

12.11 Certification

CERTIFICATION

I certify that, to the best of my knowledge and belief,:

The statements of fact contained in this report are true and correct.

The reported analysis, opinions and conclusions are limited only by the reported assumptions and limited conditions and are my personal, unbiased professional analysis, opinions and conclusions.

I have no present or prospective interest in the property that is the subject of this report and I have no personal interest or bias with respect to the parties involved.

My compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result or the occurrence of a subsequent event.

My analysis, opinions and conclusions were developed and this report has been prepared in conformity with Uniform Standards of Level One Environmental Reporting.

I have personally inspected the site and reviewed and inspected records available concerning the subject property and conducted the interviews with the agencies so named in the body of this report.

No one provided significant professional assistance to the person signing this report.



Stephen A. Quartararo, CPE, REA
S & S Commercial Environmental Services, Inc.

12.12 Resume

RESUME

STEPHEN A. QUARTARARO

Phase I Site Surveys, Environmental Hazard Assessment, Project Cost to Cure Physical Deterioration, Construction Management, Environmental Site Appraisals

EXPERIENCE

29 years as asbestos and environmental consultant and abatement contractor direct and subcontract. Performance of site assessment, professional cost estimation, third party verification of sampling activities, underground tank removal monitoring and property assessment consultant. Coordinator of design and construction in two Los Angeles high rise office buildings for fire safety retrofit under the City of Los Angeles fire life safety ordinance. Develop and Design of affordable housing, including site selection, negotiation, planning and permit process and funding sourcing.

MAJOR CONTRACTS

UC Santa Barbara (1979) - HVAC system cleaning of five-story Chemistry and Physical Sciences buildings on campus.

VA Medical Center LA Jolla (1980) - After-fire decontamination of surgery HVAC system,

TRW (1983) - Bulk materials sampling for asbestos in 65-building facility, Redondo Beach, CA.

UC Chancellors Office, UC San Francisco Medical Center (1984) - Survey design, field work completion, report design, report completion for UC Chancellor's office's funding request to State Assembly funding for asbestos abatement and management - 103 buildings - hospital, classrooms, administrative offices.

California Hospital Medical Center (1983) - Contract and specification design and completion of asbestos abatement projects.

County of Los Angeles (1984) - Approval of specifications, third party monitoring of contractor during Building 5 Asbestos Abatement Project at Rancho Los Amigos Medical Center.

JMB Property Management (1985) - Coordination with building management and Med Tox abatement and hygiene personnel on three-story asbestos containment project in high rise office building, Century City, CA.

UC Riverside (1985) - Asbestos management and control in utility tunnels under campus.

Tishman Construction (1985) - Area containment for electrical work adjacent to occupied areas in asbestos affected Bank of America offices at ARCO Towers, Los Angeles, CA.

Equitable Real Estate Investment Management (1986) - Asbestos abatement and containment projects, including elevator lobby doors, full floor abatement and after-fire decontamination projects in First Interstate Bank and Union Bank buildings, Los Angeles, CA.

Baxter Pharmaceutical (1988) - Building materials sampling for asbestos and reports for 14 buildings in seven midwest states.

Fremont Indemnity (1991) - Independent owner's agent for fire protection citation response to LAFD and construction of tenant improvements for asbestos abatement and fire life safety rehabilitation of 11-story office building in midtown Los Angeles. Included removal of underground diesel tank.

Redlands Federal Savings (1990) - Phase I Environmental Assessments of raw land in Inland Empire and San Diego areas of Southern California.

SPS Technologies (1993) - "**Qualified Risk Assessment**"(QRA) for sale of existing 20-acre site in Costa Mesa, CA: Work involved review of commercial appraisals, Environmental Site Remediation work completed, further remediation cost proposals, interviews with responsible government agencies, interviews with banking authorities, preparation of report detailing current conditions and value of property less expected remediation costs, results of interviews with regulatory agencies and financial authorities, four scenarios under which the property might be sold and the anticipated financial return and liability concerns of each scenario.

Money Store Investment Corporation (Present) - Related - 400+ Phase I Environmental

Assessments of commercial property as collateral for SBA backed commercial loans in California.
Bank of America (Present) - Related - Phase I Environmental Assessments in Southern California.

Wells Fargo Bank (Present) - Phase I Environmental Assessments and Asbestos Inspections in Southern California.

Coast Federal Savings (Present) - 300+ Phase I Environmental Assessments and Asbestos Inspections of residential apartment buildings, commercial shopping centers and other commercial buildings from California to New York State.

Chevron Real Estate Services (1991) - Coordination and management of gasoline contaminated soil remediation project in Blythe, CA; work included shoring to 30 feet along the western perimeter of project to protect adjacent restaurant, removal and bio-remediation of 3,500 cubic feet of contaminated soil, removal of 5,000 gallons of contaminated water, placement of filter over local groundwater, back filling of excavation with remediated soil.

Carlsberg Management Company (1989-1995) - Independent owner's agent for fire protection citation response to LAFD and construction of tenant improvements for asbestos abatement and fire life safety rehabilitation of 10-story office building in West Los Angeles. Owner's representative: work included selection and coordination of architect, mechanical, electrical, fire sprinkler, asbestos abatement/containment and industrial hygiene contractors and interface with the City of Los Angeles Building, Electrical and Structural Departments and Inspectors over a five year period under occupied and vacant building conditions.

California Federal Bank (1993) - Phase I Environmental Assessments and Asbestos Inspections of commercial and residential buildings in Northern and Southern California.

Folger & Levin, Law Firm (1995) - "Environmental Risk Assessment" (ERA) for 3-acre parcel in West Los Angeles. Review of six environmental soil and groundwater studies, practical expansion of research and coordinated explanation of real environmental issues for use by commercial property appraiser.

State Farm Insurance Company (1995) - Asbestos expert for client negotiations.

Berger, Kahn, Shafton, Moss, Figler, Simon & Gladstone (1996/1997) - Asbestos expert witness.

Prestholt, Kleeger, Fidone & Villasenor (1996) - Asbestos expert witness.

Miscellaneous Independent Project Management of soil and groundwater sampling and remediation leading to site closure letter from County and City Fire Departments, Health Departments and Regional Water Boards.

Miscellaneous Independent Cost Estimation for required remediation of contaminated sites with commercial and industrial property appraisers.

EDUCATION

B.S. Urban Environmental Management; Cal State University Dominguez Hills

J.D. Candidate Classes in Torts, Contracts, Criminal Law; Western State University, Southern California College of Law

Major Emphasis - Tort Theory and the implications to modern environmental contamination and clean-up problems.

"Low Risk Closure Guidelines" - California Regional Water Quality Board - Los Angeles Region Seminar June 1996.

LICENSES

California **A General Engineering Contractors License, Hazardous Materials Certified**

California *C-2 Contractors License, Asbestos Certified*
California *Real Estate Broker*

CERTIFICATIONS

Certified Asbestos Consultant (CAC), State of California
EPA/AHERA *Competent Person, Supervisor/ Management Planner/Project Designer*
Hazwopper 48 Hour OSHA Certified Field Supervisor
Certified Professional Estimator (CPE)
Lead Abatement Supervisor

REGISTRATIONS

Registered Environmental Assessor (REA)
Registered Property Manager (RPM)

AFFILIATIONS

American Society of Professional Estimators (*ASPE*)
California Society of Real Estate Appraisers (*CSOREA*)
American Institute of Plant Engineers (*AIPE*)
California Society of Hospital Engineers (*CSHE*)
National Society of Power Engineers (*NSPE*)
Kiwanis International, Greater Anaheim, CA (*KIWANIS*)

PUBLICATIONS

Numerous articles on asbestos in "*Asbestos Issues*", a nationally published magazine, and the "*Los Angeles BOMA*" magazine.

Home Trader Publications, Copyright 1994 - Residential properties for sale or trade.

American Industrial Real Estate Association Fall 1997 Newsletter, "The Environmental Report, To Close or Not To Close", 1997

SEMINAR SPEAKER

IRS (Internal Revenue Service), "Discounted Value of Asbestos and Environmentally Affected Property"

CATL (CA Assoc of Thrift and Loans), "The Affect of Asbestos and Environmental Discounts on Loans"

American Society of Professional Estimators - "The Design and Estimate of an Asbestos Abatement Project"

Los Angeles Board of Realtors, "Asbestos in Homes and Property"

(AIPE) American Institute of Plant Engineers, "Asbestos, History and Challenges"

(CSHE) California Society of Hospital Engineers, "Asbestos, History and Challenges"

(SCACEO) Southern California Association of Code Enforcement Officials "Single Room Occupancy Hotels, History and Modern Operations"

TRAINING CLASSES PRESENTED

8-hour Asbestos Awareness Class presented to:

- * City of LA Fire Safety Inspectors
- * Zurn Cosco Supervisors and Workers
- * Grinnell Fire Protection Supervisors and Workers

EDUCATION VIDEOS

Installation of Fire Sprinkler Hangers within asbestos affected environments, 1986
SROs, The Myth and Reality, 1991

DEVELOPMENT DESIGN

General Partner - 210-unit Single Room Occupancy (SRO) residential project in Anaheim, CA.
General Partner - 55-unit Single Room Occupancy (SRO) residential project in Santa Ana, CA.

EMPLOYMENT HISTORY AND OWNERSHIP

S & S Commercial Environmental Services, Inc., LLC, Enviroprop, Home Trader Realty, Inc., Equity Funding Mortgage, NATEC International, Inc., McClelland Management Services, National Abatement Corporation, Med-Tox Consultants, Pacific Abatement Group, Asbestos Clean-up and Consultants Corp., William Lovett Filter Company, Baker Consultants, Inc.

National Environmental
Consulting Services

EnviroDetics, Inc.
Environmental Consulting & Engineering Services

**PHASE I
ENVIRONMENTAL SITE ASSESSMENT**



**3750 WEST 6TH STREET
LOS ANGELES, CALIFORNIA 90020**

EDI Project No.: 28-0043

February 21, 2008

Prepared for:

EnviroDetics, Inc.
8350 Wilshire Blvd.
Suite 200
Beverly Hills, CA 90211
Phone: 310.832.2300
Toll Free: 800.683.8187
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 **NARA BANK**
**2727 WEST OLYMPIC BOULEVARD
LOS ANGELES, CALIFORNIA 90006**

February 21, 2008

Vincent Park
Vice President & Loan Officer
Nara Bank
2727 West Olympic Boulevard
Los Angeles, California 90006
(213) 235-2205 Tel
(213) 383-2389 Fax
vpark@narabank.com

RE: Phase I Environmental Site Assessment
3750 West 6th Street
Los Angeles, California 90020
EDI Project No.: 28-0043

Dear Mr. Park:

Pursuant to our agreement dated February 12, 2008, EnviroDetics, Inc. ("EDI") has conducted a Phase I Environmental Site Assessment (ESA) of the above referenced property conforming to the scope and limitations of ASTM Standard E 1527-05. The findings of this assessment are based upon a visual reconnaissance of the Subject Property, interviews with relevant personnel, limited observations of surrounding properties, and a records review including regulatory databases and historical use information. Any exception to, or deletions from, this practice are described in Sections 2.0-2.4 of this report.

The purpose of this Report is to assist Nara Bank in its underwriting of a proposed mortgage loan on the Subject Property described herein.

This report was prepared for and may be relied upon by Nara Bank and its participants, lenders, affiliates, successors, and assigns (collectively, "Nara Bank") with respect to any loan(s) placed on the property described in the report. Any rating agency, issuer or purchaser of any security collateralized or otherwise backed by such loan(s), any servicer (and their collective successors and assigns), any underwriter co-underwriting any such securities, and any institutional provider(s) of any liquidity or credit support for such financings may also rely upon the report. Nara Bank may, at its option, elect to include the report in its entirety in the offering memorandum or other disclosure materials relating to the Securitization (as defined below). We also consent to the inclusion of this report in its entirety in any form, whether in paper or digital format, including any electronic media such as CD-ROM or the internet, in any Prospectus Supplement or other offering document relating to any Nara Bank's "Securitization" (defined as an offering of debt securities that, as applicable, are registered with the Securities Exchange Commission pursuant to the Securities Act of 1933, as amended [the "Act"], or are privately placed pursuant to an exemption from the Act, in which the property reported upon may be part of a pool of properties owned by various non-affiliated owners collateralizing such offering) and the filing, if applicable, and the dissemination thereof, and we consent to the reference to our firm under the caption "Experts" in such Prospectus Supplement or other offering document, at Nara Bank's discretion.

CERTIFICATIONS, LIMITATIONS AND STATEMENT OF INDEPENDENCE

This report has been prepared by the staff of EDI for Nara Bank under the professional supervision of the principal and/or senior staff whose seal(s) and signatures appear hereon. Neither EDI, nor any staff member, has any interest or contemplated interest, financial or otherwise, in the subject or surrounding properties, or in any entity that owns, leases, or occupies the subject or surrounding properties or that may be responsible for environmental issues identified during the course of this investigation, and has no personal bias with respect to the parties involved.

The information contained in this report has received appropriate technical review and approval. The conclusions represent professional judgments and are founded upon the findings of the assessments identified in the report and the interpretation of such data based on our experience and expertise according to the existing standard of care. No other warranty or limitation exists, either expressed or implied.

The report was prepared in accordance with Nara Bank's Phase I Environmental Site Assessment scope of work for the use and benefit of Nara Bank, its successors, and assignees. It is based, in part, upon documents, writings, and information owned, possessed, or secured by Nara Bank. Neither this report, nor any information contained herein shall be used or relied upon for any purpose by any other person or entity without the express written permission of Nara Bank.

Report prepared by:

ENVIRODETTICS, INC.



Darrin A. Domingo, REA II, CHMM

California Registered Environmental Assessor – Class II (REA II) - No. 20224

Certified Hazardous Materials Manager, Master Level, National - No. 11546



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PHASE I ESA SUMMARY				
3750 West 6th Street Los Angeles, California 90020				
Assessment Component	Acceptable	Routine Solution	Phase II	Estimated Cost
Historical Review	X			
On-site Operations	X			
Hazardous Materials	X			
Waste Generation	X			
PCBs	X			
Asbestos	X			
Lead in Drinking Water	X			
Storage Tanks	X			
Surface Areas	X			
Regulatory Database Review	X			
Adjoining Properties	X			
Other				
This assessment has revealed no evidence of Recognized Environmental Conditions (RECs) in connection with the Subject Property and no further action is recommended at this time.				

1.0 EXECUTIVE SUMMARY

EnviroDetics, Inc. (“EDI”) performed a Phase I Environmental Site Assessment (ESA) of 3750 West 6th Street, City and County of Los Angeles, California, on February 18, 2008, herein referred to as the “Subject Property”, which consists of an approximately 54-year-old, ±14,965-SF, 2-story, multi-tenant commercial building sited on a ±0.33-acre parcel of land. The review of available historical information revealed the Subject Property to be developed with a dwelling and a garage from as far back as 1921 to the early 1950s.

The Phase I Environmental Site Assessment is designed to provide Nara Bank with an assessment concerning environmental conditions (limited to those issues identified in the report) as they exist at the property. This assessment was conducted utilizing currently accepted ESA industry standards in accordance with ASTM E 1527-05, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. ASTM Standard E-1527-05 constitutes “*all appropriate inquiry*” into the previous ownership and uses of the *property* consistent with good commercial or customary practice” as defined at 42 U.S.C. §9601(35)(B). Exceptions to or deletions from the scope of work are described in Section 2.0.

This assessment has revealed no evidence of Recognized Environmental Conditions (RECs) in connection with the Subject Property and **no further action** is recommended at this time.

2.0 INTRODUCTION

EDI was retained by Nara Bank to prepare a Phase I Environmental Site Assessment, in compliance with ASTM Standard Practice E1527-05 on the Subject in accordance with our agreement dated February 11, 2008.

2.1 PURPOSE

The purpose of this Phase I Environmental Site Assessment (ESA) is to define good commercial and customary practice in the United States of America for conducting an environmental site assessment of a parcel of commercial real estate with respect to the range of contaminants within the scope of Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) (42 U.S.C. §9601) and *petroleum products*. As such, this practice is intended to permit a user to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on CERCLA liability (hereinafter, the “landowner liability protections,” or “LLPs”): that is, the practice that constitutes “all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice” as defined at 42 U.S.C. §9601(35)(B).

EDI understands that the findings of this study will be used by Nara Bank to evaluate a pending financial transaction in connection with the Subject Property.

2.2 DETAILED SCOPE OF SERVICES

The scope of work for this ESA is in general accordance with the requirements of ASTM Standard E 1527-05. EDI warrants that the findings and conclusions contained herein were accomplished in accordance with the methodologies set forth in the Scope of Work. These methodologies are described as representing good commercial and customary practice for conducting an Environmental Site Assessment of a property for the purpose of identifying recognized environmental conditions. No other warranties are implied or expressed.

2.3 SIGNIFICANT ASSUMPTIONS

There is a possibility that even with the proper application of these methodologies there may exist on the Subject Property conditions that could not be identified within the scope of the assessment or which were not reasonably identifiable from the available information. EDI believes that the information obtained from the record review and the interviews concerning the site is reliable. However, EDI cannot and does not warrant or guarantee that the information provided by these other sources is accurate or complete. The methodologies of this assessment are not intended to produce all inclusive or comprehensive results, but rather to provide Nara Bank with information relating to the Property.

2.4 LIMITATIONS AND EXCEPTIONS OF ASSESSMENT

The purpose of this report is to assess the Subject Property with respect to the presence of hazardous substances or petroleum products in accordance with the provisions of ASTM Standard E 1527-05.

The conclusions presented in this report are professional opinions, based solely upon visual observations of the Subject Property and vicinity and our interpretation of the available historical information and documents reviewed as described in this report. They are intended exclusively for the purpose outlined

herein and for the Subject Property location and project indicated. EDI is a technical not legal firm, as such we offer no opinion as to the legal aspects of environmental compliance (permitting, remediation, etc.) and anyone relying upon this report should have this ESA reviewed by counsel regarding any legal issues. This report is intended for the sole use of Nara Bank. The scope of services performed in execution of this investigation may not be appropriate to satisfy the needs of other users, and any use or reuse of this document or the findings, and conclusions, presented herein is at the sole risk of said user.

It should be recognized that this study was not intended to be a definitive investigation of contamination at the Subject Property. It is possible that currently unrecognized contamination may exist at the Subject Property. Opinions presented herein apply to Subject Property conditions existing at the time of our investigation and those reasonably foreseeable. They cannot necessarily apply to Subject Property changes of which EDI is unaware and has not had the opportunity to evaluate. Additional information that becomes available after our survey and draft submission concerning the Subject Property should be provided to EDI so that our conclusions may be revised and modified if necessary, at additional cost. This Report has been prepared in accordance with our Standard Conditions for Engagement, which is an integral part of this Report.

This Phase I Environmental Site Assessment Report was performed in accordance with applicable, generally accepted environmental consulting practices currently practicing in the same locality under similar conditions, and utilizing methods and procedures consistent with established commercial practices and in conformance with industry standards. The findings and conclusions contain all of the limitations inherent in these methodologies that are referred to in ASTM 1527-05. However, the following adjustments were made in accordance with the ASTM Standard:

- A data failure as defined under Section 8.3.2.3 of ASTM Standard Practice E1527-05 occurred, although we reviewed historic information back to 1921, our review did not date back to a time when the site was vacant land.

2.5 SPECIAL TERMS AND CONDITIONS

The conclusions and findings set forth in this report are strictly limited in time and scope to the date of the evaluations. The conclusions presented in the report are based solely on the services described therein, and not on scientific tasks or procedures beyond the scope of agreed-upon services or the time and budgeting restraints imposed by Nara Bank. No subsurface exploratory drilling or sampling was done under the scope of this work. Unless specifically stated otherwise in the report, no chemical analyses have been performed during the course of this ESA.

Some of the information provided in this report is based upon personal interviews, and research of available documents, records, and maps held by the appropriate government and private agencies. This is subject to the limitations of historical documentation, availability, and accuracy of pertinent records, and the personal recollections of those persons contacted.

2.6 USER RELIANCE

All reports, both verbal and written, are for the benefit of Nara Bank, its successors and assigns. This report has no other purpose and may not be relied upon by any other person or entity without the written consent of EDI.

3.0 SITE DESCRIPTION OVERVIEW

3.1 PROPERTY LOCATION AND LEGAL DESCRIPTION

The site is located at 3750 West 6th Street in the City and County of Los Angeles, California. Refer to the Site Location Map below:



Site Location Map

According to the Los Angeles County Recorder, the assessor’s parcel number of the Subject Property is 5503-027-006. The abbreviated legal description is reproduced below:

“NORMANDY HILL LOT 42”

3.2 SITE AND VICINITY GENERAL CHARACTERISTICS

The property is located in an urban setting which is characterized by commercial office and retail development, as well as vacant land. The following is a tabulation of surrounding property usage:

Direction	Adjacent Properties	Surrounding Properties
North	West 6 th Street followed by a commercial office building is located adjacent to the north.	Commercial office and retail development is located beyond.
South	A playground (part of the Wilshire Boulevard Temple) is located adjacent to the south.	Commercial office development is located beyond.
East	Harvard Boulevard followed by retail development adjoins the Subject to the east.	Office and retail development are located beyond.
West	A parking lot and vacant land adjoin	S. Hobart Boulevard followed by commercial

Direction	Adjacent Properties	Surrounding Properties
	the Subject to the west.	office and retail development are located beyond.

No adverse surficial environmental conditions were observed on the adjacent and surrounding properties. Adjacent properties of concern, if any, are discussed in Section 8.0.

EDI did not observe evidence of any aboveground or underground storage tanks (ASTs or USTs) in the immediate vicinity of the Subject Property. According to the database report, no ASTs or USTs were listed adjacent to the Property.

A limited reconnaissance of those properties abutting and adjacent to the Property did not indicate the improper use, storage or handling of petroleum products and/or hazardous materials.

3.3 CURRENT USE OF THE PROPERTY

The Subject Property is developed with a multi-tenant commercial office building. The on-site office tenant activities are not suspected to have degraded the environmental quality of the property. Following is a current tenant list and a short description of their operations:

Tenant	Description of Operation
Total Graphic (Unit 100)	Commercial printing
J.J. Deli and Mart (Unit 101)	Deli restaurant
Jang Su Acupuncture (Unit 102)	Acupressure and acupuncture specialist
Yackson Acupuncture (Unit 105)	Acupressure and acupuncture specialist
Ocean Plumbing (Unit 106)	Plumbing contractors office
Choong Hyo Taekwondo (Unit 107)	Martial arts instruction office
Asian Herb & Acupuncture (Unit 108)	Acupressure and acupuncture specialist
First Medical Center (Unit 203)	Medical clinic
Trinity School (Unit 204)	Learning center
Susie Kim Dance Studio (Unit 205)	Dance studio
Yeon Lee Acupuncture (Unit 206)	Acupressure and acupuncture specialist
Hannah Paramedical (Unit 207)	Office

No significant quantities of hazardous materials are utilized or stored on site. Based on the operations conducted at the Subject, no environmental permits are required. No evidence of hazardous leaks or spills was noted during EDI's site visit.

Small quantities of hazardous materials in the form of biohazardous waste were reported to be generated and handled by one tenant – First Medical Center. The small quantities (less than 10 pounds) of biohazardous waste are collected in individual plastic bags and containers and then transferred to a plastic dumpster staged in a locked enclosure within the tenant space. The biohazardous waste is reportedly picked up weekly by a certified transporter.

3.4 GENERAL SUBJECT PROPERTY CONDITIONS

PROPERTY FEATURES AND IMPROVEMENTS	
Property Name	3750 West 6 th Street
Acreage	±0.33
Shape of Parcel(s)	Rectangular
Usage	Multi-tenant commercial office
Number of Buildings	One (1)
Stories	Two (2)
Construction Date	1953
Square Footage	±14,956
Basement/Slab-on-Grade	Basement
Number of Units	Twelve (12)
Ceiling Finishes	Suspended system with inlaid acoustical ceiling tiles (offices), exposed wood framing ceilings in basement
Floor Finishes	Vinyl floor tiles, wood flooring, carpet, bare finished concrete
Wall Finishes	Painted gypsum wallboard, concrete masonry units (CMU), brick
Exterior Finishes	Painted stucco, some areas with stone aggregate finish
HVAC	Rooftop-mounted HVAC units
Elevators	One (1) hydraulic passenger elevator
Renovation Date	N/A
Renovation Description	N/A
Vehicular Access	West 6 th Street (to the east), Harvard Boulevard (to the north)
Sewage Disposal	City of Los Angeles
Source of Potable Water	Los Angeles Department of Water & Power
Other Improvements	N/A
Property Coverage	Asphalt-paved sidewalks around the perimeter of the Subject building, asphalt-paved parking lot

The current use of the Subject Property does not involve the use, storage and generation of petroleum products. No emergency generator was observed on site. At the time of EDI's site visit, housekeeping was generally in good condition.

4.0 USER PROVIDED INFORMATION

Pursuant to ASTM E 1527-05, EDI requested the following site information from Nara Bank (User of this report).

4.1 TITLE RECORDS

EDI requested title records from the User, however, title records were not available and were not provided to EDI for review.

4.2 ENVIRONMENTAL LIENS OR ACTIVITY AND USE LIMITATION

EDI requested information from the User regarding knowledge of environmental liens, activity and use limitations for the Property. The User was not aware of any environmental liens associated with the Subject Property. In addition, the User had no knowledge of any use or activity limitations.

4.3 SPECIALIZED KNOWLEDGE

EDI inquired with the User regarding any specialized knowledge of environmental conditions associated with the Subject Property. The User was not aware of any environmental conditions associated with the Subject Property.

4.4 COMMONLY KNOWN OR REASONABLY ASCERTAINABLE INFORMATION

EDI inquired with the User regarding any specialized knowledge of environmental conditions associated with the Subject Property. The User was not aware of any environmental conditions associated with the Subject Property.

4.5 VALUATION REDUCTION FOR ENVIRONMENTAL ISSUES

EDI inquired with the User regarding any knowledge of reductions in property value due to environmental issues. The User was not aware of any valuation reductions associated with the Subject Property.

4.6 OWNER, PROPERTY MANAGER AND OCCUPANT INFORMATION

Mr. Kenneth Y. Choi reportedly owns the Subject Property. The Subject is currently occupied by a multi-tenant commercial office building.

4.7 REASON FOR PERFORMING PHASE I ESA

The purpose of this Phase I Environmental Site Assessment (ESA) was to identify existing or potential Recognized Environmental Conditions (as defined by ASTM Standard E-1527-05) in connection with the Subject Property. This ESA was also performed to permit the *User* to satisfy one of the requirements to qualify for the *innocent landowner*, *contiguous property owner*, or *bona fide prospective purchaser* limitations on scope of Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) (42 U.S.C. §9601) liability (hereinafter, the “*landowner liability protections*,” or “*LLPs*”).

ASTM Standard E-1527-05 constitutes “*all appropriate inquiry* into the previous ownership and uses of the *property* consistent with good commercial or customary practice” as defined at 42 U.S.C. §9601(35)(B).

EDI understands that the findings of this study will be used by Nara Bank to evaluate a pending financial transaction in connection with the Subject Property.

4.8 OTHER

EDI inquired with the User regarding any other knowledge regarding environmental issues. The User was not aware of any other relevant environmental information associated with the Property.

5.0 PHYSICAL SETTING

Information regarding hydrological conditions in the region was obtained from review of a United States Geological Survey (USGS) 7.5 Minute Topographic Map, review of United States Department of Agriculture (USDA) Soil Conservation reports, site-specific reports, ground water contour maps, and local regulatory sources.

5.1 GEOLOGIC CONDITIONS

The United States Geological Survey (USGS) *Hollywood, California* Quadrangle 7.5-Minute series topographic map was reviewed for this ESA. This map was published by the USGS in 1966 and was photorevised in 1994. According to the contour lines on the topographic map, the Property is located at approximately 225 feet above mean sea level (MSL). The contour lines in the area of the Property indicate the area is sloping gently to the southwest.

Sheet runoff collected by catch basins located throughout the site is discharged into the municipal storm water management system.

The uppermost geologic formation underlying the soils at the Subject area is the late Pleistocene Lakewood Formation. This formation ranges from 0 to 150' below ground surface (bgs), and is underlain by the Pleistocene San Pedro Formation, to a depth of 600' bgs. Beneath the Pleistocene San Pedro Formation sediments is the Pliocene-age Pico Formation which is considered bedrock in the area.

According to the *Soil Survey of Los Angeles County*, published in 1969 by the U.S. Department of Agriculture, Soil Conservation Service, the soils underlying the subject property are classified in the Ramona-Placentia association, 2 to 5 percent slopes. The soils of this association occur only in the Los Angeles basin on gently sloping terraces between elevations from near sea level and 1,300 feet. Natural vegetation consists mainly of annual grasses and forbs. This association comprises about 6.2 percent of the area.

Ramona soils make up about 80 percent and Placentia 15 percent of this association. Hanford soils make up the remaining 5 percent. Ramona soils in the Los Angeles basin are over 60 inches deep, are well drained and have slow permeability. They are characterized by brown to reddish-brown, heavy loam, loam, or sandy loam surface layers about 18 inches thick. Subsoils are brown to reddish-brown, dense clay loam or clay about 30 inches thick. Inherent fertility is moderate.

Placentia soils are over 18 inches deep, are moderately well drained and have very slow subsoil permeability. They are characterized by brown to reddish-brown loam or sandy loam surface layers abruptly underlain by a dense, dark reddish-brown, clay loam subsoil at about 18 inches deep. Inherent fertility is low.

5.2 HYDROLOGIC CONDITIONS

The site is located in the southern portion of the Hollywood Groundwater Basin. This basin is bounded to the north by the Santa Monica Mountains; to the east by the Elysian Hills; to the south by the Central Basin; and to the west by the Santa Monica Basin. The southern boundary of the Hollywood Basin is an arbitrary

line, while the east, north, and west boundaries are physically represented by the Elysian Hills, the Santa Monica Mountains, and the Newport-Inglewood Fault, respectively.

Under natural, undisturbed conditions, shallow groundwater flow generally follows the topography of the land surface and on this basis, the topography suggests that groundwater flow across the site is in a southwesterly direction. However, localized conditions can alter flow directions and thus the expected flow may not coincide with actual groundwater flow in the subject area. Groundwater depths and flow gradients are best evaluated by a subsurface investigation involving the installation of at least three groundwater monitoring wells and precise measurements of hydrostatic pressure. Monitoring wells were not observed on the Subject Property.

5.3 OIL & GAS EXPLORATION

The on-site reconnaissance addressed oil and gas exploration at the Subject Property. No evidence of oil or gas wells or the drilling of oil and gas wells was observed on site. In addition, EDI's review of the State of California and the Department of Conservation/Division of Oil, Gas, and Geothermal Resources Map dated 2001 did not indicate any onsite oil, gas, or geothermal fields on or in the vicinity of the Subject Property.

6.0 HISTORICAL RECORDS REVIEW

EDI attempted to determine the history of the Subject Property dating back to 1940 or first developed use. However, a data failure occurred per 7.3.2.3 of ASTM Standard E 1527-00. Specifically, EDI attempted to review previous reports, historic aerial photographs, city directories, fire insurance maps, and land title records; and conducted interviews. It should be noted that EDI could only identify records back to 1921 which did not date back to a time when the Subject was vacant land. The discussion of the reviewed historical resources is provided below.

The review of available historical information revealed the Subject Property to be developed with a dwelling and a garage from as far back as 1921 to the early 1950s. The existing commercial building was constructed in 1953. From 1953 to the present, the development and use of the Subject Property has remained essentially unchanged. Of importance, a dry cleaning operation was not observed by EDI, nor was it reported to have previously been conducted on site.

Review of the standard historical sources did not yield evidence that storage tanks or vessels used for the storage of hazardous materials or petroleum products were present on site.

6.1 AERIAL PHOTOGRAPHS

Aerial photographs depicting development of the Subject Property and Subject Property vicinity were obtained from Terraserver.com. Copies of the photographs are included in Appendix B. The following is a summary of each photograph reviewed:

HISTORICAL AERIAL PHOTOGRAPH SUMMARY TABLE					
YEAR	SUBJECT PROPERTY	NORTH	SOUTH	EAST	WEST
1989	Existing improvements	West 6 th Street followed by the existing commercial building	Commercial buildings	South Harvard Boulevard followed by the existing commercial building	Parking lot on northern side and commercial building on southern side
1996	NSC	NSC	Commercial building has been razed; existing playground	NSC	NSC
2002	NSC	NSC	NSC	NSC	Commercial building on southern side has been razed
2007	NSC	NSC	NSC	NSC	NSC

NSC – No Significant Change from previous year

The Subject Property is depicted with the existing improvements in the 1989 aerial photo. The review of historical aerial photographs did not indicate any obvious evidence of past activities or structures which may have impacted the environmental integrity of the Subject Property. No indications of past heavy industrial, manufacturing, liquid storage or environmental degradation were observed at the Subject Property or surrounding area during the aerial photograph review.

6.2 FIRE INSURANCE MAPS

Sanborn Fire Insurance maps of the Subject Property and area were obtained from FirstSearch and copies are included in Appendix B. The following is a summary of each map reviewed:

FIRE INSURANCE MAP SUMMARY TABLE					
YEAR	SUBJECT PROPERTY	NORTH	SOUTH	EAST	WEST
1921	Dwelling in center, garage on southwest corner	West 6 th Street followed by vacant land	Dwelling in center, garage on northwest corner	South Harvard Boulevard (property beyond does not appear on map)	An apartment building and garage on northern parcel, an apartment building and two (2) garages on southern parcel
1950	NSC	NSC	NSC	NSC	Office building on northern parcel, multi-family residential and garage building
1954	Office building	NSC	Sanitarium building, garage on northwest corner	NSC	Office building on southern parcel
1955	NSC	NSC	NSC	NSC	NSC
1961	NSC	West 6 th Street followed by U.S. Post Office	NSC	NSC	NSC
1968	NSC	NSC	NSC	NSC	Garages have been razed and replaced by a parking lot
1970	NSC	NSC	NSC	NSC	NSC

NSC – No Significant Change from previous year

The Subject Property is developed with a dwelling and a garage in the 1921 and 1950 maps followed by the existing office building in the 1954 map. The review of historical fire insurance maps did not indicate any obvious evidence of past activities or structures which may have impacted the environmental integrity of the Subject Property. No indications of past industrial, manufacturing, liquid storage or environmental degradation of the Subject Property or surrounding area were depicted during the fire insurance map review.

6.3 LOCAL STREET DIRECTORIES

Historical street directories for the Subject Property and adjacent properties were obtained from EDR. Copies are included in Appendix D.

The Subject Property was not listed in the 1920 to 1957, 1960, 1961, 1963, 1965, 1969, 1972, 1975, 1980, 1985, 1986, 1991, 1996, 1999 and 2001 to 2006 directories. Listings since the 1958 directory indicated that the current building has always been occupied by professional office tenants, similar to those observed during EDI's recent site reconnaissance. No evidence of former tenant listings was identified during this review to represent a significant environmental concern to the Subject Property. The surrounding properties were listed as the current commercial office buildings. The review of historical street directories did not indicate any obvious evidence of past industrial, manufacturing, or significant hazardous waste operations at the Subject Property or adjoining properties, which would be suspected of having had an adverse environmental impact upon the Subject.

6.4 HISTORICAL TOPOGRAPHIC MAPS

A USGS Historical Topographic Map, 7.5 minute series – *Hollywood, California* Quadrangle, for the Subject Property and adjacent properties were obtained from Topozone.com and copies are included in Appendix B. The following is a summary of each historical map:

TOPOGRAPHIC MAP SUMMARY TABLE					
YEAR	SUBJECT PROPERTY	NORTH	SOUTH	EAST	WEST
1966 photo-revised 1994	Developed land	6 th Street followed by developed land	Developed land	South Harvard Boulevard followed by developed land	Developed land

NSC – No Significant Change from previous year

The topographic map does not identify individual buildings or development on the Subject or surrounding vicinity due to the concentration of structures in the urbanized area, but rather show the area in red tint denoting dense land use.

Nonetheless, the review of this map did not indicate any obvious evidence of past commercial/industrial activities which may have impacted the environmental integrity of the Subject Property. No indications of past industrial, manufacturing, liquid storage or environmental degradation at the Subject Property or surrounding properties were observed during the historical topographic map review.

6.5 OTHER HISTORICAL INFORMATION

Although requested, no previously prepared environmental reports such as Phase I or Phase II Environmental Site Assessments, lead based paint surveys, lead in water surveys, asbestos surveys, or geotechnical reports were provided for our review.

By review of the standard historical sources referenced above, the historical uses of the adjoining properties are summarized below:

North:	Prior to the current use as a commercial office building, the property to the north was occupied by the U.S. Post Office from at least 1961. Prior to that it was vacant land from as far back as 1921 to at least 1955.
South:	Prior to the current use as the playground for the Wilshire Boulevard Temple, the property to the south was occupied by a dwelling and a garage from as far back as 1921 to 1950 followed by a commercial building and a garage from as far back as 1955 to 1989.
East:	The property to the east has historically been occupied by a commercial building.
West:	Prior to the current use as a parking lot and vacant land, from as far back as 1950, the property to the west was occupied by apartment buildings and office buildings from as far back as 1921 to at least the late 1990s. The buildings were razed by at least 2002.

No historical usage of the adjoining vicinity was identified that would be suspected to have had an adverse environmental impact upon the Subject Property.

7.0 SUBJECT PROPERTY RECONNAISSANCE

7.1 METHODOLOGY & LIMITATIONS

The Subject Property reconnaissance was conducted on February 18, 2008, by Roy Lumanlan, of EDI. The weather at the time of the reconnaissance was clear with a temperature of 60 degrees Fahrenheit. The key site manager for the reconnaissance was Mr. Kevin Suh, listing agent.

The Subject Property site reconnaissance was conducted in a systematic manner focusing initially on the exterior, which was surveyed in a grid pattern. A representative portion of the Subject Property's interior spaces were also surveyed in a systematic manner. Where access to portions of the Subject Property or to structures on the Subject Property was unavailable or limited, EDI renders no opinion as to the presence of petroleum products or hazardous substances in that portion of the Subject Property or structure. In addition, EDI renders no opinion as to the presence of, or indirect evidence relating to, petroleum products or hazardous substances where direct observation of the interior walls, floor, or ceiling of a structure was obstructed by objects or coverings on or over these surfaces.

The following spaces were visually and physically observed: Subject Property interiors, exteriors, mechanical and electrical rooms, basement and roof as well as adjoining and surrounding properties. There were no notable portions of the Subject Property excluded from this survey.

7.2 INTERVIEWS

The following information was provided by individuals contacted by EDI in connection with the Subject Property. Findings from these interviews are discussed in the appropriate sections in this report.

INTERVIEW COMMENTS		
CONTACT	RELATION TO SUBJECT PROPERTY	DETAILS OF CONVERSATION
Mr. Kenneth Y. Choi	Owner	The Subject Property owner was not available for interview at the time of the Assessment.
Mr. Kevin Suh, Hanmi Escrow Company, Inc.	Listing agent	Mr. Suh was not aware of any environmentally significant conditions in connection with the Subject Property, such as hazardous waste storage, former bulk storage tanks or adjoining property contamination issues.
Mr. Andrew A. Adelman, P.E.	Local Govt. Official	EDI interviewed Mr. Adelman of the City of Los Angeles Building and Safety Department. According to documentation provided by Mr. Adelman for EDI's review, information such as the existence of USTs or the use of significant quantities of hazardous materials on the subject site which is suspected to represent an impact to the environmental integrity of the Subject Property was not found.
Other	N/A	No additional interviews were conducted by EDI during the course of this Assessment.

7.3 INTERIOR OBSERVATIONS

The following table summarizes issues on which the survey of interior areas of the Subject Property

focused:

INTERIOR SURVEY		
ITEM	NOTED	LOCATION AND DESCRIPTION
Processes that generate petroleum products or hazardous substances		N/A
Unusual odors		N/A
Pools of liquid		N/A
Drums		N/A
Stains or corrosion		N/A
Drains and Sumps	✓	Floor drains are located in the restrooms. The floor drains reportedly discharge to the municipal sanitary sewer system.
Oil-containing equipment	✓	Oil-containing equipment at interior portions of the Subject Property includes one (1) hydraulic elevator (See <i>Section 7.7</i>).

7.4 EXTERIOR OBSERVATIONS

The following table summarizes issues on which the survey of exterior areas of the Subject Property focused:

EXTERIOR SURVEY		
ITEM	NOTED	LOCATION AND DESCRIPTION
Storage tanks		N/A
Unusual odors		N/A
Areas of asphalt patch or surface depressions		N/A
Drums		N/A
Oil-containing equipment		N/A
Stained soil or pavement		N/A
Stressed vegetation		N/A
Fill material of questionable origin/ Piles		N/A
Wastewater		N/A
Monitoring Wells		N/A
Catch basins or dry wells	✓	Storm water runoff collected by catch basins located throughout the site is discharged into the municipal storm water management system.
Septic systems		N/A
Wetlands		N/A

7.5 WASTE MANAGEMENT AND REGULATED MATERIALS

Solid waste (cardboard, paper, municipal waste) generated at the Subject Property is collected by Waste Management, a contracted waste hauler. Only municipal-type solid waste was observed at the time of the Subject Property visit. Sources of potential environmental impact were not observed on or about the trash cans at the time of inspection.

The Subject Property was not identified on the regulatory databases searched as a user or handler of hazardous materials or generator of hazardous wastes (see Section 8.1). EDI did not identify evidence of the usage, storage, generation of hazardous materials or wastes at the Subject Property.

7.6 STORAGE TANKS

7.6.1 UNDERGROUND STORAGE TANKS (USTs)

Visual evidence (i.e., pipes, vents, pumps, stains, or accessways) indicating past or present USTs at the Subject Property was not apparent. In addition, the regulatory records review as discussed further in Section 8.1 does not indicate evidence of past or present USTs at the Subject Property.

7.6.2 ABOVEGROUND STORAGE TANKS (ASTs)

Visual evidence that would indicate past or present ASTs at the Subject Property, such as a concrete foundation or containment walls, pedestals, or steel support structure, was not apparent during the Subject Property visit. In addition, the regulatory review as discussed further in Section 8.1 did not indicate evidence of past or present ASTs.

7.7 POLYCHLORINATED BIPHENYLS (PCBs)

Polychlorinated Biphenyls (PCBs) are known hazardous materials that are found in coolants or lubricating oils used in some electrical transformers, light ballasts, electrical panels or other similar equipment. PCB content in electrical transformers has been grouped into three (3) regulatory categories by the federal government. Parts per million is signified by ppm.

0 - 50 ppm	non-PCB unit
50 - 500 ppm	PCB contaminated unit
>500 ppm	PCB unit

Utility companies often own transformer equipment and typically assume the responsibility for repair or replacement of damaged or leaking units and for required cleanup or remediation activities. Indications of damage or leakage should be immediately reported to the responsible utility company.

Utility companies often own transformer equipment and typically assume the responsibility for repair or replacement of damaged or leaking units and for required cleanup or remediation activities. Indications of damage or leakage should be immediately reported to the responsible utility company.

Transformers

No electrical transformers were observed on site. Electrical service enters the buildings from pole-mounted transformers located within utility easements along West 6th Street (to the north) and South Harvard Boulevard (to the east).

Elevators

EDI identified one (1) hydraulic elevator at the Subject. Since the building was constructed prior to a 1979 ban on the manufacturing of PCB-containing hydraulic fluid, EDI is of the opinion that the elevator hydraulic fluid may contain PCBs. However, the elevator is reportedly serviced by a private contractor on a regular basis. Of importance, no apparent leakage was observed in the elevator pit. As such, no action is warranted at this time as long as the elevator is maintained in good condition.

7.8 UTILITIES

ELECTRIC:	Southern California Edison (SCE)
GAS:	The Gas Company
POTABLE WATER:	Los Angeles Department of Water & Power (LADWP)
SEWAGE SERVICE:	City of Los Angeles

7.9 ASBESTOS CONTAINING MATERIAL (ACM)

The use of asbestos in many building products was banned by the U.S. Environmental Protection Agency (EPA) by the late 1970s. In 1989, EPA issued a ruling prohibiting the manufacturing, importation, processing, and distribution of most asbestos containing products. This rule, known as the Ban & Phase-Out Rule, would have effectively banned the use of nearly 95% of all asbestos products used in the United States. However, the U.S. 5th Circuit Court of Appeals vacated and remanded most of the Ban and Phase Out Rule in October 1991. Due to this court decision, many asbestos containing product categories not previously banned (prior to 1989) may still be in use today. Among these common material types found in buildings are floor tile and roofing materials.

Asbestos-containing material (ACM) represents a concern when it is subject to damage that results in the release of fibers. Friable ACM, which can be crumbled by hand pressure and is therefore susceptible to damage, is of particular concern. Non-friable ACM is a potential concern if it is damaged by maintenance work, demolition or other activities.

Screening for ACM is not within the scope of an ASTM Phase I investigation. However, the scope of this assignment included a limited visual screening without sampling of any readily observable suspect ACM at the request of Nara Bank. No friable suspect ACM was identified during the Subject Property reconnaissance. However, due to the building's age (constructed in 1953), the Subject's acoustical ceiling tiles, wallboard assemblies, resilient floor finishes, and the built-up roofing system's felts and flashings may contain asbestos. Since these non-friable materials are in good condition and the potential for fiber release is low, no further action is recommended at this time, other than maintaining the material in good condition. However, in the event that building maintenance renovation, or demolition require the removal or disturbance of the suspect ACM, EDI recommends that the non-friable organically bound materials be characterized for asbestos by transmission electron microscopy, a reliable method for detecting asbestos in non-friable organically bound materials. Other suspect materials can be analyzed via polarized light

microscopy. All activities involving ACM should be conducted in accordance with governmental regulations.

7.10 LEAD-BASED PAINT (LBP)

LBP is paint with a lead concentration greater than 5,000 parts per million (ppm) as defined by the EPA. LBP may be an environmental concern in residential properties based on the condition and maintenance of the paint and the presence or absence of LBP hazards. A LBP hazard is defined as damaged paint or paint covering a deteriorated subsurface that may create dust or chips that could potentially be ingested or inhaled.

Screening for LBP is outside of the scope of an ASTM Phase I investigation. In addition, the scope of this assignment did not include a LBP screening because the Subject Property use is commercial (children do not reside at the Subject or frequent same) and LBP is therefore not an area of concern.

7.11 RADON

Radon gas is a gas created from the radioactive decay of uranium. It exists in soil with a high concentration of uranium rocks or industrial waste. Radon gas may seep into and accumulate in dwellings through cracks in the foundation or walls or any other opening such as a floor drain.

The EPA has categorized radon levels into three (3) regulatory zones measured in pico-Curies per liter. The EPA action level for radon is 4.0 pico-Curies per liter.

Level 1	Greater than 4 pico-Curies per liter
Level 2	Between 2 and 4 pico-Curies per liter
Level 3	Less than 2 pico-Curies per liter

Analysis for radon is not within the scope of an ASTM Phase I investigation. Nara Bank did not request a radon gas screening, therefore EDI did not conduct a screening as part of this Phase I investigation.

The EPA Map of Radon Zones indicates Los Angeles County is in a Zone 2 radon area. Zone 2 is defined as areas that have a moderate potential for radon gas with levels between 2.0 picocuries per liter (pCi/L) and 4.0 pCi/L. The EPA guideline for radon is 4.0 pCi/L. Due to the non-residential use of the Subject Property, and in accordance with the scope of work, radon testing was not performed. Notwithstanding, long term sampling and testing are the only definitive means of radon detection.

7.12 LEAD IN DRINKING WATER

Lead has historically been used in pipes, solder, and brass fixtures used in water distribution systems and plumbing material. In 1986, EPA banned the use of lead at concentrations exceeding 0.2% lead in solder and 8% lead in other plumbing material.

Analysis for lead in drinking water is not within the scope of a Phase I ESA investigation. FSB did not request a drinking water screening; therefore EDI did not conduct a screening. According to EPA web site (<http://www.epa.gov/safewater/dwinfo>), the City of Los Angeles is in compliance with all federal and local regulations concerning water quality. Based upon the web site information, EDI's opinion is that lead in drinking water is not a concern at the Subject Property.

8.0 REGULATORY RECORDS REVIEW

8.1 FEDERAL AND STATE REGULATORY REVIEW

A copy of regulatory database information contained within a Computerized Environmental Report (CER) provided by Environmental FirstSearch (FirstSearch) appears in Appendix C. The CER is a listing of sites identified on select federal and state standard source environmental databases within the approximate minimum search distance specified by ASTM Standard Practice for Environmental Site Assessments E 1527-05. EDI reviewed each environmental database to determine if certain sites identified in the CER are suspected to represent a material negative environmental impact to the Subject Property. The properties listed on the database were evaluated utilizing their downgradient to upgradient hydrologic locations in relation to the Subject Property in addition to other factors. As previously stated in Section 5.2, the direction of shallow groundwater flow is assumed to be toward the southwest.

In October 1995, the Lawrence Livermore National Laboratory presented “Recommendation to Improve the Cleanup Process for California’s Leaking Underground Fuel Tanks.” Data compiled by Lawrence Livermore indicated that fuel groundwater contamination plumes seldom extended greater than 400 feet (0.075 mile) from the source in the worst cases. Therefore, EDI uses this data to further evaluate concern presented by off-site properties identified in the database. It should be noted that this data is specific to fuel releases. It should also be noted that the data was in some cases for very permeable soil types.

The following table lists the number of sites by regulatory database within the prescribed minimum search distance appearing in the CER.

Databases Reviewed	Prescribed Minimum Search Area	Number of Sites Within Area
Federal National Priorities List (NPL)	One Mile Radius	0
Federal Delisted National Priorities List (NPL)	One-Half Mile Radius	0
Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS)	One-Half Mile Radius	0
Comprehensive Environmental Response, Compensation, and Liability Information System, No Further Remedial Action Planned (CERCLIS-NFRAP) Facilities	One-Half Mile Radius	0
Corrective Action Tracking System (CORRACTS)	One Mile Radius	0
Federal Resource Conservation and Recovery Information System (RCRIS) Treatment, Storage, and Disposal (TSD) Facilities List	One-Half Mile Radius	0
Federal RCRIS Generators List	On-Site and Adjoining Properties	0
Federal Institutional Control/Engineering Control Registries	On-Site	0
Federal Emergency Response Notification System (ERNS) List	On-Site	0
State and Tribal Hazardous Waste Sites (SHWS)	One Mile Radius	14
Solid Waste Facilities/Landfills (SWF/LF)	One-Half Mile Radius	0
State and Tribal Underground Storage Tank Database (UST)	On-Site and Adjoining Properties	0
State and Tribal Leaking Underground Storage Tank (LUST) List	One-Half Mile Radius	12

Databases Reviewed	Prescribed Minimum Search Area	Number of Sites Within Area
State and Tribal Institutional Control/Engineering Control Registries	On-Site	0
State and Tribal Voluntary Cleanup Sites	One-Half Mile Radius	0
State and Tribal Brownfield Sites (Envirostor)	One-Half Mile Radius	0

The CER identified three (3) “Non-Geocoded” sites. Non-Geocoded Sites are those sites which could not be mapped due to inadequate address information. Refer to the CER for a list of these Non-Geocoded Sites. EDI attempted to locate these sites via vehicular reconnaissance and interviews with personnel familiar with the area. Based on this research, EDI did not identify any Non-Geocoded Sites within the specified radii.

The Subject Property was not identified in any of the State or Federal databases reviewed. A description of the databases reviewed by EDI and an analysis of sites identified within the prescribed search area are presented below:

NATIONAL PRIORITY LIST (NPL) FACILITIES

The United States Environmental Protection Agency (EPA) National Priorities List (NPL) database was reviewed to identify facilities within an approximate 1 mile radius of the Subject Property which have been determined to represent a possible threat to public health or the environment. **No** NPL facilities were noted within the search radius.

NATIONAL PRIORITY LIST (NPL) DELISTED FACILITIES

The NPL Delisted Sites are sites previously on the NPL list which have been remediated and have been removed from the EPA’s priority list.

The Property is **not** listed as a Delisted NPL facility. **No** Delisted NPL sites are located within one half mile of the Property.

COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION & LIABILITY INFORMATION SYSTEM (CERCLIS) AND CERCLIS - NO FURTHER REMEDIAL ACTION PLANNED (CERCLIS-NFRAP) FACILITIES

The EPA Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) database of known, alleged, or potentially hazardous waste facilities was reviewed. A facility’s presence on the CERCLIS list does not imply federal activity at that location, nor does it indicate that hazardous conditions necessarily exist. **No** CERCLIS facilities were noted within the search radius.

The EPA Comprehensive Environmental Response, Compensation and Liability Information System – No Further Remedial Action Planned (CERCLIS-NFRAP) database was reviewed. The CERCLIS-NFRAP database includes facilities where no further remedial action is planned because no contamination was detected, the contamination detected was remediated immediately or the contamination detected was at a level below the level required for inclusion on the NPL database. **No** CERCLIS-NFRAP facilities were noted within the search radius.

CORRECTIVE ACTION TRACKING SYSTEM (CORRACTS)

The Corrective Action Report (CORRACTS) identifies hazardous waste handlers with RCRA corrective action activity. **No** CORRACTS facilities were noted within the search radius.

RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM (RCRIS)

The EPA Resource Conservation and Recovery Act (RCRA) database was reviewed to identify facilities which, treat, store, and dispose (RCRIS-TSD) of hazardous waste within an approximate 1 mile radius of the Subject Property. A facility's inclusion on this list does not necessarily indicate that hazardous conditions exist at that location. **No** RCRIS-TSD facilities were noted within the search radius.

RCRA hazardous waste generators are identified as Large Quantity Generators (LQGs), Small Quantity Generators (SQGs), or Conditionally Exempt Small Quantity Generators (CESQG). RCRA LQGs are identified as those facilities which generate at least 1,000 kilograms (2,200 pounds) of non-acutely hazardous waste (or 1 kilogram of acutely hazardous waste) monthly. RCRA SQGs are identified as those facilities that generate less than 1,000 kilograms of non-acutely hazardous waste monthly. According to the RCRIS list, **no** RCRA facilities were identified adjacent to the Subject Property.

FEDERAL INSTITUTIONAL CONTROL/ENGINEERING CONTROL REGISTRIES

The Federal Institutional Control/Engineering Control Registries is a database used to record institutional controls, land use restrictions and engineering control requirements on contaminated propertied.

No Federal Institutional Control or Engineering Controls were listed for the Property.

EMERGENCY RESPONSE NOTIFICATION SYSTEM (ERNS)

The EPA Emergency Response Notification System (ERNS) list includes spills from either CERCLA or the Superfund Amendments and Reauthorization Act (SARA) type chemicals or toxic substance spills covered by the Clean Water Act (CWA). It should be noted that the ERNS database is generally not well maintained by the EPA. Incomplete or misleading addresses or missing zip codes often make identification of the spill location difficult. Therefore only spills that can be accurately located within the search radius are researched. Database files for the Emergency Response Notification System (ERNS) were reviewed to identify spills at the Subject Property. The Subject Property was **not** listed in this database.

STATE & TRIBAL HAZARDOUS WASTE FACILITIES

The State Hazardous Waste Site (SHWS) list is an inventory of dumps, landfills, and other toxic sites listed by Environmental and Health Authorities. These sites are either under remediation, or are currently under evaluation for further action, if necessary. **Fourteen (14)** SHWS facilities were noted within the search radius. Of those identified, two (2) sites have been granted a "No Further Action" status by the lead regulatory agency. This classification is granted to those sites that have been remediated to the satisfaction of the State, or are not suspected to pose a significant threat to human health or the environment. Given their regulatory status, these sites are not suspected to have had a significant negative environmental impact upon the Subject. The active SHWS facilities are discussed below:

Page No.	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID
10	STATE	BELMONT NEW ELEMENTARY SCHOOL NO. CAL19550023/VOLUNTARY CLEANUP PR	WILSHIRE BOULEVARD/HOBART B LOS ANGELES CA 90020	0.14 SW	9
24	STATE	HOBART/WILTON PRIMARY SCHOOL 9 CAL19590015/VOLUNTARY CLEANUP AG	7TH ST/HOBART BLVD/HARVARD LOS ANGELES CA 90005	0.27 SW	20
28	STATE	CAHUENGA ELEMENTARY SCHOOL SITE 1 CAL19890015/VOLUNTARY CLEANUP AG	HARVARD BLVD/THIRD ST/HOBAR LOS ANGELES CA 90020	0.37 NW	23
38	STATE	HOBART/WILTON PRIMARY SCHOOL 10 CAL19590016/VOLUNTARY CLEANUP AG	SERRANO AVENUE/EIGHTH STREE LOS ANGELES CA 90005	0.42 SW	29
43	STATE	HOBART/WILTON PRIMARY SCHOOL 3 CAL19880073/VOLUNTARY CLEANUP AG	ST. ANDREWS PL/EIGHTH ST/MA LOS ANGELES CA 90019	0.53 SW	33
45	STATE	LOS ANGELES NEW PRIMARY CENTER 1 CAL19880026/VOLUNTARY CLEANUP PR	WILSHIRE BOULEVARD/WILTON P LOS ANGELES CA 90005	0.58 SW	34
47	STATE	HOBART ELEMENTARY SCHOOL ADDITION CAL19650013/CERTIFIED	3336 SAN MARINO STREET LOS ANGELES CA 90006	0.63 SW	35
50	STATE	HOBART/WILTON PRIMARY SCHOOL 1 CAL19880071/VOLUNTARY CLEANUP AG	9TH ST/SAINT ANDREWS PLACE/ LOS ANGELES CA 90019	0.66 SW	36
52	STATE	HOBART/WILTON PRIMARY SCHOOL 2 CAL19880072/VOLUNTARY CLEANUP AG	SAN MARINO ST/ST. ANDREWS P LOS ANGELES CA 90019	0.66 SW	36
54	STATE	HOBART/WILTON PRIMARY SCHOOL 4 CAL19750097/VOLUNTARY CLEANUP AG	SAN MARINO/OLYMPIC BL/MARIP LOS ANGELES CA 90006	0.69 SE	37
56	STATE	CENTRAL LOS ANGELES MIDDLE SCHOOL CAL19650018/VOLUNTARY CLEANUP PR	VERMONT AVENUE/WILSHIRE BOU LOS ANGELES CA 90020	0.73 SE	38
58	STATE	LOS ANGELES PRIMARY CENTER NO. 5 CAL19790002/CERTIFIED	WEST OLYMPIC BOULEVARD/NORM LOS ANGELES CA 90006	0.74 SE	39

The above-referenced sites are all located a sufficient intervening distance and/or downgradient from the Subject Property. Accordingly, groundwater contamination at these facilities (should any exist) is not suspected of having migrated beneath the Subject Property.

SOLID WASTE LANDFILLS

The SWL/LF list is an inventory of landfills, incinerators, transfer stations, and other sites that manage solid wastes. No SWF/LF facilities were noted within the search radius.

STATE AND TRIBAL REGISTERED UNDERGROUND STORAGE TANKS (USTs)

The Hazardous Substance Storage Container Database is a historical listing of underground storage tank (UST) sites. Inclusion of a site on this database does not necessarily constitute an environmental condition but instead merely indicates the presence of registered underground storage tanks (USTs). No UST facilities were noted on or adjoining the Subject Property.

STATE AND TRIBAL LEAKING UNDERGROUND STORAGE TANKS (LUSTs)

The Leaking Underground Storage Tank (LUST) list is an inventory of reported spills and leaks, both active and inactive. It includes stationary and non-stationary source spills reported to state and federal agencies, including remediated and unremediated leaking USTs. **Twelve (12)** LUST facilities were noted within the search radius. Of those identified, six (6) sites have been granted a “Case Closed” status by the Los Angeles Regional Water Quality Control Board (RWQCB), the lead regulatory agency. This classification is granted to those sites that have been remediated to the satisfaction of the RWQCB, or are

not suspected to pose a significant threat to human health or the environment. Given their regulatory status, these sites are not suspected to have had a significant negative environmental impact upon the Subject.

The six (6) remaining active LUST facilities are discussed below:

Page No.	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID
15	LUST	ARCO 5355 T0603700485/REMEDIAL ACTION	3675 WILSHIRE BLVD LOS ANGELES CA 90010	0.16 SW	13
20	LUST	CHEVRON 9-5294 T0603700629/POST REMEDIAL ACTION	549 NORMANDIE AVE S LOS ANGELES CA 90020	0.20 NE	16
26	LUST	TOSCO - 76 STATION 3900 T0603700641/REMEDIAL ACTION	4000 006TH ST W LOS ANGELES CA 90020	0.36 SW	21
32	LUST	UNOCAL 0457 T0603700445/POLLUTION CHARACTERI	4005 003RD ST W LOS ANGELES CA 90020	0.41 NE	26
40	LUST	KINGSLEY AUTOMOTIVE T0603700468/REMEDIAL ACTION PLAN	3401 008TH ST LOS ANGELES CA 90005	0.44 SE	30
42	LUST	SHELL BRANDED SERVICE STATION T0603700435/REMEDIAL ACTION	270 WESTERN AVE S LOS ANGELES CA 90004	0.50 NW	32

All of the active LUST sites identified are located at least 0.16 miles away from the Subject Property. Given the sufficient intervening distance, groundwater contamination at these sites (should any exist), is not suspected of having migrated beneath the Subject Property.

STATE AND TRIBAL INSTITUTIONAL CONTROL/ENGINEERING CONTROL REGISTRIES

The California Environmental Protection Agency (Cal/EPA) compiles a list of Institutional Control and Engineering Controls.

The Subject Property is **not** listed as having an Institutional Control or Engineering Control.

STATE AND TRIBAL VOLUNTARY CLEANUP SITES

The Department of Toxic Substances Control compiles a list of Voluntary Cleanup Sites.

The Subject Property is **not** listed as a Voluntary Cleanup Site. **No** Voluntary Cleanup Sites are listed within a half mile of the Property.

STATE AND TRIBAL BROWNFIELDS SITES (ENVIROSTOR)

The Cal/EPA compiles a list of Brownfield Sites.

The Subject Property is **not** listed as a Brownfield Site. **No** Brownfield Sites are listed within a half mile of the Property.

Based on investigation of the facilities listed in the various environmental databases described above, environmental impact to the Subject Property is unlikely.

8.2 LOCAL REGULATORY REVIEW

Information obtained from local agencies was requested via one of the following methods: written correspondence, review of published data, telephone conversations or in person. Copies of the local regulatory records obtained and records of correspondence, if any, are included in Appendix D.

Local offices consulted during the preparation of this Report included the City of Los Angeles Building & Safety and Planning Departments, the Los Angeles County Fire Department and the Los Angeles County Tax Assessor. No documented adverse environmental conditions or complaints were reported at the Subject Property and readily on file at these offices. The local offices did not contain records of spills or releases having occurred at the Subject Property.

9.0 FINDINGS AND CONCLUSIONS

EDI has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Standard Practice E1527-05 of 3750 West 6th Street, City and County of Los Angeles, California. Any exceptions to, or deletions from, the standard practice are described within Section 2.0 of this report.

This assessment has revealed no evidence of recognized environmental conditions in connection with the Subject Property and **no further action** is recommended at this time.

10.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

EDI declares that, to the best of our professional knowledge and belief, we meet the definition of *Environmental professional* as defined in §312.10 of 40 CFR 312” and We have the specific qualifications based on education, training, and experience to assess a *property* of the nature, history, and setting of the subject *property*. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.



Darrin A. Domingo, MBA, REA II, CHMM

California Registered Environmental Assessor – Class II (REA II) - No. 20224

Certified Hazardous Materials Manager, National, Master Level - No. 11546

11.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

11.1 Definition of an Environmental Professional

An Environmental Professional means: (1) a person who possesses sufficient specific education, training, and experience necessary to exercise professional judgment to develop opinions and conclusions regarding conditions indicative of releases or threatened releases (see §312.1(c)) on, at, in, or to a property, sufficient to meet the objectives and performance factors in §312.20(e) and (f). (2) Such a person must: (i) hold a current Professional Engineer's or Professional Geologist's license or registration from a state, tribe, or U.S. territory (or the Commonwealth of Puerto Rico) and have the equivalent of three (3) years of full-time relevant experience; or (ii) be licensed or certified by the federal government, a state, tribe, or U.S. territory (or the Commonwealth of Puerto Rico) to perform environmental inquiries as defined in §312.21 and have the equivalent of three (3) years of full-time relevant experience; or (iii) have a Baccalaureate or higher degree from an accredited institution of higher education in a discipline of engineering or science and the equivalent of five (5) years of full-time relevant experience; or (iv) have the equivalent of ten (10) years of full-time relevant experience. (3) An environmental professional should remain current in his or her field through participation in continuing education or other activities. (4) The definition of environmental professional provided above does not preempt state professional licensing or registration requirements such as those for a professional geologist, engineer, or site remediation professional. Before commencing work, a person should determine the applicability of state professional licensing or registration laws to the activities to be undertaken as part of the inquiry identified in §312.21(b). (5) A person who does not qualify as an environmental professional under the foregoing definition may assist in the conduct of all appropriate inquiries in accordance with this part if such person is under the supervision or responsible charge of a person meeting the definition of an environmental professional provided above when conducting such activities.

11.2 Relevant Experience

Relevant experience, as used in the definition of environmental professional in this section, means: participation in the performance of all appropriate inquiries investigations, environmental site assessments, or other site investigations that may include environmental analyses, investigations, and remediation which involve the understanding of surface and subsurface environmental conditions and the processes used to evaluate these conditions and for which professional judgment was used to develop opinions regarding conditions indicative of releases or threatened releases (see §312.1(c)) to the subject property.

Resumes for the Environmental Professionals involved in this project are included in Appendix E.

APPENDIX A - PHOTOGRAPHS

APPENDIX B – MAPS & FIGURES



Site Vicinity Plan

3750 West 6th Street
Los Angeles, California



February 21, 2008

EDI Project No: 28-0043

not to scale

5503 | 27
 SCALE 1" = 80'

1996

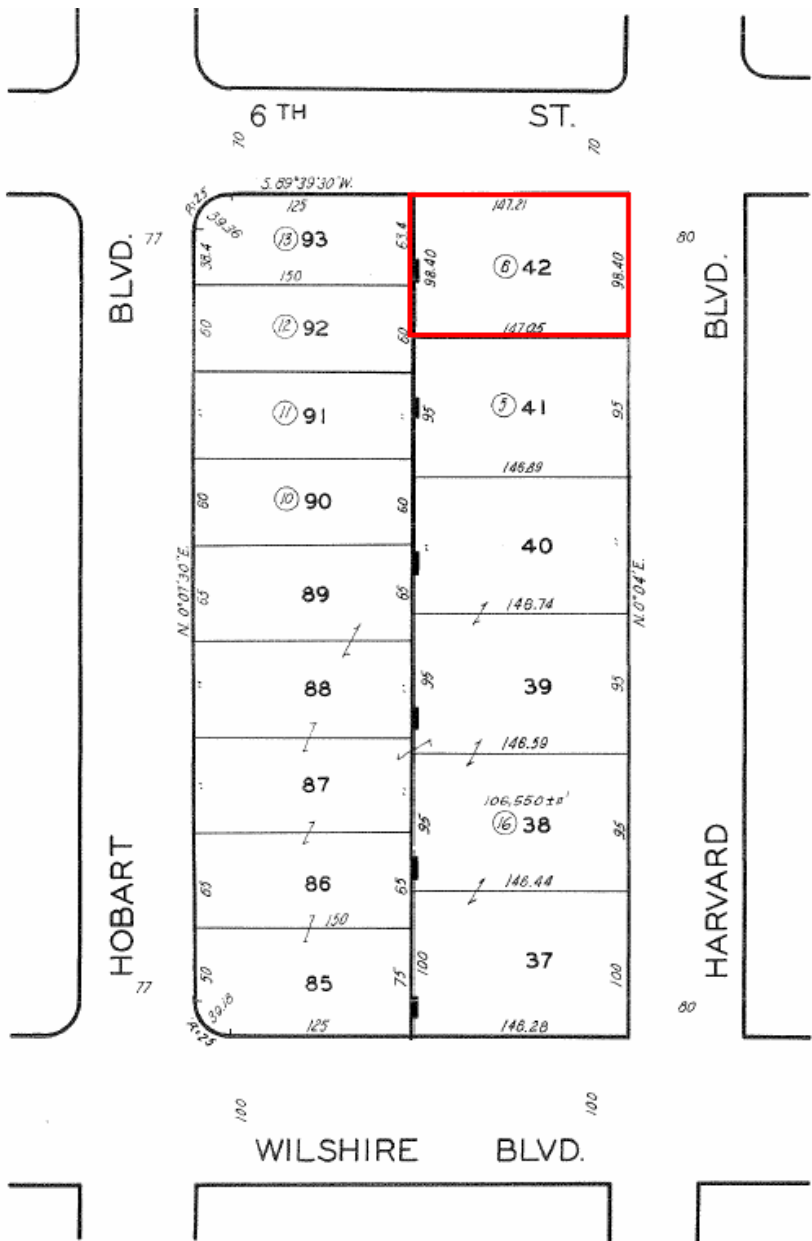


KENSINGTON PLACE
 M.B. 9-44

NORMANDY HILL
 M.B. 9-54

CODE
 6657

FOR PREV. ASSMT. SEE: 217-10 & 21



PARCEL MAP

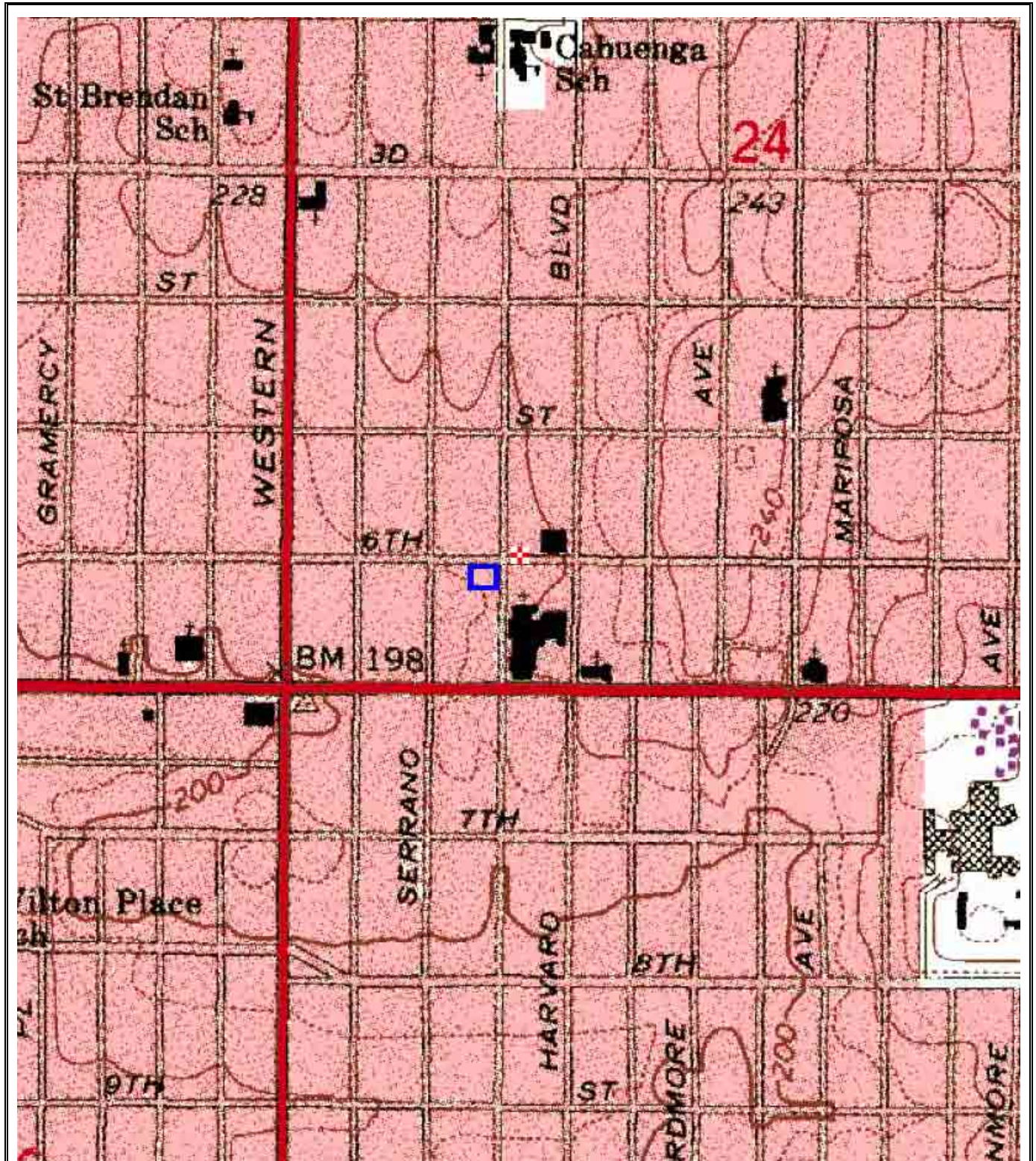
DRAWING NOT TO SCALE

Source: Los Angeles County Assessor



Site Name: 3750 West 6th Street
 Los Angeles, California

Project Number: 28-0043



TOPOGRAPHIC MAP

DRAWING NOT TO SCALE

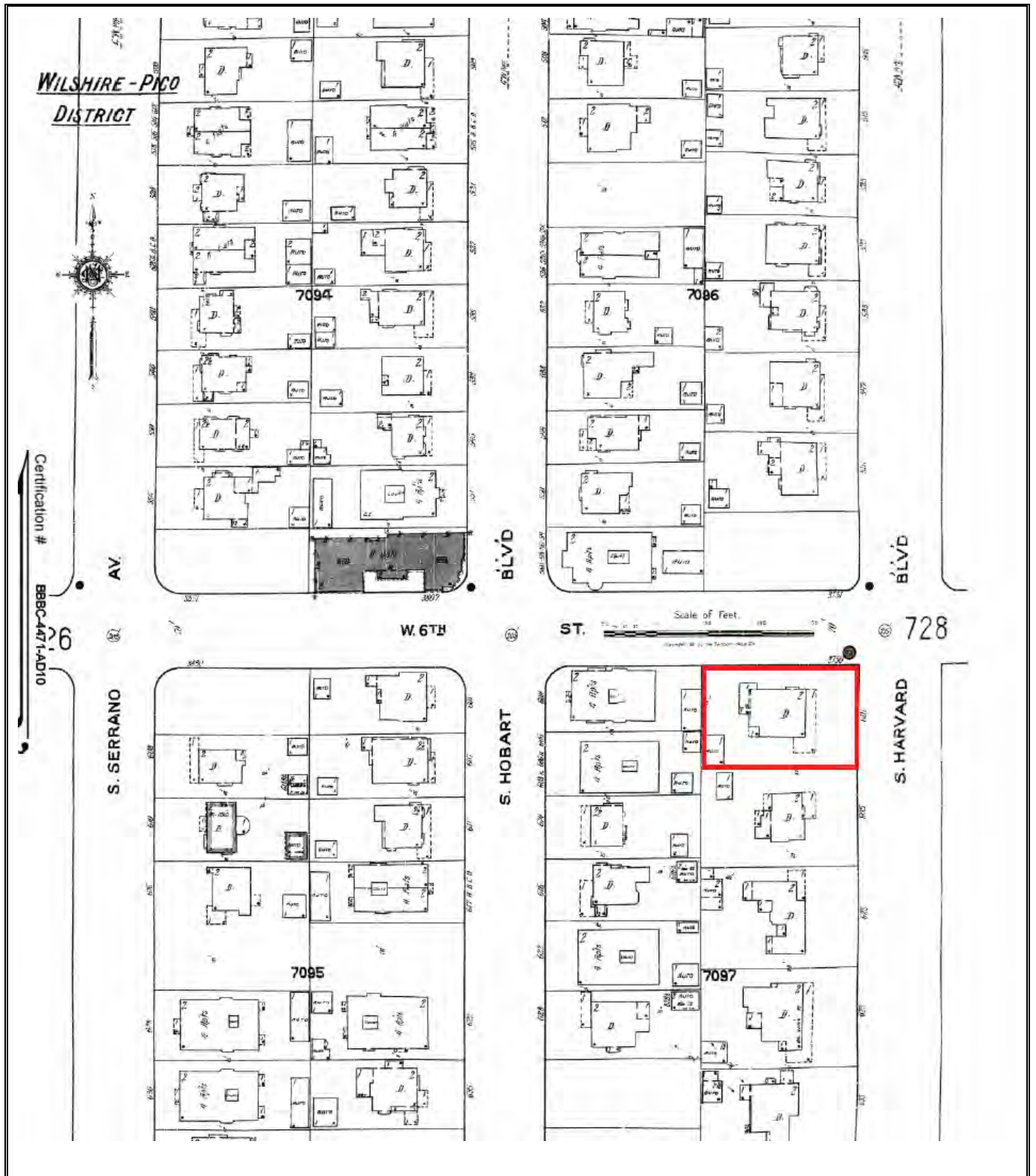


Source: USGS 7.5 Minute Topographic Map Hollywood, CA
 Quadrangle 1966, photo-revised in 1994

Site Name: 3750 West 6th Street
 Los Angeles, California



Project Number: 28-0043



SANBORN MAP - 1921

DRAWING NOT TO SCALE

Source: Digital Sanborn Library



EnviroDetics, Inc.
Environmental Consulting & Engineering Services

Site Name: 3750 West 6th Street
Los Angeles, California

Project Number: 28-0043



SANBORN MAP - 1950

DRAWING NOT TO SCALE

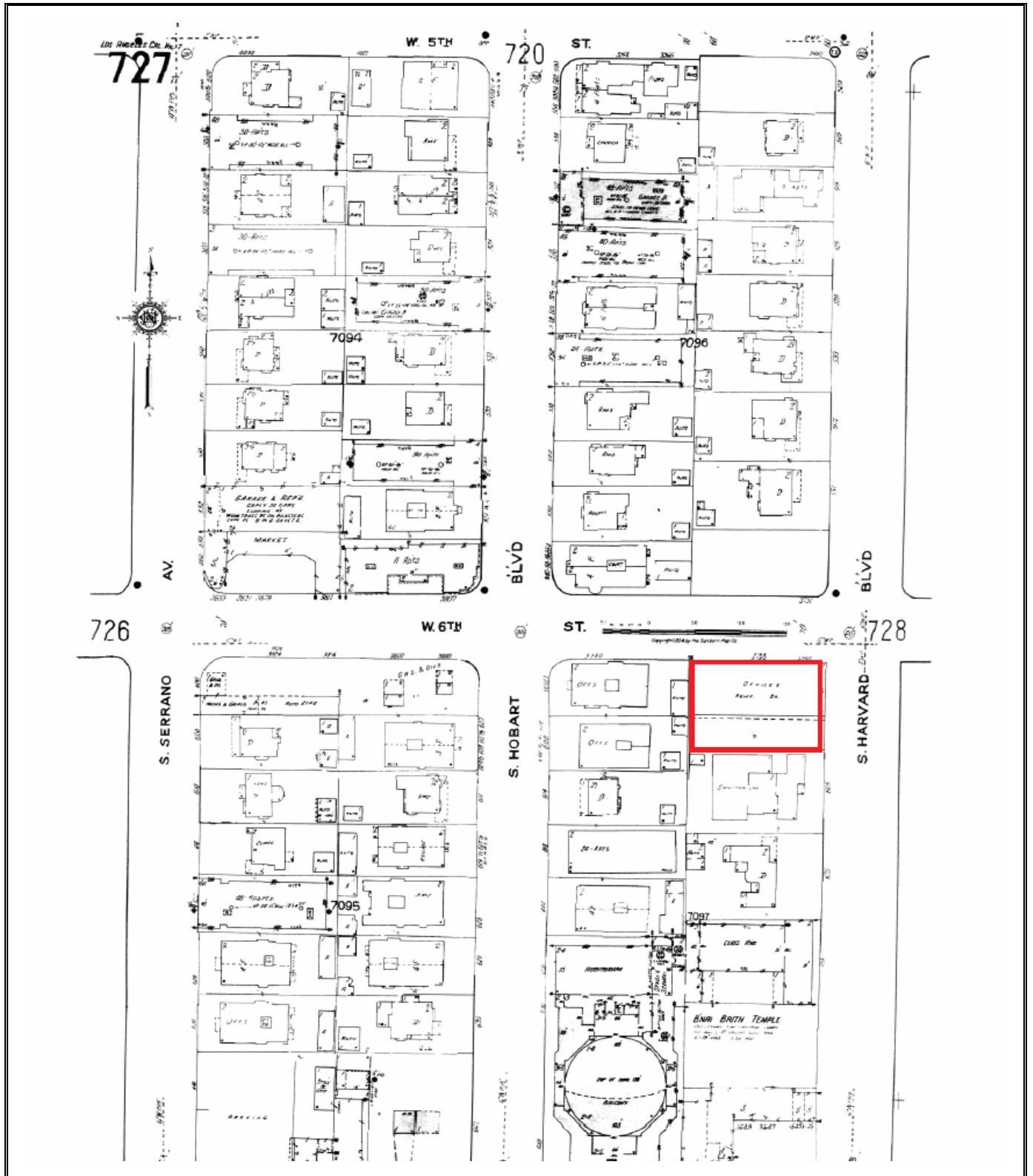
Source: Digital Sanborn Library



EnviroDetics, Inc.
Environmental Consulting & Engineering Services

Site Name: 3750 West 6th Street
Los Angeles, California

Project Number: 28-0043



SANBORN MAP - 1954

DRAWING NOT TO SCALE

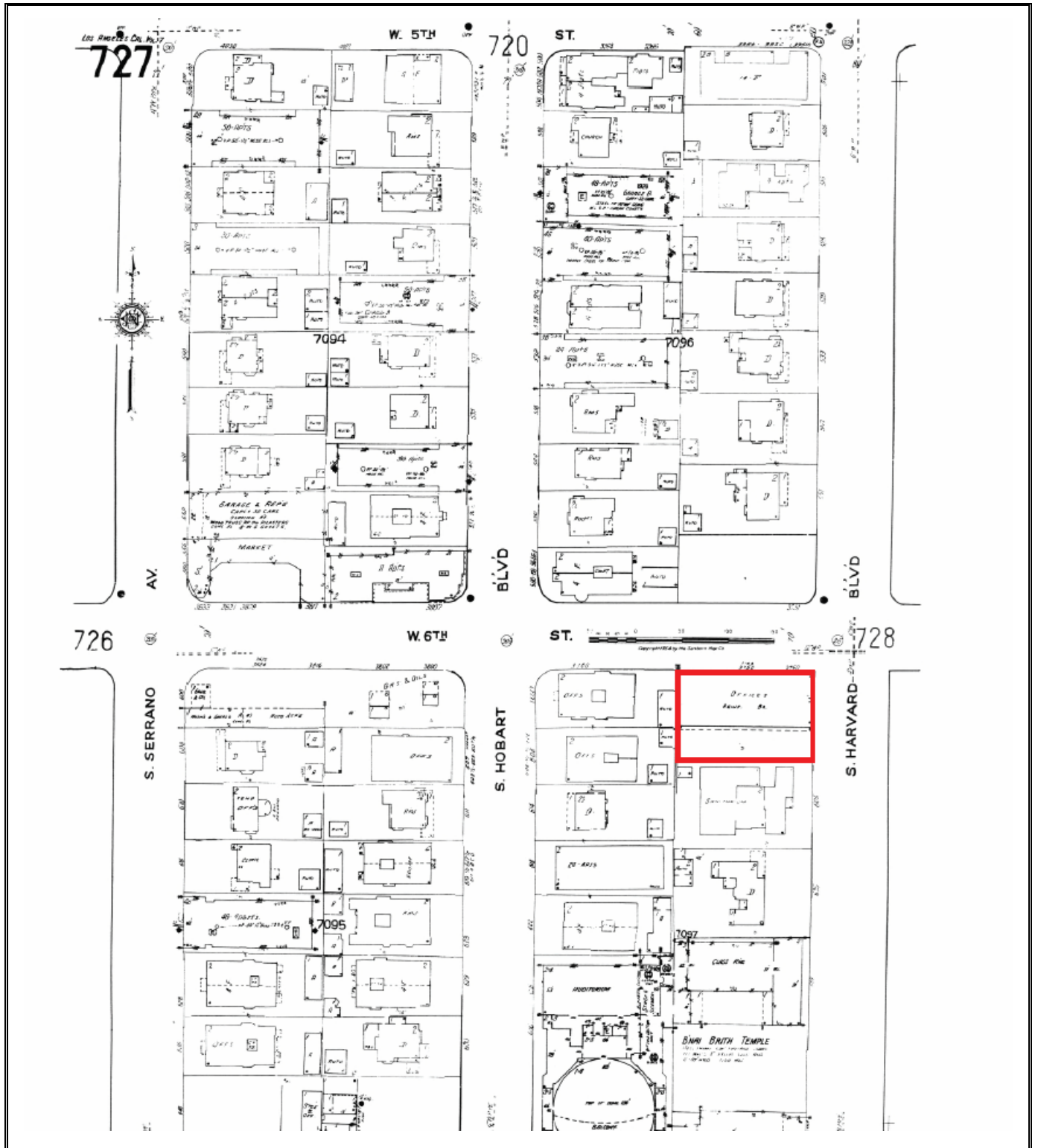
Source: Digital Sanborn Library



EnviroDetics, Inc.
Environmental Consulting & Engineering Services

Site Name: 3750 West 6th Street
Los Angeles, California

Project Number: 28-0043



SANBORN MAP - 1955

DRAWING NOT TO SCALE

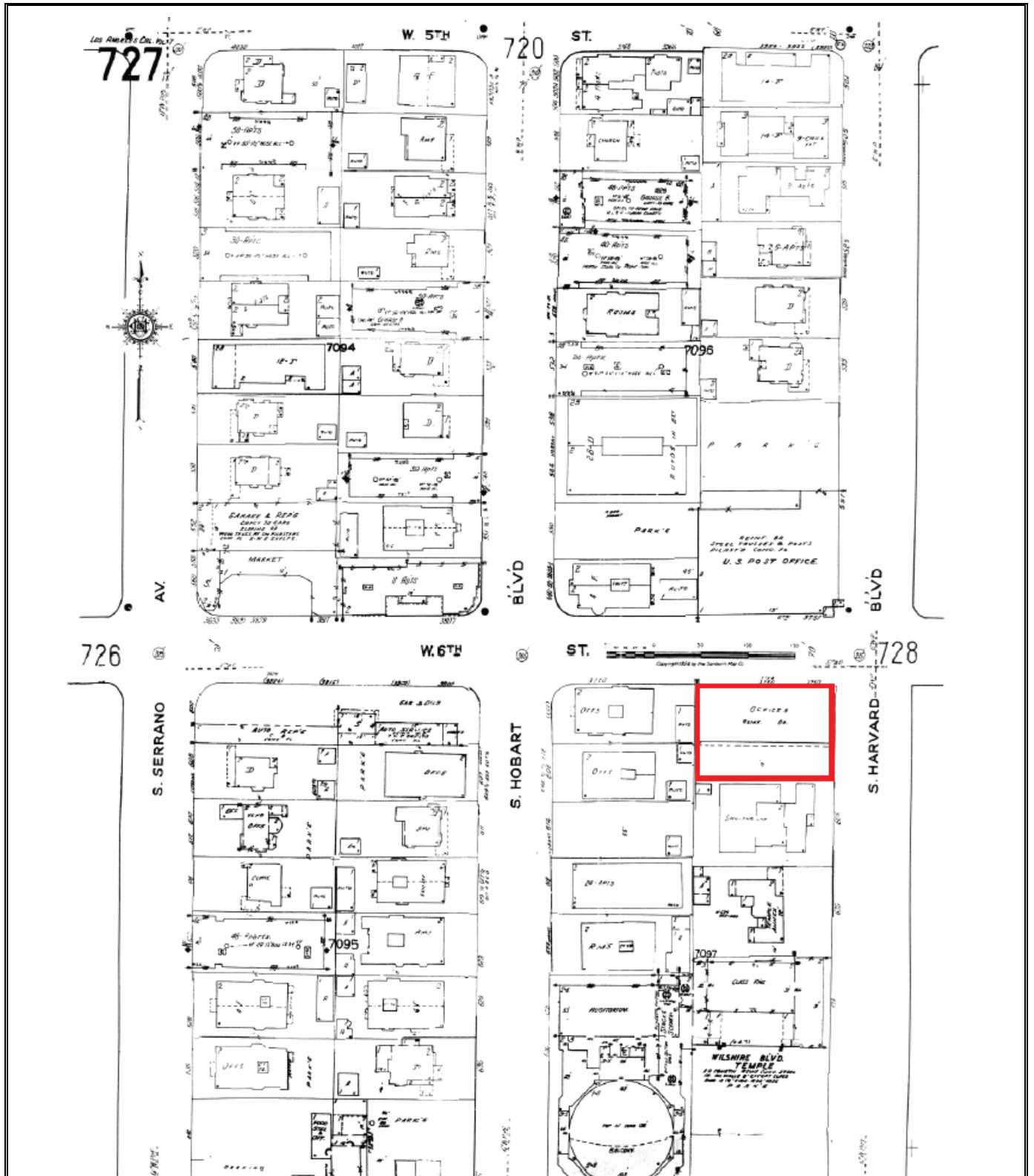
Source: Digital Sanborn Library

N↑

EnviroDetics, Inc.
Environmental Consulting & Engineering Services

Site Name: 3750 West 6th Street
Los Angeles, California

Project Number: 28-0043



SANBORN MAP - 1961

DRAWING NOT TO SCALE

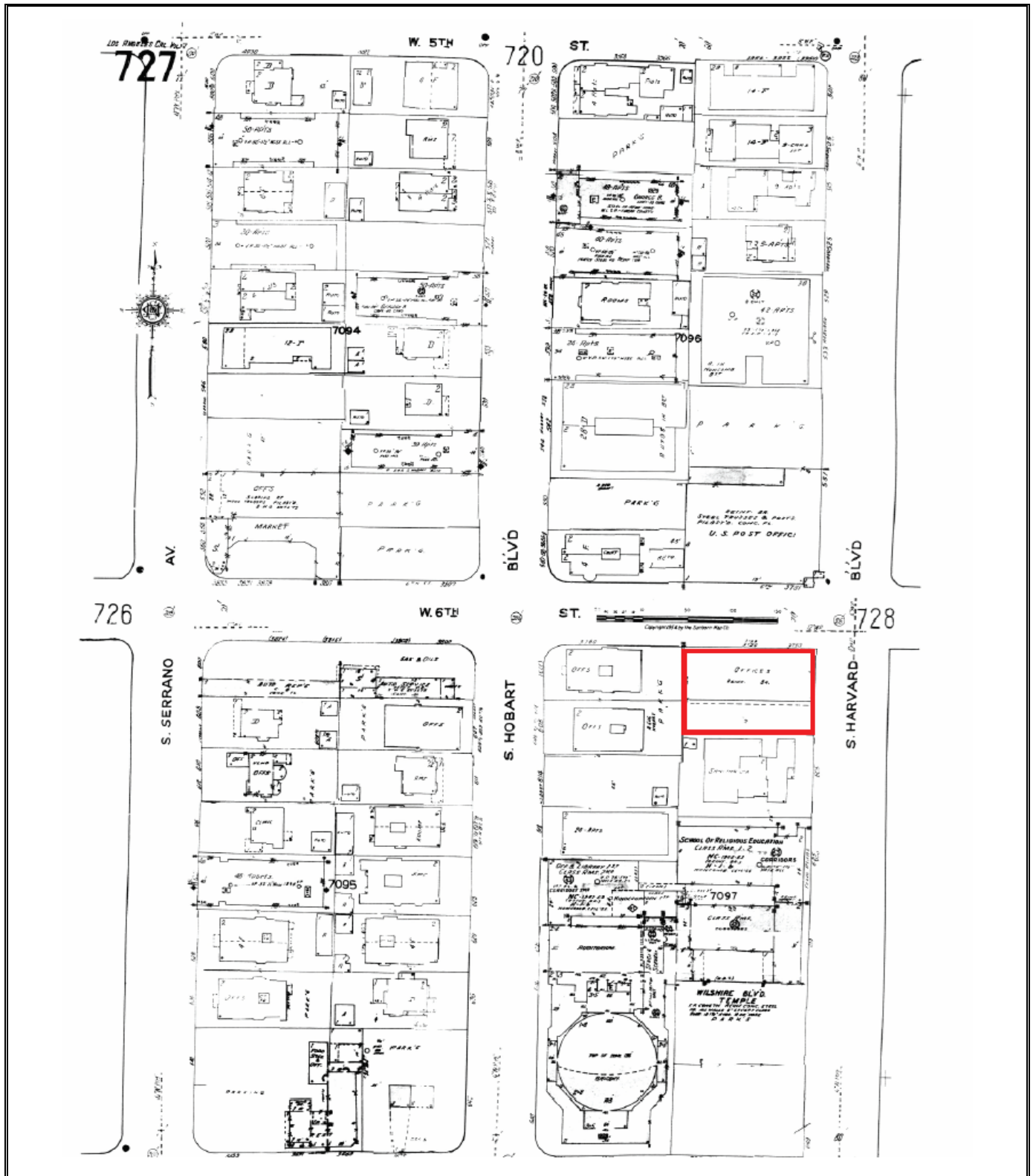
Source: Digital Sanborn Library

N↑

EnviroDetics, Inc.
Environmental Consulting & Engineering Services

Site Name: 3750 West 6th Street
Los Angeles, California

Project Number: 28-0043



SANBORN MAP - 1968

DRAWING NOT TO SCALE

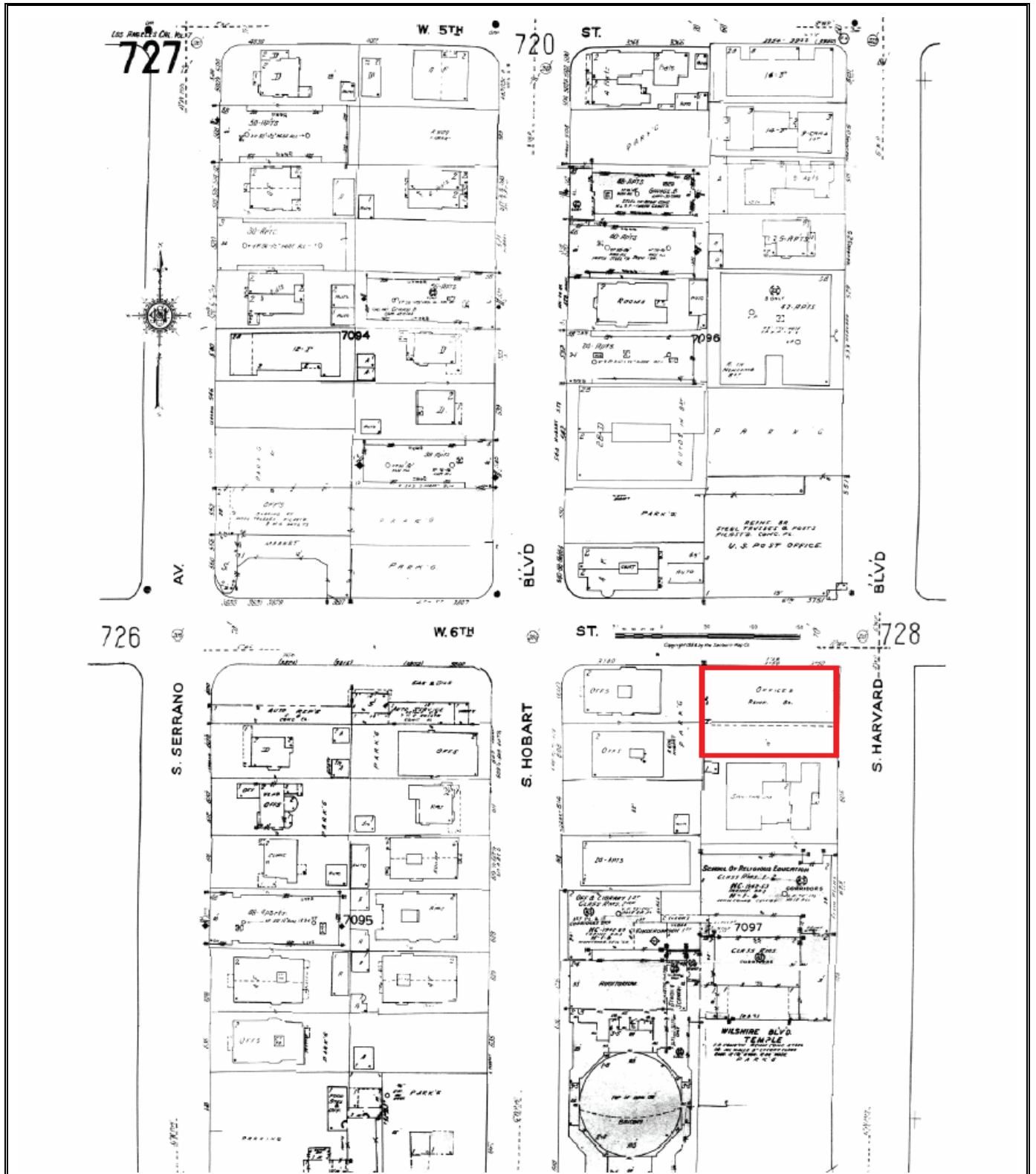
Source: Digital Sanborn Library

N↑

EnviroDetics, Inc.
Environmental Consulting & Engineering Services

Site Name: 3750 West 6th Street
Los Angeles, California

Project Number: 28-0043



SANBORN MAP - 1970

DRAWING NOT TO SCALE

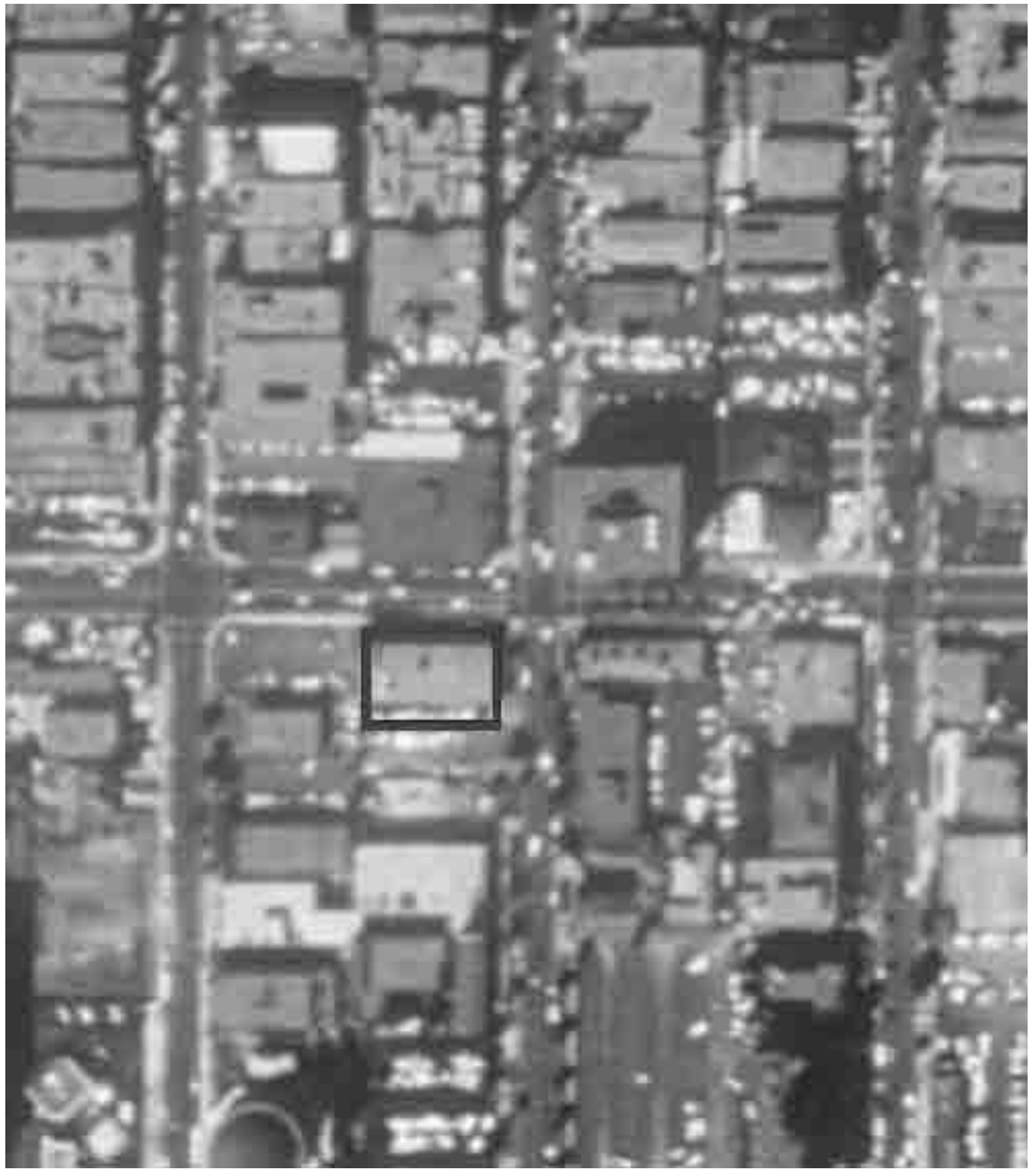
Source: Digital Sanborn Library

N↑

EnviroDetics, Inc.
Environmental Consulting & Engineering Services

Site Name: 3750 West 6th Street
Los Angeles, California

Project Number: 28-0043



AERIAL PHOTOGRAPH

Scale: Not to scale
Date: August 22, 1989
Source: DigitalGlobe

N↑

EnviroDetics, Inc.
Environmental Consulting & Engineering Services

Site Name: 3750 West 6th Street
Los Angeles, California

Project Number: 28-0043



AERIAL PHOTOGRAPH

Scale: Not to scale
Date: July 1, 1996
Source: DigitalGlobe

N ↑

EnviroDetics, Inc.
Environmental Consulting & Engineering Services

Site Name: 3750 West 6th Street
Los Angeles, California

Project Number: 28-0043



AERIAL PHOTOGRAPH

Scale: Not to scale
Date: January 1, 2002
Source: DigitalGlobe

N ↑

EnviroDetics, Inc.
Environmental Consulting & Engineering Services

Site Name: 3750 West 6th Street
Los Angeles, California

Project Number: 28-0043



AERIAL PHOTOGRAPH

Scale: Not to scale
Date: April 1, 2007
Source: DigitalGlobe



EnviroDetics, Inc.
Environmental Consulting & Engineering Services

Site Name: 3750 West 6th Street
Los Angeles, California

Project Number: 28-0043

APPENDIX C – COMPUTERIZED ENVIRONMENTAL REPORT

TRACK ► INFO SERVICES, LLC

Environmental FirstSearch™ Report

Target Property:

3750 W. 6TH ST

LOS ANGELES CA 90020

Job Number: 280043

PREPARED FOR:

EnviroDetics, Inc.

8350 Wilshire Blvd., Suite 200

Beverly Hills, CA 90211

02-15-08



Tel: (866) 664-9981

Fax: (818) 249-4227

Environmental FirstSearch Search Summary Report

Target Site: 3750 W. 6TH ST
LOS ANGELES CA 90020

FirstSearch Summary

Database	Sel	Updated	Radius	Site	1/8	1/4	1/2	1/2>	ZIP	TOTALS
NPL	Y	12-09-07	1.00	0	0	0	0	0	0	0
NPL Delisted	Y	12-09-07	0.25	0	0	0	-	-	0	0
CERCLIS	Y	12-09-07	0.50	0	0	0	0	-	0	0
NFRAP	Y	12-09-07	0.25	0	0	0	-	-	0	0
RCRA COR ACT	Y	06-06-06	1.00	0	0	0	0	0	0	0
RCRA TSD	Y	06-06-06	0.50	0	0	0	0	-	0	0
RCRA GEN	Y	06-06-06	0.25	0	2	4	-	-	0	6
RCRA NLR	Y	06-06-06	0.25	0	1	2	-	-	0	3
Federal IC / EC	Y	01-18-08	0.25	0	0	0	-	-	0	0
ERNS	Y	12-31-07	0.15	0	2	0	-	-	2	4
Tribal Lands	Y	12-01-05	0.25	0	0	0	-	-	0	0
State/Tribal Sites	Y	08-08-07	1.00	0	0	1	4	9	0	14
State Spills 90	Y	11-06-07	0.25	0	0	0	-	-	0	0
State/Tribal SWL	Y	09-24-07	0.50	0	0	0	0	-	1	1
State/Tribal LUST	Y	10-18-07	0.50	0	0	2	10	-	0	12
State/Tribal UST/AST	Y	01-03-07	0.25	0	0	8	-	-	0	8
State/Tribal EC	Y	NA	0.25	0	0	0	-	-	0	0
State/Tribal IC	Y	04-27-07	0.25	0	0	0	-	-	0	0
State/Tribal VCP	Y	08-15-06	0.25	0	0	0	-	-	0	0
State/Tribal Brownfields	Y	08-08-07	0.25	0	0	0	-	-	0	0
USGS Soils	Y	03-18-97	0.25	2	1	0	-	-	0	3
State Permits	Y	03-29-07	0.25	0	0	0	-	-	0	0
State Other	Y	08-08-07	0.25	0	0	0	-	-	0	0
- TOTALS -				2	6	17	14	9	3	51

Notice of Disclaimer

Due to the limitations, constraints, inaccuracies and incompleteness of government information and computer mapping data currently available to TRACK Info Services, certain conventions have been utilized in preparing the locations of all federal, state and local agency sites residing in TRACK Info Services's databases. All EPA NPL and state landfill sites are depicted by a rectangle approximating their location and size. The boundaries of the rectangles represent the eastern and western most longitudes; the northern and southern most latitudes. As such, the mapped areas may exceed the actual areas and do not represent the actual boundaries of these properties. All other sites are depicted by a point representing their approximate address location and make no attempt to represent the actual areas of the associated property. Actual boundaries and locations of individual properties can be found in the files residing at the agency responsible for such information.

Waiver of Liability

Although TRACK Info Services uses its best efforts to research the actual location of each site, TRACK Info Services does not and can not warrant the accuracy of these sites with regard to exact location and size. All authorized users of TRACK Info Services's services proceeding are signifying an understanding of TRACK Info Services's searching and mapping conventions, and agree to waive any and all liability claims associated with search and map results showing incomplete and or inaccurate site locations.

***Environmental FirstSearch
Site Information Report***

Request Date: 02-15-08
Requestor Name: EnviroDetics, Inc.
Standard: AAI

Search Type: COORD
Job Number: 280043
Filtered Report

Target Site: 3750 W. 6TH ST
LOS ANGELES CA 90020

Demographics

Sites: 51	Non-Geocoded: 3	Population: NA
Radon: 0.5 PCI/L		

Site Location

	<u>Degrees (Decimal)</u>	<u>Degrees (Min/Sec)</u>		<u>UTMs</u>
Longitude:	-118.304351	-118:18:16	Easting:	379629.515
Latitude:	34.063797	34:3:50	Northing:	3769802.555
			Zone:	11

Comment

Comment:

Additional Requests/Services

Adjacent ZIP Codes: 0 Mile(s)

Services:

<u>ZIP</u>				
<u>Code</u>	<u>City Name</u>	<u>ST</u>	<u>Dist/Dir</u>	<u>Sel</u>

	<u>Requested?</u>	<u>Date</u>
Sanborns	No	
Aerial Photographs	No	
Historical Topos	No	
City Directories	No	
Title Search/Env Liens	No	
Municipal Reports	No	
Online Topos	No	

Environmental FirstSearch Sites Summary Report

Target Property: 3750 W. 6TH ST
LOS ANGELES CA 90020

JOB: 280043

TOTAL: 51 **GEOCODED:** 48 **NON GEOCODED:** 3 **SELECTED:** 0

Page No.	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID
1	SOILS	USOILS DATA CASO-18-3980/STATSGO	CA	0.00 --	1
2	SOILS	USGS-DIGITAL DATA SERIES-11 DDS-USGS-12614/BEDROCK GEOLOGY	US	0.00 --	2
2	SOILS	USGS-DIGITAL DATA SERIES-11 DDS-USGS-9374/BEDROCK GEOLOGY	US	0.05 NE	3
3	ERNS	NRC-760308/FIXED	610 SOUTH HARVARD CA 90010	0.05 SE	4
6	RCRAGN	BELMONT NEW E S NO 9 CAR000128124/LGN	611 S HOBART BLVD LOS ANGELES CA 90005	0.08 SW	5
7	RCRANLR	BELMONT NEW E S NO 9 CAR000128124/NLR	611 S HOBART BLVD LOS ANGELES CA 90005	0.08 SW	5
7	RCRAGN	EMBO CLEANERS CAD982000275/SGN	3809 W SIXTH ST LOS ANGELES CA 90020	0.11 NW	6
8	ERNS	6680/UNKNOWN	NW CORNER OF HOBART AND WIL LOS ANGELES CA	0.12 SW	7
9	RCRAGN	ARCO FACILITY NO 05355 CAR000099986/SGN	3675 WILSHIRE BLVD LOS ANGELES CA 90010	0.14 SW	8
10	STATE	BELMONT NEW ELEMENTARY SCHOOL NO. CAL19550023/VOLUNTARY CLEANUP PR	WILSHIRE BOULEVARD/HOBART B LOS ANGELES CA 90020	0.14 SW	9
12	RCRAGN	UNOCAL CAD980887616/SGN	3701 WILSHIRE BLVD STE 830 LOS ANGELES CA 90010	0.15 SW	10
13	UST	TEXACO REFINING LACITY/CERTNO2329	3201 WILSHIRE BL LOS ANGELES CA 90010	0.15 SW	11
13	UST	K F I INC LACTY/NONCRTFD134	610 S ARDMORE AV LOS ANGELES CA 90005	0.16 SE	12
14	UST	K F I INC TISID-STATE28718/ACTIVE	610 ARDMORE LOS ANGELES CA 90005	0.16 SE	12
15	LUST	ARCO 5355 T0603700485/REMEDIAL ACTION	3675 WILSHIRE BLVD LOS ANGELES CA 90010	0.16 SW	13
16	RCRAGN	O E F INC CAR000053850/SGN	3699 WILSHIRE BLVD LOS ANGELES CA 90010	0.16 SW	14
17	UST	ARCO FACILITY NO. 5355 TISID-STATE26847/ACTIVE	3675 WILSHIRE LOS ANGELES CA 90010	0.16 SW	13
18	UST	ARCO SERVICE STATION 5355 LACITY/CERTNO2306	3675 WILSHIRE BL LOS ANGELES CA 90010	0.16 SW	13
18	RCRANLR	CAR CONCIERGE THE CAD983612193/NLR	3700 WILSHIRE BLVD LOS ANGELES CA 90010	0.19 SW	15
19	UST	BENEQUITY PROPERTIES TISID-STATE26908/ACTIVE	3700 WILSHIRE LOS ANGELES CA 90010	0.19 SW	15
20	LUST	CHEVRON 9-5294 T0603700629/POST REMEDIAL ACTION	549 NORMANDIE AVE S LOS ANGELES CA 90020	0.20 NE	16

Environmental FirstSearch Sites Summary Report

Target Property: 3750 W. 6TH ST
LOS ANGELES CA 90020

JOB: 280043

TOTAL: 51 **GEOCODED:** 48 **NON GEOCODED:** 3 **SELECTED:** 0

Page No.	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID
21	RCRAGN	CHEVRON STATION 9 5294 CAD983663147/SGN	549 S NORMANDIE AVE LOS ANGELES CA 90020	0.20 NE	16
22	UST	WILSHIRE PARK PLACE LLC LACITY/CERTNO2431	3700 WILSHIRE BL., STE 102 LOS ANGELES CA 90010	0.20 SW	17
22	RCRANLR	STATE STREET BANK and TRUST CAD981981319/NLR	3731 WILSHIRE BLVD LOS ANGELES CA 90010	0.22 SW	18
23	UST	ORANGE GROVE TISID-STATE26060/ACTIVE	3731 WILSHIRE LOS ANGELES CA 90010	0.23 SW	19
24	STATE	HOBART/WILTON PRIMARY SCHOOL 9 CAL19590015/VOLUNTARY CLEANUP AG	7TH ST/HOBART BLVD/HARVARD LOS ANGELES CA 90005	0.27 SW	20
26	LUST	TOSCO - 76 STATION 3900 T0603700641/REMEDIAL ACTION	4000 006TH ST W LOS ANGELES CA 90020	0.36 SW	21
27	LUST	CHEVRON (FORMER)- 208128 T0603700462/CASE CLOSED	401 WESTERN AVE N LOS ANGELES CA 90004	0.37 NW	22
28	STATE	CAHUENGA ELEMENTARY SCHOOL SITE 1 CAL19890015/VOLUNTARY CLEANUP AG	HARVARD BLVD/THIRD ST/HOBAR LOS ANGELES CA 90020	0.37 NW	23
30	LUST	TEXACO STATION (FORMER) T0603700486/CASE CLOSED	3855 WILSHIRE BLVD LOS ANGELES CA 90010	0.38 SW	24
31	LUST	ARDMORE SERVICES T0603700635/CASE CLOSED	4020 003RD ST W LOS ANGELES CA 90020	0.39 NE	25
32	LUST	UNOCAL 0457 T0603700445/POLLUTION CHARACTERI	4005 003RD ST W LOS ANGELES CA 90020	0.41 NE	26
33	LUST	AMBASSADOR HOTEL (FORMER) T0603700489/CASE CLOSED	3400 WILSHIRE BLVD LOS ANGELES CA 90010	0.41 SE	27
34	STATE	CENTRAL LOS ANGELES LEARNING CTR. CAL19700001/NO FURTHER ACTION FO	1400 WILSHIRE BOULEVARD LOS ANGELES CA 90010	0.41 SE	27
37	LUST	JAMISON 3875 WILSHIRE, LLC. T0603787429/CASE CLOSED	3875 WILSHIRE BLVD. LOS ANGELES CA 90010	0.42 SW	28
38	STATE	HOBART/WILTON PRIMARY SCHOOL 10 CAL19590016/VOLUNTARY CLEANUP AG	SERRANO AVENUE/EIGHTH STREE LOS ANGELES CA 90005	0.42 SW	29
40	LUST	KINGSLEY AUTOMOTIVE T0603700468/REMEDIAL ACTION PLAN	3401 008TH ST LOS ANGELES CA 90005	0.44 SE	30
41	LUST	CHEVRON 9-2748 T0603700633/CASE CLOSED	303 WESTERN AVE S LOS ANGELES CA 90020	0.45 NW	31
42	LUST	SHELL BRANDED SERVICE STATION T0603700435/REMEDIAL ACTION	270 WESTERN AVE S LOS ANGELES CA 90004	0.50 NW	32
43	STATE	HOBART/WILTON PRIMARY SCHOOL 3 CAL19880073/VOLUNTARY CLEANUP AG	ST. ANDREWS PL/EIGHTH ST/MA LOS ANGELES CA 90019	0.53 SW	33
45	STATE	LOS ANGELES NEW PRIMARY CENTER 1 CAL19880026/VOLUNTARY CLEANUP PR	WILSHIRE BOULEVARD/WILTON P LOS ANGELES CA 90005	0.58 SW	34

Environmental FirstSearch Sites Summary Report

Target Property: 3750 W. 6TH ST
LOS ANGELES CA 90020

JOB: 280043

TOTAL: 51 **GEOCODED:** 48 **NON GEOCODED:** 3 **SELECTED:** 0

Page No.	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID
47	STATE	HOBART ELEMENTARY SCHOOL ADDITION CAL19650013/CERTIFIED	3336 SAN MARINO STREET LOS ANGELES CA 90006	0.63 SW	35
50	STATE	HOBART/WILTON PRIMARY SCHOOL 1 CAL19880071/VOLUNTARY CLEANUP AG	9TH ST/SAINT ANDREWS PLACE/ LOS ANGELES CA 90019	0.66 SW	36
52	STATE	HOBART/WILTON PRIMARY SCHOOL 2 CAL19880072/VOLUNTARY CLEANUP AG	SAN MARINO ST/ST. ANDREWS P LOS ANGELES CA 90019	0.66 SW	36
54	STATE	HOBART/WILTON PRIMARY SCHOOL 4 CAL19750097/VOLUNTARY CLEANUP AG	SAN MARINO/OLYMPIC BL/MARIP LOS ANGELES CA 90006	0.69 SE	37
56	STATE	CENTRAL LOS ANGELES MIDDLE SCHOOL CAL19650018/VOLUNTARY CLEANUP PR	VERMONT AVENUE/WILSHIRE BOU LOS ANGELES CA 90020	0.73 SE	38
58	STATE	LOS ANGELES PRIMARY CENTER NO. 5 CAL19790002/CERTIFIED	WEST OLYMPIC BOULEVARD/NORM LOS ANGELES CA 90006	0.74 SE	39
60	STATE	ALEXANDRIA NEW ELEMENTARY SCHOOL N CAL19880013/NO FURTHER ACTION FO	BEVERLY BOULEVARD/N. HARVAR LOS ANGELES CA 90004	0.87 NW	40

***Environmental FirstSearch
Sites Summary Report***

Target Property: 3750 W. 6TH ST
LOS ANGELES CA 90020

JOB: 280043

TOTAL: 51 **GEOCODED:** 48 **NON GEOCODED:** 3 **SELECTED:** 0

Page No.	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID
62	ERNS	SHELL (R FIORI) 73203/UNKNOWN	WILSHIRE BLVD LOS ANGELES CA	NON GC	
62	ERNS	61032/UNKNOWN	FEDERAL AND WILSHIRE AVE CR LOS ANGELES CA	NON GC	
63	SWL	US VETERANS ADMINISTRATION-LOS WMUD4 190380NUR	WILSHIRE and SAWTELLE LOS ANGELES CA	NON GC	

**Environmental FirstSearch
Site Detail Report**

Target Property: 3750 W. 6TH ST
LOS ANGELES CA 90020

JOB: 280043

SOILS

SEARCH ID: 47 **DIST/DIR:** 0.00 -- **MAP ID:** 2

NAME:	USGS-DIGITAL DATA SERIES-11	REV:	1/19/99
ADDRESS:	US	ID1:	DDS-USGS-12614
		ID2:	
CONTACT:		STATUS:	BEDROCK GEOLOGY
		PHONE:	

SITE INFORMATION

AREA:	0.493552
PERIMETER:	10.7525
ROCK DESCRIPTION:	Quaternary
METAMORPHOSIS:	No Metamorphism
STRATIGRAPHIC ORDER:	4 - Stratigraphic order from youngest (1) to oldest (162)

SOILS

SEARCH ID: 46 **DIST/DIR:** 0.05 NE **MAP ID:** 3

NAME:	USGS-DIGITAL DATA SERIES-11	REV:	1/19/99
ADDRESS:	US	ID1:	DDS-USGS-9374
		ID2:	
CONTACT:		STATUS:	BEDROCK GEOLOGY
		PHONE:	

SITE INFORMATION

AREA:	0.0628657
PERIMETER:	2.81875
ROCK DESCRIPTION:	Miocene
METAMORPHOSIS:	No Metamorphism
STRATIGRAPHIC ORDER:	11 - Stratigraphic order from youngest (1) to oldest (162)

***Environmental FirstSearch
Site Detail Report***

Target Property: 3750 W. 6TH ST
LOS ANGELES CA 90020

JOB: 280043

EMERGENCY RESPONSE NOTIFICATION SITE

SEARCH ID: 11 **DIST/DIR:** 0.05 SE **MAP ID:** 4

NAME:		REV:	12/31/05
ADDRESS:	610 SOUTH HARVARD CA 90010 LOS ANGELES	ID1:	NRC-760308
CONTACT:	KAREN INGALLA	ID2:	
		STATUS:	FIXED
		PHONE:	2133599652

SITE INFORMATION

THIS INFORMATION WAS OBTAINED FROM THE NATIONAL RESPONSE CENTER

DATE RECEIVED:	5/29/2005 12:35:51 PM	DATE COMPLETE:	
5/29/2005 12:39:34 PM			
CALL TAKER:	WRP4565	CALL TYPE:	INC
RESPONSIBLE PARTY:	KAREN INGALLA		
PHONE 1:	2133599652 PRIMARY		
PHONE 2:			
PHONE 3:			
RESPONSIBLE COMPANY:	CITY OF LOS ANGELES		
ORGANIZATION TYPE:	LOCAL GOVERNMENT		
ADDRESS:	LOS ANGELES CA 90031		
SOURCE:	TELEPHONE		

INCIDENT INFORMATION

INCIDENT DESCRIPTION: CALLER REPORTING AN UNCONTROLLED DISCHARGE OF WASTE WATER

INCIDENT TYPE:	FIXED	INCIDENT CAUSE:	OTHER
INCIDENT DATE:	5/28/2005 8:30:00 PM		INCIDENT DATE DESC:
OCCURRED			
DISTANCE FROM CITY:		DISTANCE UNITS:	
DIRECTION FROM CITY:		LOCATION SECTION:	
LOCATION TOWNSHIP:		LOCATION RANGE:	
AIRCRAFT TYPE:		AIRCRAFT MODEL:	
AIRCRAFT ID:		AIRCRAFT FUEL CAPACITY:	
AIRCRAFT FUEL CAPACITY UNITS:		AIRCRAFT FUEL ON BOARD:	
AIRCRAFT FUEL ON BOARD UNITS:		AIRCRAFT SPOT NUMBER:	
AIRCRAFT HANGER:		AIRCRAFT RUNWAY NUM:	
ROAD MILE MARKER:		BUILDING ID:	
TYPE OF FIXED OBJECT:	OTHER	POWER GEN FACILITY:	N
GENERATING CAPACITY:		TYPE OF FUEL:	
NPDES:		NPDES COMPLIANCE:	U
PIPELINE TYPE:		DOT REGULATED:	U
PIPELINE ABOVE GROUND:	ABOVE	EXPOSED UNDERWATER:	N
PIPELINE COVERED:	U	GRADE CROSSING:	N
LOCATION SUBDIVISION:		RAILROAD MILEPOST:	
TYPE VEHICLE INVOLVED:		CROSSING DEVICE TYPE:	
DEVICE OPERATIONAL:	Y		
DOT CROSSING NUMBER:		BRAKE FAILURE:	N
TANK ABOVE GROUND:	ABOVE	TRANSPORTABLE CONTAINER:	U

- Continued on next page -

***Environmental FirstSearch
Site Detail Report***

Target Property: 3750 W. 6TH ST
LOS ANGELES CA 90020

JOB: 280043

RCRA GENERATOR SITE

SEARCH ID: 2 **DIST/DIR:** 0.08 SW **MAP ID:** 5

NAME: BELMONT NEW E S NO 9	REV: 6/6/06
ADDRESS: 611 S HOBART BLVD	ID1: CAR000128124
LOS ANGELES CA 90005	ID2:
LOS ANGELES	STATUS: LGN
CONTACT: SOE AUNG	PHONE: 2137435086

SITE INFORMATION

CONTACT INFORMATION: SOE AUNG
1449 S SAN PEDRO ST
LOS ANGELES CA 90015

PHONE: 2137435086

UNIVERSE INFORMATION:

NAIC INFORMATION

ENFORCEMENT INFORMATION:

VIOLATION INFORMATION:

HAZARDOUS WASTE INFORMATION:

D000
Lead

Environmental FirstSearch
Site Detail Report

Target Property: 3750 W. 6TH ST
LOS ANGELES CA 90020

JOB: 280043

RCRA NLR SITE

SEARCH ID: 7 **DIST/DIR:** 0.08 SW **MAP ID:** 5

NAME:	BELMONT NEW E S NO 9	REV:	10/8/02
ADDRESS:	611 S HOBART BLVD	ID1:	CAR000128124
	LOS ANGELES CA 90005	ID2:	
	LOS ANGELES	STATUS:	NLR
CONTACT:	SOE AUNG	PHONE:	2137435086

DETAILS NOT AVAILABLE

RCRA GENERATOR SITE

SEARCH ID: 4 **DIST/DIR:** 0.11 NW **MAP ID:** 6

NAME:	EMBO CLEANERS	REV:	6/6/06
ADDRESS:	3809 W SIXTH ST	ID1:	CAD982000275
	LOS ANGELES CA 90005	ID2:	
	LOS ANGELES	STATUS:	SGN
CONTACT:	JIN KIM	PHONE:	2133848097

SITE INFORMATION

CONTACT INFORMATION: JIN KIM
3809 W SIXTH ST
LOS ANGELES CA 90005

PHONE: 2133848097

UNIVERSE INFORMATION:

NAIC INFORMATION

81232 - DRYCLEANING AND LAUNDRY SERVICES (EXCEPT COIN-OPERATED)

ENFORCEMENT INFORMATION:

VIOLATION INFORMATION:

Environmental FirstSearch Site Detail Report

Target Property: 3750 W. 6TH ST
LOS ANGELES CA 90020

JOB: 280043

EMERGENCY RESPONSE NOTIFICATION SITE

SEARCH ID: 10	DIST/DIR: 0.12 SW	MAP ID: 7
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NAME:	REV:
ADDRESS: NW CORNER OF HOBART AND WILSHIRE AVE.	ID1: 6680
LOS ANGELES CA	ID2:
Los Angeles	STATUS: UNKNOWN
CONTACT:	PHONE:

CERCLIS (Y/N):

MAT: GASOLINE **QUANT:** 0 UNKNOWN

LOCATION: NW CORNER OF HOBART AND WILSHIRE AVE.
CITY: **REPORTED:** 06/16/87

SOURCE: UNKNOWN **MEDIUM:** GROUND
2 INCH FIBERGLASS PIPELINE/LINE STRUCK BY A CONTRACT- OR/UNK IF ANY LEAK HAPP

CAUSE: UNKNOWN
ENED, BECAUSE LINE WAS NOT IN SERVICE YET.

ACT: LINE WAS UNCOVERED, GAS HAS BEEN REMOVED. LINE UNDER REPAIR
BY:

***Environmental FirstSearch
Site Detail Report***

Target Property: 3750 W. 6TH ST
LOS ANGELES CA 90020

JOB: 280043

RCRA GENERATOR SITE

SEARCH ID: 1	DIST/DIR: 0.14 SW	MAP ID: 8
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NAME: ARCO FACILITY NO 05355 ADDRESS: 3675 WILSHIRE BLVD LOS ANGELES CA 90020 LOS ANGELES	REV: 6/6/06 ID1: CAR000099986 ID2: STATUS: SGN PHONE: 7146902425
CONTACT: JACK OMAN	

SITE INFORMATION

CONTACT INFORMATION: JACK OMAN
P O BOX 6038
ARTESIA CA 907026038

PHONE: 7146902425

UNIVERSE INFORMATION:

NAIC INFORMATION

ENFORCEMENT INFORMATION:

VIOLATION INFORMATION:

HAZARDOUS WASTE INFORMATION:

Ignitable waste
D000
Benzene

Environmental FirstSearch Site Detail Report

Target Property: 3750 W. 6TH ST
LOS ANGELES CA 90020

JOB: 280043

STATE

SEARCH ID: 13	DIST/DIR: 0.14 SW	MAP ID: 9
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NAME: BELMONT NEW ELEMENTARY SCHOOL NO. 9 ADDRESS: WILSHIRE BOULEVARD/HOBART BOULEVARD LOS ANGELES CA 90020 LOS ANGELES CONTACT:	REV: 07/18/05 ID1: CAL19550023 ID2: STATUS: VOLUNTARY CLEANUP PROGRAM PHONE:
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OTHER SITE NAMES (blank below = not reported by agency)

BELMONT NEW ELEMENTARY SCHOOL 9 (PROP)

LOS ANGELES UNIFIED SCHOOL DISTRICT

BELMONT NEW ELEMENTARY SCHOOL 9

BELMONT NEW ELEMENTARY SCHOOL NO. 9

GENERAL SITE INFORMATION

File Name (if different than site name): *BELMONT NEW ELEMENTARY SCHOOL NO. 9*

Status: *VOLUNTARY CLEANUP PROGRAM*
AWP Site Type: *PROPOSED SCHOOL SITE PROPERTY*

NPL Site:

Fund:

Status Date: *02102000*

Lead: *DEPT OF TOXIC SUBSTANCES CONTROL*

Staff: *SKESAVAP*

DTSC Region and RWQCB : *GLENDALE*

Branch: *SCHOOL EVALUATION*

RWQCB:

Site Access:

Groundwater Contamination:

Number of Sources Contributing to Contamination at the Site: *0*

OTHER AGENCY ID NUMBERS (blank below = not reported by agency)

ID SOURCE NAME, and VALUE: *CALSTARS CODE 304296-11*

BACKGROUND INFORMATION (blank below = not reported by agency)

Several auto-related operations in the northern portion of the site. Several underground storage tanks removed from the site. An active remediation undergoing in ARCO station south of the site.

PROJECTED ACTIVITIES (blank below = not reported by agency)

Activity: *PRELIMINARY ENDANGERMENT ASSESSMENT*

Activity Status: *VOLUNTARY CLEANUP PROGRAM*

Completion Due Date:

Revised Completion Due Date:

Date Activity Actually Completed: *02062002*

Yards of Solids Removed: *0*

Yards of Solids Treated: *0*

Gallons of Liquid Removed: *0*

Gallons of Liquid Treated: *0*

Activity: *PHASE 1 - CALMORTGAGE AND SCHOOL SITE PROPERTIES*

Activity Status: *VOLUNTARY CLEANUP PROGRAM*

Completion Due Date:

Revised Completion Due Date:

- Continued on next page -

**Environmental FirstSearch
Site Detail Report**

Target Property: 3750 W. 6TH ST
LOS ANGELES CA 90020

JOB: 280043

STATE

SEARCH ID: 13 **DIST/DIR:** 0.14 SW **MAP ID:** 9

NAME:	BELMONT NEW ELEMENTARY SCHOOL NO. 9	REV:	07/18/05
ADDRESS:	WILSHIRE BOULEVARD/HOBART BOULEVARD	ID1:	CAL19550023
	LOS ANGELES CA 90020	ID2:	
	LOS ANGELES	STATUS:	VOLUNTARY CLEANUP PROGRAM
CONTACT:		PHONE:	

Date Activity Actually Completed:	04202001
Yards of Solids Removed:	0
Yards of Solids Treated:	0
Gallons of Liquid Removed:	0
Gallons of Liquid Treated:	0

Activity: SUPPLEMENTAL SITE INVESTIGATION (SCHOOLS ONLY)
Activity Status: VOLUNTARY CLEANUP PROGRAM

Completion Due Date:
Revised Completion Due Date:

Date Activity Actually Completed:	04172003
Yards of Solids Removed:	0
Yards of Solids Treated:	0
Gallons of Liquid Removed:	0
Gallons of Liquid Treated:	0

DTSC COMMENTS REGARDING THIS SITE (blank below = not reported by agency)

Comments Date: 02062002

: DTSC issued a Preliminary Endangerment Assessment determination, requiring further action at the proposed school site. LAUSD MASTER OVERSIGHT AGREEMENT (DOCKET NO. HSA-A 99/00-051) EXECUTED ON 2/10/00. As part of the Master Oversight Agreement between DTSC and the Los Angeles Unified School District (LAUSD), DTSC will provide oversight for a Preliminary Endangerment Assessment (PEA) for the proposed Belmont New Elementary School 9 site. Phase I - Pursuant to an agreement between the Department of Toxic Substances Control (DTSC) and the California Department of Education, DTSC's Site Mitigation Program completed review of a Phase I Environmental Assessment and has determined that a Preliminary Endangerment Assessment (PEA) is required. The PEA will be conducted under DTSC's oversight pursuant to an agreement between DTSC and the Los Angeles Unified School District (LAUSD). Any subsequent cleanup activities (if needed) after the PEA would be conducted pursuant to an agreement with DTSC and LAUSD.

***Environmental FirstSearch
Site Detail Report***

Target Property: 3750 W. 6TH ST
LOS ANGELES CA 90020

JOB: 280043

RCRA GENERATOR SITE

SEARCH ID: 6

DIST/DIR: 0.15 SW

MAP ID: 10

NAME: UNOCAL
ADDRESS: 3701 WILSHIRE BLVD STE 830
LOS ANGELES CA 90010
LOS ANGELES

REV: 6/6/06
ID1: CAD980887616
ID2:
STATUS: SGN
PHONE:

CONTACT:

SITE INFORMATION

UNIVERSE INFORMATION:

NAIC INFORMATION

ENFORCEMENT INFORMATION:

VIOLATION INFORMATION:

**Environmental FirstSearch
Site Detail Report**

Target Property: 3750 W. 6TH ST
LOS ANGELES CA 90020

JOB: 280043

REGISTERED UNDERGROUND STORAGE TANKS

SEARCH ID: 32 **DIST/DIR:** 0.15 SW **MAP ID:** 11

NAME:	TEXACO REFINING	REV:	05/01/2000
ADDRESS:	3201 WILSHIRE BL LOS ANGELES CA 90010 Los Angeles	ID1:	LACITY/CERTNO23299
CONTACT:		ID2:	
		STATUS:	
		PHONE:	

DETAILS NOT AVAILABLE

REGISTERED UNDERGROUND STORAGE TANKS

SEARCH ID: 30 **DIST/DIR:** 0.16 SE **MAP ID:** 12

NAME:	K F I INC	REV:	05/01/2000
ADDRESS:	610 S ARDMORE AV LOS ANGELES CA 90005 Los Angeles	ID1:	LACTY/NONCRTFD134
CONTACT:		ID2:	
		STATUS:	
		PHONE:	

DETAILS NOT AVAILABLE

Environmental FirstSearch

Site Detail Report

Target Property: 3750 W. 6TH ST
LOS ANGELES CA 90020

JOB: 280043

REGISTERED UNDERGROUND STORAGE TANKS

SEARCH ID: 29

DIST/DIR: 0.16 SE

MAP ID: 12

NAME: K F I INC
ADDRESS: 610 ARDMORE
LOS ANGELES CA 90005
Los Angeles

REV: 01/01/94
ID1: TISID-STATE28718
ID2:
STATUS: ACTIVE
PHONE:

CONTACT:

UST HISTORICAL DATA

This site was listed in the FIDS Zip Code List as a UST site. The Office of Hazardous Data Management produced the FIDS list. The FIDS list is an index of names and locations of sites recorded in various California State environmental agency databases. It is sorted by zip code and as an index, details regarding the sites were never included.

The UST information included in FIDS as provided by the Office of Hazardous Data Management was originally collected from the SWEEPS database. The SWEEPS database recorded Underground Storage Tanks and was maintained by the State Water Resources Control Board (SWRCB). That agency no longer maintains the SWEEPS database and last updated it in 1994. The last release of that 1994 database was in 1997.

Oversight of Underground Storage Tanks within California is now conducted by Certified Unified Program Agencies referred to as CUPA s. There are approximately 102 CUPA s and Local Oversight Programs (LOP s) in the State of California. Most are city or county government agencies. As of 1998, all sites or facilities with underground storage tanks were required by Federal mandate to obtain certification by designated UST oversight agencies (in this case, CUPA s) that the UST/s at their location were upgraded or removed in adherence with the 1998 RCRA standards.

Information from the FIDS/SWEEPS lists were included in this report search to help identify where underground storage tanks may have existed that were not recorded in CUPA databases or lists collected by Track Info Services. This may occur if a tank was removed prior to development of recent CUPA UST lists or never registered with a CUPA.

Environmental FirstSearch Site Detail Report

Target Property: 3750 W. 6TH ST
LOS ANGELES CA 90020

JOB: 280043

LEAKING UNDERGROUND STORAGE TANKS

SEARCH ID: 35 **DIST/DIR:** 0.16 SW **MAP ID:** 13

NAME:	ARCO 5355	REV:	10/18/07
ADDRESS:	3675 WILSHIRE BLVD LOS ANGELES CA 90010 LOS ANGELES	ID1:	T0603700485
CONTACT:		ID2:	
		STATUS:	REMEDIAL ACTION
		PHONE:	

RELEASE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE

Please note that some data previously provided by the State Water Resources Control Board in the LUSTIS database is not currently being provided by the agency in the most recent edition. Incidents that occurred after the year 2000 may not have much information. Field headers with blank information following after should be interpreted as unreported by the agency.

LEAD AGENCY: REGIONAL BOARD
REGIONAL BOARD: 04
LOCAL CASE NUMBER:
RESPONSIBLE PARTY: MR. ERIC YOUNG
ADDRESS OF RESPONSIBLE PARTY: 6 CENTERPOINTE DR.
SITE OPERATOR:
WATER SYSTEM:

CASE NUMBER: 900100025
CASE TYPE: OTHER
SUBSTANCE LEAKED: GASOLINE
SUBSTANCE QUANTITY:
LEAK CAUSE: STRUCTURE FAILURE
LEAK SOURCE: PIPING
HOW LEAK WAS DISCOVERED: NO DESCRIPTION
DATE DISCOVERED (blank if not reported): 1987-06-16
HOW LEAK WAS STOPPED:
STOP DATE (blank if not reported): 1987-06-16
STATUS: REMEDIAL ACTION
ABATEMENT METHOD (please note that not all code translations have been provided by the reporting agency): REMOVE FREE PRODUCT- REMOVE FLOATING PRODUCT FROM WATER TABLE
ENFORCEMENT TYPE (please note that not all code translations have been provided by the reporting agency): 13267R
DATE OF ENFORCEMENT (blank if not reported):

ENTER DATE (blank if not reported): 1987-08-05
REVIEW DATE (blank if not reported): 2002-09-06
DATE OF LEAK CONFIRMATION (blank if not reported):
DATE PRELIMINARY SITE ASSESSMENT PLAN WAS SUBMITTED (blank if not reported): 1988-08-21
DATE PRELIMINARY SITE ASSESSMENT PLAN BEGAN (blank if not reported): 1990-05-08
DATE POLLUTION CHARACTERIZATION PLAN BEGAN (blank if not reported): 2004-05-21
DATE REMEDIATION PLAN WAS SUBMITTED (blank if not reported): 2004-04-15
DATE REMEDIAL ACTION UNDERWAY (blank if not reported): 2006-06-21
DATE POST REMEDIAL ACTION MONITORING BEGAN (blank if not reported):
DATE CLOSURE LETTER ISSUED (SITE CLOSED) (blank if not reported):
REPORT DATE (blank if not reported): 1987-06-16

MTBE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE

MTBE DATE (Date of historical maximum MTBE concentration): 1997-03-28
MTBE GROUNDWATER CONCENTRATION (parts per billion): 27,000
MTBE SOIL CONCENTRATION (parts per million):
MTBE CNTS: 1
MTBE FUEL: 1
MTBE TESTED: YES
MTBE CLASS: *

***Environmental FirstSearch
Site Detail Report***

Target Property: 3750 W. 6TH ST
LOS ANGELES CA 90020

JOB: 280043

RCRA GENERATOR SITE

SEARCH ID: 5

DIST/DIR: 0.16 SW

MAP ID: 14

NAME: O E F INC
ADDRESS: 3699 WILSHIRE BLVD
LOS ANGELES CA 90010
LOS ANGELES
CONTACT: BRUCE MANNING

REV: 6/6/06
ID1: CAR000053850
ID2:
STATUS: SGN
PHONE: 6263561009

SITE INFORMATION

CONTACT INFORMATION: BRUCE MANNING
100 E CORSON AVE
PASADENA CA 91103

PHONE: 6263561009

UNIVERSE INFORMATION:

NAIC INFORMATION

ENFORCEMENT INFORMATION:

VIOLATION INFORMATION:

HAZARDOUS WASTE INFORMATION:

Mercury

Environmental FirstSearch Site Detail Report

Target Property: 3750 W. 6TH ST
LOS ANGELES CA 90020

JOB: 280043

REGISTERED UNDERGROUND STORAGE TANKS

SEARCH ID: 26	DIST/DIR: 0.16 SW	MAP ID: 13
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NAME: ARCO FACILITY NO. 5355
ADDRESS: 3675 WILSHIRE
LOS ANGELES CA 90010
Los Angeles

REV: 01/01/94
ID1: TISID-STATE26847
ID2:
STATUS: ACTIVE
PHONE:

UST HISTORICAL DATA

This site was listed in the FIDS Zip Code List as a UST site. The Office of Hazardous Data Management produced the FIDS list. The FIDS list is an index of names and locations of sites recorded in various California State environmental agency databases. It is sorted by zip code and as an index, details regarding the sites were never included.

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Oversight of Underground Storage Tanks within California is now conducted by Certified Unified Program Agencies referred to as CUPA s. There are approximately 102 CUPA s and Local Oversight Programs (LOP s) in the State of California. Most are city or county government agencies. As of 1998, all sites or facilities with underground storage tanks were required by Federal mandate to obtain certification by designated UST oversight agencies (in this case, CUPA s) that the UST/s at their location were upgraded or removed in adherence with the 1998 RCRA standards.

Information from the FIDS/SWEEPS lists were included in this report search to help identify where underground storage tanks may have existed that were not recorded in CUPA databases or lists collected by Track Info Services. This may occur if a tank was removed prior to development of recent CUPA UST lists or never registered with a CUPA.

**Environmental FirstSearch
Site Detail Report**

Target Property: 3750 W. 6TH ST
LOS ANGELES CA 90020

JOB: 280043

REGISTERED UNDERGROUND STORAGE TANKS

SEARCH ID: 27 **DIST/DIR:** 0.16 SW **MAP ID:** 13

NAME:	ARCO SERVICE STATION 5355	REV:	05/01/2000
ADDRESS:	3675 WILSHIRE BL LOS ANGELES CA 90020 LOS ANGELES	ID1:	LACITY/CERTNO23064
CONTACT:		ID2:	
		STATUS:	
		PHONE:	

DETAILS NOT AVAILABLE

RCRA NLR SITE

SEARCH ID: 8 **DIST/DIR:** 0.19 SW **MAP ID:** 15

NAME:	CAR CONCIERGE THE	REV:	6/6/06
ADDRESS:	3700 WILSHIRE BLVD LOS ANGELES CA 90010 LOS ANGELES	ID1:	CAD983612193
CONTACT:	JACK BULKO	ID2:	
		STATUS:	NLR
		PHONE:	2134874645

SITE INFORMATION

CONTACT INFORMATION: JACK BULKO
14526 ERWIN ST
VAN NUYS CA 91411

PHONE: 2134874645

UNIVERSE INFORMATION:

NAIC INFORMATION

ENFORCEMENT INFORMATION:

VIOLATION INFORMATION:

***Environmental FirstSearch
Site Detail Report***

Target Property: 3750 W. 6TH ST
LOS ANGELES CA 90020

JOB: 280043

REGISTERED UNDERGROUND STORAGE TANKS

SEARCH ID: 28	DIST/DIR: 0.19 SW	MAP ID: 15
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NAME: BENEQUITY PROPERTIES	REV: 01/01/94
ADDRESS: 3700 WILSHIRE	ID1: TISID-STATE26908
LOS ANGELES CA 90010	ID2:
Los Angeles	STATUS: ACTIVE
CONTACT:	PHONE:

UST HISTORICAL DATA

This site was listed in the FIDS Zip Code List as a UST site. The Office of Hazardous Data Management produced the FIDS list. The FIDS list is an index of names and locations of sites recorded in various California State environmental agency databases. It is sorted by zip code and as an index, details regarding the sites were never included.

The UST information included in FIDS as provided by the Office of Hazardous Data Management was originally collected from the SWEEPS database. The SWEEPS database recorded Underground Storage Tanks and was maintained by the State Water Resources Control Board (SWRCB). That agency no longer maintains the SWEEPS database and last updated it in 1994. The last release of that 1994 database was in 1997.

Oversight of Underground Storage Tanks within California is now conducted by Certified Unified Program Agencies referred to as CUPA s. There are approximately 102 CUPA s and Local Oversight Programs (LOP s) in the State of California. Most are city or county government agencies. As of 1998, all sites or facilities with underground storage tanks were required by Federal mandate to obtain certification by designated UST oversight agencies (in this case, CUPA s) that the UST/s at their location were upgraded or removed in adherence with the 1998 RCRA standards.

Information from the FIDS/SWEEPS lists were included in this report search to help identify where underground storage tanks may have existed that were not recorded in CUPA databases or lists collected by Track Info Services. This may occur if a tank was removed prior to development of recent CUPA UST lists or never registered with a CUPA.

Environmental FirstSearch

Site Detail Report

Target Property: 3750 W. 6TH ST
LOS ANGELES CA 90020

JOB: 280043

LEAKING UNDERGROUND STORAGE TANKS

SEARCH ID: 38 **DIST/DIR:** 0.20 NE **MAP ID:** 16

<p>NAME: CHEVRON 9-5294 ADDRESS: 549 NORMANDIE AVE S LOS ANGELES CA 90020 LOS ANGELES CONTACT:</p>	<p>REV: 10/18/07 ID1: T0603700629 ID2: STATUS: POST REMEDIAL ACTION MONITORIN PHONE:</p>
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RELEASE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE
Please note that some data previously provided by the State Water Resources Control Board in the LUSTIS database is not currently being provided by the agency in the most recent edition. Incidents that occurred after the year 2000 may not have much information. Field headers with blank information following after should be interpreted as unreported by the agency.

LEAD AGENCY: REGIONAL BOARD
REGIONAL BOARD: 04
LOCAL CASE NUMBER:
RESPONSIBLE PARTY: DAVE BANCHERO
ADDRESS OF RESPONSIBLE PARTY: P.O. BOX 6012, K2236
SITE OPERATOR:
WATER SYSTEM:

CASE NUMBER: 900200025
CASE TYPE: OTHER
SUBSTANCE LEAKED: GASOLINE
SUBSTANCE QUANTITY:
LEAK CAUSE: UNKNOWN
LEAK SOURCE: UNKNOWN

HOW LEAK WAS DISCOVERED:
DATE DISCOVERED (blank if not reported):
HOW LEAK WAS STOPPED:
STOP DATE (blank if not reported):
STATUS: POST REMEDIAL ACTION MONITORING
ABATEMENT METHOD (please note that not all code translations have been provided by the reporting agency): REMOVE FREE PRODUCT- REMOVE FLOATING PRODUCT FROM WATER TABLE
ENFORCEMENT TYPE (please note that not all code translations have been provided by the reporting agency): SEL
DATE OF ENFORCEMENT (blank if not reported):

ENTER DATE (blank if not reported): 1986-12-31
REVIEW DATE (blank if not reported):
DATE OF LEAK CONFIRMATION (blank if not reported):
DATE PRELIMINARY SITE ASSESSMENT PLAN WAS SUBMITTED (blank if not reported):
DATE PRELIMINARY SITE ASSESSMENT PLAN BEGAN (blank if not reported):
DATE POLLUTION CHARACTERIZATION PLAN BEGAN (blank if not reported): 1988-06-16
DATE REMEDIATION PLAN WAS SUBMITTED (blank if not reported):
DATE REMEDIAL ACTION UNDERWAY (blank if not reported): 2000-08-01
DATE POST REMEDIAL ACTION MONITORING BEGAN (blank if not reported): 2004-10-20
DATE CLOSURE LETTER ISSUED (SITE CLOSED) (blank if not reported):
REPORT DATE (blank if not reported): 1983-01-01

MTBE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE
MTBE DATE (Date of historical maximum MTBE concentration): 2001-01-03
MTBE GROUNDWATER CONCENTRATION (parts per billion): 1,350
MTBE SOIL CONCENTRATION (parts per million):
MTBE CNTS: 1
MTBE FUEL: 1
MTBE TESTED: YES
MTBE CLASS: *

*Environmental FirstSearch
Site Detail Report*

Target Property: 3750 W. 6TH ST
LOS ANGELES CA 90020

JOB: 280043

RCRA GENERATOR SITE

SEARCH ID: 3 **DIST/DIR:** 0.20 NE **MAP ID:** 16

NAME: CHEVRON STATION 9 5294 ADDRESS: 549 S NORMANDIE AVE LOS ANGELES CA 90005 LOS ANGELES CONTACT: DESIREE CLOSS	REV: 6/6/06 ID1: CAD983663147 ID2: STATUS: SGN PHONE: 3106947452
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SITE INFORMATION

CONTACT INFORMATION: DESIREE CLOSS
P O BOX 2833
LA HABRA CA 90632

PHONE: 3106947452

UNIVERSE INFORMATION:

NAIC INFORMATION

ENFORCEMENT INFORMATION:

VIOLATION INFORMATION:

Environmental FirstSearch

Site Detail Report

Target Property: 3750 W. 6TH ST
LOS ANGELES CA 90020

JOB: 280043

REGISTERED UNDERGROUND STORAGE TANKS

SEARCH ID: 33	DIST/DIR: 0.20 SW	MAP ID: 17
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NAME: WILSHIRE PARK PLACE LLC	REV: 05/01/2000
ADDRESS: 3700 WILSHIRE BL, STE 102	ID1: LACITY/CERTNO24317
LOS ANGELES CA 90010	ID2:
LOS ANGELES	STATUS:
CONTACT:	PHONE:

DETAILS NOT AVAILABLE

RCRA NLR SITE

SEARCH ID: 9	DIST/DIR: 0.22 SW	MAP ID: 18
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NAME: STATE STREET BANK and TRUST	REV: 6/6/06
ADDRESS: 3731 WILSHIRE BLVD	ID1: CAD981981319
LOS ANGELES CA 90010	ID2:
CA037	STATUS: NLR
CONTACT: S.IRA GROSSMAN	PHONE: 2135507100

SITE INFORMATION

UNIVERSE INFORMATION:

NAIC INFORMATION

53112 - LESSORS OF NONRESIDENTIAL BUILDINGS (EXCEPT MINIWAREHOUSES)

ENFORCEMENT INFORMATION:

VIOLATION INFORMATION:

Environmental FirstSearch
Site Detail Report

Target Property: 3750 W. 6TH ST
LOS ANGELES CA 90020

JOB: 280043

REGISTERED UNDERGROUND STORAGE TANKS

SEARCH ID: 31 **DIST/DIR:** 0.23 SW **MAP ID:** 19

NAME:	ORANGE GROVE	REV:	01/01/94
ADDRESS:	3731 WILSHIRE	ID1:	TISID-STATE26060
	LOS ANGELES CA 90010	ID2:	
	Los Angeles	STATUS:	ACTIVE
CONTACT:		PHONE:	

UST HISTORICAL DATA

This site was listed in the FIDS Zip Code List as a UST site. The Office of Hazardous Data Management produced the FIDS list. The FIDS list is an index of names and locations of sites recorded in various California State environmental agency databases. It is sorted by zip code and as an index, details regarding the sites were never included.

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Oversight of Underground Storage Tanks within California is now conducted by Certified Unified Program Agencies referred to as CUPA s. There are approximately 102 CUPA s and Local Oversight Programs (LOP s) in the State of California. Most are city or county government agencies. As of 1998, all sites or facilities with underground storage tanks were required by Federal mandate to obtain certification by designated UST oversight agencies (in this case, CUPA s) that the UST/s at their location were upgraded or removed in adherence with the 1998 RCRA standards.

Information from the FIDS/SWEEPS lists were included in this report search to help identify where underground storage tanks may have existed that were not recorded in CUPA databases or lists collected by Track Info Services. This may occur if a tank was removed prior to development of recent CUPA UST lists or never registered with a CUPA.

Environmental FirstSearch Site Detail Report

Target Property: 3750 W. 6TH ST
LOS ANGELES CA 90020

JOB: 280043

STATE

SEARCH ID: 23 **DIST/DIR:** 0.27 SW **MAP ID:** 20

NAME: HOBART/WILTON PRIMARY SCHOOL 9	REV: 07/18/05
ADDRESS: 7TH ST/HOBART BLVD/HARVARD BLVD	ID1: CAL19590015
LOS ANGELES CA 90005	ID2:
LOS ANGELES	STATUS: VOLUNTARY CLEANUP AGREEMENT TE
CONTACT:	PHONE:

OTHER SITE NAMES (blank below = not reported by agency)

*HOBART/WILTON PRIMARY SCHOOL 9
LOS ANGELES UNIFIED SCHOOL DISTRICT*

GENERAL SITE INFORMATION

File Name (if different than site name): *HOBART/WILTON PRIMARY SCHOOL 9*

Status: *VOLUNTARY CLEANUP AGREEMENT TERMINATED*

AWP Site Type: *PROPOSED SCHOOL SITE PROPERTY*

NPL Site:

Fund:

Status Date: *02112000*

Lead: *DEPT OF TOXIC SUBSTANCES CONTROL*

Staff: *SKARINEN*

DTSC Region and RWQCB : *GLENDALE*

Branch: *SCHOOL EVALUATION*

RWQCB:

Site Access:

Groundwater Contamination:

Number of Sources Contributing to Contamination at the Site: *0*

OTHER AGENCY ID NUMBERS (blank below = not reported by agency)

ID SOURCE NAME, and VALUE: *CALSTARS CODE 304064-11 CDE*

ID SOURCE NAME, and VALUE: *CALSTARS CODE 304154-11 VCA*

BACKGROUND INFORMATION (blank below = not reported by agency)

The site has contained residential structures since the 1920s. In past years, the residences have been replaced by commercial businesses, retail store, and parking lots. Other commercial facilities are located in the area. The age of the structures indicates they are or have been a potential source of lead- based paint and asbestos-containing material.

PROJECTED ACTIVITIES (blank below = not reported by agency)

Activity: *PHASE I - CALMORTGAGE AND SCHOOL SITE PROPERTIES*

Activity Status: *VOLUNTARY CLEANUP AGREEMENT TERMINATED*

Completion Due Date:

Revised Completion Due Date:

Date Activity Actually Completed: *02112000*

Yards of Solids Removed: *0*

Yards of Solids Treated: *0*

Gallons of Liquid Removed: *0*

Gallons of Liquid Treated: *0*

DTSC COMMENTS REGARDING THIS SITE (blank below = not reported by agency)

Comments Date: *02102000*

: *LAUSD MASTER OVERSIGHT AGREEMENT (DOCKET NO. HSA-A 99/00-051) EXECUTED ON 2/10/00. As part of the Master Oversight Agreement between DTSC and the Los Angeles Unified School District (LAUSD), DTSC will provide oversight for a Preliminary Endangerment Assessment (PEA) for the proposed Hobart/Wilton Primary School 9 site. Phase I - Pursuant to an agreement between the Department of*

- Continued on next page -

**Environmental FirstSearch
Site Detail Report**

Target Property: 3750 W. 6TH ST
LOS ANGELES CA 90020

JOB: 280043

STATE

SEARCH ID: 23 **DIST/DIR:** 0.27 SW **MAP ID:** 20

NAME: HOBART/WILTON PRIMARY SCHOOL 9 **REV:** 07/18/05
ADDRESS: 7TH ST/HOBART BLVD/HARVARD BLVD **ID1:** CAL19590015
LOS ANGELES CA 90005 **ID2:**
LOS ANGELES **STATUS:** VOLUNTARY CLEANUP AGREEMENT TE
CONTACT: **PHONE:**

Toxic Substances Control (DTSC) and the California Department of Education, DTSC s Site Mitigation Program completed review of a Phase I Environmental Assessment and has determined that a Preliminary Endangerment Assessment (PEA) is required. The PEA will be conducted under DTSC s oversight pursuant to an agreement between DTSC and the Los Angeles Unified School District (LAUSD). Any subsequent cleanup activities (if needed) after the PEA would be conducted pursuant to an agreement with DTSC and LAUSD. PROJECT DROPPED BY LAUSD AFTER THE PHASE I DETERMINATION.

**Environmental FirstSearch
Site Detail Report**

Target Property: 3750 W. 6TH ST
LOS ANGELES CA 90020

JOB: 280043

LEAKING UNDERGROUND STORAGE TANKS

SEARCH ID: 44 **DIST/DIR:** 0.36 SW **MAP ID:** 21

NAME: TOSCO - 76 STATION 3900	REV: 10/18/07
ADDRESS: 4000 006TH ST W	ID1: T0603700641
LOS ANGELES CA 90020	ID2:
LOS ANGELES	STATUS: REMEDIAL ACTION
CONTACT:	PHONE:

RELEASE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE
Please note that some data previously provided by the State Water Resources Control Board in the LUSTIS database is not currently being provided by the agency in the most recent edition. Incidents that occurred after the year 2000 may not have much information. Field headers with blank information following after should be interpreted as unreported by the agency.

LEAD AGENCY: REGIONAL BOARD
REGIONAL BOARD: 04
LOCAL CASE NUMBER:
RESPONSIBLE PARTY: MS. SHARI LONDON
ADDRESS OF RESPONSIBLE PARTY: 3611 HARBOR BL., STE. 200
SITE OPERATOR:
WATER SYSTEM:

CASE NUMBER: 900200143
CASE TYPE: OTHER
SUBSTANCE LEAKED: GASOLINE
SUBSTANCE QUANTITY:
LEAK CAUSE: UNKNOWN
LEAK SOURCE: UNKNOWN
HOW LEAK WAS DISCOVERED:
DATE DISCOVERED (blank if not reported): 1992-01-27
HOW LEAK WAS STOPPED:
STOP DATE (blank if not reported):
STATUS: REMEDIAL ACTION
ABATEMENT METHOD (please note that not all code translations have been provided by the reporting agency): REMOVE FREE PRODUCT-
REMOVE FLOATING PRODUCT FROM WATER TABLE
ENFORCEMENT TYPE (please note that not all code translations have been provided by the reporting agency): DLSEL
DATE OF ENFORCEMENT (blank if not reported): 2001-02-28

ENTER DATE (blank if not reported): 1993-07-15
REVIEW DATE (blank if not reported):
DATE OF LEAK CONFIRMATION (blank if not reported):
DATE PRELIMINARY SITE ASSESSMENT PLAN WAS SUBMITTED (blank if not reported): 1997-08-11
DATE PRELIMINARY SITE ASSESSMENT PLAN BEGAN (blank if not reported): 1999-09-30
DATE POLLUTION CHARACTERIZATION PLAN BEGAN (blank if not reported): 1999-10-26
DATE REMEDIATION PLAN WAS SUBMITTED (blank if not reported): 2001-03-28
DATE REMEDIAL ACTION UNDERWAY (blank if not reported): 2001-07-18
DATE POST REMEDIAL ACTION MONITORING BEGAN (blank if not reported):
DATE CLOSURE LETTER ISSUED (SITE CLOSED) (blank if not reported):
REPORT DATE (blank if not reported): 1993-04-23

MTBE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE
MTBE DATE(Date of historical maximum MTBE concentration): 2002-02-15
MTBE GROUNDWATER CONCENTRATION (parts per billion): 760
MTBE SOIL CONCENTRATION (parts per million):
MTBE CNTS: 2
MTBE FUEL: 1
MTBE TESTED: YES
MTBE CLASS: B

Environmental FirstSearch Site Detail Report

Target Property: 3750 W. 6TH ST
LOS ANGELES CA 90020

JOB: 280043

STATE

SEARCH ID: 14 **DIST/DIR:** 0.37 NW **MAP ID:** 23

NAME: CAHUENGA ELEMENTARY SCHOOL SITE 11	REV: 07/18/05
ADDRESS: HARVARD BLVD/THIRD ST/HOBART BLVD LOS ANGELES CA 90020 LOS ANGELES	ID1: CAL19890015
CONTACT:	ID2:
	STATUS: VOLUNTARY CLEANUP AGREEMENT TE
	PHONE:

OTHER SITE NAMES (blank below = not reported by agency)

CAHUENGA ELEMENTARY SCHOOL SITE 11

LOS ANGELES UNIFIED SCHOOL DISTRICT

GENERAL SITE INFORMATION

File Name (if different than site name): CAHUENGA ELEMENTARY SCHOOL SITE 11

Status: VOLUNTARY CLEANUP AGREEMENT TERMINATED

AWP Site Type: PROPOSED SCHOOL SITE PROPERTY

NPL Site:

Fund:

Status Date: 02112000

Lead: DEPT OF TOXIC SUBSTANCES CONTROL

Staff: DMATHER

DTSC Region and RWQCB : GLENDALE

Branch: SCHOOL EVALUATION

RWQCB:

Site Access:

Groundwater Contamination:

Number of Sources Contributing to Contamination at the Site: 0

OTHER AGENCY ID NUMBERS (blank below = not reported by agency)

ID SOURCE NAME, and VALUE: CALSTARS CODE 304060-11 CDE

ID SOURCE NAME, and VALUE: CALSTARS CODE 304138-11 VCA

BACKGROUND INFORMATION (blank below = not reported by agency)

The approximately 3-acre site has contained both commercial and residential structures since the 1950s.

PROJECTED ACTIVITIES (blank below = not reported by agency)

Activity: PHASE I - CALMORTGAGE AND SCHOOL SITE PROPERTIES

Activity Status: VOLUNTARY CLEANUP AGREEMENT TERMINATED

Completion Due Date:

Revised Completion Due Date:

Date Activity Actually Completed: 02112000

Yards of Solids Removed: 0

Yards of Solids Treated: 0

Gallons of Liquid Removed: 0

Gallons of Liquid Treated: 0

DTSC COMMENTS REGARDING THIS SITE (blank below = not reported by agency)

Comments Date: 02102000

: LAUSD MASTER OVERSIGHT AGREEMENT (DOCKET NO. HSA-A 99/00-051) EXECUTED ON 2/10/00. As part of the Master Oversight Agreement between DTSC and the Los Angeles Unified School District (LAUSD), DTSC will provide oversight for a Preliminary Endangerment Assessment (PEA) for the proposed Cahuenga Elementary School Site 11. Phase I - Pursuant to an agreement between the Department of Toxic Substances Control (DTSC) and the California Department of Education, DTSC's Site Mitigation Program completed review of a Phase I Environmental Assessment and has determined that a Preliminary Endangerment Assessment (PEA) is required. The PEA will be conducted under

- Continued on next page -

***Environmental FirstSearch
Site Detail Report***

Target Property: 3750 W. 6TH ST
LOS ANGELES CA 90020

JOB: 280043

STATE

SEARCH ID: 14	DIST/DIR: 0.37 NW	MAP ID: 23
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NAME: CAHUENGA ELEMENTARY SCHOOL SITE 11	REV: 07/18/05
ADDRESS: HARVARD BLVD/THIRD ST/HOBART BLVD	ID1: CAL19890015
LOS ANGELES CA 90020	ID2:
LOS ANGELES	STATUS: VOLUNTARY CLEANUP AGREEMENT TE
CONTACT:	PHONE:

DTSC s oversight pursuant to an agreement between DTSC and the Los Angeles Unified School District (LAUSD). Any subsequent cleanup activities (if needed) after the PEA would be conducted pursuant to an agreement with DTSC and LAUSD. PROJECT DROPPED BY LAUSD AFTER THE PHASE I DETERMINATION.

Environmental FirstSearch
Site Detail Report

Target Property: 3750 W. 6TH ST
LOS ANGELES CA 90020

JOB: 280043

LEAKING UNDERGROUND STORAGE TANKS

SEARCH ID: 36 **DIST/DIR:** 0.39 NE **MAP ID:** 25

NAME: ARDMORE SERVICES	REV: 10/18/07
ADDRESS: 4020 003RD ST W LOS ANGELES CA 90020 LOS ANGELES	ID1: T0603700635
CONTACT:	ID2:
	STATUS: CASE CLOSED
	PHONE:

RELEASE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE

Please note that some data previously provided by the State Water Resources Control Board in the LUSTIS database is not currently being provided by the agency in the most recent edition. Incidents that occurred after the year 2000 may not have much information. Field headers with blank information following after should be interpreted as unreported by the agency.

LEAD AGENCY: REGIONAL BOARD
REGIONAL BOARD: 04
LOCAL CASE NUMBER:
RESPONSIBLE PARTY: CATHAY BANK
ADDRESS OF RESPONSIBLE PARTY: 4048 WEST 3RD ST., LOS ANGELES CA 90020
SITE OPERATOR:
WATER SYSTEM:

CASE NUMBER: 900200089
CASE TYPE: OTHER
SUBSTANCE LEAKED: GASOLINE
SUBSTANCE QUANTITY:
LEAK CAUSE: UNKNOWN
LEAK SOURCE: UNKNOWN
HOW LEAK WAS DISCOVERED:
DATE DISCOVERED (blank if not reported):
HOW LEAK WAS STOPPED:
STOP DATE (blank if not reported):
STATUS: CASE CLOSED
ABATEMENT METHOD (please note that not all code translations have been provided by the reporting agency): EXCAVATE AND TREAT-REMOVE CONTAMINATED SOIL AND TREAT (INCLUDES SPREADING OR LAND FARMING)
ENFORCEMENT TYPE (please note that not all code translations have been provided by the reporting agency):
DATE OF ENFORCEMENT (blank if not reported):

ENTER DATE (blank if not reported): 1991-11-04
REVIEW DATE (blank if not reported): 1997-03-31
DATE OF LEAK CONFIRMATION (blank if not reported):
DATE PRELIMINARY SITE ASSESSMENT PLAN WAS SUBMITTED (blank if not reported):
DATE PRELIMINARY SITE ASSESSMENT PLAN BEGAN (blank if not reported): 1991-11-22
DATE POLLUTION CHARACTERIZATION PLAN BEGAN (blank if not reported): 1992-02-11
DATE REMEDIATION PLAN WAS SUBMITTED (blank if not reported):
DATE REMEDIAL ACTION UNDERWAY (blank if not reported):
DATE POST REMEDIAL ACTION MONITORING BEGAN (blank if not reported): 1993-12-28
DATE CLOSURE LETTER ISSUED (SITE CLOSED) (blank if not reported): 1996-07-12
REPORT DATE (blank if not reported): 1991-10-29

MTBE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE

MTBE DATE (Date of historical maximum MTBE concentration):
MTBE GROUNDWATER CONCENTRATION (parts per billion):
MTBE SOIL CONCENTRATION (parts per million):
MTBE CNTS: 0
MTBE FUEL: 1
MTBE TESTED: SITE NOT TESTED FOR MTBE. INCLUDES UNKNOWN AND NOT ANALYZED
MTBE CLASS: *

**Environmental FirstSearch
Site Detail Report**

Target Property: 3750 W. 6TH ST
LOS ANGELES CA 90020

JOB: 280043

LEAKING UNDERGROUND STORAGE TANKS

SEARCH ID: 45 **DIST/DIR:** 0.41 NE **MAP ID:** 26

NAME: UNOCAL 0457	REV: 10/18/07
ADDRESS: 4005 003RD ST W	ID1: T0603700445
LOS ANGELES CA 90020	ID2:
LOS ANGELES	STATUS: POLLUTION CHARACTERIZATION
CONTACT:	PHONE:

RELEASE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE

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LEAD AGENCY: REGIONAL BOARD
REGIONAL BOARD: 04
LOCAL CASE NUMBER:
RESPONSIBLE PARTY: MR. ROBERT HOPKINS
ADDRESS OF RESPONSIBLE PARTY: 276 TANK FARM RD.
SITE OPERATOR:
WATER SYSTEM:

CASE NUMBER: 900040234
CASE TYPE: OTHER
SUBSTANCE LEAKED: GASOLINE
SUBSTANCE QUANTITY:
LEAK CAUSE: UNKNOWN
LEAK SOURCE: TANK
HOW LEAK WAS DISCOVERED: NO DESCRIPTION
DATE DISCOVERED (blank if not reported): 1992-11-18
HOW LEAK WAS STOPPED:
STOP DATE (blank if not reported):
STATUS: POLLUTION CHARACTERIZATION
ABATEMENT METHOD (please note that not all code translations have been provided by the reporting agency): VACUUM EXTRACT- USE PUMPS OR BLOWERS TO DRAW AIR THROUGH SOIL
ENFORCEMENT TYPE (please note that not all code translations have been provided by the reporting agency): SEL
DATE OF ENFORCEMENT (blank if not reported):

ENTER DATE (blank if not reported): 1993-02-19
REVIEW DATE (blank if not reported): 2002-09-23
DATE OF LEAK CONFIRMATION (blank if not reported):
DATE PRELIMINARY SITE ASSESSMENT PLAN WAS SUBMITTED (blank if not reported): 1998-08-06
DATE PRELIMINARY SITE ASSESSMENT PLAN BEGAN (blank if not reported): 1998-08-21
DATE POLLUTION CHARACTERIZATION PLAN BEGAN (blank if not reported): 2005-07-07
DATE REMEDIATION PLAN WAS SUBMITTED (blank if not reported): 2003-09-23
DATE REMEDIAL ACTION UNDERWAY (blank if not reported): 2003-08-20
DATE POST REMEDIAL ACTION MONITORING BEGAN (blank if not reported): 1997-04-15
DATE CLOSURE LETTER ISSUED (SITE CLOSED) (blank if not reported):
REPORT DATE (blank if not reported): 1992-11-20

MTBE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE

MTBE DATE (Date of historical maximum MTBE concentration): 1997-03-12
MTBE GROUNDWATER CONCENTRATION (parts per billion): 1,100
MTBE SOIL CONCENTRATION (parts per million):
MTBE CNTS: 1
MTBE FUEL: 1
MTBE TESTED: YES
MTBE CLASS: *

Environmental FirstSearch

Site Detail Report

Target Property: 3750 W. 6TH ST
LOS ANGELES CA 90020

JOB: 280043

LEAKING UNDERGROUND STORAGE TANKS

SEARCH ID: 34 **DIST/DIR:** 0.41 SE **MAP ID:** 27

NAME:	AMBASSADOR HOTEL (FORMER)	REV:	10/18/07
ADDRESS:	3400 WILSHIRE BLVD LOS ANGELES CA 90010 LOS ANGELES	ID1:	T0603700489
CONTACT:		ID2:	
		STATUS:	CASE CLOSED
		PHONE:	

RELEASE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE

Please note that some data previously provided by the State Water Resources Control Board in the LUSTIS database is not currently being provided by the agency in the most recent edition. Incidents that occurred after the year 2000 may not have much information. Field headers with blank information following after should be interpreted as unreported by the agency.

LEAD AGENCY: REGIONAL BOARD
REGIONAL BOARD: 04
LOCAL CASE NUMBER:
RESPONSIBLE PARTY: TRUMP WILSHIRE ASSOCS.
ADDRESS OF RESPONSIBLE PARTY: 3400 WILSHIRE BLVD., LOS ANGELES, CA 90010
SITE OPERATOR:
WATER SYSTEM:

CASE NUMBER: 900100070
CASE TYPE: OTHER
SUBSTANCE LEAKED: GASOLINE
SUBSTANCE QUANTITY:
LEAK CAUSE: UNKNOWN
LEAK SOURCE: UNKNOWN
HOW LEAK WAS DISCOVERED: SUBSURFACE MONITORING
DATE DISCOVERED (blank if not reported): 1997-02-18
HOW LEAK WAS STOPPED:
STOP DATE (blank if not reported):
STATUS: CASE CLOSED
ABATEMENT METHOD (please note that not all code translations have been provided by the reporting agency):
ENFORCEMENT TYPE (please note that not all code translations have been provided by the reporting agency):
DATE OF ENFORCEMENT (blank if not reported):

ENTER DATE (blank if not reported): 1997-11-18
REVIEW DATE (blank if not reported): 1997-11-06
DATE OF LEAK CONFIRMATION (blank if not reported):
DATE PRELIMINARY SITE ASSESSMENT PLAN WAS SUBMITTED (blank if not reported): 1996-12-20
DATE PRELIMINARY SITE ASSESSMENT PLAN BEGAN (blank if not reported): 1997-07-23
DATE POLLUTION CHARACTERIZATION PLAN BEGAN (blank if not reported):
DATE REMEDIATION PLAN WAS SUBMITTED (blank if not reported):
DATE REMEDIAL ACTION UNDERWAY (blank if not reported):
DATE POST REMEDIAL ACTION MONITORING BEGAN (blank if not reported):
DATE CLOSURE LETTER ISSUED (SITE CLOSED) (blank if not reported): 1997-12-18
REPORT DATE (blank if not reported): 1997-02-19

MTBE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE

MTBE DATE (Date of historical maximum MTBE concentration):
MTBE GROUNDWATER CONCENTRATION (parts per billion):
MTBE SOIL CONCENTRATION (parts per million):
MTBE CNTS: 0
MTBE FUEL: 1
MTBE TESTED: SITE NOT TESTED FOR MTBE. INCLUDES UNKNOWN AND NOT ANALYZED
MTBE CLASS: *

Environmental FirstSearch Site Detail Report

Target Property: 3750 W. 6TH ST
LOS ANGELES CA 90020

JOB: 280043

STATE

SEARCH ID: 15	DIST/DIR: 0.41 SE	MAP ID: 27
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NAME: CENTRAL LOS ANGELES LEARNING CTR. NO. 1	REV: 07/18/05
ADDRESS: 1400 WILSHIRE BOULEVARD	ID1: CAL19700001
LOS ANGELES CA 90010	ID2:
LOS ANGELES	STATUS: NO FURTHER ACTION FOR DTSC
CONTACT:	PHONE:

OTHER SITE NAMES (blank below = not reported by agency)

CENTRAL LOS ANGELES HIGH SCH. 8 (PROP)

LOS ANGELES UNIFIED SCHOOL DISTRICT

CENTRAL LOS ANGELES HIGH SCHOOL 8

CENTRAL LOS ANGELES LEARNING CENTER 1

CENTRAL LOS ANGELES LEARNING CTR. NO. 1

GENERAL SITE INFORMATION

File Name (if different than site name): CENTRAL LOS ANGELES LEARNING CTR. NO. 1

Status: NO FURTHER ACTION FOR DTSC
AWP Site Type: PROPOSED SCHOOL SITE PROPERTY

NPL Site:

Fund:

Status Date: 11042003

Lead: DEPT OF TOXIC SUBSTANCES CONTROL

Staff: LZAREMBA

DTSC Region and RWQCB : GLENDALE

Branch: SCHOOL EVALUATION

RWQCB:

Site Access:

Groundwater Contamination:

Number of Sources Contributing to Contamination at the Site: 0

OTHER AGENCY ID NUMBERS (blank below = not reported by agency)

ID SOURCE NAME, and VALUE: CALSTARS CODE 304236-11

BACKGROUND INFORMATION (blank below = not reported by agency)

Former Ambassador Hotel structure on-site, several underground storage tanks, cooling tower, and paint spray booth.

PROJECTED ACTIVITIES (blank below = not reported by agency)

Activity: PRELIMINARY ENDANGERMENT ASSESSMENT
Activity Status: SCHOOL SITE PROPERTY, FURTHER ACTION REQUIRED

Completion Due Date:

Revised Completion Due Date:

Date Activity Actually Completed: 04292002

Yards of Solids Removed: 0

Yards of Solids Treated: 0

Gallons of Liquid Removed: 0

Gallons of Liquid Treated: 0

Activity: REMOVAL ACTION WORKPLAN
Activity Status: VOLUNTARY CLEANUP PROGRAM

Completion Due Date:

- Continued on next page -

Environmental FirstSearch Site Detail Report

Target Property: 3750 W. 6TH ST
LOS ANGELES CA 90020

JOB: 280043

STATE

SEARCH ID: 15	DIST/DIR: 0.41 SE	MAP ID: 27
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NAME: CENTRAL LOS ANGELES LEARNING CTR. NO. 1 ADDRESS: 1400 WILSHIRE BOULEVARD LOS ANGELES CA 90010 LOS ANGELES CONTACT:	REV: 07/18/05 ID1: CAL19700001 ID2: STATUS: NO FURTHER ACTION FOR DTSC PHONE:
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approved. DTSC approved the Supplemental Site Investigation and determined that remediation is required at the Central Los Angeles Learning Center No. 1. DTSC approved the Supplemental Site Investigation (SSI) and determined neither an actual or a potential release of hazardous material, nor the presence of naturally occurring hazardous material indicated at the site pose a threat to human health or the environment under any land use. Therefore, DTSC concurred that no further environmental investigation or cleanup was required at this site, and approved the SSI.

Environmental FirstSearch Site Detail Report

Target Property: 3750 W. 6TH ST
LOS ANGELES CA 90020

JOB: 280043

LEAKING UNDERGROUND STORAGE TANKS

SEARCH ID: 40 **DIST/DIR:** 0.42 SW **MAP ID:** 28

NAME: JAMISON 3875 WILSHIRE, LLC. **REV:** 10/18/07
ADDRESS: 3875 WILSHIRE BLVD. **ID1:** T0603787429
LOS ANGELES CA 90010 **ID2:**
LOS ANGELES **STATUS:** CASE CLOSED
CONTACT: **PHONE:**

RELEASE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE

Please note that some data previously provided by the State Water Resources Control Board in the LUSTIS database is not currently being provided by the agency in the most recent edition. Incidents that occurred after the year 2000 may not have much information. Field headers with blank information following after should be interpreted as unreported by the agency.

LEAD AGENCY: REGIONAL BOARD
REGIONAL BOARD: 04
LOCAL CASE NUMBER:
RESPONSIBLE PARTY: GEORGE JOHNSON
ADDRESS OF RESPONSIBLE PARTY: 3807 WILSHIRE BLVD., 300
SITE OPERATOR:
WATER SYSTEM:

CASE NUMBER: 900100099
CASE TYPE: UNDEFINED
SUBSTANCE LEAKED: GASOLINE
SUBSTANCE QUANTITY:
LEAK CAUSE: STRUCTURE FAILURE
LEAK SOURCE: TANK
HOW LEAK WAS DISCOVERED: NO DESCRIPTION
DATE DISCOVERED (blank if not reported): 2005-08-15
HOW LEAK WAS STOPPED: CLOSE TANK
STOP DATE (blank if not reported):
STATUS: CASE CLOSED
ABATEMENT METHOD (please note that not all code translations have been provided by the reporting agency):
ENFORCEMENT TYPE (please note that not all code translations have been provided by the reporting agency): CLOS
DATE OF ENFORCEMENT (blank if not reported):

ENTER DATE (blank if not reported):
REVIEW DATE (blank if not reported):
DATE OF LEAK CONFIRMATION (blank if not reported): 2005-08-15
DATE PRELIMINARY SITE ASSESSMENT PLAN WAS SUBMITTED (blank if not reported):
DATE PRELIMINARY SITE ASSESSMENT PLAN BEGAN (blank if not reported):
DATE POLLUTION CHARACTERIZATION PLAN BEGAN (blank if not reported):
DATE REMEDIATION PLAN WAS SUBMITTED (blank if not reported):
DATE REMEDIAL ACTION UNDERWAY (blank if not reported): 2005-08-15
DATE POST REMEDIAL ACTION MONITORING BEGAN (blank if not reported):
DATE CLOSURE LETTER ISSUED (SITE CLOSED) (blank if not reported): 2007-08-08
REPORT DATE (blank if not reported): 2005-08-15

MTBE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE

MTBE DATE (Date of historical maximum MTBE concentration):
MTBE GROUNDWATER CONCENTRATION (parts per billion):
MTBE SOIL CONCENTRATION (parts per million):
MTBE CNTS: 0
MTBE FUEL: 1
MTBE TESTED: SITE NOT TESTED FOR MTBE. INCLUDES UNKNOWN AND NOT ANALYZED
MTBE CLASS: *

Environmental FirstSearch Site Detail Report

Target Property: 3750 W. 6TH ST
LOS ANGELES CA 90020

JOB: 280043

STATE

SEARCH ID: 19 **DIST/DIR:** 0.42 SW **MAP ID:** 29

NAME: HOBART/WILTON PRIMARY SCHOOL 10 **REV:** 07/18/05
ADDRESS: SERRANO AVENUE/EIGHTH STREET **ID1:** CAL19590016
 LOS ANGELES CA 90005 **ID2:**
 LOS ANGELES **STATUS:** VOLUNTARY CLEANUP AGREEMENT TE
CONTACT: **PHONE:**

OTHER SITE NAMES (blank below = not reported by agency)

HOBART/WILTON PRIMARY SCHOOL 10

LOS ANGELES UNIFIED SCHOOL DISTRICT

GENERAL SITE INFORMATION

File Name (if different than site name): *HOBART/WILTON PRIMARY SCHOOL 10*

Status: *VOLUNTARY CLEANUP AGREEMENT TERMINATED*
AWP Site Type: *PROPOSED SCHOOL SITE PROPERTY*
NPL Site:
Fund:
Status Date: *02112000*
Lead: *DEPT OF TOXIC SUBSTANCES CONTROL*
Staff: *SKARINEN*
DTSC Region and RWQCB : *GLENDALE*
Branch: *SCHOOL EVALUATION*
RWQCB:
Site Access:
Groundwater Contamination:
Number of Sources Contributing to Contamination at the Site: *0*

OTHER AGENCY ID NUMBERS (blank below = not reported by agency)

ID SOURCE NAME, and VALUE: *CALSTARS CODE 304065-11 CDE*

ID SOURCE NAME, and VALUE: *CALSTARS CODE 304148-11 VCA*

BACKGROUND INFORMATION (blank below = not reported by agency)

The site is composed of 2 adjacent parcels separated by Serrano Avenue. The site has contained residential structures since the 1920s. In past years, the residences have been replaced by a retail plaza and parking lots. Pacific Bell was reported as being a past site occupant and a small quantity generator of hazardous waste.

PROJECTED ACTIVITIES (blank below = not reported by agency)

Activity: *PHASE I - CALMORTGAGE AND SCHOOL SITE PROPERTIES*
Activity Status: *VOLUNTARY CLEANUP AGREEMENT TERMINATED*
Completion Due Date:
Revised Completion Due Date:
Date Activity Actually Completed: *02112000*
Yards of Solids Removed: *0*
Yards of Solids Treated: *0*
Gallons of Liquid Removed: *0*
Gallons of Liquid Treated: *0*

DTSC COMMENTS REGARDING THIS SITE (blank below = not reported by agency)

Comments Date: *02102000*
 : *LAUSD MASTER OVERSIGHT AGREEMENT (DOCKET NO. HSA-A 99/00-051) EXECUTED ON 2/10/00. As part of the Master Oversight Agreement between DTSC and the Los Angeles Unified School District (LAUSD), DTSC will provide oversight for a Preliminary Endangerment Assessment (PEA) for the proposed Hobart/Wilton Primary School 10 site. Phase I - Pursuant to an agreement between the Department*

- Continued on next page -

**Environmental FirstSearch
Site Detail Report**

Target Property: 3750 W. 6TH ST
LOS ANGELES CA 90020

JOB: 280043

STATE

SEARCH ID: 19	DIST/DIR: 0.42 SW	MAP ID: 29
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<p>NAME: HOBART/WILTON PRIMARY SCHOOL 10 ADDRESS: SERRANO AVENUE/EIGHTH STREET LOS ANGELES CA 90005 LOS ANGELES</p> <p>CONTACT:</p>	<p>REV: 07/18/05 ID1: CAL19590016 ID2: STATUS: VOLUNTARY CLEANUP AGREEMENT TE PHONE:</p>
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of Toxic Substances Control (DTSC) and the California Department of Education, DTSC's Site Mitigation Program completed review of a Phase I Environmental Assessment and has determined that a Preliminary Endangerment Assessment (PEA) is required. The PEA will be conducted under DTSC's oversight pursuant to an agreement between DTSC and the Los Angeles Unified School District (LAUSD). Any subsequent cleanup activities (if needed) after the PEA would be conducted pursuant to an agreement with DTSC and LAUSD. PROJECT DROPPED BY LAUSD AFTER THE PHASE I DETERMINATION.

*Environmental FirstSearch
Site Detail Report*

Target Property: 3750 W. 6TH ST
LOS ANGELES CA 90020

JOB: 280043

LEAKING UNDERGROUND STORAGE TANKS

SEARCH ID: 41 **DIST/DIR:** 0.44 SE **MAP ID:** 30

NAME:	KINGSLEY AUTOMOTIVE	REV:	10/18/07
ADDRESS:	3401 008TH ST LOS ANGELES CA 90005 LOS ANGELES	ID1:	T0603700468
CONTACT:		ID2:	
		STATUS:	REMEDIATION PLAN
		PHONE:	

RELEASE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE

Please note that some data previously provided by the State Water Resources Control Board in the LUSTIS database is not currently being provided by the agency in the most recent edition. Incidents that occurred after the year 2000 may not have much information. Field headers with blank information following after should be interpreted as unreported by the agency.

LEAD AGENCY: REGIONAL BOARD
REGIONAL BOARD: 04
LOCAL CASE NUMBER:
RESPONSIBLE PARTY: WILLIAM LAWSON
ADDRESS OF RESPONSIBLE PARTY: 3750 SHADOW GROVE RD.
SITE OPERATOR:
WATER SYSTEM:

CASE NUMBER: 900050061
CASE TYPE: OTHER
SUBSTANCE LEAKED: HYDROCARBONS
SUBSTANCE QUANTITY:
LEAK CAUSE:
LEAK SOURCE:
HOW LEAK WAS DISCOVERED: TANK CLOSURE
DATE DISCOVERED (blank if not reported): 1995-09-11
HOW LEAK WAS STOPPED:
STOP DATE (blank if not reported): 1995-09-11
STATUS: REMEDIATION PLAN
ABATEMENT METHOD (please note that not all code translations have been provided by the reporting agency):
ENFORCEMENT TYPE (please note that not all code translations have been provided by the reporting agency): SEL
DATE OF ENFORCEMENT (blank if not reported): 1999-01-11

ENTER DATE (blank if not reported): 1996-03-21
REVIEW DATE (blank if not reported):
DATE OF LEAK CONFIRMATION (blank if not reported):
DATE PRELIMINARY SITE ASSESSMENT PLAN WAS SUBMITTED (blank if not reported): 1995-09-11
DATE PRELIMINARY SITE ASSESSMENT PLAN BEGAN (blank if not reported): 1996-03-06
DATE POLLUTION CHARACTERIZATION PLAN BEGAN (blank if not reported): 2000-03-28
DATE REMEDIATION PLAN WAS SUBMITTED (blank if not reported): 2004-06-17
DATE REMEDIAL ACTION UNDERWAY (blank if not reported): 2004-02-27
DATE POST REMEDIAL ACTION MONITORING BEGAN (blank if not reported):
DATE CLOSURE LETTER ISSUED (SITE CLOSED) (blank if not reported):
REPORT DATE (blank if not reported): 1995-09-11

MTBE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE

MTBE DATE(Date of historical maximum MTBE concentration): 2002-04-04
MTBE GROUNDWATER CONCENTRATION (parts per billion): 9
MTBE SOIL CONCENTRATION (parts per million):
MTBE CNTS: 2
MTBE FUEL: 0
MTBE TESTED: YES
MTBE CLASS: C

**Environmental FirstSearch
Site Detail Report**

Target Property: 3750 W. 6TH ST
LOS ANGELES CA 90020

JOB: 280043

LEAKING UNDERGROUND STORAGE TANKS

SEARCH ID: 42 **DIST/DIR:** 0.50 NW **MAP ID:** 32

NAME: SHELL BRANDED SERVICE STATION	REV: 10/18/07
ADDRESS: 270 WESTERN AVE S LOS ANGELES CA 90004 LOS ANGELES	ID1: T0603700435
CONTACT:	ID2:
	STATUS: REMEDIAL ACTION
	PHONE:

RELEASE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE

Please note that some data previously provided by the State Water Resources Control Board in the LUSTIS database is not currently being provided by the agency in the most recent edition. Incidents that occurred after the year 2000 may not have much information. Field headers with blank information following after should be interpreted as unreported by the agency.

LEAD AGENCY: REGIONAL BOARD
REGIONAL BOARD: 04
LOCAL CASE NUMBER:
RESPONSIBLE PARTY: MS. DEBORAH PRYOR
ADDRESS OF RESPONSIBLE PARTY: 911 S. PRIMROSE AVE., UNIT K
SITE OPERATOR:
WATER SYSTEM:

CASE NUMBER: 900040125
CASE TYPE: OTHER
SUBSTANCE LEAKED: GASOLINE
SUBSTANCE QUANTITY:
LEAK CAUSE: UNKNOWN
LEAK SOURCE: UNKNOWN
HOW LEAK WAS DISCOVERED: NO DESCRIPTION
DATE DISCOVERED (blank if not reported): 1989-04-11
HOW LEAK WAS STOPPED:
STOP DATE (blank if not reported):
STATUS: REMEDIAL ACTION
ABATEMENT METHOD (please note that not all code translations have been provided by the reporting agency): REMOVE FREE PRODUCT-REMOVE FLOATING PRODUCT FROM WATER TABLE
ENFORCEMENT TYPE (please note that not all code translations have been provided by the reporting agency): SEL
DATE OF ENFORCEMENT (blank if not reported): 1998-12-08
ENTER DATE (blank if not reported): 1990-04-29
REVIEW DATE (blank if not reported):
DATE OF LEAK CONFIRMATION (blank if not reported):
DATE PRELIMINARY SITE ASSESSMENT PLAN WAS SUBMITTED (blank if not reported): 1989-04-01
DATE PRELIMINARY SITE ASSESSMENT PLAN BEGAN (blank if not reported): 1990-01-01
DATE POLLUTION CHARACTERIZATION PLAN BEGAN (blank if not reported): 2005-11-30
DATE REMEDIATION PLAN WAS SUBMITTED (blank if not reported): 2003-04-28
DATE REMEDIAL ACTION UNDERWAY (blank if not reported): 2006-07-11
DATE POST REMEDIAL ACTION MONITORING BEGAN (blank if not reported):
DATE CLOSURE LETTER ISSUED (SITE CLOSED) (blank if not reported):
REPORT DATE (blank if not reported): 1989-04-12

MTBE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE

MTBE DATE(Date of historical maximum MTBE concentration): 2000-07-06
MTBE GROUNDWATER CONCENTRATION (parts per billion): 140,000
MTBE SOIL CONCENTRATION (parts per million):
MTBE CNTS: 1
MTBE FUEL: 1
MTBE TESTED: YES
MTBE CLASS: *

Environmental FirstSearch Site Detail Report

Target Property: 3750 W. 6TH ST
LOS ANGELES CA 90020

JOB: 280043

STATE

SEARCH ID: 21	DIST/DIR: 0.53 SW	MAP ID: 33
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NAME: HOBART/WILTON PRIMARY SCHOOL 3	REV: 07/18/05	
ADDRESS: ST. ANDREWS PL/EIGHTH ST/MANHATTAN PL LOS ANGELES CA 90019 LOS ANGELES	ID1: CAL19880073	
	ID2:	
CONTACT:	STATUS: VOLUNTARY CLEANUP AGREEMENT TE	
	PHONE:	

Environmental Assessment and has determined that a Preliminary Endangerment Assessment (PEA) is required. The PEA will be conducted under DTSC s oversight pursuant to an agreement between DTSC and the Los Angeles Unified School District (LAUSD). Any subsequent cleanup activities (if needed) after the PEA would be conducted pursuant to an agreement with DTSC and LAUSD. PROJECT DROPPED BY LAUSD AFTER THE PHASE I DETERMINATION.

***Environmental FirstSearch
Site Detail Report***

Target Property: 3750 W. 6TH ST
LOS ANGELES CA 90020

JOB: 280043

STATE

SEARCH ID: 24 **DIST/DIR:** 0.58 SW **MAP ID:** 34

NAME: LOS ANGELES NEW PRIMARY CENTER 1 (PROP) **REV:** 07/18/05
ADDRESS: WILSHIRE BOULEVARD/WILTON PLACE **ID1:** CAL19880026
LOS ANGELES CA 90005 **ID2:**
LOS ANGELES **STATUS:** VOLUNTARY CLEANUP PROGRAM
CONTACT: **PHONE:**

OTHER SITE NAMES (blank below = not reported by agency)

LOS ANGELES NEW PRIMARY CENTER 1 (PROP)

LOS ANGELES UNIFIED SCHOOL DISTRICT

GENERAL SITE INFORMATION

File Name (if different than site name): *LOS ANGELES NEW PRIMARY CENTER 1 (PROP)*

Status: *VOLUNTARY CLEANUP PROGRAM*
AWP Site Type: *PROPOSED SCHOOL SITE PROPERTY*

NPL Site:

Fund:

Status Date: *02102000*

Lead: *DEPT OF TOXIC SUBSTANCES CONTROL*

Staff: *JSEVREAN*

DTSC Region and RWQCB : *GLENDALE*

Branch: *SCHOOL EVALUATION*

RWQCB:

Site Access:

Groundwater Contamination:

Number of Sources Contributing to Contamination at the Site: *0*

OTHER AGENCY ID NUMBERS (blank below = not reported by agency)

ID SOURCE NAME, and VALUE: *CALSTARS CODE 304290-11*

BACKGROUND INFORMATION (blank below = not reported by agency)

Mixed commercial and residential. The northeast corner had a former gas station on-site.

PROJECTED ACTIVITIES (blank below = not reported by agency)

Activity: *PRELIMINARY ENDANGERMENT ASSESSMENT*
Activity Status: *PRELIMINARY ENDANGERMENT ASSESSMENT IN PROGRESS*

Completion Due Date:

Revised Completion Due Date:

Date Activity Actually Completed: *02282002*

Yards of Solids Removed:

Yards of Solids Treated:

Gallons of Liquid Removed:

Gallons of Liquid Treated:

Activity: *REMOVAL ACTION WORKPLAN*

Activity Status: *NO FURTHER ACTION FOR DTSC*

Completion Due Date:

Revised Completion Due Date:

Date Activity Actually Completed: *11122004*

Yards of Solids Removed:

Yards of Solids Treated:

Gallons of Liquid Removed:

Gallons of Liquid Treated:

- Continued on next page -

**Environmental FirstSearch
Site Detail Report**

Target Property: 3750 W. 6TH ST
LOS ANGELES CA 90020

JOB: 280043

STATE

SEARCH ID: 24 **DIST/DIR:** 0.58 SW **MAP ID:** 34

NAME:	LOS ANGELES NEW PRIMARY CENTER 1 (PROP)	REV:	07/18/05
ADDRESS:	WILSHIRE BOULEVARD/WILTON PLACE	ID1:	CAL19880026
	LOS ANGELES CA 90005	ID2:	
	LOS ANGELES	STATUS:	VOLUNTARY CLEANUP PROGRAM
CONTACT:		PHONE:	

DTSC COMMENTS REGARDING THIS SITE (blank below = not reported by agency)

Comments Date: 02102000
: *LAUSD MASTER OVERSIGHT AGREEMENT (DOCKET NO. HSA-A 99/00-051) EXECUTED ON 2/10/00. As part of the Master Oversight Agreement between DTSC and the Los Angeles Unified School District (LAUSD), DTSC will provide oversight for a Preliminary Endangerment Assessment (PEA) for the proposed Los Angeles New Primary Center 1 site.*

**Environmental FirstSearch
Site Detail Report**

Target Property: 3750 W. 6TH ST
LOS ANGELES CA 90020

JOB: 280043

STATE

SEARCH ID: 17 **DIST/DIR:** 0.63 SW **MAP ID:** 35

NAME: HOBART ELEMENTARY SCHOOL ADDITION ADDRESS: 3336 SAN MARINO STREET LOS ANGELES CA 90006 CONTACT:	REV: 07/18/05 ID1: CAL19650013 ID2: STATUS: CERTIFIED PHONE:
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Endangerment Assessment is required. The PEA will be Conducted under DTSC s oversight pursuant to agreements between DTSC and the pertinent school district. Any subsequent cleanup Activities (if needed) after the PEA would be conducted pursuant to agreements between DTSC and the School District. REMOVAL ACTION (RA): Approximately 34.9 cubic yards of lead impacted soil were removed and disposed of off-site. CERTIFICATION: DTSC has determined that all appropriate response actions have been completed, that all acceptable engineering practices were implemented and that no further removal/remedial action is necessary and certified the site. LAUSD MASTER OVERSIGHT AGREEMENT (DOCKET NO. HSA-A 99/00-051) EXECUTED ON 2/10/00. As part of the Master Oversight Agreement between DTSC and the Los Angeles Unified School District (LAUSD), DTSC will provide oversight for a Preliminary Endangerment Assessment (PEA) for the Hobart Elementary School Addition. The Preliminary Endangerment Assessment (PEA) investigation revealed elevated levels of lead in three locations of the site. DTSC recognizes that further investigation is necessary and that a removal action may be required. DTSC made a further action determination and approved the PEA on 10/10/01. RAW/CEQA - DTSC approved a Removal Action Workplan for the removal of lead-contaminated soil. CEQA completed.

Environmental FirstSearch Site Detail Report

Target Property: 3750 W. 6TH ST
LOS ANGELES CA 90020

JOB: 280043

STATE

SEARCH ID: 18 **DIST/DIR:** 0.66 SW **MAP ID:** 36

NAME: HOBART/WILTON PRIMARY SCHOOL 1 **REV:** 07/18/05
ADDRESS: 9TH ST/SAINT ANDREWS PLACE/MANHATTAN PL **ID1:** CAL19880071
 LOS ANGELES CA 90019 **ID2:**
 LOS ANGELES **STATUS:** VOLUNTARY CLEANUP AGREEMENT TE
CONTACT: **PHONE:**

OTHER SITE NAMES (blank below = not reported by agency)

HOBART/WILTON PRIMARY SCHOOL 1

LOS ANGELES UNIFIED SCHOOL DISTRICT

GENERAL SITE INFORMATION

File Name (if different than site name): *HOBART/WILTON PRIMARY SCHOOL 1*

Status: *VOLUNTARY CLEANUP AGREEMENT TERMINATED*
AWP Site Type: *PROPOSED SCHOOL SITE PROPERTY*
NPL Site:
Fund:
Status Date: *02042000*
Lead: *DEPT OF TOXIC SUBSTANCES CONTROL*
Staff: *SKARINEN*
DTSC Region and RWQCB : *GLENDALE*
Branch: *SCHOOL EVALUATION*
RWQCB:
Site Access:
Groundwater Contamination:
Number of Sources Contributing to Contamination at the Site: *0*

OTHER AGENCY ID NUMBERS (blank below = not reported by agency)

ID SOURCE NAME, and VALUE: *CALSTARS CODE 304070-11 CDE*

ID SOURCE NAME, and VALUE: *CALSTARS CODE 304147-11 VCA*

BACKGROUND INFORMATION (blank below = not reported by agency)

The site has contained residential structures since at least the 1920s. The age of the structures indicates they are or have been a potential source of lead-based paint and asbestos containing materials.

PROJECTED ACTIVITIES (blank below = not reported by agency)

Activity: *PHASE I - CALMORTGAGE AND SCHOOL SITE PROPERTIES*
Activity Status: *VOLUNTARY CLEANUP AGREEMENT TERMINATED*
Completion Due Date:
Revised Completion Due Date:
Date Activity Actually Completed: *02042000*
Yards of Solids Removed: *0*
Yards of Solids Treated: *0*
Gallons of Liquid Removed: *0*
Gallons of Liquid Treated: *0*

DTSC COMMENTS REGARDING THIS SITE (blank below = not reported by agency)

Comments Date: *02042000*
 : *Phase I - Pursuant to an agreement between the Department of Toxic Substances Control (DTSC) and the California Department of Education, DTSC's Site Mitigation Program completed review of a Phase I Environmental Assessment and has determined that a Preliminary Endangerment Assessment (PEA) is required. The PEA will be conducted under DTSC's oversight pursuant to an agreement between DTSC and the Los Angeles Unified School District (LAUSD). Any subsequent cleanup activities (if needed) after the PEA would be conducted pursuant to an agreement*

- Continued on next page -

***Environmental FirstSearch
Site Detail Report***

Target Property: 3750 W. 6TH ST
LOS ANGELES CA 90020

JOB: 280043

STATE

SEARCH ID: 18	DIST/DIR: 0.66 SW	MAP ID: 36
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NAME: HOBART/WILTON PRIMARY SCHOOL 1	REV: 07/18/05
ADDRESS: 9TH ST/SAINT ANDREWS PLACE/MANHATTAN PL LOS ANGELES CA 90019 LOS ANGELES	ID1: CAL19880071
CONTACT:	ID2:
	STATUS: VOLUNTARY CLEANUP AGREEMENT TE
	PHONE:

with DTSC and LAUSD. LAUSD MASTER OVERSIGHT AGREEMENT (DOCKET NO. HSA-A 99/00-051) EXECUTED ON 2/10/00. As part of the Master Oversight Agreement between DTSC and the Los Angeles Unified School District (LAUSD), DTSC will provide oversight for a Preliminary Endangerment Assessment (PEA) for the proposed Hobart/Wilton Primary School 1 site. PROJECT DROPPED BY LAUSD AFTER THE PHASE 1 DETERMINATION.

Environmental FirstSearch Site Detail Report

Target Property: 3750 W. 6TH ST
LOS ANGELES CA 90020

JOB: 280043

STATE

SEARCH ID: 20 **DIST/DIR:** 0.66 SW **MAP ID:** 36

NAME: HOBART/WILTON PRIMARY SCHOOL 2	REV: 07/18/05
ADDRESS: SAN MARINO ST/ST. ANDREWS PL/GRAMERCY DR LOS ANGELES CA 90019 LOS ANGELES	ID1: CAL19880072 ID2:
CONTACT:	STATUS: VOLUNTARY CLEANUP AGREEMENT TE PHONE:

OTHER SITE NAMES (blank below = not reported by agency)

HOBART/WILTON PRIMARY SCHOOL 2

LOS ANGELES UNIFIED SCHOOL DISTRICT

GENERAL SITE INFORMATION

File Name (if different than site name): HOBART/WILTON PRIMARY SCHOOL 2

Status: VOLUNTARY CLEANUP AGREEMENT TERMINATED

AWP Site Type: PROPOSED SCHOOL SITE PROPERTY

NPL Site: U

Fund:

Status Date: 02112000

Lead: DEPT OF TOXIC SUBSTANCES CONTROL

Staff: SKARINEN

DTSC Region and RWQCB : GLENDALE

Branch: SCHOOL EVALUATION

RWQCB:

Site Access:

Groundwater Contamination:

Number of Sources Contributing to Contamination at the Site: 0

OTHER AGENCY ID NUMBERS (blank below = not reported by agency)

ID SOURCE NAME, and VALUE: CALSTARS CODE 304071-11 CDE

ID SOURCE NAME, and VALUE: CALSTARS CODE 304150-11 VCA

BACKGROUND INFORMATION (blank below = not reported by agency)

The site has contained residential structures since at least the 1920s. The age of the structures indicates they are or have been a potential source of lead-based paint and asbestos containing material.

PROJECTED ACTIVITIES (blank below = not reported by agency)

Activity: PHASE I - CALMORTGAGE AND SCHOOL SITE PROPERTIES

Activity Status: VOLUNTARY CLEANUP AGREEMENT TERMINATED

Completion Due Date:

Revised Completion Due Date:

Date Activity Actually Completed: 02112000

Yards of Solids Removed: 0

Yards of Solids Treated: 0

Gallons of Liquid Removed: 0

Gallons of Liquid Treated: 0

DTSC COMMENTS REGARDING THIS SITE (blank below = not reported by agency)

Comments Date: 02102000

: LAUSD MASTER OVERSIGHT AGREEMENT (DOCKET NO. HSA-A 99/00-051) EXECUTED ON 2/10/00. As part of the Master Oversight Agreement between DTSC and the Los Angeles Unified School District (LAUSD), DTSC will provide oversight for a Preliminary Endangerment Assessment (PEA) for the proposed Hobart/Wilton Primary School 2 site. Phase I - Pursuant to an agreement between the Department of Toxic Substances Control (DTSC) and the California Department of Education, DTSC's Site Mitigation Program completed review of a Phase I

- Continued on next page -

***Environmental FirstSearch
Site Detail Report***

Target Property: 3750 W. 6TH ST
LOS ANGELES CA 90020

JOB: 280043

STATE

SEARCH ID: 20	DIST/DIR: 0.66 SW	MAP ID: 36
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NAME: HOBART/WILTON PRIMARY SCHOOL 2	REV: 07/18/05
ADDRESS: SAN MARINO ST/ST. ANDREWS PL/GRAMERCY DR LOS ANGELES CA 90019 LOS ANGELES	ID1: CAL19880072
CONTACT:	ID2:
	STATUS: VOLUNTARY CLEANUP AGREEMENT TE
	PHONE:

Environmental Assessment and has determined that a Preliminary Endangerment Assessment (PEA) is required. The PEA will be conducted under DTSC s oversight pursuant to an agreement between DTSC and the Los Angeles Unified School District (LAUSD). Any subsequent cleanup activities (if needed) after the PEA would be conducted pursuant to an agreement with DTSC and LAUSD. PROJECT DROPPED BY LAUSD AFTER THE PHASE I DETERMINATION.

Environmental FirstSearch Site Detail Report

Target Property: 3750 W. 6TH ST
LOS ANGELES CA 90020

JOB: 280043

STATE

SEARCH ID: 22 **DIST/DIR:** 0.69 SE **MAP ID:** 37

<p>NAME: HOBART/WILTON PRIMARY SCHOOL 4 ADDRESS: SAN MARINO/OLYMPIC BL/MARIPOSA/NORMANDIE LOS ANGELES CA 90006 LOS ANGELES CONTACT:</p>	<p>REV: 07/18/05 ID1: CAL19750097 ID2: STATUS: VOLUNTARY CLEANUP AGREEMENT TE PHONE:</p>
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OTHER SITE NAMES (blank below = not reported by agency)

HOBART/WILTON PRIMARY SCHOOL 4

LOS ANGELES UNIFIED SCHOOL DISTRICT

GENERAL SITE INFORMATION

File Name (if different than site name): *HOBART/WILTON PRIMARY SCHOOL 4*

Status: *VOLUNTARY CLEANUP AGREEMENT TERMINATED*
AWP Site Type: *PROPOSED SCHOOL SITE PROPERTY*
NPL Site:
Fund:
Status Date: *02112000*
Lead: *DEPT OF TOXIC SUBSTANCES CONTROL*
Staff: *SKARINEN*
DTSC Region and RWQCB : *GLENDALE*
Branch: *SCHOOL EVALUATION*
RWQCB:
Site Access:
Groundwater Contamination:
Number of Sources Contributing to Contamination at the Site: 0

OTHER AGENCY ID NUMBERS (blank below = not reported by agency)

ID SOURCE NAME, and VALUE: *CALSTARS CODE 304073-11 CDE*

ID SOURCE NAME, and VALUE: *CALSTARS CODE 304153-11 VCA*

BACKGROUND INFORMATION (blank below = not reported by agency)

The site has contained residential structures since at least 1907. The site also includes a driving range and church; an auto repair and painting shop was also reported as having been previously located on the property. Other commercial facilities are located in the area. The age of the structures indicates they are or have been a potential source of lead-based paint and asbestos-containing materials.

PROJECTED ACTIVITIES (blank below = not reported by agency)

Activity: *PHASE I - CALMORTGAGE AND SCHOOL SITE PROPERTIES*
Activity Status: *VOLUNTARY CLEANUP AGREEMENT TERMINATED*
Completion Due Date:
Revised Completion Due Date:
Date Activity Actually Completed: *02112000*
Yards of Solids Removed: 0
Yards of Solids Treated: 0
Gallons of Liquid Removed: 0
Gallons of Liquid Treated: 0

DTSC COMMENTS REGARDING THIS SITE (blank below = not reported by agency)

Comments Date: *02102000*
 : *LAUSD MASTER OVERSIGHT AGREEMENT (DOCKET NO. HSA-A 99/00-051) EXECUTED ON 2/10/00. As part of the Master Oversight Agreement between DTSC and the Los Angeles Unified School District (LAUSD), DTSC will provide oversight for a Preliminary Endangerment Assessment (PEA) for the proposed Hobart/Wilton Primary School 4 site. Phase I - Pursuant to an agreement between the Department of*

- Continued on next page -

**Environmental FirstSearch
Site Detail Report**

Target Property: 3750 W. 6TH ST
LOS ANGELES CA 90020

JOB: 280043

STATE

SEARCH ID: 22	DIST/DIR: 0.69 SE	MAP ID: 37
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NAME: HOBART/WILTON PRIMARY SCHOOL 4	REV: 07/18/05
ADDRESS: SAN MARINO/OLYMPIC BL/MARIPOSA/NORMANDIE LOS ANGELES CA 90006 LOS ANGELES	ID1: CAL19750097
CONTACT:	ID2:
	STATUS: VOLUNTARY CLEANUP AGREEMENT TE
	PHONE:

Toxic Substances Control (DTSC) and the California Department of Education, DTSC s Site Mitigation Program completed review of a Phase I Environmental Assessment and has determined that a Preliminary Endangerment Assessment (PEA) is required. The PEA will be conducted under DTSC s oversight pursuant to an agreement between DTSC and the Los Angeles Unified School District (LAUSD). Any subsequent cleanup activities (if needed) after the PEA would be conducted pursuant to an agreement with DTSC and LAUSD. PROJECT DROPPED BY LAUSD AFTER THE PHASE I DETERMINATION.

***Environmental FirstSearch
Site Detail Report***

Target Property: 3750 W. 6TH ST
LOS ANGELES CA 90020

JOB: 280043

STATE

SEARCH ID: 16 **DIST/DIR:** 0.73 SE **MAP ID:** 38

NAME: CENTRAL LOS ANGELES MIDDLE SCHOOL NO. 3 **REV:** 07/18/05
ADDRESS: VERMONT AVENUE/WILSHIRE BOULEVARD **ID1:** CAL19650018
 LOS ANGELES CA 90020 **ID2:**
 LOS ANGELES **STATUS:** VOLUNTARY CLEANUP PROGRAM
CONTACT: **PHONE:**

OTHER SITE NAMES (blank below = not reported by agency)

CENTRAL LOS ANGELES MIDDLE SCHOOL 3

LOS ANGELES UNIFIED SCHOOL DISTRICT

CENTRAL LOS ANGELES MIDDLE SCHOOL NO. 3

GENERAL SITE INFORMATION

File Name (if different than site name): *CENTRAL LOS ANGELES MIDDLE SCHOOL NO. 3*

Status: *VOLUNTARY CLEANUP PROGRAM*

AWP Site Type: *PROPOSED SCHOOL SITE PROPERTY*

NPL Site:

Fund:

Status Date: *06252001*

Lead: *DEPT OF TOXIC SUBSTANCES CONTROL*

Staff: *RAKULA*

DTSC Region and RWQCB : *GLENDALE*

Branch: *SCHOOL EVALUATION*

RWQCB:

Site Access:

Groundwater Contamination:

Number of Sources Contributing to Contamination at the Site: 0

OTHER AGENCY ID NUMBERS (blank below = not reported by agency)

ID SOURCE NAME, and VALUE: *CALSTARS CODE 304307-11*

BACKGROUND INFORMATION (blank below = not reported by agency)

Former residential area. Methane accumulation. Sixty monitors and five alarms maintained by MTA.

PROJECTED ACTIVITIES (blank below = not reported by agency)

Activity: *PRELIMINARY ENDANGERMENT ASSESSMENT*

Activity Status: *SCHOOL SITE PROPERTY, FURTHER ACTION REQUIRED*

Completion Due Date:

Revised Completion Due Date:

Date Activity Actually Completed: *12302003*

Yards of Solids Removed: 0

Yards of Solids Treated: 0

Gallons of Liquid Removed: 0

Gallons of Liquid Treated: 0

DTSC COMMENTS REGARDING THIS SITE (blank below = not reported by agency)

Comments Date: *02102000*

: *LAUSD MASTER OVERSIGHT AGREEMENT (DOCKET NO. HSA-A 99/00-051) EXECUTED ON 2/10/00. As part of the Master Oversight Agreement between DTSC and the Los Angeles Unified School District (LAUSD), DTSC will provide oversight for a Preliminary Endangerment Assessment (PEA) for the proposed Central Los Angeles Middle School 3 site. Preliminary Endangerment Assessment scoping meeting held on June 6, 2001. Los Angeles Unified School District placed the site on hold on June 25, 2001. DTSC approved the Preliminary Endangerment Assessment and determined that further investigation and or remediation is required at the proposed Central Los Angeles Middles School No. 3.*

- Continued on next page -

Environmental FirstSearch Site Detail Report

Target Property: 3750 W. 6TH ST
LOS ANGELES CA 90020

JOB: 280043

STATE

SEARCH ID: 16	DIST/DIR: 0.73 SE	MAP ID: 38
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NAME: CENTRAL LOS ANGELES MIDDLE SCHOOL NO. 3 ADDRESS: VERMONT AVENUE/WILSHIRE BOULEVARD LOS ANGELES CA 90020 LOS ANGELES CONTACT:	REV: 07/18/05 ID1: CAL19650018 ID2: STATUS: VOLUNTARY CLEANUP PROGRAM PHONE:
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**Environmental FirstSearch
Site Detail Report**

Target Property: 3750 W. 6TH ST
LOS ANGELES CA 90020

JOB: 280043

STATE

SEARCH ID: 25 **DIST/DIR:** 0.74 SE **MAP ID:** 39

NAME: LOS ANGELES PRIMARY CENTER NO. 5 **REV:** 07/18/05
ADDRESS: WEST OLYMPIC BOULEVARD/NORMANDIE **ID1:** CAL19790002
LOS ANGELES CA 90006 **ID2:**
LOS ANGELES **STATUS:** CERTIFIED
CONTACT: **PHONE:**

OTHER SITE NAMES (blank below = not reported by agency)

LOS ANGELES PRIMARY CENTER 5 (PROPOSED)

LOS ANGELES UNIFIED SCHOOL DISTRICT

LOS ANGELES PRIMARY CENTER 5

LOS ANGELES PRIMARY CENTER NO. 5

GENERAL SITE INFORMATION

File Name (if different than site name): LOS ANGELES PRIMARY CENTER NO. 5

Status: CERTIFIED
AWP Site Type: PROPOSED SCHOOL SITE PROPERTY

NPL Site:

Fund:

Status Date: 04232003

Lead: DEPT OF TOXIC SUBSTANCES CONTROL

Staff: LZAREMBA

DTSC Region and RWQCB : GLENDALE

Branch: SCHOOL EVALUATION

RWQCB:

Site Access:

Groundwater Contamination:

Number of Sources Contributing to Contamination at the Site: 0

OTHER AGENCY ID NUMBERS (blank below = not reported by agency)

ID SOURCE NAME, and VALUE: CALSTARS CODE 304233-11

BACKGROUND INFORMATION (blank below = not reported by agency)

The site consists of 10 parcels and is currently a golf driving range. The southwestern portion of the site was a former service station. In addition, former residential property occupied the area. The Preliminary Endangerment Assessment investigation revealed elevated levels of lead, arsenic, VOC, PAH s and TPH in several areas of the site.

PROJECTED ACTIVITIES (blank below = not reported by agency)

Activity: PRELIMINARY ENDANGERMENT ASSESSMENT

Activity Status: CERTIFIED

Completion Due Date:

Revised Completion Due Date:

Date Activity Actually Completed: 10152001

Yards of Solids Removed: 0

Yards of Solids Treated: 0

Gallons of Liquid Removed: 0

Gallons of Liquid Treated: 0

Activity: REMOVAL ACTION WORKPLAN

Activity Status: CERTIFIED

Completion Due Date:

- Continued on next page -

Environmental FirstSearch Site Detail Report

Target Property: 3750 W. 6TH ST
LOS ANGELES CA 90020

JOB: 280043

STATE

SEARCH ID: 12	DIST/DIR: 0.87 NW	MAP ID: 40
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NAME: ALEXANDRIA NEW ELEMENTARY SCHOOL NO. 1	REV: 07/18/05
ADDRESS: BEVERLY BOULEVARD/N. HARVARD BOULEVARD LOS ANGELES CA 90004 LOS ANGELES	ID1: CAL19880013 ID2:
CONTACT:	STATUS: NO FURTHER ACTION FOR DTSC PHONE:

OTHER SITE NAMES (blank below = not reported by agency)
LOS ANGELES UNIFIED SCHOOL DISTRICT

ALEXANDRIA NEW ELEMENTARY SCHOOL 1
ALEXANDRIA NEW ELEMENTARY SCHOOL NO. 1

GENERAL SITE INFORMATION

File Name (if different than site name): *ALEXANDRIA NEW ELEMENTARY SCHOOL NO. 1*

Status: *NO FURTHER ACTION FOR DTSC*

AWP Site Type: *PROPOSED SCHOOL SITE PROPERTY*

NPL Site:

Fund:

Status Date: *07012003*

Lead: *DEPT OF TOXIC SUBSTANCES CONTROL*

Staff: *JJONES*

DTSC Region and RWQCB : *GLENDALE*

Branch: *SCHOOL EVALUATION*

RWQCB:

Site Access:

Groundwater Contamination:

Number of Sources Contributing to Contamination at the Site: *0*

OTHER AGENCY ID NUMBERS (blank below = not reported by agency)

ID SOURCE NAME, and VALUE: *CALSTARS CODE 304274-11*

BACKGROUND INFORMATION (blank below = not reported by agency)

Site is residential, with past commercial activities including a cleaners on-site. VOCs were detected in soil gas and ground- water at low concentrations, with no explanation of source, at every location where sampling took place.

PROJECTED ACTIVITIES (blank below = not reported by agency)

Activity:	<i>PHASE 1 - CALMORTGAGE AND SCHOOL SITE PROPERTIES</i>
Activity Status:	<i>PRELIMINARY ENDANGERMENT ASSESSMENT REQUIRED</i>
Completion Due Date:	
Revised Completion Due Date:	
Date Activity Actually Completed:	<i>05212001</i>
Yards of Solids Removed:	<i>0</i>
Yards of Solids Treated:	<i>0</i>
Gallons of Liquid Removed:	<i>0</i>
Gallons of Liquid Treated:	<i>0</i>

Activity:	<i>PRELIMINARY ENDANGERMENT ASSESSMENT</i>
Activity Status:	<i>SCHOOL SITE PROPERTY, FURTHER ACTION REQUIRED</i>
Completion Due Date:	
Revised Completion Due Date:	
Date Activity Actually Completed:	<i>02282002</i>
Yards of Solids Removed:	<i>0</i>

- Continued on next page -

Environmental FirstSearch Site Detail Report

Target Property: 3750 W. 6TH ST
LOS ANGELES CA 90020

JOB: 280043

STATE

SEARCH ID: 12 **DIST/DIR:** 0.87 NW **MAP ID:** 40

<p>NAME: ALEXANDRIA NEW ELEMENTARY SCHOOL NO. 1 ADDRESS: BEVERLY BOULEVARD/N. HARVARD BOULEVARD LOS ANGELES CA 90004 LOS ANGELES</p>	<p>REV: 07/18/05 ID1: CAL19880013 ID2: STATUS: NO FURTHER ACTION FOR DTSC PHONE:</p>
CONTACT:	

Yards of Solids Treated: 0
Gallons of Liquid Removed: 0
Gallons of Liquid Treated: 0

Activity: *SUPPLEMENTAL SITE INVESTIGATION (SCHOOLS ONLY)*
Activity Status: *NO FURTHER ACTION FOR DTSC*

Completion Due Date:
Revised Completion Due Date:
Date Activity Actually Completed: 07012003
Yards of Solids Removed: 0
Yards of Solids Treated: 0
Gallons of Liquid Removed: 0
Gallons of Liquid Treated: 0

DTSC COMMENTS REGARDING THIS SITE (blank below = not reported by agency)

Comments Date: 02102000

: LAUSD MASTER OVERSIGHT AGREEMENT (DOCKET NO. HSA-A 99/00-051) EXECUTED ON 2/10/00. As part of the Master Oversight Agreement between DTSC and the Los Angeles Unified School District (LAUSD), DTSC will provide oversight for a Preliminary Endangerment Assessment (PEA) for the proposed Alexandria New Elementary School No. 1 site. DTSC issued a Preliminary Endangerment Assessment determination, requiring further action at the proposed school site for lead and asbestos only. Phase I - Pursuant to an agreement between the Department of Toxic Substances Control (DTSC) and the California Department of Education, DTSC's Site Mitigation Program completed review of a Phase I Environmental Assessment and has determined that a Preliminary Endangerment Assessment (PEA) is required. The PEA will be conducted under DTSC's oversight pursuant to an agreement between DTSC and the Los Angeles Unified School District (LAUSD). Any subsequent cleanup activities (if needed) after the PEA would be conducted pursuant to an agreement with DTSC and LAUSD. DTSC approved the Supplemental Site Investigation (SSI) and determined neither an actual or a potential release of hazardous material, nor the presence of naturally occurring hazardous material indicated at the site pose a threat to human health or the environment under any land use. Therefore, DTSC concurred that no further environmental investigation or cleanup was required at this site, and approved the SSI.

***Environmental FirstSearch
Site Detail Report***

Target Property: 3750 W. 6TH ST
LOS ANGELES CA 90020

JOB: 280043

EMERGENCY RESPONSE NOTIFICATION SITE

SEARCH ID: 49 **DIST/DIR:** NON GC **MAP ID:**

NAME: SHELL (R FIORI) **REV:**
ADDRESS: WILSHIRE BLVD **ID1:** 73203
SAN VINCENTE CA **ID2:**
LOS ANGELES **STATUS:** UNKNOWN
CONTACT: **PHONE:**

CERCLIS (Y/N):

MAT: GASOLINE **QUANT:** 2500 GALLONS

LOCATION: WILSHIRE BLVD
CITY: ANAHEIM CA 92803 **REPORTED:** 07/02/88

SOURCE: UNKNOWN **MEDIUM:** LAND;WATER
TRAFFIC ACCIDENT(TRUCK)=FLO HWY + STORM DRAIN TRAFFIC ACCIDENT(TRUCK)=FLO HWY

CAUSE: UNKNOWN
+ STORM DRAIN

ACT: RP=CU
BY:

EMERGENCY RESPONSE NOTIFICATION SITE

SEARCH ID: 50 **DIST/DIR:** NON GC **MAP ID:**

NAME: **REV:**
ADDRESS: FEDERAL AND WILSHIRE AVE CROSS STREETS **ID1:** 61032
LOS ANGELES CA **ID2:**
Los Angeles **STATUS:** UNKNOWN
CONTACT: **PHONE:**

CERCLIS (Y/N):

MAT: GASOLINE **QUANT:** 0 UNKNOWN

LOCATION: FEDERAL AND WILSHIRE AVE CROSS STREETS
CITY: **REPORTED:** 07/02/88

SOURCE: UNKNOWN **MEDIUM:** LAND
TANKER TRUCK ROLLED OVER DUE TO UNKNOWN CAUSES. CAPACITY OF TRUCK 3,000 GAL A

CAUSE: UNKNOWN
ND RATE OF LEAK 10 GAL/MIN.

ACT: LOS ANGELES FD AND SHELL ATTEMPTING TO CONTAIN.
BY:

Environmental FirstSearch
Site Detail Report

Target Property: 3750 W. 6TH ST
LOS ANGELES CA 90020

JOB: 280043

SOLID WASTE LANDFILL SITE

SEARCH ID: 51

DIST/DIR: NON GC

MAP ID:

NAME: US VETERANS ADMINISTRATION-LOS
ADDRESS: WILSHIRE and SAWTELLE
LOS ANGELES CA
LOS ANGELES

REV: 07/03/00
ID1: WMUD4 190380NUR
ID2:
STATUS:
PHONE:

WMUDS FACILITY INFORMATION (blank = not reported)

Regional ID :

NPDES ID :

Region: 4

Edit Date:

Last Edit:

Waste Discharger Facility: No

Sub Chapter 15 Facility: No

Solid Waste Assessment Test Site: Yes

Toxic Pits Cleanup Act Facility: No

RCRA Facility: No

Department of Defense Facility: No

Municipal Solid Waste Facility: No

Total WMUS at Facility: 1

Facility Open to the Public: No

Facility Type:

SIC 1 and SIC 2: /

Primary Waste Type:

Secondary Waste Type:

Tons Per Day: 0

Complexity:

LAND OWNER INFORMATION

Land Owner:

Department:

Contact and Phone:

Land Owner Address: ,
 , CA

AGENCY INFORMATION

Agency Name: US VETERANS ADMINISTRATION

Department:

Agency Contact and Phone: ,

WASTE MANAGEMENT UNIT INFORMATION (blank = not reported)

WMU ID : 4 190380NUR-01

WMU Status: CEASE DISCHARGE

WMU Size in Acres:

Year WMU Will Reach Capacity:

Close Plan: 0

Avg Depth to Groundwater: 0

Primary Liner Present: 0

Environmental FirstSearch Descriptions

NPL: *EPA* NATIONAL PRIORITY LIST - Database of confirmed and proposed Superfund sites.

NPL Delisted: *EPA* NATIONAL PRIORITY LIST Subset - Database of delisted Superfund sites.

CERCLIS: *EPA* COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY INFORMATION SYSTEM - Database of current and potential Superfund sites currently or previously under investigation.

NFRAP: *EPA* COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY INFORMATION SYSTEM ARCHIVED SITES - database of Archive designated CERCLA sites that, to the best of EPA's knowledge, assessment has been completed and has determined no further steps will be taken to list this site on the National Priorities List (NPL). This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

RCRA COR ACT: *EPA* RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES - Database of RCRA facilities with reported violations and subject to corrective actions.

RCRA TSD: *EPA* RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM TREATMENT, STORAGE, and DISPOSAL FACILITIES. - Database of facilities licensed to store, treat and dispose of hazardous waste materials.

RCRA GEN: *EPA* RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES - Database of facilities that generate or transport hazardous waste or meet other RCRA requirements.

LGN - Large Quantity Generators

SGN - Small Quantity Generators

VGN – Conditionally Exempt Generator.

Included are RAATS (RCRA Administrative Action Tracking System) and CMEL (Compliance Monitoring & Enforcement List) facilities.

RCRA NLR: *EPA* RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES - Database of facilities not currently classified by the EPA but are still included in the RCRIS database. Reasons for non classification:

Failure to report in a timely matter.

No longer in business.

No longer in business at the listed address.

No longer generating hazardous waste materials in quantities which require reporting.

Federal IC / EC: *EPA* BROWNFIELD MANAGEMENT SYSTEM (BMS) - database designed to assist EPA in collecting, tracking, and updating information, as well as reporting on the major activities and accomplishments of the various Brownfield grant Programs.

FEDERAL ENGINEERING AND INSTITUTIONAL CONTROLS- Superfund sites that have either an engineering or an institutional control. The data includes the control and the media contaminated.

ERNS: *EPA/NRC* EMERGENCY RESPONSE NOTIFICATION SYSTEM - Database of emergency response actions. Data since January 2001 has been received from the National Response System database as the EPA no longer maintains this data.

Tribal Lands: *DOI/BIA* INDIAN LANDS OF THE UNITED STATES - Database of areas with boundaries established by treaty, statute, and (or) executive or court order, recognized by the Federal Government as territory in which American Indian tribes have primary governmental authority. The Indian Lands of the United States map layer shows areas of 640 acres or more, administered by the Bureau of Indian Affairs. Included are Federally-administered lands within a reservation which may or may not be considered part of the reservation.

State/Tribal Sites: *CA EPA* SMBRPD / CAL SITES- The California Department of Toxic Substances Control (DTSC) has developed an electronic database system with information about sites that are known to be contaminated with hazardous substances as well as information on uncharacterized properties where further

studies may reveal problems. The Site Mitigation and Brownfields Reuse Program Database (SMBRPD), also known as CalSites, is used primarily by DTSC's staff as an informational tool to evaluate and track activities at properties that may have been affected by the release of hazardous substances.

The SMBRPD displays information in six categories. The categories are:

1. CalSites Properties (CS)
2. School Property Evaluation Program Properties (SCH)
3. Voluntary Cleanup Program Properties (VCP)
4. Unconfirmed Properties Needing Further Evaluation (RFE)
5. Unconfirmed Properties Referred to Another Local or State Agency (REF)
6. Properties where a No Further Action Determination has been made (NFA)

Please Note: FirstSearch Reports list the above sites as DB Type (OTHER).

Each Category contains information on properties based upon the type of work taking place at the site. For example, the CalSites database is now one of the six categories within SMPBRD and contains only confirmed sites considered as posing the greatest threat to the public and/or the potential public school sites will be found within the School Property Evaluation Program, and those properties undergoing voluntary investigation and/or cleanup are in the Voluntary Cleanup Program.

CORTESE LIST-Pursuant to Government Code Section 65962.5, the Hazardous Waste and Substances Sites List has been compiled by Cal/EPA, Hazardous Materials Data Management Program. The CAL EPA Dept. of Toxic Substances Control compiles information from subsets of the following databases to make up the CORTESE list:

1. The Dept. of Toxic Substances Control; contaminated or potentially contaminated hazardous waste sites listed in the CAL Sites database. Formerly known as ASPIS are included (CAL SITES formerly known as ASPIS).
2. The California State Water Resources Control Board; listing of Leaking Underground Storage Tanks are included (LTANK)
3. The California Integrated Waste Management Board; Sanitary Landfills which have evidence of groundwater contamination or known migration of hazardous materials (formerly WB-LF, now AB 3750).

Note: Track Info Services collects each of the above data sets individually and lists them separately in the following First Search categories in order to provide more current and comprehensive information: CALSITES: SPL, LTANK: LUST, WB-LF: SWL

State Spills 90: *CA EPA* SLIC REGIONS 1 - 9- The California Regional Water Quality Control Boards maintain report of sites that have records of spills, leaks, investigation, and cleanups.

State/Tribal SWL: *CA IWMB/SWRCB/COUNTY* SWIS SOLID WASTE INFORMATION SYSTEM-The California Integrated Waste Management Board maintains a database on solid waste facilities, operations, and disposal sites throughout the state of California. The types of facilities found in this database include landfills, transfer stations, material recovery facilities, composting sites, transformation facilities, waste tire sites, and closed disposal sites. For more information on individual sites call the number listed in the source field..

Please Note: This database contains poor site location information for many sites in the First Search reports; therefore, it may not be possible to locate or plot some sites in First Search reports.

WMUDS-The State Water Resources Control Board maintained the Waste Management Unit Database System (WMUDS). It is no longer updated. It tracked management units for several regulatory programs related to waste management and its potential impact on groundwater. Two of these programs (SWAT & TPCA) are no longer on-going regulatory programs as described below. Chapter 15 (SC15) is still an on-going regulatory program and information is updated periodically but not to the WMUDS database. The WMUDS System contains information from the following agency databases: Facility, Waste Management Unit (WMU), Waste Discharger System (WDS), SWAT, Chapter 15, TPCA, RCRA, Inspections, Violations, and Enforcement's.

Note: This database contains poor site location information for many sites in the First Search reports; therefore, it may not be possible to locate or plot some sites in First Search reports.

ORANGE COUNTY LANDFILLS LIST- A list maintained by the Orange County Health Department.

State/Tribal LUST: *CA SWRCB/COUNTY* LUSTIS- The State Water Resources Control Board maintains a database of sites with confirmed or unconfirmed leaking underground storage tanks. Information for this database is collected from the states regional boards quarterly and integrated with this database.

SAN DIEGO COUNTY LEAKING TANKS- The San Diego County Department of Environmental Health maintains a database of sites with confirmed or unconfirmed leaking underground storage tanks within its HE17/58 database. For more information on a specific file call the HazMat Duty Specialist at phone number listed in the source information field.

State/Tribal UST/AST: *CA EPA/COUNTY/CITY* ABOVEGROUND STORAGE TANKS LISTING-The

Above Ground Petroleum Storage Act became State Law effective January 1, 1990. In general, the law requires owners or operators of AST's with petroleum products to file a storage statement and pay a fee by July 1, 1990 and every two years thereafter, take specific action to prevent spills, and in certain instances implement a groundwater monitoring program. This law does not apply to that portion of a tank facility associated with the production oil and regulated by the State Division of Oil and Gas of the Dept. of Conservation.

SWEEPS / FIDS STATE REGISTERED UNDEGROUND STORAGE TANKS- Until 1994 the State Water Resources Control Board maintained a database of registered underground storage tanks statewide referred to as the SWEEPS System. The SWEEPS UST information was integrated with the CAL EPA's Facility Index System database (FIDS) which is a master index of information from numerous California agency environmental databases. That was last updated in 1994. Track Info Services included the UST information from the FIDS database in its First Search reports for historical purposes to help its clients identify where tanks may possibly have existed. For more information on specific sites from individual paper files archived at the State Water Resources Control Board call the number listed with the source information.

INDIAN LANDS UNDERGROUND STORAGE TANKS LIST- A listing of underground storage tanks currently on Indian Lands under federal jurisdiction. California Indian Land USTS are administered by US EPA Region 9.

CUPA DATABASES & SOURCES- Definition of a CUPA: A Certified Unified Program Agency (CUPA) is a local agency that has been certified by the CAL EPA to implement six state environmental programs within the local agency's jurisdiction. These can be a county, city, or JPA (Joint Powers Authority). This program was established under the amendments to the California Health and Safety Code made by SB 1082 in 1994.

A Participating Agency (PA) is a local agency that has been designated by the local CUPA to administer one or more Unified Programs within their jurisdiction on behalf of the CUPA. A Designated Agency (DA) is an agency that has not been certified by the CUPA but is the responsible local agency that would implement the six unified programs until they are certified.

Please Note: Track Info Services, LLC collects and maintains information regarding Underground Storage Tanks from majority of the CUPAS and Participating Agencies in the State of California. These agencies typically do not maintain nor release such information on a uniform or consistent schedule; therefore, currency of the data may vary. Please look at the details on a specific site with a UST record in the First Search Report to determine the actual currency date of the record as provided by the relevant agency. Numerous efforts are made on a regular basis to obtain updated records.

State/Tribal IC: CA EPA DEED-RESTRICTED SITES LISTING- The California EPA's Department of Toxic Substances Control Board maintains a list of deed-restricted sites, properties where the DTSC has placed limits or requirements on the future use of the property due to varying levels of cleanup possible, practical or necessary at the site.

State/Tribal VCP: CA EPA SMBRPD / CAL SITES- The California Department of Toxic Substances Control (DTSC) has developed an electronic database system with information about sites that are known to be contaminated with hazardous substances as well as information on uncharacterized properties where further studies may reveal problems. The Site Mitigation and Brownfields Reuse Program Database (SMBRPD), also known as CalSites, is used primarily by DTSC's staff as an informational tool to evaluate and track activities at properties that may have been affected by the release of hazardous substances.

The SMBRPD displays information in six categories. The categories are:

1. CalSites Properties (CS)
2. School Property Evaluation Program Properties (SCH)
3. Voluntary Cleanup Program Properties (VCP)
4. Unconfirmed Properties Needing Further Evaluation (RFE)
5. Unconfirmed Properties Referred to Another Local or State Agency (REF)
6. Properties where a No Further Action Determination has been made (NFA)

Please Note: FirstSearch Reports list the above sites as DB Type VC. Each Category contains information on properties based upon the type of work taking place at the site. The VC category contains only those properties undergoing voluntary investigation and/or cleanup and which are listed in the Voluntary Cleanup Program.

USGS Soils: USGS/NRCS NATIONAL SOILS DATABASE - Database comprised of the State Soil Geographic (STATSGO) data for the conterminous United States, Soil Survey Geographic (SSURGO) and Digital Data Series Bedrock data. These databases contain information regarding soil characteristics such as water capacity, percent clay, organic material, permeability, thickness of layers, hydrological characteristics, quality of drainage, surface, slope, liquid limit, and the annual frequency of flooding.

RADON: NTIS NATIONAL RADON DATABASE - EPA radon data from 1990-1991 national radon project collected for a variety of zip codes across the United States.

State Permits: CA COUNTY SAN DIEGO COUNTY HE17 PERMITS- The HE17/58 database tracks establishments issued permits and the status of their permits in relation to compliance with federal, state, and local regulations that the County oversees. It tracks if a site is a hazardous waste generator, TSD, gas station, has underground tanks, violations, or unauthorized releases. For more information on a specific file call the HazMat Duty Specialist at the phone number listed in the source information field.

SAN BERNARDINO COUNTY HAZARDOUS MATERIALS PERMITS- Handlers and Generators Permit Information Maintained by the Hazardous Materials Division.

State Other: CA EPA/COUNTY SMBRPD / CAL SITES- The California Department of Toxic Substances Control (DTSC) has developed an electronic database system with information about sites that are known to be contaminated with hazardous substances as well as information on uncharacterized properties where further studies may reveal problems. The Site Mitigation and Brownfields Reuse Program Database (SMBRPD), also known as CalSites, is used primarily by DTSC's staff as an informational tool to evaluate and track activities at properties that may have been affected by the release of hazardous substances.

The SMBRPD displays information in six categories. The categories are:

1. CalSites Properties (CS)
2. School Property Evaluation Program Properties (SCH)
3. Voluntary Cleanup Program Properties (VCP)
4. Unconfirmed Properties Needing Further Evaluation (RFE)
5. Unconfirmed Properties Referred to Another Local or State Agency (REF)
6. Properties where a No Further Action Determination has been made (NFA)

Please Note: FirstSearch Reports list the above sites as DB Type (OTHER).

Each Category contains information on properties based upon the type of work taking place at the site. For example, the CalSites database is now one of the six categories within SMPBRD and contains only confirmed sites considered as posing the greatest threat to the public and/or the potential public school sites will be found within the School Property Evaluation Program, and those properties undergoing voluntary investigation and/or cleanup are in the Voluntary Cleanup Program.

LA COUNTY SITE MITIGATION COMPLAINT CONTROL LOG- The County of Los Angeles Public Health Investigation Compliant Control Log.

ORANGE COUNTY INDUSTRIAL SITE CLEANUPS- List maintained by the Orange County Environmental Health Agency.

RIVERSIDE COUNTY WASTE GENERATORS-A list of facilities in Riverside County which generate hazardous waste.

SACRAMENTO COUNTY MASTER HAZMAT LIST-Master list of facilities within Sacramento County with potentially hazardous materials.

SACRAMENTO COUNTY TOXIC SITE CLEANUPS-A list of sites where unauthorized releases of potentially hazardous materials have occurred.

Environmental FirstSearch
Street Name Report for Streets within .25 Mile(s) of Target Property

Target Property: 3750 W. 6TH ST
LOS ANGELES CA 90020

JOB: 280043

Street Name	Dist/Dir	Street Name	Dist/Dir
Irolo St	0.24 SE		
S Ardmore Ave	0.15 NE		
S Harvard Blvd	0.01 NE		
S Hobart Blvd	0.07 NW		
S Kingsley Dr	0.08 NE		
S Normandie Ave	0.21 NE		
S Oxford Ave	0.21 SW		
S Serrano Ave	0.14 NW		
SOUTH Ardmore Ave	0.15 NE		
SOUTH Harvard Blvd	0.01 NE		
SOUTH Hobart Blvd	0.07 NW		
SOUTH Kingsley Dr	0.08 NE		
SOUTH Normandie Ave	0.21 NE		
SOUTH Oxford Ave	0.21 SW		
SOUTH Serrano Ave	0.14 NW		
W 4th St	0.24 N-		
W 5th St	0.13 N-		
W 6th St	0.00 --		
WEST 4th St	0.24 N-		
WEST 5th St	0.13 N-		
WEST 6th St	0.00 --		
Wilshire Blvd	0.13 SE		

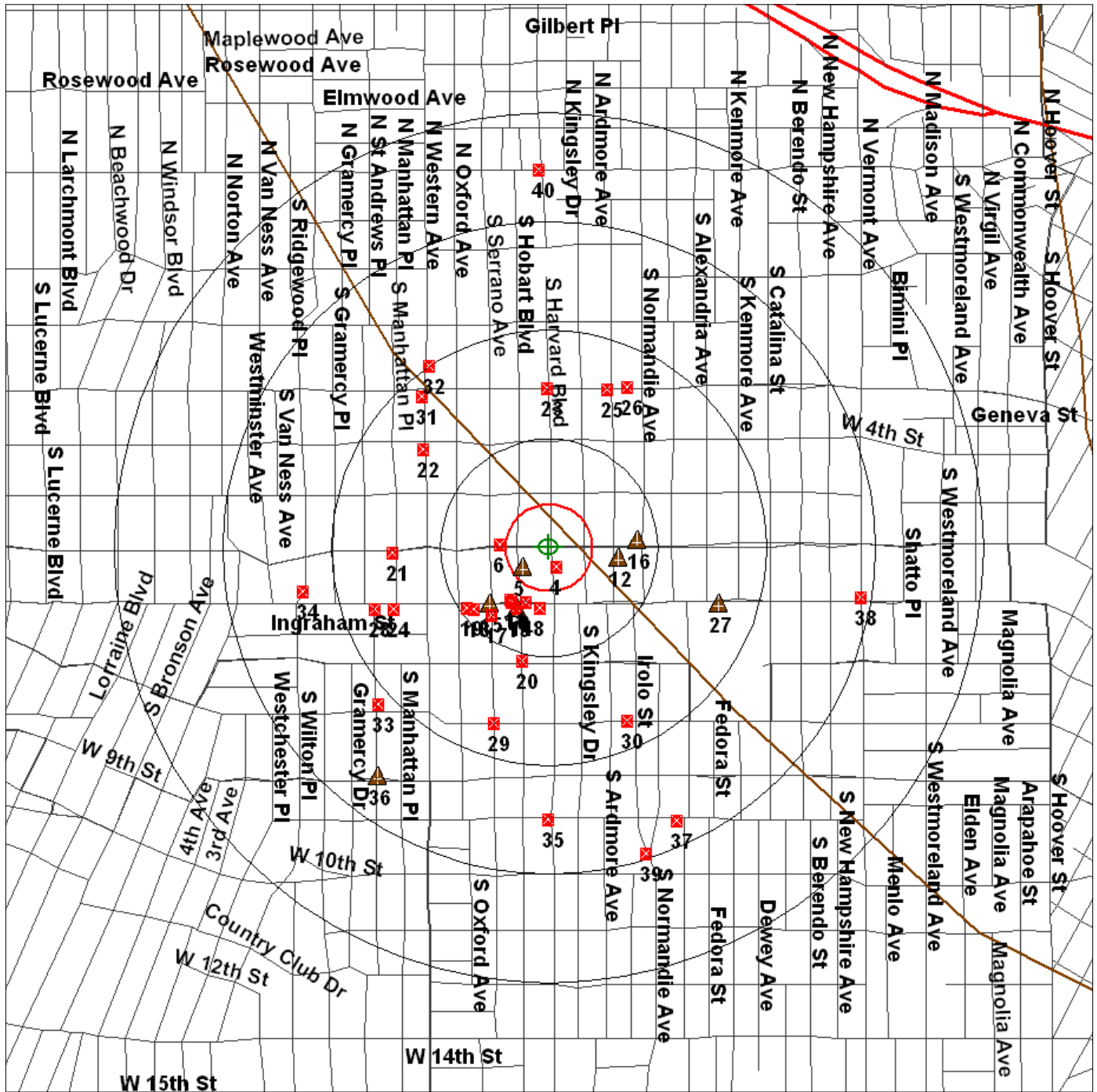


Environmental FirstSearch

1 Mile Radius
Single Map:



3750 W. 6TH ST, LOS ANGELES CA 90020



Source: U.S. Census TIGER Files

- Target Site (Latitude: 34.063797 Longitude: -118.304351)
- Identified Site, Multiple Sites, Receptor
- NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste
- Triballand
- Soil Sites
- Railroads
- Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius

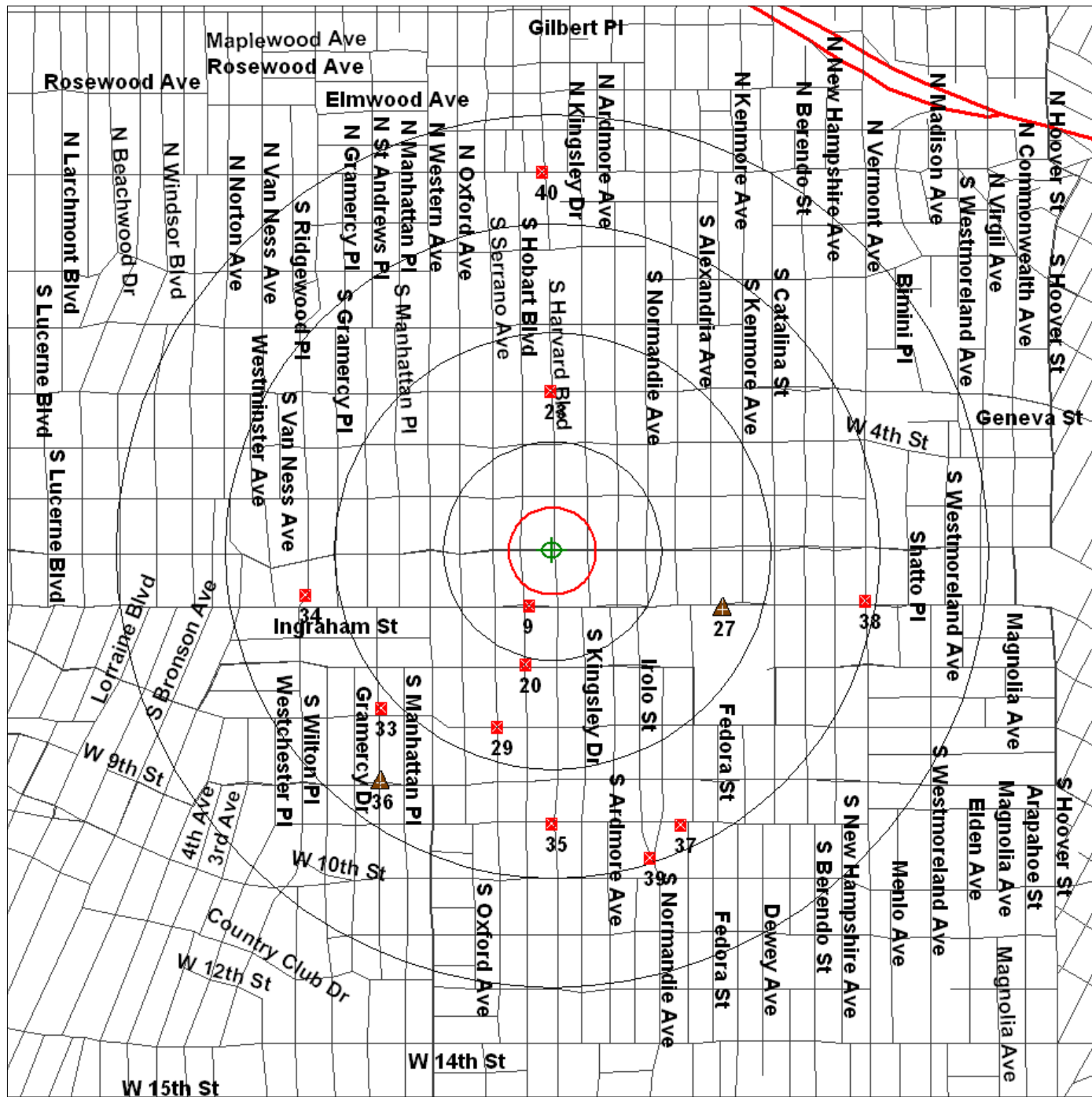


Environmental FirstSearch

1 Mile Radius
AAI: NPL, RCACOR, STATE

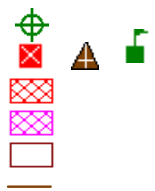


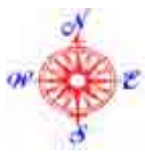
3750 W. 6TH ST, LOS ANGELES CA 90020



Source: U.S. Census TIGER Files

- Target Site (Latitude: 34.063797 Longitude: -118.304351)
- Identified Site, Multiple Sites, Receptor
- NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste
- Triballand.....
- Soil Sites
- Railroads
- Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius





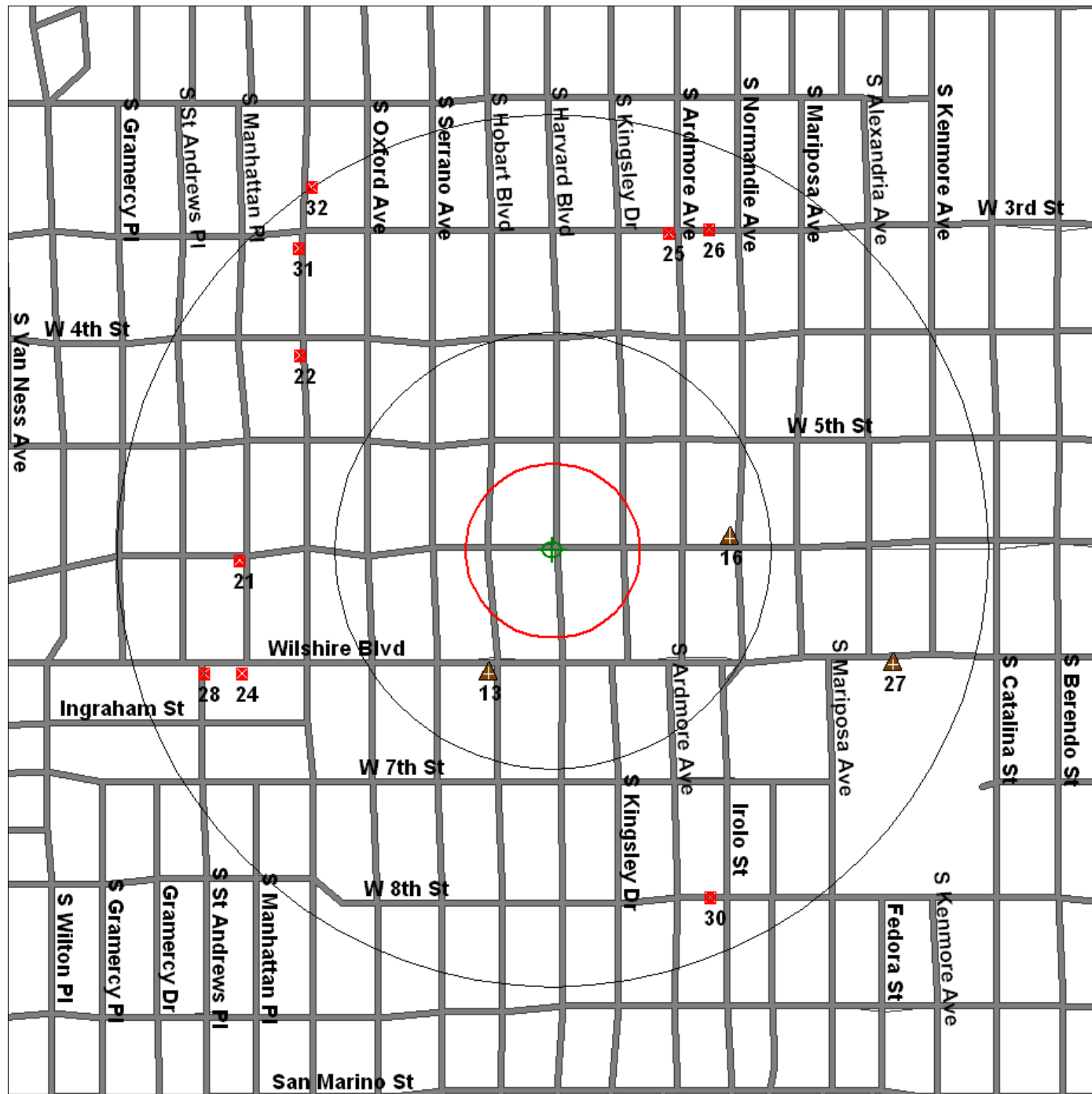
Environmental FirstSearch

.5 Mile Radius

AAI: CERCLIS, RCRATSD, LUST, SWL



3750 W. 6TH ST, LOS ANGELES CA 90020



Source: U.S. Census TIGER Files

Target Site (Latitude: 34.063797 Longitude: -118.304351)

Identified Site, Multiple Sites, Receptor

NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste

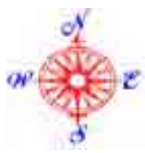
Triballand.....

Soil Sites

Railroads

Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius



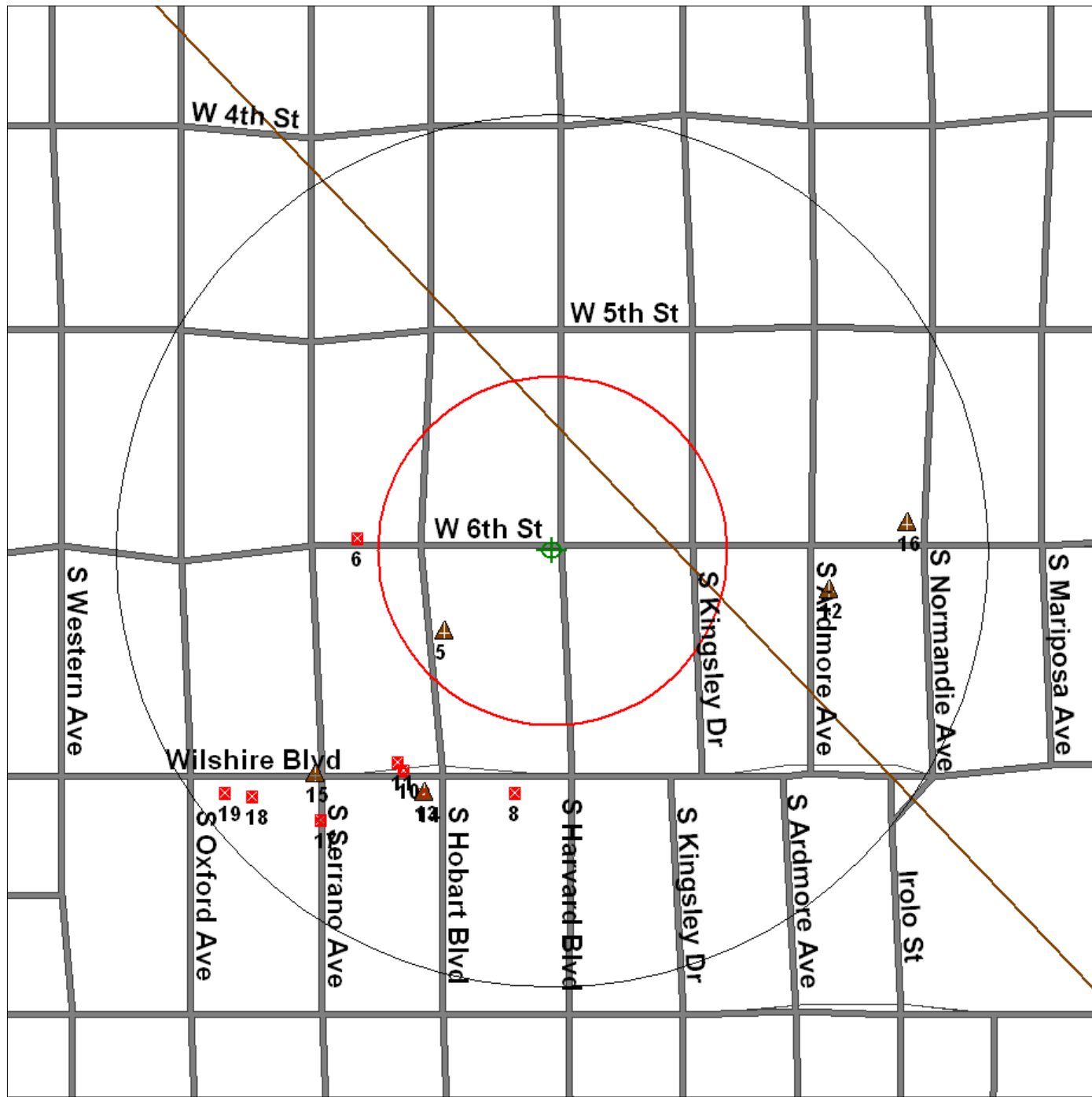


Environmental FirstSearch

.25 Mile Radius
AAI: Multiple Databases



3750 W. 6TH ST, LOS ANGELES CA 90020



Source: U.S. Census TIGER Files

- Target Site (Latitude: 34.063797 Longitude: -118.304351)
 - Identified Site, Multiple Sites, Receptor
 - NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste
 - Triballand.....
 - Soil Sites
 - Railroads
- Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius



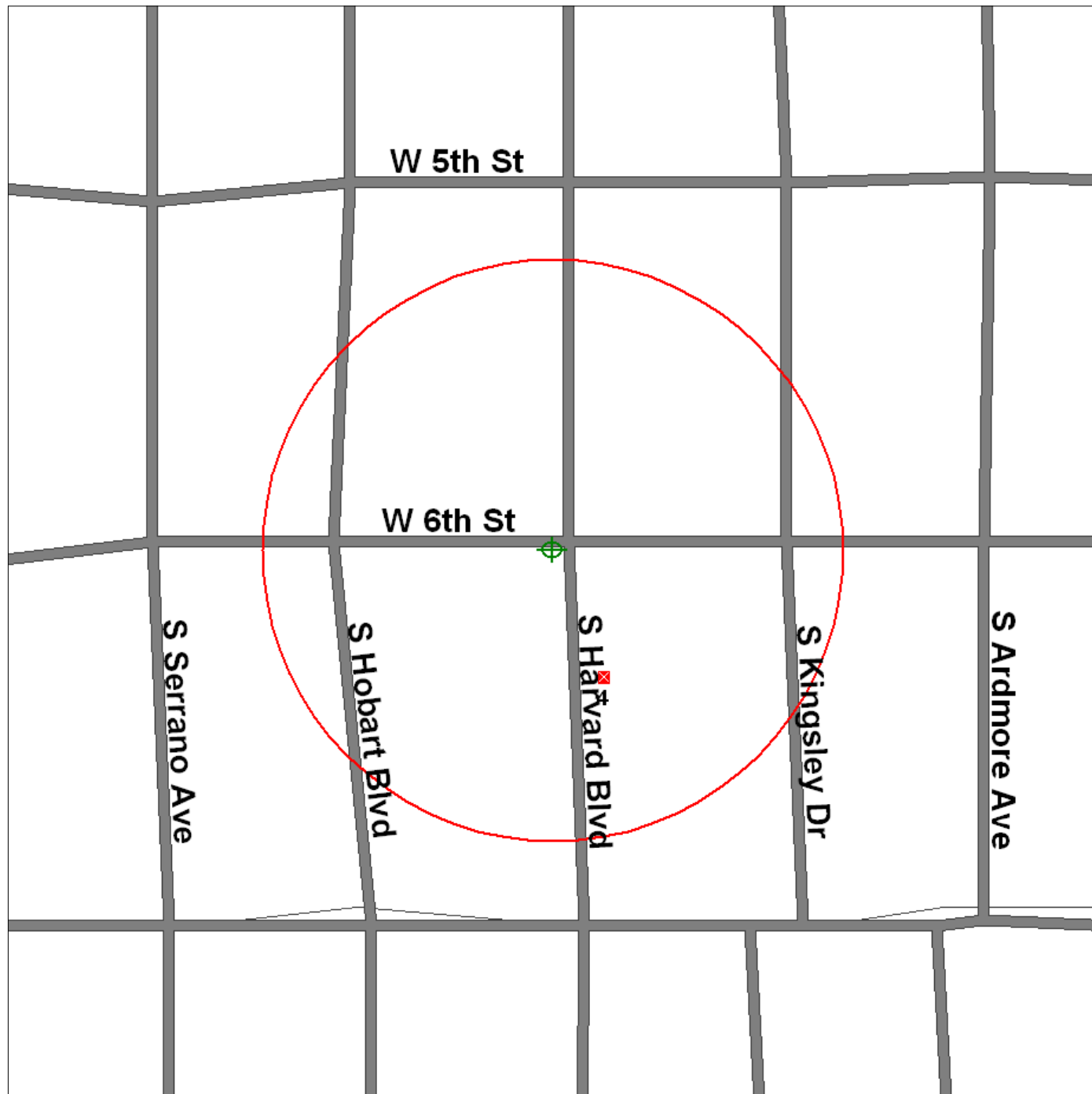
Environmental FirstSearch

.15 Mile Radius









AAI: ERNS



3750 W. 6TH ST, LOS ANGELES CA 90020



Source: U.S. Census TIGER Files

- Target Site (Latitude: 34.063797 Longitude: -118.304351) 
 - Identified Site, Multiple Sites, Receptor   
 - NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste 
 - Triballand 
 - Soil Sites 
 - Railroads 
- Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius

APPENDIX D – SUPPORTING DOCUMENTS

REAL ESTATE DETAIL RECORD

OWNERSHIP INFORMATION

Owner: CHOI KENNETH Y
Owners' Relationship: SINGLE MAN
Property Address: **3750 W 6TH ST 203**
LOS ANGELES CA 90020-5106
Mailing Address: 3750 W 6TH ST 203
LOS ANGELES CA 90020-5107
Assessor's Parcel Number: 5503-027-006
State: CALIFORNIA
County: LOS ANGELES

SALES INFORMATION

Seller: COMMERCIAL BK/KOREA LTD
Sales Price: \$680,000.00
Financial Consideration: SALE PRICE (FULL)
Deed Type: GRANT DEED
Recorded Date: 06-20-1997
Document Year: 1997
Document Number: 000000923635
Mortgage Date: 06-20-1997
Lender Name: WILSHIRE ST BK
First Mortgage Amount: \$578,000.00
Mortgage Loan Type: CONVENTIONAL
Title Company: NORTH AMERICAN TITLE
Prior Document Year: 1996
Prior Document Number: 000000567819
Prior Deed Type: FORECLOSURE
Prior Recorded Date: 04-09-1996
Prior Sales Price: \$655,337.00

ASSESSOR INFORMATION

Assessed Year: 2006
Total Land & Improvement Value: \$1,191,772.00
Land Value: \$595,886.00
Improvement Value: \$595,886.00
Assessment Method For Total Land & Improvement Value: ASSESSED
Assessment Method For Land Value: ASSESSED
Assessment Method For Improvement Value: ASSESSED
Total Assessed Land & Improvement Value: \$1,191,772.00
Total Assessed Land Value: \$595,886.00
Total Assessed Improvement Value: \$595,886.00
Zoning: LAC2
Tax Code Area: 6657
Land Use: OFFICE BUILDING
County Determined Land Use: 1700
Property Type: OFFICE BUILDING

Location Influence:	CORNER
Number of Buildings:	1
Tax Amount:	\$14,827.51
Tax Year:	2005
Lot Front Footage:	98
Lot Depth Footage:	147
Lot Acreage:	0.3310
Lot Square Footage:	14,418
Universal Building Square Footage:	14,380
Building Square Footage Type:	BUILDING
Total (Living & Non) Building Square Footage:	14,380
Gross Square Footage (Under The Roof):	14380
Basement Square Footage:	576
Year Constructed:	1953
Air Conditioning Type:	AC.CENTRAL
Exterior Wall Type:	BRICK/STUCCO
Foundation Type:	CONCRETE
Frame Type:	TRUSS/JOIST
Heating Type:	FORCED AIR
Parking Type:	PAVED
Construction Quality:	GOOD
Roof Type:	COMPOSITION ROLL
Number Of Stories:	2

LEGAL DESCRIPTION

Lot Number:	42
Subdivision:	NORMANDY HILL
Source Of Property Location:	DIRECT FROM LOCAL SOURCE
Carrier Code:	C014
Census Id / Block Group / Block / Suffix:	2118023007
Legal Description:	NORMANDY HILL LOT 42

Due to the nature of the origin of public record information, the public records and commercially available data sources used in reports may contain errors. Source data is sometimes reported or entered inaccurately, processed poorly or incorrectly, and is generally not free from defect. This product or service aggregates and reports the data, as provided by public records and commercially available data sources and is not the source of the data. Before relying on any data, it should be independently verified.

[Return to Summary](#) | [New Search](#)



EDR® Environmental
Data Resources Inc

The EDR-City Directory *Abstract*

3750 W. 6th St.

3750 W. 6th St.

Los Angeles, CA 90020

Inquiry Number: 19754477.1

Tuesday February 12, 2008

The Standard in Environmental Risk Information

440 Wheelers Farms Road
Milford, Connecticut 06461

Nationwide Customer Service

Telephone: 1-800-352-0050

Fax: 1-800-231-6802

Internet: www.edrnet.com

EDR City Directory Abstract

Environmental Data Resources, Inc.'s (EDR) City Directory Abstract is a screening report designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Abstract includes a search and abstract of available city directory data. For each address, the directory lists the name of the corresponding occupant at five year intervals.

Thank you for your business.

Please contact EDR at 1-800-352-0050
with any questions or comments.

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SUMMARY

- ***City Directories:***

Business directories including city, cross reference and telephone directories were reviewed, if available, at approximately five year intervals for the years spanning 1920 through 2006. (These years are not necessarily inclusive.) A summary of the information obtained is provided in the text of this report.

This report compiles information by geocoding the subject properties (that is, plotting the latitude and longitude for such subject properties and obtaining data concerning properties within 1/16th of a mile of the subject properties). There is no warranty or guarantee that geocoding will report or list all properties within the specified radius of the subject properties and any such warranty or guarantee is expressly disclaimed. Accordingly, some properties within the aforementioned radius and the information concerning those properties may not be referenced in this report.

Date EDR Searched Historical Sources: February 12, 2008

Target Property:

3750 W. 6th St.
Los Angeles, CA 90020

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1920	Address Not Listed in Research Source	Los Angeles Directory Co.
1921	Address Not Listed in Research Source	Los Angeles Directory Co.
1923	Address Not Listed in Research Source	Los Angeles Directory Co.
1924	Address Not Listed in Research Source	Los Angeles Directory Co.
1925	Address Not Listed in Research Source	Los Angeles Directory Co.
1926	Address Not Listed in Research Source	Los Angeles Directory Co.
1927	Address Not Listed in Research Source	Kaasen Directory Company Publishers
1928	Address Not Listed in Research Source	Los Angeles Directory Co.
1929	Address Not Listed in Research Source	Los Angeles Directory Co.
1930	Address Not Listed in Research Source	Los Angeles Directory Co.
1931	Address Not Listed in Research Source	Los Angeles Directory Company Publishers
1932	Address Not Listed in Research Source	Los Angeles Directory Co.
1933	Address Not Listed in Research Source	Los Angeles Directory Co.
1934	Address Not Listed in Research Source	Los Angeles Directory Co.
1935	Address Not Listed in Research Source	Los Angeles Directory Co.
1936	Address Not Listed in Research Source	Los Angeles Directory Co.

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1937	Address Not Listed in Research Source	Los Angeles Directory Co.
1938	Address Not Listed in Research Source	Los Angeles Directory Company Publishers
1939	Address Not Listed in Research Source	Los Angeles Directory Co.
1940	Address Not Listed in Research Source	Los Angeles Directory Co.
1942	Address Not Listed in Research Source	Los Angeles Directory Co.
1944	Address Not Listed in Research Source	R. L. Polk & Co.
1945	Address Not Listed in Research Source	R. L. Polk & Co.
1946	Address Not Listed in Research Source	Los Angeles Directory Co.
1947	Address Not Listed in Research Source	Pacific Directory Co.
1948	Address Not Listed in Research Source	Los Angeles Directory Co.
1949	Address Not Listed in Research Source	Los Angeles Directory Co.
1950	Address Not Listed in Research Source	Pacific Telephone
1951	<u>**6TH ST W**</u> CALIF APT MOTEL ASSN (3727) W 6TH (3727) W 6TH HOWARD & HOWARD RLTRS (3727) W 6TH HOWARD HERBERT B HOWARD & HOWARD (3727) W 6TH HUGHES CLARENCE E HOWARD & HOWARD RLTRS (3727) W 6TH MCDONALD ROY M & CO SEE ALSO MCDONALD THOMPSON PUBLSHR (3727) W 6TH MCDONALD THOMPSON PUBLSHRS REPS (3727) W 6TH NATIONS BUSINESS (3727) W 6TH THOMPSON EDWIN T MCDONALD THOMPSON PUBLSHRS REPS (3727)	Los Angeles Directory Co Publishers
1952	Address Not Listed in Research Source	Los Angeles Directory Co.
1954	Address Not Listed in Research Source	R. L. Polk & Co.

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1955	Address Not Listed in Research Source	R. L. Polk & Co.
1956	Address Not Listed in Research Source	Pacific Telephone
1957	Address Not Listed in Research Source	Pacific Telephone
1958	<u>**W 6TH ST**</u> ARCHITECTURAL FORUM (3727) BRIGHAM REALTY RLTR (3727) HOUSE & HOME (3727) INSTITUTIONS PUBLICATIONS (3727) MC DONALD THOMPSON PUBLSHRS REPS (3727) NATIONS BUSINESS (3727) THOMPSON EDWIN T MC DONALD THOMPSON PUBLSHRS REPS (3727)	Pacific Telephone
1960	Address Not Listed in Research Source	Pacific Telephone
1961	Address Not Listed in Research Source	Luskey Brothers & Co
1962	<u>**W 6TH**</u> ACTUAL SPECIFYING ENGNR (3727) ARCHITECTURAL FORUM (3727) BRIGHAM REALTY RLTR (3727) DOMESTIC ENGINEERING (3727) DOMESTIC ENGINEERING CATALOG DIRECTORY (3727) ENGINEERS PRODUCT FILE (3727) HOUSE & HOME (3727) INSTITUTIONS PUBLICATIONS (3727) MC DONALD THOMPSON INC (3727) POLICYTYPING SERVICES (3727) POST GRADUATE MEDICINE (3727) THOMPSON EDWIN T MCDONALD THOMPSON INC (3727)	Pacific Telephone
1963	Address Not Listed in Research Source	Pacific Telephone
1964	Address Not Listed in Research Source	Pacific Telephone
1965	Address Not Listed in Research Source	GTE
1966	Address Not Listed in Research Source	Pacific Telephone
1967	<u>**W 6TH ST**</u>	R. L. Polk & Co.

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1967	(continued) L A SUBURBAN NEWSPAPERS INC (3727) RIENZL CO ADVG (3727)	
1969	Address Not Listed in Research Source	Pacific Telephone
1970	<u>**W 6TH ST**</u> MEAT CUTTERS PENSION & BENEFIT FUNDS (3727) SO CALIF MEAT CUTTERS-UNIONS & FOOD EMPLOYERS PENSION & BENE (3727)	R. L. POLK & CO.
1971	<u>**W 6TH**</u> A V M A GROUP INS TRUST (3727) AID UNITED GIVERS ASSOCIATED IN GROUP DONORS (3727) AMERICAN RIGHT OF WAY ASSN (3727) AID ASSOCIATED IN GROUP DONORS AID UNITED GIVERS (3727) ALLEN DORSEY & HATFIELD INC ADVG AGCY (3727) ASSOCIATED IN GROUP DONORS AID UNITED GIVERS (3727) AUTOMOTIVE INDUSTRIES CHILTON PUBLICATIONS (3727) BOOT & SHOE RECORDER CHILTON PUBLICATIONS (3727) CHILTON PUBLICATIONS (3727) CALIFORNIA COMPENSATION & FIRE CO (3727) CLAIMS DEPT (3727) CLARK PAUL F GROUP SLS STATE MUTUAL LIFE ASSURANCE CO OF AME (3727) COMMERCIAL CAR JOURNAL CHILTON PUBLICATIONS (3727) COOLEY EUNICE (3727) DISTRIBUTION AGE CHILTON PUBLICATION (3727) DISTRIBUTION WORLDWIDE CHILTON PUBLICATIONS (3727) DISTRICT GROUP OFFICE CONRAD R SMITH (3727) ELECTRONIC COMPONENT NEWS CHILTON PUBLICATIONS (3727) ELECTRONIC ENGINEER CHILTON PUBLICATIONS (3727) ELECTRONIC INDUSTRIES CHILTON PUBLICATIONS (3727) FAIRBAIRN NATHAN L CALIFORNIA COMPENSATION & FIRE CO (3727) FOOD ENGINEERING CHILTON PUBLICATIONS (3727) GAS MAGAZINE CHILTON PUBLICATIONS (3727) GROUP CLAIMS DEPARTMENT (3727) GROUP CLAIMS DEPARTMENT L (3727) GROUP CLAIMS DIV (3727) GROUP PAUL F CLARK REGIONAL MANAGER (3727) HANOVER INSURANCE CO (3727) HANOVER LIFE INSURANCE CLAIMS DEPT (3727) HARDWARE AGE CHILTON PUBLICATIONS (3727)	B&G Publications

Year Uses

Source

1971 (continued)

INSTRUMENT & APPARATUS NEWS CHILTON PUBLICATIONS (3727)
INSTRUMENT & CONTROL SYSTEMS CHILTON PUBLICATIONS (3727)
INTRASTATE CREDIT SERVICE INC (3727)
IRON AGE CHILTON PUBLICATIONS (3727)
JEWELERS CIRCULAR KEYSTONE CHILTON PUBLICATIONS (3727)
JOHN B KELLY CLU MANAGER (3727)
KELLY JOHN B CLU STATE MUTUAL LIFE ASSURANCE CO OF AMERICA (3727)
LAFAYETTE PARK PLACE BUILDING CAMPANY (3727)
LOHR VERNON E II WILSHIRE CENTER DEVELOPMENT CO (3727)
LOS ANGELES GROUP SALES (3727)
MEAT CUTTERS HEALTH & WELFARE FUND (3727)
MEAT CUTTERS PENSION & BENEFIT FUNDS (3727)
MARINE PRODUCTS CHILTON PUBLICATIONS (3727)
MEDICAL ELECTRONIC NEWS CHILTON PUBLICATIONS (3727)
MEYER BEN (3727)
MOTOR AGE CHILTON PUBLICATIONS (3727)
MUTUAL LIFE INSURANCE COMPANY OF NEW YORK THE AGENCY OFFICES (3727)
MUTUAL LIFE INSURANCE COMPANY OF NEW YORK THE GROUP OFFICES (3727)
MUTUAL OF NEW YORK AGENCY OFFICES (3727)
MUTUAL OF NEW YORK GROUP OFFICES (3727)
OPTICAL JOURNAL & REVIEW OF OPTOMETRY CHILTON PUBLICATIONS (3727)
PILOT LIFE INS CO (3727)
PASADENA AGENCY WILLIAM R WOODARD CLU (3727)
PASADENA AGENCY WILLIAM R WOODARD CLU (3727)
PASADENA AGENCY WILLIAM R WOODARD CLU (3727)
PAUL M DAVID WILSHIRE CENTER DEVELOPMENT CO (3727)
PETERSON WM LLOYD MUTUAL LIFE INS CO OF NEW YORK THE (3727)
PORTSMOUTH INVESTMENT COMPANY LTD (3727)
PRODUCT DESIGN & DEVELOPMENT CHILTON PUBLICATIONS (3727)
SO CALIFORNIA MEAT CUTTERS UNIONS & FOOD EMPLOYERS PENSION & (3727)
STATE MUTUAL LIFE ASSURANCE CO OF AMERICA (3727)
STATE MUTUAL LIFE ASSURANCE CO OF AMERICA (3727)
STATE MUTUAL LIFE ASSURANCE CO OF AMERICA (3727)
SIXTH & HARVARD BUILDING COMPANY (3727)
WILSHIRE CENTER DEVELOPMENT COMPANY (3727)
WILSHIRE SERRANO BUILDING COMPANY (3727)

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1971	(continued) ZELMAN DEVELOPMENT CO (3727)	
1972	Address Not Listed in Research Source	R. L. Polk & Co.
1975	<u>**W 6TH ST**</u> AID ASSOCIATED IN GROUP DONORS AID UNITED GIVERS (3727) AID UNITED GIVERS ASSOCIATED IN GROUP DONORS (3727) ASSOCIATED IN GROUP DONORS AID UNITED GIVERS (3727) HANOVER INSURANCE COMPANIES THE (3727) LOS ANGELES GROUP CLAIMS (3727) LOS ANGELES GROUP SALES (3727) AID UNITED GIVERS ASSOCIATED IN GROUP (3727) ASSOCIATED IN-GROUP DONORS AID-UNITED GIVERS (3727) HANOVER INSURANCE COMPANIES THE (3727) PENN MUTUAL LIFE INSURANCE CO (3727) PENN MUTUAL LIFE INSURANCE CO (3727) HANOVER INSURANCE COMPANIES THE (3727) LOS ANGELES GROUP CLAIMS (3727) LOS ANGELES GROUP SALES (3727) MEAT CUTTERS PENSION & BENEFIT FUNDS (3727) SO CALIF MEAT CUTTERS UNIONS & FOOD EMPLOYERS PENSION & BENE (3727) AID ASSOCIATED IN-GROUP DONORS AID UNITED EIVERS (3727) AID-UNITED ILVERS ASSOCIATED IN-GROUP DONORS (3727) ASSOCIATED IN-GROUP DONORS AID-UNITED GIVERS (3727) HANOVER INSURANCE COMPANIES THE (3727) PENN MUTUAL LIFE INSURANCE COMPANY (3727) PENN MUTUAL LIFE INSURANCE COMPANY (3727) HANOVER INSURANCE COMPANIES THFE (3727) MEAT CUTTERS PENSION & BENEFIT FUNDS (3727)	Pacific Telephone
1976	<u>**W 6TH ST**</u> AID ASSOCIATED IN GROUP DONORS AID UNITED GIVERS (3727) AID UNITED GIVERS ASSOCIATED IN GROUP DONORS (3727) AMERICAN RIGHT OF WAY ASSN (3727) ALLEN DORSEY & HATFIELD INC ADVG AGCY (3727) ASSOCIATED IN GROUP DONORS AID UNITED GIVERS (3727) COOLEY EUNICE (3727) HANOVER INSURANCE COMPANIES THE (3727) KENT LARRY GENL AGT (3727) LOS ANGELES GROUP CLAIMS (3727) LOS ANGELES GROUP SALES (3727) MEAT CUTTERRS PENSION & BENEFIT FUNDS (3727)	R.L. Polk & co Publishers

Year Uses

Source

1976 (continued)

MEAT CUTTERS HEALTH & WELFARE FUND (3727)
MONX (3727)
NATIONAL FOUNDATION FOR HEALTH CARE (3727)
PILOT LIFE INS CO (3727)
PENN MUTUAL LIFE INSURANCE CO (3727)
PENN MUTUAL LIFE INSURANCE CO (3727)
PETERSON WM LLOYD MUTUAL LIFE INS CO OF NEW YORK
THE (3727)
SO CALIF MEAT CUTTERS UNIONS & FOOD EMPLOYERS
PENSION & BENE (3727)
SALES OFFICES LOS ANGELES (3727)
WILSHIRE CENTER BUILDING (3727)

1980

****W 6TH ST****

Pacific Telephone

AID UNITED GIVERS ASSOCIATED IN GROUP DONORS W 6TH
ST LOS A (3727)
ASSOCIATED IN-GROUP DONORS AID-UNITED GIVERS W 6TH
ST LOS A (3727)
PENN MUTUAL LIFE INSURANCE CO (3727)
MEAT CUTTERS PENSION & BENEFIT FUNDS (3727)
SO CALIF MEAT CUTTERS UNIONS & FOOD EMPLOYERS
PENSION & BENE (3727)
AID ASSOCIATED IN GROUP DONORS AID UNITED GIVERS
(3727)
AID UNITED GIVERS ASSOCIATED IN GROUP DONORS (3727)
ASSOCIATED IN GROUP DONORS AID UNITED GIVERS (3727)
DISTRICT GROUP OPERATIONS CONRAD R SMITH (3727)

1981

****W 6TH****

Pacific Telephone

BOLTER MORRIS BROWN BOLTER & ASSOCIATES ARCHTS
(3727)
BROWN BOLTER & ASSOCIATES ARCHTS (3727)
BROWN RAY BROWN-BOLTER & ASSOCIATES ARCHTS (3727)
COMMONWEALTH FINANCIAL CORP (3727)
DONOYAN AVO INS AGT (3727)
HARMAN & CO INC (3727)
KENT LAWRENCE V GENL AGT (3727)
LEE HONG H AIA & ASSOCIATES ARCHITECTS (3727)
MANZANARES JOE INS AGT (3727)
MONEY SALES OFFICES (3727)
MUTUAL OF NEW YORK (3727)
NAM MAN H CONTR (3727)
PENN MUTUAL LIFE INSURANCE CO (3727)
PETERSON WM LLOYD MUTUAL LIFE INS CO OF NEW YORK
THE (3727)
PILOT LIFE INS CO (3727)
PINKERTON S INC (3727)

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1981	(continued)	
	ROMANS BILL (3727)	
	SHAPPIRO SAN E & ASSOCIATES EXPORT REPS (3727)	
	SKAGGS & COMPANY INS (3727)	
	SKAGGS HOWARD PISKAGGS & COMPANY (3727)	
	SO CALIF MEAT CUTTERS UNIONS & FOOD EMPLOYERS PENSION & BENE (3727)	
	STATE MUTUAL LIFE ASSURANCE CO OF AMERICA (3727)	
	STATE MUTUAL LIFE ASSURANCE CO OF AMERICA (3727)	
	TOTAL DESIGN & DEVELOPMENT (3727)	
	UNION CENTRAL LIFE INS CO (3727)	
	WILSHIRE CENTER BLDG (3727)	
1985	**W 6TH ST**	Pacific Bell
	LOS ANGELES (3727)	
	CALIFORNIA DIVORCE COUNCIL (3727)	
	LOS ANGELES (3727)	
	DIVORCE COUNCIL OF CALIFORNIA SAN FERANDO VALLEY (3727)	
	SO CALIF MEAT CUTTERS-UNIONS & FOOD PENSION & BENEFIT FUNDS (3727)	
1986	**W 6TH**	Pacific Bell
	AIR CONTROL CO (3727)	
	AMERICAN INSTITUTE FOR BUSINESS ENGLISH (3727)	
	AMERICAN NATIONAL INSURANCE COMPANY COMBINATION AGENCIES LIF (3727)	
	AMERICAN SERVICE BUREAU (3727)	
	APOLLO TELECOMMUNICATIONS CO INC (3727)	
	BODIMETRIC PROFILES DIV (3727)	
	BRAGG FELICIA PUBLIC RELATIONS (3727)	
	BROWN RAY E & ASSOCIATES ARCHTS (3727)	
	CALIF MAILING CO (3727)	
	CARVING BOARD COFFEE SHOP (3727)	
	CHOI CHAS H INSURANCE AGENCY (3727)	
	FULTON PROPERTIES OF CALIF INC (3727)	
	HARBARD IMMIGRATION SERVICE (3727)	
	HONG GRACE INSURANCE AGENCY (3727)	
	JAE HOON CHO INSURANCE CO (3727)	
	JORDAN ASSOCIATES (3727)	
	JORDAN AVENT & ASSOCIATES (3727)	
	KOREAN AMERICAN TELEVISION (3727)	
	LAZARO A BILL ATTY (3727)	
	LEE HONG & ASSOCIATES ARCHITECTS (3727)	
	LEE S INVESTMENT CO (3727)	
	MONY FINANCIAL SERVICES SALES OFFICES (3727)	
	MUTUAL OF NEW YORK (3727)	

Year Uses

Source

1986 (continued)

NAM MAN H CONTR (3727)
OXFORD COMPUTER & DATA BANK (3727)
PETERSON WM LLOYD MUTUAL LIFE INS CO OF NEW YORK
THE (3727)
SANG LEE TRAVEL & IMMIGRATION (3727)
SHAPPIRO SAM E & ASSOCIATES EXPORT REPS (3727)
SO CALIF MEAT CUTTERS UNIONS & FOOD EMPLOYERS
PENSION & BENE (3727)
STANLEY SMITH SECURITY INC (3727)
SUPER TRIP TRAVEL (3727)
TOTAL DEVELOPMENT CORPORATION (3727)
UNICON SUPPLY INC (3727)
YOON PETER & CO (3727)

1990

****W 6TH****

Pacific Bell

ALLIED SECURITY INC (3727)
AMERICAN NATIONAL INSURANCE COMPANY COMBINATION
AGENCIES LIF (3727)
AMERICAN SERVICE BUREAU (3727)
APOLLO TELECOMMUNICATIONS CO INC (3727)
ASSOCIATE INTERNATL MARKETING (3727)
ASSOCIATION OF BLACK WOMEN PHYSICIANS (3727)
BAPTISTE VERNON D CPA (3727)
BLACK WOMEN LAWYERS OF LOS ANGELES (3727)
BODIMETRIC PROFILES DIV (3727)
BRAGG FELICIA ASSOCIATES (3727)
BROWN RAY E & ASSOCIATES ARCHTS (3727)
CAREER OPTIONS (3727)
CAREERS (3727)
CARVING BOARD COFFEE SHOP (3727)
CREATIVE TRAVEL INTERNATL (3727)
DATATREX (3727)
DIAMOND BUILDING MAINTENANCE (3727)
ETCHARTE & ASSOCIATES (3727)
FIRST ORIENT INS AGCY (3727)
FULTON PROPERTIES OF CALIF INC (3727)
INTERCOMMUNICATION SYSTEMS (3727)
ISHIBASHI ROBERT (3727)
K & K ENTERPRISES (3727)
KING & ASSOCIATES REAL ESTATE APPRAISAL &
CONSULTING SERVICE (3727)
LAZARO A BILL ATTY (3727)
MED L TRANSCRIPTION (3727)
MONEY FINANCIAL SERVICES GROUP SALES WESTWOOD
(3727)

Year Uses

Source

1990 (continued)

MUTUAL OF NEW YORK (3727)
OH YOUNG CPA (3727)
PETERSON WM LLOYD MUTUAL LIFE INS CO OF NEW YORK
THE (3727)
POROHANA INTERNATIONAL INC (3727)
RONEY MARK LAW OFFICE (3727)
SCANDEX DATA SYSTEMS (3727)
SCHULCZ FRED E ATTY AT LAW (3727)
SHAPPIRO SAM E & ASSOCIATES EXPORT REPS (3727)
SHARP INTERNATIONAL TRAVEL (3727)
SHARP NURSES INC (3727)
SHIN HAN TRADING CO (3727)
SO CALIF MEAT CUTTERS UNIONS & FOOD EMPLOYERS
PENSION & BENE (3727)
STUDIO KIDOGO (3727)
SUPER TRIP TRAVEL (3727)
TRANSTECH INDUSTRIAL CO (3727)
UNITED ELECTRONICS INSTITUTE (3727)
WORLD COUNSELING MANAGEMENT SERVICES INC (3727)
YOON PETER & CO (3727)

1991 Address Not Listed in Research Source

Pacific Bell

1995 ****W 6TH****

Pacific Bell Telephone

ALLIED SECURITY INC (3727)
AMERICAN PARA PROFESSIONAL SYSTEMS INC (3727)
BRENDDEL DAVID PHD (3727)
CARVING BOARD COFFEE SHOP (3727)
CHASHAR ENTERPRISES LTD (3727)
CINMAR REALTY & INVESTMENTS INC (3727)
DIAMOND BUILDING MAINTENANCE (3727)
EBD HEALTH SERVICES (3727)
FLORES NORIEL ATTY (3727)
INTERNATL RESCUE COMMITTEE INC (3727)
JONAS SAM TRUSTEE (3727)
KREUTZER GABRIELA (3727)
MORA AUGUSTO ATTY (3727)
POROHANA INTERNATIONAL INC (3727)
ROSARIO DEXTER ATTY (3727)
ROSARIO DEXTER LAW OFC OF (3727)
SHARP INTERNATIONAL TRAVEL (3727)
SHARP NURSES INC (3727)
SON JUNG H CPA (3727)
SUPER TRIP TRAVEL (3727)

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1995	(continued) UDLA (3727) UNITED EDUCATION INSTITUTE (3727) UNITED MAINTENANCE SYSTEMS (3727) Z MED SERVICES (3727)	
1996	Address Not Listed in Research Source	GTE
1999	Address Not Listed in Research Source	Haines Company
2000	**6TH W** BETTER BUSINESS BUR (3727) BUCKINGHAM FINANCIAL GROUP (3727) CHOI SEUNG JO (3727) CHONGS REFRIGERATION SERVICE (3727) FORTEK DIAGNOSTICS (3727) GRACIOUS ARK CHURCH THE (3727) GRANDVIEW CA SCHOOL (3727) H W & CO (3727) HOO DERRICK A LAW OFFICES OF (3727) HOWARD CHUNG & ASSOCIATES (3727) INTL RESCUE COMTE (3727) KIM SEON (3727) MEDI MEDICAL BILLING CENTER (3727) NEWSTAR FILM LLC (3727) POROHANA INTL INC (3727) PREMIER REAL ESTATE CO (3727) PROFSNL ACCOUNTANCY CORP (3727) S & S (3727) S C I C (3727) SHARP INTL TRAVEL (3727) SHARP NURSES INC (3727) SO CALIF INTERNATL COLLEGE (3727) SON JUNG H CPA (3727) U D L A (3727) U E I (3727) UNITD MAINTENANCE SYSTEMS (3727) VISION TRADING INC (3727) WILSHIRE CNTR BLDG ALL TO ONE CONSTRUCTION (3727) WINNERS WATER (3727)	Pacific Bell Telephone
2001	Address Not Listed in Research Source	Haines & Company, Inc.
2003	Address Not Listed in Research Source	Haines & Company

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2004	Address Not Listed in Research Source	Haines Company
2006	Address Not Listed in Research Source	Haines Company

Adjoining Properties

SURROUNDING

Multiple Addresses
Los Angeles, CA 90020

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1920	Address Not Listed in Research Source	Los Angeles Directory Co.
1921	Address Not Listed in Research Source	Los Angeles Directory Co.
1923	Address Not Listed in Research Source	Los Angeles Directory Co.
1924	<p>**S HARVARD BLVD**</p> <p>SAUNDERS RICHD C R (556) H (556) R (578) JONES ROBT F BROKER H (582) CHESSMAN D GIRARD V PRES H J WURZBURGER INC H (601) WURZBURGER GEO G V PRES SEC H J WURSBURGER INC R (601) WURZBURGER HEINRICH J PRES H J WURSBURGER INS H (601) WALLIS JONNIE MRS H (602) WALLIS JOS B SEC HUB OIL CO R (602) R (602) BOYLE ELLEN J WID C A R (605) BOYLE WM M H (605) FAERBER FRED J SLSMN LASWELL & GRIGSBY R (605) GRAY BETTY G BKPR UHL BROS R (605) GREY ELIZABETH BKPR R (605) STEVENS WM C DECORATOR R (605) SWIFT CHESTER A SPL AGT FIREMANS FUND INS CO H (605) H (605) R (609) KIRBY HATTIE MAID (612) H (612)</p> <p>**S KINGSLEY DR**</p> <p>HARPER DOUGLAS D R (602)</p>	Los Angeles Directory Co.

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1924	(continued) H (602) STEPHENS ALBERT M STEPHENS & STEPHENS H (611) LEHR ABRAHAM PRES MILLER AMUSEMENT CO H (616) TREAHER JOHN MGR RIVERSIDE PORTLAND CEMENT CO AND GOLDEN STA (619)	
	<u>**W 6TH**</u> WESTERN AVENUE TRANSFER CO NED CHALTON (3768)	Los Angeles Directory Co.
1925	Address Not Listed in Research Source	Los Angeles Directory Co.
1926	<u>**S HARVARD BLVD**</u> EVANS ALICE TCHR POMONA COLLEGE (618)	Los Angeles Directory Co.
1927	Address Not Listed in Research Source	Kaasen Directory Company Publishers
1928	Address Not Listed in Research Source	Los Angeles Directory Co.
1929	<u>**S HARVARD BLVD**</u> HALL LAWRENCE C CLK MNT & S BANK (556) LEITHOLD MORELAND BROKE GRAVES BANNING & CO (556) SAUNDERS RICHD C U S LAND AGT R (556) SAUNDERS RICHD S MARGT A H (556) STAUNTON WM F MARY SEC TREAS CALUMET OIL CO H (572) CHESSMAN STEPHANIE (601) WHITE SUSIE HOUSEKPR (601) WURZBURGER GEO G SLSMN H (601) WURZBURGER HEINRICH J OLGA H (601) ANDERSON LOUISE WID OSCAR (605) ANDERSON VICTORIA MUSICIAN (605) CARLETON DAVID E SEARCHER CTI CO (605) DAVIS JAS K HELEN SUNSET MFG CO (605) NERNEY ALBT A V PRES HOLLYWOOD AUTO SALES CO (605) LOY MILTON B CARRIE OFFICE (612) LOY WALTER M OFFICE (612)	
	<u>**S HARVARD**</u> PAYNE FRANCIS W GLADYS H (620)	Los Angeles Directory Co.
	<u>**S KINGSLEY DR**</u> HAWKINS EUG A ELAINE HAWKINS & HAWKINS (601) LANDES MARY MRS (601) HARPER DOUGLAS D VULC (602) HARPER JAS N MARY (602) HAGLUND ESTHER HOUSEKPR (611) PRES ALBT M STEPHENS CO H (611)	Los Angeles Directory Co.

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1929	(continued) STEPHENS ALBERT M ANNA STEPHENS & STEPHENS ATTORNEY AT LAW (611) STROM HANNAH MID GUS COOK R (611) LEHR ABR ANNA V PRES SAML GOLDWYN INC (616) MC GINNIS ROBT B WINONA PLSTR (616)	
1930	Address Not Listed in Research Source	Los Angeles Directory Co.
1931	Address Not Listed in Research Source	Los Angeles Directory Company Publishers
1932	Address Not Listed in Research Source	Los Angeles Directory Co.
1933	<u>**S HARVARD BLVD**</u> SAUNDERS RICHD C LAWYER (556) SAUNDERS RICHD S MARGT A (556) CHESSMAN STEPHANIE MRS (601) WURZBURGER GEO C SLSMN (601) WURZBURGER HENRY J OLGA (601) HAYES OLAIRE TCHR (602) GROSE CARL E (605) THOMPSON KATE MRS (605) WYATT HELEN G (605) LOY CARRIE WID MILTON (612) LOY MILTON B OFFICE (612)	Los Angeles Directory Co.
	<u>**S KINGSLEY DR**</u> DALE EVA MRS (561) BAKER DOROTHY M BKPR TEMPLE OF LIGHT (602) TAYLOR WM (602) HUBNER WALTER A VIVIAN SLSMN CASS HOWARD & (608) PRES ALBT M STEPHENS CO (611) LEHR HELEN F (616) MC GINNIS ROBT GDNR (616) MC GINNIS WINONA COOK (616)	Los Angeles Directory Co.
	<u>**W 6TH**</u> SMITH CHAS E GAS ENGINES (3754)	Los Angeles Directory Co.
1934	Address Not Listed in Research Source	Los Angeles Directory Co.
1935	Address Not Listed in Research Source	Los Angeles Directory Co.
1936	Address Not Listed in Research Source	Los Angeles Directory Co.
1937	<u>**S HARVARD BLVD**</u>	Los Angeles Directory Co.

Year Uses

Source

1937 (continued)

- JACKSON FANNIE M MRS TCHR CITY SCH (556)
- MITCHELL HARRY E AND PENNZOIL CO (556)
- MITCHELL ROBT C MRS (556)
- SAUNDERS R S (556)
- WURSBURGER GEO G FIELD MGR CAPITAL CO (601)
- WURZBURGER GEO C (601)
- WURZBURGER HEINRICH J OLGA (601)
- ALTHOUSE JOHN (605)
- HOTCHKISS MARY MRS (605)
- KINSER JENNIE MRS (605)
- LOWRIE THOS (605)
- LYDAY DOROTHY MRS (605)
- ROSE ANDW PATRICIA LAB (605)
- STAPPS ROBT CARP (605)
- TAECKER AUG FARMER (605)
- WILSON FREDK FRANCES (605)
- WYATT HELEN (605)
- HERNDON JETTA CLK (609)
- LOY CARRIE R MRS (612)

****S KINGSLEY DR****

Los Angeles Directory Co.

- HAWKINS EUG A HATTIE HAWKINS & HAWKINS (601)
- CHRISTIAN UNITY CHURCH (611)
- BABCOCK ESTHER (615)
- DICKEY ARTIE MAID (616)
- LEHR ABE ANN MGR UNITED ARTISTS STUDIO CORP (616)
- LEHR HELEN F (616)
- LEHR HENRY N (616)

1938 Address Not Listed in Research Source

Los Angeles Directory Company Publishers

1939 Address Not Listed in Research Source

Los Angeles Directory Co.

1940 Address Not Listed in Research Source

Los Angeles Directory Co.

****S HARVARD BLVD****

Los Angeles Directory Co.

- JACKSON FANNIE M TCHR PUB SCH (556)
- MITCHELL ROBT C (556)
- LOINEZ EVELYN MRS (584)
- WURZBURGER GEO G FIELD MGR CAPITAL CO (601)
- WURZBURGER HENRY J OLGA (601)
- WURZBURGER STEPHANE (601)
- BEAVER J C CLK (605)
- GOODMAN LAHRADA M (605)

Year Uses

Source

1942 (continued)

- JOHNSON NORMA (605)
- MAC ARTHUR ARCH G SLSMN (605)
- ODELL HARRIET MRS (605)
- POWELL MARY MRS (605)
- RING EMILY (605)
- THORNTON KATH MRS (605)
- WARING MARION TCHR (605)
- WYATT HELEN G (605)
- DE LA ROCHELLE MABEL MRS (605)
- LOY CARRIE R WID M B (612)
- COLBURN ZELIE MRS (618)
- DOUGLAS BETTY J (618)
- ENOS FRANK R (618)
- GAUER JANE H MRS (618)
- MEYER JEANNETTE (618)
- WERKMAN THEN (618)
- EARL GRANT C (620)
- GLICK GEO (620)
- STRICKER MILES H (620)
- WEINER JEANNE L (620)

****S KINGSLEY DR****

Los Angeles Directory Co.

- BRESNAHAN ROSE C IECTURER (584)
- HAWKINS EUG A ELMINA L HAWKINS & HAWKINS (601)
- FOSTER HARRY G (607)
- RAYMOND WALTER W REV MARION H PASTOR UNITY CH (611)
- UNITY CHURCH REV WALTER W RAYMOND PASTOR (611)
- MC FARLAND BLANCHARD L CAROL (614)
- DICKUY ARTIE MAID (616)
- LEHR ABR ANNE (616)
- LEHR ANNE MRS PRES HOLLYWOOD GUILD (616)
- LEHR HELEN F (616)
- LEHR HENRY N (616)

1944 Address Not Listed in Research Source

R. L. Polk & Co.

1945 Address Not Listed in Research Source

R. L. Polk & Co.

1946 Address Not Listed in Research Source

Los Angeles Directory Co.

1947 Address Not Listed in Research Source

Pacific Directory Co.

1948 Address Not Listed in Research Source

Los Angeles Directory Co.

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1949	Address Not Listed in Research Source	Los Angeles Directory Co.
1950	Address Not Listed in Research Source	Pacific Telephone
1951	<p>**<u>HARVARD BLVD S</u>**</p> <p>ARCHITECTURAL DIGEST THE (556)</p> <p>BRASFIELD JOHN C THE ARCHITECTURAL DIGEST (556)</p> <p>HENDLIN HALE H CO (556)</p> <p>NU GRAIN CORP (556)</p> <p>PERREN HENRY S JR PHOTGRPHR (556)</p> <p>S HARVRD (556)</p> <p>S HARVRD ARNOLD J B F A C CORP (556)</p> <p>S HARVRD BL LESTER & MINOR ADVG (556)</p> <p>S HARVRD BL LESTER WM P LESTER & MINOR ADVG (556)</p> <p>S HARVRD BL MINOR LOYE LESTER & MINOR ADVG (556)</p> <p>S HARVRD F A C CORP (556)</p> <p>S HARVRD HOCKING & CO INS (556)</p> <p>S HARVRD VAN LEUVEN K O (556)</p> <p>SYSTEM PRODUCTS CO CHEML MFRS (556)</p> <p>WESTRN NU GRAIN CORP (556)</p> <p>S HARVRD BAKER DANFORD M MUTUAL BENEFIT LIFE INS CO OF NEWAR (600)</p> <p>S HARVRD BAKER RICHARD M INS (600)</p> <p>S HARVRD BL LA EDMUNDSON JOHN G MUTUAL BENEFIT LIFE INS CO O (600)</p> <p>S HARVRD BL MUTUAL BENEFIT LIFE INS CO OF NEWARK N J LOS ANG (600)</p> <p>S HARVRD BOGUE BRUCE MUTUAL BENEFIT LIFE INS CO OF NEWARK N (600)</p> <p>S HARVRD FIELDING FREDRICK MUTUAL BENEFIT LIFE INS CO OF NEW (600)</p> <p>S HARVRD GIBBS CHAS R MUTUAL BENEFIT LIFE INS CO OF NEWARK N (600)</p> <p>S HARVRD GORSUCH BRUCE M MUTUAL BENEFIT LIFE INS CO OF NEWAR (600)</p> <p>S HARVRD JOHNSTON MARKHAM JR MUTUAL BENEFIT LIFE INS CO OF N (600)</p> <p>S HARVRD MURRELL THOS G MUTUAL BENEFIT LIFE INS CO OF NEWARK (600)</p> <p>S HARVRD MURRELL WEYMOUTH L MUTUAL BENEFIT LIFE INS CO OF NE (600)</p> <p>S HARVRD MUTUAL BENEFIT LIFE INS CO OF NEWARK N J MORTGAGE D (600)</p> <p>S HARVRD PATTON EUGENE L MUTUAL BENEFIT LIFE INS CO OF NEWAR (600)</p> <p>S HARVRD SETTLE ROBT M MUTUAL BENEFIT LIFE INS CO OF NEWARK (600)</p>	Los Angeles Directory Co Publishers

Year Uses

Source

1951 (continued)

- S HARVRD THACKSTON GEO F MUTUAL BENEFIT LIFE INS CO OF NEWAR (600)
- S HARVRD TURNER J DARRELL MUTUAL BENEFIT LIFE INS CO OF NEWA (600)
- S HARVRD BL GALLIN LEO ASSOCIATES (601)
- S HARVRD BL JONES PAUL & ASSOCIATES ADVG (601)
- LEVY CARRIE MRS R (605)
- S HARVRD (605)
- S HARVRD BL MURPHY FRED E R (605)
- S HARVRD SUNNY PINES MANOR REST HOME (605)
- S HARVRD TOSH MARY JANE SUNNY PINES MANOR REST HOME (605)
- S HARVRD BL MANLOVE LOUISE H R (612)
- JACOBS CAROL E R (618)
- KENNEY F X R (618)
- S HARVRD (618)
- WOOD WM W R (618)
- KELLER DOROTHY A (620)
- PONCE MARY LOU (620)
- S HARVRD (620)
- S HARVRD STEERS OLGA R R (620)

****KINGSLEY DR S****

Los Angeles Directory Co Publishers

- S KINGSLEY DR ROBSON BERNES BLDRS (601)
- S KINGSLEY DR BEVERLY SANITARIUM (602)
- S KINGSLEY DR ROSENBAUER BEVERLY BEVERLY SANITARIUM (602)
- S KINGSLEY DR RAYMOND WALTER W UNITY CHURCH (611)
- S KINGSLEY DR UNITY CHURCH (611)
- S KINGSLEY DR ANDERSON NINA M R (616)
- S KINGSLEY DR BANKS MARY R (616)
- S KINGSLEY DR LEHR ABRAHAM R (616)

****6TH ST W****

Los Angeles Directory Co Publishers

- W 6TH MAGGIO FRANK D MAY MITCHELL JR CO INC INS (3720)
- W 6TH MAY MITCHELL JR CO INC INS (3720)
- W 6TH MITCHELL MAY JR CO INC INS (3720)
- W 6TH RUBEN ALBERT G INS MAY MITCHELL JR CO INC (3720)
- W 6TH ELBERSON CORAL M MRS R (3723)

1952 Address Not Listed in Research Source

Los Angeles Directory Co.

1954 ****W 6TH ST****

R. L. Polk & Co.

- MAY MITCHELL JR CO INC INS (3720)
- MITCHELL MAY JR CO INC INS (3720)

****S HARVARD BLVD****

R. L. Polk & Co.

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1954	(continued) MUTUAL BENEFIT LIFE INS CO OF NEWARK NJ (600)	
1955	Address Not Listed in Research Source	R. L. Polk & Co.
1956	**S HARVARD WALK** MUTUAL BENEFIT LIFE INS CO OF NEWARK N J LOS ANGELES OFFICE (600)	Pacific Telephone
1957	**S HARVARD BLVD** MUTUAL BENEFIT LIFE INS CO OF NEWARK N J L A OFC (600) SETTLE ROBT M C L U MUTUAL BENEFIT LIFE INS CO OF NEWARK N J (600) MUTUAL BENEFIT LIFE INS CO OF NEWARK N J LOS ANGELES OFFICE (600)	Pacific Telephone
	W 68TH ST HOISTRORN DARRELL D (3735)	Pacific Telephone
1958	**S HARVARD** BRIGGS DONALD B KIMBLE GLASS CO (556) GLASCO PRODUCTS CO MEDEL GLASSWR (556) HERRCKE RALPH J (556) KIMBLE GLASS CO (556) KIMBLE GLASS CO (556) KLEEN RITE CARPET SHAMPOO (556) SYSTEM PRODUCTS CO CHEML MFRS (556) VAN LEUVEN K O CARGO SURVYRS (556) BAKER RICHARD M MUTUAL BENEFIT LIFE INS CO OF NEWARK N J (600) BOGUE BRUCE MUTUAL BENEFIT LIFE INS CO OF NEWARK N J (600) CAPKA FRANK R MUTUAL BENEFIT LIFE INS CO OF NEWARK N J (600) GIBBS CHAS R MUTUAL BENEFIT LIFE INS CQ OF NEWARK N J (600) GOLDIE IRVING T MUTUAL BENEFIT LIFE INS CO OF NEWARK N J (600) GORSUCH BRUCE M MUTUAL BENEFIT LIFE INS CO OF NOWARK N J (600) MURRELL BROS GEN AGTS (600) MURRELL THOS G MUTUAL BENEFIT LIFE INS CO OF NEWARK N J (600) MURRELL WEYMOUTH L MUTUAL BENEFIT LIFE INS CO OF NEWARK N J (600) MUTUAL BENEFIT LIFE INS CO OF NEWARK N J (600) RICHARDSON FRANK D (600) SETTLE ROBT M CLU MUTUAL BENEFIT LIFE INS CO OF NEWARK N J (600) STEFFEN GEARY MUTUAL BENEFIT LIFE INS CO OF NEWARK N J (600)	Pacific Telephone

Year Uses

Source

1958 (continued)

TURNER J DARRELL MUTUAL BENEFIT LIFE INS CO OF
NEWARK N J (600)
WAXMAN ABNER A MUTUAL BENEFIT LIFE INS CO OF NEWARK
N J (600)
SUNNY PINES SANITARIUMS INC (605)
ALEXANDER & COMPANY OF CALIFORNIA (610)
ALPER HARRY BERK ROSEN & ALPER CPAS (610)
BENGTSON MERILL L SIEGLER CORPORATION THE (610)
BERK M LAWRENCE BERK ROSEN & ALPER CPAS (610)
BERK ROSEN & ALPER CPAS (610)
BROOKS JOHN G SIEGLER CORPORATION THE (610)
BURKE LARRY BERK ROSEN & ALPER CPAS (610)
CAMPION ROBT SIEGLER CORPORATION THE (610)
CANADA LIFE ASSURANCE CO (610)
COPELAND ERIC CANADA LIFE ASSURANCE CO (610)
ENKE GEORGE ALEXANDER & COMPANY OF CALIFORNIA (610)
GENERAL REINSURANCE CORP (610)
GRAHAM W D CANADA LIFE ASSURANCE CO (610)
L A BR (610)
MORGAN HAROLD G VANCE PETER H CO INS BRKRS (610)
PURCELL ROBT SIEGLER CORPORATION THE (610)
ROSEN MAC BERK ROSEN & ALPER CPAS (610)
ROSEN ROSEN & RYAN CPAS BERK ROSEN & ALPER CPAS
(610)
SIEGLER CORPORATION THE (610)
STEFFEN GEARY COMPANY THE INS BRKRS (610)
VANCE & CO INS BRKRS (610)
VANCE PETER H CO INS BRKRS (610)
WESTCHESTER INS AGCY (610)
KENNEY F X (618)
WOOD WM W (618)
ELLER MILTON (620)
KELLER DOROTHY A (620)

****S KINGSLEY DR****

Pacific Telephone

CANDLAND RICHARD W (601)
WEBER GERALD F & ASSOCIATES ESTE PLANNING (601)
WILLIAMS CHESTER A FINANCL PLANNING (601)
BEVERLY SANITARIUM (602)
BEVERLY SANITARIUM (602)
CROWN LIFE INS CO LOS ANGELES DODD AGCY (610)
LOS ANGELES ROSENDAHL CO AGCY (610)
ROSENDAHL RAY CO INS (610)
SEABOARD SURETY CO (610)
SISKEL HOWARD SEABOARD SURETY CO (610)

Year Uses

Source

1958 (continued)

SURETY DISBURSEMENTS INC (610)
RAYMOND WALTER W UNITY CHURCH (611)
UNITY CHURCH (611)
****W 6TH ST****
CALIFORNIA ASSOCIATED LANDSCAPE & IRRIGATION
FOUNDATION INC (3720)
CALIFORNIA THEODORE ROOSEVELT CENTENNIAL
COMMISSION (3720)
CRAIG ROBT FENTON ATTY (3720)
FIDELIFAX OF SO CALIF (3723)
FIDELIFAX OF SO CALIF (3723)
BROKERAGE & GROUP (3750)
CASSIDY DEAN LANDLS PELLETIER & PARRISH INC INS (3750)
CASUALTY DEPT (3750)
CLAIMS DEPT (3750)
COLUMBIA INS CO OF NEW YORK PHOENIX OF LONDON
GROUP (3750)
CREDIT INS DEPT (3750)
DURBIN EDW F INS (3750)
GENL AGT (3750)
GUSTAVES W J PHOENIX OF LONDON GROUP (3750)
HOBSON FRAY L CPA (3750)
INSURANCE BROKERS EXCH OF CALIF (3750)
LANDIS PELLETIER & PARRISS INC INS (3750)
LEONARD STOKES & CO INS (3750)
LEONARD WALTER A LEONARD STOKES & CO INS (3750)
LONDON GUARANTEE & ACCIDENT CO LTD (3750)
LONDON GUARANTEE & ACCIDENT CO LTD (3750)
LONDON GUARANTEE & ACCIDENT CO LTD (3750)
MASSACHUSETTS PROTECTIVE ASSN (3750)
PAUL REVERE LIFE INS CO (3750)
PHOENIX ASSURANCE CO LTD (3750)
PHOENIX ASSURANCE CO LTD PHOENIX OF LONDON GROUP
(3750)
PHOENIX ASSURANCE CO OF NEW YORK (3750)
PHOENIX INDEMNITY CO PHOENIX OF LONDON GROUP (3750)
PHOENIX OF LONDON GROUP (3750)
POTOMAC INS CO (3750)
REESE LEWIS H & CO INS (3750)
REVERE PAUL LIFE INS CO (3750)
REVERE PAUL LIFE INS CO (3750)
REVERE PAUL LIFE INS CO (3750)
ROSE MILTON L MASSACHUSETTS PROTECTIVE ASSN (3750)
ROSE MILTON L PAUL REVERE LIFE INS CO (3750)

Pacific Telephone

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1958	(continued) SEELEY & CO LANDIS PELLETIER & PARRISH INC INS (3750) TISDALE GLAYTON LANDIS PELLETIER & PARRISH INC INS (3750) WINKLER A E INS AGCY (3750) WINKLER INS AGCY (3750)	
1960	<u>**S HARVARD BLVD**</u> SETTLE ROBT M CLU MUTUAL BENEFIT LIFE INS CO OF NEWARK N J (600) SIEGLER CORPORATION THE (610) MUTUAL BENEFIT LIFE INS CO OF NEWARK N J (600) SIEGLER CORPORATION THE (610)	Pacific Telephone
1961	Address Not Listed in Research Source	Luskey Brothers & Co
1962	<u>**S HARVARD WALK**</u> MUTUAL BENEFIT LIFE INS CO OF NEWARK N J (600) SIEGLER CORPORATION THE (610) VANCE & CO INS BRKRS (610)	Pacific Telephone
	<u>**S HARVARD**</u> KLEEN RITE CARPEL SHAMPOO (556) SYSTEM PRODUCTS CO CHEML MFRS (556) BAKER RICHARD M MUTUAL BENEFIT LIFE INS CO OF NEWARK NJ (600) BOGUE BRUCE MUTUAL BENEFIT LIFE INS CO OF NEWARK N J (600) CAPKA FRANK R MUTUAL BENEFIT LIFE INS CO OF NEWARK N J (600) GIBBS CHAS R CLU (600) GIBBS CHAS R MUTUAL BENEFIT LIFE INS CO OF NEWARK N J (600) GOLDIE IRVING T MUTUAL BENEFIT LIFE INS CO OF NEWARK N J (600) GORSUCH BRUCE N MUTUAL BENEFIT LIFE INS CO OF NEWARK N J (600) LOTTMAN MARVIN H DO (600) MUTUAL BENEFIT LIFE INS CO OF NEWARK N J (600) MURRELL BROS GENL AGTS (600) MURRELL THOS G MUTUAL BENEFIT LIFE INS CO OF NEWARK N J (600) MURRELL WEYMOUTH L MUTUAL BENEFIT LIFE INS CO OF NEWARK N J (600) MUTUAL BENEFIT LIFE INS CO OF NEWARK NEW JERSEY (600) RICHARDSON FRANK D (600) SETTLE ROBT M CLU MUTUAL BENEFIT LIFE INS CO OF NEWARK N J (600) SETTLE ROBT M CLU MUTUAL BENEFIT LIFE INS CO OF NEWARK N J (600)	Pacific Telephone

Year Uses

Source

1962 (continued)

STEFFEN GEARY MUTUAL BENEFIT LIFE INS CO OF NEWARK
N J (600)

TURNER J DARRELL MUTUAL BENEFIT LIFE INS CO OF
NEWARK N J (600)

WAXMAN ABNER A MUTUAL BENEFIT LIFE INS CO OF NEWARK
N J (600)

SUNNY PINES SANITARIUMS (605)

TOSH MARY JANE SUNNY PINES SANITARIUMS INC (605)

ALEXANDER SEXTON & CARR OF SO CALIFORNIA (610)

ALPER HARRY BERK ALPER & FEYTEL CPAS (610)

BENGTSON MERILL L SIEGLER CORPORATION THE (610)

BERK ALPER & FEYTEL CPAS (610)

BERK M LAWRENCE BERK ALPER & FEYTEL CPAS (610)

BROOKS JOHN G SIEGLER CORPORATION THE (610)

BURKE LARRY BENK ALPER & FEYTEL CPAS (610)

CANADA LIFE ASSURANCE CO BRANCH OFFICES (610)

CANADA LIFE ASSURANCE CO BRANCH OFFICES (610)

CAMPION ROBT SIEGLER CORPORATION THE (610)

COPLAND ERIC CANADA LIFE ASSURANCE CO (610)

ENKE GEO ALEXANDER SEXTON & CARR OF SO CALIFORNIA
(610)

FEYTEL CHAS V BERK ALPER & FEYTEL CPAS (610)

GENERAL REINSURANCE CORP (610)

GRAHAM W D CANADA LIFE ASSURANCE CO (610)

HURT FRANK D ALEXANDER SEXTON & CARR OF SO
CALIFORNIA (610)

KURZ ALBERT E CPA (610)

L A BR GENL OFC (610)

L A SPRING BR (610)

MC LAUGHLIN TIM CANADA LIFE ASSURANCE CO (610)

MEDICAL MANAGEMENT (610)

MORGAN HAROLD G VANCE PETER H CO INS BRKRS (610)

PURCELL ROBT SLEGIER CORPORATION THE (610)

ROSEN & ROSEN CPAS (610)

ROSEN MAC ROSEN & ROSEN CPAS (610)

SIEGLER CORPORATION THE EXECUTIVE OFCS (610)

STEFFEN GEARY COMPANY THE INS BRKRS (610)

VANCE & CO INS BRKRS (610)

VANCE PETER H CO INS BRKRS (610)

WESTCHESTER INS AGCY (610)

DALTON THOS J (618)

KELLER DOROTHY A (620)

SMITH GLADYS L (620)

****S KINGSLEY DR****

Pacific Telephone

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Source

1962 (continued)

CANDLAND RICHARD W (601)
CARPENTER AGCY (601)
FLETCHER ROSS H (601)
PIERCE FRED W INS (601)
T C SIMONS AGENCY (601)
WEBER GERALD F & ASSOCIATES ESTE PLANNING (601)
WILLIAMS CHESTER A FINANCL PLANNING (601)
BEVERLY SANITARIUM (602)
BEVERLY SANITARIUM (602)
BEVERLY SANITARIUM & REST HOME (602)
WILSEY GEORGIA S MRS (602)
CROWN LIFE INS CO (610)
LOS ANGELES ROSENDAHL CO AGCY (610)
ROSENDAHL RAY CO SURETY UNDERWRITING MGRS (610)
SISKEL HOWARD (610)
SURETY DISBURSEMENTS INC (610)
WESTERN CASUALTY & SURETY CO SURETY UNDERWRITING MGRS (610)
CONFIDENTIAL REPORTING SERV (611)
LATIMER GLENN R (611)
LATIN AMERICAN ADVERTISING INC (611)
SANCTUARY PUBLICATIONS (611)
STAVIS BROS CONSTRUCTION CO (611)
STAVIS BROS CONSTRUCTION CO (611)

****W 6TH****

Pacific Telephone

ROMO STANLEY D (3700)
MARMO FRANK (3723)
ALLEN GORDON K PAC GROUP AGENCIES INC (3750)
ANDERSEN CO RL EST (3750)
ANDERSEN HAROLD K RL EST (3750)
BROKERAGE & GROUP (3750)
CASSIDY DEAN LANDIS PELLETIER & PARRISH INC INS (3750)
CRANMER LEE D PAC GROUP AGENCIES INC (3750)
DURBIN EDW F NED INS (3750)
GENL AGT (3750)
GUEBLE A F LONDON GUARANTEE & ACCIDENT CO LTD (3750)
INSURANCE BROKERS ASSN OF CALIFORNIA (3750)
LANDIS PELLETIER & PARRISH INC INS (3750)
LONDON GUARANTEE & ACCIDENT CO LTD (3750)
MASSACHUSETTS PROTECTIVE ASSN (3750)
MARTIN REESE & CO INS (3750)
ORLOB CO THE INS (3750)
ORLOB RICHARD K ORLOB CO THE INS (3750)

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1962	(continued) ORLOB RICHARD ORLOB CO THE INS (3750) PAUL REVERE LIFE INS CO (3750) PAC GROUP AGENCIES INC (3750) PHOENIX ASSURANCE CO OF NEW YORK (3750) REESE LEWIS H & CO INS (3750) REVERE PAUL LIFE INS CO (3750) REVERE PAUL LIFE INS CO (3750) REVERE PAUL LIFE INS CO (3750) ROSE MILTON L MASSACHUSETTS PROTECTIVE ASSN (3750) ROSE MILTON L PAUL REVERE LIFE INS CO (3750) TISDALE CLAYTON LANDIS PELLETIER & PARRISH INC INS (3750) SANFORD STN (3751) U S GOVERNMENT CONTD L A POST OFFICE SUBSTATIONS CONTINUED (3751)	
1963	Address Not Listed in Research Source	Pacific Telephone
1964	<u>**S HARVARD BLVD**</u> MUTUAL BENEFIT LIFE INS CO OF NEWARK N J (600)	Pacific Telephone
	<u>**W 6TH ST**</u> COMMONWEALTH LAND TITLE CO (3750)	Pacific Telephone
1965	<u>**W 6TH ST**</u> PHYSICIANS PLANNING SERN CORP (3720) PROFESSIONAL EQUITY PLANNING CO (3720) ROSOFF HERBERT F (3720)	GTE
1966	<u>**W 6TH ST**</u> PHYSICIANS PLANNING SERVICE (3750)	Pacific Telephone
1967	<u>**S HARVARD**</u> BAKER RICHARD M MUTUAL BENEFIT LIFE INS CO OF NEWARK N J (600) BURTON GERALD ZANE ASSOCIATES (600) CAPKA FRANK R MUTUAL BENEFIT LIFE INS CO OF NEWARK N J (600) DYE PHILIP INS COUNSLR (600) GARNER GALE CLU (600) GARNER GALE MUTUAL BENEFIT LIFE INS CO OF NEWARK N J (600) GIBBS CHAS R CLU (600) GIBBS CHAS R MUTUAL BENEFIT LIFE INS CO OF NEWARK N J (600) GORSUCH BRUCE M MUTUAL BENEFIT LIFE INS CO OF NEWARK N J (600) HANSCH GUS MUTUAL BENEFIT LIFE INS CO OF NEWARK N J (600)	R. L. Polk & Co.

Year Uses

Source

1967 (continued)

HANSCH WALTER MUTUAL BENEFIT LIFE INS CO OF NEWARK
N J (600)
MUTUAL BENEFIT LIFE INS OF NEWARK N J (600)
MEEHAN THOS INS (600)
RICHARDSON FRANK D (600)
SANBORN GUY R CO INS (600)
SCHUMACHER JACK MUTUAL BENEFIT LIFE INS CO OF
NEWARK N J (600)
SETTLE ROBT M CLU MUTUOL BENEFIT LIFE INS CO OF
NEWARK N J (600)
TURNER I DARRELL MUTUAL BENEFIT LIFE INS CO OF
NEWARK N J (600)
VAN SANT MERRITT FINANCIAL ADVISORY CLINIC (600)
WICKERSHAM & CO INS BRKRS (600)
WICKERSHAM CHASE JR (600)
REIMHERR MARIE (605)
SUNNY PINES SANITARIUMS INC (605)
TOSH MARY JANE SUNNY PINES SANITARIUMS INC (605)
AMERICAN NATIONAL INSURANCE COMPANY CONTD
ORDINARY AGENCIES (610)
BR GENL OFC (610)
CANADA LIFE ASSURANCE CO BRANCH OFFICES (610)
GENERAL REINSURANCE CORP (610)
GRAHAM W D CANADA LIFE ASSURANCE CO (610)
MUTUAL BENEFIT LIFE INS CO OF NEWARK N J GROUP INS &
PENSION (610)
MORGAN HAROLD G INS BRKR (610)
STEFFEN GEARY COMPANY THE INS BRKRS (610)
THORNE R H DICK AMERICAN NATL INS CO (610)
THORNE R (610)
VANCE & CO INS BRKRS (610)
VANCE PETER H CO INS BRKRS (610)
MURPHY BERNARD (620)
SMITH GLADYS L (620)
****S KINGSLEY DR****
BEVERLY SANITARIUM & REST HOME (602)
BEVERLY SANITARIUM INC (602)
MAHL INS (610)
ROSENDAHL RAY CO SURETY UNDERWRITING MGRS (610)
SISKEL HOWARD (610)
SISKEL HOWARD (610)
SURETY DISBURSEMENTS INC (610)
WESTERN CASUALTY & SURETY CO SURETY UNDERWRITING
MGRS (610)
COLGATE PALMOLIVE CO HOUSEHOLD PRODUCTS (611)

R. L. Polk & Co.

Year Uses

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1967 (continued)

DIST SALES OFC (611)
FLAM EDW ATTY (611)
I T E CIRCUIT BREAKER CO (611)
L A BR OFC (611)
METROPOLITAN LIFE INS CO (611)
MOSS INS SERV (611)
MOSKOWITZ DAVID R MOSS INS SERV (611)
NAZARIAN JOHN K ROTKIN & NAZARIAN ATTYS (611)
NORDHAUSEN RICHARD (611)
OFFICES COLLSEUM DIST (611)
PACHTER MELVIN A UNITED STATES LIFE INS CO IN THE CITY OF NE (611)
ROTKIN & NAZARIAN ATTYS (611)
ROTKIN DAVID E ROTKIN & NAZARIAN ATTYS (611)
STAVIS BROS CONSTRUCTION CO (611)
STECHER TRAUNG SCHMIDT CORP (611)
TOILET ARTICLES (611)
UNITED STATES LIFE INSURANCE COMPANY IN THE CITY OF NEW YORK (611)

****W 6TH ST****

R. L. Polk & Co.

BROKERAGE & GROUP (3750)
BROKERAGE & GROUP (3750)
BUSINESS & PROFESSIONAL WOMENS CLUB OF LOS ANGELES INC (3750)
CALIFORNIA ASSOCIATION OF ATTORNEY CERTIFIED PUBLIC ACCOUNTA (3750)
CONTINENTAL ASSOCIATES (3750)
FINANCIAL ADVISORY CLINIC (3750)
GENL AGENT (3750)
GENL AGT (3750)
GUEBLE A F LONDON GUARANTEE & ACCIDENT CO LTD (3750)
LONDON GUARANTEE & ACCIDENT CO LTD (3750)
LANDIS PELLETIER & PARISH (3750)
LOBDELL & CO (3750)
NATIONAL ASSN OF RESIDENTS & INTERNS PLANS (3750)
NILSEN ELLI ATTY (3750)
PHYSICIANS PLANNING SERVICE (3750)
PAUL REVERE LIFE INS CO (3750)
PAUL REVERE LIFE INS CO (3750)
PHOENIX ASSURANCE CO OF NEW YORK (3750)
PHOENIX OF LONDON GROUP (3750)
POND BAXTER H (3750)
REVERE PAUL LIFE INS CO (3750)
REVERE PAUL LIFE INS CO (3750)

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1967	(continued)	
	REVERE PAUL LIFE INS CO (3750)	
	REESE LEWIS H & CO INS (3750)	
	ROSE MILTON PAUL REVERE LIFE INS CO (3750)	
	LOS ANGELES POST OFFICE SUBSTATIONS SANFORD STN (3751)	
	UNITED STATES GOVERNMENT POST OFFICE DEPARTMENT (3751)	
	N V MAIL ADVERTISING SERV (3759)	
1969	Address Not Listed in Research Source	Pacific Telephone
1970	<u>**W 6TH ST**</u>	R. L. POLK & CO.
	DEWEY WALTER MRS (3702)	
	MURPHY CHAS L (3703)	
	DAVIES WM F (3707)	
	GOODSON RUBY (3713)	
	ABSTON EVELYN V (3715)	
	PATERSON ANN (3717)	
	ROSE CHAS L JR (3717)	
	COLLINS EVERETT G (3718)	
	STEWART JERRY D (3719)	
	HOLON SAM (3722)	
	GILBERTSON JOHN G (3724)	
	DOSTER WM P (3726)	
	GIBSON LEE (3729)	
	COPUS GARY J (3730)	
	DYE GERTRUDE MRS (3731)	
	GOLDEN STEVEN D (3731)	
	BIRCHARD DAVID J (3732)	
	ELKINS JOHN D (3734)	
	GIULIANO ANTHONY (3734)	
	HOLTZ LOCK AND KEY (3735)	
	HOLTZ MARVIN (3735)	
	REGISTER THELMA G (3738)	
	AUSTIN STEPHEN D (3739)	
	MC KIBBAN DONA (3742)	
	BEST GUEST HOME (3743)	
	MUSSELMAN DELBERT (3743)	
	7TH W 9025 C (3745)	
	THURLOW BENJAMIN H (3745)	
	GOPENHAVER STEVE (3746)	
	GOHMAN CLINTON F (3747)	
	VAN SOOLEN HARRY (3747)	
	CARTER GARY B (3749)	

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1970	(continued)	
	SCANNELL PATRICIA (3749)	
	MARTEN ERVIN F (3750)	
	STUART H L SR (3751)	
	V 2 STUART HUBERT L JR (3751)	
	DURFEE RICHARD (3752)	
	CHAVEZ ARMANDO (3753)	
	FUSCO FREDERICK D (3754)	
	LUTTRELL T (3754)	
	SPRINGER SHERWOOD (3761)	
	<u>**S HARVARD WALK**</u>	R. L. POLK & CO.
	MUTUAL BENEFIT LIFE INS CO OF NEWARK N J (600)	
	VANCE & CO INS BRKRS (610)	
	<u>**S KINGSLEY DR**</u>	R. L. POLK & CO.
	I-T-E IMPERIAL CORPORATION (611)	
	<u>**W 6TH ST**</u>	R. L. POLK & CO.
	PHYSICIANS PLANNING SERVICE (3750)	
	<u>**S HARVARD BLVD**</u>	R. L. POLK & CO.
	MUTUAL BENEFIT LIFE INS CO OF NEWARK N J (600)	
	<u>**S KINGSLEY DR**</u>	R. L. POLK & CO.
	CALIF LAND TITLE CO (601)	
	I-T-E IMPERIAL CORPORATION (611)	
	<u>**S HARVARD WALK**</u>	R. L. POLK & CO.
	VANCE & CO INS BRKRS (610)	
	<u>**S KINGSLEY DR**</u>	R. L. POLK & CO.
	HOYT AUTOMATIC PLUMBING REPAIR SERV CO (625)	
	PITTSBURG-HOFFMAN-HUMPHREY WATER HEATER REPAIR CO (625)	
	<u>**W 6TH ST**</u>	R. L. POLK & CO.
	PHYSICIANS PLANNING SERVICE (3750)	
1971	<u>**S HARVARD**</u>	B&G Publications
	AMERICAN NATIONAL INSURANCE COMPANY ORDINARY AGENCIES LIFE & (610)	
	INSURANCE SPECIALISTS INC (610)	
	MORGAN HAROLD G INS BRKR (610)	
	THORNE R H DICK AMERICAN NATL INS CO (610)	
	THORNE R (610)	
	VANCE & CO INS BRKRS (610)	
	VANCE PETER H CO INS BRKRS (610)	
	BARRY MYLES (618)	
	MURPHY BERNARD (620)	
	SMITH GLADYS L (620)	

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1971	(continued)	
	SPENCER FLORENCE PATRICIA (620)	
	S KINGSLEY DR	B&G Publications
	CEAR CONTINUED EMPLOYMENT & ACTIVITY FOR THE RETIRED (601)	
	LOS ANGELES COUNTY OF SENIOR CITIZENS AFFAIRS DEPT (601)	
	ROSENDAHL RAY CO SURETY UNDERWRITING MGRS (610)	
	WESTERN CASUALTY & SURETY CO SURETY UNDERWRITING MGRS (610)	
	CHRISTIE ROBT D CLU (611)	
	DIST SALES OFC (611)	
	FLAM EDW ATTY (611)	
	HARTFORD STEAM BOILER INSP & INS CO THE (611)	
	I T E IMPERIAL CORPORATION (611)	
	NAZARIAN JOHN K ROTKIN & NAZARIAN ATTY (611)	
	NORFOLK & WESTERN RAILWAY CO (611)	
	ROTKIN & NAZARIAN ATTYS (611)	
	ROTKIN DAVID E ROTKIN & NAZARIAN ATTYS (611)	
	STAVIS BROS CONSTRUCTION CO (611)	
	STECHER TRAUNG SCHMIDT CORP (611)	
	W 6TH	B&G Publications
	AMERICAN SIGN & INDICATOR CORP (3750)	
	AFFILIATED INS MANAGERS (3750)	
	BOJARSKY IRMAS & CO INS (3750)	
	CALIFORNIA ASSOCIATION OF ATTORNEY CERTIFIED PUBLIC ACCOUNTA (3750)	
	CALIFORNIA AUTOMOBILE ASSIGNED RISK PLAN (3750)	
	CURLAND CHARLES W (3750)	
	INSURANCE EDUCATIONAL ASSN (3750)	
	IRMAS RICHARD N INS (3750)	
	KRAUSSE ARTHUR R & CO INC INS (3750)	
	MILPRINT INC PACKGNG MTRLS (3750)	
	NILSEN ELLI ATTY (3750)	
	SIBERZ JOS K AMERICAN SIGN & INDICATER CORP (3750)	
	WALSH AND WALSH OF CALIFORNIA INC (3750)	
	LOS ANGELES POSTAL STATIONS SANFORD (3751)	
	UNITED STATE GOVERNMENT POSTAL SERVICE (3751)	
1972	Address Not Listed in Research Source	R. L. Polk & Co.
1975	Address Not Listed in Research Source	Pacific Telephone
1976	**S HARVARD BLVD**	R.L. Polk & co Publishers
	CONSOLIDATED PACIFIC ENGINEERING INC (600)	

Year Uses

Source

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LIFF OSCAR AIA (600)
PACIFIC ARCHITECTS AND ENGINEERS INCORPORATED MAIN
OFC (600)
PACIFIC ARCHITECTS AND ENGINEERS INCORPORATED MAIN
OFC (600)
PACIFIC PROPERTIES INTERNATIONAL (600)
PAE INTERNATIONAL (600)
VIETNAM CONTRACTS CLOSEOUT OFC (600)
WINTER SHAY ASSOCIATES (600)
YRISARRI PAUL C (600)
FINANCIAL JOURNAL (610)
MORGAN HAROLD G INS BRKR (610)
SHAPPIRO SAM E & ASSOCIATES (610)
TELLO MARIO (610)
VANCE & CO INS BRKRS (610)
VANCE PETER H CO INS BRKRS (610)
WESTERN FINANCIAL JOURNAL (610)
YAMA TRANS (610)
BARRY MYLES (618)
MURPHY BERNARD (620)
SMITH GLADYS L (620)

****S KINGSLEY DR****

R.L. Polk & co Publishers

LEW PEQ (601)
SENIOR CITIZENS AFFAIRS DEPT ADMIN OFC (601)
BUENAFLORE BERNARDO (610)
AMERICAN INSURANCE CONSULTANTS INC (611)
AMERICAN INDUSTRIES TRUST (611)
GOING PLACES (611)
GIBB ASSOCIATES INC MARINE DEVELOPMENT (611)
GLOBE LIFE INSURANCE CO (611)
HOLLYWOOD INTERNATIONAL TOURS INC (611)
INDEPENDENT LIBERTY LIFE INSURANCE CO (611)
NATIONAL OLD LINE INSURANCE CO (611)
NAZARIAN JOHN K ATTY (611)
NORFOLK & WESTERN RAILWAY CO (611)

****W 6TH ST****

R.L. Polk & co Publishers

SOIL SEAL CORPORATION SOIL EROSION CONTROL (3720)
CALIFORNIA ASSOCIATION OF ATTORNEY CERTIFIED PUBLIC
ACCOUNTANTS (3750)
N A LOS ANGELES C FINANCIAL PLANS (3750)
NILSEN ELLI ATTY (3750)
ROSE MILTON L INS AGT (3750)
SOCIAL SECURITY ADMINISTRATION (3750)
WILSHIRE CENTER OFC (3750)

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1976 (continued)

LOS ANGELES POSTAL STATIONS SANFORD (3751)
UNITED STATES GOVERNMENT POSTAL SERVICE (3751)

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R.L. Polk & co Publishers

LOPEZ RODOLFO (3703)
CLUB OCCIDENTE (3706)
MONTES MIGUEL (3707)
GRANADOS LUIS (3711)
QUINTANA MANUEL C (3716)
GUTIERREZ AMADA A (3717)
HERNANDEZ MARY C (3718)
AISPURO ROSA MARIA (3719)
JURADO RAUL (3727)
VASQUEZ RICARDO (3727)
MUNOZ MARIA (3728)
NUNEZ TRINIDAD (3730)
VARGAS JOSE (3736)
SALAZAR ARMANDO (3739)
BENCOMO ALICIA (3740)
SYLVIA JOHN E (3744)
MONTROYA BETTY (3745)
MEDINA RUDY (3752)
GARCIA ALBERT MRS (3756)
CORRALES VICTORIA (3759)
CLAIRE JOE (3760)
ACOSTA ANDREW (3766)
GARCIA DONOCIANO (3771)

1980

****S KINGSLEY DR****

Pacific Telephone

PENN MUTUAL LIFE INSURANCE CO (625)

1981

****S HARVARD BLVD****

Pacific Telephone

CONSOLIDATED PACIFIC ENGINEERING INC (600)
PACIFIC ARCHITECTS AND ENGINEERS INC (600)
UNIVERSAL TELEVISION CO (610)
UNIVERSAL TELEVISION CO WARRANTY SALES (610)

****S KINGSLEY DR****

Pacific Telephone

BUENAFLOR BERNARDO (610)
WONDER YEARS SCHOOL (610)
AMERICAN INDUSTRIES TRUST (611)
AMERICAN INSURANCE CONSULTANTS INC (611)
GLOBE LIFE INSURANCE CO (611)
INDEPENDENT LIBERTY LIFE INSURANCE CO (611)
MAC CARLEY MARK ATTY (611)
NATIONAL OLD LINE INSURANCE CO (611)

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1981 (continued)	NAZARIAN JOHN K ATTY (611)	
	<u>**W 6TH**</u>	Pacific Telephone
	T R T TELECOMMUNICATIONS CORP (3707)	
	SOIL SEAL CORPORATION SOIL EROSION CONTROL (3720)	
	AMERICAN FEDERATION OF NURSES LOCAL 535 SIEU (3750)	
	CALIFORNIA ASSOCIATION OF ATTORNEY CERTIFIED PUBLIC ACCOUNTA (3750)	
	FORTY PLUS OF SOUTHERN CALIFORNIA (3750)	
	NEW GLOBAL TRAVEL SERVICE (3750)	
	NILSEN ELLI ATTY (3750)	
	SOCIAL SECURITY ADMINISTRATION OFFICE LOCATIONS (3750)	
	SOCIAL SERVICES UNION LOCAL 535 (3750)	
1985	<u>**S KINGSLEY DR**</u>	Pacific Bell
	PENN MUTUAL LIFE INSURANCE CO (625)	
1986	<u>**S HARVARD BLVD**</u>	Pacific Bell
	HARRISON JOEL ATTY (610)	
	PACIFIC INTERNATIONAL ENGINEERS (610)	
	STEEL SHAWN ATTY (610)	
	TRISTAR INVESTIGATION (610)	
	TRISTAR MANAGEMENT (610)	
	UNIVERSAL GRIBBON (610)	
	HUSTON RICHARD (618)	
	WEBB ENTERPRISES (622)	
	ELLIS ROBERT (624)	
	<u>**S KINGSLEY DR**</u>	Pacific Bell
	CONSTITUTIONAL RIGHTS FOUNDATION (601)	
	O E F INTENATL (601)	
	OVERSEAS EDUCATION FUND (601)	
	PHONE WARE INC (601)	
	K B S LOS ANGELES BUREAU (625)	
	K B S LOS ANGELES BUREAU (625)	
	KOREAN TELEVISION ENTERPRISES LTD (625)	
	KOREAN TELEVISION ENTERPRISES LTD (625)	
	PENN MUTUAL (625)	
	PERSONAL ECONOMICS CORP (625)	
	RESOURCE INS & FINANCIAL CORP PENSION SERVICES DIVISION (625)	
	<u>**W 6TH**</u>	Pacific Bell
	A-JU REALTY INC (3701)	
	LEE PAUL I MD (3720)	
	PARK ORTHOPEDIC MEDICAL CLINIC (3720)	
	WHONG PHILLIP I MD (3720)	

Year Uses

Source

1986 (continued)

WHONG PHILLIP I MD (3720)
A K MARINE INC (3750)
A K MARINE INC (3750)
A K PURE WATER (3750)
ACCESS INTERNATL INC (3750)
DE MIEUX INTERNATL (3750)
H D DEVELOPMENT CO INC (3750)
HARVARD FAMILY DENTISTRY (3750)
KAL TRADING (3750)
KIM JOHN NAKJOONG CPA (3750)
NEW GLOBAL TRAVEL SERVICE (3750)
UNION EDUCATION CENTER (3750)
WOODLAND OF CALIF INC HANDBAGS (3750)

1990

****S HARVARD BLVD****

Pacific Bell

AD-MAX (610)
ATTICK VISION (610)
CHO DON D MD (610)
CHUNG SEAN (610)
ELITE CONSULTANTS (610)
HARVARD DENTAL CENTER (610)
KIM CHARLES & ASSOCIATES (610)
KOREAN LIAISON (610)
KOREAN LIAISON (610)
ONE WORLD NATIONS (610)
PARK JIN (610)
RACINE ROBT E ATTY (610)
STEEL SHAWN ATTY (610)
TRISTAR INVESTIGATION (610)
TRISTAR MANAGEMENT (610)
YOO B T CPA (610)
RHO JUN D (618)
RICHARDSON DANIEL (618)
HENDERSON WILLIAM P (620)

****S KINGSLEY DR****

Pacific Bell

CONSTITUTIONAL RIGHTS FOUNDATION (601)
CONSTITUTIONAL RIGHTS FOUNDATION FACSIMILE (601)
LILY PRESCHOOL (610)
BRILLIANT PRODUCTS INC (611)
CDS INFORMATION SERVICE (611)
SOLID GOLD FOOR SERVICE (611)

****W 6TH****

Pacific Bell

A-JU REALTY INC (3701)

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1990	(continued)	
	LEE PAUL I MD (3720)	
	LOS ANGELES WOMEN S CLINIC (3720)	
	PARK ORTHOPEDIC MEDICAL CLINIC (3720)	
	WHONG PHILLIP I MD (3720)	
	WHONG PHILLIP I MD (3720)	
	H W & CO ACCT (3750)	
	K W TRADING (3750)	
	KIM JOHN NAKJOONG CPA (3750)	
	KOREAN EDUCATIONAL GUIDANCE CENTER (3750)	
	NEW GLOBAL TRAVEL SERVICE (3750)	
	NEW LIFE INTERNATL CORP (3750)	
	RICH & FAMOUS (3750)	
	STN PRODUCTION INC (3750)	
	TOURETTE SYNDROME-ATTENTION DEFICIT DISORDER EDUCATIONAL SER (3750)	
	U A E S C (3750)	
1991	<u>**S HARVARD BLVD**</u>	Pacific Bell
	STEEL SHAWN ATTY (610)	
1995	<u>**S HARVARD WALK**</u>	Pacific Bell Telephone
	OSORIO MARCOS (612)	
	BARRERA ALFONSO (614)	
	SEGOVIA BENIAMIN S (616)	
	PADLILA PLIARS (620)	
	<u>**S HARVARD BLVD**</u>	Pacific Bell Telephone
	HARVARD DENTAL CENTER (610)	
	KIM CHARLES & ASSOCIATES (610)	
	KOREAN AMERICAN COALITION (610)	
	KOREAN FAMILY COUNSELING & LEGAL ADVICE CLINIC INC (610)	
	KOREAN LIAISON (610)	
	ONE WORLD NATIONS (610)	
	RACINE ROBT E ATTY (610)	
	STEEL SHAWN ATTY (610)	
	YI RICHARD I DDS (610)	
	YOO B T CPA (610)	
	ROTEX CONSTRUCTION INC (618)	
	GRAND LIMOUSINE SERVICE (620)	
	HARVARD GIFT SHOP (620)	
	HARVARD GRAND HOTEL (620)	
	<u>**S KINGSLEY DR**</u>	Pacific Bell Telephone
	CONSTITUTIONAL RIGHTS FOUNDATION (601)	
	CONSTITUTIONAL RIGHTS FOUNDATION FACSIMILE (601)	
	LILY PRESCHOOL (610)	

<u>Year</u>	<u>Uses</u>	<u>Source</u>
1995	(continued)	
	BIOMEDICAL (611)	
	CDS INFORMATION SERVICE (611)	
	COLLEGE PREPARATION CENTER (611)	
	KOREA AMERICA ECONOMIC INSTITUTE (611)	
	<u>**W 6TH**</u>	Pacific Bell Telephone
	A-JU REALTY INC (3701)	
	DONG SUH MEDICAL ELECTRO CO USA (3701)	
	FABRIZI LARRY ATTY (3701)	
	TRANSTECH INDUSTRIAL CO (3701)	
	AHN EDWARD J CLINIC (3720)	
	HAN KYUNG M DR (3720)	
	AMERICAN DESERT HONEY CO (3750)	
	CHONGS REFRIGERATION SERVICE (3750)	
	CHOONG HYO MISSION TAEKWONDO (3750)	
	CUPID PRODUCTION (3750)	
	H W & CO ACCT (3750)	
	HANMI CONSTRUCTION (3750)	
	J C HEALTH CENTER (3750)	
	J J DELI & MART (3750)	
	KOREAN EDUCATIONAL GUIDANCE CENTER (3750)	
	MODERN EDUCATIONAL GUIDANCE INC (3750)	
	OCEAN PLUMBING CO (3750)	
	PRIMERICA FINANCIAL SERVICES (3750)	
	TOP TOUR & TRAVEL (3750)	
	TOP TRADING (3750)	
	YANG SAM TYPING SERVICE (3750)	
	KIM CHOONG BALLROOM DANCE STUDIO (3758)	
1996	Address Not Listed in Research Source	GTE
1999	Address Not Listed in Research Source	Haines Company
2000	<u>**HARVARD BLVD S**</u>	Pacific Bell Telephone
	AHN EDWARD J CLINIC (600)	
	CENTRL MEDICAL CENTER VOC SC (600)	
	HAENGRIM ACUPUNCTURE CLINICS (610)	
	HARVARD DENTAL CNTR (610)	
	KOREAN LIAISON (610)	
	ONE WORLD NATIONS (610)	
	TO THE POINT EDUCATION CENTER YI RICHARDI DDS (610)	
	YOO B T CPA (610)	
	YOUNG ARTISTS YAMAHA MUSIC SC (610)	
	XXXX (618)	

Year Uses

Source

2000 (continued)

HARVARD GIFT SHOP LAS VEGAS EXPRESS (620)
PALACE TAXI TOUR SERVICE SEOUL PALACE HOTEL (620)

****KINGSLEY DR S****

Pacific Bell Telephone

APARTMENTS BYUN YOO SEONG (566)
CHOI BYUNG SOON (566)
CHOI MI RA 213 38 89 B (566)
CHOI SEONG MIN (566)
CHOI SIN HYUNG (566)
CHON MAN SOK (566)
JUNG JUN SIK (566)
KIM IN SIK (566)
KIM JIN YOUNG (566)
KIM JUNG HYO (566)
KIM YOUNG MIN (566)
KIM YUN DUCK (566)
KWON SOON JA (566)
LEE JUNG HO (566)
MA IN DUCK 213 388 74 S 4 B OH JONG KUN (566)
SONG MOON WHOE (566)
YEAN JO SEON (566)
YI HYESUK (566)
KIM DONG HEE (583)
KIM DONG HEE (583)
PARK SARGARE 213 4 B (583)
CONSTITUTIONAL RIGHTS FNDTN (601)
LILY PRESCHOOL (610)
XXXX (611)
CHOE SANG KI (620)
KIM SANG (620)
LORCA ANITA T (620)
SANG YOON KIM (620)
THOMPSON SHARON R (620)
XXXX (620)

****6TH W****

Pacific Bell Telephone

A JU REALTY INC (3701)
FABRIZI LARRY ATTY (3701)
XXXX (3704)
XXXX (3707)
CHO MAN CHUL MD PSYCHTRC CLNC (3720)
OH HYUNG WON MD (3720)
XXXX (3723)
BUILDING CHOONG HYO MISSION (3750)
FIRST MEDICAL CENTER (3750)

<u>Year</u>	<u>Uses</u>	<u>Source</u>
2000	(continued)	
	HAVARD HEALTH CENTER (3750)	
	J C HEALTH CENTER (3750)	
	J J DELI MART (3750)	
	KIM CHOONG BLRM DNC (3750)	
	L A DIET CLUB (3750)	
	L A TRINITY ACADEMY (3750)	
	OCEAN PLUMBING CO (3750)	
	PRIMERICA FINANCIAL SERVICES (3750)	
	TOP TOUR & TRAVEL (3750)	
	TOTAL GRAPHIC CO (3750)	
	YANG SAM TYPING SRV (3750)	
	XXXX (3751)	
2001	Address Not Listed in Research Source	Haines & Company, Inc.
2003	Address Not Listed in Research Source	Haines & Company
2004	Address Not Listed in Research Source	Haines Company
2006	Address Not Listed in Research Source	Haines Company

APPENDIX E – PERSONNEL PROFILE

REFERENCES

SUMMARY OF EXPERIENCE

Darrin Domingo is the President and founder of EnviroDetics, Inc. (EDI) in Beverly Hills, California. Mr. Domingo has more than 13 years of experience in projects involving due diligence environmental site assessments, data management and database design, Geographic Information Systems (GIS), cost engineering, subsurface investigations of soil and groundwater contamination, and environmental and geotechnical engineering projects including civil and remediation design.

Mr. Domingo has experience in application development and an in-depth understanding of the following database systems: MS Access and SQL Server, as they relate to database design, implementation and management of environmental projects. Mr. Domingo is a Certified Microsoft Office User Specialist – Access Expert with experience in form design, report design, advanced query design, data access pages, as well as programming with a variety of languages such as Structured Query Language (SQL), Visual Basic 6.0 and Microsoft (MS) Office Suite utilizing Visual Basic for Applications (VBA). Mr. Domingo is proficient in implementing design engineering and GIS mapping software including Autodesk's AutoCAD, Map 5, Land Development Desktop (LDD), and ESRI's ArcView GIS and ArcIMS technologies.

RELEVANT PROJECT EXPERIENCE

Various Clients, Phase I and Phase II Environmental Site Assessments, National. Project manager for more than 2,000 Phase I and Phase II environmental site assessments for industrial and commercial real estate as well as multifamily dwellings for major U.S. banks and lending institutions throughout the West Coast. Conducted subsurface investigations of soil and groundwater contamination to assess and determine the need for further investigation and/or remediation. Reviewed, analyzed, and manipulated historical topographic maps and aerial imagery by georeferencing same utilizing ESRI's ArcView and Autodesk Map 5. Created dynamic maps in ArcView utilizing Vista Environmental Geographics data. Developed custom environmental data repository in Access and SQL Server for each project for seamless retrieval of reports, environmental data, site photos, aerial imagery, and topographic maps.

SWDiv CLEAN, Environmental Baseline Survey (EBS), El Toro MCAS, California

GIS and database administrator for the Environmental Baseline Survey of over 1000 structures at El Toro MCAS. Prepared comprehensive maps of the MCAS El Toro in a Geographic Information System (GIS), by combining information gathered during the site evaluation with existing and planned information. The GIS was developed in ArcView for GIS analysis and the preparation of maps; and Microsoft Access for the storage and analysis of attribute data. Attribute data was collected in the field via a customized Palm Pilot interface. Responsible for application development of the Palm Pilot EBS Form for data acquisition in the field and seamless downloading of information into the database. Attribute data encompassed site information including pertinent environmental, land use, and watershed data. Also, field sketches and digital photo notes were entered into the Palm Pilot and converted to bitmap images within the database for retrieval of same. Responsible for uploading and management of all data for queries, analyses, and either output for use in the GIS maps; or Report Tables within the EBS.

SWDiv CLEAN, Naval Environmental Data Transfer Standard (NEDTS), El Toro MCAS, California.

GIS and database administrator for groundwater, soil and vapor analytical data. Developed the Navy Environmental Data Transfer Standard (NEDTS) database and Data Management Plan (DMP) for the Southwest Division Comprehensive Long-Term Environmental Action Navy, El Toro Marine Corps Air Station. The NEDTS provides an open, platform independent standard that permits the Navy to describe information to be captured and delivered electronically without imposing any hardware or software requirements on the contracting community. This application automates day-to-day activities of integrating electronic data deliverables (EDD) from analytical laboratories and presenting the information in customized forms and reports. The application is developed utilizing MS Access as the data repository. ESRI's ArcView GIS and Autodesk's Volo View technology are integrated with the database to provide dynamic maps of on-site monitoring wells. A customized switchboard interface allows for automated retrieval of as-built drawings, charts, reports, and GIS views.

Lockheed Martin Corporation, Metadata Reference System, Redlands, California. Lead technical and database administrator for the Metadata Reference System for the Redlands site. Developed records management plan for administration of office-wide project data and records management system for efficient gathering, storage, and retrieval of all related electronic and hardcopy data.

SWDiv RAC, Naval Environmental Data Transfer Standard (NEDTS), Yermo and Nebo Marine Corp Logistics Bases, Barstow, California. Database design and management of the Navy's Southwest Division Remedial Action Contract (SWDiv RAC) databases for both Yermo and Nebo MCLBs. Developed and implemented NEDTS in a client/server architecture (Access 2000/SQL Server) for integration of data into ArcView GIS for mapping and spatial analysis of various subsurface contaminants. Used ESRI's Spatial Analyst and ModelBuilder extensions to map and analyze areas of contaminant influence, delineate plume extents, and generate contours.

New Cure, Inc., OII Landfill MIS/GIS System, Monterey Park, California. GIS Analyst and Database Administrator working in a design-build capacity to facilitate implementation of a remedial cap design for an EPA Superfund site. Provided AutoCAD and LDD civil/remediation design, hazardous waste management via programming and development of the management information system (MIS) using MS Access and the GIS for associated landfill hazardous materials and gases integrating ESRI's ArcView. Conducted environmental modeling and statistical and trend analysis of methane migration via ESRI's ArcView Spatial Analyst and 3D Analyst extensions. In coordination with the landfill gas consultant, designed and implemented the Well Adjustment Decision Tree programmed in Access for automated well adjustments in the field. Created automated data transfer procedure from GEM 2000 units into Access for analyzing gas composition and calculating flow. Trained staff technicians on effective use of the MIS/GIS System, Well Adjustment Decision Tree, as well as data collection and importing procedures.

Owner, Kyoto Plaza, Gardena, California. Operated and maintained soil vapor extraction system at Kyoto Plaza. Collected air (vapor) samples and conducted evaluation of vacuum, influent/effluent data. Developed MS Access data repository, which included but were not limited to integration of historical vapor extraction data into a standardized relational database design. Responsible for data management and modeling.

Southern California Gas Company, PAH Removal and Geotechnical Investigation, Hanford, California. Supervised and managed the removal of PAH-impacted soil, including subsurface investigation, sampling, and recompaction of fill soil. Ensured and designed proper grading of site utilizing Autodesk's Survey.

Home Savings of America, UST Removal and Upgrade, Irwindale, California. Supervised the removal and replacement of underground storage tanks, clarifiers, and hydraulic lifts at the corporate headquarters of Home Savings of America in Irwindale, CA. Also, performed subsurface investigation and confirmation sampling to achieve closure within the required Los Angeles County and state regulations.

Metropolitan Transportation Authority, Geotechnical Oversight for Red Line Segment 2 and 3, Los Angeles/Hollywood, California. Geotechnical engineer responsible for subsurface investigation and construction monitoring of geological conditions via geological/geotechnical mapping at the tunnel face. Performed geotechnical engineering analysis of settlement data in cooperation with land survey teams and staff geologists/geotechs at the tunnel face during tunnel excavation along Hollywood and Vermont Boulevards. Performed laboratory testing and interpretation of soils, field observation, fill testing, geotechnical engineering analysis including slope stability analysis, utilization of AutoCAD for grading and drainage plans, hydrologic analysis, and geotechnical report preparation.

California Department of Transportation (Caltrans), Advanced Public Transportation Systems Group, Los Angeles, California. Provided computer mapping and analysis of traffic data via MapInfo GIS. Created maps using MapInfo in support of various transportation tasks and updated traffic data in the APTS data repository built in MS Access. Assisted in the project management of the Smart Traveler Kiosk Project and the I-110 Vanpool Support Program.

EDUCATION

MBA, Business Administration (emphasis in GIS), University of Redlands, California, 2001
BS, Geography - Ecosystems & Environmental Engineering, University of California, Los Angeles, 1993

PROFESSIONAL REGISTRATIONS/MEMBERSHIPS

California Registered Environmental Assessor - Class II (REA II), No. 20224, 2002
Certified Hazardous Materials Manager (CHMM), Master Level, National, No. 11546, 2002
Asbestos Inspector, California, IBFA-370-98, 1998
Academy of Certified Hazardous Materials Managers (ACHMM)
Urban and Regional Information Systems Association (URISA)
International Who's Who of Information Technology Professionals
California Geographic Information Association (CGIA)

SPECIAL TRAINING

OSHA 40-hour Hazardous Waste Operations Training, 1995
OSHA 8-hour Hazardous Waste Operations Annual Refresher Training, 2001
OSHA 8-hour Hazardous Waste Operations Site Supervisor Training, 1997
GIS Management Certificate of Completion, ESRI International User Conference, 1999
Environmental Modeling Using Spatial Analyst, Certificate of Completion, ESRI International User Conference, 1999
Advanced ArcView Certificate of Completion, ESRI, 1999
Database Development and Conversion, URISA Annual Conference and Exposition, 2001
RACER (Remedial Action Cost Engineering & Requirements System), 2002

Reports, Plans, and Other Documents Reviewed:

Soil Survey of Los Angeles County, California, dated December 1973, issued by the United States Department of Agriculture, Soil Conservation Service

Radius database report (Environmental FirstSearch), February 15, 2008

USGS - 7.5 Minute Topographic Quadrangle of *Los Angeles*, CA, 1966, photorevised 1994

California Department of Conservation Division of Oil & Gas; Oil, Gas & Geothermal Fields in California Map

Aerial photographs reviewed, Terraserver.com; 1989, 1996, 2002 and 2007

USEPA Radon Map for California, 1994

California Geologic Survey Geologic Map of California, 1968

Water Resources Data Report for California, published by the US Geological Survey, 1994

City directories reviewed, EDR, February 12, 2008

Los Angeles County Assessor's Office website; Property owner information, site acreage, building square footage, parcel number, legal description and building age.

Agencies Contacted:

County of Los Angeles

Department of Environmental Health

Fire Department

Tax Assessor

City of Los Angeles

Los Angeles Building & Safety Department

Los Angeles Planning Department

State of California

California Environmental Protection Agency

California Department of Toxic Substances Control

California Regional Water Quality Control Board

Persons interviewed:

A number of sources were contacted during the preparation of this *Report*. The following individuals were interviewed, and state, county or local municipal departments consulted. Documentation applicable to the Subject Property in those departments was requested and reviewed when and where reasonably ascertainable, as detailed in ASTM E-1527-05. Individuals listed without phone numbers were contacted in person or by e-mail.

PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT REFERENCES					
RESOURCE	ADDRESS	CONTACT	INFORMATION PROVIDED	PHONE OR WEB	DATE
Los Angeles Tax Assessors Office	500 West Temple Street Los Angeles, CA 90012	N/A	Subject Property ownership & size information	http://maps.assessor.lacounty.gov/mapping/viewer.asp	02/15/08
Los Angeles County Fire Department	Los Angeles, CA	P. Michael Freeman	Fire history & code violations	323-881-2411	02/18/08
City of Los Angeles Building and Safety Department	200 North Spring Street, Los Angeles, CA 90012	Mr. Andrew A. Adelman, P.E.	Code compliance & violations, Certificates of Occupancy	213-482-6800	02/18/08
City of Los Angeles Planning Department	200 North Spring Street, Los Angeles, CA 90012	Ms. Jane Ellison Usher	Zoning information	213-482-7077	02/18/08
Listing agent, Hanmi Escrow Company, Inc.	3130 West Olympic Boulevard, Suite 400, Los Angeles, CA 90006	Mr. Kevin Suh	Subject Property information	213-675-8912	02/18/08
Realtor, Cal-Vest Realty		Mr. E.J. Kim	Subject Property information	213-382-2100	02/15/08

S & S Commercial Environmental Services, Inc.
Phone (949)650-4994 Fax (909)498-0302 e-mail s.quart@verizon.net



TOP: View of North Side of Property from Northwest
BOTTOM: View of Subject Property From East to West

PHASE ONE ENVIRONMENTAL SITE ASSESSMENT
600 - 614 S. HOBART AVE.
LOS ANGELES, CALIFORNIA 90020

14469 Colebrook Drive Corona, CA 92880

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CONFIDENTIAL / LENDER-CLIENT PRIVILEGE / WORK PRODUCT

ATTN: Mr. Howard Kaplan
WILSHIRE BOULEVARD TEMPLE
3663 -3641 Wilshire Boulevard
Los Angeles, CA 90010

Phase I Environmental Site Assessment
600 -614 S. Hobart Ave.
Los Angeles, CA 90020

1.0 INTRODUCTION

The following presents the results of our Phase I Environmental Site Assessment performed on the subject property known as 600 -614 S. Hobart Avenue and Parking in the Mid Wilshire Area of the City and County of Los Angeles, California. Authorization for this assessment performed on the subject property was given by Mr. Howard Kaplan for the *Wilshire Boulevard Temple*.

The site inspection was performed on August 23, 2007.

This report updates a Phase I Report from 1999 by Orswell & Kasman, Inc., in which the subject property was identified as being first residential and then office from 1916 until demolition of first a dwelling and then an office building in the second half of the last century.

The order for this Phase I Report was specific to the southwest corner of S. Hobart Avenue and W. 6th Street known as 600 S. Hobart Avenue and 3766 W. 6th Street . This Assessor has included the adjoining parcels to the south to provide consistency with the prior Phase I Site Assessment.

Report Organization

This report is divided into sections which discuss the field investigation, government records search, regulatory agency contacts and recommendations. Appendices follow the text.

1.1 Purpose and Scope of Work

The purpose of a Phase I Environmental Site Assessment is to discover any past or present environmentally-related events which may negatively impact the subject property. This includes a search of all available records concerning the property and the performance of an on-site inspection. Procedures followed in the performance of a Phase I Environmental Site Assessment include executing a government records search, researching permits for the site where prudent, interviewing the tenants of the subject property or neighbors in close proximity, studying aerial photographs, interviewing personnel at the appropriate regulatory agencies and conducting a physical survey of the subject property.

1.2 Involved Parties/Information Sources

This *S & S Commercial Environmental Services, Inc.*, Phase I Environmental Site Assessment is produced through the efforts of a California Registered Environmental Assessor working in conjunction with Federal, State and county regulatory agencies. *Track Info Services, L.L.C.* maintains a comprehensive, computerized data base of pertinent, environmentally-related records, referred to as an *Environmental First Search Report*, which is updated on a regular basis as reports are published from the various agencies. This data base is researched for Category I, II, III and IV sites within a mile of the subject property and a report is generated based upon the available regulatory records. The report is reviewed for sites which might impact the subject property and an inquiry is directed toward those sites within the 2,000 foot hazardous waste disclosure zone

The field investigation includes a site assessment, observations of the neighboring facilities and verification of permits and building records, as necessary. This review and inspection was performed by Stephen A. Quartararo, California Registered Environmental Assessor, California General Engineering Contractor; Hazardous Materials Certified, California Certified Asbestos Contractor and *ASPE* Certified Professional Estimator.

2.0 PRINCIPAL FINDINGS

2.1 Summary of Operations and Environmental Discrepancies

Former Operations

The subject property has been the site of residential and office building as well as a dwelling since 1916. In the 1960s the dwelling on the south parcel was demolished and the parcel became a parking lot. In the 1980s the building on the northern parcel known as 600 S. Hobart Avenue and 3766 W. 6th Street was demolished and the land was cleared and any basement was filled in. That parcel became a used car lot a few years ago.

The building on the 606 portion of the subject property was demolished a few years ago leaving only the foundation, a shallow basement area and asphalt parking lots. That building was stated to have been used as an office building in 1999 according to the prior Phase I Report.

Current Operations

The north parcel known as 600 S. Hobart Avenue and 3766 W. 6th Street is an open used car lot with a four foot wall on the north and west and a chainlink fence on the south side.

606 S. Hobart Avenue is an abandoned property with a concrete foundation for a former apartment/office building remaining to be removed and filled.

614 remains a parking lot.

Adjoining and Adjacent Properties

Adjoining properties include bank buildings, office buildings, retail, apartment house and the Wilshire Boulevard Temple.

Conclusions

There was nothing in the review of the former Phase I, the First Search Environmental Report in the appendix or from a site inspection which would indicate long term issues for the subject property from those adjoining properties or the possibility of Environmental Liens.

2.2 Summary of Building Materials and Environmental Discrepancies

Building Materials - There are no buildings on the subject property and no building materials presumed to contain asbestos.

A summary of the current regulatory status of asbestos and Pcb precedes further description as non-friable asbestos is still legally sold in the United States.

2.2.1 Asbestos

Background - Asbestos is a natural occurring mineral fiber utilized in a multitude of building material products due to its high tensile strength and excellent fire resistant properties. The *EPA* has defined asbestos-containing materials as being either *friable* or *non-friable* materials. *Friable* material is defined as being easily broken or crushed by hand pressure (e.g., soft acoustical ceilings or blown-on fireproofing).

Non-friable asbestos is generally found in pre-manufactured products that bind the asbestos in an adhesive material, such as roofing felts, floor tile, transite pipe and mastics. This is significant, due to the ability to create a fiber release and cause human exposure during normal activities. The *EPA* currently does not require the removal of asbestos-containing materials that do not present a problem for human exposure. Most *friable* asbestos-containing materials were banned in building materials by 1978.

In October 1995, a new *FED-OSHA* ruling became effective which redefined building materials perceived as asbestos-containing into four classes of work and modified the way in which these asbestos-containing materials are handled.

Under this ruling, "thermal system insulation and sprayed-on or troweled on or otherwise applied surfacing materials installed before 1980 are considered PACM (presumed asbestos-containing material)" unless sampled and identified by a certified individual as to asbestos content. These materials are considered high risk materials for abatement and their removal is classified under Class I removal activities.

Other building materials such as "floor or ceiling tiles, siding, roofing, transite panels [floor sheeting, floor or roof mastics] are also considered PACM (presumed

asbestos-containing material)" unless sampled and identified by a certified individual as to asbestos content but are considered low risk materials for abatement and their removal is classified under Class II, III and IV removal and repair and maintenance operations.

Significant under these new regulations is the deletion of the category of "Small Scale Short Term Duration" removal activities which regularly allowed Class I, II, III and IV activities to proceed with less regulatory oversight.

In July 1996, *CAL-OSHA* adopted the *FED-OSHA* guidelines as part of California law subject to some of the more stringent requirements pre-existing in California under Prop 65, the Conelly Bill and various other requirements or legislation passed by the California legislature.

Under the *NESHAPS* laws of 1976 and as later amended, asbestos does not have to be removed from a facility until such time as it undergoes major renovations or is demolished. Until that time, the present emphasis by the *EPA* is to recommend repair of any damaged areas and management of the asbestos-containing materials.

Prior to any renovation work being done involving asbestos-containing materials of 260 linear feet or 160 square feet in area, the local branch of the *EPA* must be notified.

Prior to the demolition of any building or house, mandatory bulk sampling must be accomplished and, if asbestos is present, notification must be made to the local branch of the *EPA* and *Air Quality Management District*.

In California, for the removal of any asbestos-containing materials greater than 0.1% by weight, notifications must also be made to *CAL-OSHA* and a licensed contractor with an asbestos certification is required for any work which exceeds 100 square feet.

2.2.2 Building Materials Presumed to Contain Friable Asbestos

Friable asbestos-containing building materials were banned for manufacture and sale in the United States in 1978 and all stocks remaining on the shelves are presumed to have been used up by 1980. The majority of the *friable* building materials, such as wallboard mud, decorative acoustic and ceiling tiles, were installed during the 1960s and 1970s. There are no buildings and no presumed *Friable* asbestos on the subject property.

2.2.3 Building Materials Presumed to Contain Non-Friable Asbestos

Asbestos was never banned from use in building materials such as floor tile, cement-

based products and roofing materials, as these materials were considered *non-friable* by the *EPA* and not potentially a great hazard. After *friable* asbestos was banned, significant labeling requirements went into effect for the *non-friable* asbestos-containing materials and many substitutes became available. Asbestos-containing flooring materials and mastic were used less and less in construction after 1978 and, by 1984, their use in buildings constructed in the United States was nearly non-existent due to the labeling requirements and potential liability to both the manufacturer and real estate developer. The presumed *non-friable* asbestos-containing building materials in the building on the subject property are as follows:

As *non-friable* flooring and roofing materials are still sold legally in the United States, any specifications for the construction of any buildings on the subject property should state clearly that all building materials used are to be “non asbestos”.

2.2.4 Poly-Chlorinated Biphenyl (Pcb)

Pcb was a material widely used as a coolant in electrical equipment from the 1920s to the 1970s. Pcb was banned from use in most electrical equipment in the latter part of the 1970s and 1980s, after it was determined that pcb could cause health problems if ingested and cancer when they underwent a chemical change as a result of a fire or explosion. Small amounts of pcb were used as a coolant in fluorescent light fixture ballasts until 1978, at which time they were banned and all fluorescent light ballasts were labeled with a “no pcb” label.

There are no buildings on the subject property, therefore there are no expected pcb-containing ballasts on the subject property.

3.0 SITE OVERVIEW

3.1 Location

The subject property is three parcels located on the southwest corner of W. 6th Street and S. Hobart Avenue in the City and County of Los Angeles, California.

The land use in the general area is office, commercial and residential.

3.2 Adjacent Properties

To the north of the subject property across 6th Avenue is a vacant parcel that was formerly an apartment building.

To the east of the subject are office and residential buildings.

To the south of the subject property is an apartment building and then the Wilshire Blvd. Temple.

West of the subject property across S. Hobart Avenue is a new office building under construction and residential properties.

There were no emissions noted by this Assessor from any of the adjacent or adjoining properties during the site inspection which would be of concern for the subject property.

3.3 Site Description

The subject property is comprised of an open asphalt lot being used for a used car lot, a lot with the remaining concrete foundations for a building and a second flat asphalt parking lot.

4.0 SITE HISTORY AND OPERATIONS

4.1 Building Permit History

The subject property has been developed with buildings or as a parking lot since 1916 according to the LA City published site information in the appendix, Sanborn Fire Insurance Maps and historical aerial photographs reviewed.

4.2 Operations

Former Operations - The subject property was the site of a residential dwelling and apartment houses until the 1960s when the dwelling was demolished and the south parcel became a parking lot. In the 1980s the north apartment house was torn down and it also became a parking lot.

The south apartment building was demolished in the past few years and removed from the middle parcel leaving only a concrete foundation and a small basement which would have been typical of the former north building.

Current Operations - The north parcel known alternatively as 600 S. Hobart Avenue and 3766 W. Sixth Street is an asphalt paved lot being used to sell cars.

The middle parcel is known as 606 S. Hobart Avenue and has asphalt areas and the remains of a concrete foundation and a small basement.

614 S. Hobart Avenue remains a parking lot.

There are no regulated materials currently being used.

4.3 Operational Permits, Manifests and Material Safety Data Sheets (MSDS)

EPA ID Number - An *EPA ID* number identifies a facility to the State and Federal governments as a hazardous waste generator. There are no uses of the subject property requiring *EPA ID* numbers and there are no *EPA ID* numbers for the subject property.

Hazardous Waste Manifests - A hazardous waste manifest file is maintained when hazardous materials are transported and disposed of from a site. There are no regulated hazardous materials being generated and disposed of from the subject property and no manifests for this report.

Air Emissions - The *South Coast Air Quality Management District* issues permits for sites that are emitting hazardous waste into the atmosphere from their operations. No permits were identified on-site and there are no sources of regulated air emissions.

Material Safety Data Sheets (MSDS) - Material Safety Data Sheets are required for chemicals and products being used in businesses which may be of a hazardous nature. There are no regulated materials being used on-site.

5.0 ENVIRONMENTAL SETTING

5.1 Regional Physiographic

Based upon information obtained from various sites in the LUST listing by the *State of California* and the topographic map in the Appendix, the subject site is on level ground approximately 220 feet above sea level. The topography in the area slopes to the south and west.

The subject property is located in the Los Angeles Forebay Area of the Greater Coastal Plain just west of the Los Angeles River Channel. The area is overlain by parts of the La Brea, Downey and Montebello Plains. The site is underlain by approximately 50 feet of Recent Alluvium. This overlies 150 feet of upper Pleistocene Lakewood Formation, which includes the Exposition Aquifer. The lower Pleistocene San Pedro Formation extends from the base of the Lakewood Formation to a depth of approximately 1,600 feet below ground surface (bgs). Both the Lakewood and San Pedro Formations are chiefly comprised of marine and continental gravels, sands, silty sand, silt and clay.

The area of the subject property is thought to consist primarily of alluvial basin fill associated with the Los Angeles River.

5.2 Soil Conditions

There were no soil reports in the files researched for the subject property.

There were no unusual contours, spots or depressions on the subject property grounds, seen on the concrete, the walls or ceiling to indicate prior spills.

5.3 Groundwater Conditions

Groundwater in this part of Los Angeles is generally around 60-100 feet.

No studies of the local groundwater were available or provided for this report.

The first water is not used for drinking water.

6.0 RESULTS OF INVESTIGATION

6.1 Site Inspection Observations

There was no sign of former or current improper waste handling or disposal of toxic

chemicals or pesticides in the area. There were no signs of underground vessels or storage.

6.2 Regulatory Agency Contacts

6.2.1 Department of Water and Power, Drinking Water Division (DWP)

Mr. Nathan Aguayo, Inspector with the *Water Quality Division* of the *Department of Water and Power* and the *Southern California Water Company* were contacted concerning the supply of water to the subject property. All water supplied to the subject property comes from Northern California and meets California's drinking water standards.

6.2.2 California Department of Conservation, Division of Mines and Geology

The *California Department of Conservation, Division of Mines and Geology*, was contacted regarding the proximity of active earthquake faults. According to Ms. Venice Huffman, the subject property is not part of any Earthquake Fault Rupture Hazard Zone pursuant to the Alquist-Priolo Earthquake Fault Rupture Zones Act of 1972, which mandated studies of active faults in California. An active fault zone is described by the *State Mining and Geology Board* as "one which had surface displacement within the Holocene time (about the last 11,000 years)."

6.2.3 California Division of Oil and Gas

A review of the *State of California Division of Oil and Gas* 1992 Munger Map did not indicate that oil wells were drilled within one mile of the subject property. There is no indication that any wells were surface-drilled into or adjoining the subject property.

6.2.4 Department of Water and Power, Distribution Division (DWP)

According to Mr. Don Giddings, Staff Engineer, nearly all of the pole and pad-mounted transformers in the *Department of Water and Power, Distribution Division* system, have been tested for pcb. Those with pcb above the legal limit have been changed out or the liquid has been replaced. According to Mr. Giddings, it is unlikely that any pcb are present in any of the transformers in the *DWP* system.

6.2.5 South Coast Air Quality Management District (SCAQMD)

Ms. Elaine Hara, Customer Service Clerk, was contacted regarding air emission permits on the property. She said that there are no active permits for the subject property.

6.2.6 Department of Health Services, State Department of Radon

Mr. David Quinton, Environmental Health Specialist with the *State Department of Radon*, was contacted regarding the presence of radon in the area. He said that the most recent studies done predicted less than 2.4% of homes and less than 0.04% of the schools in the State of California would be over the *EPA's* action level of four picocuries/liter. He stated that this study was performed in existing homes and that

there was no effective methodology of correlating soil samples to houses. Mr. Quinton explained that much is dependant upon the soil under a residence and the type of foundation a house is built upon. Additionally, the standard is based upon exposure of 18 hours per day for 70 years, which would not correlate to a business exposure. Mr. Quinton said that, with the exception of Madera County in Northern California, the *State of California* has nearly concluded all radon testing in the State and has found that there is little likelihood of a significant radon exposure in California.

Mr. Quinton said that business exposures had not been within the parameters of any of these studies due to the limited time most business people are in one location. He also said that the State does not plan to study businesses based upon the previous studies and that there is no standard for a commercial enterprise being conducted outside of a home.

6.2.7 City of Los Angeles Building Department

Permit research was conducted at the *Los Angeles Construction Services Department via Navigate Los Angeles* on the Web and the *LA County Assessors office* on the Web.

It was discovered that the apartment buildings were constructed in 1916 and 1926 with the dwelling now having a record.

At the time the buildings were constructed, they were connected to the *Los Angeles County Sanitation District* sewer system.

6.2.7 City of Los Angeles Fire Department

Records were checked for evidence of underground tanks. No files were found.

6.3 Personal Interviews, Site Records Review

6.3.1 Personal Interviews

The subject property is vacant. There were no interviews deemed necessary to complete this report.

6.3.2 Site Records Review

There are no activities on-site involved with regulated hazardous materials and there were no records to review.

6.4 Historical Aerial Photograph & Sanborn Fire Insurance Map Review

Aerial photographs from 1938, 1954, 1964, 1972, 1989, 1994, 1997 and March 2004 along with a topographic map from 1966, photo-revised in 1994 and Sanborn Fire Insurance Map from 1921 forward were reviewed. Photographs and topographic and Fire Insurance maps in an aerial review are specifically examined for evidence of

Subject Property: 600 - 614 S. Hobart Ave. Los Angeles, CA 90010

hazardous materials, as well as on and off-site features that may affect the environmental quality of the property. These features include sumps, pits, ponds, lagoons, aboveground tanks, landfills, outside storage of hazardous materials and general land use.

Sanborn Map Review - The 1921 Sanborn Map in the appendix shows apartment buildings and a dwelling on the subject property in 1921 with a change to office in 1950.

Photo Dated 1938 - The subject property is occupied by two buildings which appear to be apartments with a dwelling on the south parcel. There is an office building to the east, apartment buildings to the north and south with a temple south of the apartment building. West are residential and office buildings.

Photo Dated 1954 - There are no significant changes.

Photo Dated 1964 - The dwelling is gone from the south parcel and it appears to be a parking lot. There are no other significant changes.

Photo Dated 1972 - No significant changes are evident to the subject property, its contiguous properties or the immediate surrounding area.

Photo Dated 1989 - The north building known as 600 S. Hobart Avenue is now a vacant lot. No other significant changes are evident to the subject property or surrounding properties.

Photo Dated 1994 - No significant changes are evident to the subject property.

Photo Dated 1997 - No significant changes are evident to the subject property.

Photo Dated March 2004 - The apartment house on the middle parcel is now gone. No other significant changes are evident to the subject property, its contiguous properties or the immediate surrounding area.

Copies of sections of the 1921 Sanborn Map and 1938, 1954, 1964, 1972, 1989, 1994, 1997 and March 2004 photographs are in the Appendix.

6.5 Synopsis of Previous Environmental Investigations

There was a previous environmental investigation provided by the client that was performed in 1999. The middle building remained and the apartment structures were converted to offices in that report. There was no evidence of regulated materials or underground tanks.

The Preliminary Title Report did not indicate and issues for Environmental Liens against the parcels making up the subject property.

6.6 Summary of Government Records Search (Refer to Government Lists)

NOTE: This government records summary is based, in part, on investigating critical, or "border zone", properties near the subject property. The *State of California, Department of Health Services*, has defined these sites as being within 2,000 feet (or approximately 0.4 mile) of the subject property. Other sites more distant in proximity may be listed but not considered critical and, therefore, not further investigated.

The following is a summarized form of the detail provided in the Environmental First Search Report in the Appendix. This list includes State Tribal Sites

CATEGORY ONE: NPL, SPL, RCRA-CORRACTS, RCRA-TSD, SCL, CERCLIS/NFRAP, SWLF

This category is composed of lists compiled by the *US Environmental Protection Agency* and the State of California Equivalency lists. This category includes National Priority List sites, RCRA Corrective Actions by the *EPA* and *USEPA* permitted treatment, storage and disposal facilities within a one mile radius of the subject property. This includes sites for designation under the Federal SUPERFUND Program, permitted solid waste landfills, incinerator sites or transfer stations and the State Bond Program for sites representing an environmental concern for the discharge of hazardous wastes.

There is one Category One site listed as being within one mile of the subject property as of May 2007. That site is one-half mile or more from the subject property and not considered a potential problem for the subject property.

CATEGORY TWO: (½ mile) LUST, DEED RSTR, TOXIC PITS, CORTESE

The sites within this category include sites selected for possible placement on the Federal NPL list or the State risks to human health and the environment. This category also includes leaking underground tank sites from both the *Regional Water Quality Control Board* and the State mandated CORTESE lists of properties with hazardous wastes, sites with DEED restrictions and Toxic Pits Cleanup facilities. Sites within this category are provided on this list within a one-half mile as of April, with other DEED restrictions and Toxic Pits sites from 1994 and 1995.

There are thirteen sites with leaking underground tanks. All of those sites are within one-half mile of the subject property, at 500 feet or more. Based upon a site inspection and topographic interpretation, those sites are all too far from the subject property or are down gradient and were not found to be of concern for migratory contamination to the subject property.

None of these Category Two sites are thought to represent a potential problem for

migratory contamination to the subject property based upon their status, distance and topography.

CATEGORY THREE: (1/4 mile) **RCRA VIOL, TRIS, UST/AST, UNIQUE CO** Sites in this list are the result of RCRA enforcement actions, the Toxic release inventory base, registered aboveground or underground tanks and the result of searches of any unique county data bases. The data bases range from 1994 information for underground tanks to May 2007 for information on RCRA actions and registered aboveground and underground storage tanks.

There are nine Category Three sites listed within a one-quarter mile radius of the subject property. These are aboveground and underground tank sites.

A review of the information provided for these sites and a neighborhood inspection and record review did not find any problems for migratory contamination to the subject property due to the distance, topography, physical barriers, gradient or status for thirty-one of the sites, the other site is the subject property.

CATEGORY FOUR: (1/8 mile) **ERNS, GNRTR**

Sites in this category include ERNS, which is a national database retrieval system of Incident-Notification information as initially reported by any party regarding incidents of reported releases of oil and hazardous substances. The information in this report combines data from the *United States Coast Guard National Response Center* data base with data from the 10 *EPA* regions.

ERNS - ERNS supports the release notification requirements of Section 103 of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), as amended; Section 311 of the Clean Water Act; and Sections 300.51 and 300.65 of the National Oil and Hazardous Substances Contingency Plan. This data base is current as of December 2006. There are two ERNS sites listed within one-eighth mile of the subject property. Both of these sites have been remediated or were found not to be operable and are off gradient from the subject property.

RCRA - Sites which generate regulated hazardous waste above a certain quantity are required to use *EPA* identification numbers and are called RCRA sites. An *EPA* identification number does not indicate a problem with a site, but merely that they use or dispose of a minimum quantity of a hazardous waste. There are two RCRA sites listed within a one-eighth mile radius of the subject property as of June 2006. The subject property is not a RCRA site.

These sites are listed as being within the 2,000 foot hazardous waste disclosure zone and are identified as large or small quantity generators of hazardous waste.

The listed RCRA sites are not thought to be a potential problem for migratory contamination to the subject property based upon an inspection of the neighborhood

and other information in this record.

7.0 DISCUSSION OF INVESTIGATION

Asbestos - There are no building materials on the subject property which are presumed to contain asbestos.

The owner is cautioned to specify “non-asbestos” in any specifications for development of the subject property as *non-friable* asbestos flooring and roofing materials are still legally sold in the United States.

Poly-Chlorinated Biphenyl (Pcb) - There should not be any Pcb in any of the utility transformers on or near the site, according to the *Department of Water and Power (DWP)*.

There are no fluorescent light ballasts which are suspected of having been manufactured prior to 1978, when all fluorescent light ballasts contained some quantity of pcb in the cooling oil.

Aboveground Storage Tanks - The physical site survey did not evidence aboveground storage tanks currently on the subject property.

Underground Storage Tanks - The physical site survey did not evidence the existence of current or former underground storage tanks on the subject property.

Air Emissions - There are no sources of regulated air emissions from the subject property.

Water Supplies - Discussions with the *Department of Water and Power, Drinking Water Quality Division*, evidenced a water supply to the area which meets all of California's drinking water requirements.

Wastewater - Sewage disposal is via Los Angeles City and County sanitary sewers. Site observations did not evidence any current source for illegal disposal of toxic chemicals into the public sanitary sewer system.

Waste Generation, Storage and Disposal - The physical site survey did not evidence the current or former generation of regulated hazardous waste from the subject property.

Pesticides, Herbicides - There was no current use of herbicides or pesticides noted beyond the normal residential and commercial insect and pest control.

Radon - Radon comes from the natural breakdown (radioactive decay) of uranium. The *Environmental Protection Agency (EPA)* estimates that the average soil in the United States contains only about one part per million of uranium. Uranium is found in about 150 minerals including granite, phosphate and shale. Granite is a major concern for the presence of radon, as some deposits have been found to contain extremely high levels of uranium. The area of the subject property does not indicate any large deposits of granite material

which would be of concern to test for the presence of radon. Phosphorous is an essential ingredient in chemical fertilizers and comes from phosphate rock. There does not appear to ever have been much fertilizer used around the subject property. According to Mr. David Quinton of the *State Department of Radon*, the chance of radon being a hazard in the State of California is very low. Actual testing for radon content in the structure on the subject property was not conducted and is not included in the scope of this report.

Lead-Based Paint - Specific testing is required to determine if paint or other materials used in the construction of buildings contain significant levels of lead. These tests are not within the scope of work for this report and no investigation for lead content was, or will be, performed unless agreed to by the property owner as an additional service, incurring additional costs.

Regulatory Actions - No evidence of regulatory actions on the subject property were found in any of the records checked.

Known Site Problems - There are no known site problems.

Regional or Adjacent Problems - There are no regional or adjacent problems known to have any affect on the subject property.

8.0 CONCLUSIONS

8.1 Areas of No Apparent Concern

There are no areas of concern regarding the current or former operations on-site.

8.2 Areas of Further Concern

There are no areas of further concern.

9.0 RECOMMENDATIONS

9.1 Areas of No Action

There are no areas of action and therefore no areas of no-action.

9.2 Further Investigation

In this Assessor's Opinion, the risk of significant contamination is so minor that no further investigation is recommended.

10.0 LIMITATIONS

This report is intended to satisfy the requirements of a Preliminary Phase I Environmental Site Audit as outlined in the ASTM standards. This standard is intended to define the scope of due diligence necessary in a real estate transaction to provide for the "innocent buyer's defense" under the SARA amendments to CERCLA.

The findings set forth in this Phase I Environmental Site Assessment are strictly limited in time and scope to the date of evaluation(s). Government records searched are limited to the accuracy of the agency prepared lists.

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The conclusions presented in the report are based solely on the services described therein and not on scientific tasks or procedures beyond the scope of the agreed upon Phase I Environmental Site Assessment. It is hereby acknowledged that, within the scope of this survey, no level of assessment can ensure the real property is completely free of chemicals or toxic substances.

This public records search was conducted with available Federal, State, County and City agency departments, according to recognized procedures and current availability of records. Conclusions resulting from these searches are solely a result of the same. ***S & S Commercial Environmental Services, Inc.***, assumes no responsibility for events that are not part of these public records.

S & S Commercial Environmental Services, Inc.

Stephen A. Quartararo, CEO
Registered Environmental Assessor
No. 01486 Expires: 06/30/08

11.0 REFERENCES

11.1 Published References

- 11.1.1 *Environmental First Search Report- August 2007*
- 11.1.2 Aerial Photograph Review - *Rupp Aerial, USGS*
- 11.1.3 Topographic Maps - *EarthVisions*
- 11.1.4 *DOG Maps/1992 Munger Map Book*
- 11.1.5 Alquist-Priolo Earthquake Fault Rupture Hazard Special Study Zones
- 11.1.6 California Code of Regulations Title 22 Chapter 30, Regulations for Hazardous Waste Transport and Disposal, *California Highway Patrol*
- 11.1.7 FEDERAL, 29 CFR, Part 1910.120; 40 CFR Part 761, *DOT*; 49 CFR Parts 172.516; Toxic Substance Control Act
- 11.2.8 *Navigate Los Angeles* <http://navigatela.lacity.org/index01.htm>
- 11.2.9 *LA County Assessor's Office*
<http://maps.assessor.lacounty.gov/mapping/viewer.asp>
- 11.2.10 Los Angeles Public Library *Sanborn Fire Insurance Map Collection*
- 11.2.11 http://www.epa.gov/swerosps/bf/aai/aai_final_factsheet.htm

All Appropriate Inquiries Final Rule

WHAT IS "ALL APPROPRIATE INQUIRIES?"

"All appropriate inquiries" is the process of evaluating a property's environmental conditions and assessing potential liability for any contamination.

WHY IS EPA ESTABLISHING STANDARDS FOR CONDUCTING ALL APPROPRIATE INQUIRIES?

The 2002 Brownfields Amendments to CERCLA require EPA to promulgate regulations establishing standards and practices for conducting all appropriate inquiries.

11.2 Record of Personal Communications

- 11.2.1 *Department of Water and Power Drinking Water* August 2007
Mr. Nathan Aguayo, Inspector (213)481-4211
- 11.2.2 *California Division of Mines and Geology* August 2007
Ms. Venice Huffman, Clerk (213)620-3560
- 11.2.3 *California Division of Oil and Gas* August 2007
Cerritos Office (714)816-6847
- 11.2.4 *Department of Water and Power, Distribution Div.* August 2007
Mr. Don Giddings, Staff Engineer (213)481-8801
- 11.2.5 *South Coast Air Quality Management District* August 2007
Ms. Elaine Hara, Customer Service Clerk (909)396-2900

11.2 Record of Personal Communications (cont.)

- | | |
|---|---------------|
| 11.2.6 <i>State Department of Radon</i> | February 1996 |
| Mr. David Quinton, Environmental Health Specialist | (916)324-2308 |
| 11.2.7 <i>City of Los Angeles Building Department</i> | August 2007 |
| City Hall Office | (213)485-2304 |
| 11.2.8 <i>City of Los Angeles Fire Department</i> | August 2007 |
| Administrative Office | (213)978-3616 |

12.0 APPENDIX

- 12.1 Site Location Map**
- 12.2 Historical Aerial Photographs & Sanborn Fire Insurance Maps**
- 12.3 Topographic Map**
- 12.4 Environmental Features**
- 12.5 Building Permit Information**
- 12.6 Relevant Sections Of Prior Phase I**
- 12.7 Environmental First Search Report**
- 12.8 Letter from Magnetek**
- 12.9 Certification**
- 13.0 Resume**

Subject Property: 600 - 614 S. Hobart Ave. Los Angeles, CA 90010

12.1 Site Location Map

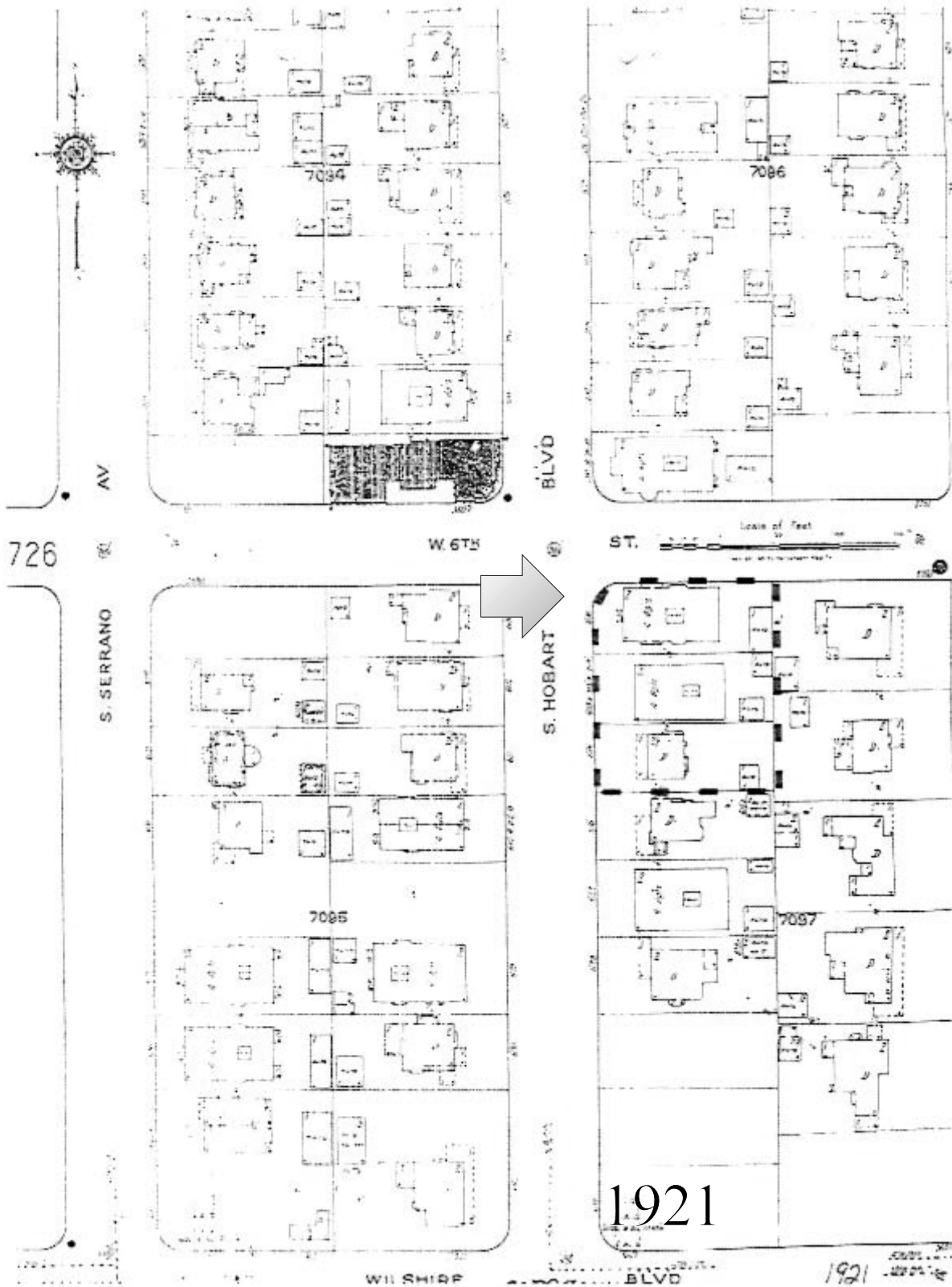
Subject Property: 600 - 614 S. Hobart Ave. Los Angeles, CA 90010



Subject Property: 600 - 614 S. Hobart Ave. Los Angeles, CA 90010

12.2 Historical Aerial Photographs & Sanborn Fire Insurance Maps

Subject Property: 600 - 614 S. Hobart Ave. Los Angeles, CA 90010





Subject Property: 600 - 614 S. Hobart Ave. Los Angeles, CA 90010



Subject Property: 600 - 614 S. Hobart Ave. Los Angeles, CA 90010



Subject Property: 600 - 614 S. Hobart Ave. Los Angeles, CA 90010



Subject Property: 600 - 614 S. Hobart Ave. Los Angeles, CA 90010



Subject Property: 600 - 614 S. Hobart Ave. Los Angeles, CA 90010



Subject Property: 600 - 614 S. Hobart Ave. Los Angeles, CA 90010



Subject Property: 600 - 614 S. Hobart Ave. Los Angeles, CA 90010



2004 Aerial Photograph

12.3 Topographic Map

Subject Property: 600 - 614 S. Hobart Ave. Los Angeles, CA 90010



12.4 Environmental Features

Subject Property: 600 - 614 S. Hobart Ave. Los Angeles, CA 90010



View Across 606 S. Hobart To West



View To North

Subject Property: 600 - 614 S. Hobart Ave. Los Angeles, CA 90010

12.5 Building Permit Information

Subject Property: 600 - 614 S. Hobart Ave. Los Angeles, CA 90010

Assessor's Home Page Search Menu Feedback Help/FAQs Property Assessor

Los Angeles County
Office of the Assessor

Records for this property are kept at the Web
(How frequently is the information updated o

Property Information

Assessor's ID No.	5503-027-
Site Address	600 S HOBAR LOS ANGELE
Property Type	Vacant Land
Region / Cluster	25 / 256
Tax Rate Area (TRA)	066

[Click Here to View Assessor's M](#)
[Click Here to View Index Map](#)

Recent Sale Information

Latest Sale Date	
Indicated Sale Price	

[Search for Recent Sales](#)

2007 Roll Values

Recording Date	02/15/20
Land	\$562,3
Improvements	
Personal Property	
Fixtures	
Homeowners' Exemption	
Real Estate Exemption	
Personal Property Exemption	
Fixture Exemption	

Tax bill payment information for 20
as well as any changes to the 2007 R
will be available after September 30

[Estimate Supplemental Tax](#)

Property Boundary Description
KENSINGTON PLACE LOT 93

Building Description(s)
No building information is available for t

[Click Here for Another Search](#)

Copyright - LA Assessor

0 111ft

Assessor's Home Page Search Menu Feedback Help/FAQs Property Assessor

Los Angeles County
Office of the Assessor

Records for this property are kept at the Web
(How frequently is the information updated o

Property Information

Assessor's ID No.	5503-027-0
Site Address	600 S HOBART LOS ANGELES
Property Type	Vacant Land
Region / Cluster	25 / 256
Tax Rate Area (TRA)	066

[Click Here to View Assessor's M](#)
[Click Here to View Index Map](#)

Recent Sale Information

Latest Sale Date	
Indicated Sale Price	

[Search for Recent Sales](#)

2007 Roll Values

Recording Date	02/15/20
Land	\$562,3

Improvements
Personal Property
Fixtures
Homeowners' Exemption
Real Estate Exemption
Personal Property Exemption
Fixture Exemption

Tax bill payment information for 20
as well as any changes to the 2007 R
will be available after September 30

[Estimate Supplemental Tax](#)

Property Boundary Description
KENSINGTON PLACE LOT 93

Building Description(s)
No building information is available for t

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Subject Property: 600 - 614 S. Hobart Ave. Los Angeles, CA 90010

Parcel Viewer


Page 1 of 1

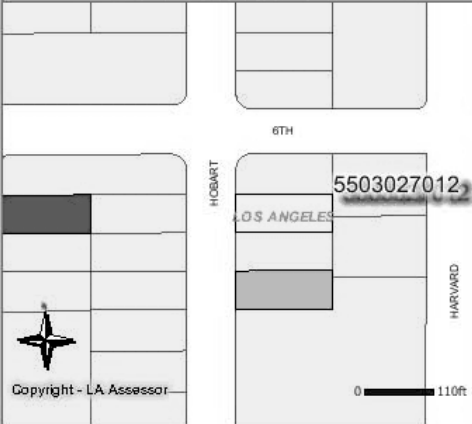
Assessor's Home Page Search Menu Feedback Help/FAQs Property Assessor



Los Angeles County

Office of the Assessor





Copyright - LA Assessor

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(How frequently is the information updated o

Property Information

Assessor's ID No.	5503-027-(
Site Address	606 S HOBAR LOS ANGELE
Property Type	Commercial / I
Region / Cluster	25 / 256
Tax Rate Area (TRA)	066

[Click Here to View Assessor's M](#)
[Click Here to View Index Map](#)

Recent Sale Information

Latest Sale Date	
Indicated Sale Price	

[Search for Recent Sales](#)

2007 Roll Values

Recording Date	02/15/20
Land	\$485,0
Improvements	\$11,0
Personal Property	
Fixtures	
Homeowners' Exemption	
Real Estate Exemption	
Personal Property Exemption	
Fixture Exemption	

Tax bill payment information for 20
as well as any changes to the 2007 R
will be available after September 30

[Estimate Supplemental Tax](#)

Property Boundary Description
KENSINGTON PLACE LOT 92

Building Description(s)

	Improvement 1
Square Footage	7,0
Year Built / Effective Year Built	1916 / 19
Bedrooms / Bathrooms	0
Units	

[Click Here for Another Search](#)

http://maps.assessor.lacounty.gov/mapping/viewer.asp

9/7/2007

Subject Property: 600 - 614 S. Hobart Ave. Los Angeles, CA 90010

Parcel Viewer

Page 1 of 1

Assessor's Home Page Search Menu Feedback Help/FAQs Property Assesmer

Los Angeles County
Office of the Assessor

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(How frequently is the information updated o

Property Information

Assessor's ID No.	5503-027-0
Site Address	614 S HOBART LOS ANGELES
Property Type	Vacant Land
Region / Cluster	25 / 256
Tax Rate Area (TRA)	061

[Click Here to View Assessor's M](#)
[Click Here to View Index Map](#)

Recent Sale Information

Latest Sale Date	
Indicated Sale Price	

[Search for Recent Sales](#)

2007 Roll Values

Recording Date	02/15/20
Land	\$496,1
Improvements	
Personal Property	
Fixtures	
Homeowners' Exemption	
Real Estate Exemption	
Personal Property Exemption	
Fixture Exemption	

Tax bill payment information for 20
as well as any changes to the 2007 Roll
will be available after September 30

[Estimate Supplemental Tax](#)

Property Boundary Description
KENSINGTON PLACE LOT 91

Building Description(s)
No building information is available for t

[Click Here for Another Search](#)

Copyright - LA Assessor

0 110ft

12.6 Relevant Sections Of Prior Phase I

PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT

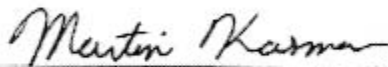
SUBJECT PROPERTY: COMMERCIAL OFFICE BUILDING
600-614 SOUTH HOBART BOULEVARD
LOS ANGELES, CALIFORNIA 90005

REPORT DATE: FEBRUARY 5, 1999

CLIENT: MR. ALON ABADY
LA & A, INC.
9701 WILSHIRE BOULEVARD, SUITE 1200
BEVERLY HILLS, CALIFORNIA 90212

PREPARED FOR: MR. ALON ABADY
LA & A, INC.

WRITTEN AND REVIEWED BY:



MARTIN A. KASMAN
REGISTERED ENVIRONMENTAL ASSESSOR



This report was prepared in conformance to meet or exceed the scope and limitations as set forth by the American Society for Testing & Materials (ASTM) Standard Practice E 1527 97. It is for the express use of the client, and its contents are considered to be privileged and confidential. Acceptance of this report constitutes an agreement by the client to assume full liability for information contained herein. This report is for the sole use and interpretation of the client, and it is not to be reproduced or distributed to outside parties. The information in this report is furnished in good faith and was obtained from sources and databases considered to be reliable; however, the accuracy of the information cannot be guaranteed. Our liability is limited to the fee charged.

Prepared by
ORSWELL & KASMAN, INC.
2500 East Colorado Boulevard ■ Suite 330 ■ Pasadena, CA 91107
(626) 844-4150 ■ FAX (626) 844-4155

ORSWELL & KASMAN, INC.
PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT

COMMERCIAL OFFICE BUILDING
600-614 SOUTH HOBART BOULEVARD
LOS ANGELES, CALIFORNIA 90005

SUMMARY

Based on a review of regulatory records, historical site information, and a visual inspection of the site, this assessment has revealed no *Recognized Environmental Conditions* in connection with the Property. Six offsite locations have been identified as potential risks or threats to the subject property. According to the data, the sites are not located in the near vicinity, and there is no indication that contaminants from these sites have migrated onto the subject property. Based on the results of this assessment, no further environmental studies are recommended for the site.

1.0 INTRODUCTION

1.1 Purpose

The purpose of this Phase I Environmental Site Assessment is to determine if any *Recognized Environmental Conditions* exist on or near the subject property. As defined by the ASTM Standard, a *Recognized Environmental Condition* is the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release into structures on the property or into the ground, groundwater, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include *de minimis* conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

This report is based on a preliminary study into the past and current uses of the subject property and the surrounding area. The report includes a visual inspection of the property and adjacent sites, and a review of regulatory agency records, aerial photographs, and other historic record sources. Also included in this report are maps, diagrams, and photographs pertaining to this site.

1.2 Special Terms and Conditions

No special terms or conditions have been incorporated into the preparation of this report.

1.3 Limitations and Exceptions of Assessment

This report was prepared in conformance to meet or exceed the scope and limitations as set forth

ORSWELL & KASMAN, INC.

Phase I Environmental Site Assessment
600-614 South Hobart Boulevard
February 5, 1999
Page Three

the eastern parking lot, and no signs of improper disposal of hazardous waste were observed. No evidence of waste water clarifiers, sumps, pits or underground tanks were observed on the site. No signs of illegal dumping or distressed vegetation were observed on the property, and there was no indication of obvious contamination on the site. In addition, no evidence of wells or septic tanks was observed.

2.4 Information Reported by the Owner/Manager

Dan Daneshrad, the listing real estate agent, said the commercial office building has always been occupied by professional businesses. He advised none of the businesses conduct any manufacturing operations in the building, and no large quantities of hazardous materials are stored or used on the site. Mr. Daneshrad advised to the best of his knowledge, there are no underground tanks or waste water clarifiers on the site, and he is not aware of any chemical spills or contamination problems with the subject property.

2.5 Current and Past Uses of the Property

The office building is currently occupied by several commercial and professional businesses. Based on a review of the building records and historical photographs, the building was constructed prior to 1921, and was previously utilized as an apartment building. The parking areas were previously occupied by a residence and an apartment building.

2.6 Current and Past Uses of the Adjoining Properties

Northern Border

North of the subject property is 6th Street, and further north is an apartment building (see photo #11). There were no visible signs of spills or contamination on the adjacent property. Historical photos and maps indicate the property has been an apartment building for the past 60 years.

Eastern Border

East of the subject property is a commercial office building (see photo #12) and a parking lot (see photo #13). There were no visible signs of spills or contamination on the adjacent property. Historical photos and maps indicate the property was previously occupied by a sanitarium and several residences.

Southern Border

South of the subject property is another apartment building (see photo #14). There were no signs

Phase I Environmental Site Assessment
600-614 South Hobart Boulevard
February 5, 1999
Page Four

of spills or contamination on the adjacent property. Historical photos and maps indicate the property was previously a residence.

Western Border

West of the subject property is Hobart Boulevard, and further west is Sae Han Auto Sales (see photo #15) and the Wilshire Smiling Tree Preschool (see photo #16). There were no visible signs of spills or contamination on the adjacent properties. Historical photos and maps indicate the site was previously occupied by a gasoline service station, an apartment building, and several residences.

2.7 Site Plan

A site plan of the adjacent property is included in the appendices of the report. The site plan shows the general location of the structures or other items of interest which were identified in the description of the site.

3.0 RECORDS REVIEW

3.1 Standard Environmental Records Sources

FEDERAL AGENCY RECORDS

United States Environmental Protection Agency (USEPA) National Priorities List

The National Priorities List (NPL) identifies abandoned or uncontrolled hazardous waste sites which have been identified as possibly representing a long-term threat to the public health or environment. These sites have been identified as being highly contaminated with hazardous substances and represent the USEPA's target enforcement and cleanup efforts. Studies of individual sites are conducted by the USEPA to determine level of contamination, and the sites are then compared and ranked to other sites on the NPL.

A review of the USEPA National Priorities List dated December 1998 indicates there are no proposed or final sites within one mile of the subject property.

United States Environmental Protection Agency (USEPA) Federal Superfund Liens List

The USEPA maintains a list of Superfund Lien sites that have been issued on properties

Subject Property: 600 - 614 S. Hobart Ave. Los Angeles, CA 90010

12.7 Environmental First Search Report

12.8 Letter from Magnetek

The following is a reprint of:

*MagneTek
Universal Manufacturing*

200 Robin Road
Paramus, NJ 07652
Phone (201) 967-7600
TELEX 753350
Fax (201) 967-0904

Mailing Address
P.O. Box 3028
Paterson, NJ 07509

RE: PCB's

Ballasts are used in fluorescent fixtures in business, commercial and industrial establishments, as well as in schools. One of the devices used in these ballasts is called a capacitor, which makes the ballasts operate more efficiently. These capacitors, used in ballasts made by every manufacturer in the industry, including Universal, used PCBs in small amounts until 1978, when a change was made to another liquid. Universal ballasts manufactured since January 1979 do not contain PCBs and the label of all these ballasts contain the statement "No PCB's".

The capacitor is a hermetically sealed device, which entirely isolates the PCB from human contact. The typical fluorescent ballast contained about 0.05 lbs. of 100% PCB liquid. That represents 1-2 liquid ounces. The weight of PCB used in relationship to the total capacitor weight, was approximately 15%. In relationship to the total ballast weight it varied from 0.6% (Slimline ballasts) to 1.5% (2 lamp, 40 watt ballasts). The degree of chlorination was 42%.

For HID ballasts where larger capacitors were used, it may have been as much as 5-6 ounces of liquid. In all cases the amount of "free PCBs" (the quantity that could leak if the can ruptured), was much less because most of the liquid was absorbed by the blotter-like dielectric material.

Ballasts occasionally fail in service and sometimes the asphalt (tar) with which they are filled melts and leaks out. On very rare occasions, the capacitor will also rupture and its contents mix with the tar. If a leak occurs, it should be cleaned up with any petroleum-based solvent.

MagneTek Universal Mfg.

Page 2

Such a leak does not represent any significant immediate or long-term hazard. The United States Environmental Protection Agency has recognized the existence of PCBs in ballasts, has carefully evaluated the situation and in the regulations controlling the use and disposal of PCBs has concluded that continued use in existing lighting installations is acceptable; also that the occasional ballasts which becomes defective in service may be disposed of in compliance with 40 CFR* Part 761 or check with your local State Environmental Protection Agency for instruction.

Should you have any questions regarding this matter, please do not hesitate to call me at your convenience.

Very truly yours,

MagneTek Universal Manufacturing

Robert E. Babcock
Manager, Marketing Engineering

REB:cp

* Code of Federal Regulations

12.9 Certification

CERTIFICATION

I certify that, to the best of my knowledge and belief:

The statements of fact contained in this report are true and correct.

The reported analysis, opinions and conclusions are limited only by the reported assumptions and limited conditions and are my personal, unbiased professional analysis, opinions and conclusions.

I have no present or prospective interest in the property that is the subject of this report and I have no personal interest or bias with respect to the parties involved.

My compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result or the occurrence of a subsequent event.

My analysis, opinions and conclusions were developed and this report has been prepared in conformity with Uniform Standards of Level One Environmental Reporting.

I have personally inspected the site and reviewed and inspected records available concerning the subject property and conducted the interviews with the agencies so named in the body of this report.

No one provided significant professional assistance to the person signing this report.

Stephen A. Quartararo, CPE, REA

13.0 Resume

RESUME

STEPHEN A. QUARTARARO

Phase I Site Surveys, Environmental Hazard Assessment, Project Cost to Cure Physical Deterioration, Construction Management, Environmental Site Appraisals

EXPERIENCE

29 years as asbestos and environmental consultant and abatement contractor direct and subcontract. 4 years of development experience. Performance of site assessment, professional cost estimation, third party verification of sampling activities, underground tank removal monitoring and property assessment consultant. Coordinator of design and construction in two Los Angeles high rise office buildings for fire safety retrofit under the City of Los Angeles fire life safety ordinance. Develop and Design of affordable housing, including site selection, negotiation, planning and permit process and funding sourcing.

MAJOR CONTRACTS

UC Santa Barbara (1979) - HVAC system cleaning of five-story Chemistry and Physical Sciences buildings on campus.

VA Medical Center LA Jolla (1980) - After-fire decontamination of surgery HVAC system,

TRW (1983) - Bulk materials sampling for asbestos in 65-building facility, Redondo Beach, CA.

UC Chancellors Office, UC San Francisco Medical Center (1984) - Survey design, field work completion, report design, report completion for UC Chancellor's office's funding request to State Assembly funding for asbestos abatement and management - 103 buildings - hospital, classrooms, administrative offices.

California Hospital Medical Center (1983) - Contract and specification design and completion of asbestos abatement projects.

County of Los Angeles (1984) - Approval of specifications, third party monitoring of contractor during Building 5 Asbestos Abatement Project at Rancho Los Amigos Medical Center.

JMB Property Management (1985) - Coordination with building management and Med Tox abatement and hygiene personnel on three-story asbestos containment project in high rise office building, Century City, CA.

UC Riverside (1985) - Asbestos management and control in utility tunnels under campus.

Tishman Construction (1985) - Area containment for electrical work adjacent to occupied areas in asbestos affected Bank of America offices at ARCO Towers, Los Angeles, CA.

Equitable Real Estate Investment Management (1986) - Asbestos abatement and containment projects, including elevator lobby doors, full floor abatement and after-fire decontamination projects in First Interstate Bank and Union Bank buildings, Los Angeles, CA.

Baxter Pharmaceutical (1988) - Building materials sampling for asbestos and reports for 14 buildings in seven midwest states.

Fremont Indemnity (1991) - Independent owner's agent for fire protection citation response to LAFD and construction of tenant improvements for asbestos abatement and fire life safety rehabilitation of 11-story office building in midtown Los Angeles. Included removal of underground diesel tank.

Redlands Federal Savings (1990) - Phase I Environmental Assessments of raw land in Inland Empire and San Diego areas of Southern California.

SPS Technologies (1993) - "**Qualified Risk Assessment**"(QRA) for sale of existing 20-acre site in Costa Mesa, CA: Work involved review of commercial appraisals, Environmental Site Remediation work completed, further remediation cost proposals, interviews with responsible government agencies, interviews with banking authorities, preparation of report detailing current conditions and value of

property less expected remediation costs, results of interviews with regulatory agencies and financial authorities, four scenarios under which the property might be sold and the anticipated financial return and liability concerns of each scenario.

Money Store Investment Corporation (Present) - Related - 400+ Phase I Environmental Assessments of commercial property as collateral for SBA backed commercial loans in California.

Bank of America (Present) - Related - Phase I Environmental Assessments in Southern California.

Wells Fargo Bank (Present) - Phase I Environmental Assessments and Asbestos Inspections in Southern California.

Coast Federal Savings (Present) - 300+ Phase I Environmental Assessments and Asbestos Inspections of residential apartment buildings, commercial shopping centers and other commercial buildings from California to New York State.

Chevron Real Estate Services (1991) - Coordination and management of gasoline contaminated soil remediation project in Blythe, CA; work included shoring to 30 feet along the western perimeter of project to protect adjacent restaurant, removal and bio-remediation of 3,500 cubic feet of contaminated soil, removal of 5,000 gallons of contaminated water, placement of filter over local groundwater, back filling of excavation with remediated soil.

Carlsberg Management Company (1989-1995) - Independent owner's agent for fire protection citation response to LAFD and construction of tenant improvements for asbestos abatement and fire life safety rehabilitation of 10-story office building in West Los Angeles. Owner's representative: work included selection and coordination of architect, mechanical, electrical, fire sprinkler, asbestos abatement/containment and industrial hygiene contractors and interface with the City of Los Angeles Building, Electrical and Structural Departments and Inspectors over a five year period under occupied and vacant building conditions.

California Federal Bank (1993) - Phase I Environmental Assessments and Asbestos Inspections of commercial and residential buildings in Northern and Southern California.

Folger & Levin, Law Firm (1995) - "Environmental Risk Assessment" (ERA) for 3-acre parcel in West Los Angeles. Review of six environmental soil and groundwater studies, practical expansion of research and coordinated explanation of real environmental issues for use by commercial property appraiser.

State Farm Insurance Company (1995) - Asbestos expert for client negotiations.

Berger, Kahn, Shafton, Moss, Figler, Simon & Gladstone (1996/1997) - Asbestos expert witness.

Prestholt, Kleeger, Fidone & Villasenor (1996) - Asbestos expert witness.

Miscellaneous Independent Project Management of soil and groundwater sampling and remediation leading to site closure letter from County and City Fire Departments, Health Departments and Regional Water Boards.

Miscellaneous Independent Cost Estimation for required remediation of contaminated sites with commercial and industrial property appraisers.

EDUCATION

B.S. Urban Environmental Management; Cal State University Dominguez Hills

J.D. Candidate Classes in Torts, Contracts, Criminal Law; Western State University, Southern California College of Law

Major Emphasis - Tort Theory and the implications to modern environmental contamination and clean-up problems.

“Low Risk Closure Guidelines” - California Regional Water Quality Board - Los Angeles Region Seminar June 1996.

LICENSES

California *A General Engineering, Hazardous Materials Certified*
California *C-2 Contractors License, Asbestos Certified*
California *Real Estate Broker*

CERTIFICATIONS

Certified Asbestos Consultant (CAC), State of California
EPA/AHERA *Competent Person, Supervisor/ Management Planner/Project Designer*
Hazwhopper *48 Hour OSHA Certified Field Supervisor*
Certified Professional Estimator (CPE)
Lead Abatement Supervisor

REGISTRATIONS

Registered Environmental Assessor (REA)
Registered Property Manager (RPM)

AFFILIATIONS

American Society of Professional Estimators (*ASPE*)
California Society of Real Estate Appraisers (*CSOREA*)
American Institute of Plant Engineers (*AIPE*)
California Society of Hospital Engineers (*CSHE*)
National Society of Power Engineers (*NSPE*)
Kiwanis International, Greater Anaheim, CA (*KIWANIS*)

PUBLICATIONS

Numerous articles on asbestos in "*Asbestos Issues*", a nationally published magazine, and the "*Los Angeles BOMA*" magazine.
Home Trader Publications, Copyright 1994 - Residential properties for sale or trade.
American Industrial Real Estate Association Fall 1997 Newsletter, "The Environmental Report, To Close or Not To Close", 1997

SEMINAR SPEAKER

IRS (Internal Revenue Service), "Discounted Value of Asbestos and Environmentally Affected Property"
CATL (CA Assoc of Thrift and Loans), "The Affect of Asbestos and Environmental Discounts on Loans"
American Society of Professional Estimators - "The Design and Estimate of an Asbestos Abatement Project"
Los Angeles Board of Realtors, "Asbestos in Homes and Property"
(AIPE) American Institute of Plant Engineers, "Asbestos, History and Challenges"
(CSHE) California Society of Hospital Engineers, "Asbestos, History and Challenges"
(SCACEO) Southern California Association of Code Enforcement Officials "Single Room Occupancy Hotels, History and Modern Operations"

TRAINING CLASSES PRESENTED

8-hour Asbestos Awareness Class presented to:

- * City of LA Fire Safety Inspectors
- * Zurn Cosco Supervisors and Workers
- * Grinnell Fire Protection Supervisors and Workers

EDUCATION VIDEOS

Installation of Fire Sprinkler Hangers within asbestos affected environments, 1986

SROs, The Myth and Reality, 1991

DEVELOPMENT DESIGN

General Partner - 210-unit Single Room Occupancy (SRO) residential project in Anaheim, CA.

General Partner - 55-unit Single Room Occupancy (SRO) residential project in Santa Ana, CA.

EMPLOYMENT HISTORY AND OWNERSHIP

S & S Commercial Environmental Services, Inc., LLC, Enviroprop, Home Trader Realty, Inc., Equity Funding Mortgage, NATEC International, Inc., McClelland Management Services, National Abatement Corporation, Med-Tox Consultants, Pacific Abatement Group, Asbestos Clean-up and Consultants Corp., William Lovett Filter Company, Baker Consultants, Inc.

S & S Commercial Environmental Services, Inc.
Phone (949)650-4994 Fax (650-4275 e-mail s.quart@verizon.net



TOP: Front of Wilshire Blvd. Temple Building
BOTTOM: Rear of Wilshire Temple Building, Apartments & Parking Lot

PHASE ONE ENVIRONMENTAL SITE ASSESSMENT
3663 -3641 WILSHIRE BOULEVARD
LOS ANGELES, CALIFORNIA 90010

12960 Central Avenue, Suite E Chino, CA 91710

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CONFIDENTIAL / LENDER-CLIENT PRIVILEGE / WORK PRODUCT

ATTN: Mr. Howard Kaplan
WILSHIRE BOULEVARD TEMPLE
3663 -3641 Wilshire Boulevard
Los Angeles, CA 90010

**Phase I Environmental Site Assessment
3663 -3641 Wilshire Boulevard and Adjoining Apartments & Parking
Los Angeles, CA 90010**

1.0 INTRODUCTION

The following presents the results of our Phase I Environmental Site Assessment performed on the subject property known as 3663 -3641 Wilshire Boulevard and Adjoining Apartments & Parking in the Mid Wilshire Area of the City and County of Los Angeles, California. Authorization for this assessment performed on the subject property was given by Mr. Howard Kaplan for the *Wilshire Boulevard Temple*.

The site inspection was performed on February 23, 2007.

Report Organization

This report is divided into sections which discuss the field investigation, government records search, regulatory agency contacts and recommendations. Appendices follow the text.

1.1 Purpose and Scope of Work

The purpose of a Phase I Environmental Site Assessment is to discover any past or present environmentally-related events which may negatively impact the subject property. This includes a search of all available records concerning the property and the performance of an on-site inspection. Procedures followed in the performance of a Phase I Environmental Site Assessment include executing a government records search, researching permits for the site where prudent, interviewing the tenants of the subject property or neighbors in close proximity, studying aerial photographs, interviewing personnel at the appropriate regulatory agencies and conducting a physical survey of the subject property.

1.2 Involved Parties/Information Sources

This *S & S Commercial Environmental Services, Inc.*, Phase I Environmental Site Assessment is produced through the efforts of a California Registered Environmental Assessor working in conjunction with Federal, State and county regulatory agencies. *Track Info Services, L.L.C.* maintains a comprehensive, computerized data base of pertinent, environmentally-related records, referred to as an *Environmental First Search Report*, which is updated on a regular basis as reports are published from the various agencies. This data base is researched for Category I, II, III and IV sites within a mile of the subject property and a report is generated based upon the

available regulatory records. The report is reviewed for sites which might impact the subject property and an inquiry is directed toward those sites within the 2,000 foot hazardous waste disclosure zone

The field investigation includes a site assessment, observations of the neighboring facilities and verification of permits and building records, as necessary. This review and inspection was performed by Stephen A. Quartararo, California Registered Environmental Assessor, California General Engineering Contractor; Hazardous Materials Certified, California Certified Asbestos Contractor and *ASPE* Certified Professional Estimator.

2.0 PRINCIPAL FINDINGS

2.1 Summary of Operations and Environmental Discrepancies

Former Operations

The subject property has been the site of residential apartment buildings, retail stores, parking lots, a gas station and a Temple of Worship and schools since the early 1990s.

In 1922, a real estate office was established at 3641 Wilshire Blvd., also known as 3641-3-5-7-9--3-57 Wilshire Blvd. or the northwest corner of Harvard and Wilshire on the building permits.

The areas to the north on Hobart were occupied by apartment buildings and parking.

In 1925 the real estate office appears to have been modified or replaced with a gas station building operated by Standard Oil with a small underground tank.

In 1927 the opposite corner of the block, 3663 Wilshire was excavated and built out with a domed Temple of worship.

1929 saw the construction of retail stores adjacent to the Temple on the east side. The gas station remained along with the other two apartment buildings to the north of the temple building.

The gas station was moved to a Crenshaw Boulevard location in 1945. It is assumed that the building was moved instead of a new one being built because of the War Time Shortage of Materials. It is also assumed that the underground tank, only twenty years old was also moved.

In the late 1950s the Temple ownership acquired the land to the east of the Temple for a parking lot. The retail stores were torn down at that point.

One of the apartment houses was also torn down in the later years leaving the current one standing and parking lots.

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It is known from a discussion with Mr. Don Marks, the Chief Engineer for the Temple facility that the northwest corner of Harvard and Wilshire Boulevard was drilled through by Tutor Saliba in the mid-1990s for installation of methane monitoring equipment with no obstructions being encountered.

Current Operations

The subject property remains occupied by the Wilshire Boulevard Temple with classrooms for schooling and a parking lot. The parcels to the north are either parking lots or apartment buildings.

Adjoining and Adjacent Properties

Adjoining properties include bank buildings, office buildings and retail and wholesale stores.

Conclusions

There was nothing in the review of the First Search Environmental Report in the appendix or from a site inspection which would indicate long term issues for the subject property from those adjoining properties.

The assumption that the former UST on-site was moved along with the gas station is qualified by :

1. The fact that materials to make buildings and steel to construct tanks was in extremely short supply as the war ended. Not constructing a new building or purchasing a new underground tank would have allowed Standard Oil to keep operating with site costs only for a new foundation for the building and a new hole for the underground tank which was most likely in good condition after only twenty years.
2. It is also expected that Tudor Saliba would have used some sort of surface investigation for underground objects on the northwest corner of Harvard and Wilshire Boulevard as a safety precaution and would have encountered any underground tanks or vessels remaining in the soil.
3. Had an underground tank been encountered the fire department would have been called in and a file would have been started. There were no files for the subject property identified by the Fire Department, see appendix.

2.2 Summary of Building Materials and Environmental Discrepancies

Building Materials - Based upon the age of the buildings on the subject property, there are *friable* asbestos-containing building materials presumed in the buildings in the form of wallboard mud.

There are also presumed *non-friable* asbestos-containing flooring and roof mastic materials presumed in the building, per *FED-OSHA*. These materials are presumed

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by *FED-OSHA* under a rebuttable presumption due to their availability or continuing availability for use in building construction in the United States during the time the building was constructed or renovated. If these presumed *non-friable* asbestos-containing materials are present on the subject property, they are not considered a problem per the *EPA* in their present and expected condition.

There are suspected Pcb-containing fluorescent light fixtures on the subject property.

A summary of the current regulatory status of asbestos and Pcb precedes further description.

2.2.1 Asbestos

Background - Asbestos is a natural occurring mineral fiber utilized in a multitude of building material products due to its high tensile strength and excellent fire resistant properties. The *EPA* has defined asbestos-containing materials as being either *friable* or *non-friable* materials. *Friable* material is defined as being easily broken or crushed by hand pressure (e.g., soft acoustical ceilings or blown-on fireproofing).

Non-friable asbestos is generally found in pre-manufactured products that bind the asbestos in an adhesive material, such as roofing felts, floor tile, transite pipe and mastics. This is significant, due to the ability to create a fiber release and cause human exposure during normal activities. The *EPA* currently does not require the removal of asbestos-containing materials that do not present a problem for human exposure. Most *friable* asbestos-containing materials were banned in building materials by 1978.

In October 1995, a new *FED-OSHA* ruling became effective which redefined building materials perceived as asbestos-containing into four classes of work and modified the way in which these asbestos-containing materials are handled.

Under this ruling, "thermal system insulation and sprayed-on or troweled on or otherwise applied surfacing materials installed before 1980 are considered PACM (presumed asbestos-containing material)" unless sampled and identified by a certified individual as to asbestos content. These materials are considered high risk materials for abatement and their removal is classified under Class I removal activities.

Other building materials such as "floor or ceiling tiles, siding, roofing, transite panels [floor sheeting, floor or roof mastics] are also considered PACM (presumed asbestos-containing material)" unless sampled and identified by a certified individual as to asbestos content but are considered low risk materials for abatement and their removal is classified under Class II, III and IV removal and repair and maintenance operations.

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Significant under these new regulations is the deletion of the category of "Small Scale Short Term Duration" removal activities which regularly allowed Class I, II, III and IV activities to proceed with less regulatory oversight.

In July 1996, *CAL-OSHA* adopted the *FED-OSHA* guidelines as part of California law subject to some of the more stringent requirements pre-existing in California under Prop 65, the Connelly Bill and various other requirements or legislation passed by the California legislature.

Under the *NESHAPS* laws of 1976 and as later amended, asbestos does not have to be removed from a facility until such time as it undergoes major renovations or is demolished. Until that time, the present emphasis by the *EPA* is to recommend repair of any damaged areas and management of the asbestos-containing materials.

Prior to any renovation work being done involving asbestos-containing materials of 260 linear feet or 160 square feet in area, the local branch of the *EPA* must be notified.

Prior to the demolition of any building or house, mandatory bulk sampling must be accomplished and, if asbestos is present, notification must be made to the local branch of the *EPA* and *Air Quality Management District*.

In California, for the removal of any asbestos-containing materials greater than 0.1% by weight, notifications must also be made to *CAL-OSHA* and a licensed contractor with an asbestos certification is required for any work which exceeds 100 square feet.

2.2.2 Building Materials Presumed to Contain Friable Asbestos

Friable asbestos-containing building materials were banned for manufacture and sale in the United States in 1978 and all stocks remaining on the shelves are presumed to have been used up by 1980. The majority of the *friable* building materials, such as wallboard mud, decorative acoustic and ceiling tiles, were installed during the 1960s and 1970s. The buildings were constructed prior to 1980 and there are presumed *Friable* asbestos as follows:

Wallboard Mud - Asbestos was used in some plasterboard materials prior to 1960 and from 1960 until as late as 1980, the wallboard mud used to seal the seams between wallboard, cover the nail holes and smooth corners generally contained asbestos. Per *FED-OSHA*'s 1995 ruling, all wallboard types and mud installed prior to 1980 are presumed to contain *friable* asbestos until tested.

Most of the presumed asbestos-containing wallboard/plasterboard is behind paint and is not expected to be damaged in the business use of the buildings. There is no requirement to perform bulk sampling at this time. In the short term, any damaged areas of wallboard should be patched.

Prior to any significant remodel or demolition, an *OSHA* bulk sampling should be done for worker protection. If asbestos is identified, the affected materials should be handled in accordance with regulations in effect at that time.

2.2.3 Building Materials Presumed to Contain Non-Friable Asbestos

Asbestos was never banned from use in building materials such as floor tile, cement-based products and roofing materials, as these materials were considered *non-friable* by the *EPA* and not potentially a great hazard. After *friable* asbestos was banned, significant labeling requirements went into effect for the *non-friable* asbestos-containing materials and many substitutes became available. Asbestos-containing flooring materials and mastic were used less and less in construction after 1978 and, by 1984, their use in buildings constructed in the United States was nearly non-existent due to the labeling requirements and potential liability to both the manufacturer and real estate developer. The presumed *non-friable* asbestos-containing building materials in the building on the subject property are as follows:

Flooring Materials - There are some areas of floor tiles and flooring in the buildings on the subject property. This flooring is presumed to contain *non-friable* asbestos until tested. The flooring materials seen are in good condition overall and will most likely last for the life of the buildings.

Prior to future demolition or renovation which will disturb these flooring materials, they should be bulk sampled and tested for asbestos. If asbestos is identified, the affected materials should be handled in accordance with regulations in effect at that time. There is no recommendation for bulk sampling at this time.

Roof Mastic/Sealants - While never banned from use in roofing materials, asbestos was voluntarily removed from the roof mastic/sealants by their major manufacturers in 1989 due to labeling and liability concerns. The buildings appear to have a composition sheet roof on the lower portion and a brand new roof on the second floor. There are possible asbestos-containing mastic/sealants around the older penetrations. Should this material be present, it is considered *non-friable* by the *EPA* and does not pose a problem to the building occupants. Prior to any repair or re-roofing of the building, further inspection and bulk sampling is recommended as a matter of competent industry practice. There is no recommendation for further inspection or bulk sampling of this material at this time.

2.2.4 Poly-Chlorinated Biphenyl (Pcb)

Pcb was a material widely used as a coolant in electrical equipment from the 1920s to the 1970s. Pcb was banned from use in most electrical equipment in the latter part of the 1970s and 1980s, after it was determined that pcb could cause health problems if ingested and cancer when they underwent a chemical change as a result of a fire or explosion. Small amounts of pcb were used as a coolant in fluorescent light fixture ballasts until 1978, at which time they were banned and all fluorescent light ballasts were labeled with a "no pcb" label.

The building on the subject property was built out prior to 1978, according to the building permit record, and many of the spaces are illuminated via fluorescent lights. As such, any pre-1979 fluorescent light ballasts in the building are expected to contain pcb in the ballasts. Prior to such time as the ballasts are disposed of, they should be checked for a “no pcb” label. If none is found, the affected ballasts should be disposed of in accordance with regulations in effect at that time.

3.0 SITE OVERVIEW

3.1 Location

The subject property is located between the south east and west corner of Harvard and Hobart on the north side of Wilshire with areas on the west to 6th Street in the City and County of Los Angeles, California.

The land use in the general area is office commercial and residential.

3.2 Adjacent Properties

To the north of the subject property across 6th Avenue are retail and offices and commercial buildings.

To the east of the subject property across Harvard is Our Lady of the Angels Catholic church.

To the south of the subject property across Wilshire Blvd. are office buildings and residential properties.

West of the subject property are office buildings and residential properties.

There were no emissions noted by this Assessor from any of the adjacent or adjoining properties during the site inspection which would be of concern for the subject property.

3.3 Site Description

The subject property is comprised of a concrete and masonry building and a wood frame building and flat asphalt covered parking lots.

There is a large temple with a green colored dome on the southwest side of the property which is connected to a multi-level office and school complex.

The interior of the school rooms are painted wallboard walls with t-bar drop ceilings and recessed fluorescent light fixtures.

There are 12" x 12" floor tiles on many of the floors with carpet others. There was no indication of underground tanks or structures.

4.0 SITE HISTORY AND OPERATIONS

4.1 Building Permit History

The subject property has been developed since the first part of the past century according to the photographs reviewed, the aerial review and building permits on file with the *City of Los Angeles Building Department*.

There have been apartment houses, retail stores and apartments constructed on the subject property over time.

4.2 Operations

Former Operations - The subject property was the site of a small gas station, the site of apartment houses and retail stores and the site of vacant asphalt parking lots over time.

A Temple was constructed on the northeast corner of Wilshire Blvd. and Hobart Street in 1927.

The northwest corner of Harvard and Wilshire was the site of a small one pump gas station from 1925 until 1945 when the building was moved to another location. It is expected at that time that the underground tank was also moved.

In 1929 a retail structure was constructed adjacent to the Temple. That retail structure was removed when the Temple acquired that lot for parking in the late 1950s.

There were two apartment houses on the north side of the Temple. One of those has been demolished and removed from the parcel.

Current Operations - There is a Temple and school building on the southwest and middle areas of the property and an apartment house and parking lots on the north side of the subject property.

There are no regulated materials currently being used.

4.3 Operational Permits, Manifests and Material Safety Data Sheets (MSDS)

EPA ID Number - An *EPA ID* number identifies a facility to the State and Federal governments as a hazardous waste generator. There are no uses of the subject property requiring *EPA ID* numbers and there are no *EPA ID* numbers for the subject property.

Hazardous Waste Manifests - A hazardous waste manifest file is maintained when hazardous materials are transported and disposed of from a site. There are no regulated hazardous materials being generated and disposed of from the subject property and no manifests for this report.

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Air Emissions - The *South Coast Air Quality Management District* issues permits for sites that are emitting hazardous waste into the atmosphere from their operations. No permits were identified on-site and there are no sources of regulated air emissions.

Material Safety Data Sheets (MSDS) - Material Safety Data Sheets are required for chemicals and products being used in businesses which may be of a hazardous nature. There are no regulated materials being used on-site beyond properly labeled pesticides and cleaners.

5.0 ENVIRONMENTAL SETTING

5.1 Regional Physiographic

Based upon information obtained from various sites in the LUST listing by the *State of California* and the topographic map in the Appendix, the subject site is on level ground approximately 220 feet above sea level. The topography in the area slopes to the south and west.

The subject property is located in the Los Angeles Forebay Area of the Greater Coastal Plain just west of the Los Angeles River Channel. The area is overlain by parts of the La Brea, Downey and Montebello Plains. The site is underlain by approximately 50 feet of Recent Alluvium. This overlies 150 feet of upper Pleistocene Lakewood Formation, which includes the Exposition Aquifer. The lower Pleistocene San Pedro Formation extends from the base of the Lakewood Formation to a depth of approximately 1,600 feet below ground surface (bgs). Both the Lakewood and San Pedro Formations are chiefly comprised of marine and continental gravels, sands, silty sand, silt and clay.

The area of the subject property is thought to consist primarily of alluvial basin fill associated with the Los Angeles River.

5.2 Soil Conditions

There were no soil reports in the files researched for the subject property.

There were no unusual contours, spots or depressions on the subject property grounds, seen on the concrete, the walls or ceiling to indicate prior spills.

5.3 Groundwater Conditions

Groundwater in this part of Los Angeles is generally around 60-100 feet.

No studies of the local groundwater were available or provided for this report.

The first water is not used for drinking water.

6.0 RESULTS OF INVESTIGATION

6.1 Site Inspection Observations

The exterior and interior of the building and grounds are in average condition for their age.

There was no sign of current improper waste handling or disposal of toxic chemicals or pesticides in the area. There were no signs of underground vessels or storage.

6.2 Regulatory Agency Contacts

6.2.1 Department of Water and Power, Drinking Water Division (DWP)

Mr. Nathan Aguayo, Inspector with the *Water Quality Division* of the *Department of Water and Power* and the *Southern California Water Company* were contacted concerning the supply of water to the subject property. All water supplied to the subject property comes from Northern California and meets California's drinking water standards.

6.2.2 California Department of Conservation, Division of Mines and Geology

The *California Department of Conservation, Division of Mines and Geology*, was contacted regarding the proximity of active earthquake faults. According to Ms. Venice Huffman, the subject property is not part of any Earthquake Fault Rupture Hazard Zone pursuant to the Alquist-Priolo Earthquake Fault Rupture Zones Act of 1972, which mandated studies of active faults in California. An active fault zone is described by the *State Mining and Geology Board* as "one which had surface displacement within the Holocene time (about the last 11,000 years)."

6.2.3 California Division of Oil and Gas

A review of the *State of California Division of Oil and Gas* 1992 Munger Map did not indicate that oil wells were drilled within one mile of the subject property. There is no indication that any wells were surface-drilled into or adjoining the subject property.

6.2.4 Department of Water and Power, Distribution Division (DWP)

According to Mr. Don Giddings, Staff Engineer, nearly all of the pole and pad-mounted transformers in the *Department of Water and Power, Distribution Division* system, have been tested for pcb. Those with pcb above the legal limit have been changed out or the liquid has been replaced. According to Mr. Giddings, it is unlikely that any pcb are present in any of the transformers in the *DWP* system.

6.2.5 South Coast Air Quality Management District (SCAQMD)

Ms. Elaine Hara, Customer Service Clerk, was contacted regarding air emission permits on the property. She said that there are no active permits for the subject property.

6.2.6 Department of Health Services, State Department of Radon

Mr. David Quinton, Environmental Health Specialist with the *State Department of*

Radon, was contacted regarding the presence of radon in the area. He said that the most recent studies done predicted less than 2.4% of homes and less than 0.04% of the schools in the State of California would be over the *EPA's* action level of four picocuries/liter. He stated that this study was performed in existing homes and that there was no effective methodology of correlating soil samples to houses. Mr. Quinton explained that much is dependant upon the soil under a residence and the type of foundation a house is built upon. Additionally, the standard is based upon exposure of 18 hours per day for 70 years, which would not correlate to a business exposure. Mr. Quinton said that, with the exception of Madera County in Northern California, the *State of California* has nearly concluded all radon testing in the State and has found that there is little likelihood of a significant radon exposure in California.

Mr. Quinton said that business exposures had not been within the parameters of any of these studies due to the limited time most business people are in one location. He also said that the State does not plan to study businesses based upon the previous studies and that there is no standard for a commercial enterprise being conducted outside of a home.

6.2.7 City of Los Angeles Building Department

Permit research was conducted at the *Los Angeles Construction Services Department*.

The first permits were found in 1922 for a Real Estate Sales office at 3641 Wilshire Blvd. There were also permits for a small gas station which was later transferred to another site. There were other permits for the other buildings and demolition and interior improvements.

At the time the buildings were constructed, they were connected to the *Los Angeles County Sanitation District* sewer system.

6.2.7 City of Los Angeles Fire Department

Records were checked for evidence of underground tanks first at 3663 Wilshire Blvd. and then at 3641 Wilshire Blvd. No files were found. See appendix.

6.3 Personal Interviews, Site Records Review

6.3.1 Personal Interviews

Mr. Steve Breuer, Wilshire Blvd Temple - Mr. Steve Breuer provided access and a discussion of the Temple Activities as far back as the 1930s.

6.3.2 Site Records Review

There are no activities on-site involved with regulated hazardous materials and there were no records to review.

6.4 Historical Aerial Photograph Review

Aerial photographs from 1938, 1954, 1964, 1972, 1989, 1994, 1997 and March 2004 along with a topographic map from 1966, photo-revised in 1994, were reviewed. Photographs and topographic maps in an aerial review are specifically examined for evidence of hazardous materials, as well as on and off-site features that may affect the environmental quality of the property. These features include sumps, pits, ponds, lagoons, aboveground tanks, landfills, outside storage of hazardous materials and general land use.

Additional ground level photographs from 1925 & 1927 were on the wall of the conference room. These photographs were reproduced to show the former gas station on the northwest corner of Harvard and Wilshire Blvd. and the Temple which was constructed on the southwest side of the subject property in 1927.

Photo Dated 1925 - Ground level photograph from southeast to northwest showing a small Standard Oil Gas Station on the northwest corner of Harvard and Wilshire Blvd. There is a palm tree on Wilshire Blvd.

Photo Dated 1927 - This photo was taken from northeast to southwest and shows the ground being excavated to construct the foundation for the current Temple on site. The palm tree is evident behind the dirt conveyor at the top of the photograph.

Photo Dated 1938 - The subject property is occupied on the southwest side by a Temple Building with round dome. There is parking to the east, a store building adjoining the Temple on the east and a building on the southeast corner which was found to be a small gas station. The north side of the property has apartments and additional parking.

Photo Dated 1954 - The former gas station building to the east of the Temple building is now a parking lot. The store building remains to the east of the Temple Building. There are no other significant changes.

Photo Dated 1964 - The store building to the east of the Temple building is gone and is now part of a parking lot. There are no other significant changes.

Photo Dated 1972 - No significant changes are evident to the subject property, its contiguous properties or the immediate surrounding area.

Photo Dated 1989 - No significant changes are evident to the subject property.

Photo Dated 1994 - No significant changes are evident to the subject property.

Photo Dated 1997 - No significant changes are evident to the subject property beyond one of the apartment houses being gone.

Photo Dated March 2004 - No significant changes are evident to the subject property, its contiguous properties or the immediate surrounding area.

Copies of sections of the 1925, 1927, 1938, 1954, 1964, 1972, 1989, 1994, 1997 and March 2004 photographs are in the Appendix.

6.5 Synopsis of Previous Environmental Investigations

There were no previous environmental investigations identified in the records researched or provided by the client.

6.6 Summary of Government Records Search (Refer to Government Lists)

NOTE: This government records summary is based, in part, on investigating critical, or "border zone", properties near the subject property. The *State of California, Department of Health Services*, has defined these sites as being within 2,000 feet (or approximately 0.4 mile) of the subject property. Other sites more distant in proximity may be listed but not considered critical and, therefore, not further investigated.

The following is a summarized form of the detail provided in the Environmental First Search Report in the Appendix.

CATEGORY ONE: NPL, SPL, RCRA-CORRACTS, RCRA-TSD, SCL, CERCLIS/NFRAP, SWLF

This category is composed of lists compiled by the *US Environmental Protection Agency* and the State of California Equivalency lists. This category includes National Priority List sites, RCRA Corrective Actions by the *EPA* and *USEPA* permitted treatment, storage and disposal facilities within a one mile radius of the subject property. This includes sites for designation under the Federal SUPERFUND Program, permitted solid waste landfills, incinerator sites or transfer stations and the State Bond Program for sites representing an environmental concern for the discharge of hazardous wastes.

There are nine Category One sites listed as being within one mile of the subject property as of January 2006/August 2005. All of these sites are one-half mile or from the subject property and have been checked by the EPA and other agencies. They are not considered a potential problem for the subject property.

CATEGORY TWO: (1/2 mile) LUST, DEED RSTR, TOXIC PITS, CORTESE

The sites within this category include sites selected for possible placement on the Federal NPL list or the State risks to human health and the environment. This category also includes leaking underground tank sites from both the *Regional Water Quality Control Board* and the State mandated CORTESE lists of properties with hazardous wastes, sites with DEED restrictions and Toxic Pits Cleanup facilities. Sites within this category are provided on this list within a one-half mile as of January 2006, with other DEED restrictions and Toxic Pits sites from 1994 and 1995.

There are nine sites with leaking underground tanks. All of those sites are within one-half mile of the subject property, at 500 feet or more. Based upon a site inspection and topographic interpretation, those sites are all too far from the subject property or are down gradient and were not found to be of concern for migratory contamination to the subject property.

None of these Category Two sites are thought to represent a potential problem for migratory contamination to the subject property based upon their status, distance and topography.

CATEGORY THREE: (1/4 mile) **RCRA VIOL, TRIS, UST/AST, UNIQUE CO** Sites in this list are the result of RCRA enforcement actions, the Toxic release inventory base, registered aboveground or underground tanks and the result of searches of any unique county data bases. The data bases range from 1994 information for underground tanks to January 2006 for information on RCRA actions and registered aboveground and underground storage tanks.

There are nine Category Three sites listed within a one-quarter mile radius of the subject property. These are aboveground and underground tanks sites.

A review of the information provided for these sites and a neighborhood inspection and record review did not find any problems for migratory contamination to the subject property due to the distance, topography, physical barriers, gradient or status for thirty-one of the sites, the other site is the subject property.

CATEGORY FOUR: (1/8 mile) **ERNS, GNRTR**

Sites in this category include ERNS, which is a national database retrieval system of Incident-Notification information as initially reported by any party regarding incidents of reported releases of oil and hazardous substances. The information in this report combines data from the *United States Coast Guard National Response Center* data base with data from the 10 *EPA* regions.

ERNS - ERNS supports the release notification requirements of Section 103 of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), as amended; Section 311 of the Clean Water Act; and Sections 300.51 and 300.65 of the National Oil and Hazardous Substances Contingency Plan. This data base is current as of December 2004. There are two ERNS sites listed within one-eighth mile of the subject property as of December 2005. Both of these sites have been remediated or were found not to be operable and are off gradient from the subject property.

RCRA - Sites which generate regulated hazardous waste above a certain quantity are required to use *EPA* identification numbers and are called RCRA sites. An *EPA* identification number does not indicate a problem with a site, but merely that they

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use or dispose of a minimum quantity of a hazardous waste. There are four RCRA sites listed within a one-eighth mile radius of the subject property as of December 2005. The subject property is not a RCRA site.

These sites are listed as being within the 2,000 foot hazardous waste disclosure zone and are identified as large or small quantity generators of hazardous waste.

The listed RCRA sites are not thought to be a potential problem for migratory contamination to the subject property based upon an inspection of the neighborhood and other information in this record.

7.0 DISCUSSION OF INVESTIGATION

Asbestos - There are some building materials on the subject property which are presumed to contain asbestos and are explained as follows:

Building Materials Presumed to Contain Friable Asbestos

Friable asbestos-containing building materials were banned for manufacture and sale in the United States in 1978 and all stocks remaining on the shelves are presumed to have been used up by 1980. The majority of the *friable* building materials, such as wallboard mud, decorative acoustic and ceiling tiles, were installed during the 1960s and 1970s. The buildings have been modified over the years, with some of the wallboard modifications expected prior to 1980. *Friable* asbestos is presumed as follows:

Wallboard Mud - Asbestos was used in some plasterboard materials prior to 1960 and from 1960 until as late as 1980, the wallboard mud used to seal the seams between wallboard, cover the nail holes and smooth corners generally contained asbestos. Per *FED-OSHA*'s 1995 ruling, all wallboard types and mud installed prior to 1980 are presumed to contain *friable* asbestos until tested.

Most of the presumed asbestos-containing wallboard/plasterboard is behind paint and is not expected to be damaged in the business use of the buildings. There is no requirement to perform bulk sampling at this time. In the short term any areas of damaged wallboard should be repaired.

Prior to any significant remodel or demolition, an *OSHA* bulk sampling should be done for worker protection. If asbestos is identified, the affected materials should be handled in accordance with regulations in effect at that time.

Building Materials Presumed to Contain Non-Friable Asbestos

Asbestos was never banned from use in building materials such as floor tile, cement-based products and roofing materials, as these materials were considered *non-friable* by the *EPA* and not potentially a great hazard. After *friable* asbestos was banned, significant labeling requirements went into effect for the *non-friable* asbestos-containing materials and many substitutes became available. Asbestos-containing flooring materials and mastic were used less and less in construction after 1978 and, by 1984, their use in buildings constructed in

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the United States was nearly non-existent due to the labeling requirements and potential liability to both the manufacturer and real estate developer. The presumed *non-friable* asbestos-containing building materials in the buildings on the subject property are as follows:

Flooring Materials - There are some areas of floor tiles and flooring in the buildings on the subject property. This flooring is presumed to contain *non-friable* asbestos until tested. The flooring materials seen are in good condition overall and will most likely last for the life of the buildings.

Prior to future demolition or renovation which will disturb these flooring materials, they should be bulk sampled and tested for asbestos. If asbestos is identified, the affected materials should be handled in accordance with regulations in effect at that time. There is no recommendation for bulk sampling at this time.

Roof Mastic/Sealants - While never banned from use in roofing materials, asbestos was voluntarily removed from the roof mastic/sealants by their major manufacturers in 1989 due to labeling and liability concerns. The buildings appear to have composition sheet roofs, with possible asbestos-containing mastic/sealants around the penetrations. Should this material be present, it is considered *non-friable* by the EPA and does not pose a problem to the building occupants. Prior to any repair or reroofing of the buildings, further inspection and bulk sampling is recommended as a matter of competent industry practice. There is no recommendation for further inspection or bulk sampling of this material at this time.

Poly-Chlorinated Biphenyl (Pcb) - There should not be any Pcb in any of the utility transformers on or near the site, according to the *Department of Water and Power (DWP)*.

There are fluorescent light ballasts in the buildings which are suspected of having been manufactured prior to 1978, when all fluorescent light ballasts contained some quantity of pcb in the cooling oil.

Prior to disposal of any of the fluorescent light fixtures, the ballasts should be checked for a "no pcb" label. If none is identified, the affected ballasts should be disposed of in accordance with regulations in effect at that time.

Aboveground Storage Tanks - The physical site survey did not evidence aboveground storage tanks currently on the subject property.

Underground Storage Tanks - The physical site survey did not evidence the existence of current operating underground storage tanks on the subject property. The former underground tank appears to have been moved from the 3641 address in 1945 and there is no evidence there is any existing significant contamination.

Air Emissions - There are no sources of regulated air emissions from the subject property.

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Water Supplies - Discussions with the *Department of Water and Power, Drinking Water Quality Division*, evidenced a water supply to the area which meets all of California's drinking water requirements.

Wastewater - Sewage disposal is via Los Angeles City and County sanitary sewers. Site observations did not evidence any current source for illegal disposal of toxic chemicals into the public sanitary sewer system.

Waste Generation, Storage and Disposal - The physical site survey did not evidence the current generation of regulated hazardous waste from the subject property.

Pesticides, Herbicides - There was no current use of herbicides or pesticides noted beyond the normal residential and commercial insect and pest control.

Radon - Radon comes from the natural breakdown (radioactive decay) of uranium. The *Environmental Protection Agency (EPA)* estimates that the average soil in the United States contains only about one part per million of uranium. Uranium is found in about 150 minerals including granite, phosphate and shale. Granite is a major concern for the presence of radon, as some deposits have been found to contain extremely high levels of uranium. The area of the subject property does not indicate any large deposits of granite material which would be of concern to test for the presence of radon. Phosphorous is an essential ingredient in chemical fertilizers and comes from phosphate rock. There does not appear to ever have been much fertilizer used around the subject property. According to Mr. David Quinton of the *State Department of Radon*, the chance of radon being a hazard in the State of California is very low. Actual testing for radon content in the structure on the subject property was not conducted and is not included in the scope of this report.

Lead-Based Paint - Specific testing is required to determine if paint or other materials used in the construction of the buildings on the site contain significant levels of lead. These tests are not within the scope of work for this report and no investigation for lead content was, or will be, performed unless agreed to by the property owner as an additional service, incurring additional costs.

Regulatory Actions - No evidence of regulatory actions on the subject property were found in any of the records checked.

Known Site Problems - There are no known site problems.

Regional or Adjacent Problems - There are no regional or adjacent problems known to have any affect on the subject property.

8.0 CONCLUSIONS

8.1 Areas of No Apparent Concern

There are no areas of concern regarding the current or former operations in the buildings on-site. The former gas station was removed so long ago that significant soil contamination is no longer a problem. The underground tank is expected to have been removed due to a war time shortage of materials and the fact that the small 20 year old building was moved to a new address. In addition Tutor Saliba bored a large hole in the area of the former gas station to do methane gas testing when the redline subway was constructed under Wilshire Blvd. There were no obstructions encountered.

There are presumed *non-friable* asbestos-containing building materials and suspect Pcb-containing fluorescent light ballasts on the subject property which, overall, are not a present concern for the subject property.

8.2 Areas of Further Concern

Asbestos - The physical site survey indicated two areas of further concern relating to presumed *friable* and *non-friable* asbestos-containing building materials and suspected Pcb-containing fluorescent light fixtures.

9.0 RECOMMENDATIONS

9.1 Areas of No Action

The presumed asbestos-containing building materials are in good condition and do not present a current problem for the building occupants.

Asbestos:

Flooring and Roof Mastic/Sealants - Prior to any further re-roofing of the buildings, bulk sampling of the roofing materials and mastic should be done as a competent industry practice. Where asbestos is found, the roofing materials should be handled in accordance with regulations in effect at the time.

There is no recommendation for bulk sampling at this time.

There are fluorescent light ballasts in the buildings which are suspected of having been manufactured prior to 1978, when all fluorescent light ballasts contained some quantity of pcb in the cooling oil.

Pcb. - Prior to disposal of any of the fluorescent light fixtures, the ballasts should be checked for a "no pcb" label. If none is identified, the affected ballasts should be disposed of in accordance with regulations in effect at that time

9.2 Further Investigation

In this Assessor's Opinion, the risk of significant contamination is so minor that no further investigation is recommended.

10.0 LIMITATIONS

This report is intended to satisfy the requirements of a Preliminary Phase I Environmental Site Audit as outlined in the ASTM standards. This standard is intended to define the scope of due diligence necessary in a real estate transaction to provide for the "innocent buyer's defense" under the SARA amendments to CERCLA.

The findings set forth in this Phase I Environmental Site Assessment are strictly limited in time and scope to the date of evaluation(s). Government records searched are limited to the accuracy of the agency prepared lists.

The conclusions presented in the report are based solely on the services described therein and not on scientific tasks or procedures beyond the scope of the agreed upon Phase I Environmental Site Assessment. It is hereby acknowledged that, within the scope of this survey, no level of assessment can ensure the real property is completely free of chemicals or toxic substances.

This public records search was conducted with available Federal, State, County and City agency departments, according to recognized procedures and current availability of records. Conclusions resulting from these searches are solely a result of the same. *S & S Commercial Environmental Services, Inc.*, assumes no responsibility for events that are not part of these public records.

S & S Commercial Environmental Services, Inc.

Stephen A. Quartararo, CEO
Registered Environmental Assessor
No. 01486 Expires: 06/30/06

11.0 REFERENCES

11.1 Published References

- 11.1.1 *Environmental First Search Report- March 2006*
- 11.1.2 *Aerial Photograph Review - Rupp Aerial, USGS*
- 11.1.3 *Topographic Maps - EarthVisions*
- 11.1.4 *DOG Maps/1992 Munger Map Book*
- 11.1.5 *Alquist-Priolo Earthquake Fault Rupture Hazard Special Study Zones*
- 11.1.6 *California Code of Regulations Title 22 Chapter 30, Regulations for Hazardous Waste Transport and Disposal, California Highway Patrol*
- 11.1.7 *FEDERAL, 29 CFR, Part 1910.120; 40 CFR Part 761, DOT; 49 CFR Parts 172.516; Toxic Substance Control Act*

11.2 Record of Personal Communications

- 11.2.1 *Department of Water and Power Drinking Water* February 2006
Mr. Nathan Aguayo, Inspector (213)481-4211

- 11.2.2 *California Division of Mines and Geology* February 2006
Ms. Venice Huffman, Clerk (213)620-3560

- 11.2.3 *California Division of Oil and Gas* February 2006
Cerritos Office (714)816-6847

- 11.2.4 *Department of Water and Power, Distribution Div.* February 2006
Mr. Don Giddings, Staff Engineer (213)481-8801

- 11.2.5 *South Coast Air Quality Management District* February 2006
Ms. Elaine Hara, Customer Service Clerk (909)396-2900

- 11.2.6 *State Department of Radon* February 1996
Mr. David Quinton, Environmental Health Specialist (916)324-2308

- 11.2.7 *City of Los Angeles Building Department* February 2006
City Hall Office (213)485-2304

- 11.2.8 *City of Los Angeles Fire Department* February 2006
Administrative Office (213)978-3616

- 11.2.9 *Wilshire Blvd Temple* February 2006
Mr. Steve Breuer (231)388-2401

12.0 APPENDIX

- 12.1 Site Location Map**
- 12.2 Historical Aerial Photographs**
- 12.3 Topographic Map**
- 12.4 Environmental Features**
- 12.5 Building Permits**
- 12.6 Fire Department Information**
- 12.7 Environmental First Search Report**
- 12.8 Letter from Magnetek**
- 12.9 Certification**
- 13.0 Resume**

Subject Property: 3663 Wilshire Blvd. Los Angeles, CA 90010

12.1 Site Location Map

Subject Property: 3663 Wilshire Blvd. Los Angeles, CA 90010



12.2 Historical Aerial Photographs

Subject Property: 3663 Wilshire Blvd. Los Angeles, CA 90010

12.3 Topographic Map

12.4 Environmental Features



Typical Roofing And Mastic Material



Typical Condition Of Floor Tile

Subject Property: 3663 Wilshire Blvd. Los Angeles, CA 90010



East Side Of Temple And Parking



Typical Condition Of Flourescent Lights

Subject Property: 3663 Wilshire Blvd. Los Angeles, CA 90010

12.5 Building Permits

Subject Property: 3663 Wilshire Blvd. Los Angeles, CA 90010

12.6 Fire Department Information

12.7 Environmental First Search Report

Subject Property: 3663 Wilshire Blvd. Los Angeles, CA 90010

12.8 Letter from Magnetek

The following is a reprint of:

***MagneTek
Universal Manufacturing***

200 Robin Road
Paramus, NJ 07652
Phone (201) 967-7600
TELEX 753330
Fax (201) 967-0904

Mailing Address
P.O. Box 3028
Paterson, NJ 07509

RE: PCB's

Ballasts are used in fluorescent fixtures in business, commercial and industrial establishments, as well as in schools. One of the devices used in these ballasts is called a capacitor, which makes the ballasts operate more efficiently. These capacitors, used in ballasts made by every manufacturer in the industry, including Universal, used PCBs in small amounts until 1978, when a change was made to another liquid. Universal ballasts manufactured since January 1979 do not contain PCBs and the label of all these ballasts contain the statement "No PCB's".

The capacitor is a hermetically sealed device, which entirely isolates the PCB from human contact. The typical fluorescent ballast contained about 0.05 lbs. of 100% PCB liquid. That represents 1-2 liquid ounces. The weight of PCB used in relationship to the total capacitor weight, was approximately 15%. In relationship to the total ballast weight it varied from 0.6% (Slimline ballasts) to 1.5% (2 lamp, 40 watt ballasts). The degree of chlorination was 42%.

For HID ballasts where larger capacitors were used, it may have been as much as 5-6 ounces of liquid. In all cases the amount of "free PCBs" (the quantity that could leak if the can ruptured), was much less because most of the liquid was absorbed by the blotter-like dielectric material.

Ballasts occasionally fail in service and sometimes the asphalt (tar) with which they are filled melts and leaks out. On very rare occasions, the capacitor will also rupture and its contents mix with the tar. If a leak occurs, it should be cleaned up with any petroleum-based solvent.

MagneTek Universal Mfg.

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Such a leak does not represent any significant immediate or long-term hazard. The United States Environmental Protection Agency has recognized the existence of PCBs in ballasts, has carefully evaluated the situation and in the regulations controlling the use and disposal of PCBs has concluded that continued use in existing lighting installations is acceptable; also that the occasional ballasts which becomes defective in service may be disposed of in compliance with 40 CFR* Part 761 or check with your local State Environmental Protection Agency for instruction.

Should you have any questions regarding this matter, please do not hesitate to call me at your convenience.

Very truly yours,

MagneTek Universal Manufacturing

Robert E. Babcock
Manager, Marketing Engineering

REB:cp

* Code of Federal Regulations

Subject Property: 3663 Wilshire Blvd. Los Angeles, CA 90010

12.9 Certification

CERTIFICATION

I certify that, to the best of my knowledge and belief,:

The statements of fact contained in this report are true and correct.

The reported analysis, opinions and conclusions are limited only by the reported assumptions and limited conditions and are my personal, unbiased professional analysis, opinions and conclusions.

I have no present or prospective interest in the property that is the subject of this report and I have no personal interest or bias with respect to the parties involved.

My compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result or the occurrence of a subsequent event.

My analysis, opinions and conclusions were developed and this report has been prepared in conformity with Uniform Standards of Level One Environmental Reporting.

I have personally inspected the site and reviewed and inspected records available concerning the subject property and conducted the interviews with the agencies so named in the body of this report.

No one provided significant professional assistance to the person signing this report.

Stephen A. Quartararo, CPE, REA

13.0 Resume

RESUME

STEPHEN A. QUARTARARO

Phase I Site Surveys, Environmental Hazard Assessment, Project Cost to Cure Physical Deterioration, Construction Management, Environmental Site Appraisals

EXPERIENCE

28 years as asbestos and environmental consultant and abatement contractor direct and subcontract. 4 years of development experience. Performance of site assessment, professional cost estimation, third party verification of sampling activities, underground tank removal monitoring and property assessment consultant. Coordinator of design and construction in two Los Angeles high rise office buildings for fire safety retrofit under the City of Los Angeles fire life safety ordinance. Develop and Design of affordable housing, including site selection, negotiation, planning and permit process and funding sourcing.

MAJOR CONTRACTS

UC Santa Barbara (1979) - HVAC system cleaning of five-story Chemistry and Physical Sciences buildings on campus.

VA Medical Center LA Jolla (1980) - After-fire decontamination of surgery HVAC system,

TRW (1983) - Bulk materials sampling for asbestos in 65-building facility, Redondo Beach, CA.

UC Chancellors Office, UC San Francisco Medical Center (1984) - Survey design, field work completion, report design, report completion for UC Chancellor's office's funding request to State Assembly funding for asbestos abatement and management - 103 buildings - hospital, classrooms, administrative offices.

California Hospital Medical Center (1983) - Contract and specification design and completion of asbestos abatement projects.

County of Los Angeles (1984) - Approval of specifications, third party monitoring of contractor during Building 5 Asbestos Abatement Project at Rancho Los Amigos Medical Center.

JMB Property Management (1985) - Coordination with building management and Med Tox abatement and hygiene personnel on three-story asbestos containment project in high rise office building, Century City, CA.

UC Riverside (1985) - Asbestos management and control in utility tunnels under campus.

Tishman Construction (1985) - Area containment for electrical work adjacent to occupied areas in asbestos affected Bank of America offices at ARCO Towers, Los Angeles, CA.

Equitable Real Estate Investment Management (1986) - Asbestos abatement and containment projects, including elevator lobby doors, full floor abatement and after-fire decontamination projects in First Interstate Bank and Union Bank buildings, Los Angeles, CA.

Baxter Pharmaceutical (1988) - Building materials sampling for asbestos and reports for 14 buildings in seven midwest states.

Fremont Indemnity (1991) - Independent owner's agent for fire protection citation response to LAFD and construction of tenant improvements for asbestos abatement and fire life safety rehabilitation of 11-story office building in midtown Los Angeles. Included removal of underground diesel tank.

Redlands Federal Savings (1990) - Phase I Environmental Assessments of raw land in Inland Empire and San Diego areas of Southern California.

SPS Technologies (1993) - "**Qualified Risk Assessment**"(QRA) for sale of existing 20-acre site in Costa Mesa, CA: Work involved review of commercial appraisals, Environmental Site Remediation work completed, further remediation cost proposals, interviews with responsible

government agencies, interviews with banking authorities, preparation of report detailing current conditions and value of property less expected remediation costs, results of interviews with regulatory agencies and financial authorities, four scenarios under which the property might be sold and the anticipated financial return and liability concerns of each scenario.

Money Store Investment Corporation (Present) - Related - 400+ Phase I Environmental Assessments of commercial property as collateral for SBA backed commercial loans in California.

Bank of America (Present) - Related - Phase I Environmental Assessments in Southern California.

Wells Fargo Bank (Present) - Phase I Environmental Assessments and Asbestos Inspections in Southern California.

Coast Federal Savings (Present) - 300+ Phase I Environmental Assessments and Asbestos Inspections of residential apartment buildings, commercial shopping centers and other commercial buildings from California to New York State.

Chevron Real Estate Services (1991) - Coordination and management of gasoline contaminated soil remediation project in Blythe, CA; work included shoring to 30 feet along the western perimeter of project to protect adjacent restaurant, removal and bio-remediation of 3,500 cubic feet of contaminated soil, removal of 5,000 gallons of contaminated water, placement of filter over local groundwater, back filling of excavation with remediated soil.

Carlsberg Management Company (1989-1995) - Independent owner's agent for fire protection citation response to LAFD and construction of tenant improvements for asbestos abatement and fire life safety rehabilitation of 10-story office building in West Los Angeles. Owner's representative: work included selection and coordination of architect, mechanical, electrical, fire sprinkler, asbestos abatement/containment and industrial hygiene contractors and interface with the City of Los Angeles Building, Electrical and Structural Departments and Inspectors over a five year period under occupied and vacant building conditions.

California Federal Bank (1993) - Phase I Environmental Assessments and Asbestos Inspections of commercial and residential buildings in Northern and Southern California.

Folger & Levin, Law Firm (1995) - "Environmental Risk Assessment" (ERA) for 3-acre parcel in West Los Angeles. Review of six environmental soil and groundwater studies, practical expansion of research and coordinated explanation of real environmental issues for use by commercial property appraiser.

State Farm Insurance Company (1995) - Asbestos expert for client negotiations.

Berger, Kahn, Shafton, Moss, Figler, Simon & Gladstone (1996/1997) - Asbestos expert witness.

Prestholt, Kleeger, Fidone & Villasenor (1996) - Asbestos expert witness.

Miscellaneous Independent Project Management of soil and groundwater sampling and remediation leading to site closure letter from County and City Fire Departments, Health Departments and Regional Water Boards.

Miscellaneous Independent Cost Estimation for required remediation of contaminated sites with commercial and industrial property appraisers.

EDUCATION

B.S. Urban Environmental Management; Cal State University Dominguez Hills

J.D. Candidate Classes in Torts, Contracts, Criminal Law; Western State University, Southern California College of Law

Major Emphasis - Tort Theory and the implications to modern environmental contamination and

clean-up problems.

“Low Risk Closure Guidelines” - California Regional Water Quality Board - Los Angeles Region Seminar June 1996.

LICENSES

California ***A General Engineering, Hazardous Materials Certified***

California ***C-2 Contractors License, Asbestos Certified***

California ***Real Estate Broker***

CERTIFICATIONS

Certified Asbestos Consultant (CAC), State of California

EPA/AHERA ***Competent Person, Supervisor/ Management Planner/Project Designer***

Hazwopper ***48 Hour OSHA Certified Field Supervisor***

Certified Professional Estimator (CPE)

Lead Abatement Supervisor

REGISTRATIONS

Registered Environmental Assessor (REA)

Registered Property Manager (RPM)

AFFILIATIONS

American Society of Professional Estimators (***ASPE***)

California Society of Real Estate Appraisers (***CSOREA***)

American Institute of Plant Engineers (***AIPE***)

California Society of Hospital Engineers (***CSHE***)

National Society of Power Engineers (***NSPE***)

Kiwanis International, Greater Anaheim, CA (***KIWANIS***)

PUBLICATIONS

Numerous articles on asbestos in "***Asbestos Issues***", a nationally published magazine, and the "***Los Angeles BOMA***" magazine.

Home Trader Publications, Copyright 1994 - Residential properties for sale or trade.

American Industrial Real Estate Association Fall 1997 Newsletter, "The Environmental Report, To Close or Not To Close", 1997

SEMINAR SPEAKER

IRS (Internal Revenue Service), "Discounted Value of Asbestos and Environmentally Affected Property"

CATL (CA Assoc of Thrift and Loans), "The Affect of Asbestos and Environmental Discounts on Loans"

American Society of Professional Estimators - "The Design and Estimate of an Asbestos Abatement Project"

Los Angeles Board of Realtors, "Asbestos in Homes and Property"

(***AIPE***) ***American Institute of Plant Engineers***, "Asbestos, History and Challenges"

(***CSHE***) ***California Society of Hospital Engineers***, "Asbestos, History and Challenges"

(***SCACEO***) ***Southern California Association of Code Enforcement Officials*** "Single Room Occupancy Hotels, History and Modern Operations"

TRAINING CLASSES PRESENTED

8-hour Asbestos Awareness Class presented to:

- * City of LA Fire Safety Inspectors
- * Zurn Cosco Supervisors and Workers
- * Grinnell Fire Protection Supervisors and Workers

EDUCATION VIDEOS

Installation of Fire Sprinkler Hangers within asbestos affected environments, 1986
SROs, The Myth and Reality, 1991

DEVELOPMENT DESIGN

General Partner - 210-unit Single Room Occupancy (SRO) residential project in Anaheim, CA.

General Partner - 55-unit Single Room Occupancy (SRO) residential project in Santa Ana, CA.

EMPLOYMENT HISTORY AND OWNERSHIP

S & S Commercial Environmental Services, Inc., LLC, Enviroprop, Home Trader Realty, Inc., Equity Funding Mortgage, NATEC International, Inc., McClelland Management Services, National Abatement Corporation, Med-Tox Consultants, Pacific Abatement Group, Asbestos Clean-up and Consultants Corp., William Lovett Filter Company, Baker Consultants, Inc.