
Project Name: Del Amo Neighborhood Park

AETL Job Number	Submitted	Client
84875	10/18/2016	CONVRS

Method: (8270C), Semivolatile Organic Compounds by GC/MS (SW-846)

QC Batch No: 101916JB1

Our Lab I.D.			Method Blank	**84875.06**	**84875.07**		
Client Sample I.D.				Comp 1 (Drum 1,2,3)	Comp 2 (Drum 4,5)		
Date Sampled				10/13/2016	10/14/2016		
Date Prepared			10/19/2016	10/19/2016	10/19/2016		
Preparation Method			3550B	3550B	3550B		
Date Analyzed			10/19/2016	10/19/2016	10/19/2016		
Matrix			Soil	Soil	Soil		
Units			mg/Kg	mg/Kg	mg/Kg		
Dilution Factor			1	1	1		
Analytes	**MDL**	**PQL**	**Results**	**Results**	**Results**		
Acenaphthene	0.25	0.50	ND	ND	ND		
Acenaphthylene	0.25	0.50	ND	ND	ND		
Anthracene	0.25	0.50	ND	ND	ND		
Azobenzene	0.25	0.50	ND	ND	ND		
Benzidine	0.25	0.50	ND	ND	ND		
Benzo(a)anthracene	0.25	0.50	ND	ND	ND		
Benzo(a)pyrene	0.25	0.50	ND	ND	ND		
Benzo(b)fluoranthene	0.25	0.50	ND	ND	ND		
Benzo(g,h,i)perylene	0.25	0.50	ND	ND	ND		
Benzo(k)fluoranthene	0.25	0.50	ND	ND	ND		
Benzoic Acid	0.25	0.50	ND	ND	ND		
Benzyl Alcohol	0.25	0.50	ND	ND	ND		
Bis(2-Chloroethoxy)methane	0.25	0.50	ND	ND	ND		
Bis(2-Chloroethyl)ether	0.25	0.50	ND	ND	ND		
Bis(2-chloroisopropyl) ether	0.25	0.50	ND	ND	ND		
Bis(2-ethylhexyl) phthalate	0.25	0.50	ND	ND	ND		
4-Bromophenyl phenyl ether	0.25	0.50	ND	ND	ND		
Butyl benzyl phthalate	0.25	0.50	ND	ND	ND		
4-Chloro-3-methylphenol	0.25	0.50	ND	ND	ND		
4-Chloroaniline	0.25	0.50	ND	ND	ND		
2-Chloronaphthalene	0.25	0.50	ND	ND	ND		
2-Chlorophenol	0.25	0.50	ND	ND	ND		
4-Chlorophenyl phenyl ether	0.25	0.50	ND	ND	ND		
Chrysene	0.25	0.50	ND	ND	ND		
Di-n-butyl phthalate	0.25	0.50	ND	ND	ND		
Di-n-octyl phthalate (Dioctyl ester)	0.25	0.50	ND	ND	ND		
Dibenzo(a,h)anthracene	0.25	0.50	ND	ND	ND		

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ANALYTICAL RESULTS

Project ID: 15-32-125-01
Project Name: Del Amo Neighborhood Park

AETL Job Number	Submitted	Client
84875	10/18/2016	CONVRS

Method: (8270C), Semivolatile Organic Compounds by GC/MS (SW-846)

QC Batch No: 101916JB1

Our Lab I.D.			Method Blank	**84875.06**	**84875.07**		
Client Sample I.D.				Comp 1 (Drum 1,2,3)	Comp 2 (Drum 4,5)		
Date Sampled				10/13/2016	10/14/2016		
Date Prepared			10/19/2016	10/19/2016	10/19/2016		
Preparation Method			3550B	3550B	3550B		
Date Analyzed			10/19/2016	10/19/2016	10/19/2016		
Matrix			Soil	Soil	Soil		
Units			mg/Kg	mg/Kg	mg/Kg		
Dilution Factor			1	1	1		
Analytes	**MDL**	**PQL**	**Results**	**Results**	**Results**		
Dibenzofuran	0.25	0.50	ND	ND	ND		
1,2-Dichlorobenzene	0.25	0.50	ND	ND	ND		
1,3-Dichlorobenzene	0.25	0.50	ND	ND	ND		
1,4-Dichlorobenzene	0.25	0.50	ND	ND	ND		
3,3'-Dichlorobenzidine	0.25	0.50	ND	ND	ND		
2,4-Dichlorophenol	0.25	0.50	ND	ND	ND		
Diethyl phthalate (Diethyl ester)	0.25	0.50	ND	ND	ND		
Dimethyl phthalate (Dimethyl ester)	0.25	0.50	ND	ND	ND		
2,4-Dimethylphenol	0.25	0.50	ND	ND	ND		
4,6-Dinitro-2-methylphenol	0.25	0.50	ND	ND	ND		
2,4-Dinitrophenol	0.25	0.50	ND	ND	ND		
2,4-Dinitrotoluene	0.25	0.50	ND	ND	ND		
2,6-Dinitrotoluene (2,6-DNT)	0.25	0.50	ND	ND	ND		
Fluoranthene	0.25	0.50	ND	ND	ND		
Fluorene	0.25	0.50	ND	ND	ND		
Hexachlorobenzene	0.25	0.50	ND	ND	ND		
Hexachlorobutadiene	0.25	0.50	ND	ND	ND		
Hexachlorocyclopentadiene	0.25	0.50	ND	ND	ND		
Hexachloroethane	0.25	0.50	ND	ND	ND		
Indeno(1,2,3-cd)pyrene	0.25	0.50	ND	ND	ND		
Isophorone	0.25	0.50	ND	ND	ND		
2-Methylnaphthalene	0.25	0.50	ND	ND	ND		
4-Methylphenol	0.25	0.50	ND	ND	ND		
2-Methylphenol (2-Cresol)	0.25	0.50	ND	ND	ND		
3-Methylphenol (3-Cresol)	0.25	0.50	ND	ND	ND		
N-Nitroso-Di-n-propylamine	0.25	0.50	ND	ND	ND		
Naphthalene	0.25	0.50	ND	ND	ND		
2-Nitroaniline	0.25	0.50	ND	ND	ND		
3-Nitroaniline	0.25	0.50	ND	ND	ND		
4-Nitroaniline	0.25	0.50	ND	ND	ND		
Nitrobenzene (NB)	0.25	0.50	ND	ND	ND		
4-Nitrophenol	0.25	0.50	ND	ND	ND		
2-Nitrophenol (o-Nitrophenol)	0.25	0.50	ND	ND	ND		

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ANALYTICAL RESULTS

Project ID: 15-32-125-01
Project Name: Del Amo Neighborhood Park

AETL Job Number	Submitted	Client
84875	10/18/2016	CONVRS

Method: (8270C), Semivolatile Organic Compounds by GC/MS (SW-846)

QC Batch No: 101916JB1

Our Lab I.D.			Method Blank	**84875.06**	**84875.07**		
Client Sample I.D.				Comp 1 (Drum 1,2,3)	Comp 2 (Drum 4,5)		
Date Sampled				10/13/2016	10/14/2016		
Date Prepared			10/19/2016	10/19/2016	10/19/2016		
Preparation Method			3550B	3550B	3550B		
Date Analyzed			10/19/2016	10/19/2016	10/19/2016		
Matrix			Soil	Soil	Soil		
Units			mg/Kg	mg/Kg	mg/Kg		
Dilution Factor			1	1	1		
Analytes	**MDL**	**PQL**	**Results**	**Results**	**Results**		
N-nitrosodiphenylamine	0.25	0.50	ND	ND	ND		
Pentachlorophenol	0.25	0.50	ND	ND	ND		
Phenanthrene	0.25	0.50	ND	ND	ND		
Phenol	0.25	0.50	ND	ND	ND		
Pyrene	0.25	0.50	ND	ND	ND		
1,2,4-Trichlorobenzene	0.25	0.50	ND	ND	ND		
2,4,5-Trichlorophenol	0.25	0.50	ND	ND	ND		
2,4,6-Trichlorophenol	0.25	0.50	ND	ND	ND		
Our Lab I.D.			Method Blank	**84875.06**	**84875.07**		
Surrogates	**%Rec.Limit**		**% Rec.**	**% Rec.**	**% Rec.**		
2-Fluorophenol	25-121		82.6	67.8	67.6		
2-Fluorobiphenyl	30-115		92.4	84.0	76.4		
Nitrobenzene-d5	23-120		84.8	76.8	72.4		
Phenol-d6	21-113		79.0	68.4	67.6		
p-Terphenyl-D14	18-137		98.4	86.8	88.0		
2,4,6-Tribromophenol	19-122		87.4	75.2	72.6		

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ANALYTICAL RESULTS

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Del Amo Neighborhood Park
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Project ID: 15-32-125-01
Project Name: Del Amo Neighborhood Park

AETL Job Number	Submitted	Client
84875	10/18/2016	CONVRS

Method: (6010B/7000CAM), Title 22 Metals (SW-846)

QC Batch No: 10182016

Our Lab I.D.			Method Blank	84875.06	84875.07		
Client Sample I.D.				Comp 1 (Drum 1,2,3)	Comp 2 (Drum 4,5)		
Date Sampled				10/13/2016	10/14/2016		
Date Prepared			10/18/2016	10/18/2016	10/18/2016		
Preparation Method			3050B	3050B	3050B		
Date Analyzed			10/19/2016	10/19/2016	10/19/2016		
Matrix			Soil	Soil	Soil		
Units			mg/Kg	mg/Kg	mg/Kg		
Dilution Factor			1	1	1		
Analytes	**MDL**	**PQL**	**Results**	**Results**	**Results**		
Antimony	1.0	5.0	ND	ND	ND		
Arsenic	1.0	5.0	ND	3.32J	2.72J		
Barium	2.5	5.0	ND	117	143		
Beryllium	1.3	2.5	ND	ND	ND		
Cadmium	1.3	2.5	ND	ND	ND		
Chromium	2.5	5.0	ND	19.1	20.5		
Cobalt	2.5	5.0	ND	9.65	11.2		
Copper	2.5	5.0	ND	20.7	22.8		
Lead	2.5	5.0	ND	2.77J	3.30J		
Mercury (By EPA 7471)	0.1	0.2	ND	ND	ND		
Molybdenum	2.5	5.0	ND	ND	ND		
Nickel	2.5	5.0	ND	13.3	14.9		
Selenium	1.0	5.0	ND	ND	ND		
Silver	2.5	5.0	ND	ND	ND		
Thallium	1.0	5.0	ND	ND	ND		
Vanadium	2.5	5.0	ND	39.7	44.9		
Zinc	2.5	5.0	ND	55.4	62.3		

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Site

Del Amo Neighborhood Park
1000 204th Street
Torrance, CA 90502

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Project ID: 15-32-125-01
Project Name: Del Amo Neighborhood Park

AETL Job Number	Submitted	Client
84875	10/18/2016	CONVRS

Method: (6010B/7000CAM), Title 22 Metals (SW-846)

QC Batch No: 10182016; Dup or Spiked Sample: 84877.16; LCS: Clean Sand; QC Prepared: 10/18/2016; QC Analyzed: 10/19/2016; Units: mg/Kg

Analytes	Sample Result	MS Concen	MS Recov	MS % REC	MS DUP Concen	MS DUP Recov	MS DUP % REC	RPD %	MS/MSD % Limit	MS RPD % Limit
Antimony	0.00	50.0	48.6	97.1	50.0	48.8	97.5	<1	75-125	<15
Arsenic	5.71	50.0	51.0	90.6	50.0	49.6	87.8	3.1	75-125	<15
Barium	4,660	50.0	300 #	591	50.0	301 #	595	<1	75-125	<15
Beryllium	0.00	50.0	53.0	106	50.0	53.5	107	<1	75-125	<15
Cadmium	0.00	50.0	51.5	103	50.0	51.5	103	<1	75-125	<15
Chromium	27.2	50.0	73.3	92.1	50.0	73.3	92.1	<1	75-125	<15
Cobalt	4.67	50.0	49.2	89.1	50.0	49.2	89.1	<1	75-125	<15
Copper	31.1	50.0	83.1	104	50.0	82.1	102	1.9	75-125	<15
Lead	12.1	50.0	47.5 #	70.7	50.0	47.8 #	71.4	<1	75-125	<15
Molybdenum	10.1	50.0	54.9	89.6	50.0	54.6	89.0	<1	75-125	<15
Nickel	51.2	50.0	96.6	90.7	50.0	97.1	91.8	1.2	75-125	<15
Selenium	0.00	50.0	41.1	82.2	50.0	39.5	79.0	4.0	75-125	<15
Silver	0.00	50.0	44.1	88.1	50.0	43.9	87.7	<1	75-125	<15
Thallium	0.00	50.0	38.5	77.0	50.0	38.1	76.2	1.0	75-125	<15
Vanadium	102	50.0	159	113	50.0	157	109	3.6	75-125	<15
Zinc	99.3	50.0	150	101	50.0	150	102	<1	75-125	<15

QC Batch No: 10182016; Dup or Spiked Sample: 84877.16; LCS: Clean Sand; QC Prepared: 10/18/2016; QC Analyzed: 10/19/2016; Units: mg/Kg

Analytes	LCS Concen	LCS Recov	LCS % REC	LCS DUP Concen	LCS DUP Recov	LCS DUP % REC	LCS RPD % REC	LCS/LCSD % Limit	LCS RPD % Limit	
Antimony	50.0	46.2	92.4	50.0	46.9	93.8	1.5	75-125	<15	
Arsenic	50.0	47.4	94.7	50.0	48.2	96.3	1.7	75-125	<15	
Barium	50.0	45.9	91.7	50.0	46.7	93.3	1.7	75-125	<15	
Beryllium	50.0	52.5	105	50.0	52.0	104	<1	75-125	<15	
Cadmium	50.0	45.6	91.1	50.0	46.3	92.6	1.6	75-125	<15	
Chromium	50.0	45.8	91.6	50.0	46.4	92.7	1.2	75-125	<15	
Cobalt	50.0	46.7	93.3	50.0	46.9	93.7	<1	75-125	<15	
Copper	50.0	43.4	86.8	50.0	44.4	88.8	2.3	75-125	<15	
Lead	50.0	44.2	88.4	50.0	44.5	89.0	<1	75-125	<15	
Mercury (By EPA 7471)	0.500	0.550	110	0.500	0.550	110	<1	75-125	<15	
Molybdenum	50.0	47.5	94.9	50.0	47.6	95.2	<1	75-125	<15	

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Project ID: 15-32-125-01
Project Name: Del Amo Neighborhood Park

AETL Job Number	Submitted	Client
84875	10/18/2016	CONVRS

Method: (6010B/7000CAM), Title 22 Metals (SW-846)

QC Batch No: 10182016; Dup or Spiked Sample: 84877.16; LCS: Clean Sand; QC Prepared: 10/18/2016; QC Analyzed: 10/19/2016; Units: mg/Kg

Analytes	LCS Concen	LCS Recov	LCS % REC	LCS DUP Concen	LCS DUP Recov	LCS DUP % REC	LCS RPD % REC	LCS/LCSD % Limit	LCS RPD % Limit	
Nickel	50.0	43.8	87.6	50.0	44.2	88.3	<1	75-125	<15	
Selenium	50.0	48.5	97.0	50.0	48.7	97.3	<1	75-125	<15	
Silver	50.0	46.5	93.0	50.0	47.5	95.0	2.1	75-125	<15	
Thallium	50.0	44.2	88.3	50.0	44.1	88.2	<1	75-125	<15	
Vanadium	50.0	46.7	93.4	50.0	47.4	94.7	1.4	75-125	<15	
Zinc	50.0	47.5	95.0	50.0	48.4	96.8	1.9	75-125	<15	

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Telephone: (626)930-1200
Attn: Mohammad Malim

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Project ID: 15-32-125-01
Project Name: Del Amo Neighborhood Park

AETL Job Number	Submitted	Client
84875	10/18/2016	CONVRS

Method: (8260B), Volatile Organic Compounds by GC/MS (SW846)

QC Batch No: 1019162A1; Dup or Spiked Sample: B1019162A1; LCS: Clean Sand; QC Prepared: 10/19/2016; QC Analyzed: 10/19/2016; Units: ug/Kg

Analytes	MS Concen	MS Recov	MS % REC	MS DUP Concen	MS DUP Recov	MS DUP % REC	RPD %	MS/MSD % Limit	MS RPD % Limit	
Benzene	50.0	41.1	82.2	50.0	40.9	81.8	<1	75-125	<20	
Chlorobenzene	50.0	58.2	116	50.0	56.5	113	2.62	75-125	<20	
1,1-Dichloroethene	50.0	44.2	88.4	50.0	43.9	87.8	<1	75-125	<20	
Methyl-tert-butyl ether (MTBE)	50.0	40.6	81.2	50.0	39.9	79.8	1.74	75-125	<20	
Toluene (Methyl benzene)	50.0	53.1	106	50.0	52.1	104	1.90	75-125	<20	
Trichloroethene	50.0	55.5	111	50.0	54.5	109	1.82	75-125	<20	
Surrogates										
Bromofluorobenzene	50.0	44.2	88.4	50.0	43.9	87.7	<1	75-125	<20	
Dibromofluoromethane	50.0	39.0	78.0	50.0	38.4	76.7	1.67	75-125	<20	
Toluene-d8	50.0	50.4	101	50.0	50.0	99.9	1.09	75-125	<20	

QC Batch No: 1019162A1; Dup or Spiked Sample: B1019162A1; LCS: Clean Sand; QC Prepared: 10/19/2016; QC Analyzed: 10/19/2016; Units: ug/Kg

Analytes	LCS Concen	LCS Recov	LCS % REC	LCS DUP Concen	LCS DUP Recov	LCS DUP % REC	LCS RPD % REC	LCS/LCSD % Limit	LCS RPD % Limit	
Benzene	50.0	44.9	89.8	50.0	39.2	78.0	14.1	75-125	<20	
Chlorobenzene	50.0	52.4	105	50.0	53.4	107	1.89	75-125	<20	
1,1-Dichloroethene	50.0	43.6	87.2	50.0	45.7	91.0	4.26	75-125	<20	
Methyl-tert-butyl ether (MTBE)	50.0	39.8	79.6	50.0	41.1	82.0	2.97	75-125	<20	
Toluene (Methyl benzene)	50.0	47.0	94.0	50.0	46.6	93.0	1.07	75-125	<20	
Trichloroethene	50.0	47.4	94.8	50.0	48.7	97.0	2.29	75-125	<20	
LCS										
Chloroform (Trichloromethane)	50.0	44.7	89.4	50.0	42.5	85.0	5.05	75-125	<20	
Ethylbenzene	50.0	49.1	98.2	50.0	49.2	98.0	<1	75-125	<20	
1,1,1-Trichloroethane	50.0	47.2	94.4	50.0	47.9	96.0	1.68	75-125	<20	
o-Xylene	50.0	47.6	95.2	50.0	49.0	98.0	2.90	75-125	<20	
m,p-Xylenes	100	100	100	100	100	100	<1	75-125	<20	
Surrogates										
Bromofluorobenzene	50.0	42.8	85.6	50.0	43.5	87.0	1.64	75-125	<20	
Dibromofluoromethane	50.0	43.9	87.8	50.0	37.8	75.6	13.9	75-125	<20	
Toluene-d8	50.0	50.7	101	50.0	50.7	101	<1	75-125	<20	

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Project ID: 15-32-125-01
Project Name: Del Amo Neighborhood Park

AETL Job Number	Submitted	Client
84875	10/18/2016	CONVRS

Method: (8270C), Semivolatile Organic Compounds by GC/MS (SW-846)

QC Batch No: 101916JB1; Dup or Spiked Sample: 84875.06; LCS: Clean Sand; QC Prepared: 10/19/2016; QC Analyzed: 10/19/2016; Units: mg/Kg

Analytes	Sample Result	MS Concen	MS Recov	MS % REC	MS DUP Concen	MS DUP Recov	MS DUP % REC	RPD %	MS/MSD % Limit	MS RPD % Limit
Acenaphthene	0.00	2.50	2.10	84.0	2.50	1.99	79.6	5.4	46-118	<20
4-Chloro-3-methylphenol	0.00	5.00	4.11	82.2	5.00	4.01	80.2	2.5	39-98	<20
2-Chlorophenol	0.00	5.00	4.12	82.4	5.00	3.90	78.0	5.5	27-123	<20
1,4-Dichlorobenzene	0.00	2.50	2.03	81.2	2.50	1.97	78.8	3.0	36-97	<20
2,4-Dinitrotoluene	0.00	2.50	2.09	83.6	2.50	1.91	76.4	9.0	24-96	<20
N-Nitroso-Di-n-propylamine	0.00	2.50	2.36	94.4	2.50	2.19	87.6	7.5	41-116	<20
4-Nitrophenol	0.00	5.00	2.75	55.0	5.00	2.54	50.8	7.9	10-110	<20
Pentachlorophenol	0.00	5.00	3.52	70.4	5.00	3.31	66.2	6.1	40-125	<20
Phenol	0.00	5.00	4.08	81.6	5.00	3.69	73.8	10.0	12-89	<20
Pyrene	0.00	2.50	2.75	110	2.50	2.75	110	<1	26-127	<20
1,2,4-Trichlorobenzene	0.00	2.50	2.08	83.2	2.50	1.99	79.6	4.4	39-98	<20
Surrogates										
2-Fluorophenol	0.00	5.00	4.00	80.0	5.00	3.70	74.0	7.8	25-121	<20
2-Fluorobiphenyl	0.00	2.50	2.05	82.0	2.50	1.93	77.2	6.0	30-115	<20
Nitrobenzene-d5	0.00	2.50	1.97	78.8	2.50	1.93	77.2	2.1	23-120	<20
p-Terphenyl-D14	0.00	2.50	2.45	98.0	2.50	2.44	97.6	<1	18-137	<20
Phenol-d6	0.00	5.00	4.04	80.8	5.00	3.63	72.6	10.7	24-113	<20
2,4,6-Tribromophenol	0.00	5.00	4.46	89.2	5.00	4.30	86.0	3.7	19-122	<20

QC Batch No: 101916JB1; Dup or Spiked Sample: 84875.06; LCS: Clean Sand; QC Prepared: 10/19/2016; QC Analyzed: 10/19/2016; Units: mg/Kg

Analytes	LCS Concen	LCS Recov	LCS % REC	LCS/LCSD % Limit						
Acenaphthene	2.50	1.98	79.2	31-137						
4-Chloro-3-methylphenol	5.00	4.01	80.2	40-99						
2-Chlorophenol	5.00	3.82	76.4	25-102						
1,4-Dichlorobenzene	2.50	1.91	76.4	28-104						
2,4-Dinitrotoluene	2.50	2.09	83.6	28-89						
N-Nitroso-Di-n-propylamine	2.50	2.25	90.0	41-126						
4-Nitrophenol	5.00	3.25	65.0	11-114						
Pentachlorophenol	5.00	3.60	72.0	17-125						
Phenol	5.00	3.50	70.0	26-90						

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Project ID: 15-32-125-01
Project Name: Del Amo Neighborhood Park

AETL Job Number	Submitted	Client
84875	10/18/2016	CONVRS

Method: (8270C), Semivolatile Organic Compounds by GC/MS (SW-846)

QC Batch No: 101916JB1; Dup or Spiked Sample: 84875.06; LCS: Clean Sand; QC Prepared: 10/19/2016; QC Analyzed: 10/19/2016; Units: mg/Kg

Analytes	LCS Concen	LCS Recov	LCS % REC	LCS/LCSD % Limit						
Pyrene	2.50	2.83	113	35-142						
1,2,4-Trichlorobenzene	2.50	1.99	79.6	38-107						
Surrogates										
2-Fluorophenol	5.00	3.63	72.6	25-121						
2-Fluorobiphenyl	2.50	1.91	76.4	30-115						
Nitrobenzene-d5	2.50	1.87	74.8	23-120						
p-Terphenyl-D14	2.50	2.47	98.8	18-137						
Phenol-d6	5.00	3.50	70.0	24-113						
2,4,6-Tribromophenol	5.00	4.27	85.4	19-122						

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Project ID: 15-32-125-01
Project Name: Del Amo Neighborhood Park

AETL Job Number	Submitted	Client
84875	10/18/2016	CONVRS

Method: (M8015D), TPH as Diesel and Heavy Hydrocarbons Using GC/FID

QC Batch No: 101916PB1; Dup or Spiked Sample: 84875.07; LCS: Clean Sand; QC Prepared: 10/19/2016; QC Analyzed: 10/19/2016; Units: mg/Kg

Analytes	Sample Result	MS Concen	MS Recov	MS % REC	MS DUP Concen	MS DUP Recov	MS DUP % REC	RPD %	MS/MSD % Limit	MS RPD % Limit
TPH as Diesel (C13-C22)	0.00	500	542	108	500	484	96.8	10.9	75-125	<20
Surrogates										
Chlorobenzene	0.00	100	92.3	92.3	100	87.8	87.8	4.88	75-125	<20

QC Batch No: 101916PB1; Dup or Spiked Sample: 84875.07; LCS: Clean Sand; QC Prepared: 10/19/2016; QC Analyzed: 10/19/2016; Units: mg/Kg

Analytes	LCS Concen	LCS Recov	LCS % REC	LCS DUP Concen	LCS DUP Recov	LCS DUP % REC	LCS RPD % REC	LCS/LCSD % Limit	LCS RPD % Limit	
TPH as Diesel (C13-C22)	500	536	107	500	522	104	2.84	75-125	<20	
Surrogates										
Chlorobenzene	100	97.9	97.9	100	98.4	98.4	<1	75-125	<20	

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Project ID: 15-32-125-01
Project Name: Del Amo Neighborhood Park

AETL Job Number	Submitted	Client
84875	10/18/2016	CONVRS

Method: (M8015G), TPH as Gasoline and Light Hydrocarbons Using GC/FID

QC Batch No: 101916OB1; Dup or Spiked Sample: B101916OB1; LCS: Clean Sand; QC Prepared: 10/19/2016; QC Analyzed: 10/19/2016; Units: mg/Kg

Analytes	Sample Result	MS Concen	MS Recov	MS % REC	MS DUP Concen	MS DUP Recov	MS DUP % REC	RPD %	MS/MSD % Limit	MS RPD % Limit
TPH as Gasoline and Light HC. (C4-C12)	0.00	1.00	0.926	92.6	1.00	0.909	90.9	1.9	75-125	<20
Surrogates										
Bromofluorobenzene	0.00	0.0500	0.0484	96.8	0.0500	0.0477	95.4	1.5	75-125	<20

QC Batch No: 101916OB1; Dup or Spiked Sample: B101916OB1; LCS: Clean Sand; QC Prepared: 10/19/2016; QC Analyzed: 10/19/2016; Units: mg/Kg

Analytes	LCS Concen	LCS Recov	LCS % REC	LCS DUP Concen	LCS DUP Recov	LCS DUP % REC	LCS RPD % REC	LCS/LCSD % Limit	LCS RPD % Limit	
TPH as Gasoline and Light HC. (C4-C12)	1.00	0.898	89.8	1.00	0.916	91.6	2.0	75-125	<20	
Surrogates										
Bromofluorobenzene	0.0500	0.0472	94.4	0.0500	0.0474	94.8	<1	75-125	<20	

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Data Qualifiers and Descriptors

Data Qualifier:

#:	Recovery is not within acceptable control limits.
*:	In the QC section, sample results have been taken directly from the ICP reading. No preparation factor has been applied.
B:	Analyte was present in the Method Blank.
D:	Result is from a diluted analysis.
E:	Result is beyond calibration limits and is estimated.
H:	Analysis was performed over the allowed holding time due to circumstances which were beyond laboratory control.
J:	Analyte was detected . However, the analyte concentration is an estimated value, which is between the Method Detection Limit (MDL) and the Practical Quantitation Limit (PQL).
M:	Matrix spike recovery is outside control limits due to matrix interference. Laboratory Control Sample recovery was acceptable.
MCL:	Maximum Contaminant Level
NS:	No Standard Available
S6:	Surrogate recovery is outside control limits due to matrix interference.
S8:	The analysis of the sample required a dilution such that the surrogate concentration was diluted below the method acceptance criteria.
X:	Results represent LCS and LCSD data.

Definition:

%Limi:	Percent acceptable limits.
%REC:	Percent recovery.
Con.L:	Acceptable Control Limits
Conce:	Added concentration to the sample.
LCS:	Laboratory Control Sample
MDL:	Method Detection Limit is a statistically derived number which is specific for each instrument, each method, and each compound. It indicates a distinctively detectable quantity with 99% probability.

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Data Qualifiers and Descriptors

MS:	Matrix Spike
MS DU:	Matrix Spike Duplicate
ND:	Analyte was not detected in the sample at or above MDL.
PQL:	Practical Quantitation Limit or ML (Minimum Level as per RWQCB) is the minimum concentration that can be quantified with more than 99% confidence. Taking into account all aspects of the entire analytical instrumentation and practice.
Recov:	Recovered concentration in the sample.
RPD:	Relative Percent Difference

Appendix D

Cultural/Tribal Cultural Resources Consultation Information

October 10, 2016

Ms. Stacy St. James, Coordinator
South Coastal Information Center
Dept. of Anthropology, MH 477
CSU Fullerton
P.O. Box 6846
800 North State College Boulevard
Fullerton, CA 92834-6846

Subject: CHRIS records search; Del Amo Neighborhood Park Project, 05422

CHRIS access number: 442

Dear Ms. St. James:

I am writing to request a CHRIS records search for the project located at 1000 West 204th Street, Unincorporated Los Angeles County 90502 (see Attachment A, USGS Torrence Quadrangle).

The site is approximately 8.5 acres and consists of 62 undeveloped land parcels and other land areas on the 900 and 1000 blocks of West 204th Street, near the intersections of Del Amo Boulevard and South Vermont Avenue (UTM 11S; 380323 mn.N ; 3745816 mn.E). There are currently no structures standing on any of the land parcels. No previously known historical resources are located within the site boundary or within a half mile radius.

The project plans call for approximately 27,000 cubic yards of clean fill, which would be placed within the surface of the park area and compacted to create a barrier between park attendees and the soil contamination; Minimal export of soil, approximately 75 cubic yards, (contaminated or otherwise) is anticipated. The site has a history of prior residential occupation and the soil disturbance is not anticipated to encounter virgin soil at any depth or strata.

The Lead Agency is the Los Angeles County Department of Parks and Recreation. The project sponsor is the Los Angeles Neighborhood Land Trust (LANLT). The LANLT is a nonprofit organization that works to create urban parks and gardens in the Los Angeles region. The LANLT is proposing to construct a community park at 1000 West 204th Street, which would include a variety of playing fields and courts (e.g., baseball, soccer, futsal), play areas, lawn and turf areas, a trail, a restroom building, a maintenance building, and landscaping and parking. The park would also include amenities such as benches, picnic tables, drinking fountains, BBQs, bike racks, and litter receptacles. Upon completion of the park, the LANLT would lease the property to the Los Angeles County Department of Park and Recreation for operation and maintenance.

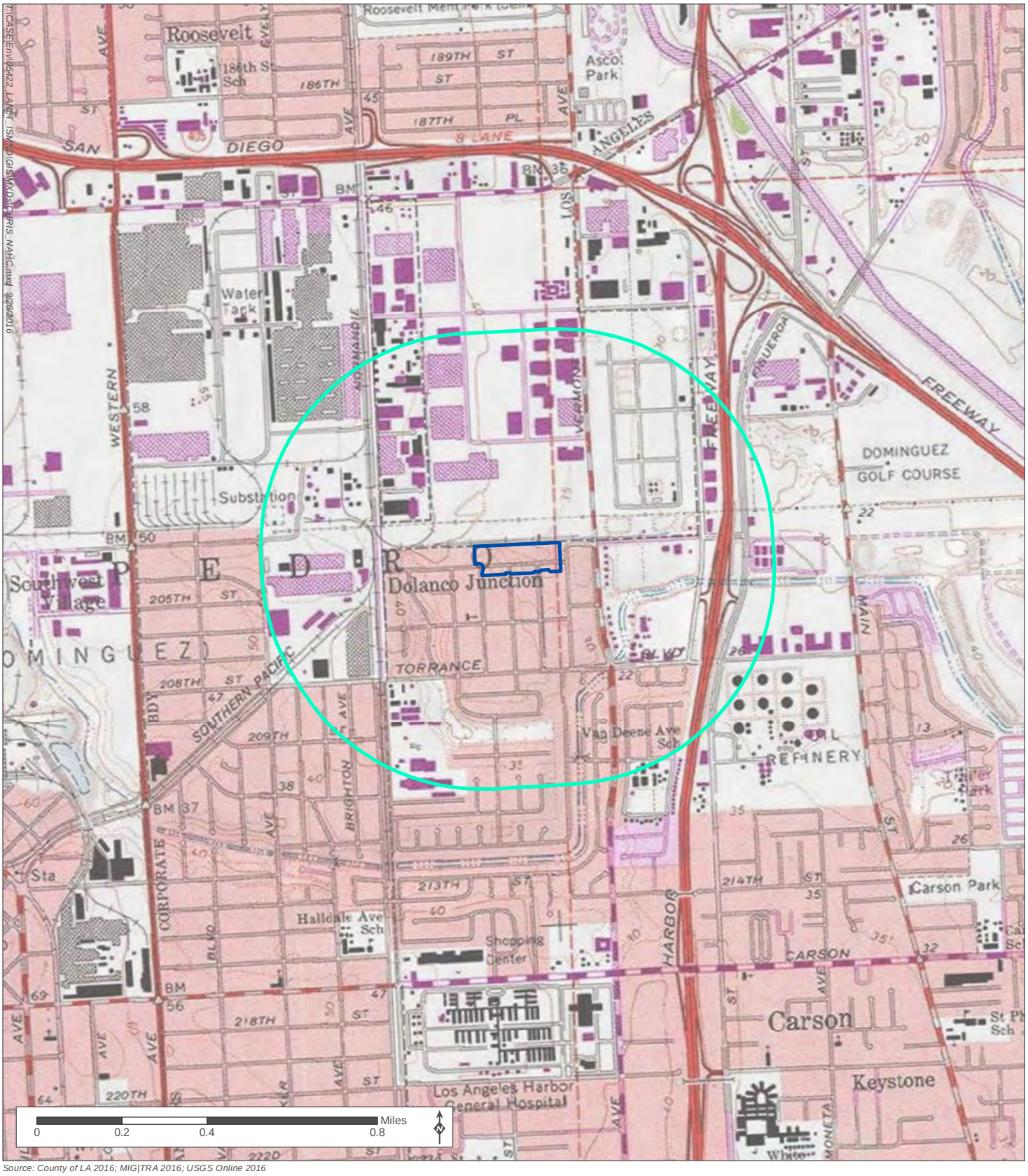
The proposed park site has a history of soil contamination and remediation associated with the nearby Montrose Chemical Corporation Superfund Site and adjacent Del Amo Superfund Site. Due to the DDT contamination at the project site that came from the Montrose Chemical Corporation Superfund Site,

permanent buy-out and relocation of residents was negotiated and completed in February 1998 and 65 residences in the area were subsequently demolished. Following USEPA's completion of DDR removal activities in 1998, the County proposed development of a neighborhood park. The project was approved by the County of Los Angeles' Planning Commission in 2000; however, the park was never constructed.

I hereby authorize the South Coastal Information Center to conduct a regular Records Search under CHRIS access number 442. Please contact me at the below contact information/billing address if work for this project will exceed $750.

Sincerely,

Robert Templar, M.A.
Project Archaeologist
MIG
2635 North First Street, Ste. 149
San Jose, CA 95134
(650) 327-0429 ext. 554
rtemplar@migcom.com



Source: County of LA 2016; MIG|TRA 2016; USGS Online 2016

Site boundary

one-half mile buffer

Torrence 7.5 Minute USGS Quadrangle
Township 4S : Range 14W/13W
UTM: 11S; 380323 mn.N ; 3745816 mn.E
Scale 1:24,000

Attachment A:
USGS Topographic Location and half mile buffer

South Central Coastal Information Center
California State University, Fullerton
Department of Anthropology MH-426
800 North State College Boulevard
Fullerton, CA 92834-6846
657.278.5395 / FAX 657.278.5542
sccic@fullerton.edu
California Historical Resources Information System
Orange, Los Angeles, and Ventura Counties

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NOV 23 2016
MIG | TRA

11/16/2016

Records Search File No.: 16986.3045

Robert Templar
MIG
2635 N First St, Ste. 149
San Jose, CA 95134

Re: Records Search Results for the Del Amo Neighborhood Park Project, #05422

The South Central Coastal Information Center received your records search request for the project area referenced above, located on the Torrance, CA USGS 7.5' quadrangle. The following reflects the results of the records search for the project area and a ½-mile radius:

As indicated on the data request form, the locations of resources and reports are provided in the following format: ☒ custom GIS maps ☐ shape files ☐ hand-drawn maps

Resources within project area: 0	None
Resources within ½-mile radius: 1	19-000099
Reports within project area: 0	None
Reports within ¼-mile radius: 16	See attached map. 6 are overview reports.

Resource Database Printout (list):	☐ enclosed	☒ not requested	☐ nothing listed
Resource Database Printout (details):	☐ enclosed	☒ not requested	☐ nothing listed
Resource Digital Database (spreadsheet):	☐ enclosed	☒ not requested	☐ nothing listed
Report Database Printout (list):	☒ enclosed	☐ not requested	☐ nothing listed
Report Database Printout (details):	☐ enclosed	☒ not requested	☐ nothing listed
Report Digital Database (spreadsheet):	☐ enclosed	☒ not requested	☐ nothing listed
Resource Record Copies:	☐ enclosed	☒ not requested	☐ nothing listed
Report Copies:	☐ enclosed	☒ not requested	☐ nothing listed
OHP Historic Properties Directory:	☒ enclosed	☐ not requested	☐ nothing listed
Archaeological Determinations of Eligibility:	☐ enclosed	☐ not requested	☒ nothing listed
Los Angeles Historic-Cultural Monuments	☐ enclosed	☐ not requested	☒ nothing listed

Historical Maps: ☐ enclosed ☒ not requested ☐ nothing listed

Ethnographic Information: ☒ not available at SCCIC

Historical Literature: ☒ not available at SCCIC

GLO and/or Rancho Plat Maps: ☒ not available at SCCIC

Caltrans Bridge Survey: ☒ not available at SCCIC; please go to http://www.dot.ca.gov/hq/structur/strmaint/historic.htm

Shipwreck Inventory: ☒ not available at SCCIC; please go to http://shipwrecks.slc.ca.gov/ShipwrecksDatabase/Shipwrecks_Database.asp

Soil Survey Maps: (see below) ☒ not available at SCCIC; please go to http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx

Please forward a copy of any resulting reports from this project to the office as soon as possible. Due to the sensitive nature of archaeological site location data, we ask that you do not include resource location maps and resource location descriptions in your report if the report is for public distribution. If you have any questions regarding the results presented herein, please contact the office at the phone number listed above.

The provision of CHRIS Data via this records search response does not in any way constitute public disclosure of records otherwise exempt from disclosure under the California Public Records Act or any other law, including, but not limited to, records related to archeological site information maintained by or on behalf of, or in the possession of, the State of California, Department of Parks and Recreation, State Historic Preservation Officer, Office of Historic Preservation, or the State Historical Resources Commission.

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the CHRIS Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

Should you require any additional information for the above referenced project, reference the record search number listed above when making inquiries. Requests made after initial invoicing will result in the preparation of a separate invoice.

Thank you for using the California Historical Resources Information System,

Michelle Galaz
Assistant Coordinator

Enclosures:

(X) Custom Maps – 1 page

(X) Report Database Printout (list) – 5 pages

(X) OHP Historic Properties Directory – 3 pages

(X) Invoice #16986.3045

Report List

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
LA-03511		1977	Romani, John F.	Assessment of the Archaeological Impact by the Development of the Waste Water Facilities Plan W.o. 31389	Northridge Archaeological Research Center, CSUN	19-000009, 19-000043, 19-000053, 19-000055, 19-000056, 19-000057, 19-000058, 19-000061, 19-000062, 19-000064, 19-000065, 19-000068, 19-000203, 19-000204, 19-000206, 19-000211, 19-000212, 19-000343

Report List

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
LA-03583		1974	Bucknam, Bonnie M.	The Los Angeles Basin and Vicinity: a Gazetteer and Compilation of Archaeological Site Information	Archaeological Research, Inc.	19-000001, 19-000002, 19-000003, 19-000004, 19-000005, 19-000007, 19-000009, 19-000010, 19-000011, 19-000012, 19-000013, 19-000015, 19-000016, 19-000017, 19-000018, 19-000019, 19-000023, 19-000024, 19-000027, 19-000028, 19-000029, 19-000030, 19-000031, 19-000033, 19-000037, 19-000038, 19-000039, 19-000040, 19-000044, 19-000045, 19-000046, 19-000047, 19-000048, 19-000049, 19-000050, 19-000051, 19-000052, 19-000053, 19-000054, 19-000055, 19-000056, 19-000057, 19-000058, 19-000059, 19-000060, 19-000061, 19-000062, 19-000063, 19-000064, 19-000065, 19-000066, 19-000067, 19-000068, 19-000069, 19-000070, 19-000071, 19-000072, 19-000073, 19-000074, 19-000078, 19-000080, 19-000088, 19-000090, 19-000091, 19-000092, 19-000094, 19-000096, 19-000097, 19-000098, 19-000099, 19-000100, 19-000101, 19-000102, 19-000103, 19-000104, 19-000105, 19-000106, 19-000107, 19-000108, 19-000109, 19-000110, 19-000112, 19-000113, 19-000114, 19-000115, 19-000116, 19-000117, 19-000118, 19-000119, 19-000120, 19-000121, 19-000122, 19-000123, 19-000124, 19-000125, 19-000126, 19-000127, 19-000131, 19-000133, 19-000134, 19-000135, 19-000136, 19-000137, 19-000138, 19-000139, 19-000140, 19-000141, 19-000142, 19-000143, 19-000144, 19-000145, 19-000146, 19-000147, 19-000148, 19-000149, 19-000150, 19-000151, 19-000152, 19-000153, 19-000154, 19-000155, 19-000156, 19-000159, 19-000161, 19-000162, 19-000170, 19-000171, 19-000172, 19-000174, 19-000175, 19-000178, 19-000179, 19-000180, 19-000181, 19-000182, 19-000183, 19-000184, 19-000185,

Report List

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
						19-000187, 19-000189, 19-000190, 19-000191, 19-000193, 19-000194, 19-000195, 19-000196, 19-000197, 19-000198, 19-000199, 19-000200, 19-000201, 19-000202, 19-000203, 19-000204, 19-000205, 19-000206, 19-000207, 19-000210, 19-000211, 19-000212, 19-000213, 19-000214, 19-000215, 19-000216, 19-000217, 19-000219, 19-000220, 19-000222, 19-000224, 19-000225, 19-000226, 19-000227, 19-000229, 19-000231, 19-000232, 19-000233, 19-000234, 19-000235, 19-000236, 19-000245, 19-000255, 19-000263, 19-000264, 19-000265, 19-000266, 19-000267, 19-000268, 19-000269, 19-000270, 19-000271, 19-000272, 19-000273, 19-000274, 19-000275, 19-000276, 19-000277, 19-000278, 19-000279, 19-000280, 19-000281, 19-000282, 19-000283, 19-000284, 19-000285, 19-000286, 19-000287, 19-000288, 19-000289, 19-000291, 19-000292, 19-000303, 19-000306, 19-000307, 19-000308, 19-000309, 19-000310, 19-000311, 19-000316, 19-000317, 19-000319, 19-000322, 19-000330, 19-000331, 19-000332, 19-000333, 19-000335, 19-000340, 19-000341, 19-000344, 19-000350, 19-000352, 19-000353, 19-000354, 19-000356, 19-000382, 19-000383, 19-000385, 19-000386, 19-000387, 19-000388, 19-000389, 19-000390, 19-000398, 19-000400, 19-000401, 19-000403, 19-000404, 19-000406, 19-000415, 19-000423, 19-000424, 19-000425, 19-000448, 19-000454, 19-000468, 19-000469, 19-000470, 19-000472, 19-000478, 19-000483, 19-000484, 19-000494, 19-000495, 19-000496, 19-000497, 19-000499, 19-000500, 19-000501, 19-000505, 19-000506, 19-000512, 19-000513, 19-000514, 19-000515, 19-000516, 19-000517,

Report List

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
						19-000519, 19-000520, 19-000523, 19-000525, 19-000526, 19-000527, 19-000528, 19-167019, 19-179270
LA-03810	Caltrans -	1978	Anonymous	Historic Property Survey, Del Amo Blvd.-normandie Ave to Harbor Freeway	Caltrans	
LA-04323		1985	Hill, James N.	Cultural Evolution in the Archaic/mesolithic: a Research Design for the Los Angeles Basin	Archaeological Resource Management Corp.	
LA-04512		1977	Eggers, A.V.	Cultural Resources Inventory of the City of Carson, California		19-000088, 19-000098, 19-000099, 19-000106, 19-000794, 19-000795
LA-04758		1999	Duke, Curt	Cultural Resource Assessment for Pacific Bell Mobile Services Facility La 564-02, County of Los Angeles, California	LSA Associates, Inc.	
LA-05331		1982	Romani, John F.	Archaeological Survey Report for the 07-la-110 Harbor Freeway Transitway Corridor Project	Caltrans District 7	19-000119, 19-000146, 19-000151
LA-06193		2002	Holson, John	Archaeological Survey and Record Search for Ospc-0036, La/torrance, Torrance and Los Angeles, Los Angeles County (800-39)	Pacific Legacy, Inc.	
LA-06194		2002	White, Laura S.	Records Search Results for the Carson Town Center Project Eda Grant, City of Carson, Los Angeles County, California	Archaeological Associates, Ltd.	
LA-06874		2001	Bell, Heather	Nepa Screening for Wireless Telecommunication Site-magellan, 736 West Del Amo Boulevard, Torrance, Los Angeles County, California	Clayton Group Services, Inc.	
LA-09626		2008	Bonner, Wayne H.	Cultural Resources Records Search and Site Visit Results for T-Mobile USA Candidate LA33310B (Pico Normandie), 20900 Normandie Ave., Torrance, Los Angeles County, California.	Michael Brandman Associates	19-000122
LA-11482			Racer, F.H.	Camp Sites in Harbor District		19-000057, 19-000060, 19-000088, 19-000091, 19-000094, 19-000096, 19-000097, 19-000098, 19-000099, 19-000100, 19-000101, 19-000103, 19-000104, 19-000105, 19-000106, 19-000107, 19-000138, 19-000276, 19-000279, 19-000285, 19-000288

Report List

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
LA-11484			Walker, E.F. and Robinson, Eugene	Partial List of Indian Village Sites in Lost [sic] Angeles County, with a few in Orange County. (Information from Eugene Robinson, Handwritten, in "Reconnaissance Sites 15F" looseleaf notbook of Mr. E.F. Walker, Southwest Museum, Los Angeles, California	Southwest Museum	
LA-11747		2006	Sakai, Rodney	Programmatic Agreement Compliance Report, twenty-first Reporting Period, July 1, 2005-- March 31, 2006	Historic Resources Group	
LA-11748		2003	Sakai, Rodney	Programmatic Agreement Compliance Report Fifteenth Reporting Period July 1-- December 31, 2002	SHPO & Advisory Council on Hitsoric Preservation	
LA-12870			McKenna, Jeanette A.	CULTURAL RESOURCES OVERVIEW AND ASSESSMENT:THE CITY OF LOS ANGELES, WEST CARSON TRANSIT ORIENTED DISTRICT (TOD) SPECIFIC PLAN PROJECT AREA, LOS ANGELES COUNTY, CALIFORNIA	McKenna et al.	19-192344

PERTY-NUMBER	PRIMARY-#	STREET.ADDRESS.....	NAMES.....	CITY.NAME.....	OWN	YR-C	OHP-PROG..	PRG-REFERENCE-NUMBER	STAT-DAT	NRS	CRIT
022392	19-168417	6123 FOUNTAIN AVE		LOS ANGELES	P	1922	HIST.SURV.	0053-0709-0010		5D2	
022393	19-168418	6135 FOUNTAIN AVE		LOS ANGELES	P	1920	HIST.SURV.	0053-0709-0011		5D2	
022394	19-168419	6139 FOUNTAIN AVE		LOS ANGELES	P	1921	HIST.SURV.	0053-0709-0012		5D2	
022395	19-168420	6143 FOUNTAIN AVE		LOS ANGELES	P	1921	HIST.SURV.	0053-0709-0013		5D2	
022396	19-168421	6200 FOUNTAIN AVE		LOS ANGELES	P	1919	HIST.SURV.	0053-0709-0014		5D2	
022397	19-168422	6206 FOUNTAIN AVE		LOS ANGELES	P	1920	HIST.SURV.	0053-0709-0015		5D2	
022398	19-168423	6210 FOUNTAIN AVE		LOS ANGELES	P	1920	HIST.SURV.	0053-0709-0016		5D2	
022399	19-168424	6216 FOUNTAIN AVE		LOS ANGELES	P	1924	HIST.SURV.	0053-0709-0017		5D2	
022400	19-168425	6217 FOUNTAIN AVE		LOS ANGELES	P	1920	HIST.SURV.	0053-0709-0018		5D2	
022401	19-168426	6221 FOUNTAIN AVE		LOS ANGELES	P	1920	HIST.SURV.	0053-0709-0019		5D2	
022402	19-168427	6222 FOUNTAIN AVE		LOS ANGELES	P	1920	HIST.SURV.	0053-0709-0020		5D2	
022403	19-168428	6227 FOUNTAIN AVE		LOS ANGELES	P	1922	HIST.SURV.	0053-0709-0021		5D2	
022404	19-168429	6228 FOUNTAIN AVE		LOS ANGELES	P	1921	HIST.SURV.	0053-0709-0022		5D2	
022405	19-168430	6233 FOUNTAIN AVE		LOS ANGELES	P	1919	HIST.SURV.	0053-0709-0023		5D2	
022406	19-168431	6234 FOUNTAIN AVE		LOS ANGELES	P	1920	HIST.SURV.	0053-0709-0024		5D2	
022408	19-168433	6328 FOUNTAIN AVE		LOS ANGELES	P	1921	HIST.SURV.	0053-0710-0001		5D2	
022409	19-168434	6340 FOUNTAIN AVE		LOS ANGELES	P	1921	HIST.SURV.	0053-0710-0002		5D2	
022410	19-168435	6341 FOUNTAIN AVE		LOS ANGELES	P	1925	HIST.SURV.	0053-0710-0003		5D2	
022411	19-168436	6344 FOUNTAIN AVE		LOS ANGELES	P	1920	HIST.SURV.	0053-0710-0004		5D2	
022412	19-168437	6350 FOUNTAIN AVE		LOS ANGELES	P	1920	HIST.SURV.	0053-0710-0005		5D2	
022413	19-168438	6356 FOUNTAIN AVE		LOS ANGELES	P	1921	HIST.SURV.	0053-0710-0006		5D2	
022414	19-168439	6406 FOUNTAIN AVE		LOS ANGELES	P	1921	HIST.SURV.	0053-0710-0007		5D2	
022415	19-168440	6407 FOUNTAIN AVE		LOS ANGELES	P	1920	HIST.SURV.	0053-0710-0008		5D2	
022416	19-168441	6411 FOUNTAIN AVE		LOS ANGELES	P	1920	HIST.SURV.	0053-0710-0009		5D2	
022417	19-168442	6412 FOUNTAIN AVE		LOS ANGELES	P	1920	HIST.SURV.	0053-0710-0010		5D2	
022418	19-168443	6417 FOUNTAIN AVE		LOS ANGELES	P	1923	HIST.SURV.	0053-0710-0011		5D2	
022419	19-168444	6421 FOUNTAIN AVE		LOS ANGELES	P	1923	HIST.SURV.	0053-0710-0012		5D2	
022421	19-168446	6422 FOUNTAIN AVE		LOS ANGELES	P	1920	HIST.SURV.	0053-0710-0014		5D2	
022422	19-168447	6440 FOUNTAIN AVE		LOS ANGELES	P	1921	HIST.SURV.	0053-0710-0015		5D2	
022424	19-168449	6444 FOUNTAIN AVE		LOS ANGELES	P	1921	HIST.SURV.	0053-0710-0017		5D2	
022425	19-168450	6500 FOUNTAIN AVE		LOS ANGELES	P	1948	HIST.SURV.	0053-0710-0018		5D2	
022427	19-168452	6531 FOUNTAIN AVE		LOS ANGELES	P	1920	HIST.SURV.	0053-0710-0020		5D2	
022428	19-168453	6534 FOUNTAIN AVE	SAINT KATHERINE APARTMENTS	LOS ANGELES	P	1925	HIST.SURV.	0053-0710-0021		5D2	
022429	19-168454	6537 FOUNTAIN AVE		LOS ANGELES	P	1920	HIST.SURV.	0053-0710-0022		5D2	
022430	19-168455	6541 FOUNTAIN AVE		LOS ANGELES	P	1921	HIST.SURV.	0053-0710-0023		5D2	
022431	19-168456	6547 FOUNTAIN AVE		LOS ANGELES	P	1922	HIST.SURV.	0053-0710-0024		5D2	
022432	19-168457	6550 FOUNTAIN AVE		LOS ANGELES	P	1921	HIST.SURV.	0053-0710-0025		5D2	
022433	19-168458	6551 FOUNTAIN AVE		LOS ANGELES	P	1921	HIST.SURV.	0053-0710-0026		5D2	
022434	19-168459	6554 FOUNTAIN AVE		LOS ANGELES	P	1922	HIST.SURV.	0053-0710-0027		5D2	
022435	19-168460	6560 FOUNTAIN AVE		LOS ANGELES	P	1920	HIST.SURV.	0053-0710-0028		5D2	
022436	19-168461	6571 FOUNTAIN AVE		LOS ANGELES	P	1920	HIST.SURV.	0053-0710-0029		5D2	
022437	19-168462	6575 FOUNTAIN AVE		LOS ANGELES	P	1919	HIST.SURV.	0053-0710-0030		5D2	
022581	19-168606	6635 FOUNTAIN AVE		LOS ANGELES	P	1925	HIST.SURV.	0053-0717-0028		5D2	
022196	19-168222	6679 FOUNTAIN AVE		LOS ANGELES	P	1915	HIST.SURV.	0053-0701-0031		5D2	
022729	19-168754	6681 FOUNTAIN AVE		LOS ANGELES	P	1926	HIST.SURV.	0053-0722-0023		5D2	
022726	19-168751	6718 FOUNTAIN AVE		LOS ANGELES	P	1912	HIST.SURV.	0053-0722-0020		5D2	
022439	19-168464	6817 FOUNTAIN AVE		LOS ANGELES	P	1921	HIST.SURV.	0053-0711-0001		5D2	
022440	19-168465	6856 FOUNTAIN AVE		LOS ANGELES	P	1920	HIST.SURV.	0053-0711-0002		5D2	
022441	19-168466	6866 FOUNTAIN AVE		LOS ANGELES	P	1922	HIST.SURV.	0053-0711-0003		5D2	
098011	19-175412	13974 FOX ST		LOS ANGELES	M	1925	HIST.RES.	DOE-19-94-0004-0000	04/29/94	6Y	
							PROJ.REVW.	HRG9402023	04/29/94	6Y	
131114		25425 FRAMPTON AVE		LOS ANGELES		1922	HIST.RES.	DOE-19-02-0189-0000	04/02/02	6Y	
							PROJ.REVW.	HUD020402AC	04/02/02	6Y	
027250	**19-173182**	**922 FRANCISCO ST**	**WATER & POWER SUBSTATION #9**	**LOS ANGELES**	**M**	**1922**	**HIST.SURV.**	**0053-4546-0000**		**3S**	
021449	19-167483	FRANKLIN AVE	WHITLEY HEIGHTS HISTORIC DIST	LOS ANGELES	P	1906	HIST.RES.	NRS-82002189-9999	08/19/82	1S	AC

PROPERTY-NUMBER	PRIMARY-#	STREET.ADDRESS.....	NAMES.....	CITY.NAME.....	OWN	YR-C	OHP-PROG..	PRG-REFERENCE-NUMBER	STAT-DAT	NRS	CRIT
134427		6002 GOLDENWEST AVE		TEMPLE CITY			HIST.RES.	DOE-19-02-1017-0000	10/09/02	6U	
							PROJ.REVW.	HUD021009N	10/09/02	6U	
125721		5937 IVAR AVE		TEMPLE CITY	U	1926	HIST.RES.	DOE-19-99-0362-0000	07/29/99	6Y	
							PROJ.REVW.	HUD990729D	07/29/99	6Y	
153103		10052 LA ROSA AVE		TEMPLE CITY		1948	PROJ.REVW.	HUD030710C	11/14/03	6U	
153851		1941 LONGDEN AVE		TEMPLE CITY		1941	PROJ.REVW.	HUD040329B	04/21/04	6U	
179953		9428 LOWER AZUSA RD		TEMPLE CITY	P	1953	PROJ.REVW.	HUD080630B	07/22/08	6U	
179964		5807 MYDA AVE		TEMPLE CITY	P	1939	PROJ.REVW.	HUD080630B	07/22/08	6U	
095267		5004 N DOREEN AVE		TEMPLE CITY		1939	PROJ.REVW.	HUD940620FF	09/19/94	6Y	
095261		6243 N RENO AVE		TEMPLE CITY		1924	PROJ.REVW.	HUD940620EE	09/19/94	6Y	
179963		9671 NADINE ST		TEMPLE CITY	P	1957	PROJ.REVW.	HUD080630B	07/22/08	6U	
179948		10129 NADINE ST		TEMPLE CITY	P	1957	PROJ.REVW.	HUD080630B	07/22/08	6U	
153102		6513 OAK AVE		TEMPLE CITY		1937	PROJ.REVW.	HUD030710C	11/14/03	6U	
179954		5356 PARMERTON AVE		TEMPLE CITY	P	1948	PROJ.REVW.	HUD080630B	07/22/08	6U	
125728		5520 PARMERTON AVE		TEMPLE CITY	U	1948	HIST.RES.	DOE-19-99-0369-0000	07/29/99	6Y	
							PROJ.REVW.	HUD990729D	07/29/99	6Y	
134455		4956 PERSIMMON AVE		TEMPLE CITY		1896	HIST.RES.	DOE-19-02-1045-0000	10/09/02	6U	
							PROJ.REVW.	HUD021009N	10/09/02	6U	
179987		6253 RENO AVE		TEMPLE CITY	P	1924	PROJ.REVW.	HUD090209C	02/10/09	6U	
180391		10628 SPARKLETT ST		TEMPLE CITY	P	1954	PROJ.REVW.	HUD100802K	08/05/10	6U	
179955		5509 SULTANA AVE		TEMPLE CITY	P	1951	PROJ.REVW.	HUD080630B	07/22/08	6U	
179966		9256 WEDGEWOOD ST		TEMPLE CITY	P	1924	PROJ.REVW.	HUD080630B	07/22/08	6U	
153943		5310 ZADELL DR		TEMPLE CITY		1938	PROJ.REVW.	HUD031103B	12/01/03	6U	
180383		5714 CLARA ST		TERRA BELLA	P	1947	PROJ.REVW.	HUD100802K	08/05/10	6U	
095909			HERMAN HETHKE BOULDER HOUSE, COLD	TOPANGA		1909	PROJ.REVW.	FEMA950514A	05/23/94	6Y	
090806		20421 CALLON DR	SYLVIA PARK COUNTRY CLUB CLUBHOUSE	TOPANGA	P	1930	HIST.RES.	SPHI-LAN-057	08/16/93	7L	
155427		269 OLD TOPANGA CANYON RD	TOPANGA CHRISTIAN FELLOWSHIP CHURC	TOPANGA	P	1953	HIST.RES.	SPHI-LAN-065	08/05/05	1CL	
160574		1126 OLD TOPANGA CANYON RD	UTILITY POLE/1199346E	TOPANGA	P	1958	PROJ.REVW.	FCC060214M	02/28/06	6Y	
156590		177TH ST	EL NIDO-LA FRESA TRANSMISSION TOWE	TORRANCE	P	1930	PROJ.REVW.	FCC051014S	11/08/05	6Y	
180277		3516 182ND ST	CLEARWIRE CA-LOS5602A/LA55XC682	TORRANCE	P		PROJ.REVW.	FCC100524M	10/20/10	6Y	
029190	19-178511	4203 182ND ST	SOUTHERN CAL EDISON SUBSTATION	TORRANCE	P	1928	HIST.SURV.	0501-0094-0000		3S	
029163	19-178484	2306 235TH ST	CHICKEN SHEDS	TORRANCE	P	1921	HIST.SURV.	0501-0067-0000		5S2	
029164	19-178485	2310 235TH ST	CHICKEN SHED	TORRANCE	P	1921	HIST.SURV.	0501-0068-0000		5S2	
029205	19-178526	1805 ABALONE AVE	SALM MANUFACTURING, EBW INCORPORAT	TORRANCE	P	1913	HIST.SURV.	0501-0109-0000		3S	
029095	19-178416	918 ACACIA AVE		TORRANCE	P	1939	HIST.SURV.	0501-0002-0000		5S2	
029096	19-178417	1020 ACACIA AVE		TORRANCE	P	0	HIST.SURV.	0501-0003-0000		5S2	
029097	19-178418	2102 ANDREO AVE		TORRANCE	P	1923	HIST.SURV.	0501-0004-0000		5S2	
029098	19-178419	2112 ANDREO AVE		TORRANCE	P	1923	HIST.SURV.	0501-0005-0000		5S2	
029099	19-178420	2121 ANDREO AVE		TORRANCE	P	1930	HIST.SURV.	0501-0006-0000		5S2	
029166	19-178487	908 ARLINGTON AVE	BENNY'S MARKET	TORRANCE	P	1919	HIST.SURV.	0501-0070-0000		5S2	
029100	19-178421	1552 ARLINGTON AVE	VILLA SONDORRA	TORRANCE	P	1927	HIST.SURV.	0501-0007-0000		5S2	
029101	19-178422	1226 BEECH AVE		TORRANCE	P	1928	HIST.SURV.	0501-0008-0000		5S2	
083919		20529 BERENDO AVE		TORRANCE	U	1920	PROJ.REVW.	HUD920117F	08/30/93	6Y	
029104	19-178505	1524 BORDER AVE	UNION TOOL COMPANY, ARMCO STEEL CO	TORRANCE	P	1912	HIST.SURV.	0501-0088-0000		3S	
029094	19-178415	1200 CABRILLO AVE	PACIFIC ELECTRIC STATION, S P RAIL	TORRANCE	P	1912	HIST.SURV.	0501-0001-0000		3S	
029167	19-178488	1420 CABRILLO AVE	DODGE BROTHERS MOTOR, RETAIL STORE	TORRANCE	P	1928	HIST.SURV.	0501-0071-0000		5S2	
029206	19-178527	1601 CABRILLO AVE	UNITED CIGAR STORE COLONIAL HOTEL	TORRANCE	P	1912	HIST.SURV.	0501-0110-0000		3S	
029207	19-178528	1639 CABRILLO AVE	BRIGHTON HOTEL	TORRANCE	P	1912	HIST.SURV.	0501-0111-0000		3S	
029102	19-178423	1729 CABRILLO AVE	IDEAL HOTEL, HINES HOTEL	TORRANCE	P	1923	HIST.SURV.	0501-0009-0000		5S2	
029103	19-178424	1819 CABRILLO AVE		TORRANCE	P	1923	HIST.SURV.	0501-0010-0000		5S2	
144514		500 CALLE DE ARBOLES		TORRANCE	P	1949	HIST.RES.	DOE-19-03-0274-0000	10/16/03	6Y	
							PROJ.REVW.	FCC031007A	10/16/03	6Y	

OPERTY-NUMBER	PRIMARY-#	STREET.ADDRESS.....	NAMES.....	CITY.NAME.....	OWN	YR-C	OHP-PROG..	PRG-REFERENCE-NUMBER	STAT-DAT	NRS	CRIT
029148	19-178469	1116 SARTORI AVE	GAYLORD, GAULORD APARTMENTS	TORRANCE	P	1927	HIST.SURV.	0501-0052-0000		7N	
029176	19-178497	1261 SARTORI AVE	THARIFT VILLAGE	TORRANCE	P	1940	HIST.SURV.	0501-0080-0000		5S2	
029177	19-178498	1266 SARTORI AVE	PACIFIC TELEPHONE & TELEGRAPH, TOR	TORRANCE	P	1928	HIST.SURV.	0501-0081-0000		5S2	
029178	19-178499	1309 SARTORI AVE	LEVY APARTMENTS, SAM LEVY DEPARTME	TORRANCE	P	1923	HIST.SURV.	0501-0082-0000		5S2	
029179	19-178500	1403 SARTORI AVE	TORRANCE THEATER, UNITED CALIFORNI	TORRANCE	P	1917	HIST.SURV.	0501-0083-0000		5S2	
029218	19-178539	1800 TORRANCE BLVD	PACIFIC ELECTRIC RAILROAD BRIDGE/E	TORRANCE	M	1912	HIST.RES.	NPS-89000854-0000	07/13/89	1S	
							HIST.SURV.	0501-0122-0000	07/13/89	1S	
							NAT.REG.	19-0022	07/13/89	1S	
							ST.FND.PRG	619.0-HP-88-19-051			
029188	19-178509	1819 TORRANCE BLVD		TORRANCE	P	1943	HIST.SURV.	0501-0092-0000		7N	
029219	19-178540	1860 TORRANCE BLVD	FULLER SHOE MANUFACTURING COMPANY,	TORRANCE	P	1912	HIST.SURV.	0501-0123-0000		3S	
029180	19-178501	1885 TORRANCE BLVD	ABLE MUFFLER	TORRANCE	P	1939	HIST.SURV.	0501-0084-0000		5S2	
029149	19-178470	2014 TORRANCE BLVD	MAYFAIR APARTMENTS	TORRANCE	U	1927	HIST.SURV.	0501-0053-0000		5S2	
029150	19-178471	2256 TORRANCE BLVD		TORRANCE	P	1920	HIST.SURV.	0501-0054-0000		5S2	
029189	19-178510	840 VAN NESS AVE	LLEWELLYN IRONWKS/COLUMBIA STEEL,U	TORRANCE	P	1918	HIST.SURV.	0501-0093-0000		3S	
029181	19-178502	1128 VAN NESS AVE	AURELLI FLAGS	TORRANCE	P	1936	HIST.SURV.	0501-0085-0000		5S2	
029135	19-178456	121 VIA LOS ALTOS		TORRANCE	P	1952	HIST.SURV.	0501-0039-0000		5S2	
029136	19-178457	155 VIA LOS MIRADORES		TORRANCE	P	1930	HIST.SURV.	0501-0040-0000		5S2	
029137	19-178458	106 VIA MONTE D'ORO		TORRANCE	P	1929	HIST.SURV.	0501-0041-0000		5S2	
029138	19-178459	124 VIA MONTE D'ORO	REID MANSION, RICE MANSION	TORRANCE	P	1928	HIST.SURV.	0501-0042-0000		3S	
029139	19-178460	408 VIA MONTE D'ORO	SCHINDLER HOUSE	TORRANCE	P	1932	HIST.SURV.	0501-0043-0000		3S	
127952		4550 W 182ND ST	SOUTH BAY EVANGELICAL FREE CHURCH	TORRANCE	P	1902	HIST.SURV.	0501-0126-0000		3S	
084133		**1175 W 204TH ST**	**DUNN HOUSE**	**TORRANCE**	**P**	**1894**	**ST.PT.INT.**	**19-0136**	**02/05/95**	**7L**	
029220	19-178541	1800 W 220TH ST	RUBBERCRAFT CORPORATION OF CALIFOR	TORRANCE	P	1913	HIST.SURV.	0501-0124-0000		3S	
029165	19-178486	2021 W 236 TH ST	OIL COMPANY OFFICE, RESIDENCE	TORRANCE	P	1925	HIST.SURV.	0501-0069-0000		5S2	
096132		1000 W CARSON ST	HARBOR-UCLA MEDICAL CENTER	TORRANCE	C	1958	HIST.RES.	DSA-19-SPS-3292	05/24/95	6J	
074538		2200 W CARSON ST	TORRANCE HIGH SCHOOL CLASSROOMS	TORRANCE	M	0	HIST.SURV.	0501-0096-0008	03/02/92	3D	C
074526		2200 W CARSON ST	TORRANCE HIGH SCHOOL GIRLS' GYM	TORRANCE	M	0	HIST.SURV.	0501-0096-0002	03/02/92	3D	C
074546		2200 W CARSON ST	TORRANCE HIGH SCHOOL SENIOR PATIO	TORRANCE	M	0	HIST.SURV.	0501-0096-0012	03/02/92	3D	C
074530		2200 W CARSON ST	TORRANCE HIGH SCHOOL SCIENCE AND I	TORRANCE	M	0	HIST.SURV.	0501-0096-0004	03/02/92	3D	C
074532		2200 W CARSON ST	TORRANCE HIGH SCHOOL BOYS' GYM	TORRANCE	M	0	HIST.SURV.	0501-0096-0005	03/02/92	3D	C
074542		2200 W CARSON ST	TORRANCE HIGH SCHOOL COLLONADE	TORRANCE	M	0	HIST.SURV.	0501-0096-0010	03/02/92	3D	C
074540		2200 W CARSON ST	TORRANCE HIGH SCHOOL HOME ECONOMIC	TORRANCE	M	1922	HIST.RES.	NPS-83003542-0002	10/13/83	1D	AC
							HIST.RES.	NPS-83003536-0000	10/13/83	1S	
							HIST.SURV.	0501-0096-0009		3D	C
074524		2200 W CARSON ST	TORRANCE HIGH SCHOOL ANNEX	TORRANCE	M	1923	HIST.RES.	NPS-83003542-0003	10/13/83	1D	AC
							HIST.SURV.	0501-0096-0001		3D	C
074536		2200 W CARSON ST	TORRANCE HIGH SCHOOL ADMINTSTRATIO	TORRANCE	M	0	HIST.SURV.	0501-0096-0007	03/02/92	3D	C
074534		2200 W CARSON ST	TORRANCE HIGH SCHOOL LIBRARY	TORRANCE	M	0	HIST.SURV.	0501-0096-0006	03/02/92	3D	C
074528		2200 W CARSON ST	TORRANCE HIGH SCHOOL INDUSTRIAL AR	TORRANCE	M	0	HIST.SURV.	0501-0096-0003	03/02/92	3D	C
074550		2200 W CARSON ST	TORRANCE HIGH SCHOOL AUDITORIUM	TORRANCE	M	1930	HIST.RES.	NPS-83003499-0000	10/13/83		
							HIST.RES.	NPS-83003542-0004	10/13/83	1D	AC
							HIST.SURV.	0501-0096-0014		3D	C
074552		2200 W CARSON ST	TORRANCE HIGH SCHOOL MUSIC BLDG	TORRANCE	M	0	HIST.SURV.	0501-0096-0015	03/02/92	3D	C
074554		2200 W CARSON ST	TORRANCE HIGH SCHOOL CORRIDOR	TORRANCE	M	0	HIST.SURV.	0501-0096-0016	03/02/92	3D	C
074548		2200 W CARSON ST	TORRANCE HIGH SCHOOL ADMINISTRATIO	TORRANCE	M	0	HIST.SURV.	0501-0096-0013	03/02/92	3D	C
101680		2200 W CARSON ST	TORRANCE HIGH SCHOOL/MAIN BUILDING	TORRANCE	D	1917	HIST.RES.	DOE-19-94-0367-0000	08/08/94	2D2	AC
							PROJ.REVW.	HRG9402022	08/08/94	2D2	AC
							HIST.RES.	NPS-83003542-0001	10/13/83	1D	AC
							HIST.RES.	NPS-83003538-0000	10/13/83	1S	
							HIST.SURV.	0501-0096-0011		3D	
029192	19-178513	2200 W CARSON ST	TORRANCE SCHOOL/TORRANCE HIGH SCHO	TORRANCE	M	1917	HIST.RES.	NPS-83003542-9999	10/13/83	1S	AC
							HIST.SURV.	0501-0096-9999		3S	
029221	19-178542	2500 W REDONDO BEACH BLVD	McDONALD TRACT, RANCHO SAN PEDRO,	TORRANCE	P	1949	HIST.SURV.	0501-0125-0000		5S2	
029162	19-178483	24344 WARD ST	GEDDES HOUSE	TORRANCE	P	1952	HIST.SURV.	0501-0066-0000		5S2	

California Historical Resource Status Codes

1 Properties listed in the National Register (NR) or the California Register (CR)

1D Contributor to a district or multiple resource property listed in NR by the Keeper. Listed in the CR.
1S Individual property listed in NR by the Keeper. Listed in the CR.

1CD Listed in the CR as a contributor to a district or multiple resource property by the SHRC
1CS Listed in the CR as individual property by the SHRC.
1CL Automatically listed in the California Register – Includes State Historical Landmarks 770 and above and Points of Historical Interest nominated after December 1997 and recommended for listing by the SHRC.

2 Properties determined eligible for listing in the National Register (NR) or the California Register (CR)

2B Determined eligible for NR as an individual property and as a contributor to an eligible district in a federal regulatory process. Listed in the CR.
2D Contributor to a district determined eligible for NR by the Keeper. Listed in the CR.
2D2 Contributor to a district determined eligible for NR by consensus through Section 106 process. Listed in the CR.
2D3 Contributor to a district determined eligible for NR by Part I Tax Certification. Listed in the CR.
2D4 Contributor to a district determined eligible for NR pursuant to Section 106 without review by SHPO. Listed in the CR.
2S Individual property determined eligible for NR by the Keeper. Listed in the CR.
2S2 Individual property determined eligible for NR by a consensus through Section 106 process. Listed in the CR.
2S3 Individual property determined eligible for NR by Part I Tax Certification. Listed in the CR.
2S4 Individual property determined eligible for NR pursuant to Section 106 without review by SHPO. Listed in the CR.

2CB Determined eligible for CR as an individual property and as a contributor to an eligible district by the SHRC.
2CD Contributor to a district determined eligible for listing in the CR by the SHRC.
2CS Individual property determined eligible for listing in the CR by the SHRC.

3 Appears eligible for National Register (NR) or California Register (CR) through Survey Evaluation

3B Appears eligible for NR both individually and as a contributor to a NR eligible district through survey evaluation.
3D Appears eligible for NR as a contributor to a NR eligible district through survey evaluation.
3S Appears eligible for NR as an individual property through survey evaluation.

3CB Appears eligible for CR both individually and as a contributor to a CR eligible district through a survey evaluation.
3CD Appears eligible for CR as a contributor to a CR eligible district through a survey evaluation.
3CS Appears eligible for CR as an individual property through survey evaluation.

4 Appears eligible for National Register (NR) or California Register (CR) through other evaluation

4CM Master List - State Owned Properties – PRC §5024.

5 Properties Recognized as Historically Significant by Local Government

5D1 Contributor to a district that is listed or designated locally.
5D2 Contributor to a district that is eligible for local listing or designation.
5D3 Appears to be a contributor to a district that appears eligible for local listing or designation through survey evaluation.

5S1 Individual property that is listed or designated locally.
5S2 Individual property that is eligible for local listing or designation.
5S3 Appears to be individually eligible for local listing or designation through survey evaluation.

5B Locally significant both individually (listed, eligible, or appears eligible) and as a contributor to a district that is locally listed, designated, determined eligible or appears eligible through survey evaluation.

6 Not Eligible for Listing or Designation as specified

6C Determined ineligible for or removed from California Register by SHRC.
6J Landmarks or Points of Interest found ineligible for designation by SHRC.
6L Determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning.
6T Determined ineligible for NR through Part I Tax Certification process.
6U Determined ineligible for NR pursuant to Section 106 without review by SHPO.
6W Removed from NR by the Keeper.
6X Determined ineligible for the NR by SHRC or Keeper.
6Y Determined ineligible for NR by consensus through Section 106 process – Not evaluated for CR or Local Listing.
6Z Found ineligible for NR, CR or Local designation through survey evaluation.

7 Not Evaluated for National Register (NR) or California Register (CR) or Needs Revaluation

7J Received by OHP for evaluation or action but not yet evaluated.
7K Resubmitted to OHP for action but not reevaluated.
7L State Historical Landmarks 1-769 and Points of Historical Interest designated prior to January 1998 – Needs to be reevaluated using current standards.
7M Submitted to OHP but not evaluated - referred to NPS.
7N Needs to be reevaluated (Formerly NR Status Code 4)
7N1 Needs to be reevaluated (Formerly NR SC4) – may become eligible for NR w/restoration or when meets other specific conditions.
7R Identified in Reconnaissance Level Survey: Not evaluated.
7W Submitted to OHP for action – withdrawn.

a LAn-99 **ARCHEOLOGICAL SURVEY OF SOUTHERN CALIFORNIA** RACER'S SITE #11

b SITE LA-99 LAT. ____ ALT. ____ LOS ANGELES CO.
LONG. ____ QUAD. ____ SECTION ____ T ____ R ____ B&M ____

c TYPE: artifact area[1] house[2] burial[3] cremation[4] shell midden[5] midden[6] workshop[7] fire[8] mourning cer.[9] effigy[10] trail[11] maze[12] bedrock mortars[13] do. metates[14] pictographs[15] petroglyphs[16] village site[17] quarry[18] other[19] ____

d Area of site: ____ Deep deposit[1] shallow[2] surf. only[3] overburden?[4] ____

e Water source: spring[1] stream[2] lake[3] tank[4] lagoon[5] ____ Location: ____

f Location of site: beach[1] terrace[2] bluff[3] shore[4] mesa[5] cave[6] rock shelter[7] dune[8] alluv. fan[9] ____[10]

g Access to site: [redacted] Dist. from road: ____

h Condition: wind eroded[1] water eroded[2] cultivated[3] overgrown[4] construction[5] pitted[6] ____

i Owner: gov't.[1] private[2] ____ Permission?[3] ____

j Artifacts: pottery[1] bone[2] shell[3] asphaltum[4] pigment[5] vegetal[6] European[7] food remains[8] other[9] ____

k Chipped Stone: points[1] knives[2] scrapers[3] drills[4] ornaments[5] other.[6] ____

l Pecked: metates[1] manos[2] mortars[3] pestles[4] bowls[5] other.[6] ____ ground?[7] polished?[8]

m Loc. of coll: LA[1] SB[2] SD[3] SW[4] KH[5] AV[6] SH[7] PS[8] other[9] ____ Photos.[10] ____ Report.[11] ____

n Date: RACER - Apr. 1929 Recorded by: F.H. RACER (4/39), LOMITA, CALIF. (REVISED - 3/51) Excavation? ____

j. 9. "I WAS TOLD BY A JAPANESE THAT FARMED THIS SEVERAL YEARS AGO THAT HE HAD FOUND SOME PECULIAR SHAPED STONES AND DUMPED THEM IN RAVINE WHICH WAS LATER FILLED IN BY CONSTRUCTION OF [redacted]"

l. 2&3. "BROKEN MANOS AND MORTARS. I HAVE ONE COMPLETE MORTAR SIMILAR IN SHAPE TO THE ONES I FOUND IN THE SITE AT [redacted] BUT OF HARDER STONE AND A LITTLE DIFFERENT SHAPE."

rr. 11. RACER, F.H. - Apr. 1939. "INDIAN CAMP SITES IN THE HARBOR DISTRICT." LOMITA, CALIF. (mss.)

LOCATION OF COLLECTION | REPT. PHOTO m | o OTHER STONE WORK | k CHIPPED STONE WORK | j MATERIALS USED BY INHABITANTS | e WATER | GEOLOGIC LOCATION | h CONDITION | OWNER

can not locate

MAPPED

University of California

ARCHAEOLOGICAL SITE SURVEY RECORD [redacted]

1. Site LAn 99 2. Map Torrance 7.5' 3. County L.A.

4. Twp. 4S Range 14W; ____ 1/4 of ____ 1/4 of Sec. ____

5. Location [redacted]

(Site location on map may be wrong)

6. On contour elevation ____

7. Previous designations for site LA-99 (Racer's Site #11)

8. Owner ____ 9. Address ____

10. Previous owners, dates ____

11. Present tenant ____

12. Attitude toward excavation ____

13. Description of site ____

14. Area ____ 15. Depth ____ 16. Height ____

17. Vegetation ____ 18. Nearest water ____

19. Soil of site ____ 20. Surrounding soil type ____

21. Previous excavation ____

22. Cultivation Yes 23. Erosion ____

24. Buildings, roads, etc. ____

25. Possibility of destruction ____

26. House pits ____

27. Other features ____

28. Burials ____

29. Artifacts "I was told by a Japanese who farmed this area several years ago that he had found some peculiar shaped stones and dumped them in ravine which was later filled in by construction of Vermont Ave." "Broken manos and mortars. I have one complete mortar similar ⅛ in shape to the ones I found on the site at Struikman's Ranch, but of harder stone and a little different shape."

30. Remarks ____

31. Published references /Camp/ Racer, F.H. (April, 1939): "Indian Sites in the Harbor District" Lomita, Calif. (Mss)

32. Accession No. ____ 33. Sketch map ____

34. Date April, 1939 35. Recorded by F.H. Racer 36. Photos ____

October 10, 2016
Native American Heritage Commission
915 Capitol Mall, Room 364
Sacramento, CA 95814

Good morning,

I am writing to request a Sacred Lands search for the project located at 1000 West 204th Street, Unincorporated Los Angeles County 90502 (see Attachment A, USGS Torrence Quadrangle).

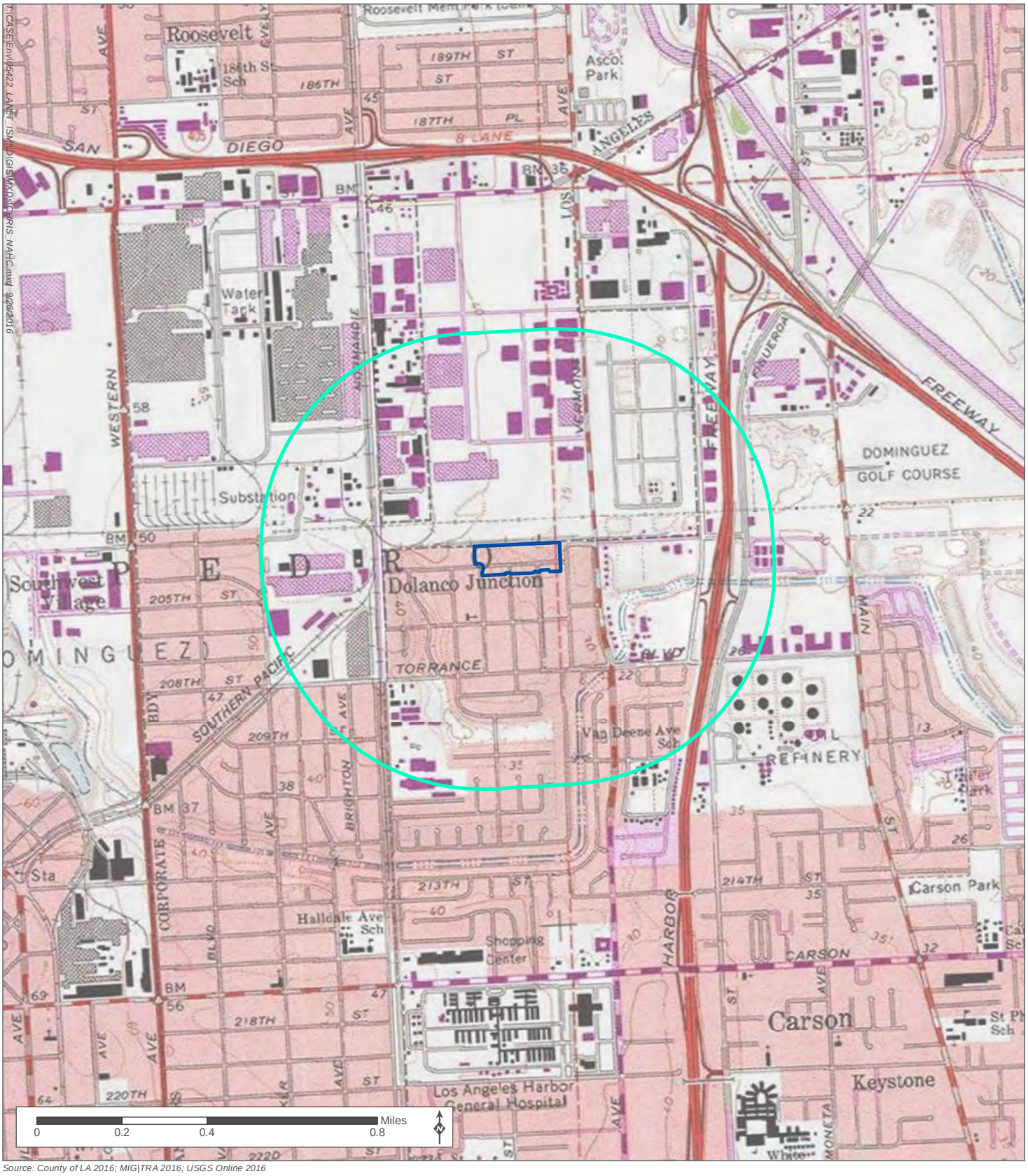
The site is approximately 8.5 acres and consists of 62 undeveloped land parcels and other land areas on the 900 and 1000 blocks of West 204th Street, near the intersections of Del Amo Boulevard and South Vermont Avenue (UTM 11S; 380323 mn.N ; 3745816 mn.E). There are currently no structures standing on any of the land parcels. A CHRIS search has been requested for historical, cultural or archaeological remains within a half mile radius of the project site.

The project plans call for approximately 27,000 cubic yards of clean fill, which would be placed within the surface of the park area and compacted to create a barrier between park attendees and the soil contamination; Minimal export of soil, approximately 75 cubic yards, (contaminated or otherwise) is anticipated. The site has a history of prior residential occupation and the soil disturbance is not anticipated to encounter virgin soil at any depth or strata.

The Lead Agency is the Los Angeles County Department of Parks and Recreation. The project sponsor is the Los Angeles Neighborhood Land Trust (LANLT). The LANLT is a nonprofit organization that works to create urban parks and gardens in the Los Angeles region. The LANLT is proposing to construct a community park at 1000 West 204th Street, which would include a variety of playing fields and courts (e.g., baseball, soccer, futsal), play areas, lawn and turf areas, a trail, a restroom building, a maintenance building, and landscaping and parking. The park would also include amenities such as benches, picnic tables, drinking fountains, BBQs, bike racks, and litter receptacles. Upon completion of the park, the LANLT would lease the property to the Los Angeles County Department of Park and Recreation for operation and maintenance.

The proposed park site has a history of soil contamination and remediation associated with the nearby Montrose Chemical Corporation Superfund Site and adjacent Del Amo Superfund Site. Due to the DDT contamination at the project site that came from the Montrose Chemical Corporation Superfund Site, permanent buy-out and relocation of residents was negotiated and completed in February 1998 and 65 residences in the area were subsequently demolished. Following USEPA's completion of DDR removal activities in 1998, the County proposed development of a neighborhood park. The project was approved by the County of Los Angeles' Planning Commission in 2000; however, the park was never constructed.

Robert Templar,
Project Archaeologist
MIG. Inc.
2635 North First Street, Ste. 149
San Jose, CA 95134
650-327-0429 ext. 554
rtemplar@migcom.com



Source: County of LA 2016; MIG|TRA 2016; USGS Online 2016

Site boundary

one-half mile buffer

Torrence 7.5 Minute USGS Quadrangle
Township 4S : Range 14W/13W
UTM: 11S; 380323 mn.N ; 3745816 mn.E
Scale 1:24,000

Attachment A:
USGS Topographic Location and half mile buffer

NATIVE AMERICAN HERITAGE COMMISSION
1550 Harbor Blvd., Suite 100
West Sacramento, CA 95691
(916) 373-3710
(916) 373-5471 FAX

October 11, 2016

Robert Templar
MIG. Inc.

Sent by E-mail: rtemplar@migcom.com

RE: Proposed 1000 West 204th Street Property Project, near the Community of Carson; Torrence USGS Quadrangle, Los Angeles County, California

Dear Mr. Templar:

Attached is a contact list of tribes with traditional lands or cultural places located within the boundaries of the above referenced counties. A search of the SFL was completed for the USGS quadrangle information provided with negative results.

Our records indicate that the lead agency for this project has not requested a Native American Consultation List for the purposes of formal consultation. Lists for cultural resource assessments are different than consultation lists. Please note that the intent of the referenced codes below is to avoid or mitigate impacts to tribal cultural resources, as defined, for California Environmental Quality Act (CEQA) projects under AB-52.

As of July 1, 2015, Public Resources Code Sections 21080.3.1 and 21080.3.2 **require public agencies** to consult with California Native American tribes identified by the Native American Heritage Commission (NAHC) for the purpose mitigating impacts to tribal cultural resources:

> **Within 14 days** of determining that an application for a project is complete or a decision by a public agency to undertake a project, the lead agency shall provide formal notification to the designated contact of, or a tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, which shall be accomplished by means of at least one written notification that includes a brief description of the proposed project and its location, the lead agency contact information, and a notification that the California Native American tribe has 30 days to request consultation pursuant to this section. (Public Resources Code Section 21080.3.1(d))

The law does not preclude agencies from initiating consultation with the tribes that are culturally and traditionally affiliated with their jurisdictions. The NAHC believes that in fact that this is the best practice to ensure that tribes are consulted commensurate with the intent of the law.

In accordance with Public Resources Code Section 21080.3.1(d), formal notification must include a brief description of the proposed project and its location, the lead agency contact information, and a notification that the California Native American tribe has 30 days to request consultation. The NAHC believes that agencies should also include with their notification letters information regarding any cultural resources assessment that has been completed on the APE, such as:

1. The results of any record search that may have been conducted at an Information Center of the California Historical Resources Information System (CHRIS), including, but not limited to:

   - A listing of any and all known cultural resources have already been recorded on or adjacent to the APE;
   - Copies of any and all cultural resource records and study reports that may have been provided by the Information Center as part of the records search response;
   - If the probability is low, moderate, or high that cultural resources are located in the APE.

   - Whether the records search indicates a low, moderate or high probability that unrecorded cultural resources are located in the potential APE; and

- If a survey is recommended by the Information Center to determine whether previously unrecorded cultural resources are present.

2. The results of any archaeological inventory survey that was conducted, including:

   - Any report that may contain site forms, site significance, and suggested mitigation measurers.
   - All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for pubic disclosure in accordance with Government Code Section 6254.10.

3. The results of any Sacred Lands File (SFL) check conducted through Native American Heritage Commission.

4. Any ethnographic studies conducted for any area including all or part of the potential APE; and

5. Any geotechnical reports regarding all or part of the potential APE.

Lead agencies should be aware that records maintained by the NAHC and CHRIS is not exhaustive, and a negative response to these searches does not preclude the existence of a cultural place. A tribe may be the only source of information regarding the existence of a tribal cultural resource.

This information will aid tribes in determining whether to request formal consultation. In the case that they do, having the information beforehand well help to facilitate the consultation process.

The results of these searches and surveys should be included in the "Tribal Cultural Resources" subsection of the Cultural Resources section of the environmental document submitted for review.

If you receive notification of change of addresses and phone numbers from tribes, please notify me. With your assistance we are able to assure that our consultation list contains current information.

If you have any questions, please contact me at my email address: gayle.totton@nahc.ca.gov.

Sincerely,

Gayle Totton, M.A., PhD.
Associate Governmental Program Analyst

Native American Heritage Commission
Native American Contact List
Los Angeles County
10/11/2016

Gabrieleno Band of Mission Indians - Kizh Nation
Andrew Salas, Chairperson
P.O. Box 393
Covina, CA, 91723
Phone: (626)926-4131
gabrielenoindians@yahoo.com

Duplicate

Gabrieleno Band of Mission Indians - Kizh Nation
Andrew Salas, Chairperson
P.O. Box 393 Gabrielino
Covina, CA, 91723
Phone: (626)926-4131
gabrielenoindians@yahoo.com

Gabrieleno/Tongva San Gabriel Band of Mission Indians
Anthony Morales, Chairperson
P.O. Box 693 Gabrielino
San Gabriel, CA, 91778
Phone: (626) 483 - 3564
Fax: (626)286-1262
GTTribalcouncil@aol.com

Gabrielino /Tongva Nation
Sandonne Goad, Chairperson
106 1/2 Judge John Aiso St., #231 Gabrielino
Los Angeles, CA, 90012
Phone: (951)807-0479
sgoad@gabrielino-tongva.com

Gabrielino Tongva Indians of California Tribal Council
Robert F. Dorame, Chairperson
P.O. Box 490 Gabrielino
Bellflower, CA, 90707
Phone: (562)761-6417
Fax: (562)761-6417
gtongva@verizon.net

Gabrielino-Tongva Tribe
Linda Candelaria, Co-Chairperson
1999 Avenue of the Stars, Suite 1100 Gabrielino
Los Angeles, CA, 90067
Phone: (626) 676 - 1184

This list is current only as of the date of this document. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resource Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources assessment for the proposed 1000 West 204th Street Property Project, Los Angeles County.

Example Letter to all Native American Tribal Representatives, as advised by the NAHC.

October 17, 2016

Gabrielino-Tongva Tribe
Linda Candelaria, Co-Chairperson
[redacted]

Subject: The proposed Del Amo Neighborhood Park Project, located at 1000 West 204th Street in Unincorporated Los Angeles County, California.

Dear Ms. Candelaria,

I am writing to you as requested by the Native American Heritage Commision (NAHC) for any Cultural Tribal information you or your tribe may have on the project site or area of potential effects (APE) that is not contained within the NAHC's Sacred Lands records. Please see below for a detailed description of the project, and Attachement A for a detailed map of the project site and APE.

The site is approximately 8.5 acres and consists of 62 undeveloped land parcels and other land areas on the 900 and 1000 blocks of West 204th Street, near the intersections of Del Amo Boulevard and South Vermont Avenue (UTM 11S; 380323 mn.N ; 3745816 mn.E). There are currently no structures standing on any of the land parcels. No previously known historical resources are located within the site boundary. A Sacred Lands search has been completed and has indicated no Native American known resources within the site, or surroundings. A California Historical Resources Information System (CHRIS) search has been undertaken with the South Central Coastal Information Center (SCCIC) for historical and archaeological records within a half mile radius of the site. No resources that would significantly affect the project site are anticipated. In the event of their discovery, additional mitigation measures will be enacted in order to safeguard potential historic, cultural and archaeological resources.

The project plans call for approximately 27,000 cubic yards of clean fill, which would be placed within the surface of the park area and compacted to create a barrier between park attendees and the soil contamination; Minimal export of soil, approximately 75 cubic yards, (contaminated or otherwise) is anticipated. The site has a history of prior residential occupation and the soil disturbance is not anticipated to encounter virgin soil at any depth or strata.

The Lead Agency is the Los Angeles County Department of Parks and Recreation. The project sponsor is the Los Angeles Neighborhood Land Trust (LANLT). The LANLT is a nonprofit organization that works to create urban parks and gardens in the Los Angeles region. The LANLT is proposing to construct a community park at 1000 West 204th Street, which would include a variety of playing fields and courts (e.g., baseball, soccer, futsal), play areas, lawn and turf areas, a trail, a restroom building, a maintenance building, and landscaping and parking. The park would also include amenities such as benches, picnic tables, drinking fountains, BBQs, bike racks, and litter receptacles. Upon completion of the park, the LANLT would lease the property to the Los Angeles County Department of Park and Recreation for operation and maintenance.

The proposed park site has a history of soil contamination and remediation associated with the nearby Montrose Chemical Corporation Superfund Site and adjacent Del Amo Superfund Site. Due to the DDT contamination at the project site that came from the Montrose Chemical Corporation Superfund Site, permanent buy-out and relocation of residents was negotiated and completed in February 1998 and 65 residences in the area were subsequently demolished. Following USEPA's completion of DDR removal activities in 1998, the County proposed development of a neighborhood park. The project was

approved by the County of Los Angeles' Planning Commission in 2000; however, the park was never constructed.

The project occupies portions of Unsectioned Township 4S, Range 14W/13W on the USGS Torrence 7.5 Minute Quadrangle map.

Once again if you have any information that you consider relevant to this site, please contact me using the details below.

Very Respectfully,

Robert Templar, M.A. Archaeologist
2635 North First Street, Ste. 149
San Jose, CA 95134
650-327-0429 ext. 554
rtemplar@migcom.com

Attachment A: USGS Torrence 7.5 Minute Quadrangle

Robert Templar <rtemplar@migcom.com>

Subject: the proposed Del Amo Neighborhood Park Project at 1000 West 204th Street in Unincorporated Los Angeles County, California

Gabrieleno Band of Mission Indians <gabrielenoindians@yahoo.com> Wed, Nov 16, 2016 at 10:38 PM
Reply-To: Gabrieleno Band of Mission Indians <gabrielenoindians@yahoo.com>
To: "rtemplar@migcom.com" <rtemplar@migcom.com>
Cc: Christopher Purtell <cpurtell@migcom.com>, Julie Yom <jyom@parks.lacounty.gov>, "Matt Teutimez.Kizh Gabrieleno" <matt.teutimez@gmail.com>, Henrypedregon <henrypedregon@aol.com>, Gary Stickel <dregarystickel@att.net>

Dear Robert Templar
please see attachment

the following link is in regards to human remains found near by.
https://scahome.org/publications/proceedings/Proceedings.13BonnerW1.pdf

Sincerely,

Andrew Salas, Chairman
Gabrieleno Band of Mission Indians - Kizh Nation
PO Box 393
Covina, CA 91723
cell: (626)926-4131
email: gabrielenoindians@yahoo.com
website: www.gabrielenoindians.org

2 attachments

IMG_4808.jpg
346K

Subject- the proposed Del Amo Neighborhood Park Project at 1000 West 204th Street in Unincorporated Los Angeles County, California. .docx
356K

GABRIELENO BAND OF MISSION INDIANS - KIZH NATION
Historically known as The San Gabriel Band of Mission Indians
Recognized by the State of California as the aboriginal tribe of the Los Angeles basin

Dear Robert Templar, MA. Archaeologist

Subject: the proposed Del Amo Neighborhood Park Project at 1000 West 204th Street in Unincorporated Los Angeles County, California.

"The project locale lies in an area where the Ancestral & traditional territories of the Kizh(Kitc) Gabrieleño villages such as ***Suangna &Engnovangna,*** *adjoined and overlapped with each other, at least during the Late Prehistoric and Protohistoric Periods.* ***This area location was part of the Rancho Dominguez land Grant****. The homeland of the Kizh (Kitc) Gabrieleño , probably the most influential Native American group in aboriginal southern California (Bean and Smith 1978a:538), was centered in the Los Angeles Basin, and reached as far east as the San Bernardino-Riverside area. The homeland of the Serranos was primarily the San Bernardino Mountains, including the slopes and lowlands on the north and south flanks. Whatever the linguistic affiliation, Native Americans in and around the project area exhibited similar organization and resource procurement strategies. Villages were based on clan or lineage groups. Their home/ base sites are marked by midden deposits, often with bedrock mortars. During their seasonal rounds to exploit plant resources, small groups would migrate within their traditional territory in search of specific plants and animals. Their gathering strategies often left behind signs of special use sites, usually grinding slicks on bedrock boulders, at the locations of the resources. Therefore in order to protect our resources we're requesting one of our experienced & certified Native American monitors to be on site during any & all ground disturbances (this includes but is not limited to pavement removal, pot-holing or auguring, boring, grading, excavation and trenching).*

In all cases, when the NAHC states there are "No" records of sacred sites" in the subject area; they always refer the contractors back to the Native American Tribes whose tribal territory the project area is in. This is due to the fact, that the NAHC is only aware of general information on each California NA Tribe they are "NOT " the "experts" on our Tribe. Our Elder Committee & Tribal Historians are the experts and is the reason why the NAHC will always refer contractors to the local tribes.

In addition, we are also often told that an area has been previously developed or disturbed and thus there are no concerns for cultural resources and thus minimal impacts would be expected. I have two major recent examples of how similar statements on other projects were proven very inadequate. An archaeological study claimed there would be no impacts to an area adjacent to the Plaza Church at Olvera Street, the original Spanish settlement of Los Angeles, now in downtown Los Angeles. In fact, this site was the Gabrieleno village of Yangna long before it became what it is now today. The new development wrongfully began their construction and they, in the process, dug up and desecrated 118 burials. The area that was dismissed as culturally sensitive was in fact the First Cemetery of Los Angeles where it had been well documented at the Huntington Library that 400 of our Tribe's ancestors were buried there along with the founding families of Los Angeles (Pico's, Sepulveda's, and Alvarado's to name a few). In addition, there was another inappropriate study for the development of a new sports complex at Fedde Middle School in the City of Hawaiian Gardens could commence. Again, a village and burial site were desecrated despite their mitigation measures. Thankfully, we were able to work alongside the school district to quickly and respectfully mitigate a mutually beneficial resolution.

Given all the above, the proper thing to do for your project would be for our Tribe to monitor ground disturbing construction work. Native American monitors and/or consultant can see that cultural resources are treated appropriately from the Native American point of view. Because we are the lineal descendants of the vast area of Los Angeles and Orange Counties, we hold sacred the ability to protect what little of our culture remains. We thank you for taking seriously your role and responsibility in assisting us in preserving our culture. ***Please Note: I am meeting at 204th street and Budlong Avenue Torrance CA, on November 17, 2016 with Julie Yom from L.A. County Parks. I will be consulting with the Park Area and the sensitivity of the area location.***

With respect,

Please contact our office regarding this project to coordinate a Native American Monitor to be present. Thank You

Andrew Salas, Chairman
Cell (626) 926-4131

Addendum: clarification regarding some confusions regarding consultation under AB52:

AB52 clearly states that consultation must occur with tribes that claim traditional and cultural affiliation with a project site. Unfortunately, this statement has been left open to interpretation so much that neighboring tribes are claiming affiliation with projects well outside their traditional tribal territory. The territories of our surrounding Native American tribes such as the Luiseno, Chumash, and Cahuilla tribal entities. Each of our tribal territories has been well defined by historians, ethnographers, archaeologists, and ethnographers – a list of resources we can provide upon request. Often, each Tribe as well educates the public on their very own website as to the definition of their tribal boundaries. You may have received a consultation request from another Tribe. However we are responding because your project site lies within our Ancestral tribal territory, which, again, has been well documented. What does Ancestrally or Ancestral mean? The people who were in your family in past times, Of, belonging to, inherited from, or denoting an ancestor or ancestors http://www.thefreedictionary.com/ancestral. . If you have questions regarding the validity of the "traditional and cultural affiliation" of another Tribe, we urge you to contact the Native American Heritage Commission directly. Section 5 section 21080.3.1 (c) states "…the Native American Heritage Commission shall assist the lead agency in identifying the California Native American tribes that are traditionally and culturally affiliated with the project area." In addition, ***please see the map below.***

CC: NAHC

APPENDIX 1: Map 1-2; Bean and Smith 1978 map.

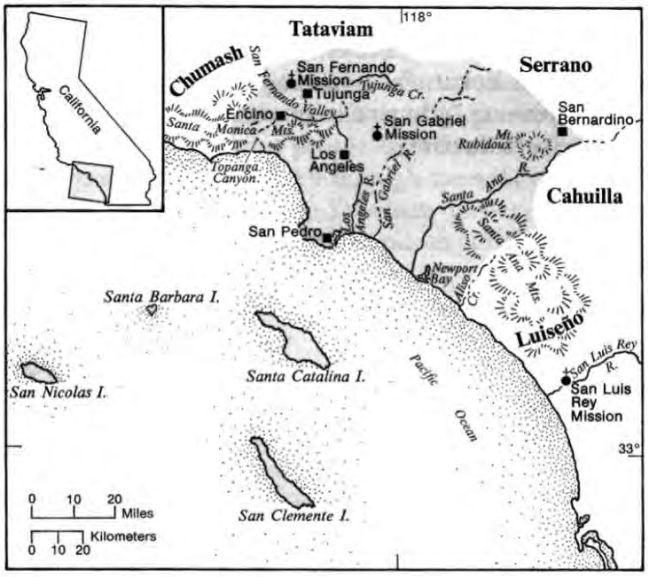


Fig. 1. Tribal territory.

The United States National Museum's Map of Gabrielino Territory:

Bean, Lowell John and Charles R. Smith
1978 Gabrielino IN *Handbook of North American Indians, California,* Vol. 8, edited by R.F. Heizer, Smithsonian Institution Press, Washington, D.C., pp. 538-549

Bean and Smith 1978 map of Kizh Territory

Gabrielino

LOWELL JOHN BEAN AND CHARLES R. SMITH

The Gabrielino (gäbrēəl[1]ēnō) are, in many ways, one of the most interesting—yet least known—of native California peoples. At the time of Spanish contact in 1769 they occupied the "most richly endowed coastal section in southern California" (Blackburn 1962–1963:6), which is most of present-day Los Angeles and Orange counties, plus several offshore islands (San Clemente, Santa Catalina, San Nicolas). With the possible exception of the Chumash, the Gabrielino were the wealthiest, most populous, and most powerful ethnic nationality in aboriginal southern California, their influence spreading as far north as the San Joaquin valley Yokuts, as far east as the Colorado River, and south into Baja California. Unfortunately, most if not all Gabrielinos were dead long before systematic ethnographic studies were instituted; and, as a result, knowledge of them and their lifeways is meager.

Language, Territory, and Environment

Gabrielino was one of the Cupan languages in the Takic family, which is part of the Uto-Aztecan linguistic stock (Bright 1975).* Internal linguistic differences existed, Harrington (1962:viii) suggesting four dialects and Kroeber (1925), six. Harrington's four-part division includes: Gabrielino proper, spoken mainly in the Los Angeles basin area; Fernandeño, spoken by people north of the Los Angeles basin, mainly in the San Fernando valley region; Santa Catalina Island dialect; and San Nicolas Island dialect—although according to Bright (1975) insufficient data exist to be sure of the Cupan affiliation of the San Nicolas speech. There were probably dialectical differences also between many mainland villages, a result not only of geographical separation but also of social, cultural, and linguistic mixing with neighboring non-Gabrielino speakers.

The names Gabrielino and Fernandeño (fernän[1]dā-ˌnyō) refer to the two major Spanish missions established in Gabrielino territory—San Gabriel and San Fernando. It was to these two missions that the majority of the Indians living on the coastal plains and valleys of southern California were removed.

Although the major outlines of Gabrielino territorial occupation are known, the fixing of definitive boundaries is difficult. Generally, Gabrielino territory included the watersheds of the Los Angeles, San Gabriel, and Santa Ana rivers, several smaller intermittent streams in the Santa Monica and Santa Ana mountains, all of the Los Angeles basin, the coast from Aliso Creek in the south to Topanga Creek in the north, and the islands of San Clemente, San Nicolas, and Santa Catalina (fig. 1). The area thus bounded encompassed several biotic zones (such as Coast-Marsh, Coastal Strand, Prairie, Chaparral, Oak Woodland, Pine) and, following Hudson's (1971) studies, can be divided into four macro-environmental zones (excluding the islands): Interior Mountains/Adjacent Foothills, Prairie, Exposed Coast, and Sheltered Coast. Each area is characterized by a particular floral-faunal-geographical relationship that allows delineation of subsistence-settlement patterns "according to the macro-environmental setting." The interior mountains and foothills, according to Hudson, comprise an area of numerous resources including "many small animals, deer, acorns, sage, piñon nuts, and a variety of other plants and animal foods." Settlement-pattern studies

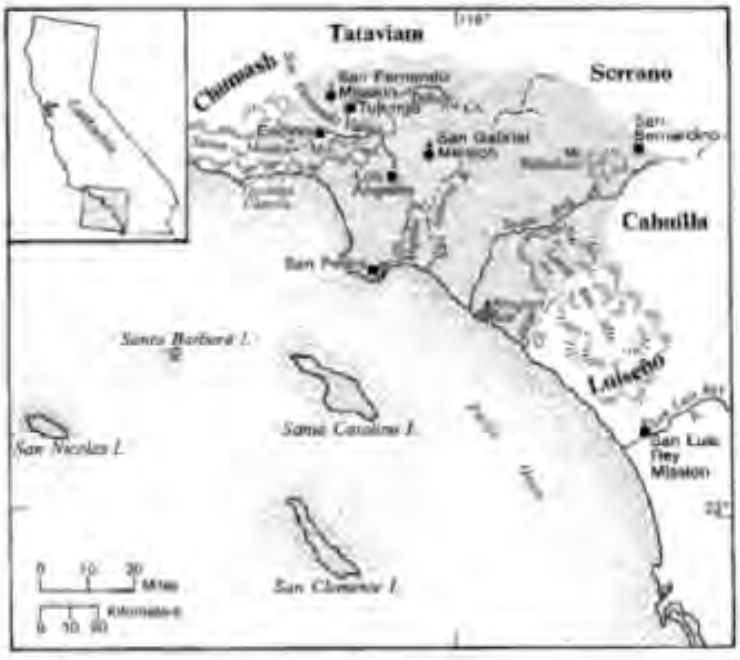


Fig. 1. Tribal territory

* Italicized Gabrielino words have been written in a phonemic alphabet by Kenneth C. Hill, on the basis of John Peabody Harrington's unpublished field notes. The consonants are: (stops and affricate) *p, t, c, k, kʷ, ʔ*; (fricatives) *s, ɣ, x, hʷ*; (nasals) *m, n, ŋ*; (approximants) *y, ð, r, w*. Stressed vowels are *i, e* [ɛ], *a, o* [ɔ], *u*, which may occur long or short; in unstressed syllables the vowels are only *i* [ə], *a*, and *u* [o].

Source: Bean, Lowell John and Charles R. Smith
1978 Gabrielino. *In* Handbook of the North American Indians, Vol. 8 California, edited by R. F. Heizer, Smithsonian Institution, Washington D.C. pp. 538-549.

HUMAN BURIALS

Wayne H. Bonner
W. H. Bonner Associates
15619 Ogram Avenue
Gardena, CA 90249-4445

ABSTRACT

During the course of mechanical trenching at the ARCO Refinery in Carson, California, human remains were exposed. It is estimated that some 50 individuals are represented. Within the group are a full age range from infancy to adult. Both genders are represented. Although many of the skeletons were severely impacted by the trenching and earlier excavation, at least 27 were sufficiently intact to permit careful hand excavation. It would appear that there were two distinct burial episodes: the lower grouping, in which the individuals were carefully laid out, sometimes still holding burial items; and an upper grouping in which individuals appear to have been interred hastily in random positions and directions. Recovered artifacts suggest a Protohistoric time frame with prehistoric items predominating, but with some glass beads and other historic items present.

INTRODUCTION

This paper provides a preliminary descriptive and interpretative summary of human remains recovered from LAn-2682 (the ARCO Site) located in Carson, Los Angeles County, California (Figure 1). The principal objectives of this study are to determine demographic elements about the prehistoric population of southwestern Los Angeles County based on osteological evidence.

Taphonomic factors significantly affect the preservation of bone specimens that are ultimately available for examination by the researcher. Burial practices can disturb previous interments, as does rodent burrowing. Soil pH can greatly alter or destroy many smaller bone or bone with less density. Flooding and erosional episodes, as discussed in the last paper, can severely disturb burials. Finally, recovery methods reduce the true sample of bone which can be accounted for in the live population.

THE SITE

LAn-2682, also known as the ARCO Site, was first discovered in September, 1998, during subsurface excavation for replacement of existing underground utility lines. Prior to the archaeological investigation, an estimated 300 cubic meters of soil were mechanically excavated. This was placed in metal containers which were moved to Area 503 within the confines of the refinery property.

Once human bones were observed by construction workers, trenching was halted until a full assessment could be made by the Los Angeles County Coroner and a representative of the Native American community. Archaeologists were called in the following day. Six weeks of near non-stop hand excavation was required to remove the remaining human burials and midden soils that were scheduled to be impacted by further construction activity. Hand excavated midden amounted to less than thirty cubic meters of soil. Native American monitors participated in both the hand excavation of the remaining *in situ* interments and with screening of the 503 soils.

In early November, additional trenching was initiated. This was performed under the supervision of Native American and archaeological monitors. Human bone was exposed with the first scrape of the backhoe bucket, halting

construction for a second time. Hand excavation over the next two days removed three additional burials. Once these were removed, the construction project was resumed. No additional human remains were recovered.

While hand excavation was being performed at the site, the mechanically excavated soil was dry screened through 1/8 mesh in order to recover all cultural and faunal remains. This procedure took approximately six months to complete. Sorting of material recovered from 503 continues as does complete analysis of the faunal and human remains.

History of the Property

In 1784, Juan José Dominguez was granted some 75,000 acres of land north of San Pedro Bay for his services to the King as a loyal soldier (Figure 2). This grant included what today are the communities of Compton, Gardena, Dominguez Hill, Carson, Redondo Beach, Torrance, Palos Verdes Peninsula, and the San Pedro-Wilmington harbor (Grenier, et al. 1987:18).

When José Dominguez's grand nephew Manuel and his wife Maria died in 1882 and 1883 respectively, Rancho San Pedro was deeded to their six surviving daughters. The second oldest, Dolores Simona, was granted that portion of Rancho San Pedro on which LAn-2682 is located. It was her son, Patrick Watson, who sold a portion of his property to the Pan American Refinery Company in 1923. The refinery was later sold to Richfield Oil, now ARCO (Figure 3).

Patrick Watson constructed a home for his family north of what today is Sepulveda Blvd and west of Alameda Street. In other words, in the southeast corner of the ARCO refinery. It was located on high ground between Compton Creek to the east and Watson Lake to the west.

When the property was sold to Pan American, the Watson house was maintained as the offices for the refinery. A 1927 photograph of the new refinery shows the location of LAn-2682 as open field (Figure 4). However, by 1930, when the USGS 6 minute Compton Quad map was drawn, the general location of LAn-2682 had been covered by structures, roads, and a rail line (Figure 5).

Tradition says that the area of the ARCO site was used as a mule or donkey stable. A photograph taken in 1924 shows a number of mule teams that were used to grade the Watson land for use as a refinery (Figure 6). However, no mule or donkey bones were identified in the faunal remains recovered during the archaeological project.

As was discussed in the last paper, the Watson property experienced a series of widespread floods during the years 1914, 1916, and 1938. These episodes likely were preceded by earlier floods. Apparently the archaeological site had been buried by this time.

Records Check

A records check was performed at the South Central Coastal Information Center (UCLA) in October, 1998. Examination of the available information showed that the ARCO Site had not been recorded, though the ARCO Refinery property had been surveyed (Padon 1992). The general area of LAn-2682 is completely covered with pavement as well as several feet of fill soil and fluvial deposit so it is no surprise that there was no evidence of the site during the 1992 survey.

A village site (LAn-98) was recorded about one mile distance early in this century. Commonly referred to as *Suangna*, salvage excavations were conducted by classes from Cal State Dominguez Hills in the 1970s. A final report was never submitted, though the site became listed on the California Points of Historical Interest. Prior to this, F. H. Racer recorded a site in 1939 on "Struikman's Dairy Ranch" about one mile west of the ARCO Site. He described it as a village site covering several acres of level ground. In some places Racer estimated the midden to be four to five feet deep.

Among the items that Racer recorded were, "Two burials the bones so decayed that it was impossible to remove them." Racer thought one of these to be a medicine man because of the association of three tubular stone pipes, four abrading stones, several "donuts" steatite ear stones, and one large perfect crystal besides

several broken ones. Mortars were also found in association with the burials. Racer may have known about this site as early as 1912 (Padon 1992).

Other light scatters of prehistoric cultural material (LAn-389, LAn-795a and b), have been recorded nearby, but none as impressive as LAn-2682. Minimal subsurface archaeological investigation has been carried out in the San Pedro/South Bay area.

METHODS

Each intact burial was assigned a number before being removed from the site. Evidence of burning, disease, or trauma were noted. Determination of sex was made when possible using the sciatic notch and mandibular arch. Age was determined by tooth eruption and fusion stage of long bone epiphyses. Measurements were taken from fused long bones when possible.

THE BURIALS

Despite historic and natural disturbances, it was possible to distinguish two distinct burial levels: (1) an upper component located between 30 to 110 cm in depth below the present ground surface; and (2) a lower component located at a depth ranging from 139 to 195 centimeters.

It would appear that the upper component was more heavily impacted by the trenching operation than the lower component. The maximum depth of the trench did not go below 138 cm, thereby barely disturbing one or two of the burials in the lower component. In contrast, at least fifteen of the burials in the upper component were impacted to some degree by historic ground disturbance.

Upper Component

The remains of at least twenty individuals were recovered from the upper component through hand excavation. In general, these are poorly articulated, sometimes amounting to bone concentrations from which it is not possible to determine minimum number of individuals.

Included in the upper component are at least ten adult males, four adult females, one infant, one sub-adult, and four adults of undetermined sex. Among the more interesting interments are Burials 3 and 16.

Burial 3: Adult Male

Over the right portion of the face surrounding the eye socket was placed what appears to be a poultice composed of non-organic material similar to ground chloride schist. Lab analysis has not been completed to determine the exact components of this patch. The skull in general shows longitudinal crushing, but this may be the result of post-burial factors rather than evidence of injury. The general condition of the skeleton is poor. The individual most likely expired as a result of the injury.

Burial 16: Adult male

The burial consists of a skull articulated to a complete spinal column and pelvis. Portions of femur are nearby, but not attached. What is most unusual about this burial is the orientation of the spinal column. For some as yet undetermined reason, it has been bent backward with the base of the skull nearly touching the pelvis. The trench did not cut into this burial and the curve of the spinal column is not natural as a post mortem state. The body must have been deliberately placed in this position. The limbs were not removed by trenching. Rodent activity could not have re-oriented the vertebrae into this position. The evidence suggests a pre-mortem cause for this.

Lower Component

At least five adult males one child, and one adult of undetermined sex were recovered in the lower component.

Burial 8: Adult Male

The interment lies in an extended supine position with pelvis rotated west. The face, smeared by trenching is oriented north. A deer tibia wand is in the left hand, and there is ochre on the pelvis and sacrum. No trauma; no cremation.

Burial 9: Adult Male

Semi-flexed burial on left side head facing south. Ochre stain over skull. Ochre placed in front of skull. No signs of trauma; no cremation.

Unprovenienced Human Remains

In addition to the interments found *in situ*, over thirty-two thousand human bone fragments were recovered from the mechanically excavated soils. Virtually every part of the human skeleton is represented in the collection. None of the larger bones, such as long bones, scapulae, pelvi, crania, or ribs were recovered intact. Hundreds of loose, adult teeth were found in the screens. Many of the recovered elements are undoubtedly associated with the hand excavated burials since at least 16 of these were impacted to some degree by the trenching procedure. An exact count is not possible due to the fragmentation and mixing of the specimens. It would be safe to state, however, that at least an additional twenty-seven individuals are represented, and that they were associated with the upper component.

Disease and Trauma

Little disease is noted among the specimens. One exception is a right tibia shaft fragment that shows an open channel similar to one created by tuberculosis. There is no evidence of venereal disease in any of the recovered specimens.

In general, the teeth are free of caries or other forms of dental or gum disease. Teeth are all extensively worn. None of the mandibles show evidence of third molar mal occlusion. One adult (?) maxilla exhibits an incisor that has erupted through the bone just below the nasal cavity.

As described earlier, Burial 16 exhibits a contorted spinal column. This is related to unnatural causes rather than osteological spinal degradation. None of the individuals appear to have advanced to an age where osteoporosis had become pronounced.

Burial 15 may show evidence of trauma. Hands are missing, not by trenching. Sternum missing, while the front of mandible is fractured. Incisors appear to have been pulled out. Upper part of right humerus also are missing.

No finite signs of trauma on any of the bones definitely caused by European weapons (i.e. bullets, sword wounds, etc.).

INTERPRETATION

Burial Practices

A number of burial practices are evident in the interments at the ARCO Site. This includes primary inhumation, cremation, and possible reburial. Bodies were extended, flexed, semi-flexed, sitting, and prone. Some appear to have been thrown down in haste. Like the positions, orientation also appears random, but generally, faces west.

Interments in the lower component appear to be less random and well laid out. In contrast, those in the upper component appear to be in haste, with possible signs of trauma which may have contributed to the demise of the individuals.

Significant and crucial information was lost because of several episodes of historic disturbance, but nevertheless, the information that has been gathered from the ARCO Site and results of tests yet to be conducted will provide invaluable data to reconstruct the culture and burial practices of Gabrielino inhabitants living in the Los Angeles Basin during the Protohistoric Period.

CARBON DATING

Charcoal and shell samples were sent to Beta Analytic in Florida for carbon dating. The results support the theory that there are two distinct burial episodes, the lower component dating between AD 1420 and AD 1620, and an upper component dating between AD 1680 and AD 1810 with a sixty year hiatus between the two levels.

EPILOGUE

When hand excavations were complete in early November, 1998, all visible human remains had been removed to the satisfaction of both the archaeological team and the Native American monitors. However, future excavation may expose additional human burials. It is possible that both burial levels may extend further in any or all directions from the portion that was exposed. Due to Native American concerns, no additional

exploratory excavation was performed. Future subsurface soil disturbance will be subject to full time monitoring by both a Native American monitor and an archaeological team.

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1987 *California Legacy: The James Alexander Watson-Maria Dolores Dominguez de Watson Family 1820 - 1980.* Watson Land Company, Carson.

Padon, Beth
1992 Archaeological Survey Results: Proposed ARCO Los Angeles Refinery Clean Fuels Project, Carson, California. Prepared for ENSR Consulting and Engineering, Camarillo, California by LSA Associates, Inc., Irvine, California.

Racer, F. H.
1939 Site form for LAn-98. Ms on file South Central Coastal Information Center (UCLA).

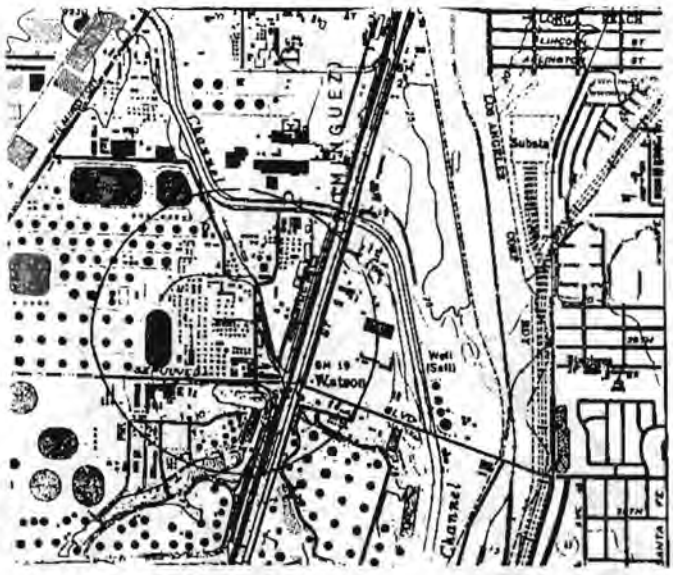


Figure 1. General Location of CA-LAn-2682 (the ARCO SITE). USGS Long Beach, CA (1964 rev. 1981) 7.5 Minute Quad. 1:24,000.

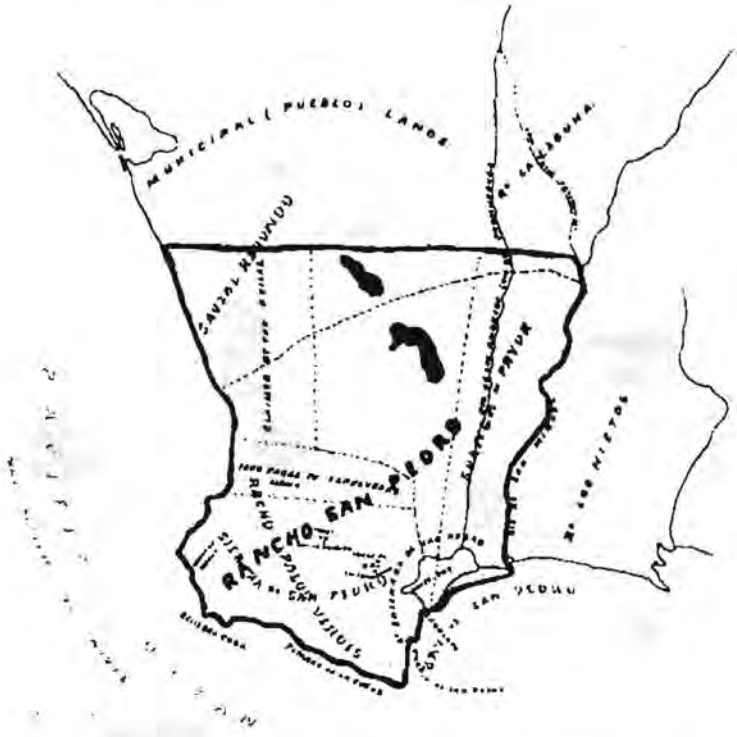


Figure 2. Original 1784 Rancho San Pedro Land Grant (from *Abstract of Title* by Grove and Wilkinson, 1891).

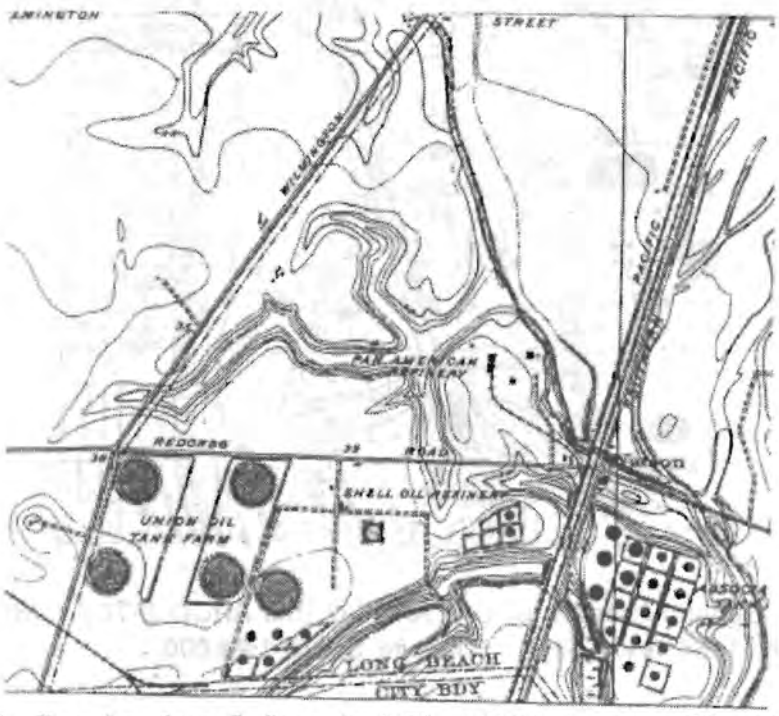


Figure 3. Pan American Refinery in 1923. USGS Compton, CA (1924) 6 Minute Quad. 1:24,000.

Figure 4. Aerial View of Pan American Refinery (1927). Atlantic-Richfield Photo Collection.

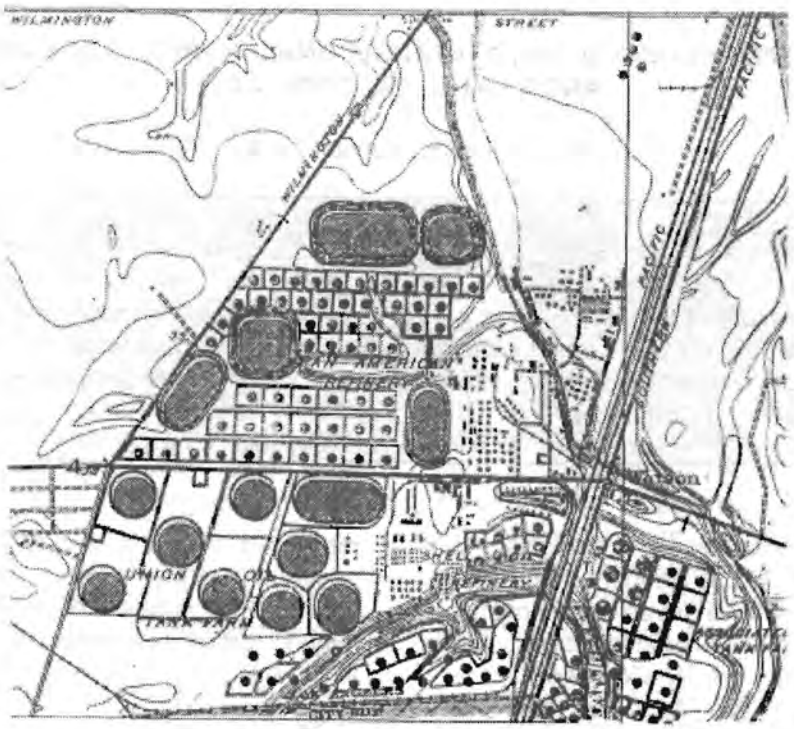
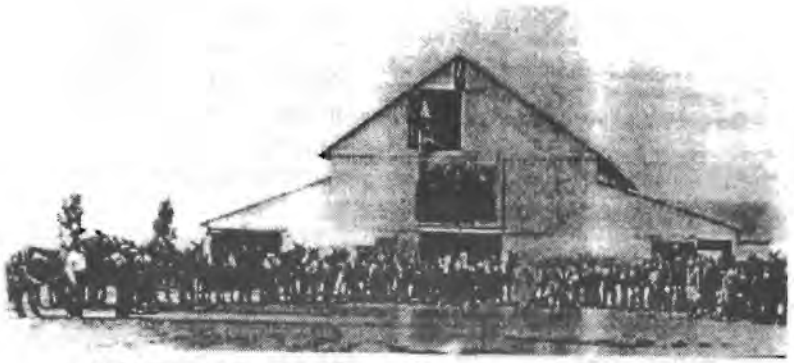


Figure 5. Pan American Refinery in 1930. USGS Compton, CA (1930) 6 Minute Quad. 1:24,000.



Mule teams gather at Patrick Watson's barn to begin leveling land for refinery in 1924.
(Atlantic-Richfield photo)

Figure 6. Mule teams used to level land for Pan American Refinery (1923). Atlantic-Richfield Photo Collection).

COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION
"Parks Make Life Better!"
John Wicker, Director Norma E. Garcia, Chief Deputy Director

October 11, 2016

Sent via email: gabrielenoindians@yahoo.com

Mr. Andrew Salas
Chairman
Gabrieleno Band of Mission Indians- Kizh Nation
P.O. Box 393
Covina, CA 91723

Dear Mr. Salas:

NOTICE OF OPPORTUNITY TO CONSULT FOR THE DEL AMO NEIGHBORHOOD PARK PROJECT IN LOS ANGELES COUNTY

The Los Angeles County Department of Parks and Recreation (the Department) has initiated environmental review under the California Environmental Quality Act (CEQA) for the Del Amo Neighborhood Park Project. The Project is proposed by the Los Angeles Neighborhood Land Trust (LANLT) and involves the construction of a new 8.5-acre park, which would include a variety of playing fields and courts (e.g., baseball, soccer, futsal), play areas, lawn and turf areas, a trail, a restroom building, a maintenance building, and landscaping and parking. The Project would also include amenities such as benches, picnic tables, drinking fountains, BBQs, bike racks, and litter receptacles. Upon completion of the Project, the LANLT would lease the property to the Department for operation and maintenance. The Project is located at 1000 West 204th Street in the unincorporated community of West Carson. Please see attached maps and park concept plan.

In accordance with Assembly Bill 52 (AB52) and Section 21080.3.1 (d) of the California Public Resources Code (PRC), we are responding to your request to be notified of projects in our jurisdiction that will be reviewed under CEQA. Your name was provided to us as the point of contact for the Gabrieleno Band of Mission Indians- Kizh Nation. We are hereby notifying you of an opportunity to consult with us regarding the potential for this project to impact Tribal Cultural Resources, as defined in Section 21074 of the PRC. The purposes of tribal consultation under AB52 are to determine, as part of the CEQA review process, whether or not Tribal Cultural Resources are present within the project area, and if so, whether or not those resources will be significantly impacted by the project. If Tribal Cultural Resources may be significantly impacted, then

consultation will also help to determine the most appropriate way to avoid or mitigate those impacts.

In accordance with Section 21080.3.1 (d) of the PRC, you have 30 days from the receipt of this letter to either request or decline consultation in writing for this project. Please send your written response before November 10, 2016 to 510 South Vermont Avenue, Los Angeles, CA 90020 or by email to jchien@parks.lacounty.gov. In your response, please reference the following project title: Del Amo Neighborhood Park Project AB 52. If we do not receive a response from you within 30 days, we will proceed.

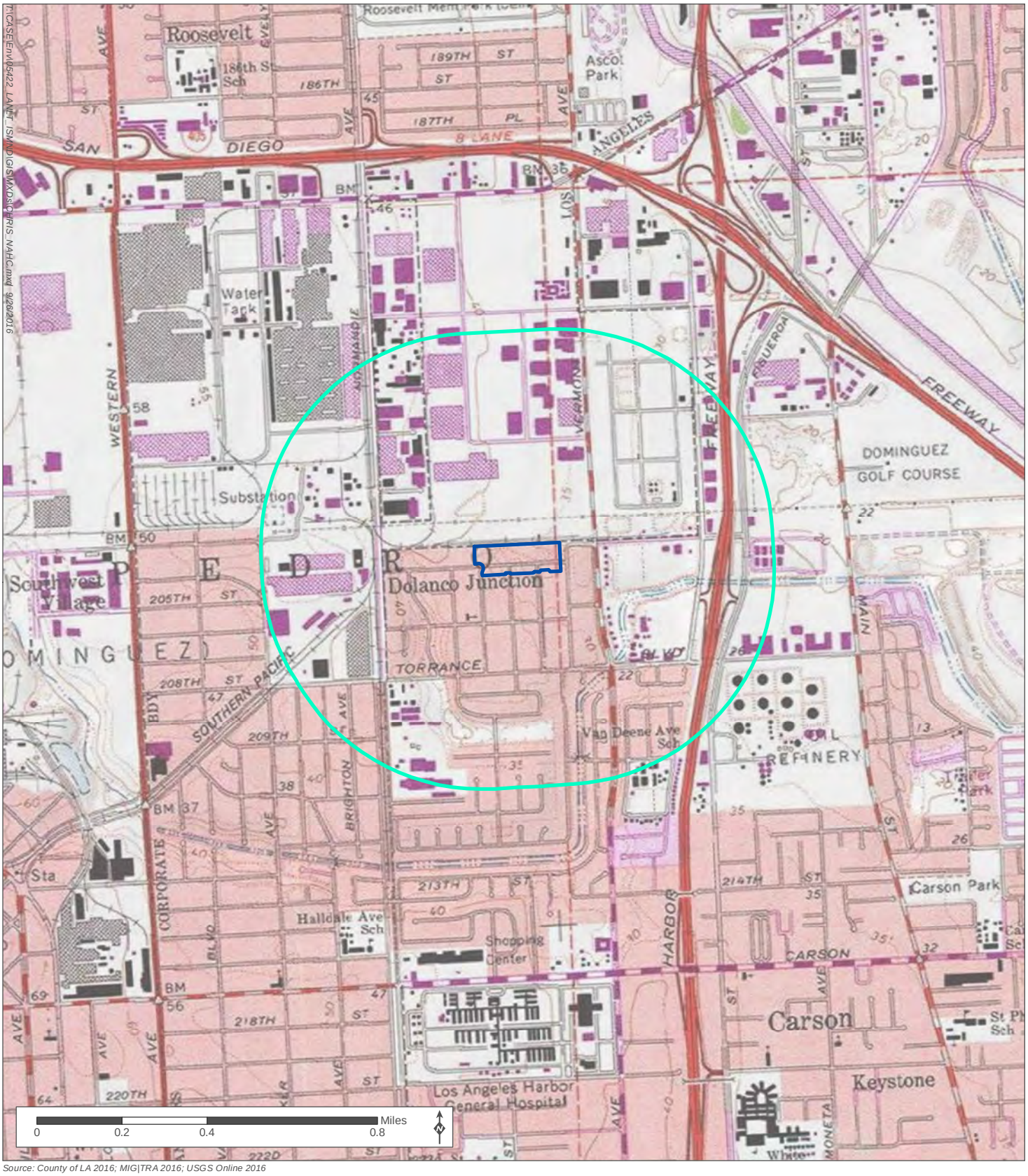
Thank you and we look forward to your response.

Respectfully,

Jui Ing Chien
Park Planner

Attachments

c: Parks and Recreation (K. King, C. Lau, J. Yom)



Source: County of LA 2016; MIG|TRA 2016; USGS Online 2016

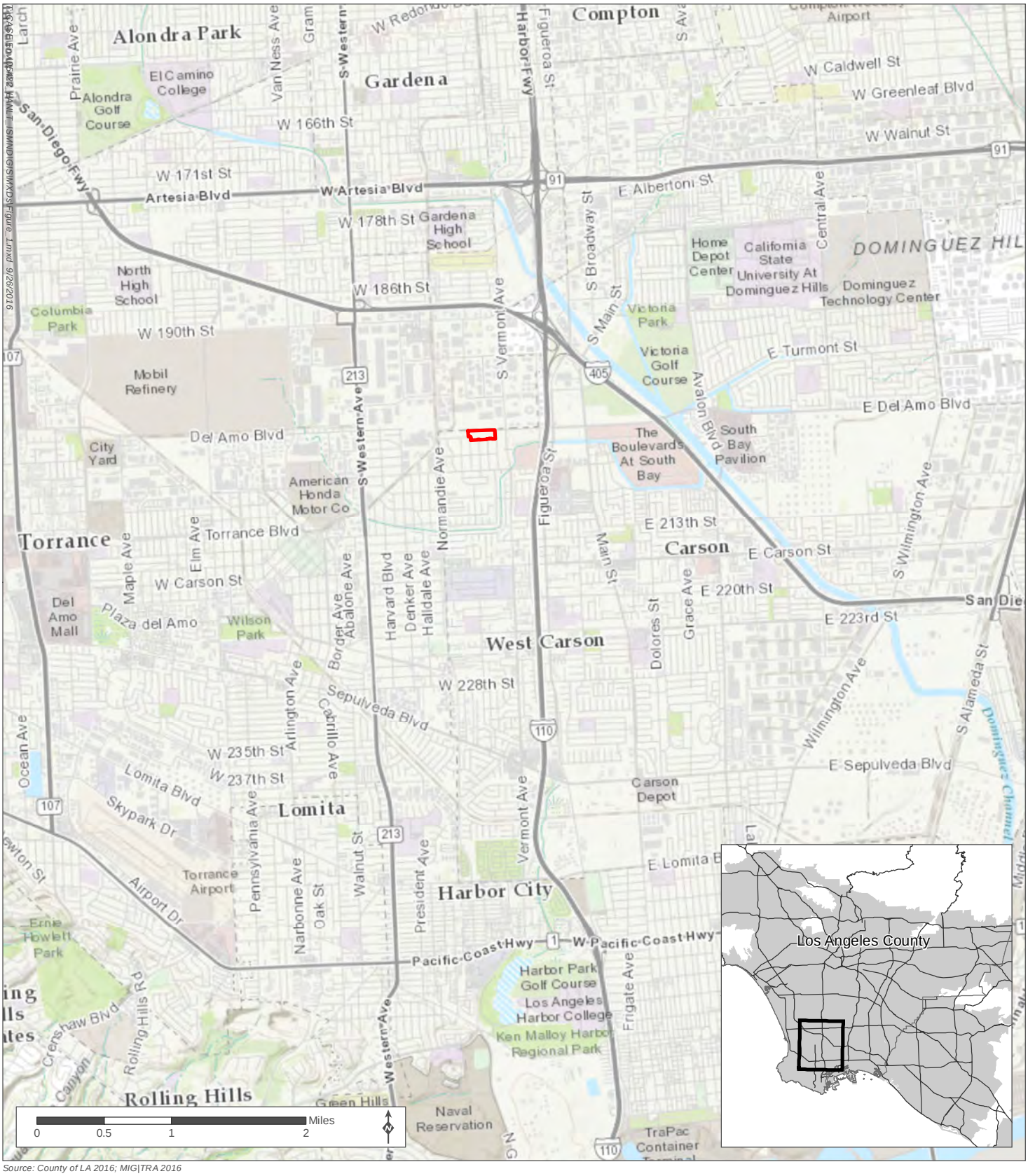
Site boundary

one-half mile buffer

Torrence 7.5 Minute USGS Quadrangle
Unsectioned
Township 4S
Range 14W/13W
UTM: 11S; 380323 mn.N ; 3745816 mn.E
Scale 1:24,000

USGS Topographic Location and half mile buffer

Del Amo Neighborhood Park Project



Source: County of LA 2016; MIG|TRA 2016

Site boundary

Figure 1 Regional Setting

Del Amo Neighborhood Park Project

Source: County of LA 2016; MIG|TRA 2016

Site boundary

Figure 2 Project Location

Del Amo Neighborhood Park Project

Source: Los Angeles Neighborhood Land Trust 2016; MIG|TRA 2016

Figure 3 Proposed Park Design

Del Amo Neighborhood Park Project

November 22, 2016

Sent via email: gabrielenoindians@yahoo.com

Andrew Salas, Chairman
Gabrieleno Band of Mission Indians- Kizh Nation
P.O. Box 393
Covina, CA 91723

Dear Mr. Salas:

CONCLUSION OF AB 52 CONSULTATION FOR THE DEL AMO NEIGHBORHOOD PARK PROJECT IN LOS ANGELES COUNTY

Thank you for the opportunity to consult with you on potential impacts to Tribal Cultural Resources for the Del Amo Neighborhood Park Project, located in the County of Los Angeles. I am writing to you to summarize and conclude the consultation under Assembly Bill (AB) 52 and notify you of our intention to certify a California Environmental Quality Act (CEQA) document for this project, pursuant to Sections 21080.3.1 and 21080.3.2 of the California Public Resources Code.

On October 3, 2016, the Los Angeles County Department of Parks and Recreation (Department) initiated environmental review of the Del Amo Neighborhood Park Project under CEQA. On October 11, 2016, within 14 days of the start of CEQA, the Department notified you by letter of the opportunity to consult on this project. On October 22, 2016, the Department received a written request from you to consult. The Department subsequently initiated consultation with you on November 17, 2016, which included a meeting at the project site. As a part of that consultation, the Department determined that Tribal Cultural Resources (TCR) may be located within the project area and could be significantly impacted by the project. During the site visit meeting, project details and plan were shared with the Kizh Nation noting that most of the project site will be filled with some areas with very minimal grading. The Kizh Nation believes that those areas with proposed grading, which include the southwestern and southeastern sides of project site, may have TCR. Through consultation, the Department and the Kizh Nation came to consensus about the following mitigation measures which will be incorporated into the CEQA document:

> **CUL-1:** If subsurface deposits believed to be cultural or human in origin are discovered during construction, all work must halt within a 100-foot radius of the discovery. A qualified professional archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards for prehistoric and historic archaeologist, shall be retained to evaluate the significance of the find, and shall have the authority to modify the no-work radius as appropriate, using

professional judgment. The following notifications shall apply, depending on the nature of the find:

- If the professional archaeologist determines that the find does not represent a cultural resource, work may resume immediately and no agency notifications are required.
- If the professional archaeologist determines that the find does represent a cultural resource from any time period or cultural affiliation, he or she shall immediately notify the County. The agency shall consult on a finding of eligibility and implement appropriate treatment measures, if the find is determined to be eligible for inclusion in the National Register of Historic Places (NRHP) or California Register of Historical Resources (CRHR). Work may not resume within the no-work radius until the lead agencies, through consultation as appropriate, determine that the site either: 1) is not eligible for the NRHP or CRHR; or 2) that the treatment measures have been completed to their satisfaction.
- If the find represents a Native American or potentially Native American resource that does not include human remains, then he or she shall further notify the Kizh Nation. The agency shall consult with the tribes on a finding of eligibility and implement appropriate treatment measures, if the find is determined to be eligible for inclusion in the NRHP or CRHR. Work cannot resume within the no-work radius until the lead agencies, through consultation as appropriate, determine that the site either: 1) is not eligible for the NRHP or CRHR; or 2) that the treatment measures have been completed to their satisfaction.
- If the find includes human remains, or remains that are potentially human, he or she shall ensure reasonable protection measures are taken to protect the discovery from disturbance (AB 2641). The archaeologist shall notify the County Coroner (per §7050.5 of the Health and Safety Code). The provisions of §7050.5 of the California Health and Safety Code, Section 5097.98 of the California Public Resources Code, and Assembly Bill 2641 will be implemented. If the Coroner determines the remains are Native American and not the result of a crime scene, then the Coroner will notify the Native American Heritage Commission (NAHC), which then will designate a Native American Most Likely Descendant (MLD) for the project (§5097.98 of the Public Resources Code), which may or may not be Kizh Nation. The designated MLD will have 48 hours from the time access to the property is granted to make recommendations concerning treatment of the remains. If the landowner does not agree with the recommendations of the MLD, then the NAHC can mediate (§5097.94 of the Public Resources Code). If no agreement is reached, the landowner must rebury the remains where they will not be further disturbed (Section 5097.98 of the Public Resources Code). This will also include either recording the site with the NAHC or the appropriate Information Center; using an open space or conservation zoning designation or easement; or recording a reinternment document with the County in which

the property is located (AB 2641). Work may not resume within the no-work radius until the lead agency, through consultation as appropriate, determine that the treatment measures have been completed to their satisfaction.

CUL-2: Southwest side of the project site (where a driveway is proposed), southeast side of the project site (where a sidewalk is proposed), and all other areas where grading activities are proposed, shall be monitored by one tribal monitor representing Kizh Nation. The tribal monitor shall have the authority to temporarily halt construction operations within 100 feet of a TCR or a potential TCR to determine if significant or potentially significant resources will be adversely affected by continuing construction operations. The tribal monitor shall use flagging tape, rope, or some other means, as necessary, to delineate the area of the find within which construction shall halt and the procedures in **CUL-1** shall apply. Construction shall not take place within the delineated find area until the County consults on appropriate treatment. Tribal monitor may suggest options for treatment of finds for consideration. The County shall have ultimate authority over the treatment of new finds.

Therefore, pursuant to Section 21082.3(d)(1), the Department hereby concludes consultation under CEQA and AB 52 for this project, and appreciate the opportunity to consult with you.

Respectfully,

Julie Yom, AICP
Park Planner

JY/ AB 52 Consultation for Del Amo Neighborhood Park Closure Letter

c: Parks and Recreation (K. King, C. Lau)
Los Angeles Neighborhood Land Trust (A. Bokde, M. Glassock, M. Guerrero)