

**APPENDIX 11b**



## **PIC ENVIRONMENTAL SERVICES**

A DIVISION OF PETROLEUM INDUSTRY CONSULTANTS, INC.

2619 Sierra Way, La Verne, CA 91750

Phone: (909) 593-2427 - Cell (909) 450-1703

Email: picenv@verizon.net

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# **PHASE II SITE ASSESSMENT GEOLOGIC REPORT**

PREPARED FOR:

MATT WAKEN  
MW INVESTMENT GROUP, LLC  
27702 CROWN VALLEY PARKWAY, SUITE D4-197  
LADERA RANCH, CA 92694

CONCERNING COMMERCIAL PROPERTY AT:

12826 – 12856 PHILADELPHIA STREET  
WHITTER, CA 90601

MARCH 17, 2021

PIC ENVIRONMENTAL SERVICES  
2619 SIERRA WAY  
LA VERNE, CA 91750

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## **DISPLAYS**

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Figure 2: Site Map

Figure 3: Groundwater Map

Figure 4: Aerial Photo – 2019

Appendix A: Site Photos

Appendix B: Laboratory Results

Appendix C: PIC "Phase I Report" dated January 26, 2021



## **PIC ENVIRONMENTAL SERVICES**

A DIVISION OF PETROLEUM INDUSTRY CONSULTANTS, INC.

2619 Sierra Way, La Verne, CA 91750

Phone: (909) 593-2427 - Cell (909) 450-1703

Email: picenv@verizon.net

March 17, 2021

### **INTRODUCTION**

PIC Environmental Services (PIC) was contracted by MW Investment Group, LLC to conduct a Phase II Subsurface Environmental Assessment at 12826 – 12856 Philadelphia Street, Whittier, CA 90601. This Phase II Assessment was conducted in response to environmental concerns identified in a PIC Phase I Environmental Assessment Report dated January 26, 2021 for the subject property (see Appendix C). The purpose of the Phase II Site Assessment was to determine if subsurface environmental impairments exist at the subject property. Drilling and sampling operations were completed March 8, 2021 at three (3) proposed locations. Attached laboratory results document that no analyzed subsurface sample measured any detectable concentrations of petroleum or volatile organic contaminants. Accordingly, PIC concludes that no significant petroleum or hazardous materials contamination exists under the property. As a result, PIC concludes the site does not contain Recognized Environmental Conditions (impairments). PIC recommends no further investigation.

### **BACKGROUND**

The subject property consists of a medical office building in the northern portion of the property (see Figure 2). Historic permit records confirm the location of a former gasoline service station and probably one or more underground storage tanks (USTs) in the northeast portion of the property. The former UST(s) and dispenser(s) were apparently removed prior to 1952 when the existing building was constructed. Potential contaminants of concern include petroleum hydrocarbons (gasoline) and other volatile organic compounds (VOCs).

In consideration of the environmental concerns summarized above, a subsurface Phase II Environmental Investigation was conducted to determine if elevated concentrations of petroleum and/or VOC contaminants were present.

### **SCOPE OF INVESTIGATION**

PIC recommended and drilled a total of three (3) borings (B1 – B3). Borings were located in proximity to the former gasoline service station facilities as illustrated on Figure 2. A total of 4 soil samples and 3 soil gas samples were recovered from the three borings at depths of 5 to 10 feet below surface.



## SITE ASSESSMENT PROCEDURES

Phase II Site Assessment operations were conducted on March 8, 2021.

Soil boring locations (B1 - B3) were selected as illustrated on Figure 2.

Under the direction of Ethan Hersch, three (3) vertical borings (B1 - B3) were drilled/cored and sampled on March 8, 2021 by direct push equipment operated by StrongArm Environmental. The borings were located in proximity to the former USTs and fuel dispensers. Undisturbed soil samples were recovered at depths of 5 to 10 feet below surface. Soil gas tubing was installed at a depth of 5 feet in all borings. A total of 4 soil samples and 3 soil gas samples were recovered from the three (3) borings. The lithology and field evidence of potential petroleum or hazardous materials contamination for each sample were recorded by Mr. Hersch.

The core barrels were decontaminated with liquinox detergent solution, and then rinsed with water between boring locations to minimize potential cross contamination. Mr. Hersch conducted vapor monitoring of recovered soil samples during coring operations using a MiniRae 2000 Photoionization Detector (PID).

None of the recovered soil samples measured elevated readings of volatile organic compounds. None of the soil samples exhibited obvious field evidence (odor or discoloration) of petroleum hydrocarbon or hazardous materials contamination. Soil borings were cored and sampled to a maximum total depth of 10 feet.

All recovered soil and soil gas samples were transported under Chain of Custody procedures to a State certified laboratory for quantitative analyses (see Appendix B: Chain of Custody Record).

The soil borings were backfilled with bentonite seal material on March 8, 2021 after completion of soil and soil gas sampling.

Groundwater was not encountered in any boring.

## LABORATORY RESULTS

A total of 7 soil and soil gas samples were recovered. Upon recovery, all samples were transported to Environ-Chem, Inc. (Pomona).

Four (4) soil samples were analyzed for Total Petroleum Hydrocarbons (TPH) via EPA Method 8015 and Total Volatiles via EPA Method 8260B. All three soil gas samples were analyzed for Total Volatiles via EPA Method 8260B. Table I below summarizes laboratory results, which are attached in Appendix B:

TABLE I LABORATORY ANALYSES				
Boring ID	Sample Depth (feet)	Soil / Soil Gas	Total Petroleum (TPH) EPA 8015 (ppm)	Total Volatiles (Solvents) EPA 8260B (ppm)
B1	5	Soil	All = ND	All = ND
B1	5	Soil Gas	-	All = ND
B2	5	Soil	All = ND	All = ND
B2	5	Soil Gas	-	All = ND
B2	10	Soil	All = ND	All = ND
B3	5	Soil	All = ND	All = ND
B3	5	Soil Gas	-	All = ND

Note: ND = None Detected -- = Not Analyzed  
All results reported as mg/kg or mg/l = ppmillion

The laboratory results document a lack of detectable petroleum (gasoline) or solvents (volatiles) contamination in all soil and soil gas samples. All measured concentrations are well below screening guidelines adopted by the Federal EPA, the California Regional Water Quality Control Board, and the California Department of Toxic Substances Control.

## **GEOLOGY AND HYDROGEOLOGY**

The elevation of the site is approximately 324 feet above sea level. The surrounding topography generally slopes southwesterly away from the nearby Whittier Hills (see Figure 1: Topographic Map). Sampling operations confirmed that underlying lithology consists of brown, fine grained clayey silt with some sand. Underlying native sediments are consistent with historic alluvial (flood plain) deposition.

A regional groundwater map indicates that depth to the first (shallowest) groundwater zone is about 150 feet below surface at an elevation of about 170 feet above sea level (see Figure 3). The flow gradient is southwesterly.

## **CONCLUSIONS AND RECOMMENDATIONS**

Based upon the results of this Phase II Environmental Site Assessment, PIC has found no evidence to conclude that significant petroleum or hazardous materials (VOCs) contamination exists at the subject property. More specifically, PIC concludes the following:

1. Site assessment operations completed by PIC are adequate to verify a lack of elevated petroleum (gasoline, diesel, or oil), and/or volatile organic compounds (VOCs) contamination at all boring locations.
2. PIC concludes that no significant subsurface petroleum, volatiles, or hazardous materials contamination is present under the subject property. Accordingly, PIC concludes the site does not contain Recognized Environmental Conditions.
3. PIC recommends no further action or investigation.

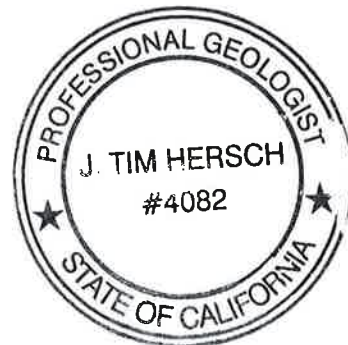
This report is proprietary and confidential, to be delivered to, and intended for the exclusive use of, the above named client or the client's assignees. PIC Environmental Services assumes no responsibility nor liability for the reliance herein or use hereof by anyone other than the above named client or the client's assignees. In addition, all of the lab work cited in this report was prepared under the supervision of Curt deSilets of Enviro-Chem, Inc. (Pomona), who is responsible for the contents and conclusions of the laboratory data.

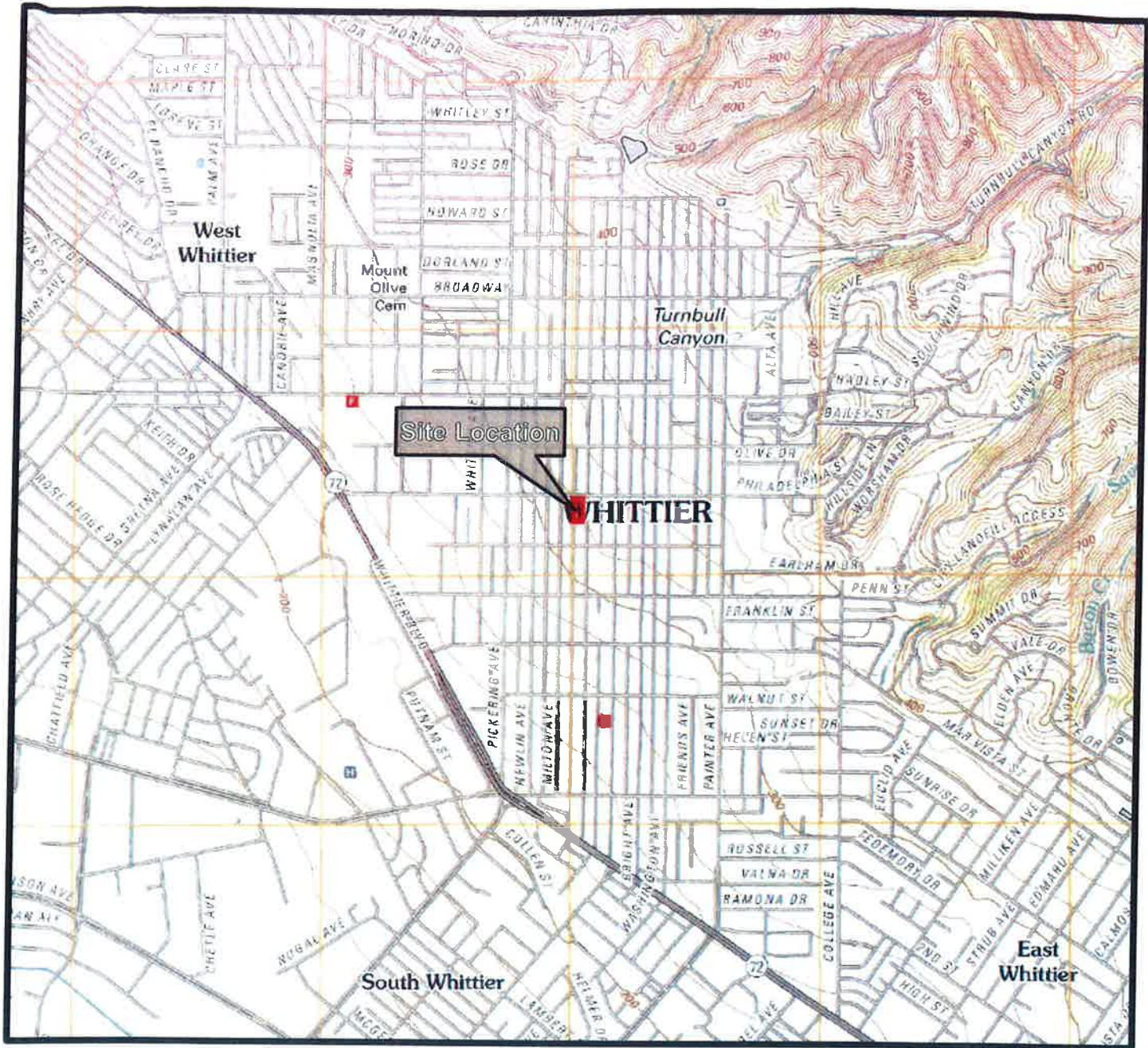
Should you have any questions or comments regarding the procedures outlined in this report, please do not hesitate to call us at 909/593-2427.

Respectfully submitted,

Ethan J. Hersch  
Project Manager

J. Tim Hersch  
California Professional Geologist #4082  
President





Site Latitude: N33.978859  
 Site Longitude: W118.038876  
 Site Elevation: 324 Feet  
 Source: USGS Topographical Quadrangle



**Environmental  
 Services**



**Site Location Map  
 Topographic Map**

Client:  
 Walbern Development

Drafted By:  
 EJH

Project Manger:  
 J. Tim Hersch

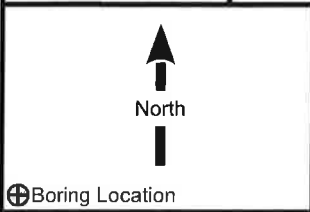
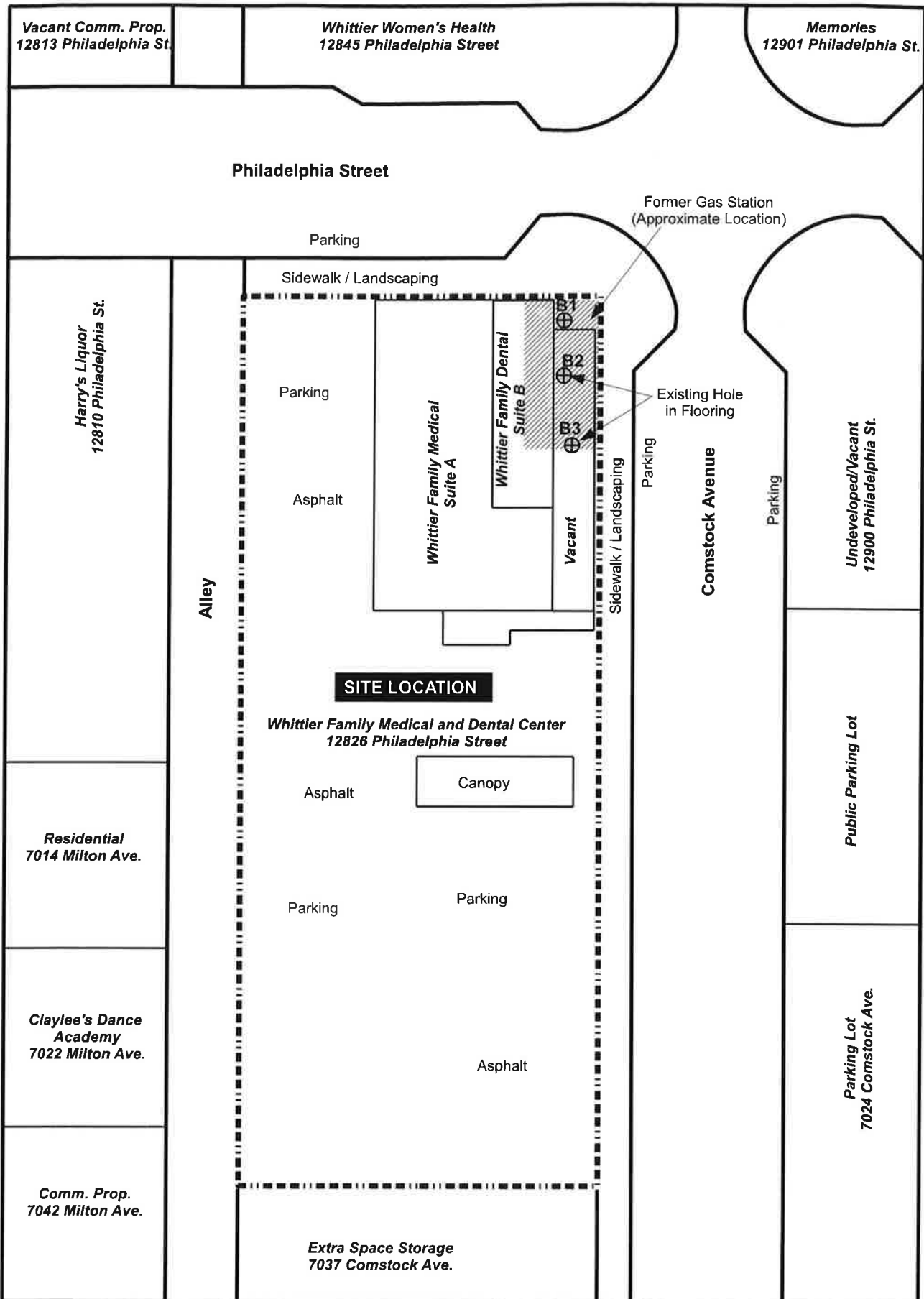
Project No:  
 E4364

Site Location:  
 12826 Philadelphia Street, Whittier, CA 90601

Date:  
 1 / 2021

Figure:  
 1



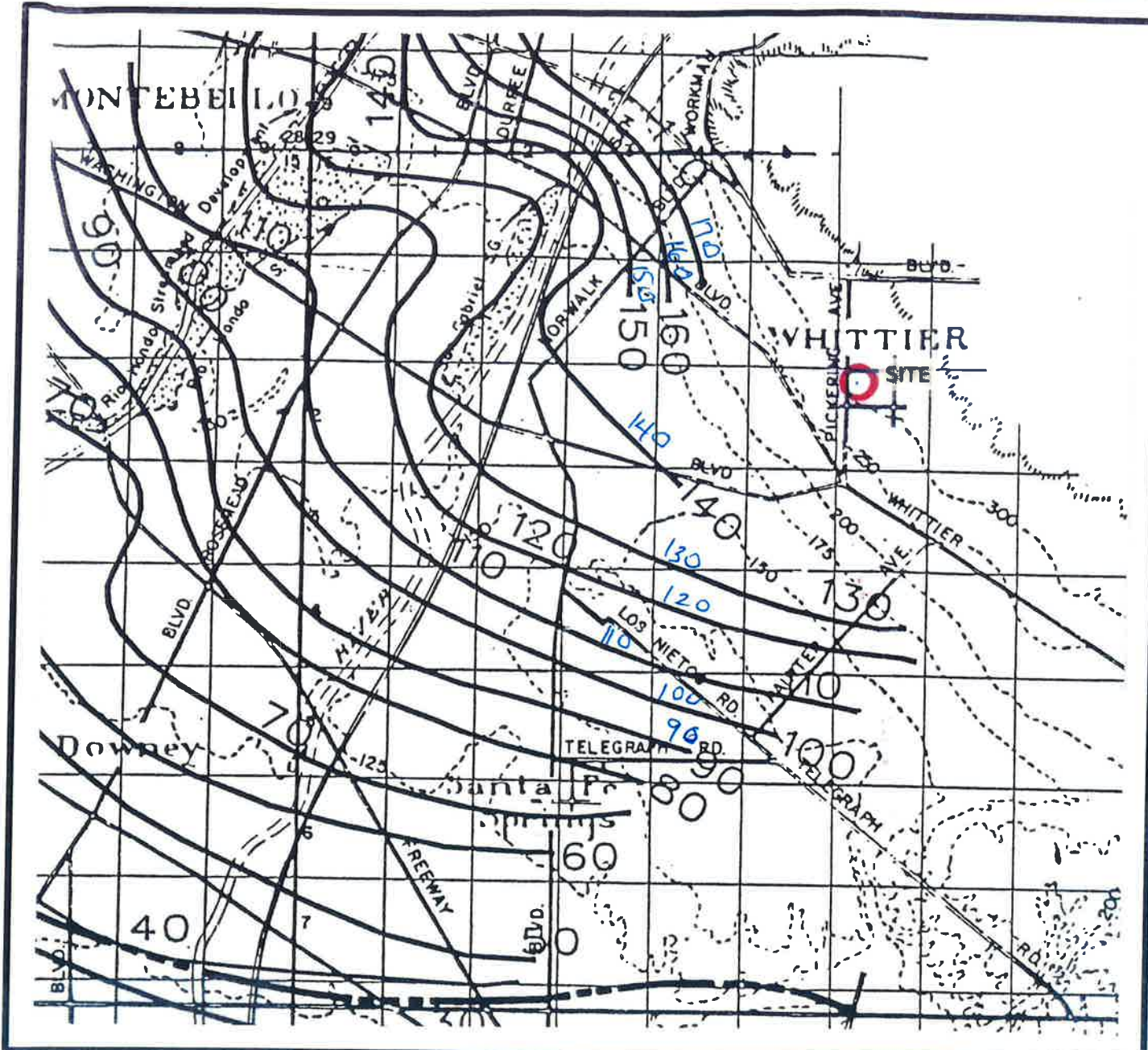



**Environmental Services**  
 0 30  
 Scale In Feet

**Site Map**

Client: MW Investment Group, LLC  
 Site Location: 12826 Philadelphia Street, Whittier, CA 90601

Drafted By: EJH	Project Manger: J. Tim Hersch	Project No: E4364
Date: 1 / 2021	Figure: 2	



**Environmental Services**



**Groundwater Contour Map**

Client:  
Walbern Development

Drafted By:  
EJH

Project Manger:  
J. Tim Hersch

Project No:  
E4364

Site Location:  
12826 Philadelphia Street, Whittier, CA 90601

Date:  
1 / 2021

Figure:  
3





**Environmental  
Services**



**Aerial Photo  
May 2019**

Client:  
Walbern Development

Drafted By:  
EJH

Project Manger:  
J. Tim Hersch

Project No:  
E4364

Site Location:  
12826 Philadelphia Street, Whittier, CA 90601

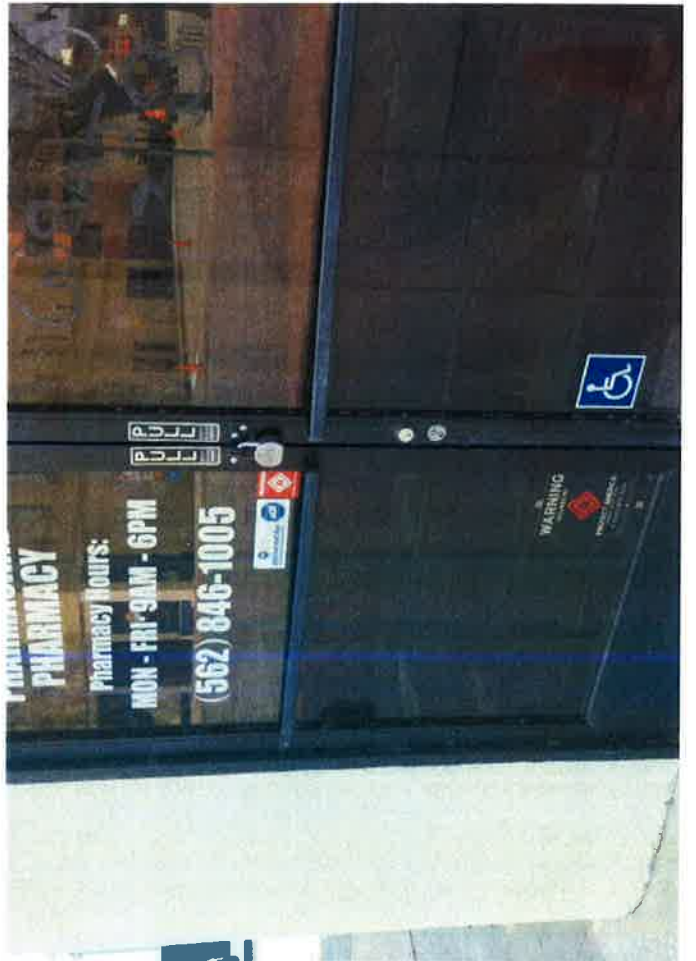
Date:  
1 / 2021

Figure:  
4

**APPENDIX A:**  
**SITE PHOTOS**



A





**APPENDIX B:**  
**LABORATORY RESULTS**



B

**Enviro - Chem, Inc.**

**1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909) 590-5905 Fax (909) 590-5907**

Date: March 12, 2021

Mr. J. Tim Hersch  
PIC Environmental Services  
2619 Sierra Way  
La Verne, CA 91750  
Tel: (909) 593-2427 E-Mail: PICEnv@Verizon.net

Project: **E4364 - MW**  
Lab I.D.: **210308-13 through -19**

Dear Mr. Hersch:

The **analytical results** for the soil and vapor samples, received by our lab on March 8, 2021, are attached. All samples were received chilled, intact, and accompanying chain of custody.

Enviro-Chem appreciates the opportunity to provide you and your company this and other services. Please do not hesitate to call us if you have any questions.

Sincerely,



Curtis Desilets  
Vice President/Program Manager



Andy Wang  
Laboratory Manager

### LABORATORY REPORT

CUSTOMER: PIC Environmental Services  
2619 Sierra Way, La Verne, CA 91750  
Tel: (909) 593-2427 E-Mail: PICEnv@Verizon.net

PROJECT: E4364 - MW

DATE SAMPLED: 03/08/21

MATRIX: SOIL

REPORTED TO: Mr. J. TIM HERSCH

DATE RECEIVED: 03/08/21

DATE EXTRACTED: 03/08/21

DATE ANALYZED: 03/08/21

DATE REPORTED: 03/12/21

SOIL

-----  
TOTAL PETROLEUM HYDROCARBONS (TPH) - CARBON CHAIN ANALYSIS  
METHOD: EPA 8015B

UNIT: mg/Kg = MILLIGRAM PER KILOGRAM = PPM

SAMPLE I.D.	LAB I.D.	C4-C10	C10-C28	C28-C35	DF
B1-5	210308-13	ND	ND	ND	1
B2-5	210308-14	ND	ND	ND	1
B2-10	210308-15	ND	ND	ND	1
B3-5	210308-16	ND	ND	ND	1
METHOD BLANK		ND	ND	ND	1
	PQL	10	10	50	

COMMENTS

C4-C10 = GASOLINE RANGE

C10-C28 = DIESEL RANGE


C28-C35 = MOTOR OIL RANGE

DF = DILUTION FACTOR

PQL = PRACTICAL QUANTITATION LIMIT

ACTUAL DETECTION LIMIT = DF X PQL

ND = NON-DETECTED OR BELOW THE ACTUAL DETECTION LIMIT

Data Reviewed and Approved by: 

CAL-DHS ELAP CERTIFICATE No.: 1555

Enviro Chem, Inc

1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909)590-5905 Fax (909)590-5907

# 8015B QA/QC Report

Date Analyzed: 3/8/2021

Units: mg/Kg (ppm)

Matrix: Soil/Solid/Sludge/Liquid

Matrix Spike (MS)/Matrix Spike Duplicate (MSD)

Spiked Sample Lab I.D.: **210305-48 MS/MSD**

Analyte	SR	spk conc	MS	%MS	MSD	%MSD	%RPD	ACP %MS	ACP RPD
C10~C28 Range	0	200	205	103%	178	89%	14%	75-125	0-20%

### LCS STD RECOVERY:

Analyte	spk conc	LCS	% REC	ACP
C10~C28 Range	200	159	80%	75-125

Analyzed and Reviewed By: 

Final Reviewer: 

Enviro - Chem, Inc.

1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909) 590-5905 Fax (909) 590-5907

LABORATORY REPORT

CUSTOMER: PIC Environmental Services
2619 Sierra Way, La Verne, CA 91750
Tel: (909) 593-2427 E-Mail: PICEnv@Verizon.net

PROJECT: E4364 - MW
DATE SAMPLED: 03/08/21 DATE RECEIVED: 03/08/21
MATRIX: SOIL DATE ANALYZED: 03/08/21
REPORTED TO: Mr. J. TIM HERSCH DATE REPORTED: 03/12/21

Soil

EPA 5030B/8260B FOR FUEL OXYGENATES
UNITS: mg/Kg = MILLIGRAM PER KILOGRAM = PPM

Table with 8 columns: SAMPLE I.D., LAB I.D., ETBE, DIPE, MTBE, TAME, TBA, DF. Rows include B1-5, B2-5, B2-10, B3-5, Method Blank, and PQL values.

COMMENTS:

DF = DILUTION FACTOR
PQL = PRACTICAL QUANTITATION LIMIT
ACTUAL DETECTION LIMIT = DF X PQL
ND = NON-DETECTED OR BELOW THE ACTUAL DETECTION LIMIT
ETBE = ETHYL tert-BUTYL ETHER DIPE = ISOPROPYL ETHER
MTBE = METHYL tert-BUTYL ETHER TAME = TERT-AMYL METHYL ETHER
TBA = TERTIARY BUTYL ALCOHOL

Data Reviewed and Approved by: [Signature]
CAL-DHS ELAP CERTIFICATE No.: 1555

## LABORATORY REPORT

CUSTOMER: **PIC Environmental Services**  
2619 Sierra Way, La Verne, CA 91750  
Tel: (909) 593-2427 E-Mail: PICEnv@Verizon.net

PROJECT: **E4364 - MW**  
DATE SAMPLED: 03/08/21 DATE RECEIVED: 03/08/21  
MATRIX: SOIL DATE ANALYZED: 03/08/21  
REPORTED TO: Mr. J. TIM HERSCH DATE REPORTED: 03/12/21

SOIL

-----  
SAMPLE I.D.: **B1-5** LAB I.D.: 210308-13  
-----

**ANALYSIS: VOLATILE ORGANICS, EPA METHOD 5030B/8260B, PAGE 1 OF 2**  
UNIT: mg/Kg = MILLIGRAM PER KILOGRAM = PPM

PARAMETER	SAMPLE RESULT	PQL X1
ACETONE	ND	0.020
BENZENE	ND	0.005
BROMOBENZENE	ND	0.005
BROMOCHLOROMETHANE	ND	0.005
BROMODICHLOROMETHANE	ND	0.005
BROMOFORM	ND	0.005
BROMOMETHANE	ND	0.005
2-BUTANONE (MEK)	ND	0.020
N-BUTYLBENZENE	ND	0.005
SEC-BUTYLBENZENE	ND	0.005
TERT-BUTYLBENZENE	ND	0.005
CARBON DISULFIDE	ND	0.010
CARBON TETRACHLORIDE	ND	0.005
CHLOROBENZENE	ND	0.005
CHLOROETHANE	ND	0.005
CHLOROFORM	ND	0.005
CHLOROMETHANE	ND	0.005
2-CHLOROTOLUENE	ND	0.005
4-CHLOROTOLUENE	ND	0.005
DIBROMOCHLOROMETHANE	ND	0.005
1,2-DIBROMO-3-CHLOROPROPANE	ND	0.005
1,2-DIBROMOETHANE	ND	0.005
DIBROMOMETHANE	ND	0.005
1,2-DICHLOROBENZENE	ND	0.005
1,3-DICHLOROBENZENE	ND	0.005
1,4-DICHLOROBENZENE	ND	0.005
DICHLORODIFLUOROMETHANE	ND	0.005
1,1-DICHLOROETHANE	ND	0.005
1,2-DICHLOROETHANE	ND	0.005
1,1-DICHLOROETHENE	ND	0.005
CIS-1,2-DICHLOROETHENE	ND	0.005
TRANS-1,2-DICHLOROETHENE	ND	0.005
1,2-DICHLOROPROPANE	ND	0.005

----- TO BE CONTINUED ON PAGE #2 -----

DATA REVIEWED AND APPROVED BY:



## LABORATORY REPORT

CUSTOMER: PIC Environmental Services  
2619 Sierra Way, La Verne, CA 91750  
Tel: (909) 593-2427 E-Mail: PICEnv@Verizon.net

PROJECT: E4364 - MW

DATE SAMPLED: 03/08/21

DATE RECEIVED: 03/08/21

MATRIX: SOIL

DATE ANALYZED: 03/08/21

REPORTED TO: Mr. J. TIM HERSCH

DATE REPORTED: 03/12/21

Soil

SAMPLE I.D.: B1-5

LAB I.D.: 210308-13

ANALYSIS: VOLATILE ORGANICS, EPA METHOD 5030B/8260B, PAGE 2 OF 2  
UNIT: mg/Kg = MILLIGRAM PER KILOGRAM = PPM

PARAMETER	SAMPLE RESULT	PQL X1
1,3-DICHLOROPROPANE	ND	0.005
2,2-DICHLOROPROPANE	ND	0.005
1,1-DICHLOROPROPENE	ND	0.005
CIS-1,3-DICHLOROPROPENE	ND	0.005
TRANS-1,3-DICHLOROPROPENE	ND	0.005
ETHYLBENZENE	ND	0.005
2-HEXANONE	ND	0.020
HEXACHLOROBTADIENE	ND	0.005
ISOPROPYLBENZENE	ND	0.005
4-ISOPROPYLTOLUENE	ND	0.005
4-METHYL-2-PENTANONE (MIBK)	ND	0.020
METHYL tert-BUTYL ETHER (MTBE)	ND	0.005
METHYLENE CHLORIDE	ND	0.010
NAPHTHALENE	ND	0.005
N-PROPYLBENZENE	ND	0.005
STYRENE	ND	0.005
1,1,1,2-TETRACHLOROETHANE	ND	0.005
1,1,2,2-TETRACHLOROETHANE	ND	0.005
TETRACHLOROETHENE (PCE)	ND	0.005
TOLUENE	ND	0.005
1,2,3-TRICHLOROBENZENE	ND	0.005
1,2,4-TRICHLOROBENZENE	ND	0.005
1,1,1-TRICHLOROETHANE	ND	0.005
1,1,2-TRICHLOROETHANE	ND	0.005
TRICHLOROETHENE (TCE)	ND	0.005
TRICHLOROFLUOROMETHANE	ND	0.005
1,2,3-TRICHLOROPROPANE	ND	0.005
1,2,4-TRIMETHYLBENZENE	ND	0.005
1,3,5-TRIMETHYLBENZENE	ND	0.005
VINYL CHLORIDE	ND	0.005
M/P-XYLENE	ND	0.010
O-XYLENE	ND	0.005

COMMENTS PQL = PRACTICAL QUANTITATION LIMIT

ND = NON-DETECTED OR BELOW THE PQL

DATA REVIEWED AND APPROVED BY:

CAL-DHS CERTIFICATE # 1555



Enviro - Chem, Inc.

1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909) 590-5905 Fax (909) 590-5907

LABORATORY REPORT

CUSTOMER: PIC Environmental Services  
2619 Sierra Way, La Verne, CA 91750  
Tel: (909) 593-2427 E-Mail: PICEnv@Verizon.net

PROJECT: E4364 - MW  
DATE SAMPLED: 03/08/21 DATE RECEIVED: 03/08/21  
MATRIX: SOIL DATE ANALYZED: 03/08/21  
REPORTED TO: Mr. J. TIM HERSCH DATE REPORTED: 03/12/21

Soil

SAMPLE I.D.: B2-5 LAB I.D.: 210308-14

ANALYSIS: VOLATILE ORGANICS, EPA METHOD 5030B/8260B, PAGE 1 OF 2  
UNIT: mg/Kg = MILLIGRAM PER KILOGRAM = PPM

PARAMETER	SAMPLE RESULT	PQL X1
ACETONE	ND	0.020
BENZENE	ND	0.005
BROMOBENZENE	ND	0.005
BROMOCHLOROMETHANE	ND	0.005
BROMODICHLOROMETHANE	ND	0.005
BROMOFORM	ND	0.005
BROMOMETHANE	ND	0.005
2-BUTANONE (MEK)	ND	0.020
N-BUTYLBENZENE	ND	0.005
SEC-BUTYLBENZENE	ND	0.005
TERT-BUTYLBENZENE	ND	0.005
CARBON DISULFIDE	ND	0.010
CARBON TETRACHLORIDE	ND	0.005
CHLOROBENZENE	ND	0.005
CHLOROETHANE	ND	0.005
CHLOROFORM	ND	0.005
CHLOROMETHANE	ND	0.005
2-CHLOROTOLUENE	ND	0.005
4-CHLOROTOLUENE	ND	0.005
DIBROMOCHLOROMETHANE	ND	0.005
1,2-DIBROMO-3-CHLOROPROPANE	ND	0.005
1,2-DIBROMOETHANE	ND	0.005
DIBROMOMETHANE	ND	0.005
1,2-DICHLOROBENZENE	ND	0.005
1,3-DICHLOROBENZENE	ND	0.005
1,4-DICHLOROBENZENE	ND	0.005
DICHLORODIFLUOROMETHANE	ND	0.005
1,1-DICHLOROETHANE	ND	0.005
1,2-DICHLOROETHANE	ND	0.005
1,1-DICHLOROETHENE	ND	0.005
CIS-1,2-DICHLOROETHENE	ND	0.005
TRANS-1,2-DICHLOROETHENE	ND	0.005
1,2-DICHLOROPROPANE	ND	0.005

----- TO BE CONTINUED ON PAGE #2 -----

DATA REVIEWED AND APPROVED BY:

Enviro - Chem, Inc.

1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909) 590-5905 Fax (909) 590-5907

LABORATORY REPORT

CUSTOMER: PIC Environmental Services
2619 Sierra Way, La Verne, CA 91750
Tel: (909) 593-2427 E-Mail: PICEnv@Verizon.net

PROJECT: E4364 - MW
DATE SAMPLED: 03/08/21 DATE RECEIVED: 03/08/21
MATRIX: SOIL DATE ANALYZED: 03/08/21
REPORTED TO: Mr. J. TIM HERSCH DATE REPORTED: 03/12/21

SOIL

SAMPLE I.D.: B2-5 LAB I.D.: 210308-14

ANALYSIS: VOLATILE ORGANICS, EPA METHOD 5030B/8260B, PAGE 2 OF 2
UNIT: mg/Kg = MILLIGRAM PER KILOGRAM = PPM

Table with 3 columns: PARAMETER, SAMPLE RESULT, PQL X1. Lists various chemical compounds and their detection results (ND) and practical quantitation limits (PQL).

COMMENTS PQL = PRACTICAL QUANTITATION LIMIT
ND = NON-DETECTED OR BELOW THE PQL
DATA REVIEWED AND APPROVED BY:
CAL-DHS CERTIFICATE # 1555



Enviro - Chem, Inc.

1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909) 590-5905 Fax (909) 590-5907

LABORATORY REPORT

CUSTOMER: PIC Environmental Services
2619 Sierra Way, La Verne, CA 91750
Tel: (909) 593-2427 E-Mail: PICEnv@Verizon.net

PROJECT: E4364 - MW
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MATRIX: SOIL DATE ANALYZED: 03/08/21
REPORTED TO: Mr. J. TIM HERSCH DATE REPORTED: 03/12/21

SOIL

SAMPLE I.D.: B2-10 LAB I.D.: 210308-15

ANALYSIS: VOLATILE ORGANICS, EPA METHOD 5030B/8260B, PAGE 1 OF 2
UNIT: mg/Kg = MILLIGRAM PER KILOGRAM = PPM

Table with 3 columns: PARAMETER, SAMPLE RESULT, PQL X1. Lists various chemical compounds and their results (mostly ND) and PQL values.

----- TO BE CONTINUED ON PAGE #2 -----

DATA REVIEWED AND APPROVED BY: [Signature]

Enviro - Chem, Inc.

1214 E. Lexington Avenue, Pomona, CA 91766 Tel (909) 590-5905 Fax (909) 590-5907

LABORATORY REPORT

CUSTOMER: PIC Environmental Services
2619 Sierra Way, La Verne, CA 91750
Tel: (909) 593-2427 E-Mail: PICEnv@Verizon.net

PROJECT: E4364 - MW
DATE SAMPLED: 03/08/21 DATE RECEIVED: 03/08/21
MATRIX: SOIL DATE ANALYZED: 03/08/21
REPORTED TO: Mr. J. TIM HERSCH DATE REPORTED: 03/12/21

5014

SAMPLE I.D.: B2-10 LAB I.D.: 210308-15

ANALYSIS: VOLATILE ORGANICS, EPA METHOD 5030B/8260B, PAGE 2 OF 2
UNIT: mg/Kg = MILLIGRAM PER KILOGRAM = PPM

Table with 3 columns: PARAMETER, SAMPLE RESULT, PQL X1. Lists various chemical compounds and their detection results (ND) and practical quantitation limits (PQL).

COMMENTS PQL = PRACTICAL QUANTITATION LIMIT

ND = NON-DETECTED OR BELOW THE PQL
DATA REVIEWED AND APPROVED BY: [Signature]
CAL-DHS CERTIFICATE # 1555

Enviro - Chem, Inc.

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LABORATORY REPORT

CUSTOMER: PIC Environmental Services
2619 Sierra Way, La Verne, CA 91750
Tel: (909) 593-2427 E-Mail: PICEnv@Verizon.net

PROJECT: E4364 - MW
DATE SAMPLED: 03/08/21 DATE RECEIVED: 03/08/21
MATRIX: SOIL DATE ANALYZED: 03/08/21
REPORTED TO: Mr. J. TIM HERSCH DATE REPORTED: 03/12/21

SOIL

SAMPLE I.D.: B3-5 LAB I.D.: 210308-16

ANALYSIS: VOLATILE ORGANICS, EPA METHOD 5030B/8260B, PAGE 1 OF 2
UNIT: mg/Kg = MILLIGRAM PER KILOGRAM = PPM

Table with 3 columns: PARAMETER, SAMPLE RESULT, PQL X1. Lists various chemical compounds and their results (mostly ND) and PQL values.

----- TO BE CONTINUED ON PAGE #2 -----

DATA REVIEWED AND APPROVED BY: [Signature]

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LABORATORY REPORT

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Tel: (909)593-2427 E-Mail: PICEnv@Verizon.net

PROJECT: E4364 - MW
DATE SAMPLED: 03/08/21 DATE RECEIVED: 03/08/21
MATRIX: SOIL DATE ANALYZED: 03/08/21
REPORTED TO: Mr. J. TIM HERSCH DATE REPORTED: 03/12/21

SOIL

SAMPLE I.D.: B3-5 LAB I.D.: 210308-16

ANALYSIS: VOLATILE ORGANICS, EPA METHOD 5030B/8260B, PAGE 2 OF 2
UNIT: mg/Kg = MILLIGRAM PER KILOGRAM = PPM

Table with 3 columns: PARAMETER, SAMPLE RESULT, PQL X1. Lists various chemical compounds and their detection results (ND) and PQL values (e.g., 0.005, 0.020).

COMMENTS PQL = PRACTICAL QUANTITATION LIMIT

ND = NON-DETECTED OR BELOW THE PQL

DATA REVIEWED AND APPROVED BY:

CAL-DHS CERTIFICATE # 1555

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METHOD BLANK REPORT

CUSTOMER: PIC Environmental Services  
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Tel: (909) 593-2427 E-Mail: PICEnv@Verizon.net

PROJECT: E4364 - MW  
DATE SAMPLED: 03/08/21 DATE RECEIVED: 03/08/21  
MATRIX: SOIL DATE ANALYZED: 03/08/21  
REPORTED TO: Mr. J. TIM HERSCH DATE REPORTED: 03/12/21

METHOD BLANK FOR LAB I.D.: 210308-13 THROUGH -16

ANALYSIS: VOLATILE ORGANICS, EPA METHOD 5030B/8260B, PAGE 1 OF 2  
UNIT: mg/Kg = MILLIGRAM PER KILOGRAM = PPM

PARAMETER	SAMPLE RESULT	PQL X1
ACETONE	ND	0.020
BENZENE	ND	0.005
BROMOBENZENE	ND	0.005
BROMOCHLOROMETHANE	ND	0.005
BROMODICHLOROMETHANE	ND	0.005
BROMOFORM	ND	0.005
BROMOMETHANE	ND	0.005
2-BUTANONE (MEK)	ND	0.020
N-BUTYLBENZENE	ND	0.005
SEC-BUTYLBENZENE	ND	0.005
TERT-BUTYLBENZENE	ND	0.005
CARBON DISULFIDE	ND	0.010
CARBON TETRACHLORIDE	ND	0.005
CHLOROBENZENE	ND	0.005
CHLOROETHANE	ND	0.005
CHLOROFORM	ND	0.005
CHLOROMETHANE	ND	0.005
2-CHLOROTOLUENE	ND	0.005
4-CHLOROTOLUENE	ND	0.005
DIBROMOCHLOROMETHANE	ND	0.005
1,2-DIBROMO-3-CHLOROPROPANE	ND	0.005
1,2-DIBROMOETHANE	ND	0.005
DIBROMOMETHANE	ND	0.005
1,2-DICHLOROBENZENE	ND	0.005
1,3-DICHLOROBENZENE	ND	0.005
1,4-DICHLOROBENZENE	ND	0.005
DICHLORODIFLUOROMETHANE	ND	0.005
1,1-DICHLOROETHANE	ND	0.005
1,2-DICHLOROETHANE	ND	0.005
1,1-DICHLOROETHENE	ND	0.005
CIS-1,2-DICHLOROETHENE	ND	0.005
TRANS-1,2-DICHLOROETHENE	ND	0.005
1,2-DICHLOROPROPANE	ND	0.005

----- TO BE CONTINUED ON PAGE #2 -----

DATA REVIEWED AND APPROVED BY: 



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PROJECT: E4364 - MW  
DATE SAMPLED: 03/08/21 DATE RECEIVED: 03/08/21  
MATRIX: SOIL DATE ANALYZED: 03/08/21  
REPORTED TO: Mr. J. TIM HERSCH DATE REPORTED: 03/12/21

METHOD BLANK FOR LAB I.D.: 210308-13 THROUGH -16

ANALYSIS: VOLATILE ORGANICS, EPA METHOD 5030B/8260B, PAGE 2 OF 2  
UNIT: mg/Kg = MILLIGRAM PER KILOGRAM = PPM

PARAMETER	SAMPLE RESULT	PQL X1
1,3-DICHLOROPROPANE	ND	0.005
2,2-DICHLOROPROPANE	ND	0.005
1,1-DICHLOROPROPENE	ND	0.005
CIS-1,3-DICHLOROPROPENE	ND	0.005
TRANS-1,3-DICHLOROPROPENE	ND	0.005
ETHYLBENZENE	ND	0.005
2-HEXANONE	ND	0.020
HEXACHLOROBUTADIENE	ND	0.005
ISOPROPYLBENZENE	ND	0.005
4-ISOPROPYLTOLUENE	ND	0.005
4-METHYL-2-PENTANONE (MIBK)	ND	0.020
METHYL tert-BUTYL ETHER (MTBE)	ND	0.005
METHYLENE CHLORIDE	ND	0.010
NAPHTHALENE	ND	0.005
N-PROPYLBENZENE	ND	0.005
STYRENE	ND	0.005
1,1,1,2-TETRACHLOROETHANE	ND	0.005
1,1,2,2-TETRACHLOROETHANE	ND	0.005
TETRACHLOROETHENE (PCE)	ND	0.005
TOLUENE	ND	0.005
1,2,3-TRICHLOROBENZENE	ND	0.005
1,2,4-TRICHLOROBENZENE	ND	0.005
1,1,1-TRICHLOROETHANE	ND	0.005
1,1,2-TRICHLOROETHANE	ND	0.005
TRICHLOROETHENE (TCE)	ND	0.005
TRICHLOROFLUOROMETHANE	ND	0.005
1,2,3-TRICHLOROPROPANE	ND	0.005
1,2,4-TRIMETHYLBENZENE	ND	0.005
1,3,5-TRIMETHYLBENZENE	ND	0.005
VINYL CHLORIDE	ND	0.005
M/P-XYLENE	ND	0.010
O-XYLENE	ND	0.005

COMMENTS PQL = PRACTICAL QUANTITATION LIMIT

ND = NON-DETECTED OR BELOW THE PQL

DATA REVIEWED AND APPROVED BY:

CAL-DHS CERTIFICATE # 1555



Enviro-Chem, Inc.

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8260B QA/QC Report

Date Analyzed: 3/8/2021

Machine: D

Matrix: Solid/Soil/Liquid

Unit: mg/Kg (PPM)

Matrix Spike (MS)/Matrix Spike Duplicate (MSD)

Spiked Sample Lab I.D.: 210308-16 MS/MSD

Analyte	S.R.	spk conc	MS	%RC	MSD	%RC	%RPD	ACP %RC	ACP RPD
Benzene	0	0.050	0.043	86%	0.048	96%	10%	75-125	0-20
Chlorobenzene	0	0.050	0.045	90%	0.052	104%	14%	75-125	0-20
1,1-Dichloroethene	0	0.050	0.047	94%	0.051	102%	8%	75-125	0-20
Toluene	0	0.050	0.045	90%	0.051	102%	12%	75-125	0-20
Trichloroethene (TCE)	0	0.050	0.047	94%	0.054	108%	14%	75-125	0-20

Lab Control Spike (LCS):

Analyte	spk conc	LCS	%RC	ACP %RC
Benzene	0.050	0.047	94%	75-125
Chlorobenzene	0.050	0.051	102%	75-125
Chloroform	0.050	0.040	80%	75-125
1,1-Dichloroethene	0.050	0.046	92%	75-125
Ethylbenzene	0.050	0.052	104%	75-125
o-Xylene	0.050	0.051	102%	75-125
m,p-Xylene	0.100	0.104	104%	75-125
Toluene	0.050	0.049	98%	75-125
1,1,1-Trichloroethane	0.050	0.052	104%	75-125
Trichloroethene (TCE)	0.050	0.053	106%	75-125

Surrogate Recovery	spk conc	ACP %RC	MB %RC	%RC	%RC	%RC	%RC	%RC	%RC
Sample I.D.			M-BLK	210305-50	210305-51	210308-13	210308-14	210308-15	210308-16
Dibromofluoromethane	50.0	70-130	84%	88%	92%	93%	93%	95%	95%
Toluene-d8	50.0	70-130	80%	93%	94%	90%	91%	91%	90%
4-Bromofluorobenzene	50.0	70-130	92%	96%	92%	92%	94%	94%	94%

Surrogate Recovery	spk conc	ACP %RC	%RC	%RC	%RC	%RC	%RC	%RC	%RC
Sample I.D.			210308-21	210308-22	210308-23	210308-24	210308-25	210308-26	210308-27
Dibromofluoromethane	50.0	70-130	97%	100%	101%	96%	97%	98%	98%
Toluene-d8	50.0	70-130	91%	88%	89%	91%	89%	91%	93%
4-Bromofluorobenzene	50.0	70-130	93%	88%	90%	91%	92%	95%	90%

Surrogate Recovery	spk conc	ACP %RC	%RC	%RC	%RC	%RC	%RC	%RC	%RC
Sample I.D.			210308-28						
Dibromofluoromethane	50.0	70-130	98%						
Toluene-d8	50.0	70-130	88%						
4-Bromofluorobenzene	50.0	70-130	94%						

\* = Surrogate fail due to matrix interference; LCS, MS, MSD are in control therefore the analysis is in control.

S.R. = Sample Results

%RC = Percent Recovery

spk conc = Spike Concentration

ACP %RC = Accepted Percent Recovery

MS = Matrix Spike

MSD = Matrix Spike Duplicate

Analyzed/Reviewed By: 

Final Reviewer: 



### LABORATORY REPORT

CUSTOMER: PIC Environmental Services  
2619 Sierra Way, La Verne, CA 91750  
Tel: (909) 593-2427 E-Mail: PICEnv@Verizon.net

PROJECT: E4364 - MW  
DATE SAMPLED: 03/08/21 DATE RECEIVED: 03/08/21  
MATRIX: VAPOR DATE ANALYZED: 03/09/21  
REPORTED TO: Mr. J. TIM HERSCH DATE REPORTED: 03/12/21

SOIL  
GAS

SAMPLE I.D.: B1-5-SG LAB I.D.: 210308-17

ANALYSIS: VOLATILE ORGANICS, EPA METHOD 8260B, PAGE 1 OF 2  
UNITS: mg/L = MILLIGRAM PER LITER = PPM<sub>wv</sub>

PARAMETER	SAMPLE RESULT	PQL X1
ACETONE	ND	0.010
BENZENE	ND	0.001
BROMOBENZENE	ND	0.001
BROMOCHLOROMETHANE	ND	0.001
BROMODICHLOROMETHANE	ND	0.001
BROMOFORM	ND	0.001
BROMOMETHANE	ND	0.001
2-BUTANONE (MEK)	ND	0.010
N-BUTYLBENZENE	ND	0.001
SEC-BUTYLBENZENE	ND	0.001
TERT-BUTYLBENZENE	ND	0.001
CARBON DISULFIDE	ND	0.005
CARBON TETRACHLORIDE	ND	0.001
CHLOROBENZENE	ND	0.001
CHLOROETHANE	ND	0.001
CHLOROFORM	ND	0.001
CHLOROMETHANE	ND	0.001
2-CHLOROTOLUENE	ND	0.001
4-CHLOROTOLUENE	ND	0.001
DIBROMOCHLOROMETHANE	ND	0.001
1,2-DIBROMO-3-CHLOROPROPANE	ND	0.001
1,2-DIBROMOETHANE	ND	0.001
DIBROMOMETHANE	ND	0.001
1,2-DICHLOROBENZENE	ND	0.001
1,3-DICHLOROBENZENE	ND	0.001
1,4-DICHLOROBENZENE	ND	0.001
DICHLORODIFLUOROMETHANE	ND	0.001
1,1-DICHLOROETHANE	ND	0.001
1,2-DICHLOROETHANE	ND	0.001
1,1-DICHLOROETHENE	ND	0.001
CIS-1,2-DICHLOROETHENE	ND	0.001
TRANS-1,2-DICHLOROETHENE	ND	0.001
1,2-DICHLOROPROPANE	ND	0.001
1,3-DICHLOROPROPANE	ND	0.001

----- TO BE CONTINUED ON PAGE #2 -----

DATA REVIEWED AND APPROVED BY: 



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LABORATORY REPORT

CUSTOMER: PIC Environmental Services
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PROJECT: E4364 - MW
DATE SAMPLED: 03/08/21 DATE RECEIVED: 03/08/21
MATRIX: VAPOR DATE ANALYZED: 03/09/21
REPORTED TO: Mr. J. TIM HERSCH DATE REPORTED: 03/12/21

SPIK
GAS

SAMPLE I.D.: B1-5-SG LAB I.D.: 210308-17

ANALYSIS: VOLATILE ORGANICS, EPA METHOD 8260B, PAGE 2 OF 2
UNITS: mg/L = MILLIGRAM PER LITER = PPMwv

Table with 3 columns: PARAMETER, SAMPLE RESULT, PQL X1. Lists various chemical compounds and their detection results (ND) and practical quantitation limits (PQL).

COMMENTS PQL = PRACTICAL QUANTITATION LIMIT

ND = NON-DETECTED OR BELOW THE PQL

DATA REVIEWED AND APPROVED BY:

CAL-DHS CERTIFICATE # 1555

Handwritten signature and line



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LABORATORY REPORT

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PROJECT: E4364 - MW
DATE SAMPLED: 03/08/21 DATE RECEIVED: 03/08/21
MATRIX: VAPOR DATE ANALYZED: 03/09/21
REPORTED TO: Mr. J. TIM HERSCH DATE REPORTED: 03/12/21

Soil GAS

SAMPLE I.D.: B2-5-SG LAB I.D.: 210308-18

ANALYSIS: VOLATILE ORGANICS, EPA METHOD 8260B, PAGE 2 OF 2
UNITS: mg/L = MILLIGRAM PER LITER = PPMwv

Table with 3 columns: PARAMETER, SAMPLE RESULT, PQL X1. Lists various chemical compounds and their detection results (ND) and PQL values.

COMMENTS PQL = PRACTICAL QUANTITATION LIMIT

ND = NON-DETECTED OR BELOW THE PQL

DATA REVIEWED AND APPROVED BY:

CAL-DHS CERTIFICATE # 1555

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PROJECT: E4364 - MW
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MATRIX: VAPOR DATE ANALYZED: 03/09/21
REPORTED TO: Mr. J. TIM HERSCH DATE REPORTED: 03/12/21

SOIL GAS

SAMPLE I.D.: B3-5-SG LAB I.D.: 210308-19

ANALYSIS: VOLATILE ORGANICS, EPA METHOD 8260B, PAGE 1 OF 2
UNITS: mg/L = MILLIGRAM PER LITER = PPMwv

Table with 3 columns: PARAMETER, SAMPLE RESULT, PQL X1. Lists various chemical compounds and their results (mostly ND) and PQL values.

----- TO BE CONTINUED ON PAGE #2 -----

DATA REVIEWED AND APPROVED BY: [Signature]



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REPORTED TO: Mr. J. TIM HERSCH DATE REPORTED: 03/12/21

SOIL  
BAS

SAMPLE I.D.: B3-5-SG LAB I.D.: 210308-19

ANALYSIS: VOLATILE ORGANICS, EPA METHOD 8260B, PAGE 2 OF 2  
UNITS: mg/L = MILLIGRAM PER LITER = PPM<sub>w</sub>

PARAMETER	SAMPLE RESULT	PQL X1
2,2-DICHLOROPROPANE	ND	0.001
1,1-DICHLOROPROPENE	ND	0.001
CIS-1,3-DICHLOROPROPENE	ND	0.001
TRANS-1,3-DICHLOROPROPENE	ND	0.001
ETHYLBENZENE	ND	0.001
2-HEXANONE	ND	0.010
HEXACHLOROBUTADIENE	ND	0.001
ISOPROPYLBENZENE	ND	0.001
4-ISOPROPYLTOLUENE	ND	0.001
4-METHYL-2-PENTANONE (MIBK)	ND	0.010
METHYL tert-BUTYL ETHER (MTBE)	ND	0.003
METHYLENE CHLORIDE	ND	0.005
NAPHTHALENE	ND	0.001
N-PROPYLBENZENE	ND	0.001
STYRENE	ND	0.001
1,1,1,2-TETRACHLOROETHANE	ND	0.001
1,1,2,2-TETRACHLOROETHANE	ND	0.001
TETRACHLOROETHENE (PCE)	ND	0.001
TOLUENE	ND	0.001
1,2,3-TRICHLOROBENZENE	ND	0.001
1,2,4-TRICHLOROBENZENE	ND	0.001
1,1,1-TRICHLOROETHANE	ND	0.001
1,1,2-TRICHLOROETHANE	ND	0.001
TRICHLOROETHENE (TCE)	ND	0.001
TRICHLOROFLUOROMETHANE	ND	0.001
1,2,3-TRICHLOROPROPANE	ND	0.001
1,2,4-TRIMETHYLBENZENE	ND	0.001
1,3,5-TRIMETHYLBENZENE	ND	0.001
VINYL CHLORIDE	ND	0.001
M/P-XYLENE	ND	0.002
O-XYLENE	ND	0.001

COMMENTS PQL = PRACTICAL QUANTITATION LIMIT

ND = NON-DETECTED OR BELOW THE PQL

DATA REVIEWED AND APPROVED BY:

CAL-DHS CERTIFICATE # 1555



## METHOD BLANK REPORT

CUSTOMER: **PIC Environmental Services**  
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 Tel: (909) 593-2427 E-Mail: PICEnv@Verizon.net

PROJECT: **E4364 - MW**  
 DATE SAMPLED: 03/08/21 DATE RECEIVED: 03/08/21  
 MATRIX: VAPOR DATE ANALYZED: 03/09/21  
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METHOD BLANK FOR LAB I.D.: 210308-17, -18, -19

ANALYSIS: VOLATILE ORGANICS, EPA METHOD 8260B, PAGE 1 OF 2  
 UNITS: mg/L = MILLIGRAM PER LITER = PPM<sub>wv</sub>

PARAMETER	SAMPLE RESULT	PQL X1
ACETONE	ND	0.010
BENZENE	ND	0.001
BROMOBENZENE	ND	0.001
BROMOCHLOROMETHANE	ND	0.001
BROMODICHLOROMETHANE	ND	0.001
BROMOFORM	ND	0.001
BROMOMETHANE	ND	0.001
2-BUTANONE (MEK)	ND	0.010
N-BUTYLBENZENE	ND	0.001
SEC-BUTYLBENZENE	ND	0.001
TERT-BUTYLBENZENE	ND	0.001
CARBON DISULFIDE	ND	0.005
CARBON TETRACHLORIDE	ND	0.001
CHLOROBENZENE	ND	0.001
CHLOROETHANE	ND	0.001
CHLOROFORM	ND	0.001
CHLOROMETHANE	ND	0.001
2-CHLOROTOLUENE	ND	0.001
4-CHLOROTOLUENE	ND	0.001
DIBROMOCHLOROMETHANE	ND	0.001
1,2-DIBROMO-3-CHLOROPROPANE	ND	0.001
1,2-DIBROMOETHANE	ND	0.001
DIBROMOMETHANE	ND	0.001
1,2-DICHLOROENZENE	ND	0.001
1,3-DICHLOROENZENE	ND	0.001
1,4-DICHLOROENZENE	ND	0.001
DICHLORODIFLUOROMETHANE	ND	0.001
1,1-DICHLOROETHANE	ND	0.001
1,2-DICHLOROETHANE	ND	0.001
1,1-DICHLOROETHENE	ND	0.001
CIS-1,2-DICHLOROETHENE	ND	0.001
TRANS-1,2-DICHLOROETHENE	ND	0.001
1,2-DICHLOROPROPANE	ND	0.001
1,3-DICHLOROPROPANE	ND	0.001

----- TO BE CONTINUED ON PAGE #2 -----

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METHOD BLANK FOR LAB I.D.: 210308-17, -18, -19

ANALYSIS: VOLATILE ORGANICS, EPA METHOD 8260B, PAGE 2 OF 2  
UNITS: mg/L = MILLIGRAM PER LITER = PPMwv

PARAMETER	SAMPLE RESULT	PQL X1
2,2-DICHLOROPROPANE	ND	0.001
1,1-DICHLOROPROPENE	ND	0.001
CIS-1,3-DICHLOROPROPENE	ND	0.001
TRANS-1,3-DICHLOROPROPENE	ND	0.001
ETHYLBENZENE	ND	0.001
2-HEXANONE	ND	0.010
HEXACHLOROBUTADIENE	ND	0.001
ISOPROPYLBENZENE	ND	0.001
4-ISOPROPYLTOLUENE	ND	0.001
4-METHYL-2-PENTANONE (MIBK)	ND	0.010
METHYL tert-BUTYL ETHER (MTBE)	ND	0.003
METHYLENE CHLORIDE	ND	0.005
NAPHTHALENE	ND	0.001
N-PROPYLBENZENE	ND	0.001
STYRENE	ND	0.001
1,1,1,2-TETRACHLOROETHANE	ND	0.001
1,1,2,2-TETRACHLOROETHANE	ND	0.001
TETRACHLOROETHENE (PCE)	ND	0.001
TOLUENE	ND	0.001
1,2,3-TRICHLOROBENZENE	ND	0.001
1,2,4-TRICHLOROBENZENE	ND	0.001
1,1,1-TRICHLOROETHANE	ND	0.001
1,1,2-TRICHLOROETHANE	ND	0.001
TRICHLOROETHENE (TCE)	ND	0.001
TRICHLOROFLUOROMETHANE	ND	0.001
1,2,3-TRICHLOROPROPANE	ND	0.001
1,2,4-TRIMETHYLBENZENE	ND	0.001
1,3,5-TRIMETHYLBENZENE	ND	0.001
VINYL CHLORIDE	ND	0.001
M/P-XYLENE	ND	0.002
O-XYLENE	ND	0.001

COMMENTS PQL = PRACTICAL QUANTITATION LIMIT

ND = NON-DETECTED OR BELOW THE PQL

DATA REVIEWED AND APPROVED BY:

CAL-DHS CERTIFICATE # 1555





**Enviro-Chem, Inc.**

1214 E. Lexington Avenue, Pomona, CA 91766

Tel (909)590-5905

Fax (909)590-5907

**8260B QA/QC Report**

Date Analyzed: 3/9-10/2021

Machine: B

Matrix: Water/Vapor

Unit: ug/L (PPB)

**Matrix Spike (MS)/Matrix Spike Duplicate (MSD)**

Spiked Sample Lab I.D.: 210308-46 MS/MSD

Analyte	S.R.	spk conc	MS	%RC	MSD	%RC	%RPD	ACP %RC	ACP RPD
Benzene	0	25.0	23.2	93%	27.9	112%	19%	75-125	0-20
Chlorobenzene	0	25.0	25.2	101%	27.1	108%	8%	75-125	0-20
1,1-Dichloroethene	0	25.0	19.2	77%	23.0	92%	15%	75-125	0-20
Toluene	0	25.0	22.0	88%	25.0	100%	12%	75-125	0-20
Trichloroethene (TCE)	0	25.0	24.3	97%	28.9	116%	18%	75-125	0-20

**Lab Control Spike (LCS):**

Analyte	spk conc	LCS	%RC	ACP %RC
Benzene	25.0	22.7	91%	75-125
Chlorobenzene	25.0	24.8	99%	75-125
Chloroform	25.0	23.3	93%	75-125
1,1-Dichloroethene	25.0	20.2	81%	75-125
Ethylbenzene	25.0	20.6	82%	75-125
o-Xylene	25.0	24.2	97%	75-125
m,p-Xylene	50.0	46.2	92%	75-125
Toluene	25.0	22.3	89%	75-125
1,1,1-Trichloroethane	25.0	22.1	88%	75-125
Trichloroethene (TCE)	25.0	25.2	101%	75-125

Surrogate Recovery	spk conc	ACP %RC	MB %RC	%RC	%RC	%RC	%RC	%RC	%RC
Sample I.D.			<b>M-BLK</b>	<b>210308-17</b>	<b>210308-18</b>	<b>210308-19</b>	<b>210308-46</b>	<b>210308-47</b>	<b>210308-48</b>
Dibromofluoromethane	25.0	70-130	97%	126%	126%	96%	94%	107%	93%
Toluene-d8	25.0	70-130	89%	95%	92%	62*	87%	94%	100%
4-Bromofluorobenzene	25.0	70-130	93%	45*	80%	33*	72%	78%	74%

Surrogate Recovery	spk conc	ACP %RC	%RC	%RC	%RC	%RC	%RC	%RC	%RC
Sample I.D.			<b>210308-49</b>	<b>210308-50</b>	<b>210308-51</b>	<b>210308-52</b>	<b>210308-53</b>	<b>210309-3</b>	<b>210309-4</b>
Dibromofluoromethane	25.0	70-130	101%	95%	97%	69*	80%	111%	102%
Toluene-d8	25.0	70-130	89%	98%	86%	35*	87%	72%	86%
4-Bromofluorobenzene	25.0	70-130	83%	31*	62*	53*	62*	76%	64*

Surrogate Recovery	spk conc	ACP %RC	%RC	%RC	%RC	%RC	%RC	%RC	%RC
Sample I.D.			<b>210309-5</b>	<b>210309-6</b>	<b>210309-7</b>	<b>210309-20</b>	<b>210309-69</b>	<b>210309-70</b>	
Dibromofluoromethane	25.0	70-130	83%	96%	54*	106%	112%	72%	
Toluene-d8	25.0	70-130	87%	91%	97%	17*	90%	66*	
4-Bromofluorobenzene	25.0	70-130	83%	89%	70%	80%	83%	66*	

\* = Surrogate fail due to matrix interference; LCS, MS, MSD are in control therefore the analysis is in control.

S.R. = Sample Results

spk conc = Spike Concentration

MS = Matrix Spike

%RC = Percent Recovery

ACP %RC = Accepted Percent Recovery

MSD = Matrix Spike Duplicate

Analyzed/Reviewed By: 

Final Reviewer: \_\_\_\_\_




**Enviro-Chem, Inc. Laboratories**  
 1214 E. Lexington Avenue,  
 Pomona, CA 91766  
 Tel: (909) 590-5905 Fax: (909) 590-5907  
**CA-DHS ELAP CERTIFICATE #1555**

Turnaround Time  
 Same Day  
 24 Hours  
 48 Hours  
 72 Hours  
 1 Week (Standard)  
 Other:


Misc./PO#  
 82608  
 8015-CC

SAMPLE ID	LAB ID	DATE	SAMPLING TIME	MATRIX	NO. OF CONTAINERS	TEMPERATURE	PRESERVATION	Analysis Required		COMMENTS
								X	X	
B1-5	20308-13	3/8	8:33	SOIL	1			X	X	
B2-5	-14	3/8	9:03	SOIL	1	40°C Juv		X	X	
B2-10	-15	3/8	9:24	SOIL	1			X	X	
B3-5	-16	3/8	9:37	SOIL	1			X	X	
B1-5-SG	-17	3/8	11:00	VAPOR	1			X		
B2-5-SG	-18	3/8	11:20	VAPOR	1			X		
B3-5-SG	-19	3/8	11:40	VAPOR	1			X		

Company Name: PIC Project Contact: TIM HERSCHE Sampler's Signature: 

Address: 2619 SIERRA WAY Tel: 909/593-2427 Project Name/ID: E4364 - MW

City/State/Zip: LA VERNE CA 91750 Fax/Email: PIC@ENVROCHEM.COM Date & Time: 3/8/05

Relinquished by:  Received by: MSB Date & Time: 3/8/05

Relinquished by: MSB Received by: MSB Date & Time: 3/8/05

Relinquished by: MSB Received by: MSB Date & Time: 3/8/05

Instructions for Sample Storage After Analysis:  
 Dispose of  Return to Client  Store (30 Days)  
 Other:

**CHAIN OF CUSTODY RECORD**

WHITE WITH SAMPLE • YELLOW TO CLIENT

**APPENDIX C:**  
**PIC "PHASE I REPORT"**  
**DATED JANUARY 26, 2021**



## **PIC ENVIRONMENTAL SERVICES**

A DIVISION OF PETROLEUM INDUSTRY CONSULTANTS, INC.

2619 Sierra Way, La Verne, CA 91750

Phone: (909) 593-2427 - Cell: (909) 450-1703

Email: picenv@verizon.net

### **PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT**

#### **PREPARED FOR**

**MATT WAKEN  
MW INVESTMENT GROUP, LLC  
27702 CROWN VALLEY PARKWAY, SUITE D4-197  
LADERA RANCH, CA 92694**

#### **CONCERNING COMMERCIAL PROPERTY AT**

**12826 – 12856 PHILADELPHIA STREET  
WHITTIER, CA 90601**

**JANUARY 26, 2021**

PIC ENVIRONMENTAL SERVICES  
2619 SIERRA WAY  
LA VERNE, CA 91750

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### DISPLAYS

Figure 1:	Site Location and Topographic Map
Figure 2:	Site Map
Figure 3:	Groundwater Contour Map
Figure 4:	Oil and Gas Map
Figure 5:	Asbestos Reference Display
Figure 6:	Landfill Map
Figure 7:	Aerial Photo – 2019
Appendix A:	Title Information
Appendix B:	Site Photos
Appendix C:	City Building Department Records
Appendix D:	Sanborn Fire Insurance Maps
Appendix E:	Historic Topographic Maps
Appendix F:	Historic Aerial Photographs
Appendix G:	City Directory Report
Appendix H:	EDR Report
Appendix I:	ATC “Phase I Report” dated June 15, 1994
Appendix J:	PIC Resumes





# PIC ENVIRONMENTAL SERVICES

A DIVISION OF PETROLEUM INDUSTRY CONSULTANTS, INC.

2619 Sierra Way, La Verne, CA 91750

909/593-2427

CELL: 909/450-1703

January 26, 2021

## INTRODUCTION

PIC Environmental Services (PIC) was contracted by MW Investment Group, LLC to perform a Phase I Environmental Site Assessment (PESA) at commercial property located in Whittier, California (see Figure 1). The purpose of this investigation was to determine if environmental impairments existed at the site. This document represents the PESA report prepared in accordance with customary industry practices and current ASTM (2013) Standards. This document also intends to satisfy the "All Appropriate Inquiries" guidelines established by the Federal Environmental Protection Agency (EPA).

The following sources were used to prepare this report:

1. Site Inspection
2. California Regional Water Quality Control Board (RWQCB) records
3. California Department of Toxic Substances Control (DTSC), Site Mitigation Division records
4. United States Environmental Protection Agency (EPA) and Geological Society (USGS) records
5. California Department of Natural Resources (CDNR),  
Division of Oil, Gas, and Geothermal Resources (DOGGR) records (now CalGEM)
6. Los Angeles County Waste Discharge Systems records of active and inactive landfills
7. EDR collection of historic aerial photographs
8. City of Whittier permit records
9. Los Angeles Fire Department UST and Hazardous Materials Permit Records
10. Los Angeles County Title Records
11. Historic Telephone Directories
12. Sanborn Fire Insurance Maps
13. Review of a previous Phase I Assessment Report

## SCOPE OF INVESTIGATION

The scope of this investigation included: site inspection, survey of adjacent properties, review of the above listed government records, review of historical aerial photographs, and geologic and hydrogeologic information search.

## SITE INSPECTION

On January 14, 2021, PIC Project Manager, Ethan Hersch, conducted site inspections at the subject property and adjacent/nearby properties. Ryan Campbell (Realtor) and Drs. Shahenaz K. Ahmed and Aliya Ali (Tenants) assisted PIC with the inspections and provided historical information.

## SITE DESCRIPTION

The subject property includes about 35,847 square feet of commercial property located south of Philadelphia Street and west of Comstock Avenue in Whittier, CA.

Historic addresses used at the property appear to include 12826 – 12856 Philadelphia Street and 7001 – 7025 S. Comstock Avenue in Whittier, CA 90601 (see Appendices D and G). The Los Angeles County Assessor Parcel Number is 8139-024-027. Additional title information is attached in Appendix A.

Property boundaries are indicated by public streets to the north and east, a public alley to the west, and adjoining commercial properties to the south (see Figures 2 and 7).

The subject property has been improved with one medical building in the northeast portion of the property. Exterior areas of the property are paved for vehicle parking (see Figures 2 and 7). The existing building was occupied by medical and dental tenants at the time of PIC's inspection. Telephone directory listings document the property was occupied historically by numerous medical and dental offices, a graphics printing business, and a bank (see Appendix G). Prior to 1952, when the existing building was constructed, historic fire insurance maps in Appendix D confirm the property contained a retail gasoline station, a furniture store, a residential apartment building, a residential boarding house, an undertaker, and a commercial laundry (see Appendix D). PIC observed no existing underground storage tanks, no industrial waste interceptors (clarifiers), and no significant surface staining. Figures 2 and 7 and Site Photos in Appendix B identify the existing onsite building and exterior areas.

The onsite building was constructed prior to 1980. As a result, asbestos containing construction materials (ACM) may be present. PIC observed no obvious ACM but testing for ACM in suspect building materials was not conducted. A reference diagram of common ACM in older commercial structures is illustrated on Figure 5. In 1994, ATC Environmental (ATC) conducted a Phase I Assessment that included testing of building materials for asbestos content (see Appendix I). Hazardous waste disposal records in Appendix H confirm that much of the asbestos containing construction materials were removed in 1996.

PIC's review of existing site conditions did not identify any Recognized Environmental Conditions (RECs).

## SITE HISTORY

Based on a review of regulatory permit records, County title records, historic telephone directories, historic topographic maps, historic fire insurance maps, and historic aerial photos, it appears the subject property was initially used for commercial purposes as early as 1888 when a former commercial laundry was constructed in the west-central portion of the property (see Appendix D).

By 1900, a former residential boarding house was constructed in the northeast portion of the property. By 1907, the former laundry and boarding house had been demolished. A former mortuary/undertaker was present in the northwest portion of the property and a residential apartment building was present in the east-central portion of the property (see Appendix D). By 1912, a former gasoline station was constructed in the northeast corner of the property. By 1949, a furniture store had replaced the mortuary in the northwest portion of the property. By 1952, all the former buildings had been demolished and the existing building was constructed in the northeast portion of the property (see Appendix D). PIC has confirmed that no permit records for the pre-1952 structures exist at City or County offices.

Based on PIC's review of historic records summarized above, PIC discovered one Recognized Environmental Condition (REC). Historic use of the property as a former gasoline station could have caused subsurface contamination from the release of gasoline and other petroleum compounds. Accordingly, PIC concludes that a precautionary Subsurface Phase II Investigation is warranted in the northeast portion of the property. PIC does not recommend subsurface testing under the former laundry because it was demolished prior to the manufacture and use of tetrachloroethene aka perchloroethene, aka PCE as a dry-cleaning solvent.

## **SURVEY OF ADJACENT PROPERTIES**

Commercial developments were observed on adjoining properties.

None of the adjacent properties exhibited obvious evidence of petroleum or hazardous materials contamination problems. However, the subject property is located within ½ mile of a Federal Superfund site (NPL) known as the Omega Chemical Site (see Appendix H). The Omega Chemical Site is known to have contaminated groundwater locally by the historic release of volatile organic compounds (VOCs) and other chemicals. PIC's research of local groundwater conditions indicates the Omega Chemical Site is located down-gradient of the subject property. As a result, there is no evidence, nor likelihood, that contaminated groundwater from the Omega Chemical Site has migrated under and/or impacted the subject property. Finally, PIC's review of Potentially Responsible Parties (PRPs) who may have contributed to the Omega Chemical Site contamination "plume" does not include occupants at the subject property. Accordingly, PIC concludes the Omega Chemical Site has not caused any significant environmental risk to the subject property.

Surface runoff at all surrounding properties appeared to be southwesterly.

No evidence of historic or improper waste disposal was observed by PIC in any storm drain at the site.

## **HISTORICAL AERIAL PHOTOGRAPH REVIEW**

Historical aerial photographs provided by EDR were reviewed by PIC (see copies in Appendix F). Available photographs were dated 1928, 1938, 1947, 1954, 1963, 1972, 1977, 1981, 1989, 1994, 2002, 2005, 2009, 2012, 2016, and 2019.

The 1928, photo indicates the subject property contained a retail gasoline station in the northeast corner of the property, residential apartment buildings in the east-central portion of the property, and a commercial building in the northwest corner of the property. Philadelphia Street and Comstock Avenue had been constructed adjacent to the property. Similar features are observed in the 1938 and 1947 photos.

By 1954, the subject property contained the existing building as illustrated on the 1961 fire insurance map in Appendix D. All former buildings had been demolished.

Subsequent photos reveal similar features and no significant changes. A recent (2019) photo has been enlarged and reproduced as Figure 7 for reference.

Except for the former gasoline station, the aerial photo study indicates no obvious environmental

impairments on the subject property or from adjacent properties. The aerial photo search did not indicate any historic oil well drilling or landfill activity on the site.

## GOVERNMENT RECORDS REVIEW

The following federal, state, and local public records and associated lists were searched to determine the potential for or existence of onsite and/or offsite unauthorized releases of hazardous materials (i.e., contamination) related to onsite and/or offsite aboveground or underground storage tanks, or any other potential sources:

### FEDERAL SOURCES

NPL	National Priority List
PROPOSED NPL	Proposed National Priority List
DELISTED NPL	National Priority List Deletions
NPL LIENS	Federal Superfund Liens
CERCLIS (SEMS)	Comprehensive Environmental Response, Compensation, and Liability Information System
CERCLIS – NFRAP (SEMS)	CERCLIS No Further Remedial Action Planned
CORRACTS	Corrective Action Report
RCRA	Resource Conservation and Recovery Act Information
ERNS	Emergency Response Notification System
HMIRS	Hazardous Materials Information Reporting System
US ENG CONTROLS	Engineering Controls Sites List
US INST CONTROL	Sites with Institutional Controls
DOD	Department of Defense Sites
FUDS	Formerly Used Defense Sites
US BROWNFIELDS	A Listing of Brownfield Sites
CONSENT	Superfund (CERCLA) Consent Decrees
ROD	Records of Decision
UMTRA	Uranium Mill Tailings Sites
ODI	Open Dump Inventory
TRIS	Toxic Chemical Release Inventory System
TSCA	Toxic Substances Control Act
FTTS	FIFRA/TSCA Tracking System – FIFRA (Federal Insecticide, Fungicide, and Rodenticide Control Act)
SSTS	Section 7 Tracking Systems
ICIS	Integrated Compliance Information System
PADS	PCB Activity Database System
MLTS	Material Licensing Tracking System
DEBRIS REGION 9	Illegal Dumping Sites Listing
MCS	Military Cleanup Sites
RADINFO	Radiation Information Database
MINES	Mines Master Index File
FINDS	Facility Index System/Facility Registry System
RAATS	RCRA Administrative Action Tracking System
LUCIS	Land Use Control Information
ECHO	Environmental Compliance and History Information



**STATE OF CALIFORNIA AND LOS ANGELES COUNTY SOURCES**

RESPONSE	State DTSC Response Sites
AWP	Annual Work Plan Sites
CALSITES	Calsites Database
CA BOND EXP. PLAN	Bond Expenditure Plan
NFA	No Further Action Determination
NFE	Properties Needing Further Evaluation
REF	Unconfirmed Properties Referred to Another Agency
SCH	School Property Evaluation Program
TOXIC PITS	Toxic Pits Cleanup Act Sites
AO CONCERN	Areas of Concern with Groundwater Contamination
SWF/LF (SWIS)	Solid Waste Information System
CA WDS	Waste Discharge System
WMUDS/SWAT	Waste Management Unit Database
CORTESE	“Cortese” Hazardous Waste & Substances Sites List
SWRCY	Recycler Database
LUST	Leaking Underground Storage Tank Report
CA FID UST	Facility Inventory Database
SLIC	Statewide SLIC Cases
SLIC REG 9	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
UST	Active UST Facilities
HIST UST	Hazardous Substance Storage Container Database
AST	Aboveground Petroleum Storage Tank Facilities
SWEEPS UST	SWEEPS UST Listing
CHMIRS	California Hazardous Material Incident Report System
NOTIFY 65	Proposition 65 Records
DEED	Deed Restriction Listing
LIENS	Environmental Liens Listing
VCP	Voluntary Cleanup Program Properties
DRYCLEANERS	Cleaner Facilities
WIP	Well Investigation Program Case List
CDL	Clandestine Drug Labs
HAZNET	Facility and Manifest Data
EMI	Emissions Inventory Data
ENVIROSTOR	DTSC Database
HWTS	Hazardous Waste Tracking System
NPDES	NPDES Permits Listing
CERS	California Environmental Reporting System
HAZMAT	Los Angeles Hazardous Materials Permits

**TRIBAL RECORDS**

INDIAN RESERV	Indian Reservations
INDIAN LUST	Leaking Underground Storage Tanks on Indian Land
INDIAN UST	Underground Storage Tanks on Indian Land

**EDR PROPRIETARY RECORDS**

MANUFACTURED GAS PLANTS	EDR Proprietary Manufactured Gas Plants
EDR HISTORICAL AUTO STATIONS	Historic Gas Stations
EDR HISTORICAL CLEANERS	EDR Proprietary Historic Drycleaners

All of the above records were examined for up to a one-mile radius by EDR (see Appendix H). The subject property does appear on two of the lists. More specifically, the property appears on the following list:

1. HAZNET: Facility and Manifest Data – This state list includes sites which have historically obtained permits to legally dispose of hazardous wastes (e.g. waste oil, asbestos, etc). The site appears on the HAZNET list in response to the legal offsite disposal of medical/dental liquid wastes and asbestos containing materials between 1996 – 2016. Appearance on the HAZNET list does not indicate the presence of a subsurface contamination problem.
2. HWTS: Hazardous Waste Tracking System – This state list compiles hazardous waste disposal manifests for both solid and liquid wastes. Copies of historic waste tracking documents for the subject property are attached in Appendix H. Historic onsite hazardous waste generators included World Vision, Inc. (asbestos) and Whittier Family Dental Center (dental wastes). Appearance on the HWTS list does not indicate the presence of a subsurface contamination problem.

The EDR record search also revealed that 15 sites exist within a one-half mile radius of the subject property which have sustained soil and/or groundwater contamination as a result of an underground storage tank leak. Please refer to the Executive Summary in Appendix H for the Leaking Underground Storage Tanks (LUST) list. PIC has confirmed that only two of the LUST sites is located in close proximity (less than 1/4 mile) to the subject property. Both nearby LUST sites have received regulatory closure after completing required remedial actions. As a result, it is not likely the subject property has been impacted by contamination from offsite LUST sites.

Finally, the EDR record search revealed the following concerning properties located within a one-mile radius of the subject site:

<b>GOVERNMENT RECORDS</b> <b>Federal</b>	<b>SEARCH RADIUS</b> <b>(miles)</b>	<b>NUMBER OF SITES</b>
NPL	1	1
PROPOSED NPL	1	0
DELISTED NPL	1	0
NPL LIENS	SITE ONLY	0
CERCLIS (SEMS)	0.5	0
CERCLIS NFRAP (SEMS)	0.5	1
CORRACTS	1	1
RCRA – TSD	0.5	0
RCRA – Lg Gen	0.25	2
RCRA – Sm Gen	0.25	3
ERNS	SITE ONLY	0
HMIRS	SITE ONLY	0

<b>GOVERNMENT RECORDS Federal</b>	<b>SEARCH RADIUS (miles)</b>	<b>NUMBER OF SITES</b>
US ENG CONTROLS	0.5	0
US INST CONTROLS	0.5	0
DOD	1	0
FUDS	1	0
US BROWNFIELDS	0.5	0
CONSENT	1	0
ROD	1	1
UMTRA	0.5	0
ODI	0.5	0
DEBRIS REGION 9	0.5	0
MCS	SITE ONLY	0
TRIS	SITE ONLY	0
TSCA	SITE ONLY	0
FTTS	SITE ONLY	0
SSTS	SITE ONLY	0
ICIS	SITE ONLY	0
PADS	SITE ONLY	0
MLTS	SITE ONLY	0
MINES	0.25	0
FINDS	SITE ONLY	0
RAATS	SITE ONLY	0
RADINFO	SITE ONLY	0
LUCIS	0.5	0
ECHO	SITE ONLY	0

<b>GOVERNMENT RECORDS State and Local</b>	<b>SEARCH RADIUS (miles)</b>	<b>NUMBER OF SITES</b>
RESPONSE	1	1
AWP	1	0
CAL-SITES	1	2
BOND EXP	1	0
NFA	0.25	0
NFE	0.25	0
REF	0.25	0
SCH	0.25	0
TOXIC PITS	1	0
AO CONCERN	1	0
LANDFILLS	0.5	1
WDS	SITE ONLY	0
SWAT	0.5	0
CORTESE	0.5	12
SWRCY	0.5	1
LUST	0.5	15

<b>GOVERNMENT RECORDS State and Local</b>	<b>SEARCH RADIUS (miles)</b>	<b>NUMBER OF SITES</b>
UST	0.25	1
SLIC	0.5	2
UST	0.25	5
HIST UST	0.25	1
AST	0.25	0
SWEEPS UST	0.25	4
CHMIRS	SITE ONLY	0
NOTIFY 65	1	0
DEED	0.5	0
LIENS	SITE ONLY	0
VCP	0.5	2
DRYCLEANERS	0.25	3
WIP	0.25	0
CDL	SITE ONLY	0
HAZNET	SITE ONLY	2
EMI	SITE ONLY	0
NPDES	SITE ONLY	0
ENVIROSTOR	1	13
HWTS	SITE ONLY	2
CERS	0.25	3
HAZMAT	SITE ONLY	0

<b>GOVERNMENT RECORDS Tribal</b>	<b>SEARCH RADIUS (miles)</b>	<b>NUMBER OF SITES</b>
INDIAN RESERV	1	0
INDIAN LUST	0.5	0
INDIAN UST	0.25	0

<b>GOVERNMENT RECORDS EDR</b>	<b>SEARCH RADIUS (miles)</b>	<b>NUMBER OF SITES</b>
MAN. GAS PLANTS	1	1
HIST AUTO STATIONS	0.25	0
HIST CLEANERS	0.25	3

**Historic Oil and Gas Drilling Activity**

Based on a review of State Division of Oil, Gas, and Geothermal Resources (DOGGR) records (now CalGEM), it appears that no historic oil production or exploratory oil well drilling activity has ever occurred on or within 2000 feet of the subject site. Figure 4 illustrates a lack of historic oil well drilling activity on the subject property. PIC concludes the property has not been impacted by historic oil well drilling activity.



### **Solid Waste Disposal Sites**

The Los Angeles County Solid Waste Management Department provides a public index of Solid Waste and Liquid Industrial Waste Disposal Sites (see Figure 6). The EDR Report in Appendix H also includes a review of listings concerning landfills. Los Angeles County records and the EDR report both indicate that no landfills have been located on or near the subject property.

It appears the subject property has not been impacted historically by landfill activity.

## **GEOLOGY AND HYDROGEOLOGY**

The elevation of the site is approximately 324 feet above sea level. The surrounding topography generally slopes southwesterly away from the nearby Whittier Hills (see Figure 1: Topographic Map and Appendix E).

A regional groundwater contour map published by Los Angeles County indicates that depth to the first groundwater aquifer is about 150 feet below surface at an elevation of about 170 feet above sea level (see Figure 3). The local groundwater flow direction is southwesterly.

## **CONCLUSIONS AND RECOMMENDATIONS**

Based upon the results of this Phase I Environmental Assessment, PIC offers the following:

1. No documented, significant, historic occurrences of petroleum or hazardous materials contamination were discovered at the subject property.
2. One significant, historic, potential onsite source of petroleum and/or hazardous materials contamination may exist. More specifically, the subject property contained a retail gasoline station prior to 1950. The former gasoline station likely contained one or more underground gasoline storage tanks (USTs).
3. PIC concludes the site may contain significant environmental impairments (Recognized Environmental Conditions).
4. PIC recommends completion of an onsite Phase II Subsurface Soil Investigation for petroleum hydrocarbons and volatile organic compounds (VOCs).

This report is proprietary and confidential, to be delivered to, and intended for the exclusive use of, the above named client and the client's assignees only. PIC Environmental Services assumes neither responsibility nor liability for the reliance herein or use hereof by anyone other than the above named client or the client's assignees. In addition, the results of the government record search were prepared and provided by Environmental Data Resources, Inc. (EDR), who is responsible for the accuracy and completeness of the information provided.

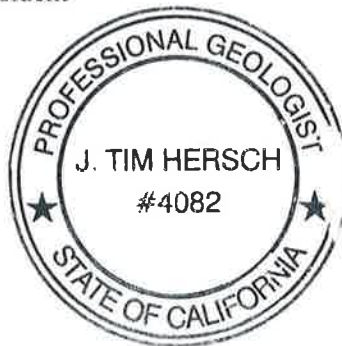
Accordingly, we, J. Tim Hersch and Ethan J. Hersch, declare to the best of our knowledge and belief, we meet the definition of Environmental Professional as defined by 40 C.F.R. Section 312.10 and we have the specific qualifications based upon education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed all the appropriate inquiries in conformance with the standards and practices set forth in 40 C.F.R. Section 312.

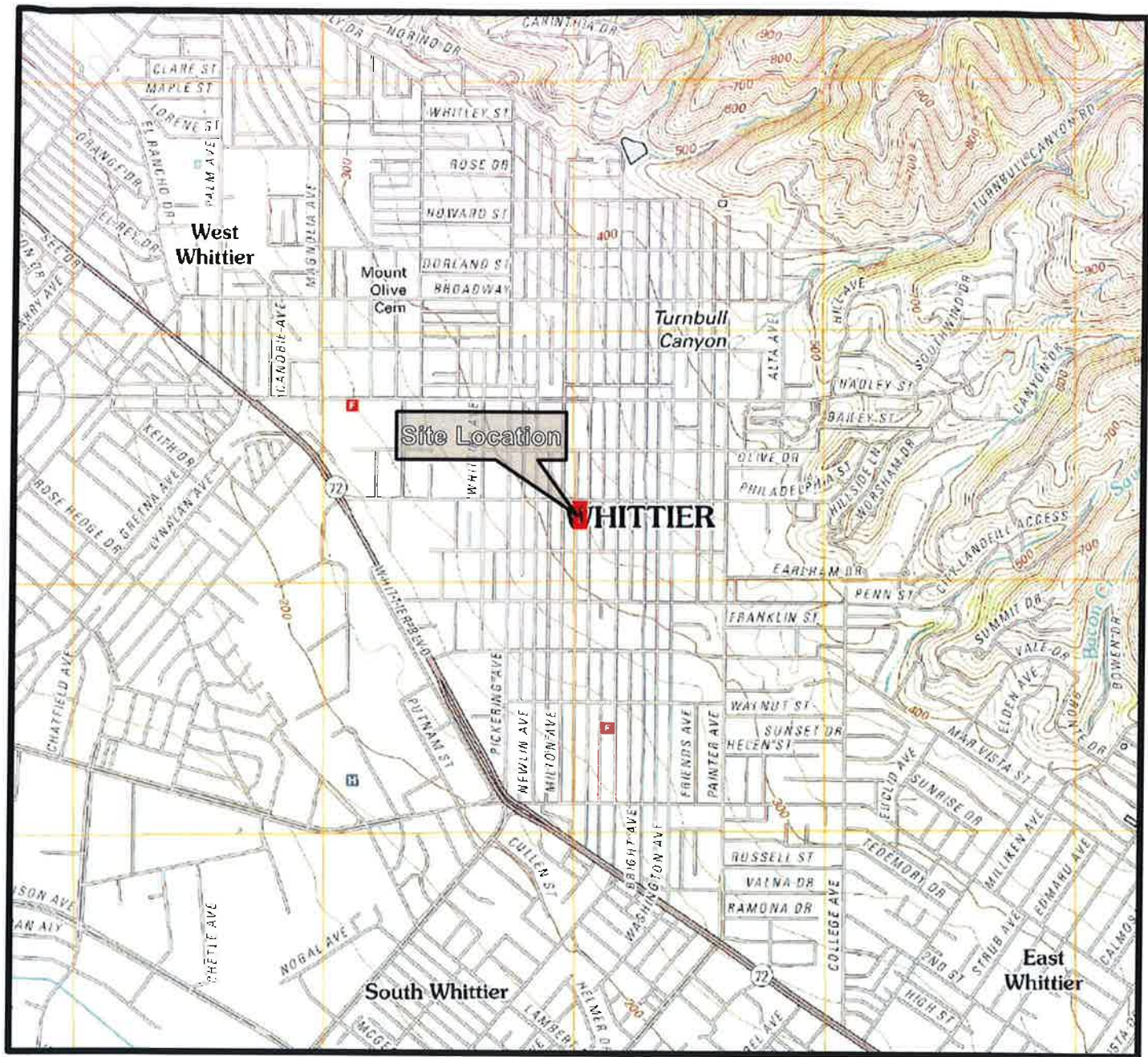
Should you have any questions or comments regarding the procedures outlined in this report, please do not hesitate to call us at 909/593-2427.

Respectfully submitted,

Ethan J. Hersch  
Project Manager

J. Tim Hersch  
California Professional Geologist #4082  
President





Site Latitude: N33.978859  
 Site Longitude: W118.038876  
 Site Elevation: 324 Feet  
 Source: USGS Topographical Quadrangle



**Environmental Services**



**Site Location Map  
Topographic Map**

Client:  
Walbern Development

Drafted By:  
EJH

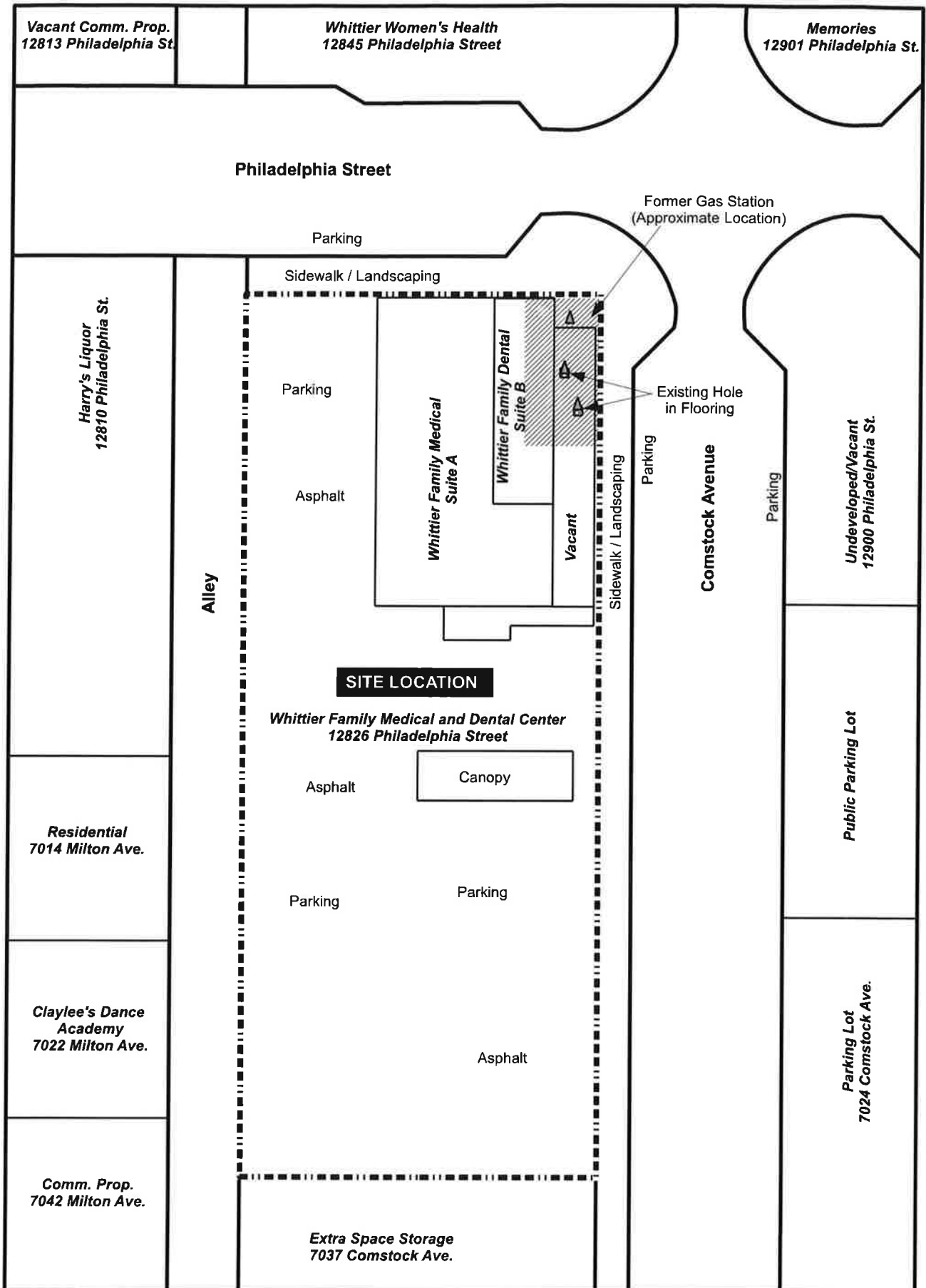
Project Manger:  
J. Tim Hersch

Project No:  
E4364

Site Location:  
12826 Philadelphia Street, Whittier, CA 90601

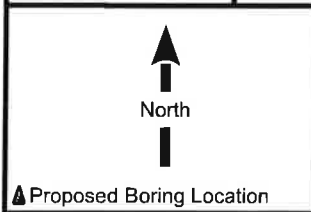
Date:  
1 / 2021

Figure:  
1



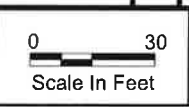
**SITE LOCATION**

**Whittier Family Medical and Dental Center**  
12826 Philadelphia Street



**PIC ENVIRONMENTAL SERVICES**

**Environmental Services**



**Site Map**

Client:  
Walbern Development

Site Location:  
12826 Philadelphia Street, Whittier, CA 90601

Drafted By:  
EJH

Project Manger:  
J. Tim Hersch

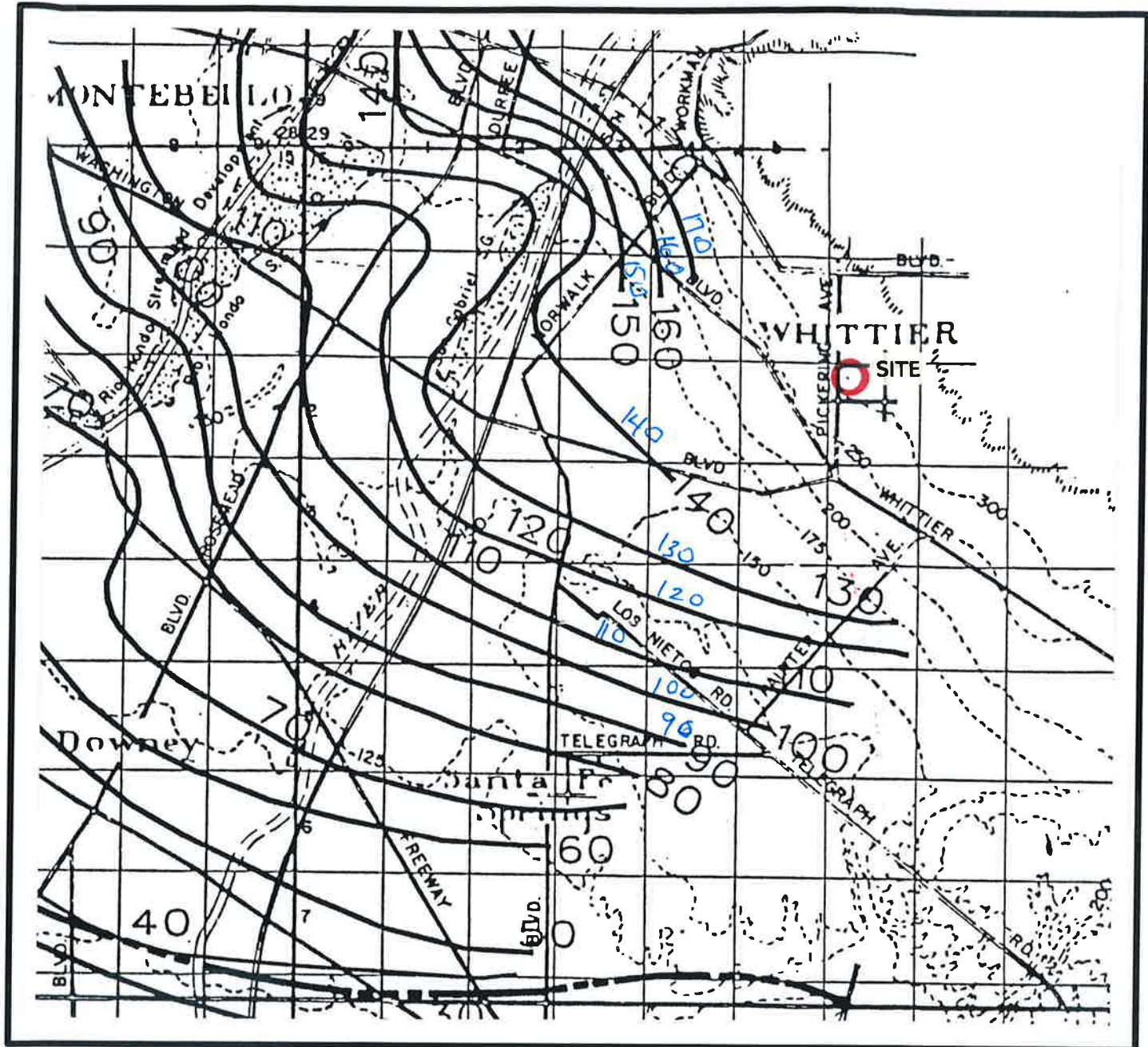
Date:  
1 / 2021

Project No:  
E4364

Figure:  
2

▲ Proposed Boring Location





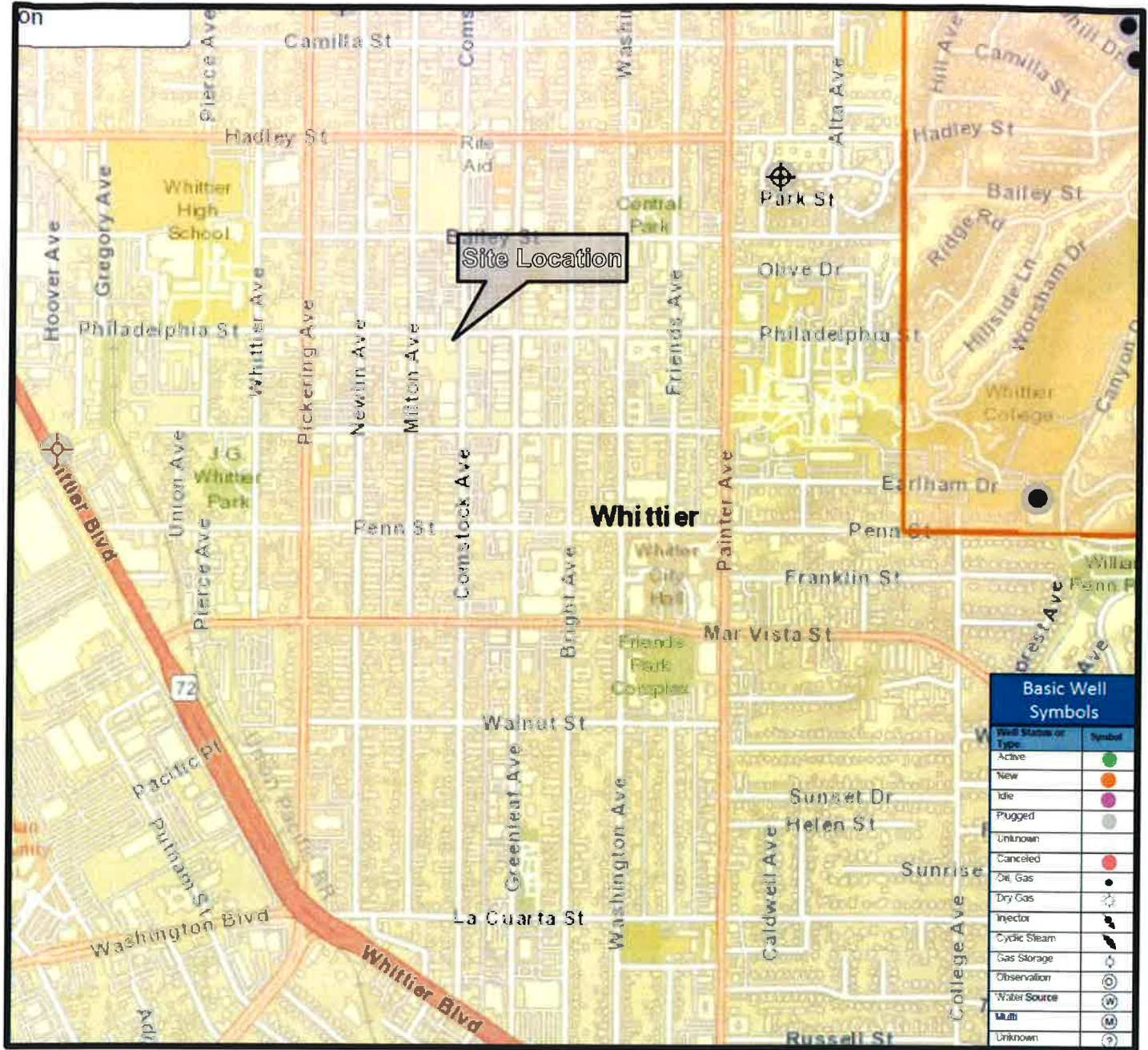
**Environmental Services**



**Groundwater Contour Map**

Client: Walbern Development	Drafted By: EJH	Project Manger: J. Tim Hersch	Project No: E4364
Site Location: 12826 Philadelphia Street, Whittier, CA 90601	Date: 1 / 2021	Figure: 3	





**Environmental Services**



**Oil Well Map**

Client:  
Walbern Development

Drafted By:  
EJH

Project Manger:  
J. Tim Hersch

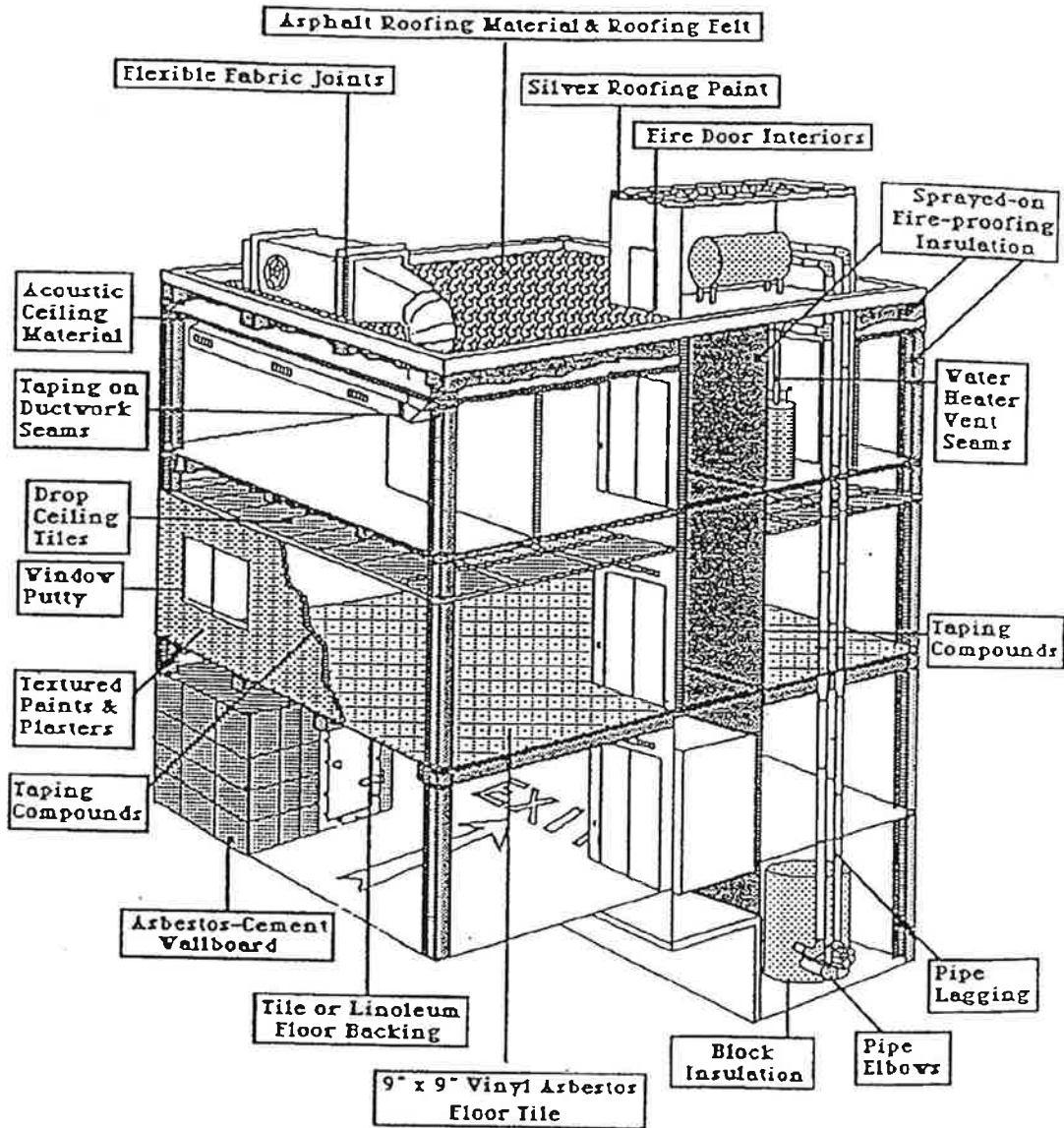
Project No:  
E4364


Site Location:  
12826 Philadelphia Street, Whittier, CA 90601

Date:  
1 / 2021

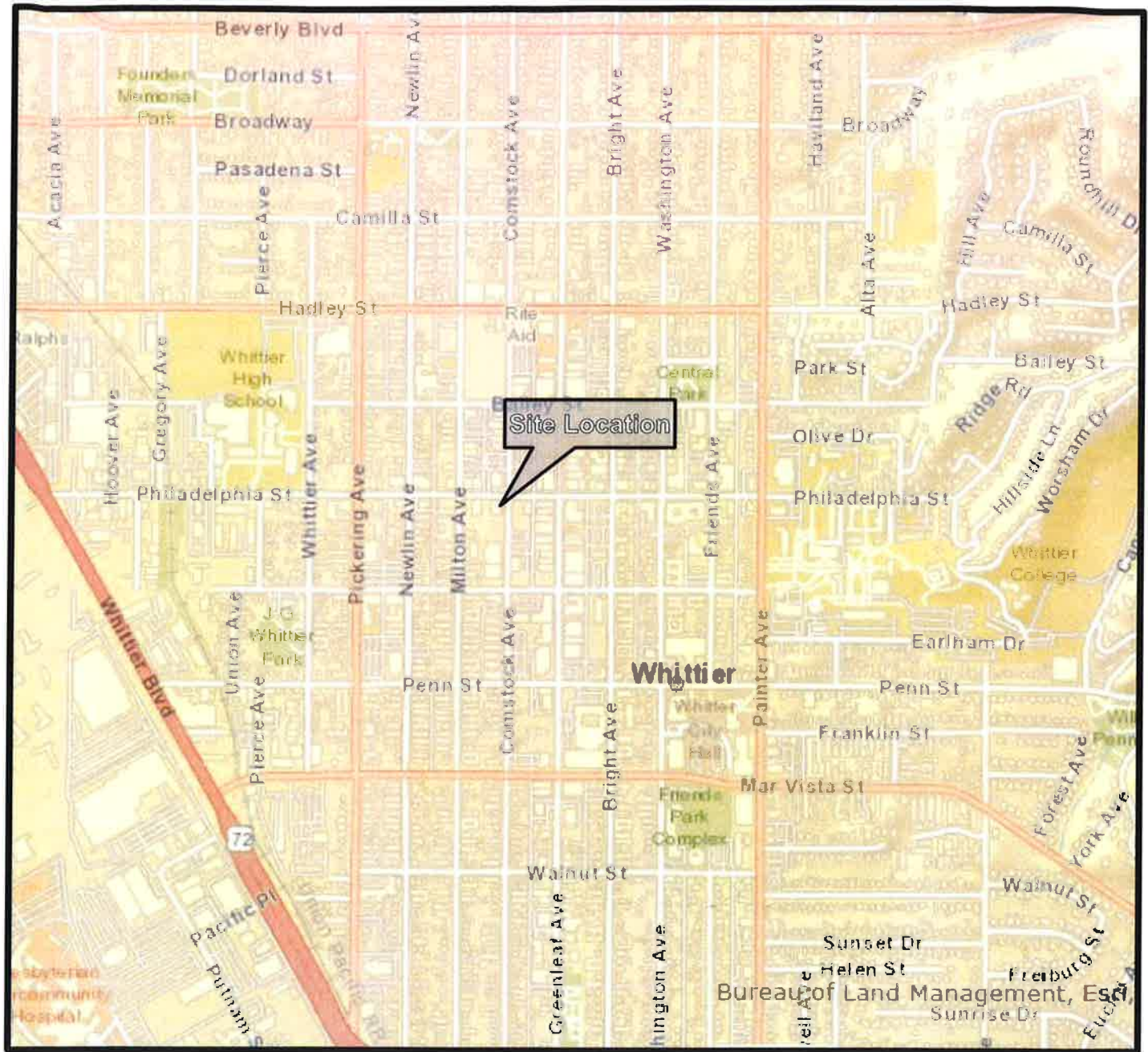
Figure:  
4

# Asbestos Containing Materials in Buildings

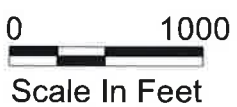


 <p><b>Environmental Services</b></p>	<p>Not to Scale</p>	<p><b>Common Asbestos Containing Materials (ASM's)</b></p>		
<p>Client: Walbern Development</p>	<p>Drafted By: EJH</p>	<p>Project Manger: J. Tim Hersch</p>	<p>Project No: E4364</p>	
<p>Site Location: 12826 Philadelphia Street, Whittier, CA 90601</p>		<p>Date: 1 / 2021</p>	<p>Figure: 5</p>	





**Environmental Services**



**Landfill Map**

Client: Walbern Development	Drafted By: EJH	Project Manger: J. Tim Hersch	Project No: E4364
Site Location: 12826 Philadelphia Street, Whittier, CA 90601	Date: 1 / 2021	Figure: 6	





**Environmental  
Services**



**Aerial Photo  
May 2019**

Client:  
Walbern Development

Drafted By:  
EJH

Project Manger:  
J. Tim Hersch

Project No:  
E4364

Site Location:  
12826 Philadelphia Street, Whittier, CA 90601

Date:  
1 / 2021

Figure:  
7

**APPENDIX A:**  
**TITLE INFORMATION**

A

**TARGET PROPERTY**

**12826 PHILADELPHIA ST WHITTIER, CA 90601-4117 C006**

**Owner Information**

**Owner Name:** BEVERLY PROFESSIONAL CO LLC  
**Mailing Address:** 12826 PHILADELPHIA ST WHITTIER CA 90601-4117 C006  
**Phone Number:**  
**Owner Occupied Indicator:** Y  
**Corporate Owner:**  
**Vesting Codes:**  
**Pending Record Indicator:**

**Location Information**

**Legal Description:** EX OF ST LOTS 3 THRU 6 WHITTIER AND EX OF STS LOT 8, ALL LOTS 9 TO 12 MR 31-81  
**County:** LOS ANGELES  
**Census Tract / Block:** 5015.04  
**Township-Range-Sect:**  
**Legal Book - Page:**  
**Legal Lot:** 8  
**Legal Block:** 22  
**Market Area:** W1  
**Neighbor Code:**  
**APN:** 8139-024-027 ←  
**Alternate APN:**  
**Subdivision:** NICHOLS  
**Map Reference:** 677-C6 /  
**Tract #:**  
**School District:** WHITTIER UN  
**Munic / Township:**

**Owner Transfer Information**

**Recording / Sale Date:**  
**Document #:**  
**Instrument #:**  
**Book - Page:**  
**Sale Price:**  
**Deed Type:**  
**1st Mtg Document #:**

**Last Market Sale Information**

**Recording / Sale Date:** 03/26/1999 / 03/19/1999  
**Sale Price:**  
**Sale Type:**  
**Document #:** 510947  
**Instrument #:** 000000510947  
**Book - Page:**  
**Deed Type:** GRANT DEED  
**Transfer Document #:**  
**New Construction:**  
**Multi / Split Sale:** MULTI  
**Cash Down Payment:**  
**Title Company:** FIRST AMERICAN TITLE INSURANCE  
**Lender:** BANK OF WHITTIER  
**Seller Name:** AHMED MAJJIDA & SUHAIL S  
**1st Mtg Amount / Type:** \$313,633.00 / CONV  
**1st Mtg Int. Rate / Type:** / ADJUSTABLE INT RATE LOAN  
**1st Mtg Term:**  
**1st Mtg Document #:** 000000510948  
**1st Mtg Instrument #:** 000000510948  
**1st Mtg Book - Page:**  
**2nd Mtg Amount / Type:** /  
**2nd Mtg Int. Rate / Type:** /  
**2nd Mtg Term:**  
**Price per SqFt:**  
**Stamps Amount:**

**Prior Sale Information**

**Prior Rec / Sale Date:** 05/08/1998 / 04/23/1998  
**Prior Sale Price:** \$354,000.00  
**Prior Sale Type:** FULL  
**Prior Doc #:** 778471  
**Prior Instrument #:** 000000778471  
**Prior Book - Page:**  
**Prior Deed Type:** GRANT DEED  
**Prior Lender:** BANK OF WHITTIER  
**Prior 1stMtg Amount/Type:** \$265,500.00 / CONV  
**Prior 1stMtg Int. Rate/Type:** /  
**Prior Stamps Amount:** \$389.40

**Site Information**

**Land Use:** MEDICAL BUILDING  
**Flood Zone:**  
**Flood Zone Map:**  
**Flood Panel Date:**  
**Res / Comm Units:**  
**# of Buildings:** 4  
**Zoning:** WHC2UD-MUD\*  
**Acres:** .8229  
**Lot Area:** 35847 ←  
**Lot Width / Depth:** /  
**Usable Lot:**  
**Lot Shape:**  
**Bldg Width / Depth:** /  
**Building Class:**  
**County Use:** MEDICAL/DENTAL BLDG  
**State Use:**  
**Site Influence:**  
**Sewer Type:**  
**Topography:**  
**Water Type:**  
**Water District:** CENTRAL AND W BASIN

**Tax Information**

**Total Value:** \$1,035,957.00  
**Land Value:** \$443,844.00  
**Improvement Value:** \$592,113.00  
**Total Taxable Value:** \$1,035,957.00  
**Market Value:**  
**Assessed Year:** 2020  
**Improve %:**  
**Dist:**  
**Fire Dist:** CONSOLIDATED CO  
**Garbage Dist:**  
**Delinquent Date:**  
**Property Tax:** \$23,153.63  
**Tax Area:** 9636  
**Tax Year:** 2019  
**Tax Exemption:**  
**Equal Rate:**  
**Equal Year:**

**Property Characteristics**

**Gross Area:** 25293  
**Living Area:** 25293  
**Parking Type:**  
**Garage Area:**  
**Construction:**  
**Heat Type:**

<b>1st Adj Area:</b>	<b>Garage 2 Area:</b>	<b>Heat Fuel:</b>
<b>Above Grade:</b>	<b>Garage Capacity:</b>	<b>Parcel Fuel:</b>
<b>Ground Floor Area:</b>	<b>Parking Spaces:</b>	<b>Exterior Wall:</b>
<b>Base / Main Area: /</b>	<b>Carport:</b>	<b>Interior Wall:</b>
<b>Upper Area:</b>	<b>Basement Area:</b>	<b>Foundation:</b>
<b>2nd Floor Area:</b>	<b>Finish Bsmnt Area:</b>	<b>Air Cond: NONE</b>
<b>3rd Floor Area:</b>	<b>Basement Type:</b>	<b>Roof Type:</b>
<b>Rentable Area:</b>	<b>Attic Type:</b>	<b>Roof Shape:</b>
<b>Additional Area:</b>	<b>Porch Type:</b>	<b>Roof Frame:</b>
<b>Total Rooms:</b>	<b>Porch 1 Area:</b>	<b>Roof Material:</b>
<b>Bedrooms:</b>	<b>Porch 2 Area:</b>	<b>Floor Type:</b>
<b>Bath (F/H): /</b>	<b>Patio Type:</b>	<b>Floor Cover:</b>
<b>Total Baths /</b>	<b>Patio 1 Area:</b>	<b>Style:</b>
<b>Fixtures: /</b>	<b>Pool:</b>	<b>Quality:</b>
<b>Year Built / Eff: 1952 /</b>	<b>Pool Area:</b>	<b>Condition:</b>
<b>Fireplace:</b>		<b># of Stories:</b>
<b>Fireplace Description:</b>		<b>Other Rooms:</b>
<b>Basement Description:</b>		
<b>Other Improvements:</b>		
<b>Bldg Comments:</b>		
<b>Parcel Comments:</b>		
<b>Extra Features</b>		
<b>Description:</b>	<b>Unit:</b>	<b>Size / Qty:</b>
		<b>Width:</b>
		<b>Depth:</b>
		<b>Year Built:</b>
		<b>Improvement Value:</b>

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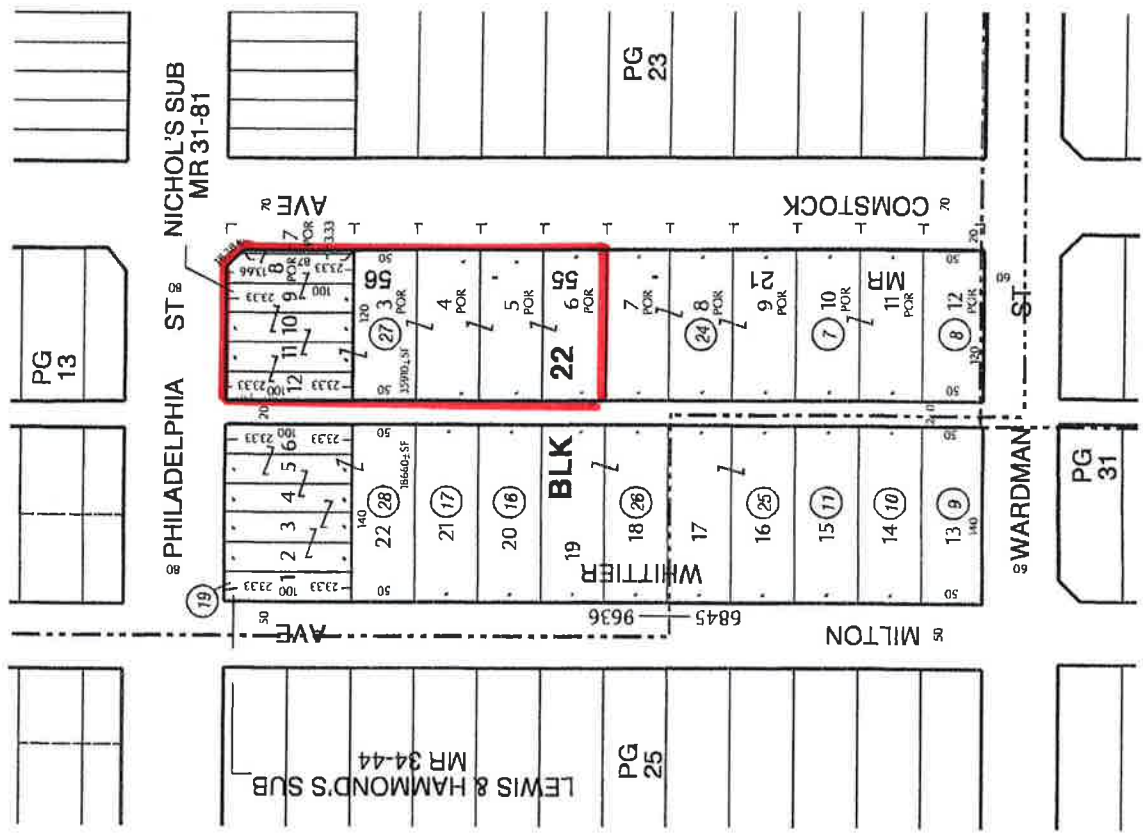


2001



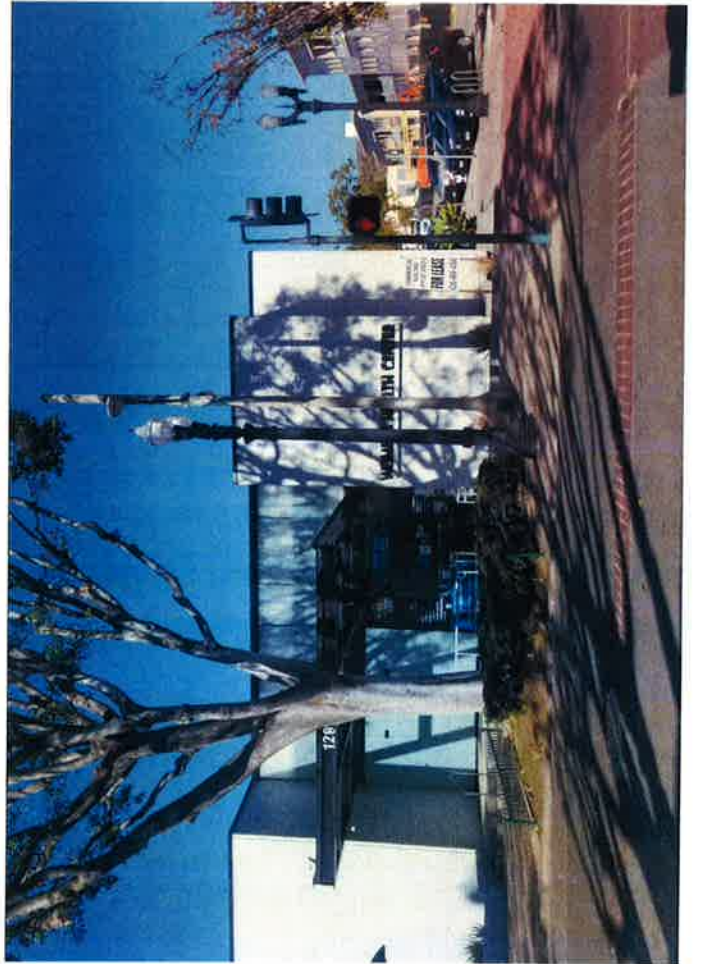
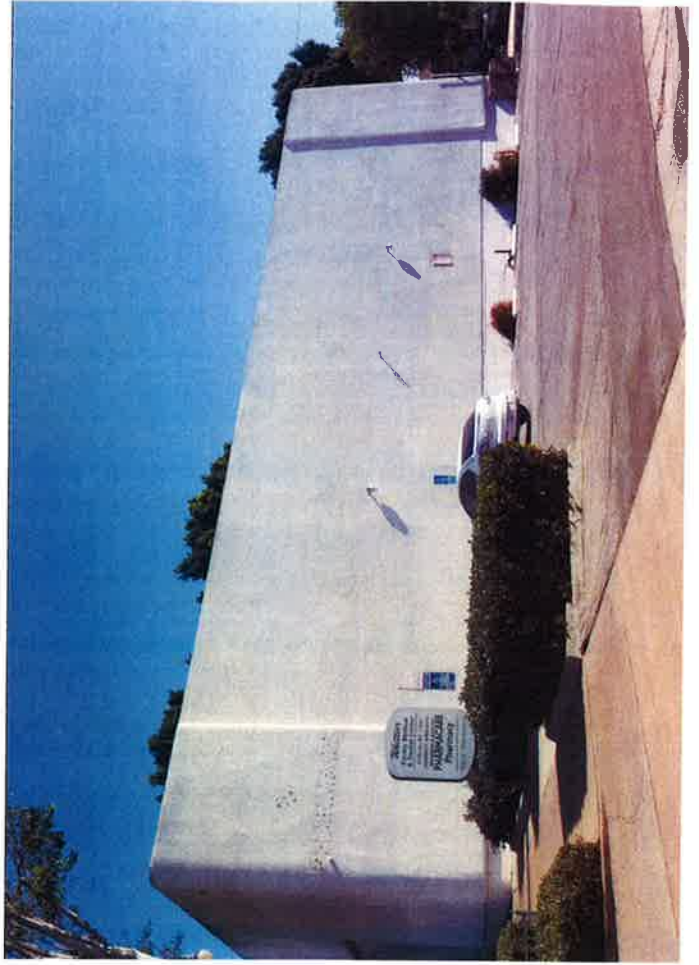
MAPPING SERVICES GIS  
SCALE 1" = 100'

APN  
8139-02A-027

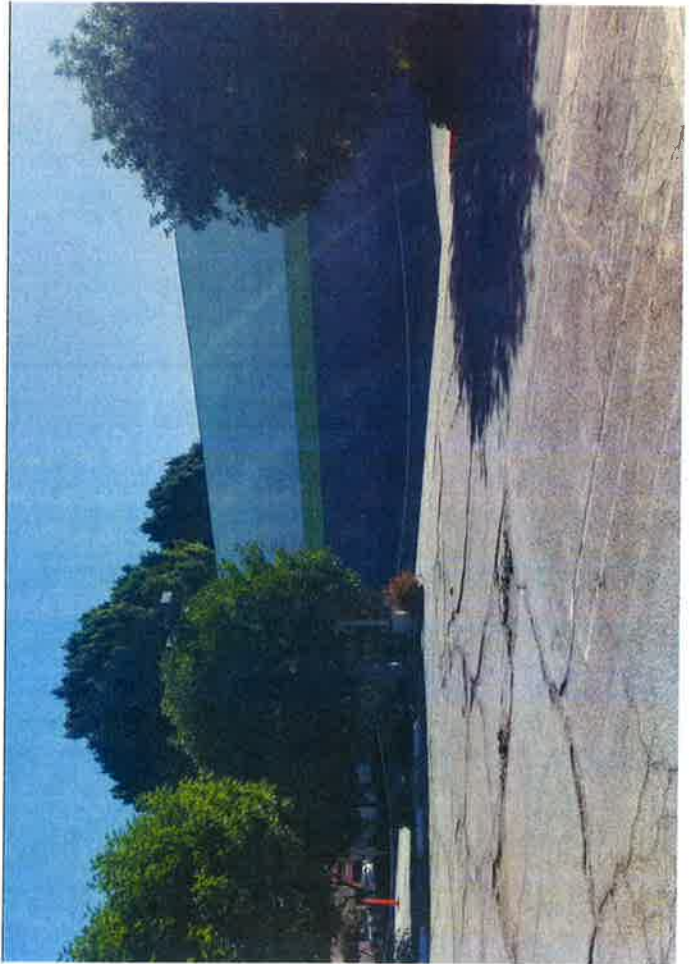




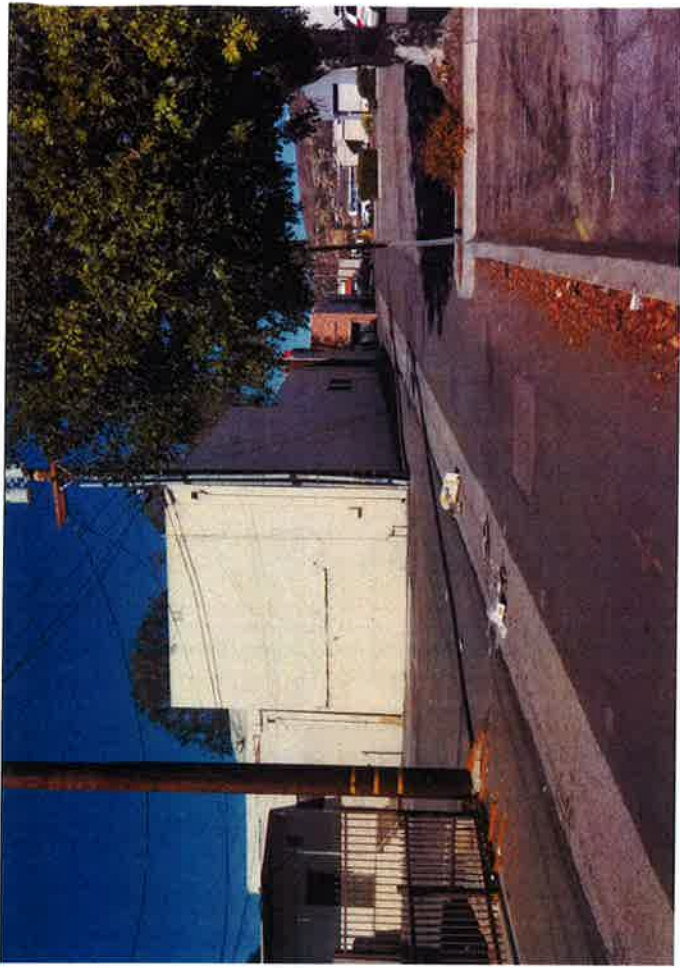
**APPENDIX B:**  
**SITE PHOTOS**



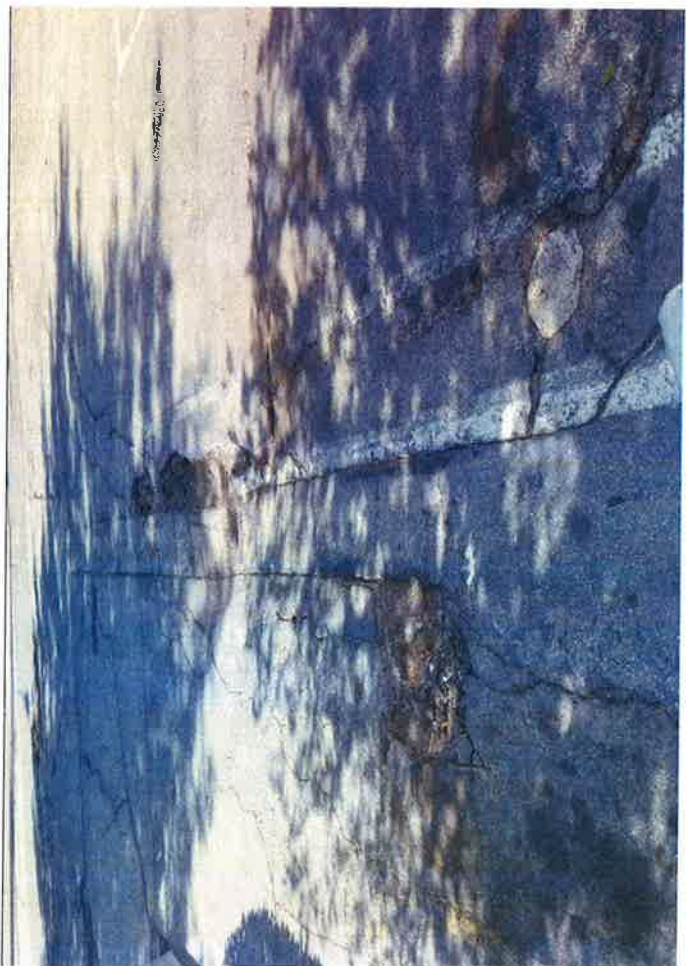




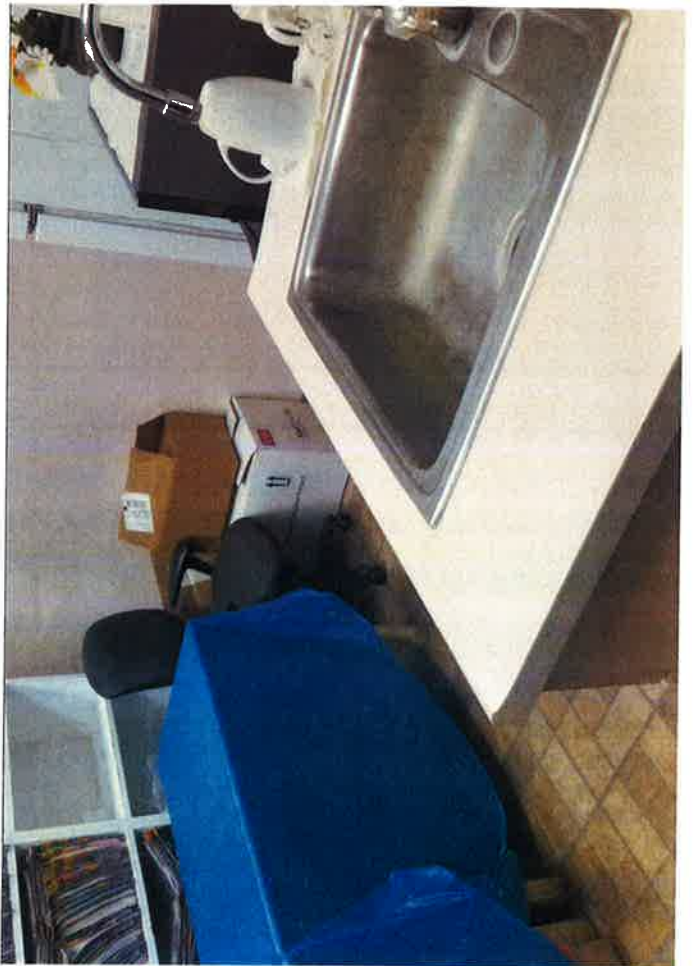
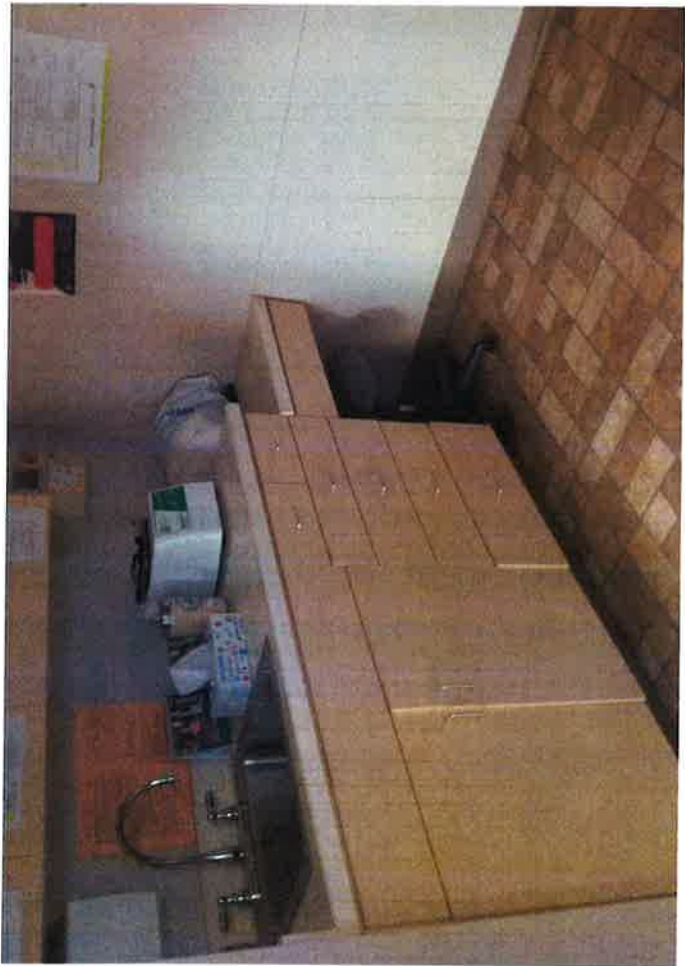




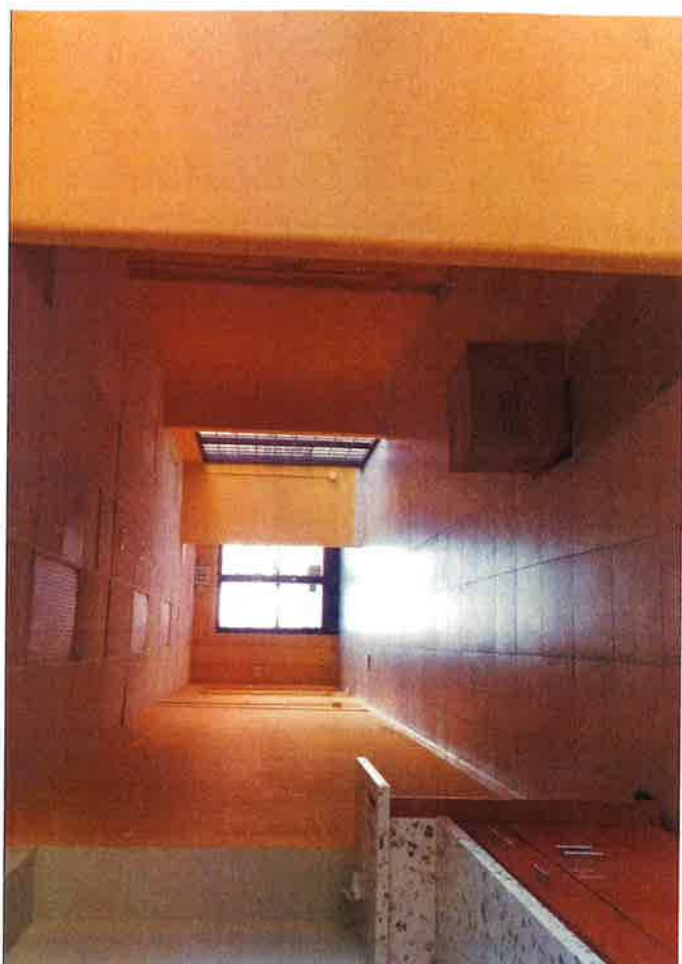
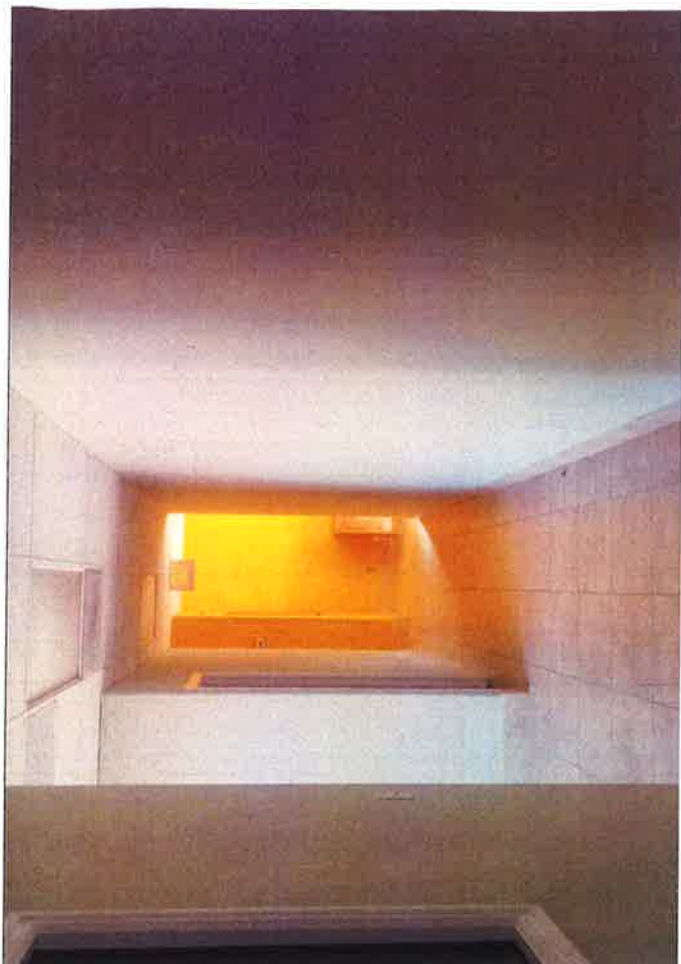


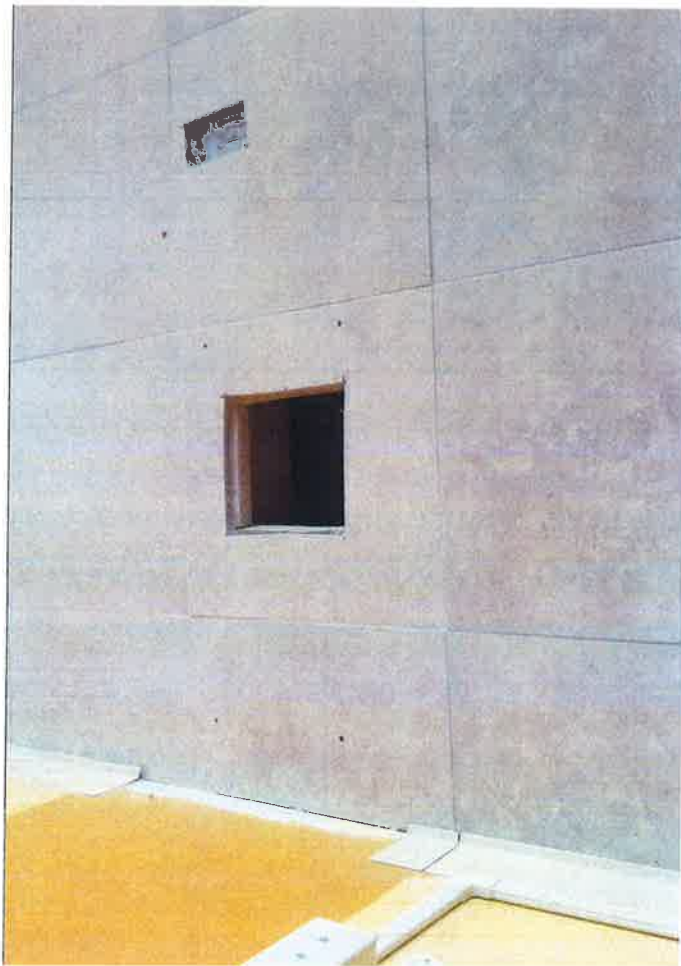
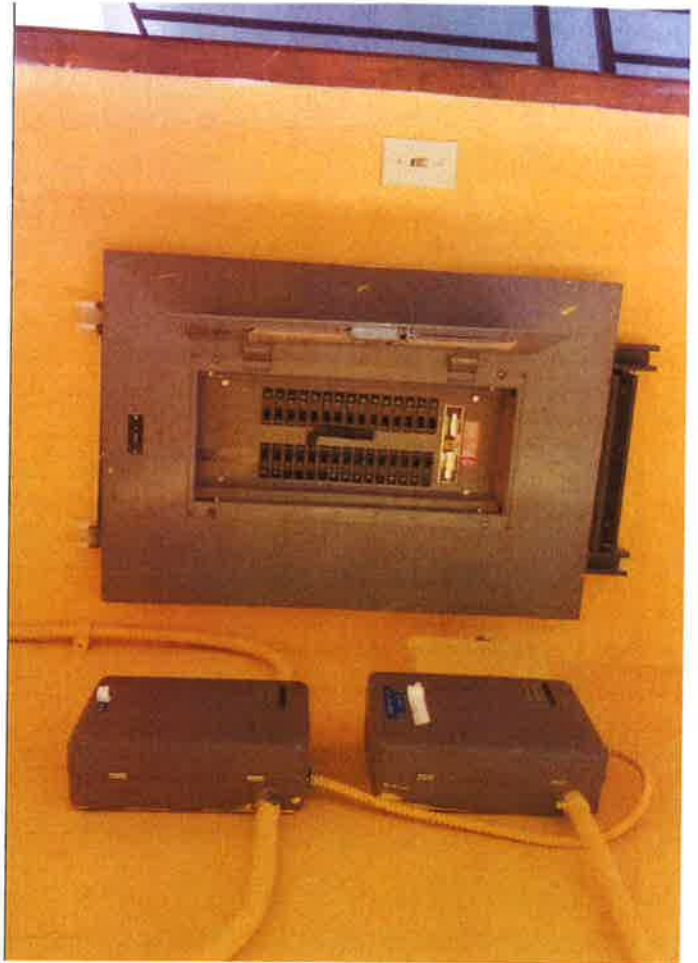




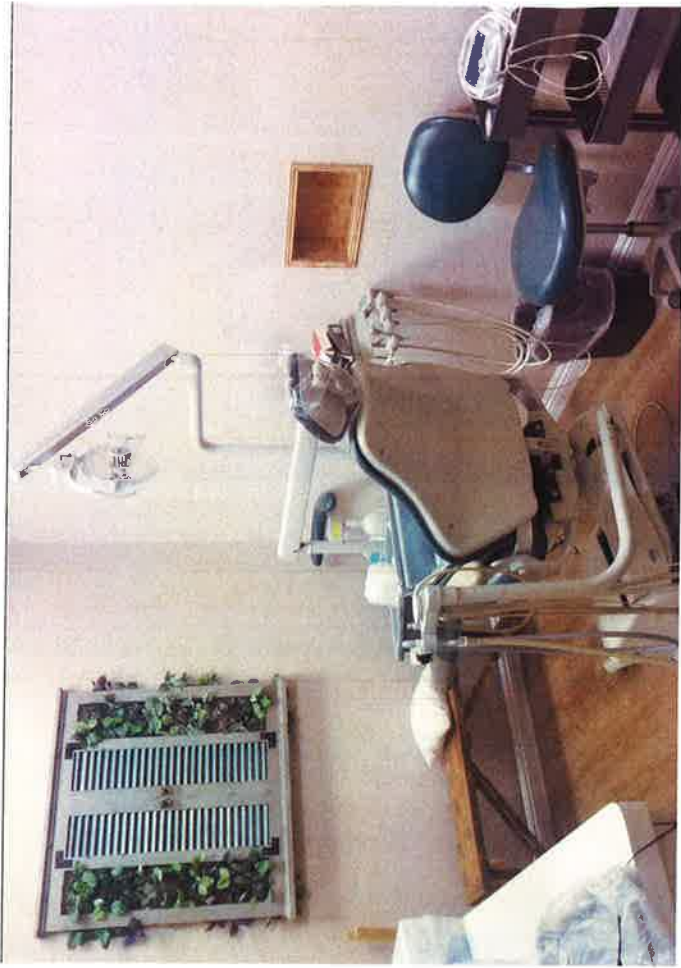




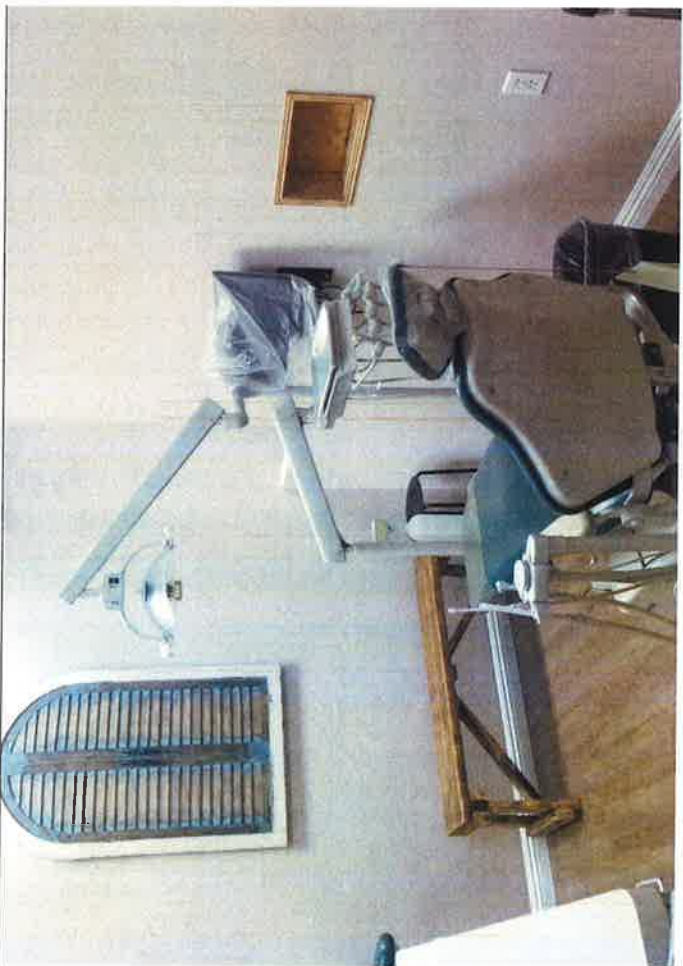
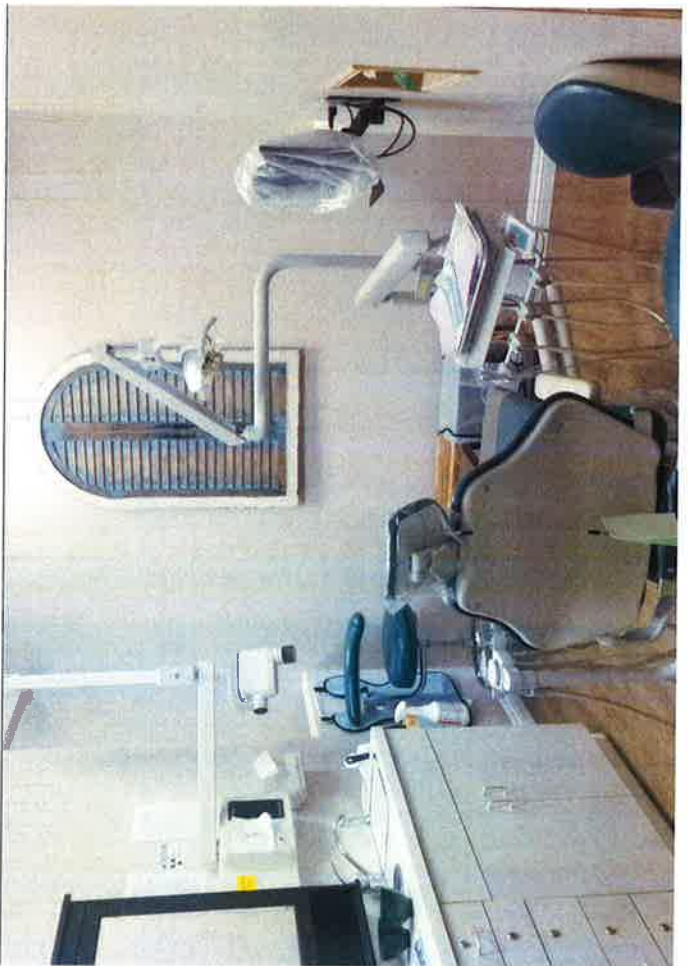














**APPENDIX C:**  
**CITY BUILDING DEPARTMENT RECORDS**

C

**From:** icasillas@cityofwhittier.org,  
**To:** picenv@verizon.net,  
**Cc:** rgarcia@cityofwhittier.org, jesquivel@cityofwhittier.org,  
**Subject:** City of Whittier - Records Request

**Date:** Thu, Jan 21, 2021 9:30 am

**Attachments:** 12826 Philadelphia.pdf (2735K), Comstock - Planning.pdf (368K), image001.jpg (20K),

Good morning Ethan Hersh,

In response to your California Public Records Act (CPRA) request dated January 11, 2021 regarding records for APN 8139-024-027, the City Clerk Department has compiled the following response:

- Please see the attached building permits for 12826 Philadelphia Ave. and description of work for 7002 Comstock Ave., 7012 Comstock Ave, and 7024 Comstock Ave.
- onsite  
↓  
office

This concludes the City's response to your CPRA request. If you have any questions regarding this matter, please call the City Clerk Department at (562) 567-9850.

Sincerely,



**Ifath Casillas | Office Specialist**

City Clerk Department | 13230 Penn St. | Whittier, CA 90602

(562) 567 - 9850 | Email: icasillas@cityofwhittier.org | [www.cityofwhittier.org](http://www.cityofwhittier.org)

*Go Green! Please consider the environment before printing this email.*

*This email and any information and/or files transmitted /attached with it may contain confidential information that is exempt from disclosure under applicable law, and is intended solely for the use of the individual or entity to whom they are addressed. No right to confidentiality is waived by this email transmission. If you are not the intended recipient, or responsible for delivering it to the intended recipient, you are hereby notified that any disclosure, copying, dissemination, distribution, or use of any of the information contained in or attached to this transmission is strictly prohibited. If you have received this email in error, please destroy the original transmission and its attachments without reading or saving them in any manner. Thank you.*

OX 43966-

OWNER'S NAME

Pacific Southwest Realty Co.

LOCATION OF WORK

203 W Philadelphia St  
→ 12826 Philadelphia St

THIS TO APPEAR  
BE A TYPE III-N  
4-8-79

LOT 7-8-9-10 BLOCK 22

TRACT

Nichols [redacted]

Lot 3 - 1/4 - 15' of [redacted] original tract

PERMIT NO.		CONTRACTOR	INSPECTIONS and REMARKS
D 7072	BUILDING FOOTING	Howard Hastings Inc. Bank Bldg. Security First Nat. BK Contractor	See Footings & steel on East 1/2 of Basement Footings only 3-21-52 See Footing & steel on West 1/2 of Basement Footings 3-21-52 See Basement Footings 4-2-52 Poured concrete - watched pour 4-2-52 Watched pour on Basement Footings & walls up to Basement floor 4-2-52 See Footings & steel on East side 4-7-52 Footings & walls only - 4-9-52 See steel & footings on front wall & west side 4-9-52
D 7100	PLUMBING	Howes Mfg. 8T-6L-55hp sink. 3 Floor drains. 1 Drinking Fountain. 1 WH. 1 Floor sink. 3 gas.	See underground Plumbing in Basement only 6-18-52 See underground stub out of Bldg. in Basement 6-24-52 See Plumbing only 7-11-52 See Fix to gas - 9-23-52 See pipe fix count. OK. gas 10-2-52
D 7100	SEWER	Howes Mfg.	See concrete box for backwater sewer 6-25-52 See 4" cast iron pipe on S. side of Bldg. 7-2-52 For sewer line to S.W. corner of Bldg.
D 7168	ELECTRIC	James Elect Co. 1 Pole for meters & Pkg. No. mtr keys - on Power Pole 100-amp - 30 SW - 50 Pkg - 100 Fg - 2 - 2 TP meters. 2 - 5 TP. mtr Install 1 sign 1 1/2 TP - 15 Pkg - 11 W - 11 Fg - 11 mtr	See Pole for bank meter & Pkg 3-4-52 See Elect wire - conduit in Basement & walls only 4-23-52 See Electric conduit in Basement ceiling & 1st floor area over basement 5-1-52 See Elect conduit in walls & ceiling on 1st floor vaults 5-16-52 See Electric conduit in front of Panel to Roof. Center section only 5-16-52 See Elect conduit in front brick wall base on East side of Bldg.
D 9266	PLASTER	L. M. Bell Inside & outside	See fall in Basement Rooms 7-31-52 See fall on masonry walls 7-31-52 See fall to Rear main floor walls 8-4-52
D 9447	TILE	Birdeman Tile Co.	
D 8247	MISCEL.	air conditioner of 50. Calif	

1952

out 7557



**BUILDING AND PLANNING USE ONLY**

Job Address: 12826 PHILADELPHIA ST

Use Zone C2	Fire Zone I	Total Req'd Parking EXEMPT	Front 0	Req'd Yards Rear 10' 0-10'	E - W Sides
----------------	----------------	-------------------------------	------------	----------------------------------	----------------

Type Const. III 1HR	Group 1-2	Stories 2	Occ. Load 133	Ex. Use F2
------------------------	--------------	--------------	------------------	---------------

# Var. or P.P.	Valuation of Job \$240,000 <sup>00</sup>	Plan No. 7241-A
----------------	---	--------------------

1,179# = 1st fl  
371# = 2nd fl  
1,010# = Canopy - DRIVE-UP  
601# = Canopy - NORTH & SOUTH  
299#

Remarks  
1-30-75 rebar in fly-trach. w/m  
2-25-75 rebar for grade beams  
3-18-75 Rebar for (4) Col's at Canopy  
60# rebar steel used. 2 m  
2-19-75 Repair in masonry to 8' h  
3-25-75 rebar for 2nd fl pt w/m  
4-11-75 sheathing w/m  
4-30-75 rebar rebar canopy w/m  
5-1-75 rebar rebar entrance walkway  
5-7-75 box lights, rebar entrance  
suffit w/m  
5-13-75 rebar for floor slab  
at new addition w/m

Rough	Final
6-27-75 w/m	9-29-75 w/m

Plan	No.
Check Fee 183 <sup>25</sup>	74594

Plan	No.
Check Fee	

Permit Fee 366.50 + \$16.80 WHEN VALIDATED THIS IS YOUR PERMIT

DEPT. OF BUILDING BUILDING WHITTIER, CALIF.  
Lot Blk. Tract

Description of Work ALTERATION, REMODEL INTERIORS, ADD NEW 1512W 2ND FL. PORTIONS & UP CANOPY, SITE WORK

Property Owner THE MURPHY HOTEL  
Owner's Address 411 SO. MAIN ST  
L.A., 90013 Phone (914) 827-8000

Lender SECURITY PACIFIC NATL BANK  
Address

Architect GRIFFIN & BANKS INC  
State Lic. No. (914) 827-8000

Engineer WHEELER & GRAY, S.E.  
State Lic. No. Phone

Contractor E4T, Constructors  
Contractor's Address 20605 Earle St  
Torrance Phone 772-2547

City Lic. No. 36938 State Lic. No. 140686

I hereby acknowledge that I have read this application and state the above is correct and agree to comply with all ordinances and State laws. I hereby certify that I am properly registered and/or licensed as required by the City of Whittier and/or State of California, or that I am the legal owner of the above described property, and I certify that in the performance of the work for which this permit is issued I shall not employ any person in violation of the workmen's compensation laws of California.  
Signature of Permittee Louise P. [Signature]

No. 76269	JUN-18-75 Start 702 483 CK 74594 • B - 1 183.25
	JUN-24-75 732 713 CK 76269 • B - 2 366.50
	JUN-24-75 732 714 CK 1000 804 D 18- 16.80

1975

**DEPT. USE ONLY**

Street Address **12826 Philadelphia Street,**  
of Job

Use Zone	Fire Zone	Type Const. Bldg.	Group	Plan No.
----------	-----------	-------------------	-------	----------

**HEATING - AIR CONDITIONING  
REFRIGERATION - BOILERS**

DEPT. OF BLDG. WHITTIER, CALIFORNIA

**PERMIT FEES**

No. Each Fee

Forced-air or Gravity-type Furnace incl. ducts and vents.	Up to 100,000 B.T.U.		\$4.00	
	Over 100,000 B.T.U.	<b>1</b>	5.00	<b>5.00</b>
Floor Furnace			4.00	
Heater—suspended type			4.00	
Heater—recessed type			4.00	
Heater—floor mounted			4.00	
Appliance vent—only			2.00	
Boiler, Compressor, Absorption System	Up to 3 H.P.		4.00	
	3 H.P. to 15 H.P.		7.50	<b>7.50</b>
	15 H.P. to 30 H.P.		10.00	
	30 H.P. to 50 H.P.		15.00	
Air Handling Unit incl. ducts	Under 10,000 C.F.M.		3.00	
	Over 10,000 C.F.M.		5.00	
Evaporative cooler (non-portable)			3.00	
Vent fan/single duct		<b>2</b>	2.00	<b>4.00</b>
Mechanical exh. hood			3.00	
Comm./Indus. Incinerator			20.00	
Repair, alter, addition to each heating appl., refrig. unit, comfort cooling unit, or system incl. controls.		<b>EX</b>	4.00	<b>4.00</b>
Any equip regulated but not incl. above.			3.00	

Contractor **Russell Air Conditioning**

Contractor's Address **15007 Oxnard Street,  
Van Nuys, Calif. 91411**

Contractor's Phone **786-7200**

Owner's Name **Pacific Southwest Realty  
(Security Pacific Nat'l.)**

Contractor's State Lic. No. **168635**

Bus. License No. **37080**

REMARKS:

New Bldg.  Existing

**FILING FEE**

**\$3.00**

**TOTAL FEES**

**23.50**

Rough

**6-27-75 w/m**

Final

**9-29-75 w/m**

I hereby acknowledge that I have read this application and state the above is correct and agree to comply with all ordinances and State laws regarding same.

I hereby certify that I am properly registered and/or licensed as required by the City of Whittier and/or State of California, or that I am the legal owner of the above described property, and I certify that in the performance of the work for which this permit is issued I shall not employ any person in violation of the workmen's compensation laws of California.

Signature of Permittee

*Manuel S. Hess*

Plan	No.
Check Fee	
Permit Fee <b>23.50</b>	Permit No. <b>77240</b>

WHEN VALIDATED THIS IS YOUR PERMIT

**PER-5-75 757663 CK77240 • D - 8**

**23.50**

*1975*



PERMIT FEES	No.	Each	Fee
Residence 750 sq. ft. max.		\$ 7.50	
Residence 1000 sq. ft. max.		\$10.00	
Residence 1400 sq. ft. max.		\$14.00	
Residence 1700 sq. ft. max.		\$17.00	
Residence 2000 sq. ft. max.		\$20.00	
Residence 2500 sq. ft. max.		\$25.00	
Residence 3000 sq. ft. max.		\$30.00	
Residence over 3000 sq. ft.		\$35.00	
RANGE		\$ 1.00	
OVEN		\$ 1.00	
SPACE/WATER HTR.		\$ 1.00	
CLOTHES DRYER		\$ 1.00	
FIXTURES	129	\$ .15	19.35
OUTLETS	165	\$ .15	24.75
TEMPORARY POLE	1	\$ 3.00	3.00
SERVICE	2	\$ 3.00	6.00
SIGN (1 Transf.)		\$ 3.00	
(Extra Transf./Ballasts)		\$ 1.00	
TIME CLOCK		\$ 1.00	
MOTORS:			
1 H.P. MAX.		\$ 1.00	
10 H.P. MAX.	1	\$ 3.00	3.00
50 H.P. MAX.		\$ 5.00	
100 H.P. MAX.		\$10.00	
500 HP. MAX.		\$15.00	
OVER 500 H.P.		\$20.00	
FILING FEE			\$3.00
<b>TOTAL FEES</b>			<b>59.10</b>

STREET ADDRESS OF JOB *12826 E. Philadelphia St*

**ELECTRIC**

DEPT. OF BLDG. WHITTIER, CALIF.

ELECTRICAL CONTRACTOR *Downey Electric*

CONTRACTOR'S ADDRESS *7462 Burns Ave*

CONTRACTOR'S PHONE *7734611*

CITY REG. NO. *72* STATE LICENSE NO. *233327*

PROPERTY OWNER *Security Pacific Bank*

PURPOSE OF BLDG. *BANKING*

FLOOR AREA NO. OF METERS *2*

NEW BLDG.  EXISTING BLDG.

REMARKS: *Remodel ←*

*5-13-75 under slab conduit in P.V.C., PVC also for P.BX. work Re Elec 2ND FL 6-18-75 dm*

I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all ordinances and State laws regulating electrical wiring.

I hereby certify that I am properly registered and/or licensed as required by the City of Whittier and/or State of California or that I am the legal owner of the above described property and I certify that in the performance of the work for which this permit is issued I shall not employ any person in violation of the workmen's compensation laws of California.

Signature of Permittee *James A. [Signature]*

ROUGH *6-27-75 um* FINAL *9-29-75 um*

LIGHTS CLEARED TO UTILITY CO. *9-29-75 ma*

POWER CLEARED TO UTILITY CO.

PERMIT NO. *77238*

WHEN VALIDATED THIS IS YOUR PERMIT • D - 4 59.10

*1975*



Number		PERMIT FEES		Street Address of Job	
1	Gas System, 1st 5 Outlets	\$1.75	1	75	12826 Philadelphia St.
	Each Outlet Additional	.35			Whittier, California
1	Water Heaters or Vents	\$1.75	1	75	<b>PLUMBING</b>
1	Water Piping	\$1.75	1	75	DEPT. OF BLDG. WHITTIER, CALIFORNIA
0	Water Treating Equipment or Softeners	\$1.75			Plumbing Contractor <b>Murray Company</b>
2	Sink, Kitchen-Slop	\$1.75	3	50	Contractor's Address <b>15902 S. Broadway</b>
1	Garbage Disp.	\$1.75	1	75	<b>Gardena, Calif 90248</b>
0	Bath Tub	\$1.75			Contractor's Phone <b>770-8812</b>
2	Lavatories	\$1.75	3	50	Property Owner's Name <b>Pacific Southwest Realty Company (Security Bank)</b>
0	Shower Pans	\$1.75			Contractor's State Lic. No. <b>162382</b>
5	Water Closets	\$1.75	8	75	Contractor's City Lic. No.
0	Laundry Trays	\$1.75			New Bldg. <input type="checkbox"/>
0	Wash. Mach. Stand Pipes	\$1.75			Old Bldg. <input type="checkbox"/>
0	Dishwasher	\$1.75			<b>FLOORS TO BE LEFT OPEN UNTIL PIPING IS INSTALLED AND INSPECTED</b>
0	Sink, Floor, Bar	\$1.75			<b>SEWER CHARGE -</b>
1	Urinals	\$1.75	1	75	REMARKS
1	Drink Fountains	\$1.75	1	75	<i>GAS LINE PRESSURE TEST AT</i>
2	Floor Drains	\$1.75	3	50	<i>METER GAS LINE UNDER SIDEWALK</i>
0	Traps, Sand, Grease	\$1.75			<i>6-16-75 Bldg</i>
	Plumbing Piping Without Fixtures	Each \$1.75			<i>ROP 2ND Floor 6-18-75 dm</i>
0	Lawn Sprinklers	\$3.00			
0	Back Flow Devices	\$3.00			
0	Sewer(s)	Each \$7.00			
0	Septic Tank & Cesspool	\$12.00			
0	Swim Pool Plumbing	\$8.25			
<b>FILING FEE</b>			<b>\$3</b>	<b>00</b>	
<b>TOTAL FEES</b>			<b>32</b>	<b>75</b>	
<p>I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all ordinances and State Laws regulating plumbing.</p> <p>I hereby certify that I am properly registered and/or licensed as required by the City of Whittier and State of California or that I am the legal owner of the above described property, and I certify that in the performance of the work for which this permit is issued, I shall not employ any person in violation of the workmen's compensation laws of California.</p>					
Signature of Permittee		<i>[Signature]</i>			
Permit Fee		No. <b>Abdel Chehade</b>			
\$32.75		<b>77218</b>			
<b>BELOW FOR OFFICE USE ONLY</b>					
Groundwork		Rough <b>6-27-75 dm</b>			
Gas		<b>6-18-75 dm</b> Final <b>9-29-75 dm</b>			
Sewer					
Utility Clearance					

When Validated This Is Your Permit

FD-3-75 756835 EX77218 • D - 3 32.75

1975

Number		PERMIT FEES		Street Address of Job	
	Gas System, 1st 5 Outlets	\$1.75		13826 E Philadelphia ST.	
	Each Outlet Additional	.35		<b>PLUMBING</b>	
	Water Heaters or Vents	\$1.75		DEPT. OF BLDG. WHITTIER, CALIFORNIA	
	Water Piping	\$1.75		Plumbing Contractor <i>USA Landscape Co</i>	
	Water Treating Equipment or Softeners	\$1.75		Contractor's Address <i>1821 Working Men Rd Whittier</i>	
	Sink, Kitchen-Slop	\$1.75		Contractor's Phone <i>OX 21736</i>	
	Garbage Disp.	\$1.75		Property Owner's Name <i>SECURITY PACIFIC BANK</i>	
	Bath Tub	\$1.75		Contractor's State Lic. No. <i>233750</i>	
	Lavatories	\$1.75		Contractor's City Lic. No. <i>36328</i>	
	Shower Pans	\$1.75		New Bldg. <input type="checkbox"/>	
	Water Closets	\$1.75		Old Bldg. <input type="checkbox"/>	
	Laundry Trays	\$1.75		FLOORS TO BE LEFT OPEN UNTIL PIPING IS INSTALLED AND INSPECTED	
	Wash. Mach. Stand Pipes	\$1.75		SEWER CHARGE -	
	Dishwasher	\$1.75		REMARKS	
	Sink, Floor, Bar	\$1.75			
	Urinals	\$1.75			
	Drink Fountains	\$1.75			
	Floor Drains	\$1.75			
	Traps, Sand, Grease	\$1.75			
	Plumbing Piping Without Fixtures	Each \$1.75			
<i>1</i>	Lawn Sprinklers	\$3.00	<i>3 00</i>		
	Back Flow Devices	\$3.00			
	Sewer(s)	Each \$7.00			
	Septic Tank & Cesspool	\$12.00			
	Swim Pool Plumbing	\$8.25			
	<b>FILING FEE</b>		<b>\$3 00</b>		
	<b>TOTAL FEES</b>		<b>6 00</b>		
<p>I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all ordinances and State Laws regulating plumbing.</p> <p>I hereby certify that I am properly registered and/or licensed as required by the City of Whittier and State of California or that I am the legal owner of the above described property, and I certify that in the performance of the work for which this permit is issued, I shall not employ any person in violation of the workmen's compensation laws of California.</p>				BELOW FOR OFFICE USE ONLY	
Signature of Permittee		<i>Henry Mann</i>		Groundwork <i>6-26-75</i> Rough	
Permit Fee		<i>6.00</i>		Gas Final <i>9-29-75</i>	
No.		<i>78736</i>		Sewer	
		<i>me</i>		Utility Clearance	

When Validated This Is Your Permit

JUN 29 75 790 486 OX 78736 • D - 3 6.00

1975



**DECLARATIONS**

Declarations below are mandated by the State of California under Section 19825 of the Health and Safety Code.

**- APPLICANT -**  
**CONTRACTOR: FILL IN DECLARATION 1, 3, 4 AND 5**  
**OWNER: FILL IN DECLARATION 2, 4 AND 5**

**LICENSED CONTRACTOR'S DECLARATION**

I hereby affirm that I am licensed under provisions of Chapter 9 commencing with Section 7000 of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License No. 88560  
 Contractor W. Kepp, Contractor

**OWNER-BUILDER DECLARATION**

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, California Business and Professions Code: Any City which requires a permit to construct, alter, prove, demolish or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that is a licensed contractor pursuant to the provisions of the Contractor's License Law (Ch. 9 (Commencing with Sec. 7000) of Div. 3 of the B. & P. C.) or that he is exempt therefrom and the basis for the exemption. Any violations of Sec. 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than one hundred dollars (\$100.00)).

I, as owner of the property, or my employees with wages at fair sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, B. & P. C.). The Contractor's License Law does not apply to an owner of property who builds or proves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale).

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, B. & P. C.): a Contractor's License Law does not apply to an owner of contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law).

I am exempt under Sec. \_\_\_\_\_, B. & P. C. for this reason: \_\_\_\_\_

Signature \_\_\_\_\_ Owner \_\_\_\_\_

**- IMPORTANT -**

Application is hereby made to the Superintendent of Building and Safety for a permit subject to the conditions and restrictions set forth on the front and rear faces of this application.

1. Each person upon whose behalf this application is made and each person at whose request and for whose benefit work is performed under or pursuant to any permit issued as a result of this application agrees to and shall, indemnify and hold harmless the City of Whittier, its officers, agents and employees.

2. Any permit issued as a result of this application becomes null and void if work is not commenced within **ONE HUNDRED EIGHTY (180) DAYS** from date of issuance of such permit.

**3. WORKER'S COMPENSATION DECLARATION**

I hereby affirm that I have a certificate of consent to self-insure or a certificate of worker's Compensation Insurance or a certified copy thereof. (Sec. 3800, Lab. C.).

Policy No. 77050810 Company Lumbermens

Certified copy is hereby furnished.

Certified copy is filed with the Department of Building & Safety.

Date 6-1-88 Applicant Tracy M. Eggers

**CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE**

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Worker's Compensation Laws of California.

Date \_\_\_\_\_ Applicant \_\_\_\_\_

**NOTICE TO APPLICANT:** If, after making this Certificate of Exemption, you should become subject to the Work's Comp. provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

**4. CONSTRUCTION LENDING AGENCY**

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3907, Civ. C.).

Lender's Name None

Lender's Address \_\_\_\_\_

5. I certify that I have read this application and state that the above information is correct. I agree to comply with all City, and State laws relating to the building construction, and hereby authorize representatives of this City to enter upon the above-mentioned property for inspection purposes.

Signature of Owner or Contractor Tracy M. Eggers Date \_\_\_\_\_

**BUILDING AND PLANNING USE ONLY**

Var. or C.U.P.	Total Req'd Parking	Front	Req'd Yards Rear	Sides
	Type Const.	Group	Stories	Occ. Load
	<u>C-2</u>	<u>1</u>	<u>1</u>	<u>1</u>
Use Zone	Valuation of Job	Plan No.	Ex. Use	
<u>C-2</u>	<u>2000.00</u>	<u>File</u>		
<p><u>APPROVED AS DEPICTED</u>  <u>IN ATTACHED PHOTO</u>  <u>Marianne J. Magallon</u></p>				
Energy	No.	(5100 Fund)		
Check Fee		<u>61249</u>		
Plan	No.	<u>01552</u>		
Check Fee				
Plan	No.			
Check Fee				
Permit Fee	No.	<u>01553</u>		
+ State Tax		<u>-.50</u>		

Job Address: 15060 E Philadelphia St Whittier, Calif

DEPT. OF BUILDING **BUILDING** WHITTIER, CALIF

Lot Block **Tract**

Description of Work: Installing New Ready Teller Machine

Property Owner Security Pacific Bank

Owner's Address 333 South Hope St L.A. City

Owner's Phone 213-638-8783

Architect's Name Edward Davidson

Address 251 Lincoln Ave Registr. No.

Phone 213-980-6540 Registr. No.

Engineer's Name \_\_\_\_\_

Contractor's Name W. C. Eggers Contractor

Address 16551 Van Nuys Ave Los Angeles

Phone 213-666-7995 City Lic. No. 11746

WHEN VALIDATED THIS IS YOUR PERMIT

Set Backs Date Foundation Date

Rough OK Date Final OK 9-2-81

1981



**DECLARATIONS**

Declarations below are mandated by the State of California under section 19825 of The Health and Safety Code.

— APPLICANT —  
**CONTRACTOR: FILL IN DECLARATION 1, 3, 4 AND 5**  
**OWNER: FILL IN DECLARATION 2, 4 AND 5**

Job Address 12826 Philadelphia St.

**BUILDING AND PLANNING USE ONLY**

Var. or C.U.P. <u>V-84-17</u>	Total Req'd Parking	Front	Rear	Sidus
Use Zone <u>C-2</u>	Type Const. <u>Wall signs</u>	Group <u>Wall signs</u>	Stories <u>1</u>	Occ. Load   Ex. Use
Valuation of Job <u>\$800.</u>		Plan No. <u>in file</u>		
Description of Work: <u>1 new sign</u> <u>2 relocated signs</u> <u>all signs to be illuminated</u> <u>INTERNAL</u>				
DEPT. OF BUILDING <b>BUILDING</b> WHITTIER, CALIF.				
Lot <u>7-12</u> Block <u>Tract</u>				
Property Owner <u>Margot Chapman</u>				
Owner's Address <u>Security Pacific Bank</u>				
Owner's Phone <u>6134341</u> City				
Architect's Name				
Address				
Phone				
Engineer's Name <u>John Hajek</u> Regist. No. <u>C27912</u>				
Contractor's Name <u>W. Heath &amp; Co.</u>				
Address <u>3225 Lacy St. LA 900</u>				
Phone <u>22-34141</u>				
State Lic. No. <u>414351</u> City Lic. No. <u>26260</u>				
WHEN VALIDATED THIS IS YOUR PERMIT				
Energy	No.	(5100 Fund)		
Check Fee		61249		
Plan	No.			
Check Fee				
Plan	No.	<u>5442</u>		
Check Fee		<u>44.53</u>		
Permit Fee	No.	<u>5441</u>		
Check Fee		<u>68.50</u>		
+ State Tax		<u>1.56</u>		
Set Backs	Date	Foundation	Date	Date
Rough OK	Date	Final OK	Date	Date

**LICENSED CONTRACTOR'S DECLARATION**  
 I hereby affirm that I am licensed under provisions of Chapter 9 commencing with Section 7000 of Division 3 of the Business and Professions Code, and my license is in full force and effect.  
 License No. 414351  
 Contractor W. Heath & Co.

**OWNER/BUILDER DECLARATION**  
 I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, California Business and Professions Code): Any City which requires a permit to construct, alter, prove, demolish or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that is a licensed contractor pursuant to the provisions of the Contractor's License Law (Ch. 9 (Commencing with Sec. 7000) of Div. 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the exemption. Any violations of Sec. 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than one hundred dollars (\$500.00).  
 I, as owner of the property, or my employees with wages at their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, B. & P. C.): The Contractor's License Law does not apply to an owner of property who builds or proves thereon, and who does such work himself or through his employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.  
 I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, B. & P. C.): The Contractor's License Law does not apply to an owner of contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.  
 I am exempt under Sec. \_\_\_\_\_, B. & P. C. for this reason:

**WORKER'S COMPENSATION DECLARATION**  
 I hereby affirm that I have a certificate of consent to self-insure or a certificate of worker's Compensation Insurance or a certified copy thereof. (Sec. 3800, Lab. C.)  
 Policy No. TRUP-147830-684 Company Travelers  
 Certified copy is hereby furnished.  
 Certified copy is filed with the Department of Building & Safety.  
 Date 12/19/84 Applicant Rebecca Young

**CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE**  
 I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Worker's Compensation Laws of California.  
 Date \_\_\_\_\_ Applicant \_\_\_\_\_

**CONSTRUCTION LENDING AGENCY**  
 I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3907, Cx. C.).  
 Lender's Name \_\_\_\_\_  
 Lender's Address \_\_\_\_\_

I certify that I have read this application and state that the above information is correct. I agree to comply with all City, and State laws relating to the building construction, and hereby authorize representatives of this City to enter upon the above-mentioned property for inspection purposes.  
 Signature of Owner or Contractor Rebecca Young Date 12/19/84

**IMPORTANT —**  
 Application is hereby made to the Superintendent of Building and Safety for a permit subject to the conditions and restrictions set forth on the front and rear faces of this application.  
 1. Each person upon whose behalf this application is made and each person at whose request and for whose benefit work is performed under or pursuant to any permit issued as a result of this application agrees to and shall, indemnify and hold harmless the City of Whittier, its officers, agents and employees.  
 2. Any permit issued as a result of this application becomes null and void if work is not commenced within ONE HUNDRED EIGHTY (180) DAYS from date of issuance of such permit.

1984

**DECLARATIONS**

Declarations below are mandated by the State of California under Section 19825 of The Health and Safety Code.

— APPLICANT —

**CONTRACTOR: FILL IN DECLARATION 1, 3, 4 AND 5  
OWNER: FILL IN DECLARATION 2, 4 AND 5**

**LICENSED CONTRACTOR'S DECLARATION**

I hereby affirm that I am licensed under provisions of Chapter 9 commencing with Section 70000 of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License No. 414351  
Contractor W. Heath & Co.

**OWNER-BUILDER DECLARATION**

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, California Business and Professions Code): Any City which requires a permit to construct, alter, improve, demolish or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that is a licensed contractor pursuant to the provisions of the Contractor's License Law (Ch. 9 (Commencing with Sec. 70000) of Div. 3 of the Business and Professions Code) or that he is exempt therefrom, and the basis for the exemption. Any violation of Sec. 7031.5 by any applicant who is not a licensed contractor is a civil penalty of not more than a hundred dollars (\$100.00).

I, as owner of the property, or my employees with wages as per the following reason (Sec. 7044, B. & P. C.): The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his employees, provided that such improvements are not intended or used for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, B. & P. C.): Contractor's License Law does not apply to an owner of contracts such projects with a contractor(s) licensed pursuant to the Contractor's License Law.

I am exempt under Sec. \_\_\_\_\_, B. & P. C. for this reason:

Signature of Owner or Contractor Rebecca Young Date 12/28/84

**— IMPORTANT —**

Application is hereby made to the Superintendent of Building and Safety for a permit subject to the conditions and restrictions set forth on the front and rear faces of this application.

1. Each person upon whose behalf this application is made and each person at whose request and for whose benefit work is performed under or pursuant to any permit issued as a result of this application agrees to and shall, indemnify and hold harmless the City of Whittier, its officers, agents and employees.

2. Any permit issued as a result of this application becomes null and void if work is not commenced within ONE HUNDRED EIGHTY (180) DAYS from date of issuance of such permit.

PERMIT FEES	No.	Each	Fee
Residence 750 sq. ft. max.		\$15.00	
Residence 1000 sq. ft. max.		\$20.00	
Residence 1400 sq. ft. max.		\$25.00	
Residence 1700 sq. ft. max.		\$34.00	
Residence 2000 sq. ft. max.		\$40.00	
Residence 2500 sq. ft. max.		\$50.00	
Residence 3000 sq. ft. max.		\$60.00	
Residence over 3000 sq. ft.		\$70.00	
POOL OR SPA		\$20.00	
RANGE or OVEN (ea.)		\$ 3.00	
CLOTHES DRYER		\$ 3.00	
SPACE/WATER HTR. (ea.)		\$ 3.00	
TIME CLOCK		\$ 3.00	
FIXTURES		\$ .40	
OUTLETS		\$ .40	
TEMPORARY POLE		\$10.00	
SERVICE (200 AMP. MAX.)		\$20.00	
(OVER 200 AMP.)		\$10.00	
SIGN (INC. TIME CLOCK)	1	\$10.00	10.00
TEMP LIGHTING		\$ 8.00	
MOTORS:			
5 H.P. MAX.		\$ 3.00	
10 H.P. MAX.		\$ 6.00	
50 H.P. MAX.		\$10.00	
100 H.P. MAX.		\$18.00	
500 H.P. MAX.		\$25.00	
OVER 500 H.P.		\$35.00	
FILING FEE			\$10.00
PLAN CHECK FEE (OVER 1200 A.)			
<b>TOTAL FEES</b>			<b>20.00</b>
ROUGH			FINAL
LIGHTS CLEARED TO UTILITY CO.			
POWER CLEARED TO UTILITY CO.			

PERMIT NO.

534

FE

20.00

JOB ADDRESS 12826 Philadelphia

DEPT. OF BLDG. **ELECTRIC**

ELECTRICAL CONTRACTOR W. Heath & Co.

CONTRACTOR'S ADDRESS LA 90031 3225 Lucy St.

CONTRACTOR'S PHONE 2234141 CITY BUS. LIC. NO.

PROPERTY OWNER Margot Chapman

OWNER'S ADDRESS Security Pacific Bank

NEW BLDG.  EXISTING BLDG.  COM'L  RES'L

WHEN VALIDATED THIS IS YOUR PERMIT

1984

**DECLARATIONS**

Declarations below are mandated by the State of California under Section 19825 of The Health and Safety Code.

**- APPLICANT -**

**CONTRACTOR: FILL IN DECLARATION 1, 3, 4 AND 5**  
**OWNER: FILL IN DECLARATION 2, 4 AND 5**

**LICENSED CONTRACTOR'S DECLARATION**

I hereby affirm that I am licensed under provisions of Chapter 9 commencing with Section 7000 of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Class AB-1 License No. 86393

is 12/17/84 contractor Self Representation of Homeowner

**OWNER-BUILDER DECLARATION**

I hereby affirm that I am exempt from the Contractor's license Law for the following reason (Sec. 7031.5, California Business and Professions Code): Any City which requires a permit to construct, alter, prove, demolish or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that is a licensed contractor pursuant to the provisions of the Contractor's license Law (Ch. 9 (Commencing with Sec. 7000) of Div. 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the exemption. Any violation of Sec. 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than a hundred dollars (\$500.00).

I, as owner of the property, or my employees with wages at their rate of compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, B. & P. C.). The Contractor's license Law does not apply to an owner of property who builds or proves thereon, and who does such work himself or through his employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, B. & P. C.). Contractor's license Law does not apply to an owner of contracts with such projects with a contractor(s) licensed pursuant to the Contractor's license Law.

I am exempt under Sec. \_\_\_\_\_, B. & P. C. for this reason:

is \_\_\_\_\_ Owner \_\_\_\_\_

**- IMPORTANT -**

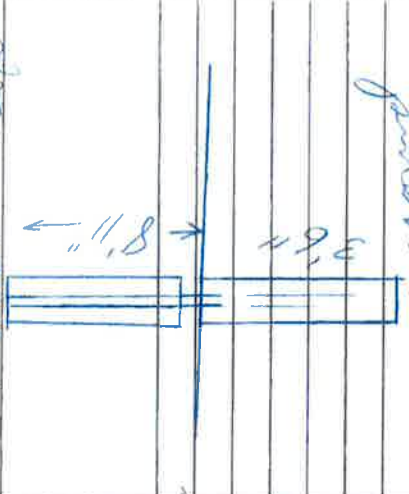
Application is hereby made to the Superintendent of Building and Safety for a permit subject to the conditions and restrictions set forth on the permit and rear faces of this application.

1. Each person upon whose behalf this application is made and each person at whose request and for whose benefit work is performed under, or pursuant to any permit issued as a result of this application agrees to and shall, indemnify and hold harmless the City of Whittier, its officers, agents and employees.

2. Any permit issued as a result of this application becomes null and void if work is not commenced within ONE HUNDRED EIGHTY (180) DAYS from date of issuance of such permit.

**BUILDING AND PLANNING USE ONLY**

Var. or C.U.P.	Total Req'd Parking	Front	Rear	Sides
V-48-17				
Use Zone	Type Const.	Group	Stories	Occ. Load
V-84-17	Improvement			
Valuation of Job		Plan No.		
13000.		118		



Energy	No.	(5100 Fund)
Check Fee		61249
Plan	No.	
Check Fee		
Plan	No.	
Check Fee	25.03	
Permit Fee	38.50	
+ State Tax	.50	

Job Address

12826 Philadelphia

DEPT. OF BUILDING **BUILDING** WHITTIER, CALIF.

Lot **7-12** Block \_\_\_\_\_ Tract \_\_\_\_\_

Description of Work: **REMOVE PLASTER, PLACE**

**FOOTING IN, PLACE IN SIGN FROM**

**HEATH COMPANY** ↑

Property Owner **PACIFIC SOUTHWEST REALTY**

**170 SECURITY PACIFIC NATIONAL BANK**

Owner's Address **600 WILSHIRE BLVD, SUITE 300**

City **LOS ANGELES**

Owner's Phone **613-8778**

Architect's Name **PAUL EARSON L.A., CAL**

Address \_\_\_\_\_

Phone \_\_\_\_\_

Engineer's Name \_\_\_\_\_

Contractor's Name **DLTARBY CONSTRUCTION CO**

Address **516 MONTEREY PASS RD, MONT PARK**

Phone **(818) 576-5479**

City Lic. No. **ATTN: JIM RO**

State Lic. No. **21989**

WHEN VALIDATED THIS IS YOUR PERMIT

Set Backs	Date	Foundation

Rough OK	Date	Final OK

Date **2/20/86**

1986



**DECLARATIONS**

104-275  
 The Declarations below are mandated by the State of California under Section 19625 of The Health and Safety Code.

**- APPLICANT -**  
**CONTRACTOR: FILL IN DECLARATION 1, 3, 4 AND 5**  
**OWNER: FILL IN DECLARATION 2, 4 AND 5**

**LICENSED CONTRACTOR'S DECLARATION**

I hereby affirm that I am licensed under provisions of Chapter 9 commencing with Section 7000 of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License No. 572283  
 Date 4/19/87 Contractor [Signature]  
 EXP 8/31/88  
**OWNER-BUILDER DECLARATION**

I hereby affirm that I am exempt from the Contractor's License Law or the following reason (Sec. 7031.5, California Business and Professions Code: Any City which requires a permit to construct, alter, improve, demolish or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is a licensed contractor pursuant to the provisions of the Contractor's License Law (Ch. 9 (Commencing with Sec. 7000) of Div. 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the exempt exemption. Any violation of Sec. 7031.5 by any applicant is a permit subject to the application to a civil penalty of not more than five hundred dollars (\$500.00).  
 I, as owner of the property, or my employees with wages at their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, B. & P. C.); The Contractor's license Law does not apply to an owner of property who built or improves thereon, and who does such work himself or through his employees, provided that such improvements are not intended or offered for sale; if, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale).  
 I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, B. & P. C.); or such projects with a contractor(s) licensed pursuant to the Contractor's License Law).  
 I am exempt under Sec. \_\_\_\_\_, B. & P. C. for this reason:

**WORKER'S COMPENSATION DECLARATION**

I hereby affirm that I have a certificate of consent to self-insure or a certificate of worker's Compensation Insurance or a certified copy thereof. (Sec. 3800, Lab. C.).  
 Policy No. 0008281-88 company STATE FUND  
 Certified copy is hereby furnished.  
 Certified copy is filed with the Department of Building & Safety.  
 Date 4/19/87 Applicant [Signature]

**CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE**

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Worker's Compensation Laws of California.

Date Applicant

**NOTICE TO APPLICANT:** If, after making this Certificate of Exemption, you should become subject to the Work's Comp. provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

**CONSTRUCTION LENDING AGENCY**

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3907, Civ. C.).  
 Lender's Name \_\_\_\_\_  
 Lender's Address \_\_\_\_\_

I certify that I have read this application and state that the above information is correct. I agree to comply with all City and State laws relating to the building construction, and hereby authorize representatives of this City to enter upon the above-mentioned property for inspection purposes.  
 Signature of Owner or Contractor ONLY [Signature] Date 4/19/89

**- IMPORTANT -**

- Application is hereby made to the Superintendent of Building and Safety for a permit subject to the conditions and restrictions set forth on the front and rear faces of this application.  
 1. Each person upon whose behalf this application is made and each person at whose request and for whose benefit work is performed under or pursuant to any permit issued as a result of this application agrees to and shall, indemnify and hold harmless the City of Whittier, its officers, agents and employees.  
 2. Any permit issued as a result of this application becomes null and void if work is not commenced within ONE HUNDRED EIGHTY (180) DAYS from date of issuance of such permit.

**BUILDING AND PLANNING USE ONLY**

Use Zone	File Zone	Total Req'd Parking	Front	Req'd Yards Rear	E - W Sides
C-2	1	EXEMPT	0	40'	0-10
Type Const.	Group	Stories	Occ. Load	Ex. Use	
III-1HL	F-2	2	127	F-2	
# Var. or P.P.	Valuation of Job	Plan No.			
	\$ 40,000.00	7241-A			
EXISTING 1ST FL. = 56228 sq	CANOPY NORTH = 107 sq				
" 2ND " = 1790 sq	CANOPY SOUTH = 253 sq				
NEW 1ST FL. AREA = 1856 sq					
DRIVE-UP CANOPY = 808 sq					

↑

Remarks

Job Address: 12826 Philadelphia Pl

DEPT. OF BUILDING BUILDING

Lot Blk. Tract

Description of Work

# 7241 REVISION OF PLAN

PLAN CHECK

FOR CHARLES (SEE

PERMIT # 76269

Property Owner

LAZARUS SO. WEST REAL

Owner's Address

333 SO HOPE ST.

LOS ANGELES Phone

Lender

Address

Architect

GRIFFIN & BARKS

State Lic. No.

Phone (714) 87

Engineer

WHEELER & GRAY

State Lic. No.

Phone 772-2

Contractor

E T CONSTRUCTOR

Contractor's Address

20605 EARL ST.

TORRANCE Phone 772-2

City Lic. No.

36938 State Lic. No.

1406

I hereby acknowledge that I have read this application above is correct and agree to comply with all applicable laws and regulations of the City of Whittier and/or State of California, or that I am properly registered and am not the owner of the above project, and I certify the issuance of this permit is issued in any person in violation of the worker's compensation law of Permittee

Signature

When Validated This is Your Permit

739463 0176537 • B-1

1989

**DECLARATIONS**

The Declarations below are mandated by the State of California under Section 19825 of The

**— APPLICANT —**  
**CONTRACTOR: FILL IN DECLARATION 1, 3, 4 AND**  
**OWNER: FILL IN DECLARATION 2, 4 AND**

1. **LICENSED CONTRACTOR'S DECLARATION**  
 I hereby affirm that I am licensed under provisions of Chapter 9 commencing with Section 7000 of Division 3 of the Business and Professions Code, and my license is in full force and effect.  
 License Class C-37 License No. 365357  
 Date 04/25/19 Contractor Steve Ablock  
 3. **WORKER'S CC**  
 I hereby affirm that I have a certificate of worker's Compensation, (Sec. 3800, Lab. C. Policy No. EXP0719)  
 Certified copy is here  
 Certified copy is in Salary.  
 Date 04/25/19 Applic

2. **OWNER-BUILDER DECLARATION**  
 I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, California Business and Professions Code): Any City which requires a permit to construct, alter, improve, demolish or repair any structure prior to its issuance, also requires the applicant for such permit to file a signed statement that he is a licensed contractor pursuant to the provisions of the Contractor's License Law (Ch. 9 (Commencing with Sec. 7000) of Div. 3 of the B. & P. C.) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Sec. 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500.00):  
 I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, B. & P. C.); The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.  
 I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, B. & P. C.); The Contractor's License Law does not apply to an owner of contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)  
 I am exempt under Sec. \_\_\_\_\_, B. & P. C. for this reason:

4. **CONSTRUCT**  
 I hereby affirm that there is no performance of the work for the purpose of the work for (Civ. C.).  
 Lender's Name \_\_\_\_\_  
 Lender's Address \_\_\_\_\_

5. I certify that I have read all information relating to the building code and regulations of this City to an inspection purposes.  
 Signature of Owner or Cont. Steve Ablock  
 Date \_\_\_\_\_ Owner \_\_\_\_\_

**— IMPORTANT —**  
 Application is hereby made to the Superintendent of Building and Safety for a permit subject to the front and rear faces of this application.  
 1. Each person upon whose behalf this application is made and each person at whose request it is made and pursuant to any permit issued as a result of this application agrees to and shall, in whole or in part, indemnify, defend, hold harmless, and pay the costs of defense, attorneys' fees, and expenses, including reasonable costs of investigation, of the City, its officers, agents and employees.  
 2. Any permit issued as a result of this application becomes null and void if work is not completed within 180 (one hundred and eighty) days from date of issuance of such permit.

**DEPT. USE ONLY**

**BUILDING & PLANNING**  
 Use Zone C-2 Total Req'd Parking \_\_\_\_\_ Front \_\_\_\_\_ Rear \_\_\_\_\_ Sides \_\_\_\_\_  
 Fire Zone 1 Type Const. \_\_\_\_\_ Group \_\_\_\_\_ No. of Stories \_\_\_\_\_ Occupant Load \_\_\_\_\_ Exit Use \_\_\_\_\_  
 # Variance or Precise Plan \_\_\_\_\_ (Int. Cor. \_\_\_\_\_) (Rev. Cor. \_\_\_\_\_) Valuation of Job \_\_\_\_\_ Plan No. \_\_\_\_\_  
 Job Area \_\_\_\_\_

Remarks: 11-13 54 York Ave. No call for imp limit

Job Address: 12826 207 W. Philadelphia

DEPT. OF BUILDING **BUILDING** WHITTIER, CALIF.  
 Tract ROOF  
 Description of Work Re roof  
5-15 x Rock  
Subject to hold imp  
And retardant imp

Owner Sec First Nat Bank  
 Owner's Address Los Angeles  
 Architect None  
 State Lic. No. 131545 Phone La 54232  
 Engineer None  
 State Lic. No. 1

Contractor Service Roofing Co.  
 Contractor's Address P.O. Box 133  
 City Fullerton State CA Lic. No. 54232  
 City Fullerton State CA Lic. No. 131545

I hereby acknowledge that I have read this application and state the above is correct and agree to comply with all ordinances and State laws by the City of Whittier and I certify that I am the legal owner of the work for which this permit is issued and I am not employing any person in violation of the workmen's compensation laws of California.  
 Signature of Permittee [Signature]  
 Date 11/25/19

WHEN VALIDATED THIS IS YOUR PERMIT  
 EST--8-64 45433 CK 29177 • E-2 9.00  
 Permit Fee 9.00  
 No. 129177  
 No. mm

PHILADELPHIA WHITTIER  
 WHITTIER, CALIF.  
 Tract ROOF  
BUILT-UP  
TRUMBUL  
BEIT OCF  
S BASE  
AD 72#  
RD NAILS SLAS  
WEST REALTY  
TERMINAL ANTIC  
766 LOS ANGELES  
CA-9005

Regist. No. \_\_\_\_\_  
 Regist. No. \_\_\_\_\_  
ORGANIZATION  
LON BLVD  
0155  
 Lic. No. 30732  
 IS YOUR PERMIT OK  
15  
 490134  
 1000-3 271-50  
 1000-204 5.82

Foundation \_\_\_\_\_ Date \_\_\_\_\_  
 nal OK 11/25/19 Date 11/25/19  
 1991



**DO NOT SEPARATE**

**DECLARATIONS**

The Declarations below are mandated by the State of California under Section 19825 of The Health and Safety Code.

**CONTRACTOR: FILL IN DECLARATION 1, 3, 4 AND 5**  
**OWNER: FILL IN DECLARATION 2, 4 AND 5**

1. **LICENSED CONTRACTOR'S DECLARATION**  
 I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.  
 License Class SD License No. 350935  
 Date 4/14/99 Contractor Dockstader

2. **OWNER-BUILDER DECLARATION**  
 I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, California Business and Professions Code) Any City which requires a permit to construct, alter, improve, demolish or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is a licensed contractor pursuant to the provisions of the Contractor's License Law (Ch. 9 (Commencing with Sec. 7000) of Div. 3 of the B. & P.C.) or that he is exempt therefrom and the basis for the alleged exemption. Any violations of Sec. 7031.5 by an applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500.00).  
 I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, B. & P.C.). The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale).  
 I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, B. & P.C.). The Contractor's License Law does not apply to an owner of contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.  
 I am exempt under Sec. B. & P.C. for this reason:

3. **WORKER'S COMPENSATION DECLARATION**  
 I hereby affirm under penalty of perjury one of the following declarations:  
 I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:  
 Carrier Golden Eagle  
 Policy Number NW545170  
 (The following section need not be completed if permit valuation is \$100 or less)  
 I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the worker's compensation laws of California, and agree that if I should become subject to the worker's compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.  
 Date: 4/14/99 Applicant:

**WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND SHALL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3705 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.**

4. **CONSTRUCTION LENDING AGENCY**  
 I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued. (Section 3097, Civil Code)  
 Lender's Name \_\_\_\_\_  
 Lender's Address \_\_\_\_\_

5. I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.  
 Date 4/14/99  
 Signature of Applicant or Agent \_\_\_\_\_

**IMPORTANT**  
 Application is hereby made to the Director of Building and Safety for a permit subject to the conditions and restrictions hereon.  
 1. Each person upon whose behalf this application is made and each person at whose request for whose benefit work is performed under or pursuant to any permit issued as a result of this application agrees to and shall, indemnify and hold harmless the City of Whittier, its officers, agents and employees.  
 2. Any permit issued as a result of this application becomes null and void if work is not commenced within ONE HUNDRED EIGHTY (180) DAYS from date of issuance of such permit.

**BUILDING AND PLANNING USE ONLY**

Var. or C.U.P.	Total Req'd Parking	Front	Req'd Yards Rear	Sides
Use Zone C-2	Type Const. D-N	Group B	Stories 1	Occ. Load 30
Valuation of Job		Plan No.		
175000		6061		

G.F.A. = 5944 sq. ft.  
 East Point Ave. (new)  
 City of Whittier (initials)  
 6/24/97 - 1/14/97

REMARK: SUBMIT (310) 652-8073  
 WILL THE APPLICANT OR FUTURE BUILDING OCCUPANT HANDLE A HAZARDOUS MATERIAL OR A MATERIAL CONTAINING A HAZARDOUS MATERIAL, EQUAL TO OR GREATER THAN THE AMOUNTS SPECIFIED ON THE HAZARDOUS MATERIALS INFORMATION GUIDE?

YES NO  
 I HAVE READ THE HAZARDOUS MATERIALS INFORMATION GUIDE AND THE SCANDO PERMITTING CHECKLIST. I UNDERSTAND MY REQUIREMENTS UNDER THE LOS ANGELES COUNTY HAZARDOUS MATERIALS REPORTING AND FOR OBTAINING A PERMIT FROM THE SCANDO OWNER OR AGENT

Energy	No.	1000-453
Check Fee	No.	1000-453
Plan	No.	1000-342
Check Fee	No.	1000-204
Permit Fee	No.	382400
State Tax	No.	3675
G. P. Update Fee	No.	35000

OWNER OR AGENT  
 No. 1000-453

Permit Fee 1007  
 State Tax 3675  
 G. P. Update Fee 35000

I OR IT  
 1000-341

Job Address

1282 GEFILADILPHIA  
 DEPT. OF BUILDING BUILDING WHITTIER, CALIF.  
 Lot Legal Block- Fleet  
 Description of Work: 5000 sq. CONVEY

EXIST'G BANK INTO MEDICAL OFFICES, NON-BEARING STL STUD PARTITIONS

Property Owner BEVERLY PROFESSIONAL  
 Owner's Address 15024 MARVISTA  
 Owner's Phone 562-945-2816 CITY WHITTIER

Architect's Name ARCHIEZ INT'L  
 Address 1220 ROSECRANS STR 478  
 Phone 714-952-2233 Regist. No.

Engineer's Name FISCHER Regist. No. 14501  
 Contractor's Name Dockstader

Address 6727 S Greenleaf  
 Phone 562-698-0001  
 State Lic No. 350935 City Lic No.

WHEN VALIDATED THIS IS YOUR PERMIT  
 04/14/99 9:43AM 000001#7382 \*\*02 \$80.00  
 04/14/99 9:43AM 000001#7382 \*\*02 \$1007.20  
 04/14/99 9:43AM 000001#7382 \*\*02 \$36.75  
 04/14/99 9:43AM 000001#7382 \*\*02 \$350.00

Set Backs	Date	Foundation	Date
Rough OK	Date	Final OK	Date
6-22-99	6/24	10-12-99	6/24

1999



### DO NOT SEPARATE

#### DECLARATIONS

The Declarations below are mandated by the State of California under Section 19825 of The Health and Safety Code.

**- APPLICANT -**  
**CONTRACTOR: FILL IN DECLARATION 1, 3, 4 AND 5**  
**OWNER: FILL IN DECLARATION 2, 4 AND 5**

#### 1. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect  
 License Class B-C22 License No. 550935  
 Date 4-20-99 Contractor Doct Studios  
 2. 10-31 OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, California Business and Professions Code. Any City which requires a permit to construct, alter, improve, demolish or repair any structure prior to its issuance, also requires the applicant for such permit to file a signed statement that he is a licensed contractor pursuant to the provisions of the Contractor's License Law (Ch. 9 (Commencing with Sec. 7000) of Div. 3 of the B & P. C.) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Sec. 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500.00).  
 I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, B & P. C. The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)  
 I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, B & P. C. The Contractor's License Law does not apply to an owner of contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law)  
 I am exempt under Sec B & P. C for this reason

#### 3. WORKER'S COMPENSATION DECLARATION

I hereby affirm under penalty of perjury one of the following declarations:  
 I have and will maintain a certificate to self-insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.  
 I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:  
 Carrier Golden Eagle  
 Policy Number 548170-05  
 (The following section need not be completed if permit valuation is \$100 or less)  
 I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the worker's compensation laws of California, and agree that, if I should become subject to the worker's compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.  
 Date 4-20-99 Applicant Doct Studios  
 WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

#### 4. CONSTRUCTION LENDING AGENCY

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Section 3097, Civil Code)  
 Lender's Name \_\_\_\_\_  
 Lender's Address \_\_\_\_\_  
 I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to sign upon the above-mentioned property for inspection purposes.  
 Signature of Applicable Agent W. J. J. J. Date 4/20/99

#### IMPORTANT

Application is hereby made to the Director of Building and Safety for a permit subject to the conditions and restrictions hereon.  
 1. Each person upon whose behalf this application is made and each person at whose request for whose benefit work is performed under or pursuant to any permit issued as a result of this application agrees to and shall, indemnify and hold harmless the City of Whittier, its officers, agents and employees  
 2. Any permit issued as a result of this application becomes null and void if work is not commenced within ONE HUNDRED EIGHTY (180) DAYS from date of issuance of such permit.

#### BUILDING AND PLANNING USE ONLY

Var. or C.U.P.	Total Req'd Parking	Front	Rear	Sides
Use Zone <u>C-2</u>	Type Const <u>Group</u>	Stories	Occ Load	Es. Use
Valuation of Job <u>11000</u>				Plan No.

Req'd Yards	Req'd Yards
70 squares	
4-22-5A - North side of Rose St	Base
Sheet skid. - Clot	
4-23-5A - Base sheet skid. - Clot	

WILL THE APPLICANT OR FUTURE BUILDING OCCUPANT HANDLE A HAZARDOUS MATERIAL OR A MIXTURE CONTAINING A HAZARDOUS MATERIAL EQUAL TO OR GREATER THAN THE AMOUNTS SPECIFIED ON THE HAZARDOUS MATERIALS INFORMATION GUIDE  
 YES  NO   
 WILL THE INTENDED USE OF THE BUILDING BY THE APPLICANT OR FUTURE BUILDING OCCUPANT REQUIRE A PERMIT FOR CONSTRUCTION OR MODIFICATION FROM THE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT (SCAQMD)? (SEE PERMITTING CHECKLIST FOR GUIDELINES)  
 YES  NO   
 I HAVE READ THE HAZARDOUS MATERIALS INFORMATION GUIDE AND THE SCAQMD PERMITTING CHECKLIST. I UNDERSTAND MY REQUIREMENTS UNDER THE LOS ANGELES COUNTY CODE, TITLE 7, CHAPTER 28, SECTIONS 720.100 THROUGH 720.107 CONCERNING HAZARDOUS MATERIALS REPORTING AND FOR OBTAINING A PERMIT FROM THE SCAQMD.  
 OWNER OR AGENT \_\_\_\_\_

Energy	No.
Check fee	
Plan	No.
Check fee	
Plan	No.
Check fee	
Permit	No. <u>082465</u>
+ State Tax	<u>\$ 2</u>
G. P. Update Fee	<u>\$ 99.00</u>

Permit	No. <u>082465</u>
+ State Tax	<u>\$ 2</u>
G. P. Update Fee	<u>\$ 99.00</u>
Final OK	Date <u>5-5-99</u> <u>Clot</u>

#### Job Address

12826 Philadelphia  
 DEPT. OF BUILDING **BUILDING** WHITTIER, CALIF.  
 Lot Block **Tract**  
 Description of Work: Install Build up roof over one exist. Roof min. class A #551001

Property Owner Beverly Professor  
 Owner's Address 15674 Mar Vista  
 Owner's Phone 562 945-2816  
 Architect's Name Archez INTL  
 Address 1220 Rosecrans #4  
 Phone 714-957-2233  
 Engineer's Name Fischer  
 Register No. \_\_\_\_\_  
 Contractor's Name Doct Studios  
 Address 6727 S. Greenleaf  
 Phone 562 698-0201 #55100  
 State Lic No. 350935 City Lic No. \_\_\_\_\_  
 WHEN EXHAUSTED THIS IS A REISSUE PERMIT. \*\*\*  
 1000-342 \$153.6  
 04/20/99 3:15PM 000001#7948 \*\*\*  
 1000-204 \$2.3  
 04/20/99 3:15PM 000001#7948 \*\*\*  
 1000-341 \$22.0

Ser Backs	Date	Foundation	Date
Rough OK	Date	Final OK	Date



*City of Whittier*  
**Building & Safety Division**  
 13230 Penn Street, Whittier, California 90602-1772  
 (562) 567-9339 (562) 567-9320 Fax (562)567-2872

Project No. \_\_\_\_\_

Permit valid for 180 days

PROJECT DATA			
No. <b>12826</b>	NE/SW Street <b>Philadelphia</b>	Suffix <b>St</b>	Unit No. <b>-</b>
Project Valuation <b>\$ -</b>			
AIN <b>8139-024-027</b>	LU Zone <b>Uptown Center</b>	Use/Division <b>B</b>	
Lot	Case Ref <b>DRC14-022</b>	Const. Type <b>VB</b>	
Tract	Case Ref	No. Stories <b>1</b>	
Crest Map	VHFHSZ	Sprinklered <b>No</b>	
PROPERTY OWNER			
Company <b>BEVERLY PROFESSIONAL COMPANY LLC</b>			
Last Name		First Name	
No. <b>12826</b>	NE/SW Street <b>Philadelphia</b>	Suffix <b>St</b>	Unit No. <b>-</b>
PO Box	Phone <b>(562) 789-9908</b>		
City <b>Whittier</b>	Fax		
State <b>CA</b>	Zip <b>90601</b>	E-Mail	
AGENT/CONTACT			
Company			
Last Name		First Name	
No.	NE/SW Street	Suffix	Unit No.
PO Box	Phone		
City	Fax		
State	Zip	E-Mail	

DESCRIPTION			
Alter/Remodel	<b>8 EA</b>	<b>Replace 8 Exterior Light Fixtures on Existing Circuits</b>	
↑			
ARCHITECT / ENGINEER / DESIGNER			
Company		Lic No.	
Last Name		First Name	
No.	NE/SW Street	Suffix	Unit No.
PO Box	Phone		
City	Fax		
State	Zip	E-Mail	
CONTRACTOR			
Company		Lic No. <b>918347</b>	
Last Name <b>Wang</b>		First Name <b>Andrew</b>	
No.	NE/SW Street	Suffix	Unit No.
<b>975</b>	<b>Saed</b>	<b>St</b>	
PO Box	Phone <b>(626) 376-3129</b>		
City <b>Pomona</b>	Fax		
State <b>CA</b>	Zip <b>91768</b>	E-Mail	

**ELECTRICAL PERMIT**

**FEE CALCULATION**

Qty	Description	\$/Ea	Fee	Qty	Description	\$/Ea	Fee
<b>New Residences</b>				<b>Devices</b>			
-	To 750 SF	48.00	0.00	-	120v Outlet	1.50	0.00
-	750 - 1,000 SF	61.50	0.00	-	208v, 220v Outlet	9.00	0.00
-	1,001 - 1,400 SF	87.00	0.00	-	Switches	1.50	0.00
-	1,401 - 1,700 SF	105.00	0.00	-	8 Fixtures	1.60	12.00
-	1,701 - 2,000 SF	123.00	0.00	-	Emergency Light/sign	9.00	0.00
-	2,001 - 3,000 SF	151.50	0.00	<b>Motors, Transformers</b>			
-	3,001 - 4,000 SF	180.00	0.00	-	To 5 bhp	7.50	0.00
-	+4,000 SF/ ea 1,000 SF	48.50	0.00	-	5.1 - 10 bhp	13.00	0.00
-		0.00	0.00	-	10.1 - 50 bhp	27.50	0.00
<b>Service, Panels, Circuits</b>				-	50.1 - 100 bhp	56.00	0.00
-	Temporary power pole	27.50	0.00	-	100.1 - 500 bhp	82.50	0.00
-	Serv Pnl to 200A	27.50	0.00	-	500+ bhp	93.50	0.00
-	Serv Pnl 201A-1,000A	66.00	0.00	<b>Other</b>			
-	Serv Pnl +1,000A	104.00	0.00	-	Time Clock	9.00	0.00
-	Sub Panel	33.00	0.00	-	Sign	27.50	0.00
-	Circuit Protection	10.00	0.00	-	Temp. Lighting	24.00	0.00
-	GFI Circuit Protectn	10.00	0.00	-	Pool / Spa Electrical	65.00	0.00
-	AFI Circuit Protectn	10.00	0.00	-	Appliance	9.00	0.00
-	A/C Disconnect	7.50	0.00	-	Res Solar PV System	7.50	0.00

Added Plan Review Fees			
Added MEP Review	- HR	\$ -	-
Credit / Prior Pmt	- EA	\$ -	-
Permit Fees			
Permit Fee		\$ 12.00	
Filing Fee	1 EA	\$ 31.00	
Credit / Prior Pmt	- EA	\$ -	-

Date Issued		January 9, 2014	
Issued By		M. Connell	
TOTAL PLAN REVIEW	BP1	\$ -	
		<b>000000</b>	
Permit	EL	\$ 43.00	
Technology Fee	TE	\$ 10.00	
Document Imaging Fee		\$ -	
WRA Credits	- EA EL	\$ -	
TOTAL PERMIT, FEES		\$ 53.00	
PERMIT NUMBER		<b>146663</b>	

**VALIDATION**

Application not valid unless Validation stamp appears below.

**RCP DATE: 01/09/14 RCPWCT000940594**

DESCRIPTION	AMOUNT
ZONING&SUBDIVISION F	\$43.00
ELECTRICAL PERMIT	\$43.00
TECH FEE BLDG PERMIT	\$10.00
<b>TOTAL PAID</b>	<b>\$96.00</b>
<b>CRED AMT:</b>	<b>\$96.00</b>

**INSPECTION RECORD**

**COMMENTS**

Other	Drywall Repair	_____
	Stucco Repair	_____
	_____	_____
Electrical	Undrft/slab Etc	_____
	R. Electrical	_____
	Smoke Alarm	_____
	Release Power	_____
	F. Electrical	_____



2014



DECLARATIONS

1. LICENSED CONTRACTOR DECLARATION:

I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the California Business and Professions Code, and my license is in full force and effect.

License No. and Class 918347 Expiration 05/31/2015 Contractor's Signature Andrew Wang

2. OWNER / BUILDER DECLARATION:

I hereby affirm under penalty of perjury that I am exempt from the Contractors' State License Law for the reason(s) indicated below by the check mark(s) I have placed next to the applicable item(s) [Business and Professions Code Section 7031.5: Any city or county that requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for the permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors' State License Law Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code or that he or she is exempt from licensure and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).]

( ) I, as owner of the property, or my employees with wages as their sole compensation, will do ( ) all or ( ) portions of the work, and the structure is not intended or offered for sale (Business and Professions Code Section 7044: The Contractor's State License Law does not apply to an owner of a property who, through employees' or personal effort, builds or improves the property, provided that the improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the Owner-Builder will have the burden of proving that it was not built or improved for the purpose of sale.)

( ) I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Business and Professions Code Section 7044: The Contractors' State License Law does not apply to an owner of property who builds or improves thereon, and who contracts for the project(s) with a licensed contractor pursuant to the Contractors' State License Law.)

( ) I certify that, in the performance of the work from licensure under the Contractors' State License Law for the following reason(s):

By my signature below I acknowledge that, except for my personal residence in which I must have resided for at least one year prior to completion of the improvements covered by this permit, I cannot legally sell a structure that I have built as an owner-builder if it has not been constructed in its entirety by licensed contractors. I understand that a copy of the applicable law, Section 7044 of the Business and Professions Code, is available upon request when this application is submitted or at the following Web site: http://www.leqingo.ca.gov/calaw.html.

Property Owner or Authorized Agent signature Date:

3. WORKERS' COMPENSATION DECLARATION:

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

I hereby affirm under penalty of perjury one of the following declarations:

(X) I have and will maintain a certificate of consent to self-insure for workers' compensation, issued by the Director of Industrial Relations as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. Policy No.

( ) I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier Policy No. Expiration Date

(X) I certify that, in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that, if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

4. CONSTRUCTION LENDING AGENCY DECLARATION:

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Civil Code Section 3097).

Lender's Name Address

5. HAZARDOUS MATERIALS DECLARATION:

Will the applicant or future building occupant handle a hazardous material or a mixture containing a hazardous material equal to or greater than the amounts specified on the hazardous materials guide? [ ] Yes [X] No

Will the intended use of the building by the applicant or future building occupant require a permit for construction or modification from the South Coast Air Quality Management District (see SCAQMD permitting checklist for guidelines)? [ ] Yes [X] No

I have read the hazardous materials information guide and the SCAQMD permitting checklist. I understand my requirements under the Los Angeles County Code Title 2, Chapter 2.28, Sections 2.20.100 through 2.20.140 concerning hazardous materials reporting and for obtaining a permit from the SCAQMD.

Print Owner or Agent Name Andrew Wang

i. PERMIT APPLICANT DECLARATION:

By my signature below, I certify to each of the following:

(X) I am a California licensed contractor, or

( ) I am the property owner, or

( ) I am authorized to act on behalf of the property owner\*

Building Permit# Mechanical Permit# Electrical Permit# 145663 Plumbing Permit# Job Address 12826 Philadelphia

I have read this construction permit application and the information I have provided is correct. I agree to comply with all applicable city and county ordinances and state laws relating to building construction and by my signature below further indicate that I understand said code requirements for the work to be performed. I authorize representatives of the City of Whittier to enter the property subject to this permit for inspection purposes. I understand that application to the Building Official for a permit is subject to the conditions and restriction hereon and including:

- 1. Each person upon whose behalf this application is made and each person at whose request for whose benefit work is performed under or pursuant to any permit issued as a result of this application agrees to and shall, indemnify and hold harmless the City of Whittier, its officers, agents and employees.
2. Any permit issued as a result of this application becomes null and void if work is not commenced within, or has become inactive for a period of, ONE HUNDRED EIGHTY (180) DAYS.
3. The issuance or granting of a permit or approval as a result of inspection shall not be construed to be an approval or a violation of the provisions of any state or local codes or ordinances. Plan review or inspection approvals presuming to give authority to violate or cancel the provisions of any state or local codes or ordinances shall not be valid. It shall be the duty of the permit applicant to cause the work to remain accessible and exposed for inspection purposes. Neither the Building Official nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.

Print Name Andrew Wang

Signature Andrew Wang

Date 07/09/2014

Requires separate authorization form





APPROVED  
PLANNING DIVISION

ANY PROJECT NOT APPROVED BY THE PLANNING DIVISION  
REQUIRES APPROVAL FROM THE PLANNING DIVISION

CASE NO. 4-022-14  
ASSOCIATED WITH 49814

APPROVAL SUBJECT TO CONDITIONS & ITEMS CHECKED BELOW

- INTERIOR ONLY
- CONDITIONS OF APPROVAL APPLY
- FINAL RESOLUTION NO. \_\_\_\_\_
- FINAL INSPECTION REQUIRED
- MATERIALS & FINISHES SHALL MATCH EXISTING BUILDING

Replace existing exterior lighting fixture

New

Existing

THIS FORM SHALL BE SUBMITTED WITH PLANNING APPROVAL TO THE BUILDING DIVISION WHEN APPLYING FOR BUILDING PERMITS

PROJECT ADDRESS: 12826 Philadelphia St. CASE NO.: DPC 14022

APN: 8139-024-027 TRACT NO. \_\_\_\_\_ LOT NO. \_\_\_\_\_

PROJECT DESCRIPTION: Replacement lighting

ZONING PAGE MAP NO. 104 - 275 ZONE: Uptm Centu

DATE APPROVED: 1/9/14 APPEAL PERIOD END: \_\_\_\_\_

REVIEWED BY:

- |                                     |  |
|-------------------------------------|--|
| <input type="checkbox"/> Don Dooley | <input type="checkbox"/> Luis G. Escobedo            |
| <input type="checkbox"/> Jeff Adams | <input checked="" type="checkbox"/> Ellen Fitzgerald |
| <input type="checkbox"/> Sonya Lui  | <input type="checkbox"/> Brooke Daley                |

BUILDING DIVISION:

- Please consult with planner prior to final.
- Please consult with planner prior to: \_\_\_\_\_ Foundation Pouring;  
\_\_\_\_\_ Exterior Covering
- No consultation needed prior to final. Please drop in Planning box

Building Date Final: \_\_\_\_\_

- |  |   |
|--|---|
| <input type="checkbox"/> Matt Winter   | <input type="checkbox"/> Chris Diercks      |
| <input type="checkbox"/> Robert Horney | <input type="checkbox"/> Michelle Harencame |
| <input type="checkbox"/> Mike Moser    | <input type="checkbox"/> _____              |

PLANNING – ONCE PERMIT IS FINALLED

- Green sheet entered in database Date entered: \_\_\_\_\_ BY \_\_\_\_\_  
File Clearance Sheet as Appropriate





*City of Whittier*  
**Building & Safety Division**  
 13230 Penn Street, Whittier, California 90602-1772  
 (562) 567-9339 (562) 567-9320 Fax (562)567-2872

Project No.  
**14PR416**  
 Permit valid for 180 days

PROJECT DATA					
No	Street	Suffix	Unit No.	Project Valuation	
12826	Philadelphia	St	Suite C	\$	3,000
A/N	8139-024-027	LU Zone	USP	Use/Division	M
Lot	9	Case Ref	DRC-14-801	Const. Type	V-B
Tract		Case Ref		No. Stories	1
Crest Map	104-275	VHFHSZ		Sprinklered	No

PROPERTY OWNER					
Company <b>Beverly Professionals Company LLC</b>					
Last Name			First Name		
No.			Suffix		
12826			St		
City			Suite C		
Whittier					
State			Phone		
CA			(714) 826-8258		
Zip			Fax		
90601					
E-Mail					

AGENT / CONTACT					
Company					
Last Name			First Name		
Pham			Tuan		
No.			Suffix		
12826			St		
City			Suite C		
Whittier					
State			Phone		
CA			(714) 264-4898		
Zip			Fax		
90601					
E-Mail					

DESCRIPTION			
Alter/Remodel	1	EA	New ADA Counter
		EA	
			↕
			Must meet ADA requirements

ARCHITECT / ENGINEER / DESIGNER					
Company <b>TP Designs</b>					
Last Name			First Name		
Pham			Tuan		
No.			Suffix		
9025			Wamer		
City			Ave		
Fountain Valley			D		
State			Phone		
CA			(714) 264-4898		
Zip			Fax		
92708					
E-Mail					

CONTRACTOR					
Company <b>Chris Do</b>					
Last Name			First Name		
Do			Chris		
No.			Suffix		
11742			Plamwod		
City			Dr		
Garden Grove					
State			Phone		
CA			(714) 422-4721		
Zip			Fax		
92840					
E-Mail					

**BUILDING PERMIT**

INSPECTION RECORD			FEE CALCULATION		
Prior to Concrete Pour	Setbacks		Roof In Prog		Valuation
	Undr/In/Slab Mech		Roof Base Sht		
	Undr/In/Slab Elect		Ext. Lath		
	Undr/In/Slab Plmb		Ext. Siding		
	Footings / Steel		Insulation		
	Slab/Reinforcing		Int. Lath		
Prior to Rough Approval	Floor Framing		Drywall		Date Issued <b>February 18, 2015</b>
	Underfloor Insul		T-Bar		
	1st Fir Framing		Site Sewer		
	2nd Fir Framing		Site Water		
	Roof Sheathing		Site Drainage		
	Ext. Shear Pnl		Site Gas		
Prior to Wall Cover	Gas Test		Site Elect		Issued By <b>C. Castillo</b>
	Plmb Top Out		F. Mechanical		
	Smoke Chamber		F. Electrical		
	R. Mechanical		F. Plumbing		
	R. Electrical		Parks Dept.		
	R. Plumbing		Fire Dept.		
	Planning Div		Plng Final Required	No BD	
	R. Framing		Planning Div		
	Smoke Detectors		PW Dept		
	Carbon Monoxide		Final Building		

TOTAL PLAN REVIEW	BP1	\$	120.00
			<b>150584</b>
Permit	BP2	\$	186.08
CA SIMP Fee Class	2.8 BP3	\$	0.84
CA Green Bldg Fee	BP3G	\$	4.00
GP Update Fee	BP4	\$	6.00
Technology Fee	TE	\$	24.00
Document Imaging Fee		\$	-
WRA Credits	EA BP2	\$	-
TOTAL PERMIT FEES			\$ <b>220.92</b>
PERMIT NUMBER			<b>150585</b>
TOTAL (PLAN CHECK/PERMIT)			\$ <b>340.92</b>

VALIDATION	
Application not valid unless Validation stamp is present below	
DATE: 02/18/15	RP# 140100977
DESCRIPTION	AMOUNT
ZONING&SUBDIVISION F	\$104.00
PLAN CHECK FEE	\$120.00
PERMIT FEE	\$186.08
STATE TAX-STRONG HDT	\$ .84
STATE TAX-GREEN BLDG	\$4.00
GENERAL PLAN UPDATE	\$6.00
TECH FEE BLDG PERMIT	\$24.00
-----	
TOTAL PAID	\$444.92
CASH PAID:	\$444.92

COMMENTS	
4-16-15 MM	
Other Fees Paid	
LA County Sanitation District	\$ -
AIPP (In-Lieu) Fee	\$ -
Parks (In-Lieu) Fee	\$ -
Development Impact Fees	\$ -
Other	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -

2015



DECLARATIONS

1. LICENSED CONTRACTOR DECLARATION:

I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the California Business and Professions Code, and my license is in full force and effect. License No. and Class AB 894391 Expiration 04/30/2015 Contractor's Signature [Signature]

2. OWNER / BUILDER DECLARATION:

I hereby affirm under penalty of perjury that I am exempt from the Contractors' State License Law for the reason(s) indicated below by the check mark(s) I have placed next to the applicable item(s) [Business and Professions Code Section 7031.5: Any city or county that requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for the permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors' State License Law Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code or that he or she is exempt from licensure and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).]

( ) I, as owner of the property, or my employees with wages as their sole compensation, will do ( ) all or ( ) portions of the work, and the structure is not intended or offered for sale (Business and Professions Code Section 7044: The Contractor's State License Law does not apply to an owner of a property who, through employees' or personal effort, builds or improves the property, provided that the improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the Owner-Builder will have the burden of proving that it was not built or improved for the purpose of sale.)

( ) I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Business and Professions Code Section 7044: The Contractor's State License Law does not apply to an owner of property who builds or improves thereon, and who contracts for the project(s) with a licensed contractor pursuant to the Contractors' State License Law.)

( ) I certify that, in the performance of the work from licensure under the Contractors' State License Law for the following reason(s):

By my signature below I acknowledge that, except for my personal residence in which I must have resided for at least one year prior to completion of the improvements covered by this permit, I cannot legally sell a structure that I have built as an owner-builder if it has not been constructed in its entirety by licensed contractors. I understand that a copy of the applicable law, Section 7044 of the Business and Professions Code, is available upon request when this application is submitted or at the following Web site: http://www.leginfo.ca.gov/calaw.html.

Property Owner or Authorized Agent signature \_\_\_\_\_ Date: \_\_\_\_\_

3. WORKERS' COMPENSATION DECLARATION:

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

I hereby affirm under penalty of perjury one of the following declarations:

( ) I have and will maintain a certificate of consent to self-insure for workers' compensation, issued by the Director of Industrial Relations as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. Policy No. \_\_\_\_\_

( ) I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are: Carrier \_\_\_\_\_ Policy No. \_\_\_\_\_ Expiration Date \_\_\_\_\_

(X) I certify that, in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that, if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

4. CONSTRUCTION LENDING AGENCY DECLARATION:

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Civil Code Section 3097).

Lender's Name \_\_\_\_\_ Address \_\_\_\_\_

5. HAZARDOUS MATERIALS DECLARATION:

Will the applicant or future building occupant handle a hazardous material or a mixture containing a hazardous material equal to or greater than the amounts specified on the hazardous materials guide?  Yes  No

Will the intended use of the building by the applicant or future building occupant require a permit for construction or modification from the South Coast Air Quality Management District (see SCAQMD permitting checklist for guidelines)?  Yes  No

I have read the hazardous materials information guide and the SCAQMD permitting checklist. I understand my requirements under the Los Angeles County Code Title 2, Chapter 2.28, Sections 2.20.100 through 2.20.140 concerning hazardous materials reporting and for obtaining a permit from the SCAQMD.

CHRIS DO  
Print Owner or Agent Name

Table with 2 columns: Permit/Address and Value. Building Permit# 150588, Mechanical Permit# [blank], Electrical Permit# [blank], Plumbing Permit# [blank], Job Address 12826 Philadelphia

6. PERMIT APPLICANT DECLARATION:

By my signature below, I certify to each of the following:

(X) I am a California licensed contractor, or

( ) I am the property owner, or

( ) I am authorized to act on behalf of the property owner\*

I have read this construction permit application and the information I have provided is correct. I agree to comply with all applicable city and county ordinances and state laws relating to building construction and by my signature below further indicate that I understand said code requirements for the work to be performed. I authorize representatives of the City of Whittier to enter the property subject to this permit for inspection purposes. I understand that application to the Building Official for a permit is subject to the conditions and restriction hereon and including:

- 1. Each person upon whose behalf this application is made and each person at whose request for whose benefit work is performed under or pursuant to any permit issued as a result of this application agrees to and shall, indemnify and hold harmless the City of Whittier, its officers, agents and employees.
2. Any permit issued as a result of this application becomes null and void if work is not commenced within, or has become inactive for a period of, ONE HUNDRED EIGHTY (180) DAYS.
3. The issuance or granting of a permit or approval as a result of inspection shall not be construed to be an approval or a violation of the provisions of any state or local codes or ordinances. Plan review or inspection approvals presuming to give authority to violate or cancel the provisions of any state or local codes or ordinances shall not be valid. It shall be the duty of the permit applicant to cause the work to remain accessible and exposed for inspection purposes. Neither the Building Official nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.

Print Name CHRIS DO Signature [Signature]

Date 2/18/2015

2015

\* Requires separate authorization form

**APPENDIX D:**  
**SANBORN FIRE INSURANCE MAPS**



12826 PHILADELPHIA ST  
12826 PHILADELPHIA ST  
WHITTIER, CA 90602

Inquiry Number: 6324469.3

January 07, 2021

## Certified Sanborn® Map Report



6 Armstrong Road, 4th floor  
Shelton, CT 06484  
Toll Free: 800.352.0050  
[www.edrnet.com](http://www.edrnet.com)



# Certified Sanborn® Map Report

01/07/21

**Site Name:**

12826 PHILADELPHIA ST  
12826 PHILADELPHIA ST  
WHITTIER, CA 90602  
EDR Inquiry # 6324469.3

**Client Name:**

PIC Environmental Services  
2619 Sierra Way  
La Verne, CA 91750  
Contact: Tim Hersch



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**PO #** NA

**Project** E4364

**Maps Provided:**

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1961	1888
1949	
1925	
1912	
1907	
1900	
1894	



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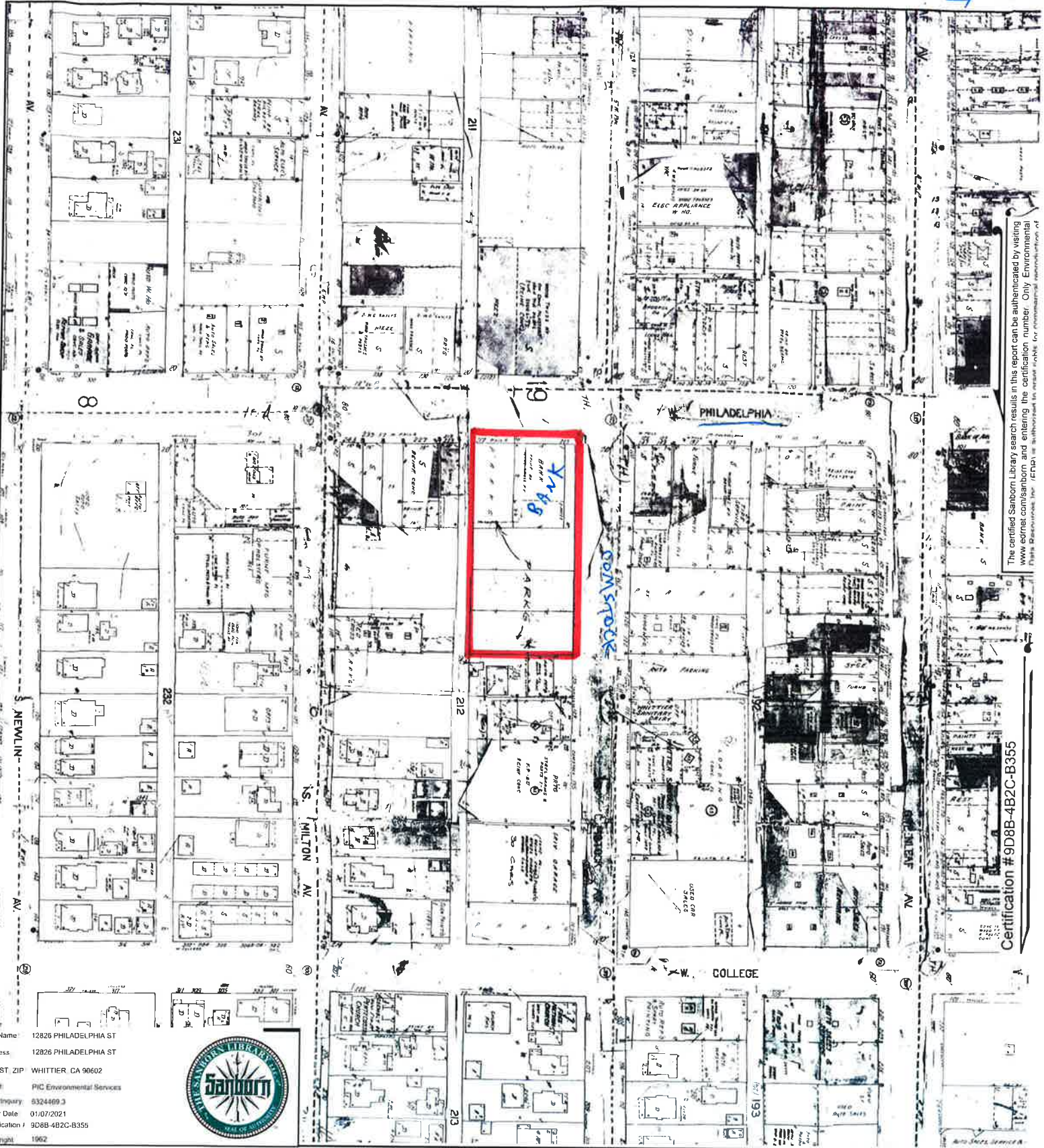
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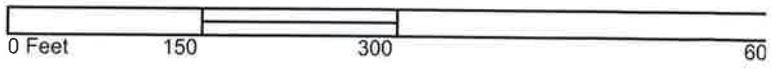
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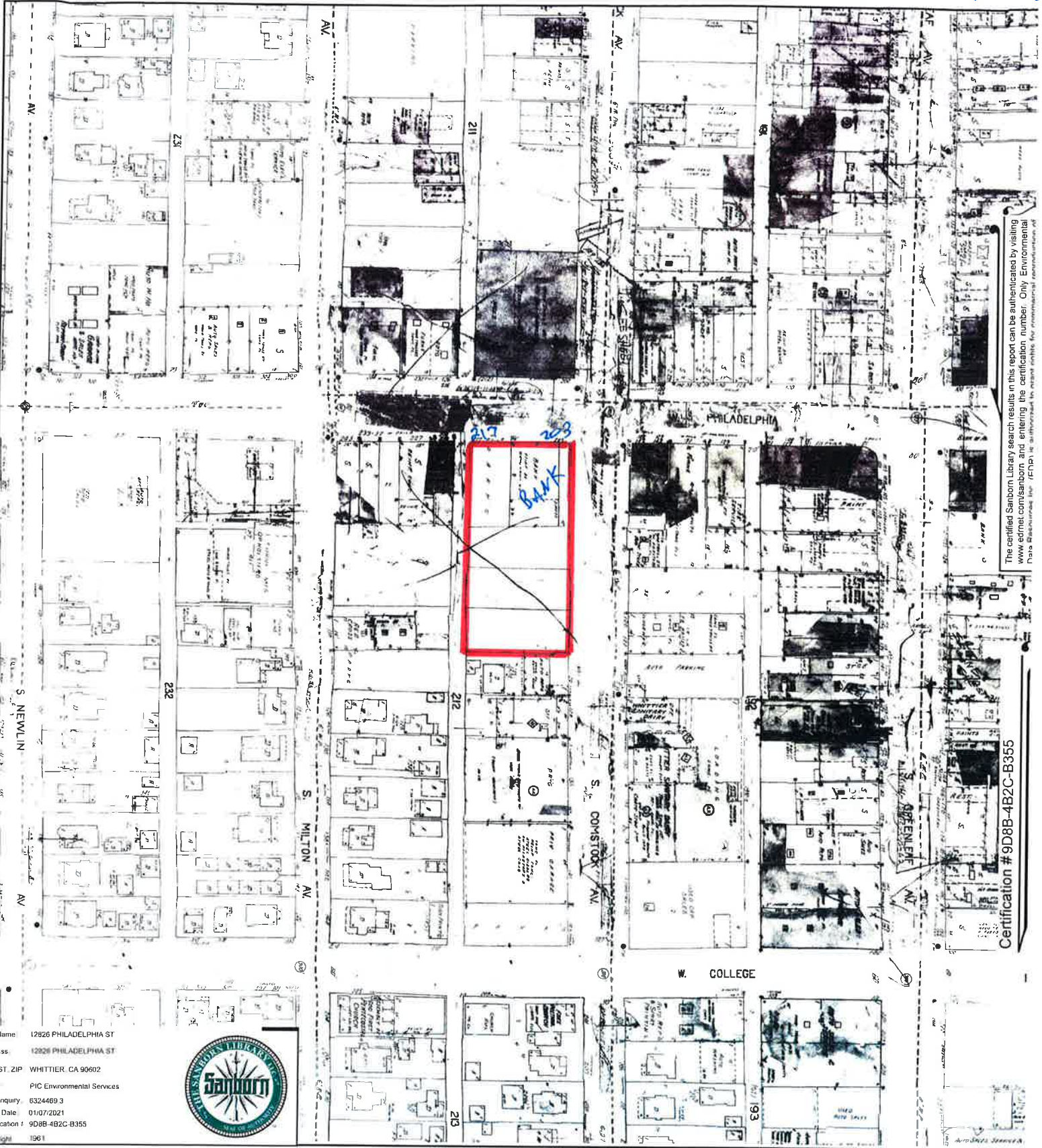


28	19
29	20

- Volume 1, Sheet 29
- Volume 1, Sheet 28
- Volume 1, Sheet 20
- Volume 1, Sheet 19







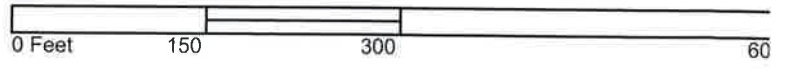
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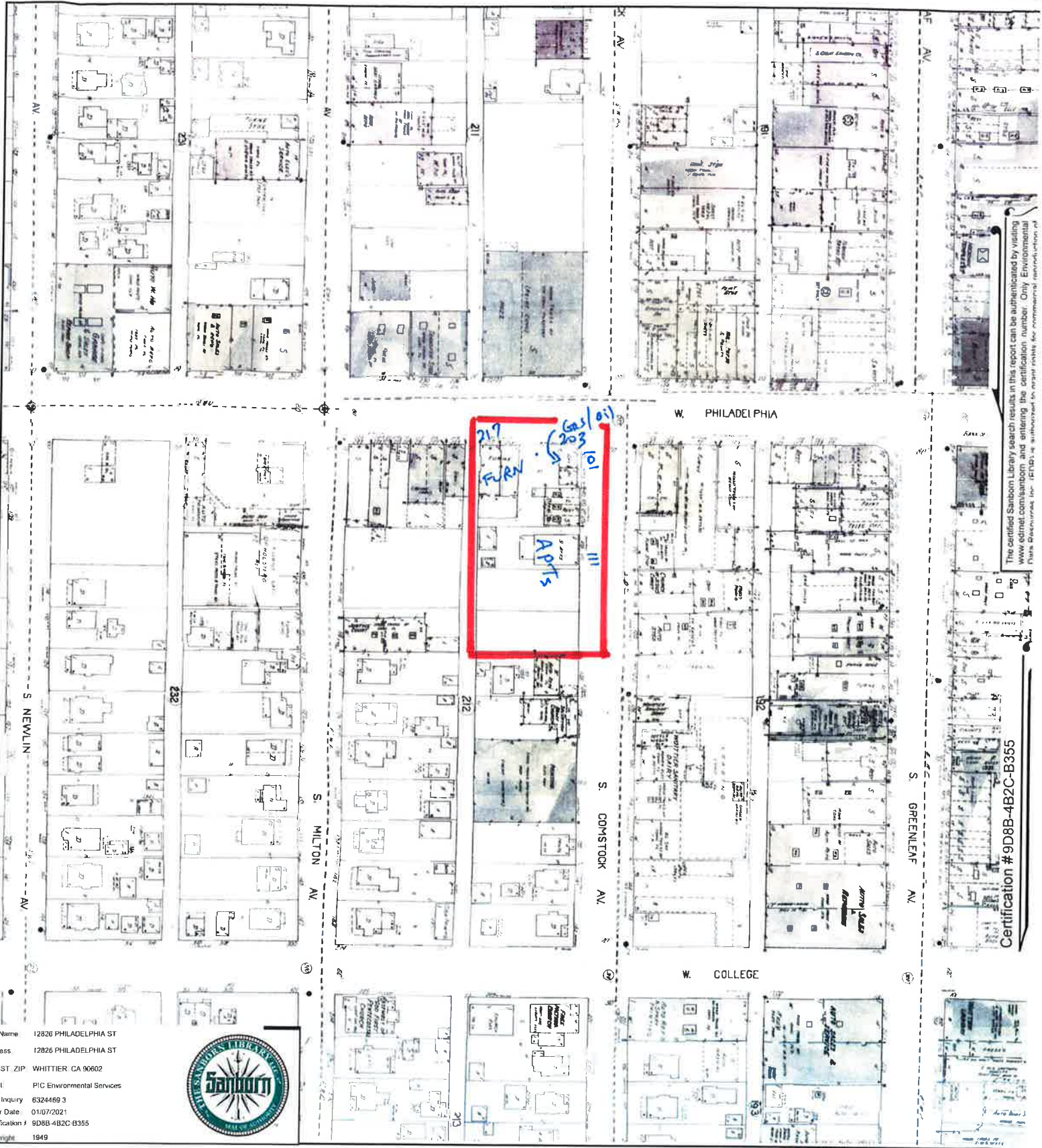


28	19
29	20

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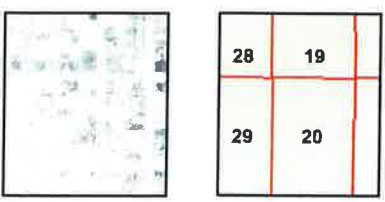
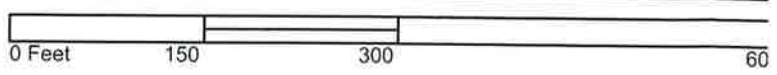
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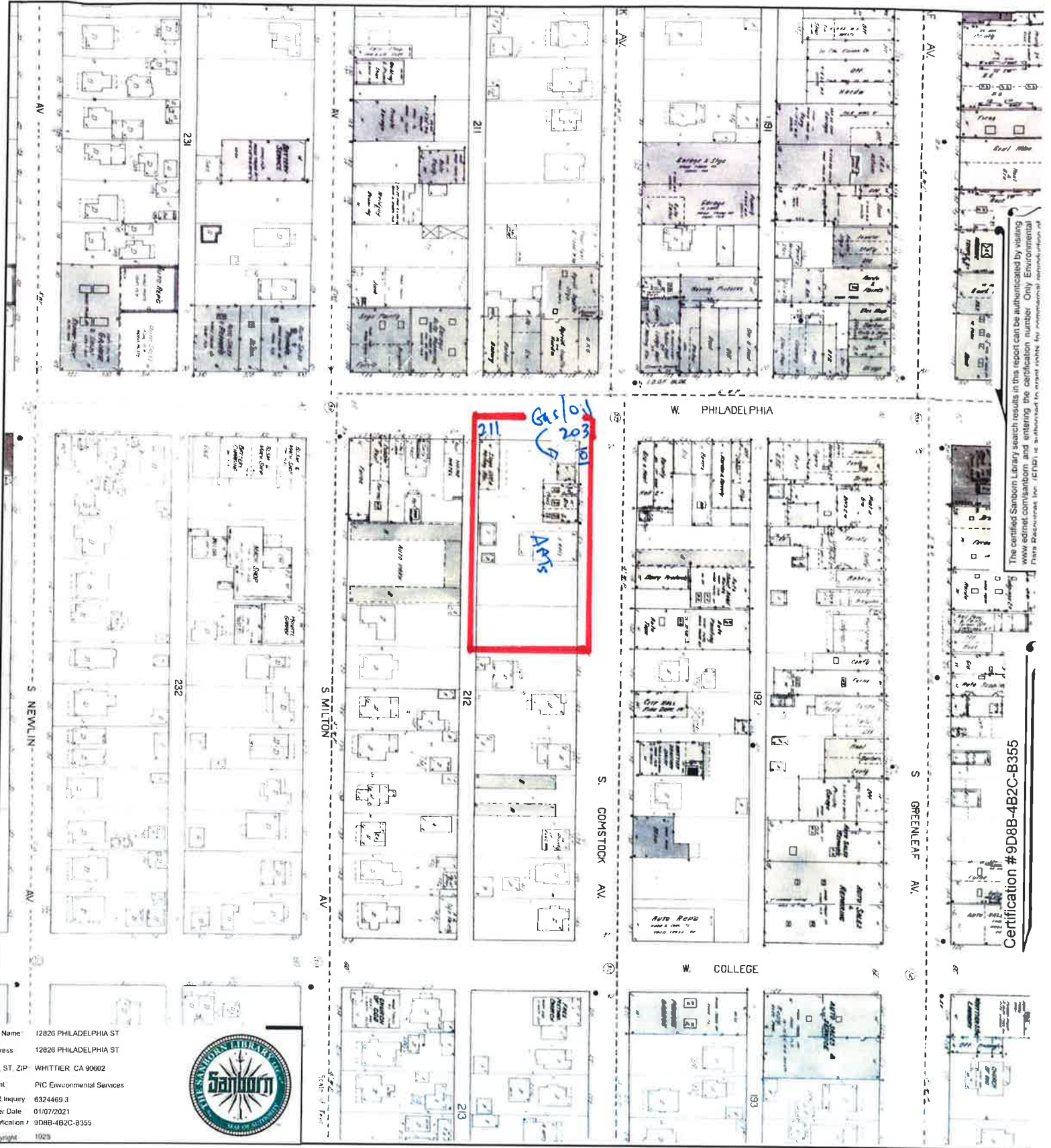
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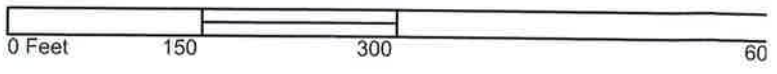


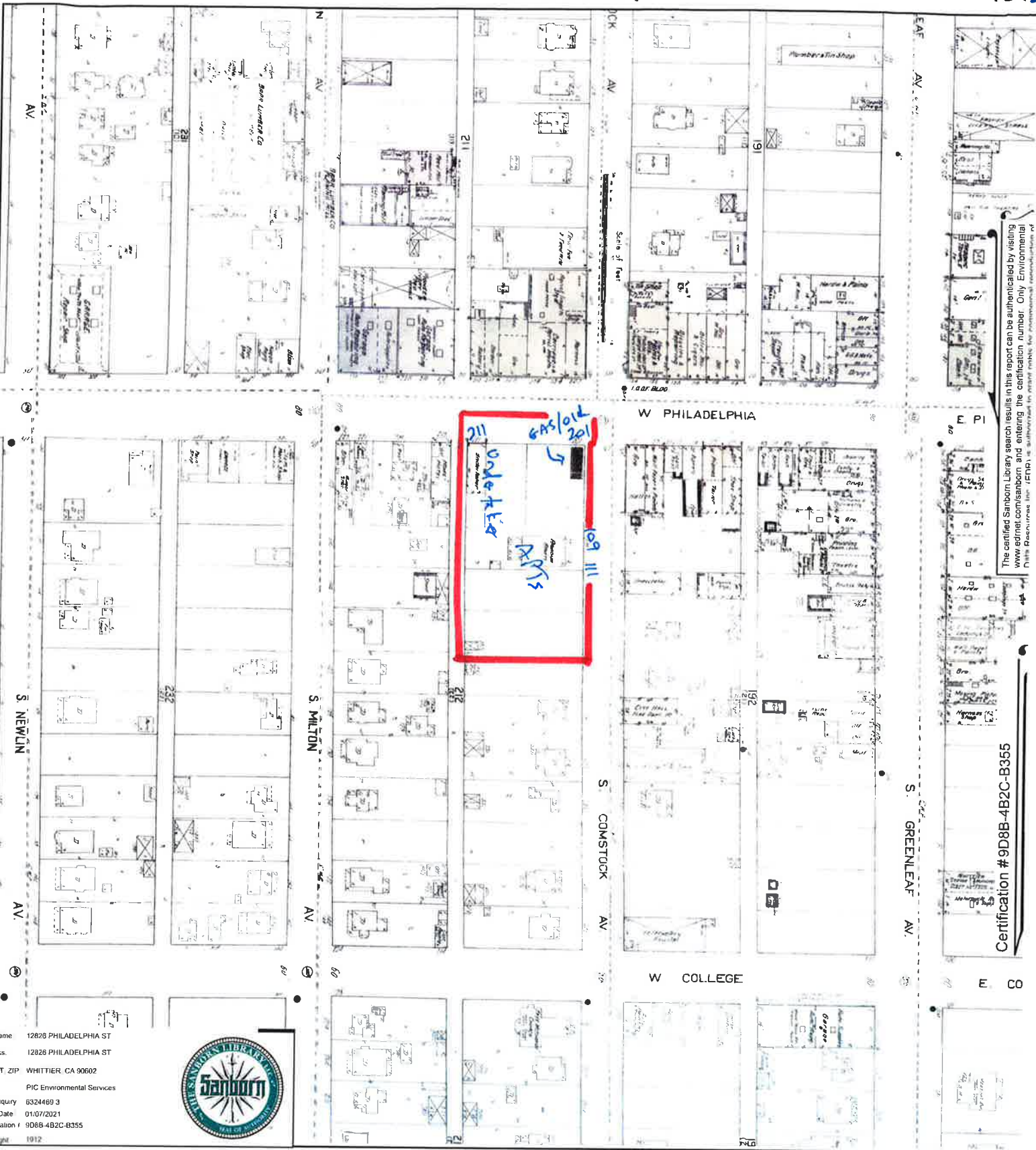
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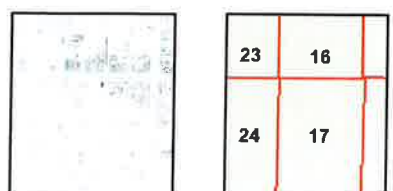
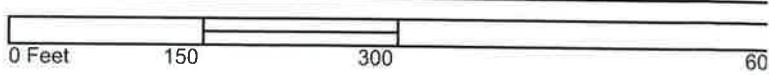
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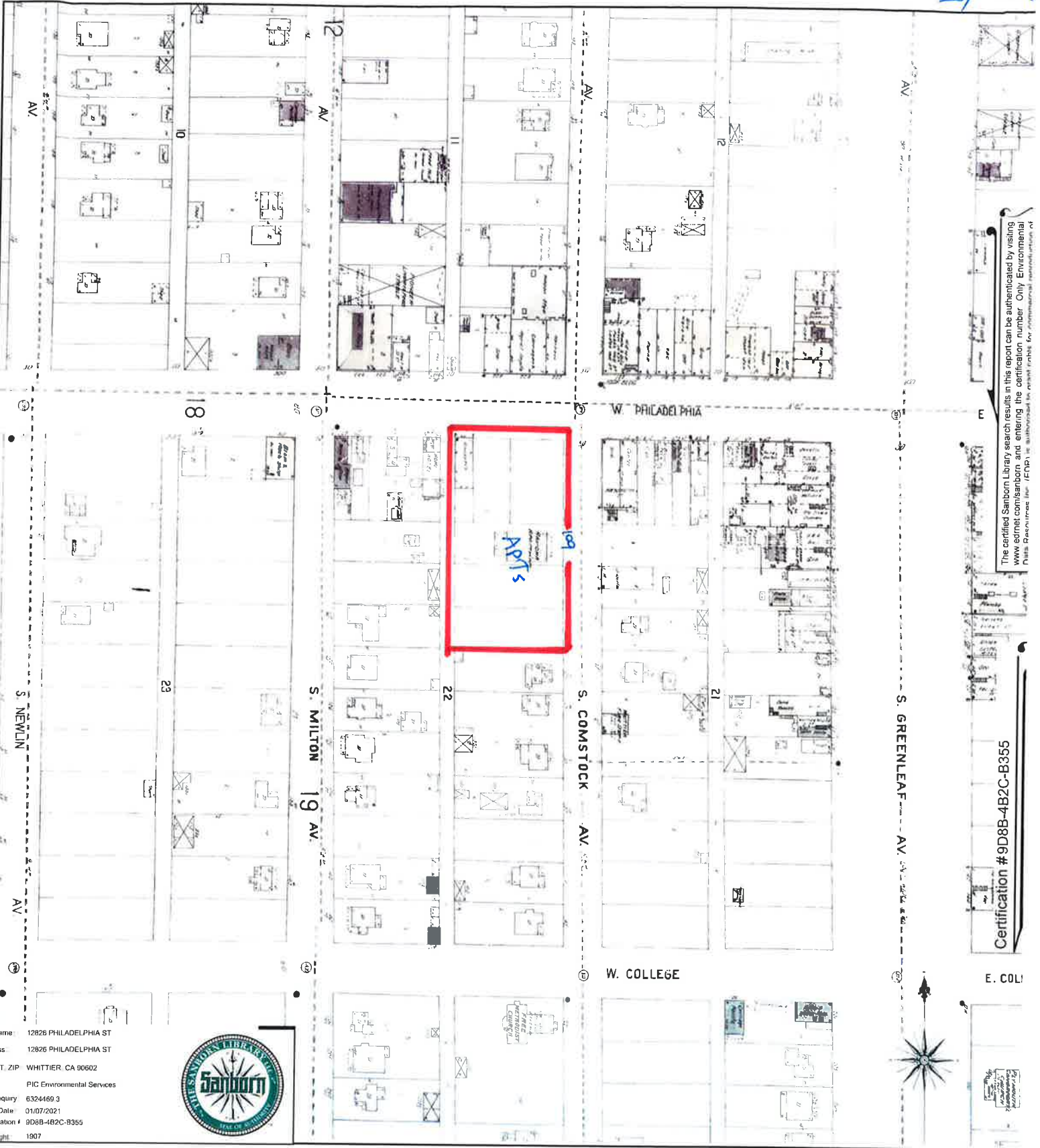
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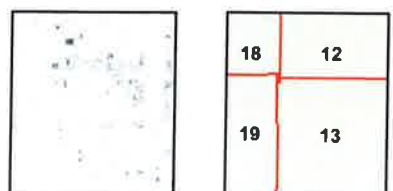
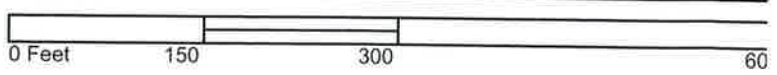
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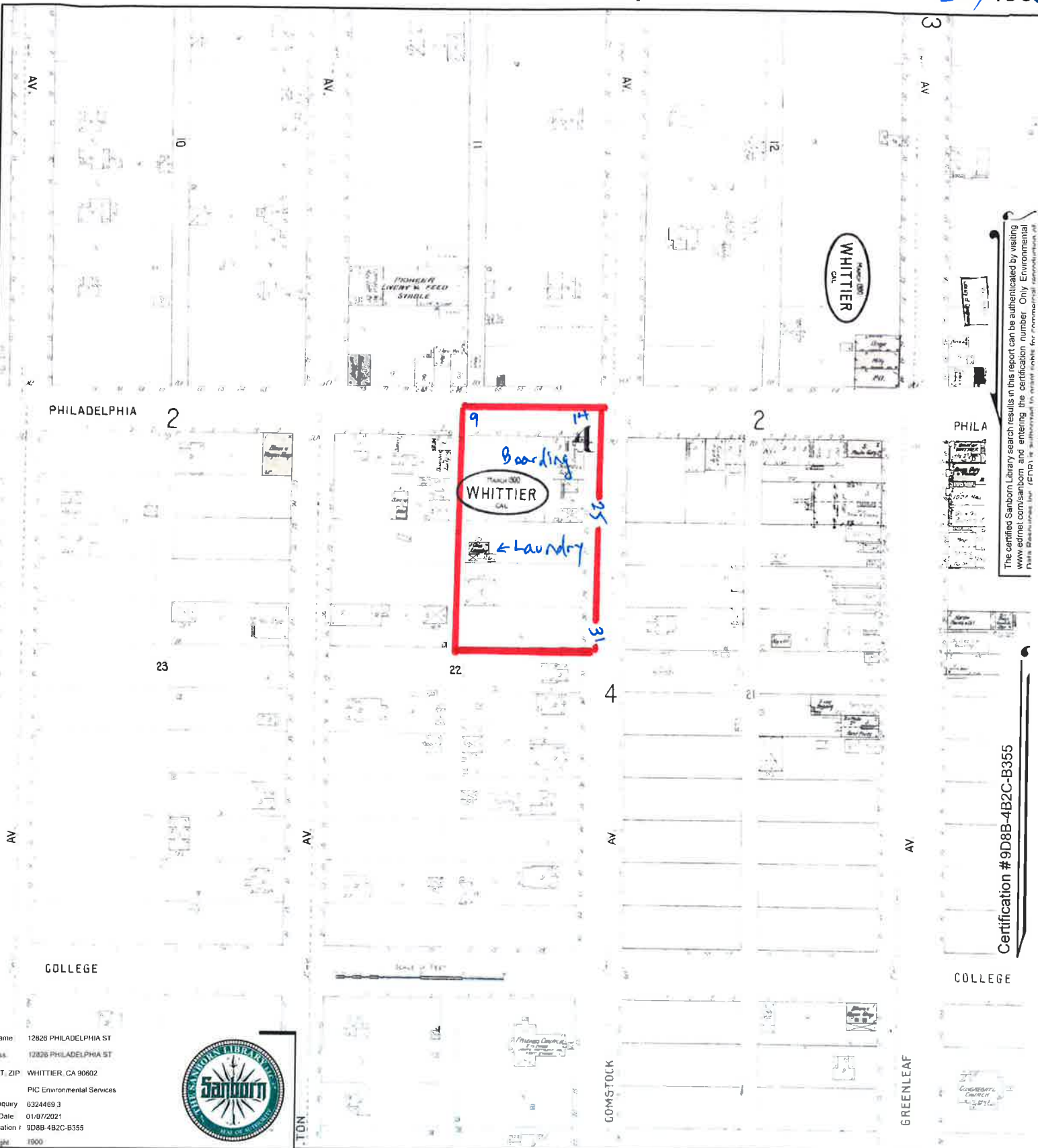
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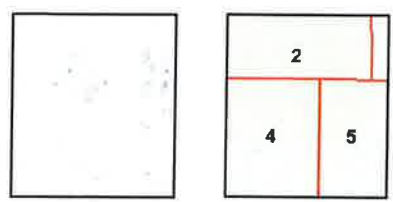
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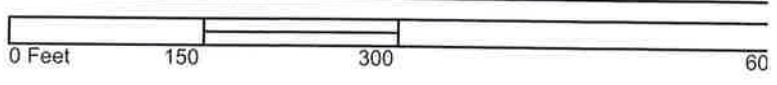
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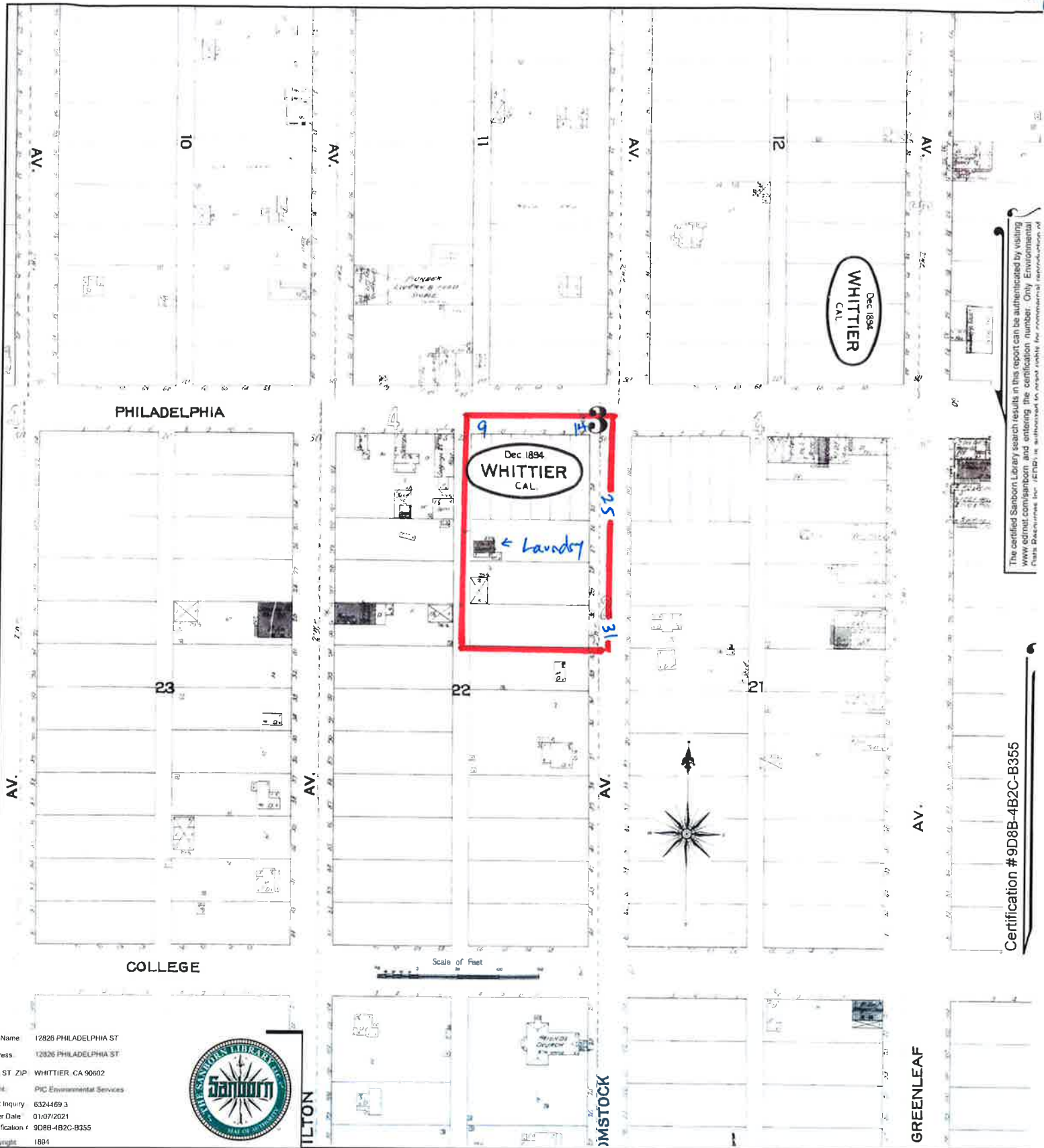


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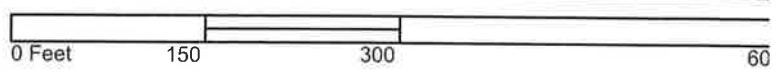
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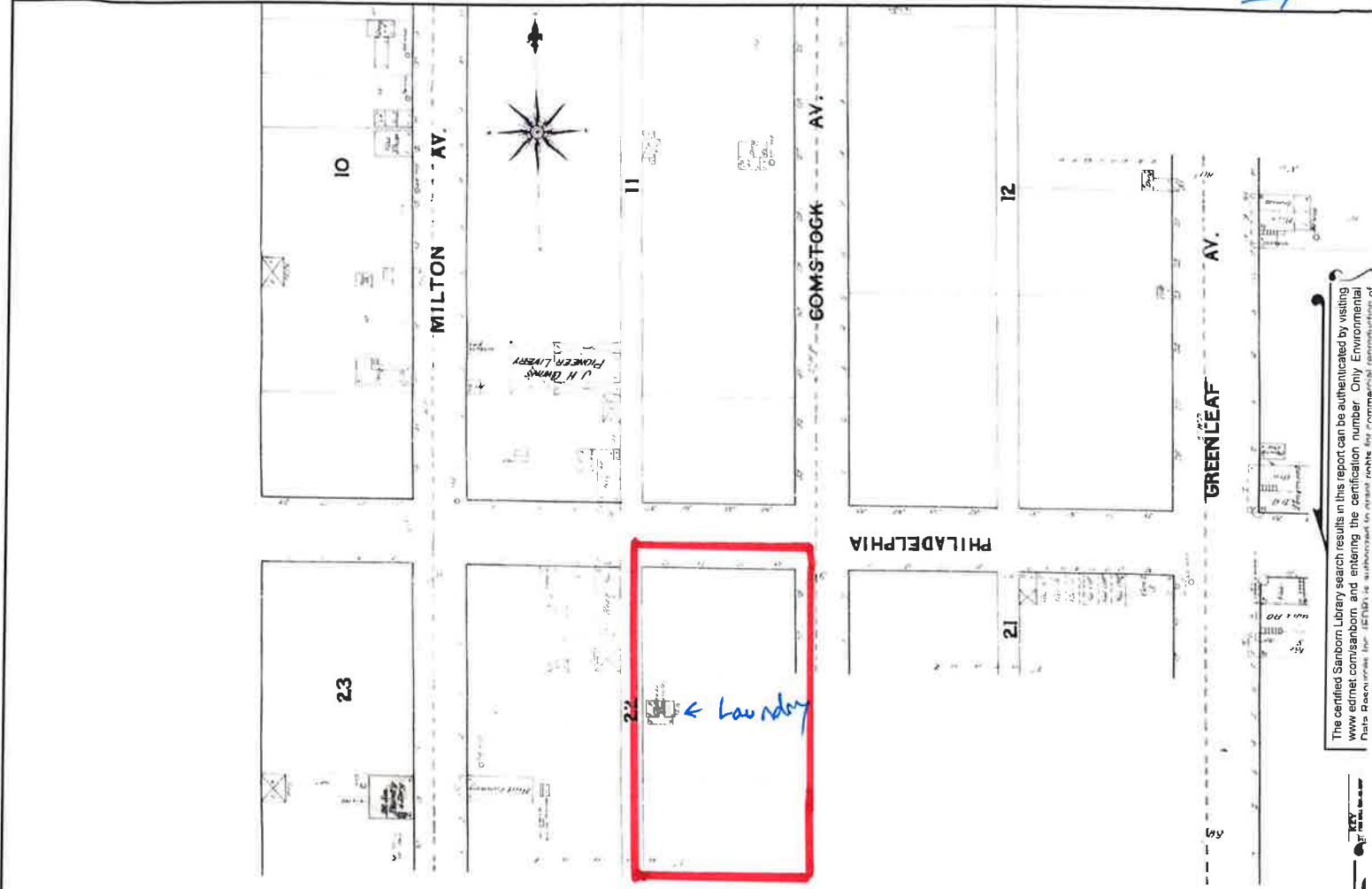
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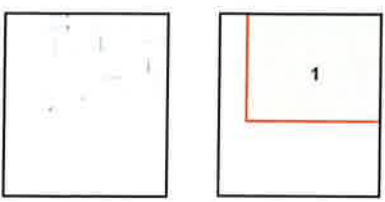
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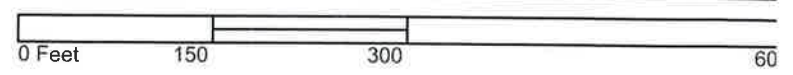
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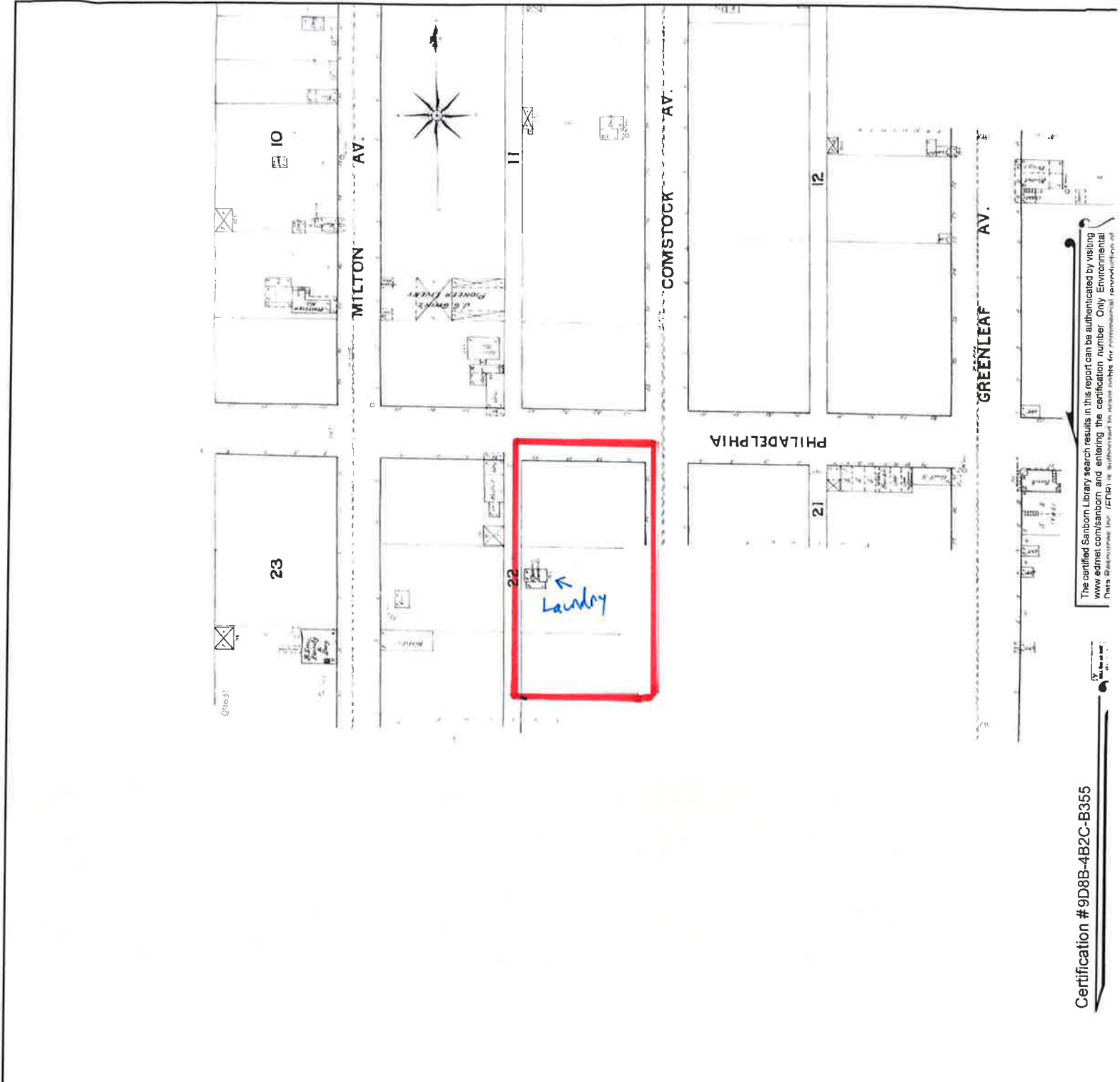


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Volume 1, Sheet 1





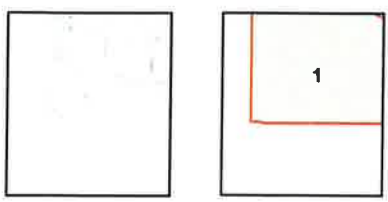
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