TARGHEE, INC.

ENVIRONMENTAL CONSULTING

December 15, 2004

County of Los Angeles
Department of Public Works
Environmental Programs Division
900 South Fremont Avenue
Annex - 3rd Floor
Alhambra, California 91803-131
Attention: Ms. Elizabeth Ralston

Re: Subsurface Investigation Results Report
1522 Fishburn Avenue
Los Angeles, California 90063
RESUBMITTAL; File No. I-28747-40786

Dear Ms. Ralston:

Pursuant to your telephone call this morning stating that Targhee's previous submittal of the above-referenced report had been misplaced by the County, a copy of that report is enclosed for your immediate attention.

Thank you for your assistance on this project. Please call me if you should have questions.

Sincerely,

Linda D. Norwood
Project Manager
REA II No. 20178

cc: Mr. Robert E. Winters (w/o encl)

110 Pine Avenue, Suite 925 • Long Beach, CA 90802-4455 • (562) 435-8080 FAX (562) 590-8795
www.targheeinc.com

TARGHEE, INC.

ENVIRONMENTAL CONSULTING

November 29, 2004

County of Los Angeles
Department of Public Works
Environmental Programs Division
P.O. Box 1460
Alhambra, California 91802-1460
Attn: Mr. Sergio Barboza

Re: Subsurface Investigation Results Report
1522 Fishburn Avenue
Los Angeles, California 90063
File No. I-28747-40786

Dear Mr. Barboza:

Enclosed is Targhee, Incorporated's report for the subsurface investigation performed at the above-referenced property.

If you should have questions, please contact me at your earliest convenience.

Sincerely,

Linda D. Norwood
Project Manager
REA II No. 20178

REGISTERED ENVIRONMENTAL ASSESSOR
LINDA D. NORWOOD
REA II-20178
Exp. 4-12-05
STATE OF CALIFORNIA

Craig Williams
Registered Geologist #6895

REGISTERED GEOLOGIST
C. WILLIAMS
Exp. 4/30/05
No. 6895
STATE OF CALIFORNIA

cc: Mr. Robert E. Winters

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SUBSURFACE INVESTIGATION RESULTS REPORT

1522 Fishburn Avenue
Los Angeles, California 90063

November 29, 2004

Submitted by:

Targhee, Incorporated
110 Pine Avenue, Suite 925
Long Beach, California 90802
www.targheeinc.com
(562) 435-8080

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1522 Fishburn Avenue
Los Angeles, California 90063

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TARGHEE, INC.
ENVIRONMENTAL CONSULTING

SUBSURFACE INVESTIGATION RESULTS REPORT

1522 Fishburn Avenue
Los Angeles, California 90063

Introduction

Based on Targhee, Incorporated's May 6, 2004 report entitled "Underground Tank Removal Project", the County of Los Angeles Department of Public Works, Environmental Programs Division ("DPW") responded on August 18, 2004 with a request to 1) document the tanks' (2,000- and 3,000-gallon tanks removed in February/April, 2004) disposal destination and provide evidence of legal disposal; 2) document depth to groundwater at the subject facility; 3) provide owner-signed "manifests" documenting hazardous waste disposal of removed soil/tank rinsate; and 4) submit a workplan to define the lateral and vertical extent of contamination.

Documentation for proper removal of the 2,000-gallon tank is provided in Appendix G of this report. In late September, 2004, Targhee responded to the DPW with a workplan for further subsurface investigation around the 3,000-gallon tank which is the subject of this report. Depth to groundwater is discussed in this report. Manifests have been previously provided.

DPW requested revisions to Targhee's original workplan (item 4 above). Targhee complied and the subsurface investigation was approved by DPW. Work was completed on October 21 and 22, 2004.

Pre-Investigation Activities

Boring Location Marking

The proposed boring locations were pre-marked in white 48 hours prior to the subsurface investigation for Underground Services Alert as required by law. Appendix A contains a local area map.

Health and Safety Plan

As required by OSHA, a site-specific Health and Safety Plan was developed specifically for this project. A tail-gate safety meeting was conducted each day by the Targhee Site Safety Officer, and all workers on site involved in the investigation signed the attendance sheet. The Plan was maintained on site during the subsurface investigation. Appendix B contains the attendance sheets.

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Subsurface Investigation

A GeoProbe® 5400 drill rig or equivalent was used to obtain soil samples from each boring location. Appendix C contains soil boring location maps for the just completed work and a second map showing approximate locations of work completed by Targhee in February and April 2004 around both the 2,000-gallon tank which was removed in February and the 3,000-gallon tank which was removed in April.

For the current investigation, five soil borings were advanced to a depth of 40-45 feet bgs. Four of the borings were placed to the west ("SB1"), south ("SB2"), east ("SB3") and north ("SB4") of the former 3,000-gallon tank's location. The fifth boring ("SB5") was placed through the center of the former tank location. The tank excavation is now filled with clean, imported soil.

Groundwater was not encountered in any of the borings. The depth to groundwater remains unknown.

Soil samples were collected from depths of 5, 10, 15, 20, 25, 30, 35 and 40 feet bgs in SB4 and from depths of 5 to 44 or 5 to 45 feet bgs in borings SB1, SB2 and SB3. In SB5, the center boring, soil sampling did not begin until 15 feet bgs because clean soil was used to backfill the tank excavation. A California-registered geologist was on site to supervise the drilling crew and log the boreholes. Appendix D contains boring logs.

Soil samples were collected into plastic sleeves for most of the analysis, but a measured portion of the soil was removed to 40-ml VOA vials containing pre-measured quantities of sodium bisulfate as a preservative for 8260B analysis using the EPA 5035 preparation method. All sampling containers were capped, labelled and placed into a cooler maintained at 4°C for preservation until delivery to a state-certified laboratory on the day of collection (American Scientific Laboratories, LLC, certified by the California Department of Health Services, ELAP #2200). Standard chain-of-custody documentation was used.

All of the soil samples collected were analyzed per DPW's requirements using the following EPA Methodologies: 8260B (Preparation/Preservation Method 5035) for VOCs, BTEX, MTBE, oxygenates, ethanol and methanol; 8015 modified for gasoline and diesel-range organics with carbon chain breakdown; and organic lead.

Analytical Results

Appendix E is a tabulation of results from the analytical data received. Please refer to that table for the brief summary of analytical results. Appendix F contains all of the analytical data received from the laboratory and copies of the chains-of-custody.

SB1, SB4 and SB5 are the soil borings in which materials were detected in soil. SB2 and SB3 did not have materials present at laboratory detection limits.

Ethanol and methanol were not detected in any of the soil samples.

Diesel fuel as diesel-related organics ("DRO") and oily-related organics ("ORO") was not reported in concentrations exceeding its detection limit of 10 mg/kg in any soil sample. Higher-chain petroleum hydrocarbons (oils) were not reported in concentrations exceeding their detection limit of less than 50 mg/kg in any soil sample.

Organic lead was not reported in concentrations exceeding its detection limit of 0.50 mg/kg in any soil sample.

The highest concentration of perchloroethylene ("PCE") reported was 23 micrograms per kilogram ("µg/kg"). This concentration was from SB4-40.

Gasoline was reported at a high concentration of 4,040 mg/kg in SB4-10 but decreases to 22 mg/kg in SB4-15 and to less than its detection limit of 0.5 mg/kg at SB4-25 through SB4-40. Gasoline is also reported at 1,820 mg/kg in SB1-15 but decreases to less than 0.5 mg/kg from SB1-30 through SB1-45. In SB5-15 gasoline is reported at 465 mg/kg but decreases to less than 0.5 mg/kg in SB5-25.

SB4-5 and SB4-10 showed the overall greatest concentrations of contaminants including gasoline, n-butyl benzene, sec-butyl benzene, 1,2-dichloroethane ("1,2-DCA"), ethylbenzene, isopropyl benzene, naphthalene, n-propyl benzene, 1,2,4-trimethylbenzene and 1,3,5-trimethylbenzene. These materials are common gasoline constituents. They were detected predominantly between 5 and 15 feet bgs in the soil borings in which they were present (SB1, SB4 and SB5). They were not present in SB2 or SB3.

Tertiary butyl alcohol ("TBA") was present at concentrations between none detected and 1,120 µg/kg and was present in all of the soil borings at various depths.

MTBE and other VOCs were not present in the soil samples.

Discussion of Analytical Results

In Targhee's May 6, 2004 report, many of these same materials were present in soil in the former tank location. The following table shows those materials present in their greatest concentration on site and their corresponding EPA Preliminary Remediation Goals ("PRGs"). Targhee has determined that these materials are not of concern based on the PRGs. PRGs are soil values which are an initial pass/fail test. They are overly conservative concentrations. Contaminant values that exceed listed PRG concentrations may require additional investigation and/or remediation.

Compound	ppb	EPA-PRG (ppb)
n-butyl benzene	4,480	240,000
sec-butyl benzene	4,100	220,000
ethylbenzene	2,200	8,900
isopropylbenzene	3,180	not listed
naphthalene	10,000	56,000
n-propylbenzene	6,880	240,000
1,2,4-trimethylbenzene	16,700	52,000
1,3,5-trimethylbenzene	3,090	21,000
TPH-gasoline	4,040,000	not listed

As in Targhee's earlier investigation this year, no benzene or MTBE was present. Many of the compounds detected are well below their EPA PRG standards for residential areas. The analytical results are again well below the remediation goals by several orders of magnitude in several cases as demonstrated in the above table.

Gasoline was present in SB4-15 in a concentration of 4,040 mg/kg but decreases to less than 0.5 mg/kg at 25 to 40 feet. It was not detected below 25 feet. 1,2-DCA is a known additive in gasoline. The data indicate that this tank contained gasoline at one time, but based on the analytical data, the material is quite weathered/old. Most of the materials detected in the soil are not present at depths greater than 25 feet, and in all of the borings except SB4, a depth of 45 feet was attained. The only reason that

drilling was terminated was hardness of the soil at depth preventing the GeoProbe from obtaining deeper samples.

According to the California Regional Water Quality Control Board - Los Angeles Region 4's 1996 "Interim Site Assessment & Cleanup Guidebook" Table 4.1: Maximum Soil Screening Levels (mg/kg) for TPH and BTEX above Drinking Water Aquifers, the allowable level for TPH-gasoline (C4-C12) to remain in soil is 100,000 µg/kg at less than 20 feet above groundwater. Although groundwater was not encountered, it is conservatively assumed for purposes of this report that groundwater is less than 20 feet from our last soil sample of 45 feet bgs. The highest gasoline concentration present at the site was in soil sample SB4-10 at 4,040 mg/kg or 4,040,000 µg/kg, which exceeds the guideline.

However, below 10 feet bgs, this concentration decreases by several orders of magnitude to none detected at 40 feet bgs. Based upon Targhee's previous 2004 investigation, it is highly probable that the contaminants present are in the C7-C10 range because of the absence in all soil samples of the more toxic benzene and the high concentrations of C9 and C10 compounds such as sec-butylbenzene and n-butylbenzene.

1,2-DCA is likely a gasoline additive. The highest concentration of 1,2-DCA detected was 1,850 µg/kg in SB5-25. 1,2-DCA decreased to 166 µg/kg at SB5-30 and then to none detected in SB5-45. 1,2-DCA's PRG is 280 µg/kg. 1,2-DCA's concentration was above its PRG at 25 feet bgs, but then decreased to insignificant and no detected concentrations 20 feet beneath that at 45 feet bgs.

TBA was present in each of the soil borings. TBA is an alcohol and will biodegrade to an organic acid over time. There is no listed PRG for TBA.

Targhee has no reason to believe that had depths of 50 or 55 feet been obtained contaminants would have been encountered. The extent and impact to the soil at the site is minimal based on the apparent age of the material, the length of time that it has been in the ground undergoing natural attenuation and the type of subsurface lithology present which is preventing significant lateral and horizontal migration of the material. The amount of material released is not believed to have been large given that the vertical and horizontal extent of the contamination is well defined and is close to the former tank location. The material has apparently not migrated significantly over many years, nor is it expected to. Simply put, the material in the soil has been there many years, and it just doesn't migrate; therefore, there is no environmental impact.

Although it not possible to demonstrate that 25 feet of clean soil exists between the deepest sample obtained showing contamination and the deepest sample obtained in each boring, in each of the borings there was at least 15-20 feet of clean soil between the last impacted sample and termination depth of the boring. At each of the borings there are no contaminants present in concentrations exceeding their laboratory detection limits except PCE which was present in SB4-40 and SB5-45.

PCE was not detected in the other three borings and was not present in the previous investigation. Even so, the concentration of PCE present was 23 µg/kg in SB4-40 and 11 µg/kg in SB5-45. These concentrations are very low and do not present a serious threat to the environment. In fact, the PRG for PCE is 480 µg/kg which far exceeds the concentrations detected.

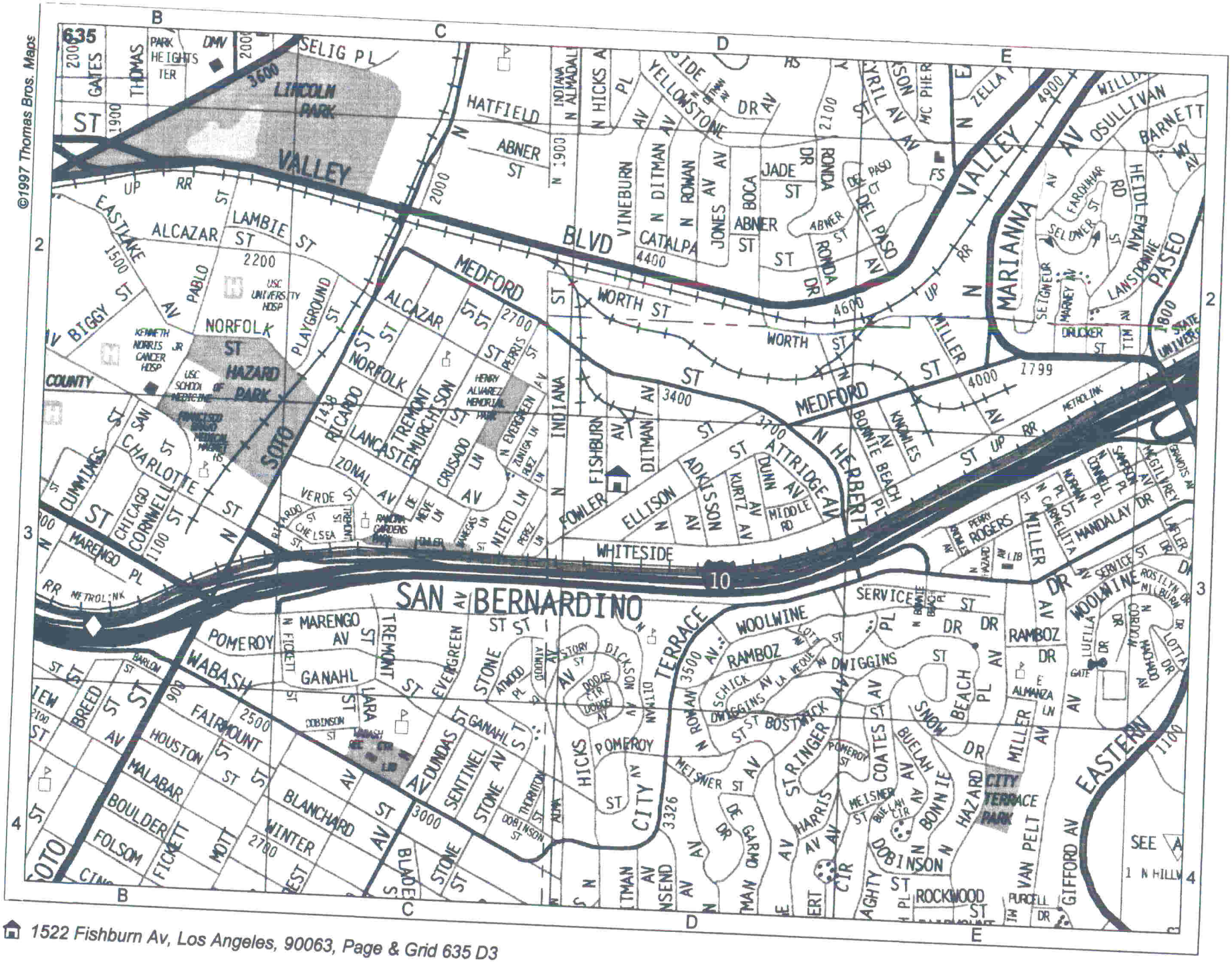
The depth to groundwater remains unknown. What has been demonstrated is that groundwater is not present at a depth of 45 feet bgs and groundwater impacts are unlikely based on the analytical data.

Targhee recommends no further subsurface investigations at this site and requests that site closure be granted.

Additional Information

In accordance with its letter to you of September 27, 2004, Targhee is providing the following documentation in Appendix G of this report: the hauler record and certificate of tank destruction for the 2,000 gallon tank removed in February 2004. This is the information that DPW requested in its August 18, 2004 letter to Mr. Robert Winters.

APPENDIX A



1522 Fishburn Av, Los Angeles, 90063, Page & Grid 635 D3

APPENDIX B

TARGHEE, INC.

ENVIRONMENTAL CONSULTING

Tailgate Safety Meeting

Date: 10-21-04 **Project:** 1522 Fishburn **Time:** 7 20 **Project Manager:** L. Norwood

Location: Los Angeles **Site Contact:** Bob Winters

Ambulance/Hospital/Paramedics/Fire/Police - Dial 911

****

Chemicals Involved (if any): TPH, thinner

Hazards: slip, trip, fall

Physical Hazards:

MIM Rae Calibrated Checked 10/20/04

Protective Clothing Requirements: Level D

Work Zone: w/in yard

Evacuation Route: Fowler St

Evacuation Reporting Area:
Emergency Telephone Numbers/Hospital Address (SEE BACK OF THIS FORM)

****

Name: (Please Print)	Signature:
LINDA NORWOOD	[signature]
CRAIG WILLIAMS	[signature]
ROGELIO PANIAGUA	Rogelio Paniagua
Juan M. Osorio	[signature]

TARGHEE, INC.

ENVIRONMENTAL CONSULTING

Tailgate Safety Meeting

Date: 10-22-04 **Project:** 1522 FISHBURN **Time:** 7:25 **Project Manager:** L. NORWOOD

Location: 1522 FISHBURN LA. **Site Contact:**

Ambulance/Hospital/Paramedics/Fire/Police - Dial 911

****

Chemicals Involved (if any): TMP, thinner

Hazards: inhalation / dermal

Physical Hazards: slip trip fall

Protective Clothing Requirements: Level D

Work Zone: yard @ 1522 FISHBURN

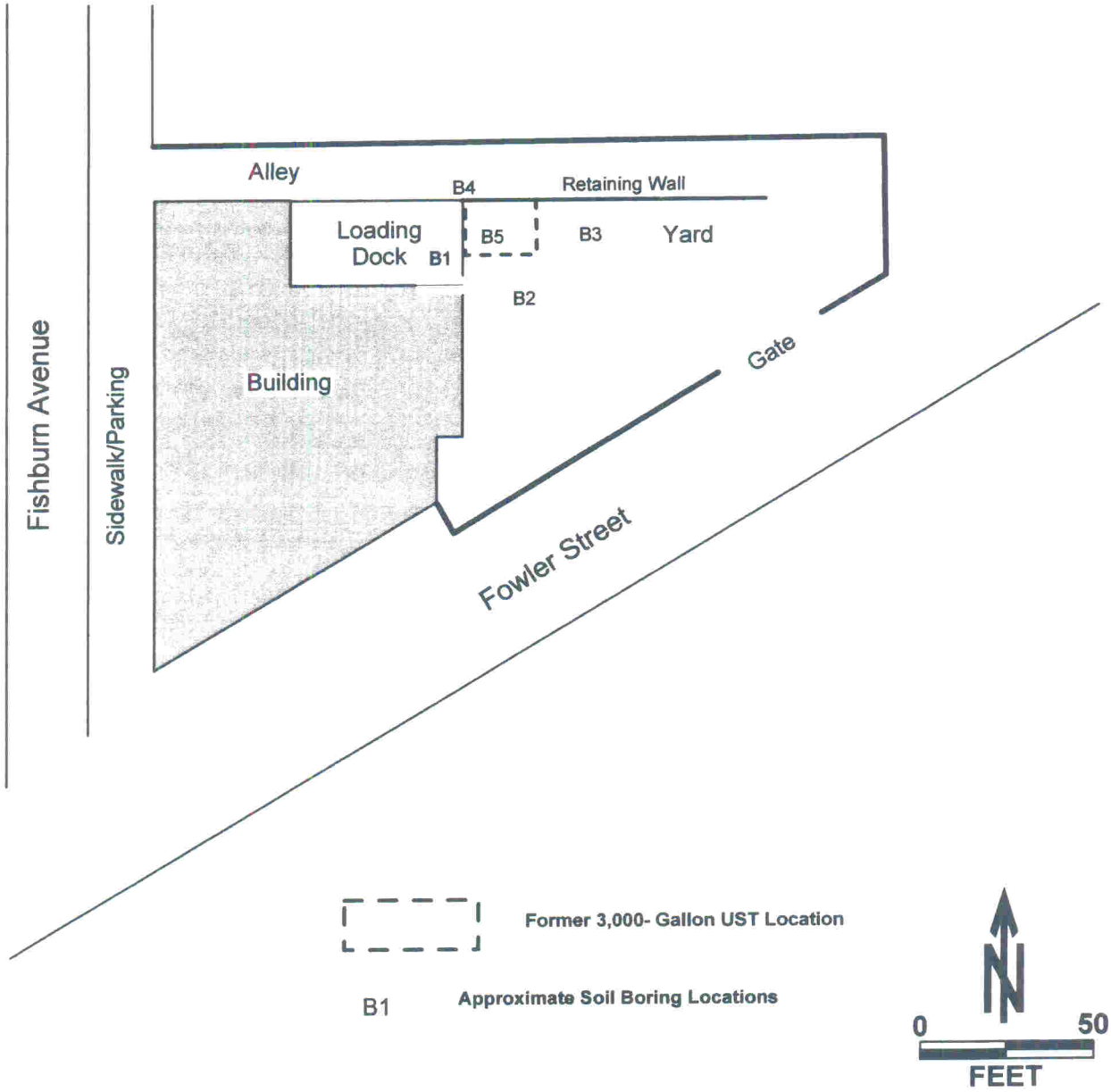
Evacuation Route: Fowler st

Evacuation Reporting Area:
Emergency Telephone Numbers/Hospital Address (SEE BACK OF THIS FORM)

****

Name: (Please Print)	Signature:
LINDA NORWOOD	
CRAIG WILLIAMS	
ROGELIO PANIAGUA	Rogelio Paniagua
[illegible] MONA	

APPENDIX C



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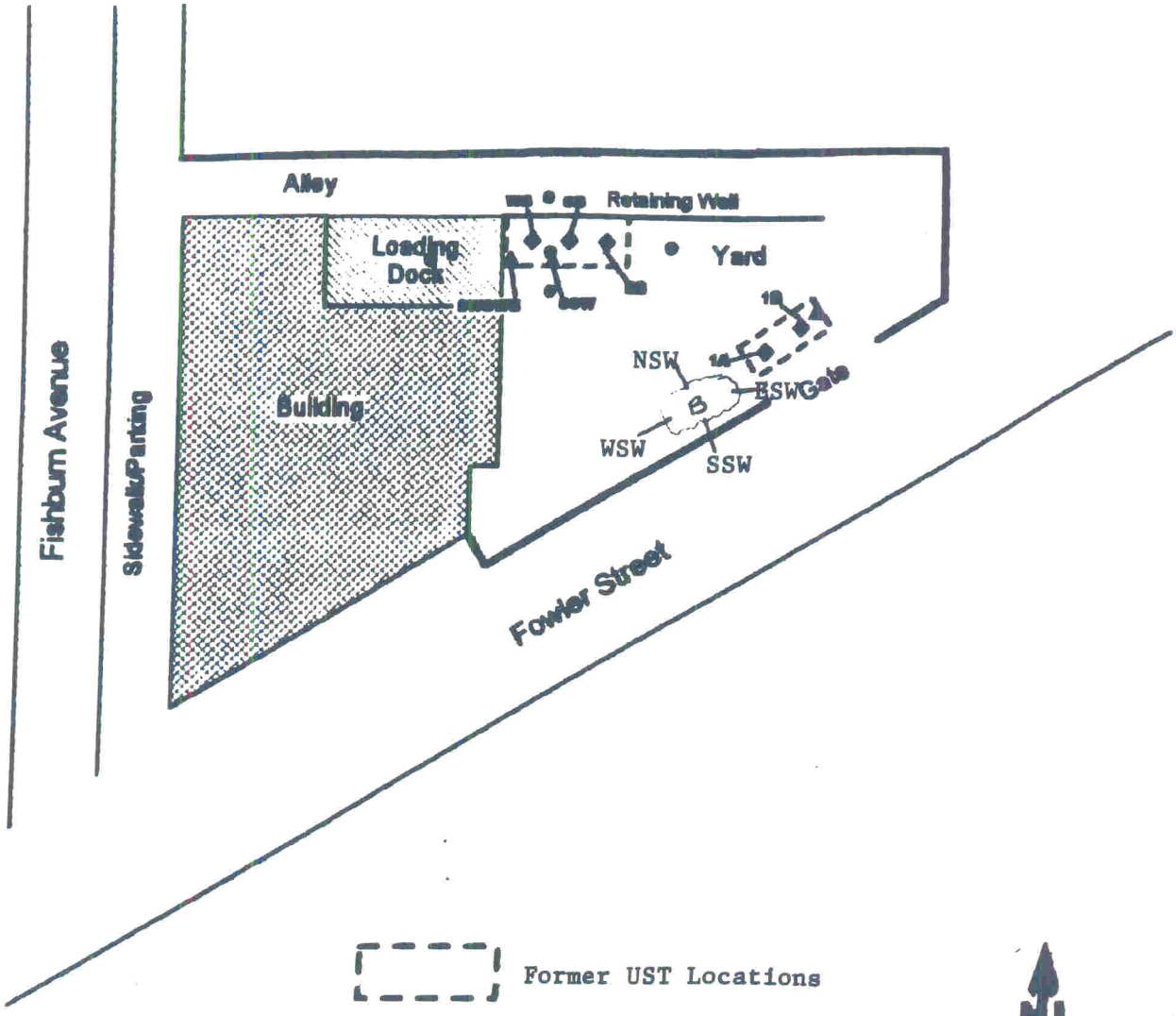
SOIL BORING LOCATION MAP

ATLOS RUBBER, INC.
1522 FISHBURN AVENUE
LOS ANGELES, CALIFORNIA 90063

November 29, 2004



Former UST Locations

Former "Dispenser" Location

● Approximate Sampling Locations

◆ ▲ April, Feb 2004 Sampling Locations

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ATLOS RUBBER, INC.
1522 FISHBURN AVENUE
LOS ANGELES, CALIFORNIA 90063

November 29, 2004

APPENDIX D

SB-1

ATLOS RUBBER

Project Number		Drill Rig	Geoprobe
Geologist	Craig Williams	Ground Elevation	Feet
Date Drilled	10/21	Total Depth of Borehole	46 Feet
Borehole Diameter	2 Inches	Depth to Water	Not Encountered

REGISTERED GEOLOGIST
J. C. WILLIAMS
Exp 9/30/05
No. 6895
STATE OF CALIFORNIA

Graphic Log	Classification	Description	Depth	Sample	Sample Number
	Concrete	Concrete and base fill			
	CL	CLAY Very dark grey to dark greybrown, stiff-slightly plastic, slightly silty, moist, NO ODOR			
	CL	CLAY Very dark greenbrown, stiff to slightly plastic, silty, moist, NO ODOR	5	☒	SB1-5
	ML	SANDY CLAY Dark Green, very sandy with fine grained angular to subangular quartz grains, grading to clayey sand, stiff to very firm, VERY SLIGHT STALE HYDROCARBON ODOR	10	☒	SB1-10
	ML	SILTY CLAY Light tan to buff, slightly firm to firm, very silty, grading to clayey silt, NO ODOR	15	☒	SB1-15
	ML	CLAYEY SILT Tan to orangebrown, mottled with orange, very fine grained silt, grading to silty clay, slightly firm, blocky structure, slighty moist, NO ODOR	20	☒	SB1-20
			25	☒	SB1-25
	ML	SILTY CLAY Tan to buff with orange motteling/Fe staining, soft to slightly firm, slightly moist, blocky structure, NO ODOR	30	☒	SB1-30
			35	☒	SB1-35
			40	☒	SB1-40
			45	☒	SB1-45

TARGHEE, INC. Environmental Consulting

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SB-2

ATLOS RUBBER

Project Number		Drill Rig	Geoprobe
Geologist	Craig Williams	Ground Elevation	Feet
Date Drilled	10/21	Total Depth of Borehole	46 Feet
Borehole Diameter	2 Inches	Depth to Water	Not Encountered

REGISTERED GEOLOGIST
J. C. WILLIAMS
Exp 9-30-05
No. 6895
STATE OF CALIFORNIA

Graphic Log	Classification	Description	Depth	Sample	Sample Number
	Asphalt	Asphalt and base fill			
	CL	CLAY Dark greenblack with green motteling, slightly firm, sandy FAINT STALE HYDROCARBON ODOR			
	CL	CLAY Brown, slightly sandy, stiff to firm, blocky structure, slightly moist NO ODOR	5		SB2-5
			10		SB2-10
	ML	SILT Tan to very light yellowbrown, very fine grained, well sorted, clayey, NO ODOR	15		SB2-15
	ML	CLAYEY SILT Tan to buff, very fine grained, well sorted, very clayey, grading to silty clay, slightly firm to soft, slightly consolidated to unconsolidated, crumbly NO ODOR	20		SB2-20
	ML	CLAYEY SILT Grey to tan with red Fe staining/motteling, slightly firm, grading to silty clay, NO ODOR	25		SB2-25
	ML	CLAYEY SILT Buff to tan with red Fe staining/motteling, slightly firm, grading to silty clay, NO ODOR	30		SB2-30
	ML	CLAYEY SILT Buff to yellow brown with grey motteling, sandy in part, blocky crumbly, slightly moist, NO ODOR	35		SB2-35
	ML	CLAYEY SILT Greenbrown with buff motteling, sandy in part, blocky crumbly, slightly moist, NO ODOR	40		SB2-40
			45		SB2-45

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TARGHEE, INC. Environmental Consulting

SB-3

ATLOS RUBBER

Project Number		Drill Rig	Geoprobe
Geologist	Craig Williams	Ground Elevation	Feet
Date Drilled	10/21	Total Depth of Borehole	46 Feet
Borehole Diameter	2 Inches	Depth to Water	Not Encountered

REGISTERED GEOLOGIST
J. C. WILLIAMS
Exp 4-30-05
No. 6895
STATE OF CALIFORNIA

Graphic Log	Classification	Description	Depth	Sample	Sample Number
	Asphalt	Asphalt and base fill			
	CL	CLAY Dark brown to brown, silty, sandy, soft to slightly firm, moist, NO ODOR			
	CL	CLAY Brown, sandy, slightly firm to firm, blocky structure, moist NO ODOR	5	☒	SB3-5
	ML	SANDY CLAY Olive green, slightly firm, massive, common fine to medium grained angular sand, silty, moist, NO ODOR	10	☒	SB3-10
	ML	CLAYEY SILT Olive green to buff with dark greengrey motteling, slightly moist, FAINT STALE HYDROCARBON ODOR	15	☒	SB3-15
	ML	SILT Greygreen to dark greygreen with orange Fe staining, clayey, micaceous, very fine grained, VERY FAINT STALE HYDROCARBON ODOR	20	☒	SB3-20
	ML	SILT and CLAY Tan, grey and orange, interbedded very fine grained silt and soft massive clay, moist, NO ODOR	25	☒	SB3-25
	ML	SILT Tan to buff, sandy, clayey, firm, slightly moist, NO ODOR	30	☒	SB3-30
	ML	CLAYEY SILT Light brown to brown, grey and orange motteling, massive blocky structure, firm, NO ODOR	35	☒	SB3-35
	ML	CLAYEY SILT Buff with orange motteling, massive blocky structure, slightly moist, NO ODOR	40	☒	SB3-40
			45	☒	SB3-45

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SB-4

ATLOS RUBBER

Project Number		Drill Rig	Geoprobe
Geologist	Craig Williams	Ground Elevation	Feet
Date Drilled	10/21	Total Depth of Borehole	41 Feet
Borehole Diameter	2 Inches	Depth to Water	Not Encountered

REGISTERED GEOLOGIST
J. C. WILLIAMS
Exp 4-30-05
No. 6895
STATE OF CALIFORNIA

Graphic Log	Classification	Description	Depth	Sample	Sample Number
	Concrete	NOTE: Boring advanced in base of driveway ramp. 0 ft Below ground surface in SB-4 is equal to 5 ft bgs in SB-1, SB-2, SB-3, & SB-5			
	CL	SILTY CLAY Dark greygreen to dark green, sandy in part, MODERATE STALE HYDROCARBON ODOR			
	ML	SANDY CLAY Dark green, very sandy with well sorted very fine grained subangular to angular sand grains, firm to slightly firm, MODERATE STALE HYDROCARBON ODOR	5	☒	SB4-5
	ML	CLAYEY SILT Drak grey to greengrey, firm, massive, grading to silty clay, VERY FAINT STALE HYDROCARBON ODOR	10	☒	SB4-10
	ML	CLAYEY SILT Tan to light brown with some greengrey motteling, massive, blocky structure, firm, moist, NO ODOR	15	☒	SB4-15
	ML	CLAYEY SILT Tan to light brown with grey motteling, massive, blocky structure, firm, moist, NO ODOR	20	☒	SB4-20
	ML	CLAYEY SILT Orange and grey, firm, slightly moist, massive, grading to silty clay, NO ODOR	25	☒	SB4-25
	ML	CLAYEY SILT Light greygreen to grey orange, firm, blocky structure, NO ODOR	30	☒	SB4-30
	ML	CLAYEY SILT Greygreen to dark greygreen with orange motteling, blocky, firm, moist NOTE: Probe refusal after sampling @ 41ft bgs	35 40	☒ ☒	SB4-35 SB4-40
			45		

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SB-5

ATLOS RUBBER

Project Number		Drill Rig	Geoprobe
Geologist	Craig Williams	Ground Elevation	Feet
Date Drilled	10/22/04	Total Depth of Borehole	46 Feet
Borehole Diameter	2 Inches	Depth to Water	Not Encountered

REGISTERED GEOLOGIST
J. C. WILLIAMS
Exp 9-30-05
No. 6895
STATE OF CALIFORNIA

Graphic Log	Classification	Description	Depth	Sample	Sample Number
		NOTE: Probe advanced in center of tank excavation. No samples were collected from the15 feet of backfill	5 10		
	ML	SILTY CLAY Dark green firm to slightly hard, sandy in part, FAINT TO MODERATE STALE HYDROCARBON ODOR	15	☒	SB5-15
	ML	SILTY CLAY Dark greygreen, firm, slightly moist, blocky structure, MODERATE STALE HYDROCARBON ODOR	20	☒	SB5-20
	ML	CLAYEY SILT Tan to buff with orange motteling, firm to very slightly hard, blocky structure, NO ODOR	25	☒	SB5-25
	ML	CLAYEY SILT Buff to tan with orange motteling, Blocky crumbly structure/texture, firm slightly moist, NO ODOR	30	☒	SB5-30
	ML	CLAYEY SILT Buff to grey with orange motteling, as above, NO ODOR	35	☒	SB5-35
	ML	SSILTY CLAY Buff with orange motteling, blocky, firm, NO ODOR	40	☒	SB5-40
			45	☒	SB5-45

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APPENDIX E