

**Phase I and II Environmental
Site Assessment for 18616
Rorimer Street and 18631
Pacato Road La Puente,
California**



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Project No.: 185804267

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Sign-off Sheet and Signatures of Environmental Professionals


This document entitled Phase I and II Environmental Site Assessment for 18616 Rorimer Street and 18631 Pacato Road La Puente, California, was prepared by Stantec Consulting Services Inc. (Stantec) for the account of The Olson Company pursuant to the terms and conditions of the Master Services Agreement between Stantec and The Olson Company (the "MSA"). The material in it reflects Stantec's best judgment in light of the information available to it at the time of preparation. Any use which a third party makes of this report, or any reliance on or decisions made based on it, are the responsibilities of such third parties. Stantec accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report.

All information, conclusions, and recommendations provided by Stantec in this document regarding the Phase I ESA have been prepared under the supervision of and reviewed by the professionals whose signatures appear below.

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in § 312.10 of 40 CFR 312. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the Property. I have developed and performed all the appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

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Abbreviations

AAI	All Appropriate Inquiry
ACM	Asbestos containing material
AST	Aboveground Storage Tank
ASTM	American Society for Testing and Materials
BER	Business Environmental Risk
CAA	Clean Air Act
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CFR	Code of Federal Regulation
CREC	Controlled Recognized Environmental Conditions
CWA	Clean Water Act
ELUC	Environmental Land Use Control
EP	Environmental Professional
EPA	Environmental Protection Agency
ESA	Environmental Site Assessment
FEMA	Federal Emergency Management Agency
ft msl	Feet above mean sea level
HREC	Historical Recognized Environmental Conditions
HWMU	Hazardous Waste Management Unit
LBP	Lead-based Paint
LUST	Leaking Underground Storage Tank
NESHAP	National Emissions Standard for Hazardous Air Pollutants
PAHs	Polynuclear Aromatic Hydrocarbons
PCBs	Polychlorinated Biphenyls
RCRA	Resource Conservation and Recovery Act
REC	Recognized Environmental Conditions
SWMU	Solid Waste Management Unit
TSCA	Toxic Substance Control Act
USDA	United States Department of Agriculture
USGS	United States Geological Survey
UST	Underground Storage Tank
VEC	Vapor Encroachment Condition
VOCs	Volatile Organic Compounds

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SUMMARY

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1.0 SUMMARY

Stantec Consulting Services Inc. (Stantec) has completed a Phase I and II Environmental Site Assessment (ESA) report of the Property located at 18616 Rorimer Street and 18631 Pacato Road, located in the City of La Puente, County of Los Angeles, California (the "Property" or the "Site"), on behalf of The Olson Company (the "Client").

The Phase I ESA was conducted in conformance with the requirements of American Society for Testing and Materials (ASTM) Designation E 1527-13 and All Appropriate Inquiries (AAI) Final Rule 40 CFR Part 312, except as may have been modified by the scope of work, and terms and conditions, requested by the Client. Any exceptions to, or deletions from, the ASTM practice are described in Section 2.3.

The Property is currently occupied by the Hanaro Community Church. The site is developed with a main sanctuary, fellowship hall, youth chapel, two office/multi-use buildings, and asphalt paved parking lots. The surrounding properties consist of residential structures and an RV/vehicle parking lot. A property location map is illustrated on Figure 1. A property map illustrating the main features of the Site is provided as Figure 2. Photographs taken during the site reconnaissance visit are provided in Appendix A.

Review of a regulatory agency database search for the Site and surrounding area performed by Environmental Data Resources (EDR) indicates no current or past underground storage tanks (USTs) or aboveground storage tanks (ASTs) were reported to have existed on the Site. Additionally, Stantec observed no USTs or ASTs at the Site.

Stantec's interpretation of historical aerial photographs shows the Property as agricultural land (i.e. orchards) until circa 1964. Historic agricultural use can be a potential concern due to the possible use of pesticides and herbicides containing heavy metals. Therefore, Stantec performed a Phase II subsurface investigation to determine whether pesticides or heavy metals were present at concentrations of concern. Stantec personnel advanced six (6) borings at the Property using a hand auger on September 6, 2018. Soil samples were collected from each soil boring at a depth of 0.5-1 foot below ground surface (bgs). Each soil sample was submitted for analysis of organochlorine pesticides by EPA Method 8081A and arsenic and lead by EPA Method 6010B.

The results of the analysis of the soil samples reported the presence of organochlorine pesticides including 4,4-dichlorodiphenyldichloroethylene (4,4-DDE), 4,4-dichlorodiphenyldichloroethane (4,4-DDD), and 4,4-Dichlorodiphenyltrichloroethane (4,4-DDT). Peak concentrations of 4,4'-DDD was 0.0063 mg/kg, 4,4'-DDE at 0.027 mg/kg, and 4,4'-DDT at 0.0057 (see table 1). These reported concentrations are well below the United States Regional Screening Levels (US EPA RSLs) for residential sites. Cumulative concentrations of organochlorine pesticides compounds are also

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below the California hazardous waste level. Therefore, the detected levels of organochlorine pesticides are not considered a concern to the Site and no further assessment is recommended.

Arsenic was reported above residential RSLs in one of the six samples collected at a concentration of 0.950 milligrams per kilogram (mg/kg). However, arsenic occurs naturally throughout California at levels significantly exceeding the RSL. The reported arsenic concentration is well within the range of naturally-occurring expected background levels for arsenic in California. Lead was reported in all of the six samples collected at concentrations below the residential RSL of 80 mg/kg. Therefore, the metals associated with herbicide use are not considered an environmental concern to the Site.

Based on the above results, Stantec concludes that the historical agricultural use of the Property does not represent a REC or a human health risk, in light of the contemplated residential use of the Property and recommends no further investigation regarding this issue.

We have performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E1527 of the property located at 18616 Rorimer Street and 18631 Pacato Road, located in the City of La Puente, County of Los Angeles, California, or the "Property". Any exceptions to, or deletions from, this practice are described in the Data Gaps section of this report. This assessment has revealed no evidence of recognized environmental conditions (RECs) in connection with the Property. Stantec recommends no further investigation regarding the environmental condition of the Property.

Stantec identified the following non-ASTM issues with the Property:

- **ACM and LBP.** Given the age of the existing building on the Property (circa 1960s), the presence of lead-based paint (LBP) and asbestos containing materials (ACMs) is considered likely. Stantec recommends conducting a comprehensive, pre-demolition LBP and ACM survey in accordance with the sampling protocol of the Asbestos Hazard Emergency Response Act (AHERA) prior to any activities with the potential to disturb building materials to determine whether ACM are present. Further, in the event ACM is detected, Stantec recommends proper removal and disposal of the materials identified prior to any activities with the potential to disturb them.
- **Petromat.** On September 6, 2018, Stantec cored six locations in the asphalt driveways and parking lots to conduct an assessment for a fabric layer between the asphalt and soil (Petromat®). The asphalt was observed to be approximately 3 to 5.5 inches thick. No Petromat® was observed in the six cored locations advanced. Stantec recommends no further investigation regarding this issue.

The preceding summary is intended for informational purposes only. Reading of the full body of this report is recommended.

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INTRODUCTION
September 20, 2018

2.0 INTRODUCTION

The objective of this Phase I ESA was to perform appropriate inquiry into the past ownership and uses of the Property consistent with good commercial or customary practice as outlined by the ASTM in "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process", Designation E1527-13. The purpose of this Phase I ESA was to identify, to the extent feasible, adverse environmental conditions including recognized environmental conditions ("RECs") of the Property.

The ASTM E1527-13 standard indicates that the purpose of the Phase I ESA is to identify RECs, including historical recognized environmental conditions ("HRECs"), and controlled recognized environmental conditions ("CRECs") that may exist at a property. The term "recognized environmental conditions" means the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property:

- (1) Due to any release to the environment;
- (2) Under conditions indicative of a release to the environment; or
- (3) Under conditions that pose a material threat of a future release to the environment.

ASTM defines a "HREC" as a REC that has occurred in connection with the property but has been addressed to the satisfaction of the applicable regulatory authority and meets unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls). Before calling the past release a HREC, the environmental professional must determine whether the past release is a REC when the current Phase I ESA is conducted (for example, if there has been a change in the regulations). If the EP considers the past release to be a REC at the time the Phase I ESA is conducted, the condition shall be included in the conclusions section of the report as a REC.

ASTM defines a "CREC" as a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), but with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls).

De minimis conditions are not RECs. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. As indicated, the term REC does not include *de minimis* conditions, which generally do not present a material risk to human health

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and would not likely be subject to enforcement action if brought to the attention of governmental agencies.

ASTM E1527-13 notes that the availability of record information varies from source to source. The User or Environmental Professional is not obligated to identify, obtain, or review every possible source that might exist with respect to a property. Instead, ASTM identifies record information that is reasonably ascertainable from standard sources. "Reasonably ascertainable" means:

- (1) Information that is publicly available;
- (2) Information that is obtainable from its source within reasonable time and cost constraints;
and
- (3) Information that is practicably reviewable.

2.1 PROPERTY DESCRIPTION

The Property is currently occupied by the Hanaro Community Church. The site is developed with a main sanctuary, fellowship hall, youth chapel, two office/multi-use buildings, and asphalt paved parking lots. The surrounding properties consist of residential structures and an RV/vehicle parking lot. A property location map is illustrated on Figure 1. A property map illustrating the main features of the Site is provided as Figure 2. Photographs taken during the site reconnaissance visit are provided in Appendix A.

2.2 SPECIAL TERMS, CONDITIONS, AND SIGNIFICANT ASSUMPTIONS

There were no special terms, conditions, or significant assumptions associated with this Phase I ESA.

2.3 EXCEPTIONS AND LIMITING CONDITIONS

This report documents work that was performed in accordance with the MSA. No other representations, warranties or guarantees are made concerning the accuracy or completeness of the data or conclusions contained within this report.

This report provides an evaluation of specified environmental conditions associated with the identified property that was assessed at the time the work was conducted and is based on information obtained by and/or provided to Stantec at that time. 40 CFR 312.20(f)(2) requires that the Environmental Professional evaluate the thoroughness and reliability of provided information. Stantec can neither warrant nor guarantee such thoroughness or reliability, however.

Conclusions made within this report consist of Stantec's professional opinion as of the time of the preparation of this report, and are based solely on the scope of work described in the report, the

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limited data available and the results of the work. They are not a certification of the property's environmental condition.

Project Specific limiting conditions are provided in Section 2.2.

The conclusions are based on the site conditions encountered by Stantec at the time of the work. Accordingly, additional studies and actions may be required. The identification of non-environmental risks to structures or people on the Property is beyond the scope of this assessment.

Stantec specifically disclaims any responsibility to update the conclusions in this report if new or different information later becomes available or if the conditions or activities on the property subsequently change.

2.4 PERSONNEL QUALIFICATIONS

This Phase I ESA was conducted by, or under the supervision of, an individual that meets the ASTM definition of an Environmental Professional (EP). The credentials of the EP and other key Stantec personnel involved in conducting this Phase I ESA are provided in Appendix B.

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USER-PROVIDED INFORMATION
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3.0 USER-PROVIDED INFORMATION

ASTM E1527-13 describes responsibilities of the User to complete certain tasks in connection with the performance of “All Appropriate Inquiries” into the Property. The ASTM standard requires that the Environmental Professional request information from the User on the results of those tasks because that information can assist in the identification of RECs, CRECs, HRECs, or de minimis conditions in connection with the Property. Towards that end, Stantec requested that the User provide the following documents and information:

Description of Information	Provided (Yes / No)	Description and/or Key Findings
User Questionnaire	Yes	No RECs or environmental concerns were noted in the user questionnaire. The Property Owner was identified as the Hanaro Community Church.
Environmental Liens or Activity Use Limitations	No	No environmental liens or activity use limitations were identified in the Preliminary Title Report provided by First American Title Company dated August 6, 2018.
Previous Environmental Permits or Reports Provided by User	No	No previous environmental permits or reports were provided by the User.
Purpose of the Phase I ESA	Yes	Due Diligence

Prior to initiating the Site reconnaissance, Stantec requested information relevant to performance of this Phase I ESA with a written questionnaire submitted to the user of this report. Per ASTM E1527-13, the user is responsible for providing known information relevant to the environmental condition of the Site. A copy of the questionnaire was completed by Ms. Doris Nguyen, Vice President of Development, at The Olson Company and is provided in Appendix C. The significant information provided by the user is summarized below.

1. Information on Environmental Cleanup Liens on Subject Property? **No**
2. Information on Subject Property Activity or Use Limitations (including Institutional and Engineering Controls)? **No**
3. Specialized knowledge or experience of the User: **No**
4. Relationship of the purchase price/rent to fair market value of the Subject Property if it were not contaminated? **Does not believe purchase price has been reduced from fair market value.**
5. Commonly known or reasonably ascertainable information about the Subject Property? **None.**

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USER-PROVIDED INFORMATION

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6. The degree of obviousness or the presence or likely presence of contamination at the property, and the ability to detect the contamination by appropriate investigation?
None.

3.1 SPECIALIZED KNOWLEDGE OR EXPERIENCE

The Federal AAI rule (40 CFR §312.28) and ASTM E1527-13 require that all appropriate inquiry must take into account relevant and applicable specialized knowledge and experience on the part of the User regarding the Site, the area surrounding the Site, the conditions of adjoining properties, and any other experience relevant to identifying RECs on the Site.

Ms. Nguyen is familiar with the Site and knows of no RECs associated with the Site.

3.2 PURCHASE PRICE VS. PROPERTY VALUE

The Federal AAI rule (40 CFR §312.29) and ASTM E1527-13 require that persons seeking defense to or protection from liability under CERCLA must take into account the relationship of the purchase price to the fair market value of the property if it were not contaminated to assess whether or not the differential is due to the presence of releases or threatened releases of hazardous substances. This portion of the inquiry is the responsibility of the User, and the User has the option of sharing or not sharing this information with the Environmental Professional performing the Phase I ESA.

Stantec has not performed an independent evaluation of the purchase price of the Site and its relationship to fair market value. Ms. Nguyen believes the purchase price reflects fair market value and has not been reduced due to any environmental issues.

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RECORDS REVIEW
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4.0 RECORDS REVIEW

The objective of consulting historical sources of information is to develop the history of the Property and surrounding area, in order to evaluate if past uses may have resulted in RECs. Physical setting records are evaluated to determine if the physical setting may have contributed to adverse environmental conditions in connection with the Property. During the review of historical records, Stantec attempted to identify uses of the Property from the present to the first developed use of the Property. Stantec's research included the reasonably ascertainable and useful records described in this section.

4.1 PHYSICAL SETTING

A summary of the physical setting of the Property is provided in the table below with additional details in the following subsections

Topography:	The Site is at an elevation of approximately 433 feet above mean sea level (msl). The general regional topographic gradient is to the west-southwest (EDR, 2018).
Soil/Bedrock Data:	Subsurface conditions observed during the subsurface assessment performed by Stantec in September 2017 consisted primarily of brown silty clay.
Estimated Depth to Groundwater/ Estimated Direction of Gradient:	A report for a facility approximately 0.7 miles to the east states that expected depth to groundwater is between 28 and 34 feet below ground surface (bgs) (SWRCB, 2016) with an estimated flow direction following topography to the northwest.
<i>Note: Site-specific groundwater direction and depth can only be determined by conducting site-specific testing, which Stantec has not conducted.</i>	

4.1.1 Property Topography and Surface Water Flow

The Site is at an elevation of approximately 433 feet above mean sea level (msl). The general regional topographic gradient is to the west-southwest (EDR, 2018).

Based on the topography, surface water on the Property infiltrates the ground surface or flows overland into the curb and gutter drainage located along Rorimer Street.

4.1.2 Regional and Property Geology

The Site is located in Los Angeles County. The area is located within Peninsular Ranges Geomorphic Province, which includes northwest-southeast trending mountain ranges and

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valleys that have been developed by the San Andreas Fault system (California Geological Survey [CGS], 2002). The stratigraphy underlying the Site consists primarily of recent-age alluvium (CDMG, 1962).

Subsurface conditions observed during the subsurface assessment performed by Stantec in September 2017 consisted primarily of brown silty clay.

The closest mapped recently active faults are the Walnut Creek Fault located approximately 2 miles to the north of the Site and the Whittier Fault which is located approximately 3 miles to the south (CGS, 2010). However, according to official maps of California, the Site is not located within an Alquist-Priolo (AP) Earthquake Fault Zone boundary or in a liquefaction zone (CDMG, 2000).

4.1.3 Regional and Property Hydrogeology

The Site is located within the San Gabriel Valley Groundwater Basin. The basin is located in eastern Los Angeles County, and includes portions of the Santa Ana Valley that lies in Los Angeles County. This basin is bounded on the north by the Raymond fault and the contact between Quaternary sediments and consolidated basement rocks of the San Gabriel Mountains. Exposed consolidated rocks of the Repetto, Merced, and Puente Hills bound the basin on the south and west, and the Chino fault and the San Jose fault form the eastern boundary (DWR 2004). The water-bearing materials of this basin are dominated by unconsolidated to semi-consolidated alluvium deposited by streams flowing out of the San Gabriel Mountains. These deposits include Pleistocene and Holocene age alluvium and the lower Pleistocene San Pedro Formation.

A report for a facility approximately 0.7 miles to the east states that expected depth to groundwater is between 28 and 34 feet below ground surface (bgs) (SWRCB, 2016) with an estimated flow direction following topography to the northwest.

4.2 FEDERAL, STATE AND TRIBAL ENVIRONMENTAL RECORDS

A regulatory agency database search report was obtained from Environmental Data Resources (EDR), a third-party environmental database search firm. A complete copy of the database search report, including the date the report was prepared, the date the information was last updated, and the definition of databases searched, is provided in Appendix D.

Stantec evaluated the information listed within the database relative to potential impact to the Property, assessing the potential for impacts based in part on the physical setting. As part of this process, inferences have been made regarding the likely groundwater flow direction at or near the Property. As described in 4.1.3, the inferred shallow groundwater flow direction is likely to be in the northwest direction. Observations about the Property and surrounding properties made during the Property reconnaissance are provided in more detail in Section 5.

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4.2.1 Listings for Property

The Property was identified in the HAZNET environmental database for the disposal of 2.35 tons of asbestos off-site with no violations. The HAZNET environmental database listing is not considered an environmental concern to the Property and no further assessment appears warranted at this time.

4.2.2 Listings for Nearby Sites with Potential to Impact Property

Stantec assessed data presented in the environmental agency database search report to evaluate the potential for conditions to pose a REC, CREC, or HREC for the Property. Based on this evaluation, the following individual facilities were identified as the most likely potential sources of impact to the Property. The basis for why each of the following listed databases creates a REC for the property is also provided.

Listed Facility Name/Address	Database Listing	Distance/Direction from Property	REC? (YES / NO)
San Gabriel Valley (Area 4) Stimson Avenue & Old Valley Boulevard La Puente, CA 91744	NPL; SEMS; US ENG CONTROLS; ROD; PRP; ICIS; FINDS; ECHO	Approximately 1,623 feet / west- southwest	No
The San Gabriel Valley (Area 4) is a groundwater plume that runs along the axis of the San Jose Creek in the San Gabriel ground water basin and is approximately one mile long and one mile wide. The groundwater is contaminated with trichloroethylene (TCE) and tetrachloroethylene (PCE). The groundwater plume does not extend beyond the railroad tracks located approximately 1 mile to the south. Given the distance to the Property, the San Gabriel Valley (Area 4) plume does not represent an environmental concern to the Property and no further assessment appears warranted at this time.			

4.3 LOCAL/REGIONAL ENVIRONMENTAL RECORDS

Stantec checked the following sources to obtain information pertaining to Property use and/or indications of RECs in connection with the Property:

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4.3.1 Division of Oil, Gas, and Geothermal Resources, Division 1

Agency Name Contact Information	Finding
Division of Oil, Gas, and Geothermal Resources, Division 1, Department of Conservation 5816 Corporate Avenue, Suite 200 Cypress, CA 90630 Online database: http://www.conservation.ca.gov/dog/Pages/WellFinder.aspx	Stantec searched for oil wells on the Division of Oil, Gas, and Geothermal Resources (DOGGR) online database. There are no oil wells on the Property. The nearest oil well is a plugged oil well located approximately 2,312 feet to the northwest.

4.3.2 Fire Department

Agency Name Contact Information	Finding
County of Los Angeles Fire Department Hazardous Materials Division 1320 N. Eastern Avenue Los Angeles, CA 90063 (323) 881-2411	According to an email dated September 7, 2018, the County of Los Angeles Fire Department does not have any records for the Property address.

4.3.3 Department of Toxic Substances Control (DTSC)

Agency Name Contact Information	Finding
Department of Toxic Substances Control (DTSC) 5796 Corporate Ave., Cypress, CA 90630	Stantec researched the online database Envirostor managed by this agency (envirostor.dtsc.ca.gov). No records were found on the database website for the Property address.

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4.3.4 Los Angeles County Department of Public Works

Agency Name Contact Information	Finding
<p>Los Angeles County Department of Public Works (DPW) Environmental Programs Division UST Program 900 South Fremont Avenue, 3rd Floor Alhambra, California Tel: (626) 458-3517 http://ladpw.org/epd/CleanLA/OpenFileReview.aspx</p>	<p>According to an email dated August 29, 2018, from Mr. David Coscia, Program Manager II with the Los Angeles County Department of Public Works, there are no records for the Property.</p> <p>Stantec researched the online database managed by this agency (http://ladpw.org/epd/CleanLA/OpenFileReview.aspx). No records were found on the database website for the Property.</p> <p>Stantec also research the Solid Waste Management System database managed by this agency (https://dpw.lacounty.gov/epd/swims/OnlineServices/search-methane-hazards-esri.aspx) to determine if methane mitigation is required for the Property. According to this database, the Property is not within 300 feet of an oil or gas well or 1,000 feet of a methane producing site.</p>

4.3.5 California Regional Water Quality Control Board (CRWQCB)

Agency Name, Contact Information	Findings
<p>California State Water Resources Control Board, Los Angeles (RWQCB) 320 W 4th Street, Suite 200 Los Angeles, CA 90013 (213) 576-6600</p>	<p>Stantec researched the online database Geotracker managed by this agency (geotracker.waterbarods.ca.gov). No records were found on the database website for the Property address or adjacent properties.</p> <p>Additionally, the RWQCB responded in an email dated September 7, 2018 that there were no records for the Property address.</p>

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4.3.6 Local Building and/or Planning Department Records

Agency Name, Contact Information	Findings
Los Angeles County Department of Building and Safety Online database: http://ladpw.org/bsd/content/	Stantec reviewed available documents for the Property on the Department of Public Works online building permit viewer. Documents available included a demolition permit for storage building and a South Coast Air Quality Management District Notification for Demolition or Asbestos removal. No documents of environmental significance were observed.

4.4 HISTORICAL RECORDS REVIEW

4.4.1 Land Title Records/Deeds

No environmental liens and/or activity and land use limitations were identified in the Preliminary Title Report provided by First American Title Company dated August 6, 2018. No other land title records were reviewed by Stantec as part of this assessment.

4.4.2 Aerial Photographs

Stantec reviewed historical aerial photographs provided by EDR. The general type of activity on a property and land use changes can often be discerned from the type and layout of structures visible in the photographs. However, specific elements of a facility's operation usually cannot be discerned from aerial photographs alone. The following summarizes Stantec's observations of the reviewed historical aerial photographs.

1. Year: 1928 / 1938

The Property and surrounding area appear to be developed with orchards. No buildings are depicted on the Property. Railroad tracks appear to the south.

2. Year: 1948

The Property and surrounding area appear to remain to be developed with orchards. Small support structures appear on the eastern portion of the Property. A dirt road appears adjacent to the south and west.

3. Year: 1953

The Property and surrounding area appear to remain to be developed with orchards. A structure appears in the northwestern corner and other smaller structures appears on the northeastern corner. Additional structures appear adjacent to the east.

4. Year: 1964

No orchards appear on the Property or surrounding area. The Property appears to be developed with three structures, a parking lot, and smaller support structures. Single

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family residential structures appear to the north and west. Vacant land appears to the south.

5. Year: 1970

The Property appears developed with a residential structure in the northwestern corner a structure southcentral portion, a parking lot, and additional smaller structures in the northeastern portion of the Property. Additional residential structures appear to the west and east. A mobile home community appears beyond the road to the south. A school appears to the east.

6. Year: 1979 / 1981 / 1983 / 1990

The Property appears to be developed with a small residential type structure in the northwestern corner and the main church buildings in the central portion. Commercial buildings appear along Valley Boulevard. Residential buildings appear to the north, east, and west. A mobile home community appears to the south.

7. Year: 1995 / 2002

The Property appear in their current configuration. A commercial property appears adjacent to the east. Additional commercial properties appear along Valley Boulevard.

8. Year: 2005 / 2009 / 2012 / 2016

The Property and all surrounding areas appear in their current configuration. A RV/truck parking lot appears adjacent to the east.

Name of aerial photograph source: EDR, 2018

Stantec's interpretation of historical aerial photographs shows the Property as agricultural land (i.e. orchards) from prior to 1928 until circa 1964. Historical agricultural use can be a potential concern due to the possible use of pesticides and herbicides containing heavy metals. Due to this past use, Stantec performed a Phase II subsurface investigation to sample the soil for pesticides and heavy metals. As discussed throughout the report, Based on the results, Stantec concludes that the historical agricultural use of the Property does not represent a recognized environmental condition.

4.4.3 City Directories

Stantec reviewed the historical city directory abstract provided by EDR. City directories were available from 1920 until 2014. The Property address of 18616 Rorimer Street was listed in the city directories and identified as Hanaro Community Church Joy of Jesus Church in 2010 to 2014 and Iglesias Nueva Vida Joy of Jesus Church and Walnut Valley Assembly of God between 1992 to 2005. Addresses for selected neighboring properties were listed in the EDR City Directory. The majority of the listings were for residences. No RECs were identified in the city directories.

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4.4.4 Historical Fire Insurance Maps

Fire insurance maps were developed for use by insurance companies to depict facilities, properties, and their uses for many locations throughout the United States. These maps provide information on the history of prior land use and are useful in assessing whether there may be potential environmental contamination on or near the Property. These maps, which have been periodically updated since the late 19th century, often provide valuable insight into historical Property uses.

Stantec requested fire insurance maps from EDR; however, no coverage exists for the Property. The Sanborn® Map Search Report indicating “no coverage” is presented in Appendix E.

4.4.5 Historical Topographic Maps

Stantec reviewed historical USGS 7.5-Minute Topographic Maps of the La Habra, Baldwin Park, Anaheim, Pomona, Puente, and Corona California Quadrangles (scale 1:24,000) to help identify past Property usage and areas of potential environmental concern. No additional RECs were noted during our review of the topographic maps. Copies of the historical maps are provided in Appendix E. The following table summarizes the maps reviewed and our observations.

- 1. Year: 1894 / 1896 / 1897 / 1898 / 1901 / 1902 / 1904**
No site details are depicted with the exception of elevation contours. Creeks appear to the east and north. Railroad tracks appear approximately one mile to the south.
- 2. Year: 1925 / 1927**
No site details are depicted. Dirt roads appear to the west and south.
- 3. Year: 1935 / 1942 / 1949 / 1950**
The Property and surrounding area are not depicted on the topographic maps.
- 4. Year: 1952 / 1953 / 1954**
The Property and surrounding land are depicted as orchards. Dirt roads appear to the south and west. Small structures appear adjacent to the north and east.
- 5. Year: 1964 / 1966**
The Property and surrounding area to the north, east, and west are depicted as urban land. Rorimer School appears to the east.
- 6. Year: 1972 / 1981**
A church is depicted on the Property. The Property and surrounding area remain depicted as urban development. A mobile home community appears adjacent to the south.

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7. Year: 2012

No site details are depicted. The roadways are depicted in their current configuration.

4.4.6 Other Historical Sources

No other historical sources were researched.

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SITE RECONNAISSANCE
September 20, 2018

5.0 SITE RECONNAISSANCE

A visit to the Property and its vicinity was conducted by Ms. Alicia Jansen, Associate Scientist with Stantec on August 29, 2018. Access to the Property was provided by Mr. Brian Lee, representative of the Property Owner. Stantec was accompanied by Mr. Lee during the Property visit. Figure 2 provides information about the Property and adjoining properties and the location of potential areas of environmental concern. Photographs collected during the Property visit are included in Appendix A.

5.1 SITE RECONNAISSANCE METHODOLOGY

The site reconnaissance focused on observation of current conditions and observable indications of past uses and conditions of the Property that may indicate the presence of RECs. The reconnaissance of the Property was conducted on foot and Stantec utilized the following methodology to observe the Property:

- Traverse the outer Property boundary.
- Traverse transects across the Property.
- Traverse the periphery of all structures on the Property.
- Visually observe accessible interior areas expected to be used by occupants or the public, maintenance and repair areas, utility areas, and a representative sample of occupied spaces.

Weather conditions during the visit to the Property were clear and sunny. There were no weather related Property access restrictions encountered during the reconnaissance visit.

5.2 GENERAL DESCRIPTION

Property and Area Description:	The Property is located southeast of the intersection of La Seda Road and Rorimer Street in the City of La Puente, County of Los Angeles, California. The surrounding properties consist of residential structures and an RV/vehicle parking lot.
Property Operations.	The Property occupied by Hanaro Community Church.
Structures, Roads, Other Improvements:	The Property is developed with a main sanctuary, fellowship hall, youth chapel, two office/multi-use buildings, and asphalt paved parking lots.
Property Size (acres):	Approximately 2 acres

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Estimated % of Property Covered by Buildings and/or Pavement:	80%
Observed Current Property Use/Operations:	Church
Observed Evidence of Past Property Use(s):	Church
Sewage Disposal Method (and age):	City of La Puente
Potable Water Source:	City of La Puente
Electric Utility:	Southern California Edison

5.3 HAZARDOUS SUBSTANCES AND PETROLEUM PRODUCTS

The following table summarizes Stantec's observations during the Property reconnaissance.

Observations	Description/Location
Hazardous Substances and Petroleum Products as Defined by CERCLA 42 U.S.C. § 9601(14):	None observed.
Drums (≥ 5 gallons):	None observed.
Strong, Pungent, or Noxious Odors:	None detected.
Pools of Liquid:	None observed.
Unidentified Substance Containers:	None observed.
PCB-Containing Equipment:	None observed.
Other Observed Evidence of Hazardous Substances or Petroleum Products:	Miscellaneous small amounts (<5 gallons) of janitorial supplies and gardening supplies were observed in a storage closet located in the fellowship hall.

5.4 INTERIOR OBSERVATIONS

Stantec made the following observations during the Property reconnaissance of the building interiors at the Property and/or identified the following information during the interview or records review portions of the assessment:

Observations	Description
Heating/Cooling Method:	Roof mounted HVAC.
Surface Stains or Corrosion:	None observed.

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Observations	Description
Floor Drains and Sumps:	None observed.
Other Interior Observations:	None observed.

5.5 EXTERIOR OBSERVATIONS

Stantec made the following observations during the site reconnaissance of exterior areas of the Property and/or identified the following information during the interview or records review portions of the assessment:

Observations	Description
On-site Pits, Ponds, or Lagoons:	None observed.
Stained Soil or Pavement:	None observed.
Stressed Vegetation:	None observed.
Waste Streams and Waste Collection Areas:	Dumpsters were located in the area south of the Fellowship hall. No evidence of illegal disposal was observed.
Solid Waste Disposal:	No areas indicative of solid waste disposal were observed.
Potential Areas of Fill Placement:	No mounds, piles or depressions suggesting the placement of fill material were observed on the Property.
Wastewater:	No exterior wastewater discharge was observed.
Stormwater:	Stormwater on the Property infiltrates the ground surface or flows overland into the curb and gutter system on Rorimer Street.
Wells:	None observed.
Septic Systems:	No visible evidence of the existence of a septic system was observed.
Other Exterior Observations:	None.

5.6 UNDERGROUND STORAGE TANKS/STRUCTURES

Existing USTs:	No visible evidence (fill pipes, vent pipes, dispensers, surface patches), which would indicate the presence of USTs, was discovered during the site reconnaissance.
Former USTs:	No visible evidence (fill pipes, vent pipes, dispensers, surface patches), reports, or other evidence of the former presence of USTs was discovered during this Phase I ESA.
Other	None observed.

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SITE RECONNAISSANCE
September 20, 2018

Underground Structures:	
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5.7 ABOVEGROUND STORAGE TANKS

Existing ASTs:	No visible evidence (fill pipes, vent pipes, dispensers, surface stains), which would indicate the presence of ASTs, was discovered during the site reconnaissance.
Former ASTs:	No visible evidence (fill pipes, vent pipes, dispensers, surface stains), reports, or other evidence of the former presence of ASTs was discovered during this Phase I ESA.

5.8 ADJOINING PROPERTIES

5.8.1 Current Uses of Adjoining Properties

As viewed from the Property and/or from public rights-of-way, Stantec made the following observations about use and activities on adjoining properties:

NORTH	Rorimer Street beyond which are residential structures.
SOUTH	Pacato Road beyond which is a mobile home community.
EAST	RV and vehicle parking.
WEST	Residential.

5.8.2 Observed Evidence of Past Uses of Adjoining Properties

Observations of adjoining properties providing indications of past use and activities, if any, are described below.

NORTH	None observed.
SOUTH	None observed.
EAST	None observed.
WEST	None observed.

5.8.3 Pits, Ponds or Lagoons on Adjoining Properties

As viewed from the Property and/or from public rights-of-way, Stantec made the following observations about the presence of pits, ponds and lagoons on adjoining properties:

NORTH	None observed.
SOUTH	None observed.
EAST	None observed.

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WEST	None observed.
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5.9 OBSERVED PHYSICAL SETTING

Topography of the Property and Surrounding Area:	The Site is relatively flat and sits at an elevation of approximately 433 feet above msl. The general regional topographic gradient is to the west-southwest (EDR, 2018).
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INTERVIEWS
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6.0 INTERVIEWS

Stantec conducted interviews with the following individuals:

Name and contact information	Relationship to Property	Key findings:
Mr. Brian Lee	Church member since approximately 2008 and representative of the Property Owner.	Mr. Lee is not aware of any environmental issues with the Property or adjacent area. The Property is zoned agricultural and has been a church since the 1960s.

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POTENTIAL FOR VAPOR ENCROACHMENT
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7.0 POTENTIAL FOR VAPOR ENCROACHMENT

Additionally, consideration of the migration of hazardous substances and petroleum products in all phases including solid, liquid, or vapor is required by the ASTM E1527-13 standard. As stated in Section 2.1 of ASTM E1527-13:

Vapor migration must be considered no differently than contaminated groundwater migration in the Phase I investigation. While E2600-10 provides an industry consensus methodology to assess vapor migration, use of E2600-10 methodology is not required to achieve compliance with AAI – an EP may use alternative methodology as deemed appropriate, but this must be documented in the Phase I report (i.e., it must be “capable of being reconstructed by an EP other than the EP responsible for the Phase I”).

As presented below, analysis of the potential for onsite or offsite releases to have affected the Site via migration through soil, groundwater or soil vapor was performed with consideration given to media affected, distance from the Site, remedial actions taken, type of contaminants, subsurface conditions, and location of the source relative to groundwater gradient.

Based on the site inspection, review of adjacent properties, and available environmental records, the likelihood for vapor intrusion at the Site is considered low based on the following:

- No releases are reported for adjacent sites or sites within a quarter mile up-gradient relative to groundwater flow;
- No indication of manufacturing operations or use of hazardous materials was identified for neighboring properties;
- No evidence of potential operations that would impact soil vapor was identified for the Property; and
- Although evidence of agricultural use was identified, pesticides and associated chemicals do not pose a vapor intrusion risk.

Therefore, Stantec recommends no investigation of soil vapor at the Property.

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SHALLOW SOIL SAMPLING
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8.0 SHALLOW SOIL SAMPLING

Stantec's interpretation of historical aerial photographs shows the Property as agricultural land (i.e. orchards) until circa 1964. Use for agricultural purposes can be a potential concern due to the possible use of pesticides and herbicides containing heavy metals. Due to this past use, Stantec personnel advanced six (6) borings at the Property using a hand auger on September 6, 2018. Soil samples collected at a depth of 0.5-1 foot below ground surface (bgs) from the six borings were submitted for analysis of organochlorine pesticides by EPA Method 8081A and total arsenic and lead by EPA Method 6010B. Stantec concludes that this scope of work was sufficient for evaluating the historical agricultural use of the Property. The results showed the presence of organochlorine pesticides including 4,4-dichlorodiphenyldichloroethylene (4,4-DDE), 4,4-dichlorodiphenyldichloroethane (4,4-DDD), and 4,4-Dichlorodiphenyltrichloroethane (4,4-DDT) at concentrations below the United States Regional Screening Levels (US EPA RSLs) for residential sites. Cumulative concentrations of organochlorine pesticides compounds are also below the California hazardous waste level.

Arsenic was reported above residential RSLs in one of the six samples collected at a concentration of 0.950 milligrams per kilogram (mg/kg). However, arsenic occurs naturally throughout California at levels significantly exceeding the RSL. The reported arsenic concentration is well within the range of naturally-occurring expected background levels for arsenic in California. Lead was reported in all of the six samples collected at concentrations detected were below the residential RSL.

Certified analytical reports with chain of custody documentation are provided in Appendix F. Results are summarized in Table 1.

Based on the above results, Stantec concludes that the historical agricultural use of the Property does not represent a REC or a human health risk in light of the contemplated residential use of the Property. Stantec recommends no further investigation regarding this issue.

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EVALUATION
September 20, 2018

9.0 EVALUATION

This section provides a summary overview of or Findings, Opinions, and Conclusions.

9.1 FINDINGS AND OPINIONS

Information gathered from interviews, reviews of existing data, and a property inspection was evaluated to determine if RECs are present in connection with the Property. Based on this information, Stantec made the following findings and developed the following opinions.

Finding 1: Stantec's interpretation of historical aerial photographs shows the Property as agricultural land (i.e. orchards) until circa 1964. Use for agricultural purposes can be a potential concern due to the possible use of pesticides and herbicides containing heavy metals.

To evaluate the concern, Stantec personnel advanced six (6) borings at the Property using a hand auger on September 6, 2018. Soil samples collected at a depth of 0.5-1 foot below ground surface (bgs) from the six borings were submitted for analysis of organochlorine pesticides by EPA Method 8081A and total arsenic and lead by EPA Method 6010B. The results of the sampling showed the presence of organochlorine pesticides including 4,4-dichlorodiphenyldichloroethylene (4,4-DDE), 4,4-dichlorodiphenyldichloroethane (4,4-DDD), and 4,4-Dichlorodiphenyltrichloroethane (4,4-DDT) at concentrations below the United States Regional Screening Levels (US EPA RSLs) for residential sites. Cumulative concentrations of organochlorine pesticides compounds are also below the California hazardous waste level.

Arsenic was reported above residential RSLs in one of the six samples collected at a concentration of 0.950 milligrams per kilogram (mg/kg). However, arsenic occurs naturally throughout California at levels significantly exceeding the RSL. The reported arsenic concentration is within the range of naturally-occurring expected background levels for arsenic in California. Lead was reported in all of the six samples collected at concentrations detected were below the residential RSL.

Opinion 1: Based on the above results, Stantec concludes that the historical agricultural use of the Property does not represent a recognized environmental condition or a human health risk, in light of the contemplated residential use of the Property.

Finding 2: An environmental records search was performed and identified sites within their respective ASTM E 1527-13 search radii of the Property that may represent RECs, HRECs, or de minimis conditions.

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Opinion 2: None of the sites identified in the in the environmental records search report are expected to affect soil or groundwater quality at the Property, based on one or more of the following reasons: distance from the Property, position of sites with respect to assumed groundwater flow direction, the native soils, and regulatory status. The environmental records search identified no RECs, HRECs or de minimis conditions at or near the Property.

9.2 DATA GAPS

The federal AAI rule [40 CFR 312.10(a)] and ASTM E1527-13 identify a “data gap” as the lack or inability to obtain information required by the standards and practices of the rule despite good faith efforts by the Environmental Professional or the User.

Any data gaps resulting from the Phase I ESA described in this report are listed and discussed below.

Gap	Discussion
Deletions or Exceptions From Scope of Work Referenced in Section 1.4:	None
Weather-Related Restrictions To Site Reconnaissance:	None
Facility Access Restrictions to Site Reconnaissance:	None
Other Site Reconnaissance Restrictions:	None
Data Gaps From Environmental Records Review:	None
Data Gaps From Historical Records Review:	None
Data Gaps From Interviews:	None
Other Data Gaps:	None

9.3 CONCLUSIONS

We have performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E1527 of the property located at 18616 Rorimer Street and 18631 Pacato Road, located in the City of La Puente, County of Los Angeles, California, or the “Property”. Any exceptions to, or deletions from, this practice are described in the Data Gaps section of this report. This

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EVALUATION

September 20, 2018

assessment has revealed no evidence of recognized environmental conditions (RECs) in connection with the Property. Stantec recommends no further investigation regarding the environmental condition of the Property.

Stantec identified the following non-ASTM issues with the Property:

- **ACM and LBP.** Given the age of the existing building on the Property (circa 1960s), the presence of lead-based paint (LBP) and asbestos containing materials (ACMs) is considered likely. Stantec recommends conducting a comprehensive, pre-demolition LBP and ACM survey in accordance with the sampling protocol of the Asbestos Hazard Emergency Response Act (AHERA) prior to any activities with the potential to disturb building materials to determine whether ACM are present. Further, in the event ACM is detected, Stantec recommends proper removal and disposal of the materials identified prior to any activities with the potential to disturb them.
- **Petromat.** On September 6, 2018, Stantec cored six locations in the asphalt driveways and parking lots to conduct an assessment for a fabric layer between the asphalt and soil (Petromat®). The asphalt was observed to be approximately 3 to 5.5 inches thick. No Petromat® was observed in the six cored locations advanced. Stantec recommends no further investigation regarding this issue.

The preceding summary is intended for informational purposes only. Reading of the full body of this report is recommended.

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NON-SCOPE CONSIDERATIONS
September 20, 2018

10.0 NON-SCOPE CONSIDERATIONS

No ASTM E1527-13 non-scope services were performed as part of this Phase I ESA with the following exceptions:

10.1 LEAD-BASED PAINT

Concern for lead-based paint (LBP) is primarily related to residential structures. The EPA's Final Rule on Disclosure of Lead-Based Paint in Housing (40 CFR Part 745) defines LBP as paint or other surface coatings that contain lead equal to or in excess of 1.0 milligram per square centimeter or 0.5 percent by weight.

The risk of lead toxicity in LBP varies based upon the condition of the paint and the year of its application. The U.S. Department of Housing and Urban Development (HUD) has identified the following risk factors:

The age of the dwelling as follows: maximum risk is from paint applied before 1950.

There is severe risk from paint applied before 1960.

There is moderate risk from deteriorated paint applied before 1970.

There is slight risk from the paint that is intact but applied before 1977.

The condition of the painted surfaces.

The presence of children and certain types of households in the building.

Previously reported cases of lead poisoning in the building or area.

Construction Date	Residential (Yes/No)	Observed Condition of Painted Surfaces
Circa 1960s	No	Given the age of the buildings (circa 1960s) the presence of LBP is considered likely.

10.2 ASBESTOS

Asbestos can be found in many applications, including sprayed-on or blanket-type insulation, pipe wraps, mastics, floor and ceiling tiles, wallboard, mortar, roofing materials, and a variety of other materials commonly used in construction. The greatest asbestos-related human health risks are associated with friable asbestos, which is ACM that can be reduced to powder by hand pressure. Friable asbestos can become airborne and be inhaled and has been associated with

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NON-SCOPE CONSIDERATIONS

September 20, 2018

specific types of respiratory disease. The manufacturing and use of asbestos in most building products was curtailed during the late 1970s.

Stantec makes no warranty as to the possible existence or absence of inaccessible materials or to their evaluation with respect to asbestos content. Samples of suspect ACM should be collected for laboratory analysis of asbestos prior to any renovation or building demolition, in order to determine the need for compliance with EPA National Emission Standard for Hazardous Air Pollutants (NESHAP) regulations.

Given the age of the existing building on the Property (circa 1960s), the presence of ACM is considered very probable. Stantec recommends conducting a comprehensive, pre-demolition ACM survey in accordance with the sampling protocol of the Asbestos Hazard Emergency Response Act (AHERA) prior to any activities with the potential to disturb building materials to determine whether ACM are present. Further, in the event ACM is detected, Stantec recommends proper removal and disposal of the materials identified prior to any activities with the potential to disturb them.

On September 6, 2018, Stantec cored six locations in the asphalt driveways and parking lots to conduct an assessment for a fabric layer between the asphalt and soil (Petromat®). The asphalt was observed to be approximately 3 to 5.5 inches thick. No Petromat® was observed in the six cored locations advanced.

10.3 RADON

Radon is a colorless, tasteless radioactive gas with an EPA-specified action level of 4.0 PicoCuries per liter of air (pCi/L) for residential properties. Radon gas has a very short half-life of 3.8 days. The health risk potential of radon is primarily associated with its rate of accumulation within confined areas near or in the ground, such as basements, where vapors can readily transfer to indoor air from the ground through foundation cracks or other pathways. Large, adequately ventilated rooms generally present limited risk for radon exposure. The radon concentrations in buildings and homes depend on many factors, including soil types, temperature, barometric pressure, and building construction (EPA, 1993).

Stantec reviewed regional data published by the EPA on average indoor radon concentrations in the vicinity of the Property (<http://www.epa.gov/radon/zonemap.html>).

EPA Radon Zones (w/Average Measured Indoor Radon concentrations)		
Zone 1 – High (>4.0 pCi/L)	Zone 2 – Moderate (2 to 4 pCi/L)	Zone 3 – Low (<2 pCi/L)

The Site is located in an area designated as Federal EPA Radon Zone Level 2 with a predicted average indoor screening level greater than 2 pCi/L, but not more 4 pCi/L. According to the EDR report, one of the 10 sites tested in the 91744 zip code (area of the Site) exhibited levels above 4 pCi/L. The average first floor radon concentration in the area of the Site is 0.711 pCi/L.

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NON-SCOPE CONSIDERATIONS
September 20, 2018

The information regarding this determination is contained in the EDR report attached as Appendix B. Based on this data, the Site lies within an area of low radon risk, radon is unlikely to represent an environmental concern to the Site, and no further assessment is recommended.

10.4 FLOOD ZONES

According to the Physical Setting summary portion of the EDR report, the Property is not located within a 500-year or 100-year flood plain.

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REFERENCES

September 20, 2018

11.0 REFERENCES

American Society for Testing and Materials, Standard Practice for Environmental Site Assessments: Phase 1 Environmental Site Assessment Process, Designation: E 1527-13, November 2013.

California Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOG), 2018, website <http://www.consrv.ca.gov/dog/maps>

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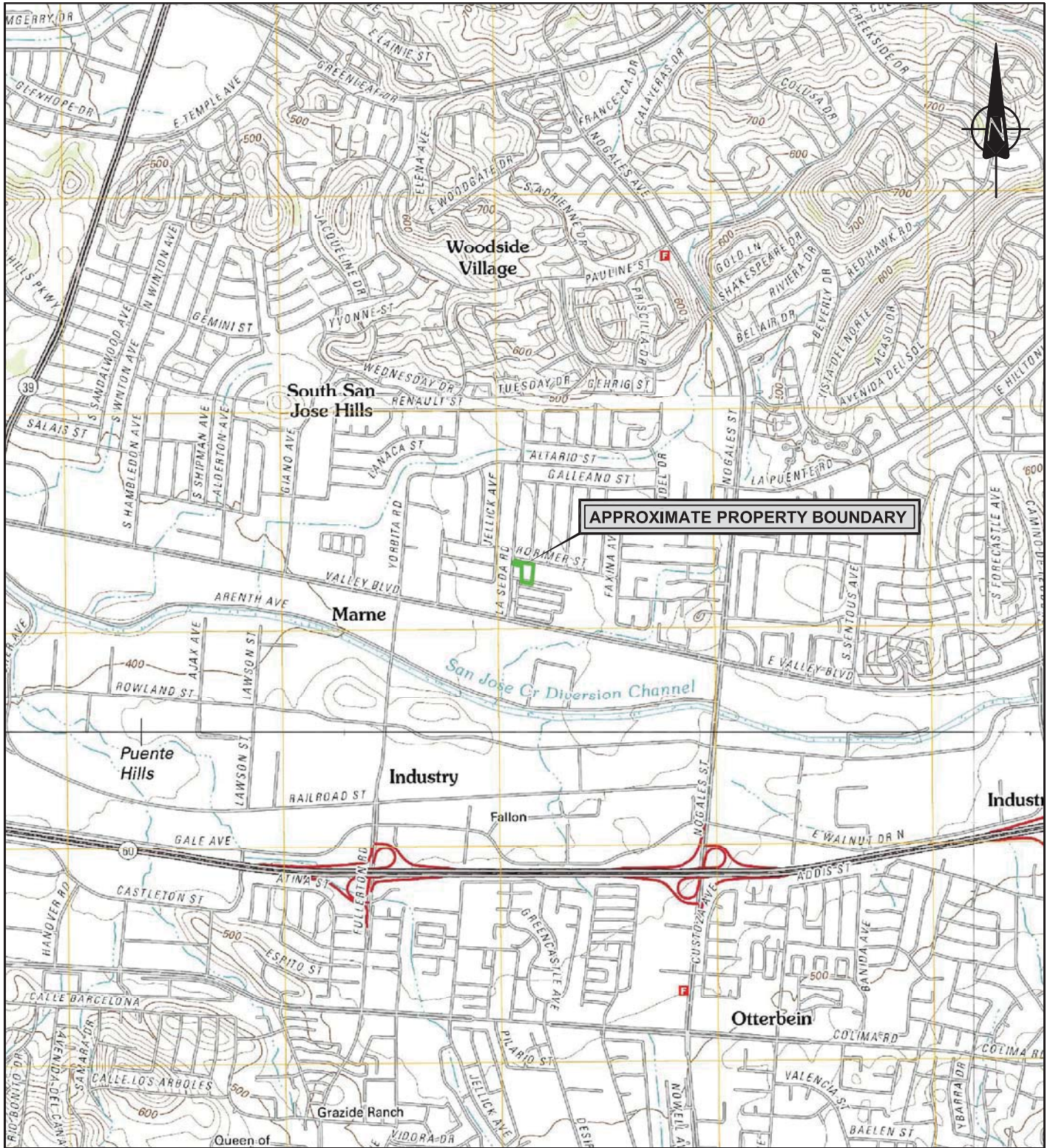
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United States Geological Survey (USGS), 2012, Yorba Linda Quadrangle, 7.5 Minute Topographic Map, Scale 1 inch = 2,000 feet.


United States Geological Survey (USGS), 2012, San Dimas Quadrangle, 7.5 Minute Topographic Map, Scale 1 inch = 2,000 feet.

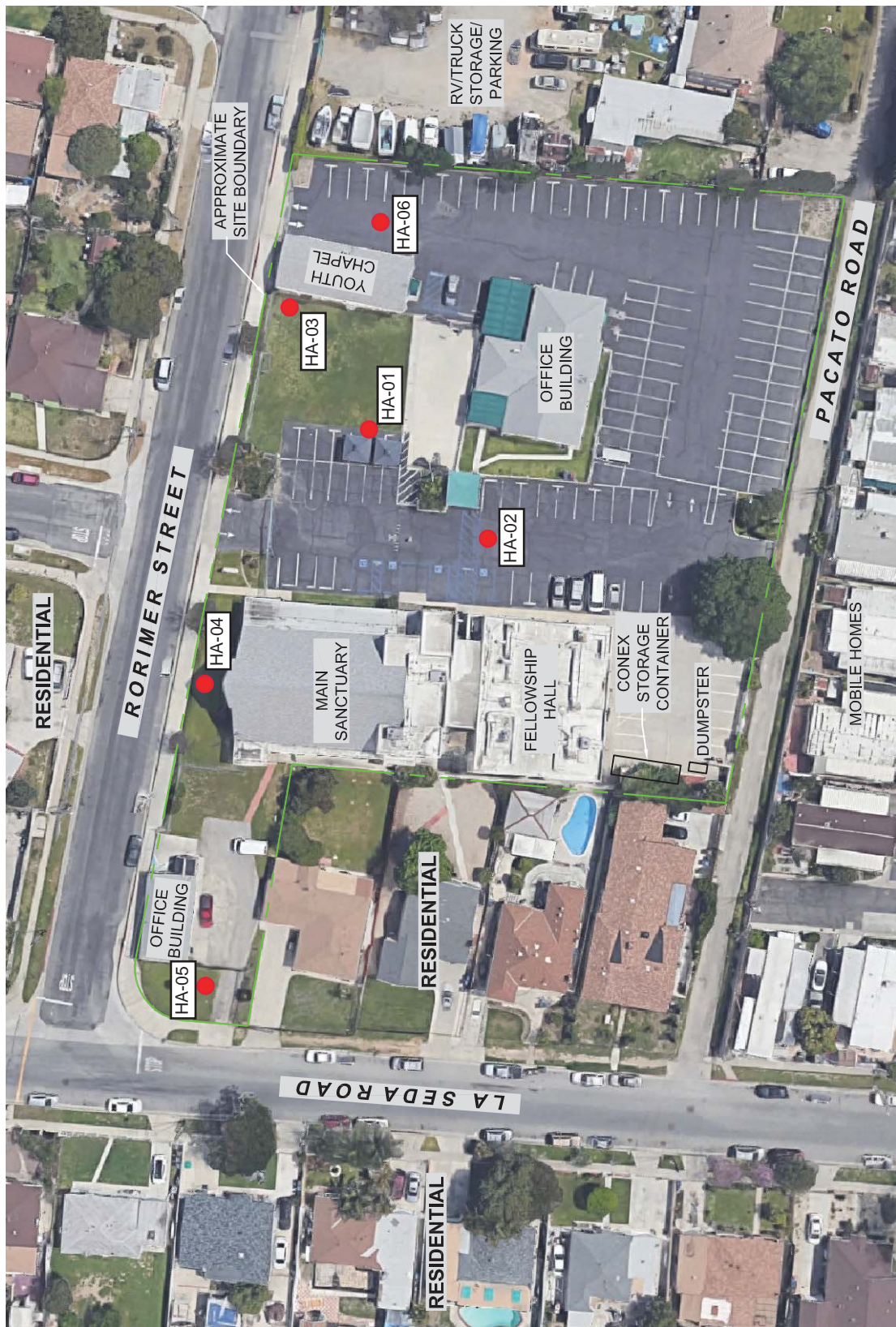
PHASE I AND II ENVIRONMENTAL SITE ASSESSMENT FOR 18616 RORIMER STREET AND 18631
PACATO ROAD LA PUENTE, CALIFORNIA

FIGURES



NOTE: THIS DRAWING ILLUSTRATES SUPPORTING INFORMATION SPECIFIC TO A STANTEC SERVICES INC. REPORT AND MUST NOT BE USED FOR OTHER PURPOSES.

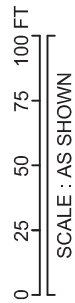
<p>PROPERTY LOCATION MAP</p> <p>PHASE I ESA</p> <p>18616 RORIMER STREET AND 18631 PACATO ROAD, LA PUENTE, CA</p> <p>Client: THE OLSON COMPANY</p>	Project No.: 185804267	<p>Fig. No.:</p> <p>1</p> 
	Scale: AS SHOWN	
	Date: 18/09/05	
	Dwn. By: CD DM SC2018090002	
	App'd By: KE	



LEGEND

- HA-01 SHALLOW SOIL SAMPLE LOCATION
(STANTEC, SEPTEMBER 6, 2018)

NOTE: THIS DRAWING ILLUSTRATES SUPPORTING INFORMATION SPECIFIC TO A STANTEC CONSULTING LTD. REPORT AND MUST NOT BE USED FOR OTHER PURPOSES.



PROPERTY DETAILS PHASE I ESA 18616 RORIMER STREET AND 18631 PACATO ROAD, LA PUENTE, CA THE OLSON COMPANY		Project No.: 185804267 Scale: AS SHOWN Date: 18/09/05 Dwn. By: CD DM App'd By: KE	Fig. No.: <div style="font-size: 2em; text-align: center;">2</div>	
		Client:		

PHASE I AND II ENVIRONMENTAL SITE ASSESSMENT FOR 18616 RORIMER STREET AND 18631
PACATO ROAD LA PUENTE, CALIFORNIA

TABLE

Table 1
Summary of Soil Analytical Results - Pesticides, Arsenic, and Lead
18616 Rorimer Street and 18631 Pacato Road
La Puente, California
 Stantec Project No.: 185804267

Location	Depth ⁽¹⁾	Date	Pesticides (EPA Test Method 8081A)				Metals (EPA Method 6010B)	
			4,4'-DDD	4,4'-DDE	4,4'-DDT	Other OCPs	Arsenic	Lead
DTSC HERO Note 3 or USEPA RSL for Residential Use ⁽²⁾								
California Background Levels Range ⁽³⁾								
HA-1-1	1	9/6/2018	2.3	2	1.9	varies	0.68	80
HA-2-1	1	9/6/2018	NE	NE	NE	NE	0.6-12.0	12.4-97.1
HA-3-1	1	9/6/2018	0.0063	0.027	0.0057	<varies	<0.758	19.9
HA-4-1	1	9/6/2018	<0.005	<0.005	<0.005	<varies	0.950	2.03
HA-5-1	1	9/6/2018	<0.005	<0.005	<0.005	<varies	<0.714	6.00
HA-6-1	1	9/6/2018	<0.005	0.014	<0.005	<varies	<0.732	16.7
			<0.005	<0.005	<0.005	<varies	<0.743	73.8
			<0.005	<0.005	<0.005	<varies	<0.785	2.84

NOTES:

- (1) Sample depth is reported as feet below ground surface
- (2) Site Cleanup Level is the most conservative value between DTSC HERO Note 3 (updated January 2018), or US EPA RSL (updated June 2017)
- (3) Chernoff G., Bosan W., and Oudiz B., DTSC, Determination of a Southern California Regional Background Arsenic Concentration in Soil

All concentrations reported in milligrams of metal per kilogram of soil (mg/kg)

< - Indicates the concentration was not detected above the laboratory method reporting limit.

Indicates concentration is above screening level for residential use.

BOLD indicates the concentration was detected above the laboratory reporting limit.

PHASE I AND II ENVIRONMENTAL SITE ASSESSMENT FOR 18616 RORIMER STREET AND 18631 PACATO ROAD LA PUENTE, CALIFORNIA

Appendix A PHOTOGRAPHS OF THE PROPERTY AND VICINITY



Photo #1 View of the main sanctuary building and fellowship hall in the center portion of the Property.



Photo #2 View of the office building in the southeastern portion of the Property.



Photo #3 View of the youth chapel in the northeastern portion of the Property.



Photo #4 View of the choir room building in the northwestern corner of the Property.



Photo #5 View of interior of the main sanctuary.



Photo #6 View of the dining room on the first floor of the fellowship hall.

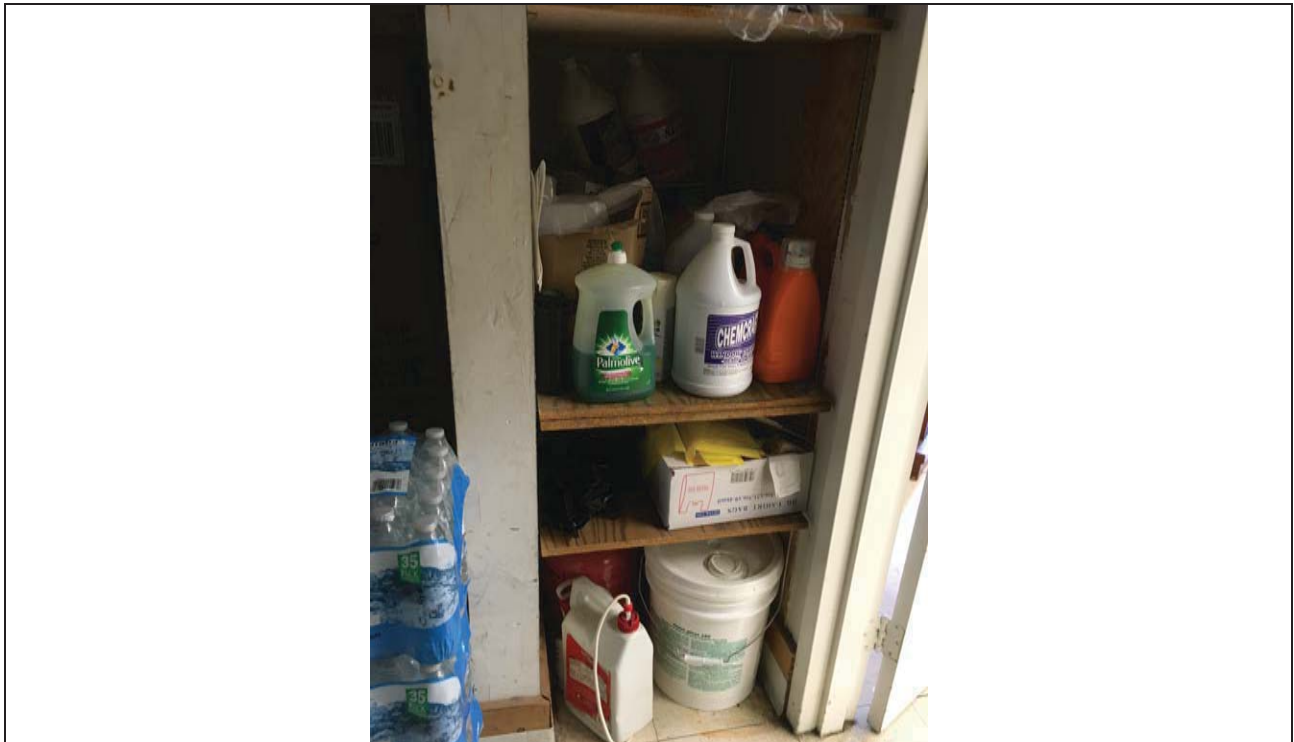


Photo #7 View of cleaning supplies in closet of the dining room of the fellowship hall.



Photo #8 View of classroom on second floor of fellowship hall.



Photo #9 View of interior of youth chapel in the northeastern portion of the Property.



Photo #10 View of interior of office building in southeastern portion of Property.



Photo #11 View of Pacato Road beyond which are mobile homes to the south.



Photo #12 View of Rorimer Street beyond which are residential structures to the north.



Photo #13 View of La Seda Road beyond which are residential structures to the west.



Photo #14 View of dumpster and conex storage container in the southern portion of the Property.