

Appendix C
Supplemental Information

Los Angeles Department of Health Services – Modine Manufacturing Co.

GROUNDWATER INVESTIGATION SUMMARY
MODINE MANUFACTURING COMPANY
WHITTIER FACILITY
WHITTIER, CALIFORNIA

Prepared For:

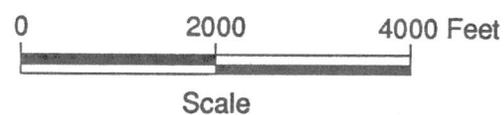
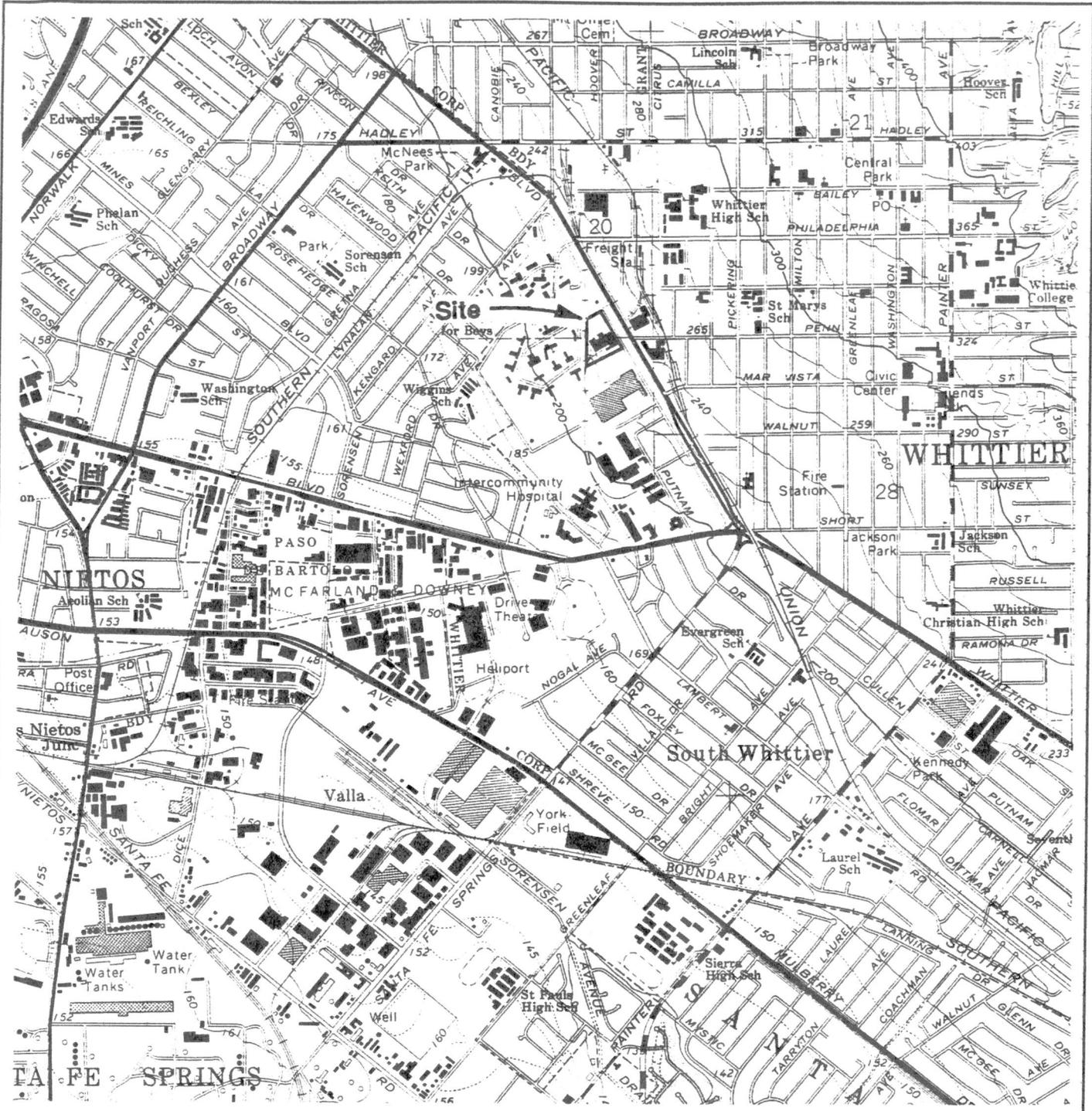
MODINE MANUFACTURING COMPANY
ENVIRONMENTAL ENGINEERING DEPARTMENT
1500 DeKoven Avenue
Racine, WI 53401

Prepared By:

THE EARTH TECHNOLOGY CORPORATION
COMMERCIAL SERVICES DIVISION
100 West Broadway, Suite 5000
Long Beach, CA 90802
(213) 495-4449

EARTH TECHNOLOGY PROJECT NO. 90-1026

November, 1989



Scale

	Project No.:	90-1026
	Modine Manufacturing Co.	

Site Location Plan

Source: U. S. G. S. Whittier, California Quadrangle, Photorevised 1972

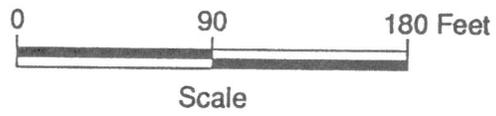
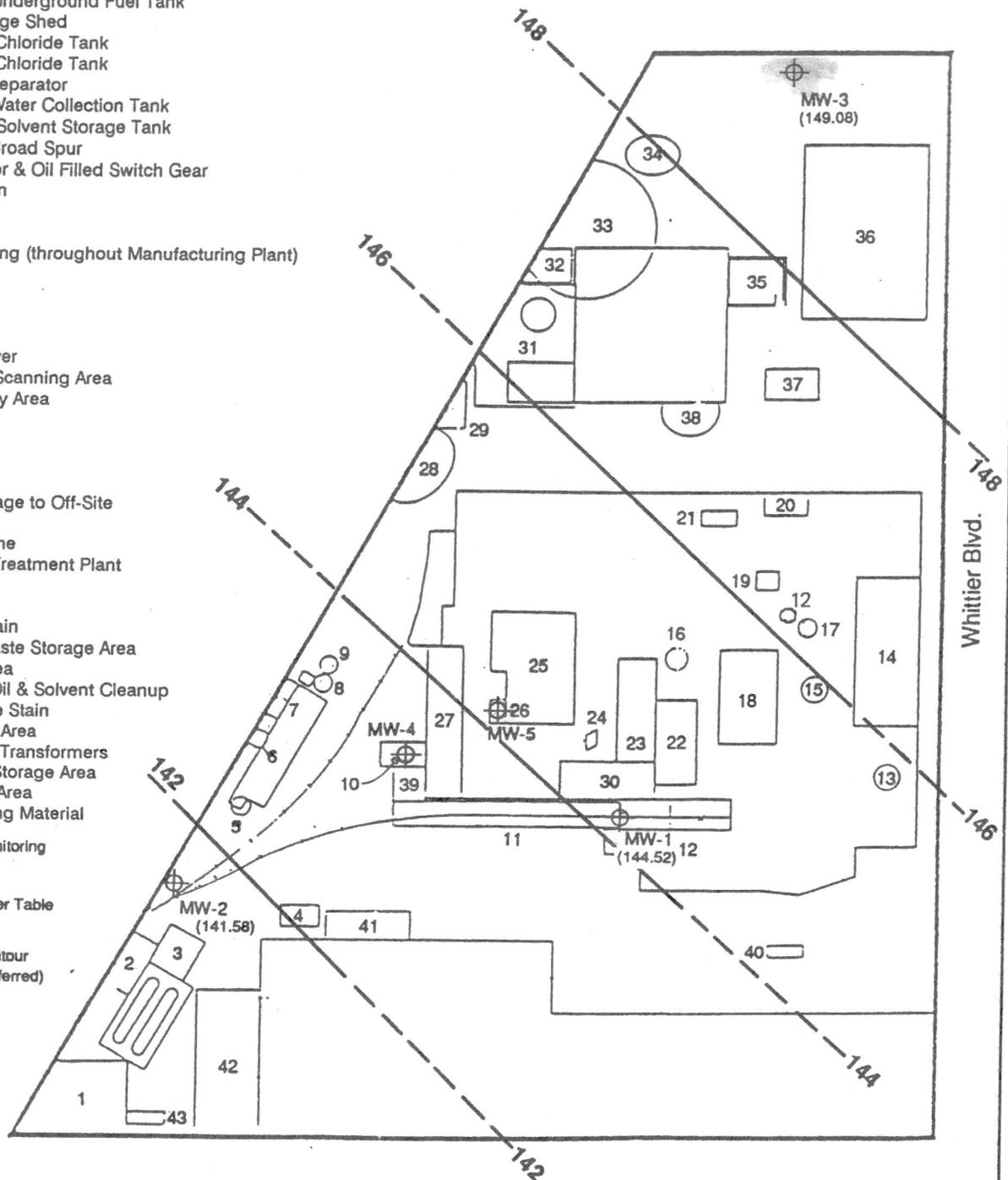
10-89

Figure 1-1

Section

- 1 Landfill
- 2 Paint Sludge Storage Area
- 3 Drum Storage Area
- 4 Abandoned Underground Fuel Tank
- 5 Solvent Storage Shed
- 6 Former Zinc Chloride Tank
- 7 Former Zinc Chloride Tank
- 8 Three State Separator
- 9 Main Waste Water Collection Tank
- 10 7,500 Gallon Solvent Storage Tank
- 11 Corroded Railroad Spur
- 12 PCB Capacitor & Oil Filled Switch Gear
- 13 Pipe Insulation
- 14 Oil Press Pits
- 15 Tube Mills
- 16 Transite Roofing (throughout Manufacturing Plant)
- 17 Tin Mill
- 18 Tin Mill Drain
- 19 Test Area
- 20 Hybrite
- 21 Corroded Sewer
- 22 Solder Dip & Scanning Area
- 23 Final Assembly Area
- 24 Press Pit
- 25 Test Areas
- 26 Paint Pit
- 27 Shipping
- 28 Surface Drainage to Off-Site
- 29 Storage Area
- 30 Old Hybrite Line
- 31 Waste Water Treatment Plant
- 32 Sludge Area
- 33 Soil Fill Area
- 34 Surface Oil Stain
- 35 Hazardous Waste Storage Area
- 36 Tank Rinse Area
- 37 Area of 1983 Oil & Solvent Cleanup
- 38 Oil & Kerosene Stain
- 39 Drum Storage Area
- 40 Pole Mounted Transformers
- 41 Raw Material Storage Area
- 42 Paint Storage Area
- 43 Transite Roofing Material

 Approximate Monitoring Well Locations
 MW-1 (149.08) Elevation of Water Table in parenthesis
 Groundwater Contour (dashed where inferred)



	Project No.: 90-1026 Modine Manufacturing Co.
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Groundwater Contour Map

10-89
Figure 4-1

TABLE 5-1. SUMMARY OF LABORATORY RESULTS OF GROUNDWATER SAMPLING

Monitoring Well	Date Sampled	Sample Number	Analysis Performed	Compounds Identified	Concentration	Sampled By	Lab
MW-1	5-10-89	476	EPA 624 ¹ Copper Lead Zinc	Trichloroethene Cu Pb Zn	Trace ² 0.03 mg/L 0.006 mg/L 0.12 mg/L	TETC ³	ETAL ⁴
MW-1	7-13-89	483	EPA 624	Trichloroethene	Trace	TETC	ETAL
MW-1	8-8-89	499	EPA 624	Trichloroethene	Trace	TETC	ETAL
MW-2	6-6-89	ESI-1	EPA 624 Copper Lead Zinc	Tetrachloroethene Trichloroethene Trichlorofluoromethane Toluene Cu Pb Zn	39 ug/L 9 ug/L 3 ug/L 21 ug/L <0.05 mg/L <0.002 mg/L 0.28 mg/L	ESI ⁵	B&C ⁶
MW-2	7-17-89	485	EPA 624	Tetrachloroethene Trichloroethene Trichlorofluoromethane Toluene	42 ug/L 13 ug/L Trace Trace	TETC	ETAL
MW-2	8-8-89	500	EPA 624	Tetrachloroethene Trichloroethene 1,1,2,2-Tetrachloroethane	42 ug/L 12 ug/L Trace	TETC	ETAL
MW-3	8-8-89	501	EPA 624	None	----	TETC	ETAL
MW-4 ⁷	9-29-89	546	EPA 624	Tetrachloroethene Trichloroethene Toluene	27 ug/L 8 ug/L Trace	TETC	ETAL
MW-5 ⁷	9-29-89	553	EPA 624	Tetrachloroethene Trichloroethene	Trace Trace	TETC	ETAL

Notes: 1 EPA 624 EPA Method 624 analysis - volatile organic analysis
2 Trace Compound was identified but in quantities less than reportable limits. Reportable limits are given on the lab reports in Appendix D.
3 TETC The Earth Technology Corporation (includes BCL Associates, Inc.
4 ETAL Earth Technology Analytical Laboratory (formerly BCL Analytical Lab)
5 ESI Environmental Solutions Inc.
6 B&C Brown and Caldwell Laboratories
7 Represents data from Hydropunch™ samples taken adjacent to well location.

6.0 INVESTIGATION FINDINGS

Based on the groundwater investigation detailed above, Earth Technology reports the following findings:

- o Groundwater exists under water table conditions at the site and was encountered between 77 and 80 feet below ground surface. Groundwater flow at the site is generally to the south-southwest with a hydraulic gradient of approximately 0.012 feet/feet.
- o Concentrations of PCE and TCE are present in groundwater beneath the site in excess of California action levels. The area of groundwater contamination appears to begin in the area near MW-4 and extends south-southwest encompassing MW-2.
- o Based on discussions with Modine Manufacturing officials, it appears that the source of the PCE and TCE in the groundwater may be related to the past use of paint stripping solvents in the area of MW-4. According to Modine's records, PCE or TCE were (in the pure state) never stored in the solvent tank nor were they used in the manufacturing process.

LA Regional Water Quality Control Board – Modine Manufacturing Co.

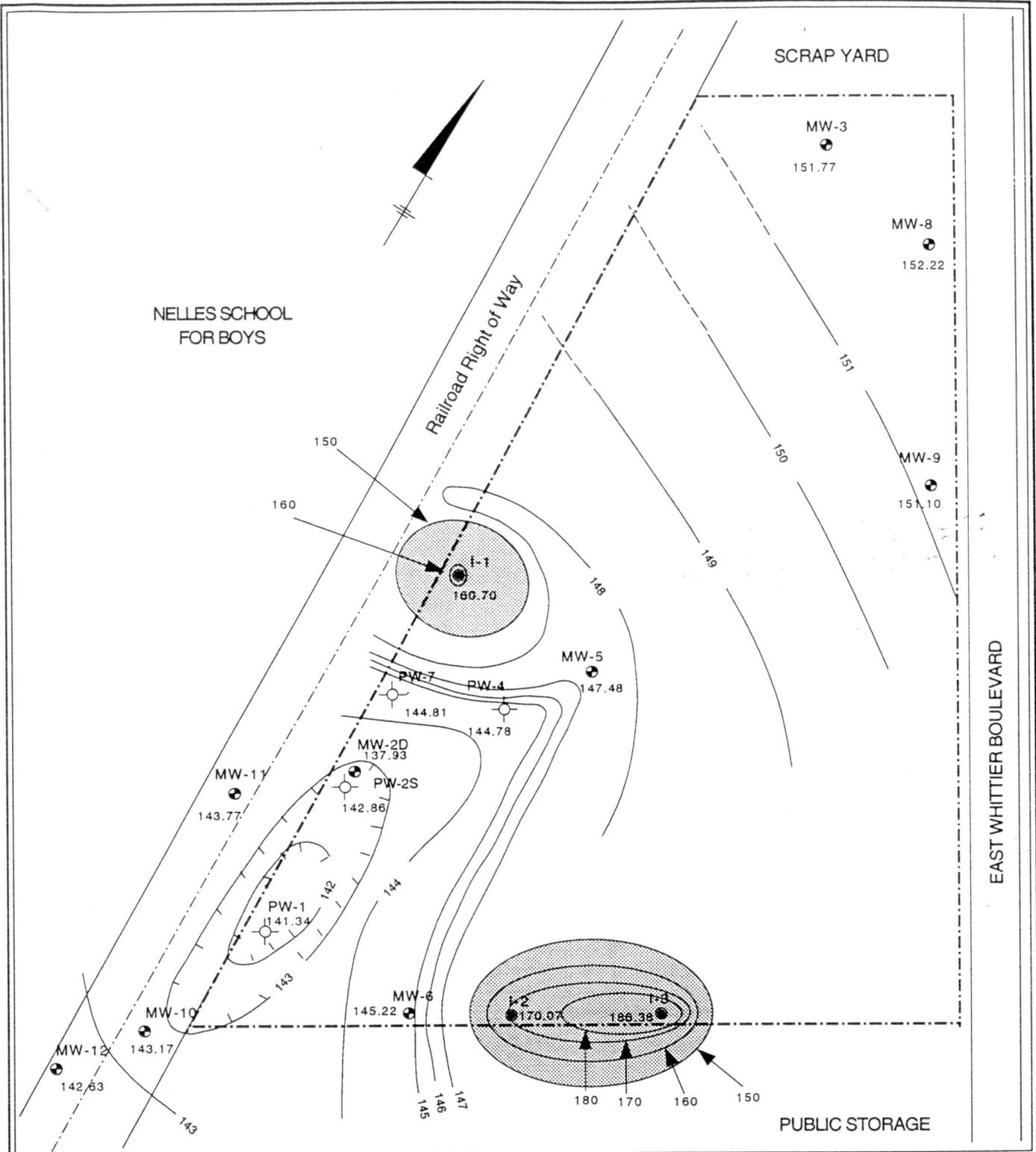
REPORT

QUARTERLY GROUND-WATER
MONITORING REPORT
THIRD QUARTER 1995
FORMER MODINE MANUFACTURING FACILITY
12252 EAST WHITTIER BOULEVARD
WHITTIER, CALIFORNIA

Modine Manufacturing Company

Racine, Wisconsin

October 1995



EXPLANATION

- Property Outline
 - Monitoring Well
 - Production Well
 - Injection Well
 - 148 - Equipotential Line
 - Area Where Contour Interval = 10 feet
 - Datum Sea Level
 - Contour Interval = 1 foot
- 100 0 100
- Approximate Scale
(in feet)



MODINE MANUFACTURING COMPANY
RACINE, WISCONSIN

MODINE MANUFACTURING FACILITY
12252 East Whittier Boulevard
Whittier, California

48701

CONTOUR MAP OF WATER TABLE
ELEVATIONS OCTOBER, 1995

FIGURE
2



Nelles School for Boys

SCRAP YARD

I-1			
Date	PCE	TCE	
6/93	<2	75	
9/93	--	--	
12/93	--	--	
3/94	--	--	
6/94	--	--	
12/94	--	--	
6/95	--	--	
9/95	--	--	

MW-3			
Date	PCE	TCE	
6/93	--	--	
9/93	<0.5	<0.5	
12/93	<0.5	<0.5	
3/94	--	--	
6/94	--	--	
12/94	--	--	
6/95	--	--	
9/95	--	--	

MW-8			
Date	PCE	TCE	
6/93	<2	<2	
9/93	<2.5	<2.5	
12/93	<0.5	<0.5	
3/94	--	--	
6/94	--	--	
12/94	--	--	
6/95	--	--	
9/95	--	--	

PW-7			
Date	PCE	TCE	
6/93	<100	<100	
9/93	--	--	
12/93	--	--	
3/94	--	--	
6/94	62	62	
12/94	--	--	
6/95	20	20	
9/95	--	--	

PW-4			
Date	PCE	TCE	
6/93	110	50	
9/93	--	--	
12/93	--	--	
3/94	--	--	
6/94	68	35	
12/94	--	--	
6/95	20	40	
9/95	14	60	

MW-5			
Date	PCE	TCE	
6/93	3	56	
9/93	3.7	65	
12/93	<2.5	53	
3/94	16	62	
6/94	0.97	41	
12/94	<5.0	62	
6/95	<5	50	
9/95	--	--	

MW-9			
Date	PCE	TCE	
6/93	<2	46	
9/93	<2.5	39	
12/93	<2.5	32	
3/94	<0.5	10	
6/94	<0.5	25	
12/94	<0.5	29	
6/95	<5	20	
9/95	--	--	

MW-11			
Date	PCE	TCE	
6/93	61	68	
9/93	73	78	
12/93	42	54	
3/94	93	75	
6/94	63	58	
12/94	70	79	
6/95	30	40	
9/95	65	74	

MW-10			
Date	PCE	TCE	
6/93	5	23	
9/93	9.7	22	
12/93	5.0	21	
3/94	6.4	24	
6/94	5.8	22	
12/94	5	10	
6/95	<5	8	
9/95	<5	14	

PW-2S			
Date	PCE	TCE	
6/93	--	--	
9/93	--	--	
12/93	--	--	
3/94	--	--	
6/94	75	70	
12/94	--	--	
6/95	40	60	
9/95	36	58	

MW-2D			
Date	PCE	TCE	
6/93	<2	<2	
9/93	<0.5	<0.5	
12/93	<0.5	<0.5	
3/94	<0.5	1.0	
6/94	<0.5	0.91	
12/94	<5.0	<5.0	
6/95	<5	<5	
9/95	--	--	

PW-1			
Date	PCE	TCE	
6/93	58	55	
9/93	--	--	
12/93	--	--	
3/94	--	--	
6/94	23	32	
12/94	--	--	
6/95	10	30	
9/95	--	--	

I-2			
Date	PCE	TCE	
6/93	<2	6	
9/93	--	--	
12/93	--	--	
3/94	--	--	
6/94	--	--	
12/94	--	--	
6/95	--	--	
9/95	--	--	

I-3			
Date	PCE	TCE	
6/93	<2	<2	
9/93	--	--	
12/93	--	--	
3/94	--	--	
6/94	--	--	
12/94	--	--	
6/95	--	--	
9/95	--	--	

MW-12			
Date	PCE	TCE	
6/93	2	8	
9/93	<5.0	22	
12/93	2.2	21	
3/94	0.64	1.4	
6/94	1.6	9.1	
12/94	<5.0	14	
6/95	<5	<5	
9/95	--	--	

MW-6			
Date	PCE	TCE	
6/93	2	19	
9/93	2.5	24	
12/93	2.2	27	
3/94	3.1	24	
6/94	3.4	23	
12/94	<5.0	10	
6/95	<5	20	
9/95	--	--	

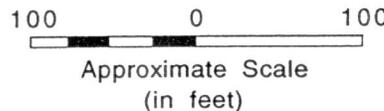
Railroad Right of Way

EAST WHITTIER BOULEVARD

PUBLIC STORAGE

EXPLANATION

- Subject Property Outline
- ⊕ Production Well
- PCE Plume
- Injection Well
- ⊙ Monitoring Well



MODINE MANUFACTURING COMPANY
RACINE, WISCONSIN

MODINE MANUFACTURING FACILITY
12252 East Whittier Boulevard
Whittier, California

48701.04

OCCURRENCE OF PCE AND TCE
SEPTEMBER, 1995

FIGURE
3



REPORT

SLIC # 118

REMEDIAL ACTION PLAN GROUND-WATER TREATMENT SYSTEM FORMER MODINE MANUFACTURING FACILITY

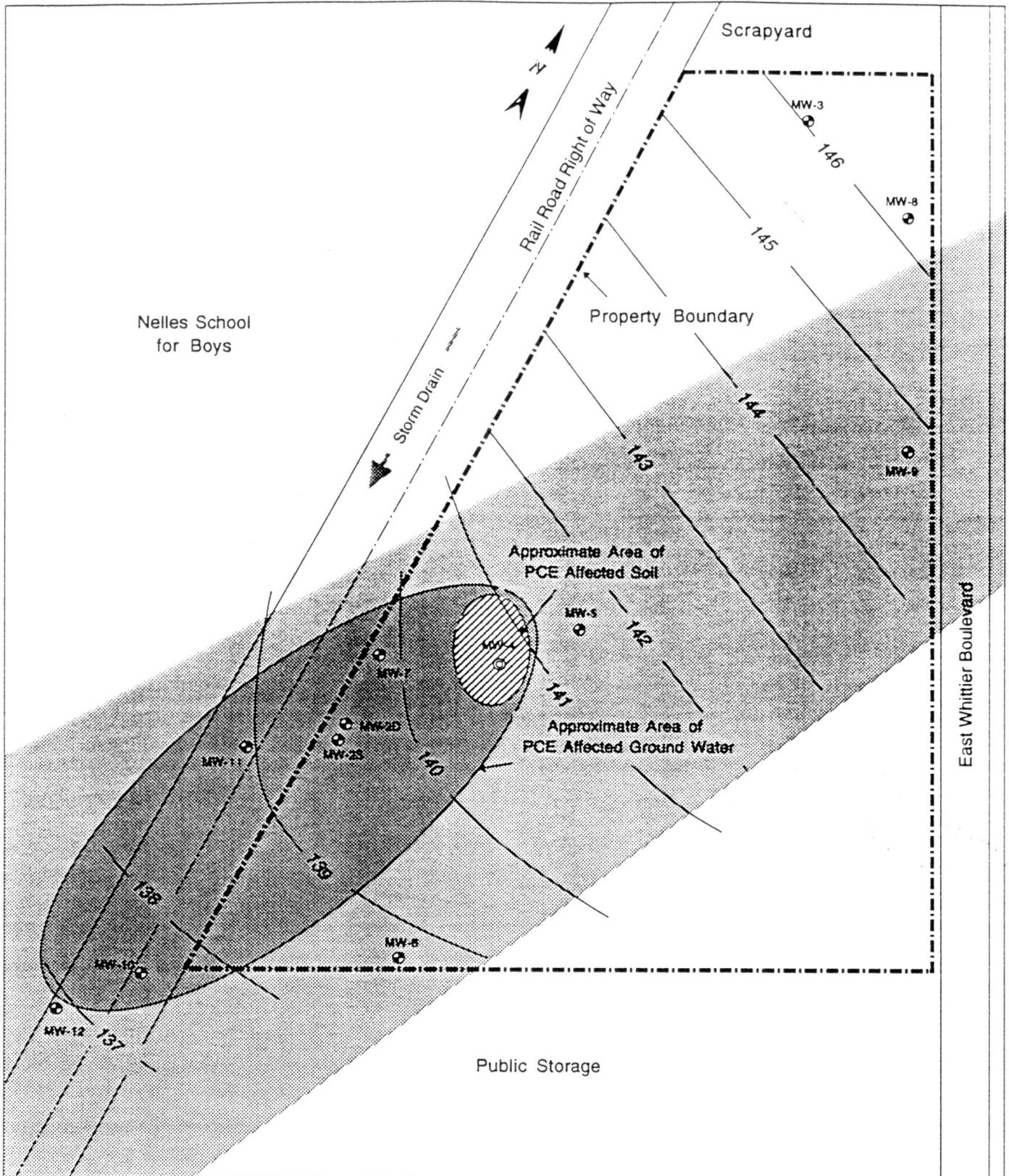
Modine Manufacturing
Racine, Wisconsin

March 1993



BLASLAND & BOUCK ENGINEERS, P.C.
BLASLAND, BOUCK & LEE

ENGINEERS & GEOSCIENTISTS



Nelles School
for Boys

Scrapyard



Rail Road Right of Way

Property Boundary

Storm Drain

Approximate Area of
PCE Affected Soil

Approximate Area of
PCE Affected Ground Water

East Whittier Boulevard

Public Storage

EXPLANATION

- Property Boundary
 - MW-5
Monitoring Wells
 - 137
Equipotential Lines
(feet MSL)
 - Approximate Area of
TCE Affected Groundwater
(off-site source)
- 100 0 100
 Approximate Scale
(in feet)

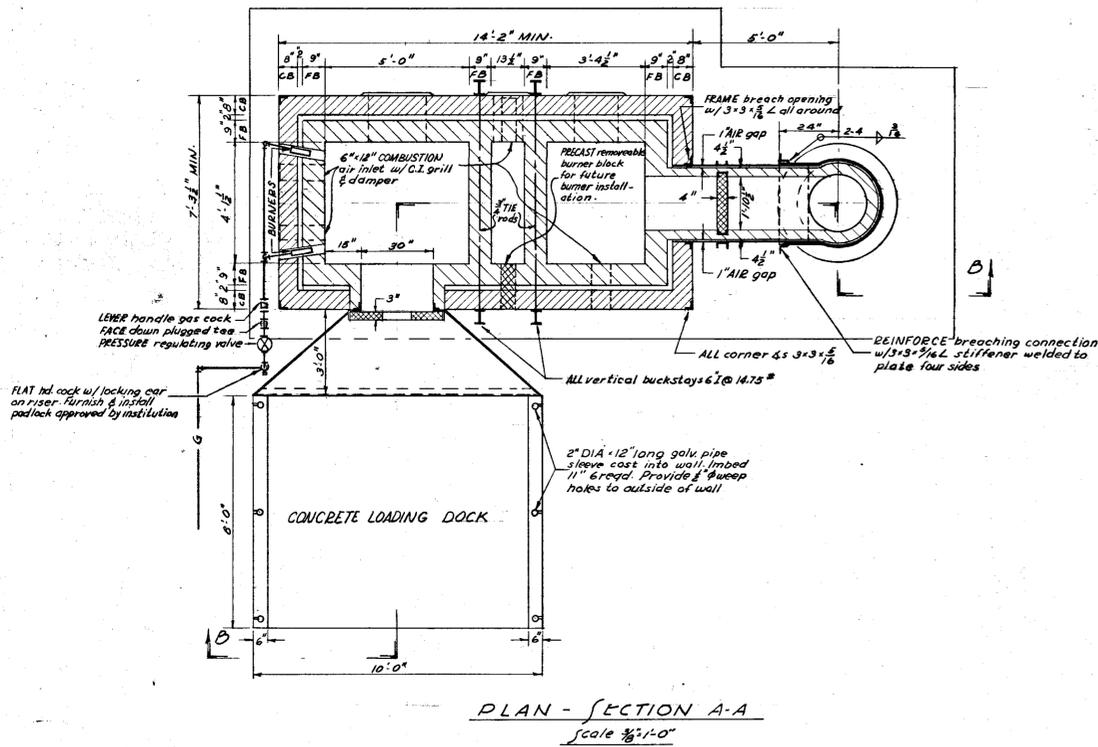
**MODINE MANUFACTURING
WHITTIER, CALIFORNIA**

PCE AFFECTED SOIL
AND PCE AND TCE
AFFECTED GROUND WATER

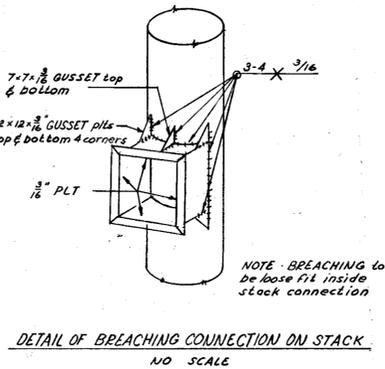
48701

FIGURE 2

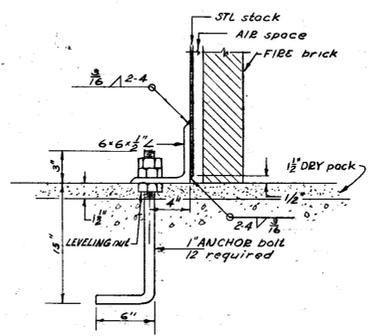
Former Incinerator Construction Details Diagram – Year 1952



PLAN - SECTION A-A
Scale 3/8" = 1'-0"

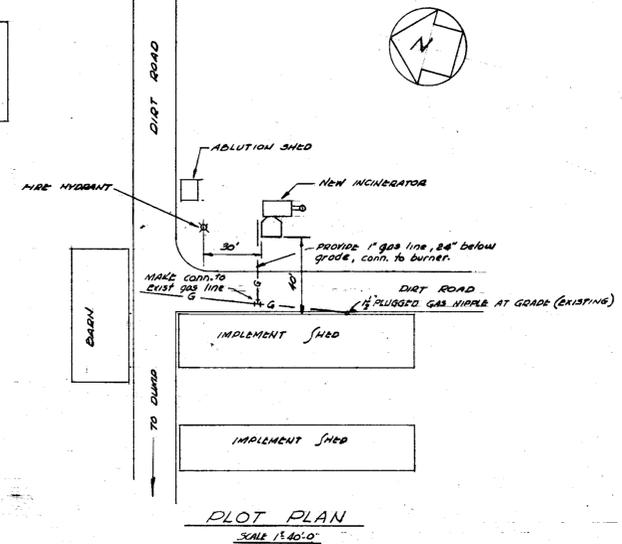


DETAIL OF BREACHING CONNECTION ON STACK
NO SCALE

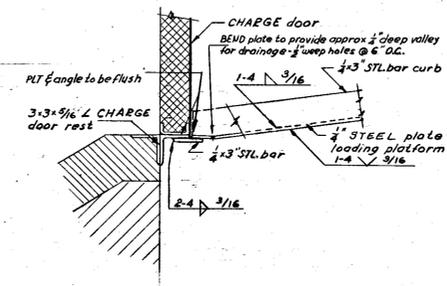


STACK ANCHOR DETAIL
Scale 1 1/2" = 1'-0"

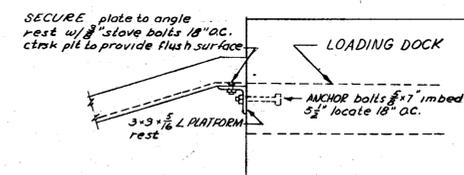
PAVEMENT UNIT #3
PAVEMENT UNIT #5



PLOT PLAN
Scale 1/8" = 1'-0"



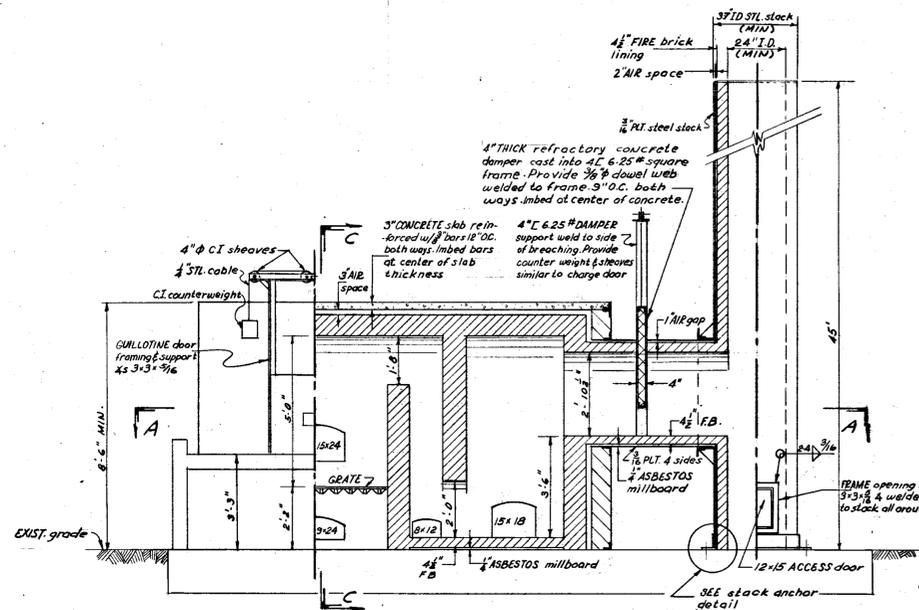
DETAIL A
Scale 1 1/2" = 1'-0"



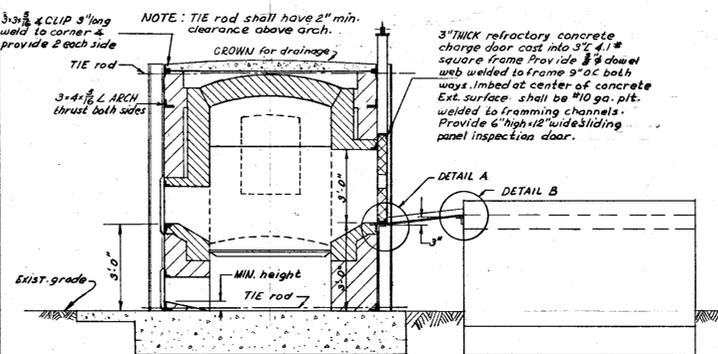
DETAIL B
Scale 1 1/2" = 1'-0"

GENERAL NOTES

1. BURNER & combustion air openings shall be centered at elevation of midpoint of charging door.
2. All doors in brickwork shall be supported from 3x3x3/4" L welded frame secured to brickwork. Intels shall extend min of 3" each side of door.
3. All structural steel work including corner angles, arch thrusts, door framing, breach opening framing & buckstays shall be integrally constructed w/ welded joints.
4. REFER to sheet 31 for structural reinforcing details of platform & foundation.
5. FIRE brick lining of stack shall have header bricks 90° apart built against steel stack. Header bricks shall be 24" OC. For full height of stack & shall be rotated 45° to each header course.



SECTION B-B
Scale 3/8" = 1'-0"



SECTION C-C
Scale 3/8" = 1'-0"

LEGEND

- REFRACTORY
- COMMON BRICK
- CAST REFRACTORY CONCRETE
- FIRE BRICK
- COMMON BRICK

THIS DRAWING IS HEREBY ACKNOWLEDGED TO BE PART OF THE PLANS REFERRED TO IN MY CONTRACT WITH THE STATE DEPARTMENT OF PUBLIC WORKS, DIVISION OF ARCHITECTURE.
DATE _____
CONTRACTOR _____

STATE OF CALIFORNIA
DEPARTMENT OF PUBLIC WORKS
DIVISION OF ARCHITECTURE
LOS ANGELES BRANCH OFFICE
BY ASSISTANT STATE ARCHITECT *[Signature]*

DESIGNED <i>[Signature]</i>	DATE July 3, 1952	SHEET TITLE PLOT PLAN & DETAILS	SHEET M-1 of 1
DRAWN IT	W.O. 2639 GC	PROJECT INCINERATOR	
TRACED IT	REVISED	INSTITUTION FRED C. NELLES' SCHOOL FOR BOYS	
CHECKED <i>[Signature]</i>	FILE 30 C 3	LOCATION WHITTIER CALIFORNIA	

Appendix D
Historical Research Documentation



Fred C. Nelles Youth Correctional Facility

11850 E. Whittier Blvd.

Whittier, CA 90606

Inquiry Number: 2794482.3

June 15, 2010

Certified Sanborn® Map Report

Certified Sanborn® Map Report

6/15/10

Site Name:

Fred C. Nelles Youth
11850 E. Whittier Blvd.
Whittier, CA 90606

Client Name:

CH2M Hill, Inc.
6 Hutton Centre Drive
Santa Ana, CA 92707

EDR Inquiry # 2794482.3

Contact: David Golles



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Certified Sanborn Results:

Site Name: Fred C. Nelles Youth Correctional Facility
Address: 11850 E. Whittier Blvd.
City, State, Zip: Whittier, CA 90606
Cross Street:
P.O. # NA
Project: 406981.01.EA
Certification # 4650-40E9-A3BF

Maps Provided:

1961



Sanborn® Library search results
Certification # 4650-40E9-A3BF

The Sanborn Library includes more than 1.2 million Sanborn fire insurance maps, which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- Library of Congress
- University Publications of America
- EDR Private Collection

The Sanborn Library LLC Since 1866™

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Sanborn Sheet Thumbnails

This Certified Sanborn Map Report is based upon the following Sanborn Fire Insurance map sheets.



1961 Source Sheets

1961 Certified Sanborn Map

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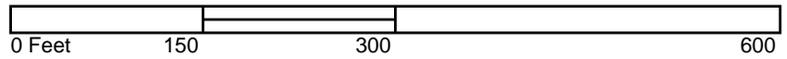
Certification # 4650-40E9-A3BF

Site Name: Fred C. Nelles Youth Correctional Facility
Address: 11850 E. Whittier Blvd.
City, ST, ZIP: Whittier CA 90606
Client: CH2M Hill, Inc.
EDR Inquiry: 2794482.3
Order Date: 6/15/2010 4:30:47 PM
Certification # 4650-40E9-A3BF



Copyright: 1961

This Certified Sanborn Map combines the following sheets.
Outlined areas indicate map sheets within the collection.





EDR™ Environmental
Data Resources Inc

The EDR-City Directory
Abstract

Whittier - Nelles Site
11850 East Whittier Boulevard
Whittier, CA 90606

January 05, 2005

Inquiry Number: 1333364-7

**The Standard
In Environmental
Risk Management
Information**

440 Wheelers Farms Road
Milford, Connecticut 06460

Nationwide Customer Service

Telephone: 1-800-352-0050
Fax: 1-800-231-6802

Environmental Data Resources, Inc.

City Directory Abstract

Environmental Data Resources, Inc.'s (EDR) City Directory Abstract is a screening tool designed to assist professionals in evaluating potential liability on a target property resulting from past activities. ASTM E 1527-00, Section 7.3 on Historical Use Information, identifies the prior use requirements for a Phase I environmental site assessment. The ASTM standard requires a review of *reasonably ascertainable standard historical sources*. *Reasonably ascertainable means information that is publicly available, obtainable from a source with reasonable time and cost constraints, and practically reviewable.*

To meet the prior use requirements of ASTM E 1527-00, Section 7.3.4, the following *standard historical sources* may be used: aerial photographs, fire insurance maps, property tax files, land title records (although these cannot be the sole historical source consulted), topographic maps, city directories, building department records, or zoning/land use records. ASTM E 1527-00 requires "*All obvious uses of the property shall be identified from the present, back to the property's obvious first developed use, or back to 1940, whichever is earlier. This task requires reviewing only as many of the standard historical sources as are necessary, and that are reasonably ascertainable and likely to be useful.*" (ASTM E 1527-00, Section 7.3.2, page 12.)

EDR's City Directory Abstract includes a search and abstract of available city directory data.

City Directories

City directories have been published for cities and towns across the U.S. since the 1700s. Originally a list of residents, the city directory developed into a sophisticated tool for locating individuals and businesses in a particular urban or suburban area. Twentieth century directories are generally divided into three sections: a business index, a list of resident names and addresses, and a street index. With each address, the directory lists the name of the resident or, if a business is operated from this address, the name and type of business (if unclear from the name). While city directory coverage is comprehensive for major cities, it may be spotty for rural areas and small towns. ASTM E 1527-00 specifies that a "*review of city directories (standard historical sources) at less than approximately five year intervals is not required by this practice.*" (ASTM E 1527-00, Section 7.3.2.1, page 12.)

NAICS (North American Industry Classification System) Codes

NAICS is a unique, all-new system for classifying business establishments. Adopted in 1997 to replace the prior Standard Industry Classification (SIC) system, it is the system used by the statistical agencies of the United States. It is the first economic classification system to be constructed based on a single economic concept. To learn more about the background, the development and difference between NAICS and SIC, visit the following Census website: <http://www.census.gov/epcd/www/naicsdev.htm>.

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Thank you for your business!

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4. SUMMARY

- ***City Directories:***

Business directories including city, cross reference and telephone directories were reviewed, if available, at approximately five year intervals for the years spanning 1970 through 2004. (These years are not necessarily inclusive.) A summary of the information obtained is provided in the text of this report.

Date EDR Searched Historical Sources:
 City Directories Jan 05, 2005

Target Property:
 11850 East Whittier Boulevard
 Whittier, CA 90606

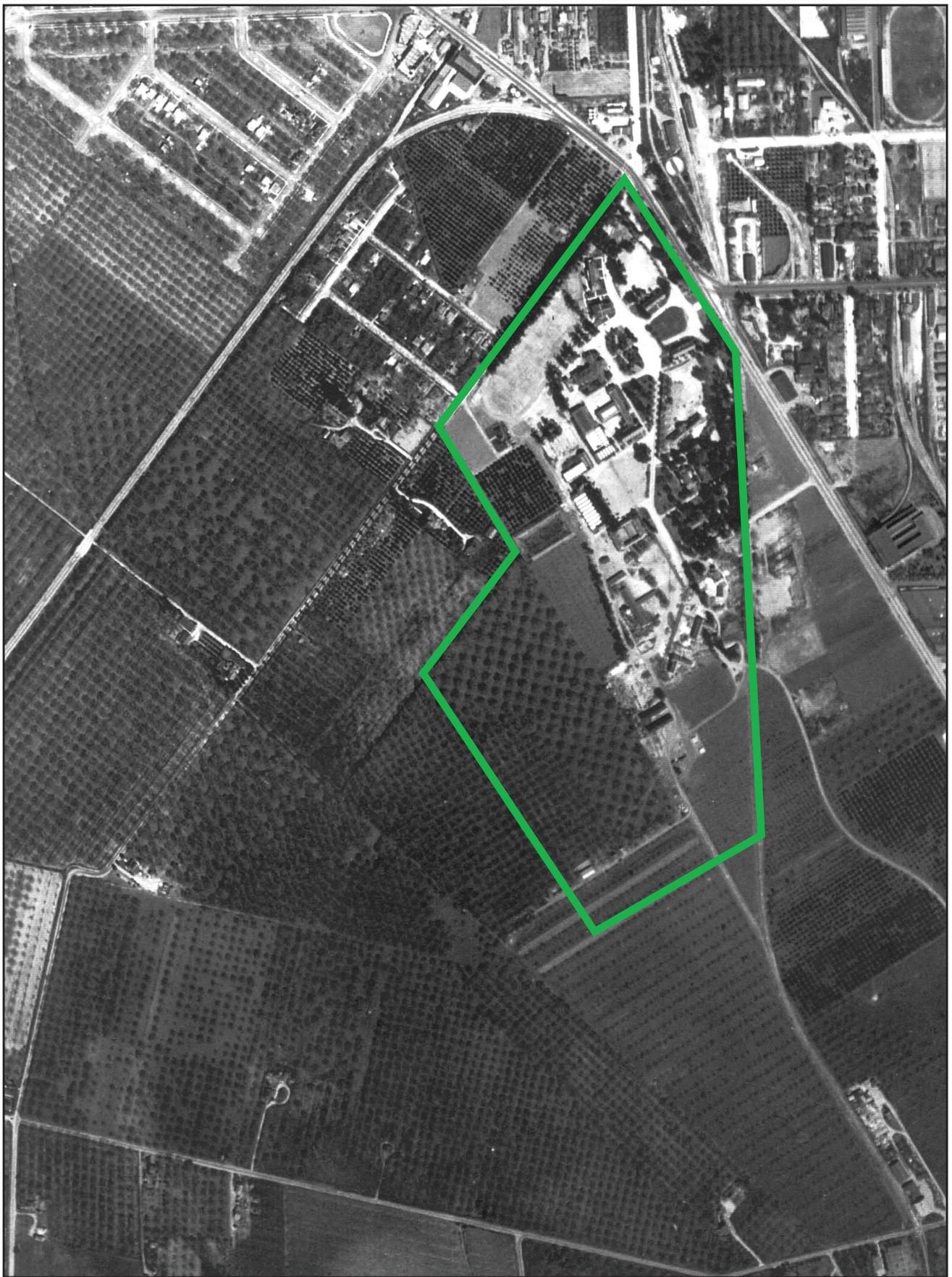
<u>PUR ID</u> <u>Year</u>	<u>Uses</u>	<u>NAICS</u>	<u>Source</u>
-- 1970	Address not Listed in Research Source	N/A	Haines Criss-Cross Directory
-- 1975	Address not Listed in Research Source	N/A	Haines Criss-Cross Directory
-- 1980	Address not Listed in Research Source	N/A	Haines Criss-Cross Directory
-- 1985	Address not Listed in Research Source	N/A	Haines Criss-Cross Directory
-- 1990	Address not Listed in Research Source	N/A	Haines Criss-Cross Directory
-- 1995	Address not Listed in Research Source	N/A	Haines Criss-Cross Directory
-- 2000	Address not Listed in Research Source	N/A	Haines Criss-Cross Directory
-- 2004	Address not Listed in Research Source	N/A	Haines Criss-Cross Directory

Adjoining Properties

SURROUNDING

,

<u>PUR ID</u> <u>Year</u>	<u>Uses</u>	<u>NAICS</u>	<u>Source</u>
1970	Address not Listed in Research Source	N/A	Haines Criss-Cross Directory
1975	Address not Listed in Research Source	N/A	Haines Criss-Cross Directory
1980	Address not Listed in Research Source	N/A	Haines Criss-Cross Directory
1985	Address not Listed in Research Source	N/A	Haines Criss-Cross Directory
1990	Address not Listed in Research Source	N/A	Haines Criss-Cross Directory
1995	Address not Listed in Research Source	N/A	Haines Criss-Cross Directory
2000	Address not Listed in Research Source	N/A	Haines Criss-Cross Directory
2004	**East Whittier Blvd** -No Street Listings From 11300-12000 Blocks	.	Haines Criss-Cross Directory



North

LEGEND



Site Boundary

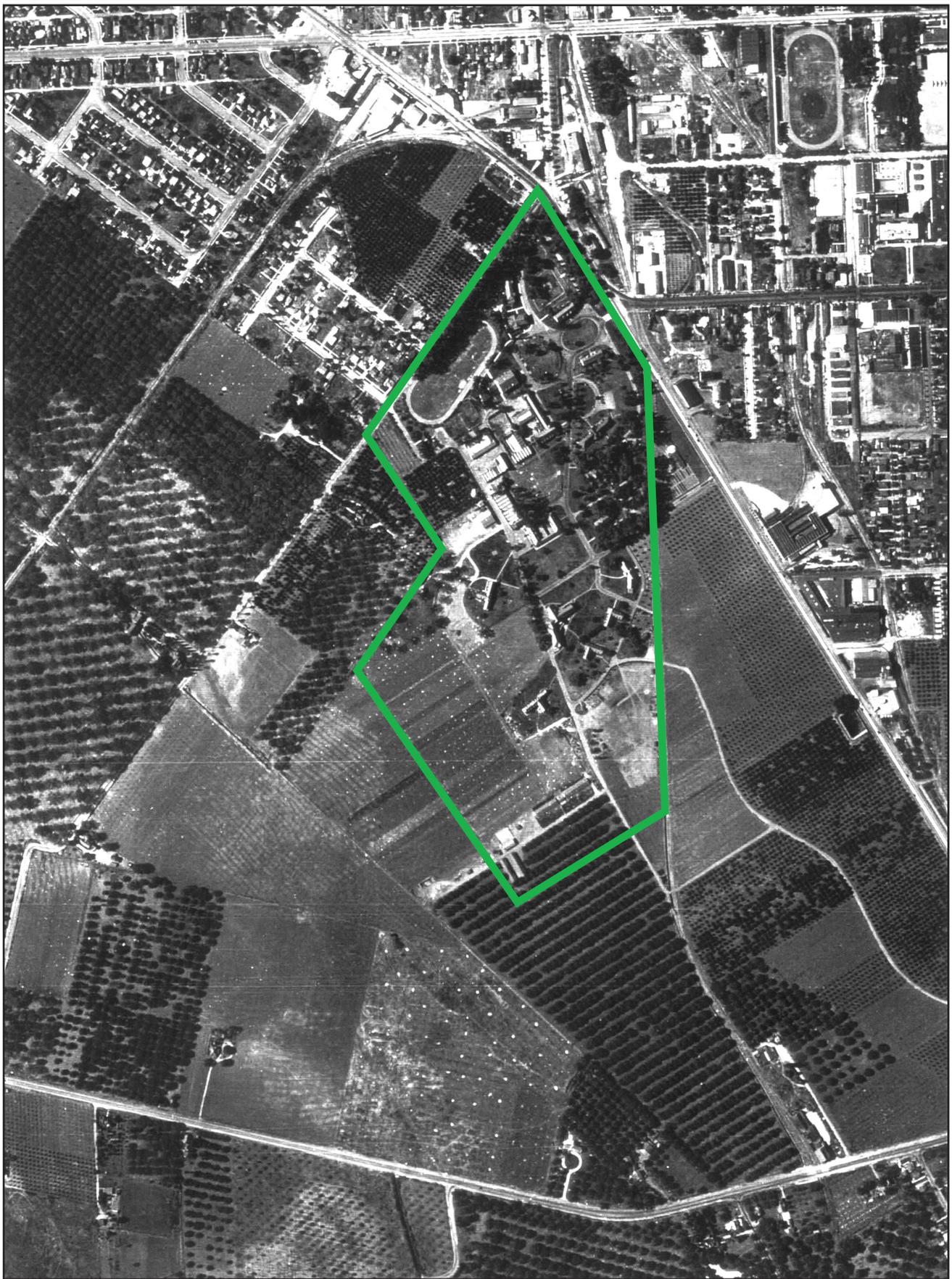
Appendix E, Historical Aerial Photographs

Date of Photograph: 1928

Fred C. Nelles Site

Phase I Environmental Site Assessment

CH2MHILL



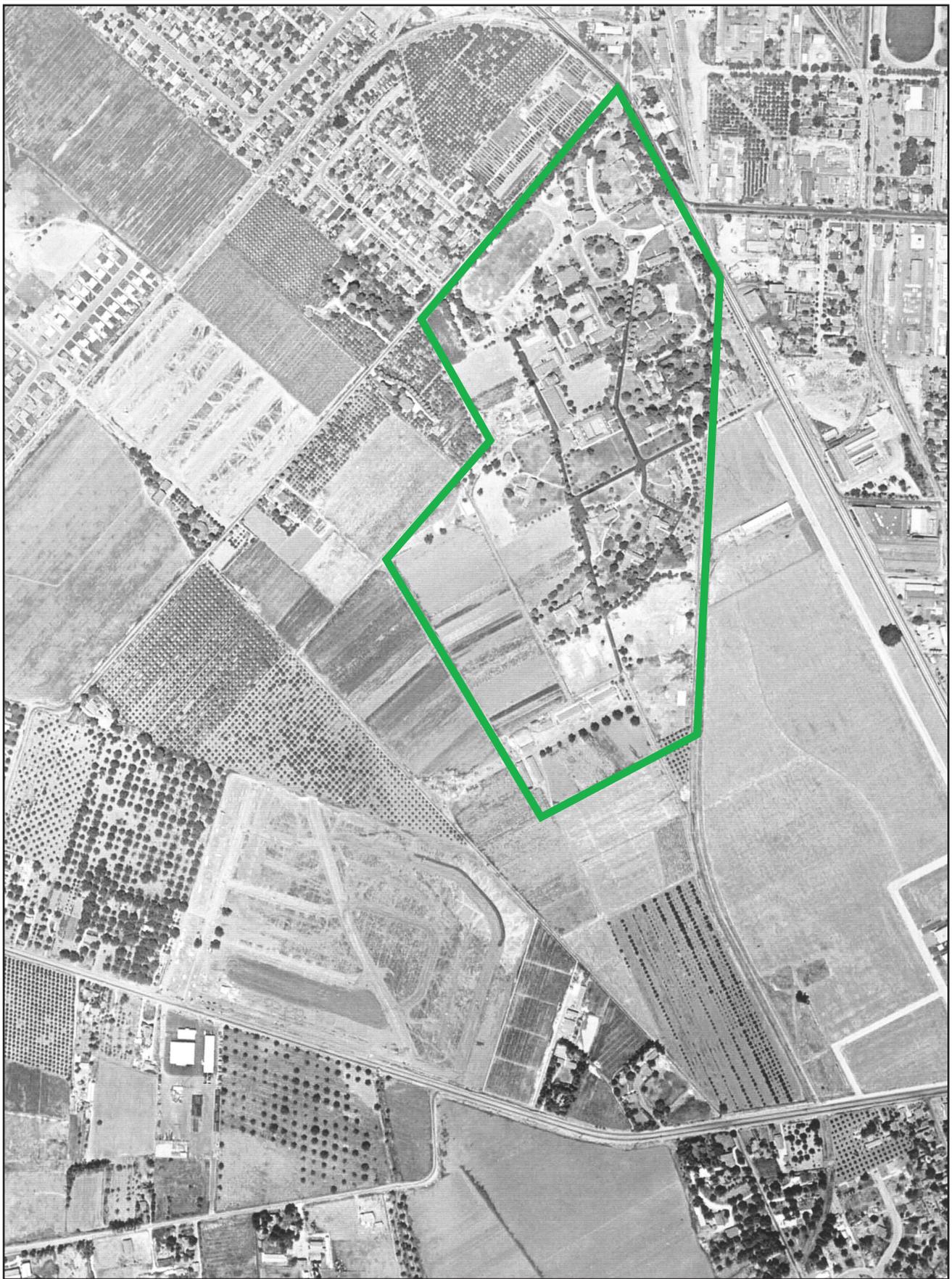
North

LEGEND



Site Boundary

Appendix E, Historical Aerial Photographs
Date of Photograph: 1938
Fred C. Nelles Site
Phase I Environmental Site Assessment
CH2MHILL



North

LEGEND



Site Boundary

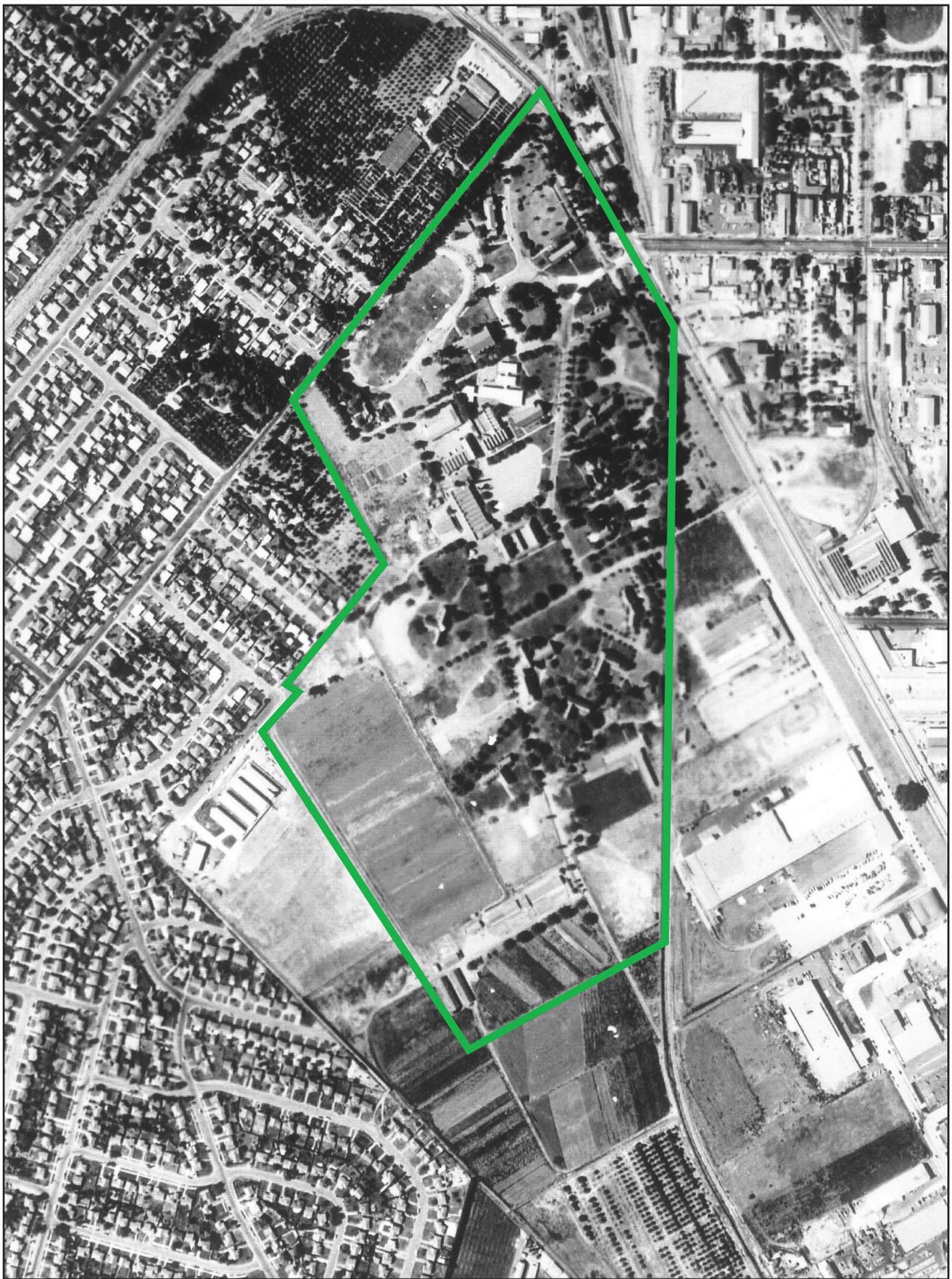
Appendix E, Historical Aerial Photographs

Date of Photograph: 1949

Fred C. Nelles Site

Phase I Environmental Site Assessment

CH2MHILL



North

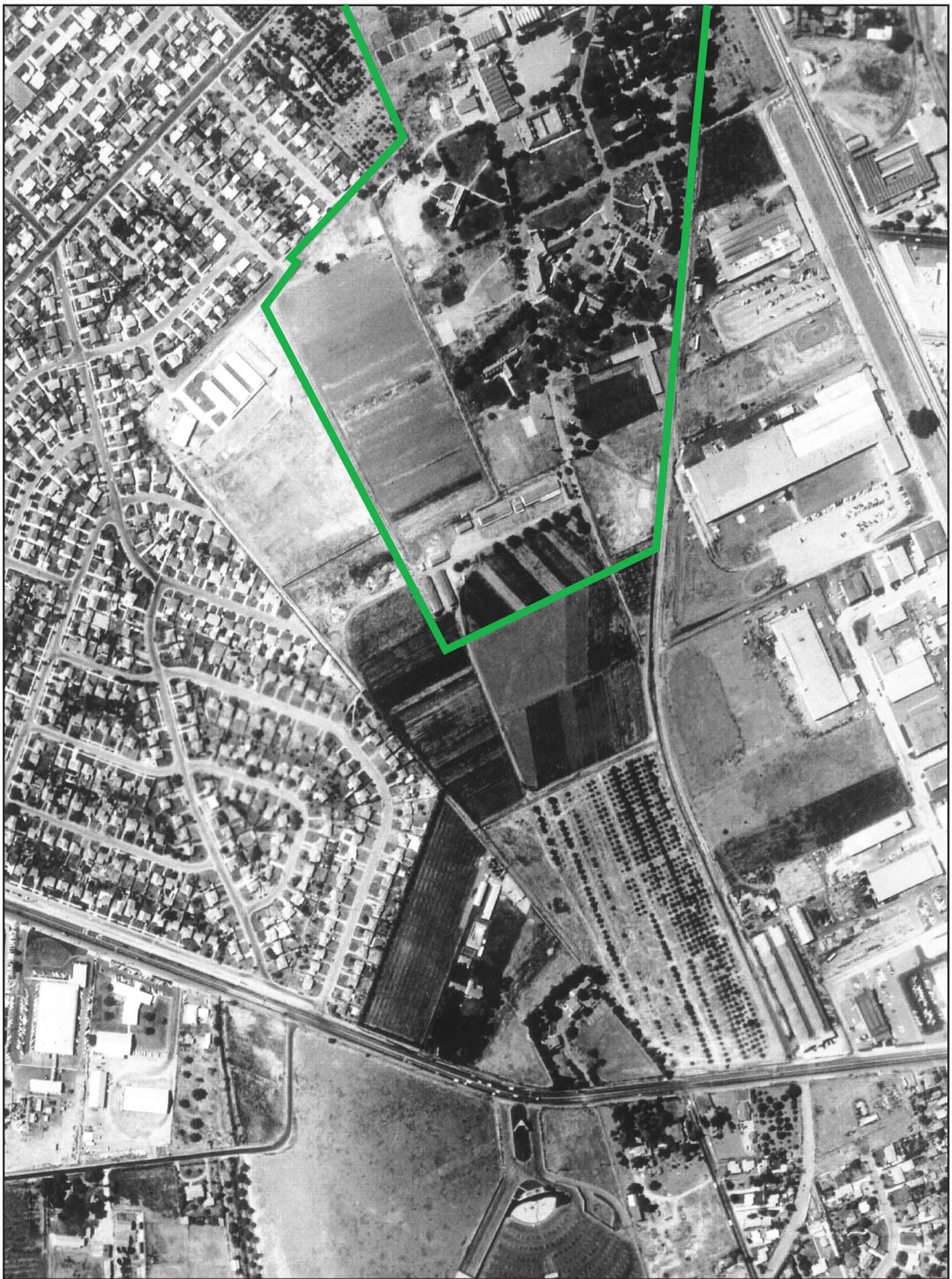
LEGEND



Site Boundary

Appendix E, Historical Aerial Photographs
Date of Photograph: 1956a
Fred C. Nelles Site
Phase I Environmental Site Assessment

CH2MHILL



North

LEGEND



Site Boundary

Appendix E, Historical Aerial Photographs
Date of Photograph: 1956b
Fred C. Nelles Site
Phase I Environmental Site Assessment

CH2MHILL



North

LEGEND



Site Boundary

Appendix E, Historical Aerial Photographs
Date of Photograph: 1968
Fred C. Nelles Site
Phase I Environmental Site Assessment

CH2MHILL